



KEVIN KAMENETZ
County Executive

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

May 29, 2013

Kathryn J. Stegmayer
Paulinho Stegmayer
21504 N. Ruhl Road
Freeland, Maryland 21053

RE: PETITION FOR ADMINISTRATIVE VARIANCE
(21504 N. Ruhl Road)
Case No. 2013-0244-A

Dear Mr. and Mrs. Stegmayer:

Enclosed please find a copy of the decision rendered in the above-captioned matter

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

Very truly yours,

A handwritten signature in black ink, appearing to read "L. Stahl", is written over the typed name "LAWRENCE M. STAHL".

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(21504 N. Ruhl Road)		
6 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Kathyrn J. and Paulinho Stegmayer	*	HEARINGS FOR
Petitioners	*	BALTIMORE COUNTY
	*	CASE NO. 2013-0244-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, Kathyrn J. and Paulinho Stegmayer. The Petitioners are requesting Variance relief from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a front yard addition with a front setback of 59 ft. to the center line of the road in lieu of the required front setback of 75 ft. to the center line of the road. 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 May 9, 2013, indicating that future building permit(s) for addition(s) will be reviewed by Groundwater Management since the house is served by well and septic (the setback from buildings to the septic system is 20 feet).

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 2, 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 5-29-13

By [Signature]

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 29th day of May, 2013, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a front yard addition with a front setback of 59 ft. to the center line of the road in lieu of the required front setback of 75 ft. to the center line of the road, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

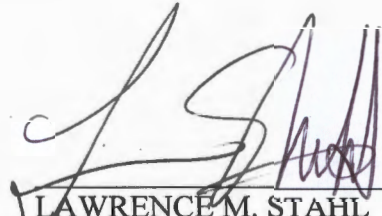
1. The Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, 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 comment from DEPS dated May 9, 2013; a copy of which is attached and made a part hereof.

ORDER RECEIVED FOR FILING

Date 5-29-13

By [Signature]

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



LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw

ORDER RECEIVED FOR FILING

Date 5-29-13

By low



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 21504 N. RUHL RD FREELAND MD 21053 which is presently zoned RC-2

Deed Reference 26904/00435

10 Digit Tax Account # 16 00011795

Property Owner(s) Printed Name(s) KATHRYN and PAULINHO STEGMAYER

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

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

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

1. ☒ **ADMINISTRATIVE VARIANCE** from section(s)

BCZR: 1A01.3.B.3 → To permit a front yard addition with a front setback of 59 feet to the center line of the road, in lieu of the required front setback of 75 feet to the center line of the road.

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:

KATHRYN STEGMAYER PAULINHO STEGMAYER

Name #1 – Type or Print

Name #2 – Type or Print

Kathryn Stegmayer Paulinho Stegmayer

Signature #1

Signature #2

21504 N. RUHL RD FREELAND MD

Mailing Address City State

21053 , 410-357-5994 , kstegmayer@bcps.org

Zip Code

Telephone #

Email Address

Representative to be contacted:

KATHRYN STEGMAYER

Name – Type or Print

Kathryn Stegmayer

Signature

21504 N. RUHL RD FREELAND MD

Mailing Address City State

21053 , 410-913-0692 , kstegmayer@bcps.org

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 2013-0244-A Filing Date 4/23/13 Estimated Posting Date 5/5/13 Reviewer JS

Affidavit in Support of Administrative Variance

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

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

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

Address: 21504 N. RUHL RD FREELAND MD 21053
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)

Please see attached.

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

Kathryn Stegmayer
Signature of Affiant
Kathryn J. Stegmayer
Name- Print or Type

Paulinho N. Stegmayer
Signature of Affiant
Paulinho N. Stegmayer
Name- Print or Type

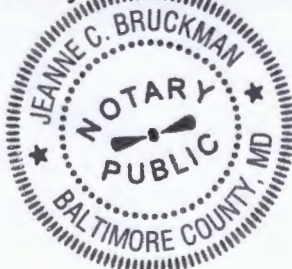
The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12 day of April, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Kathryn J. Stegmayer & Paulinho N. Stegmayer
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal



[Signature]
Notary Public

05.10.2016
My Commission Expires

In September of 2003, my husband and I purchased our first house at 21504 North Ruhl Road in Freeland, Maryland. Over the next 9 years, we have proceeded to renovate the 1974, split entry, 1025 square foot house, turning it into a home for ourselves and three small children. The house also provided us with a basement, one car garage, and carport. Recently, we have begun to explore the possibility of putting an addition on our home. **The proposed addition would provide for an additional bedroom and an increase in the size of our living room.** Our home currently has three bedrooms which are on the smaller side (9' x 10', 10' x 13', and 11' x 13'). Our current living room is 12' x 13', so additional space is necessary in order to allow our family to gather as one. While some people would say, "just move", we truly love our home and the area in which we live. Our children have begun school and in looking at other houses in the same district, they are overwhelmingly large and out of our price range. For these reasons, we started to look at an addition so that we can remain in our lovely home, but have the space to accommodate our growing family.

As we considered design ideas, we realized because of the uniqueness of the property that we were limited as to the location of the addition. While it would be wonderful to place the addition off of the rear of the house, we have a **very** steep slope that is unique to our piece of property and would not suit the building of an addition. An addition off of the left of the house would allow for additional bedroom space, but not the living room area that we desire. There is also a chimney, electrical, and HVAC along this region of the house which would be too costly to move. This leaves the most logical location to place the bedroom addition--directly above the current carport. No problems with this, but we would also like to increase the size of our living room as well. Due to the location of the septic system to the right of the house, we cannot build any further out from the current location of the carport. So, for the living room addition, we would like to come off of the front of the house, thereby extending the current living room area by 16' x 24'. However, in order to do this, we would have to interfere with the 75 foot property setback by approximately 16 feet.

Based on the reasons above, we feel we truly have need for the additional space. We feel that we have a practical difficulty of placing the addition in another location, other than off of the front of the house. We also feel that the extremely steep slope is unique to our property, compared to other properties in the area. The addition, which would infringe on the 75 foot setback by approximately 16 feet, would be in keeping with the current architecture of the home as well as with the other houses on our small dead end road. We believe the 16' x 24' addition, would improve the overall appearance of our home and allow us to continue calling it home for many years to come because we would have the space necessary for our family.

Paulo and Kate Stegmayer

ZONING HEARING PROPERTY DESCRIPTION

PART A

ZONING PROPERTY DESCRIPTION FOR 21504 North Ruhl Road Freeland, Maryland 21053, which is located on the northwest corner of the intersection of North Ruhl Road and Chickentown Road.

PART B

Being Lot #2 of "Part of Property of John P. Frantz, 3rd", a subdivision of Baltimore County, as recorded in Baltimore County Plat Book #36, Folio #149 containing 1.28 acres of land. Located in the 6th Election District and 3rd Council District.

2013-0244-4

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: 2013-0244-A
Petitioner: Kathryn and Paulo Stegmayer
Address or Location: 21504 NORTH RUHL ROAD FREELAND, MD 21053

PLEASE FORWARD ADVERTISING BILL TO:

Name: Kate Stegmayer
Address: 21504 N. Ruhl Rd
Freeland, MD 21053

Telephone Number: 410-357-5994

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

No. **098543**

Date: **4/23/13**

PAID RECEIPT

MINUTES ACTUAL TIME DRN
 4/24/2013 4/23/2013 11:08:52 5

REC'D M503 WALKIN REOS LRB
 RECEIPT # 649715 4/23/2013 OFLH

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0006		6150				75.00

5 528 ZONING VERIFICATION
 REC'D NO. 098543

Receipt Tot \$75.00
 \$75.00 OK 1.00 CA
 Baltimore County, Maryland

Total: **\$ 75.00**

Rec From: **STEGMAYER**

For: **2013-0244-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

May 2, 2013

Re:

Case Number: 2013- 0244-A

Owner / Petitioner: Jason Stegmayer

Date of Closing: May 20, 2013

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

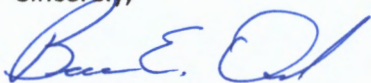
Attention: Kristen Lewis

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 **21504 North Ruhl Road**.

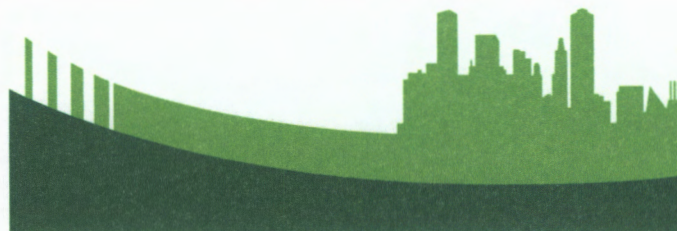
The sign(s) were posted on **May 2, 2013**.

Sincerely,



Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2013-0244-A

REQUEST: VARIANCE TO PERMIT A FRONT YARD ADDITION WITH A FRONT YARD SET BACK OF 59 FEET TO THE CENTERLINE OF THE ROAD IN LIEU OF THE REQUIRED SETBACK OF 75 FEET OF THE CENTER OF THE ROAD.

PUBLIC HEARING?

PURSUANT TO SECTION 26-127(b)(1) BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN THE ZONING OFFICE BEFORE MAY 20, 2013.

**ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVENUE TOWSON, MD 21204
410-587-3301**

M E M O R A N D U M

DATE: July 2, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0244-A - Appeal Period Expired

The appeal period for the above-referenced case expired on June 28, 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

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>5-13</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>5-9</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>5-2</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>5-2</u> by <u>Donk</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013- 0244 -A Address 21504 N. RUHL RD
Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 4/23/13 Posting Date: 5/5/13 Closing Date: 5/20/13

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2013- 0244 -A Address 21504 N. RUHL RD.
Petitioner's Name STEGMAYER Telephone 410-357-5994
Posting Date: 5/5/13 Closing Date: 5/20/13
Wording for Sign: TO PERMIT A FRONT YARD ADDITION WITH A FRONT YARD SET BACK
OF 59 FEET TO THE CENTERLINE OF THE ROAD, IN LIEU OF THE
REQUIRED SETBACK OF 75 FEET TO THE CENTER OF THE ROAD.

Revised 7/06/11

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: May 9, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0244-A
Address 21504 North Ruhl Road
(Stegmayer Property)

Zoning Advisory Committee Meeting of May 6, 2013.

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

1. Future building permit(s) for addition(s) will be reviewed by Groundwater Mgmt., since the house is served by well and septic. (The set-back from buildings to the septic system is 20 feet).

Reviewer: Dan Esser – Groundwater Management

RECEIVED

MAY 09 2013

ORDER RECEIVED FOR FILING

Date 5-29-13

By low

OFFICE OF ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: May 13, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For May 10, 2013
Item Nos. 2013- 0241, 0244, 0245, 0246,0248, 0250,0251,0252,0253
and 0254.

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

DAK:CEN
Cc: file



KEVIN KAMENETZ
County Executive

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

May 21, 2013

Kathryn & Paulin Stegmayer
21504 N. Ruhl Road
Freeland MD 21053

RE: Case Number: 2013-0244 A, Address: 21504 N Ruhl Road

Dear Mr. & Ms. Stegmayer:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 23, 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, flowing 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: 5-2-13

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

RE: Baltimore County

Item No 2013-0244-A

Administrative Variance
Kathryn & Paul Linko Stegmayer
21504 N. Ruhl 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. 2013-0244-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 "Richard Zeller", is written over a printed name.

for 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

Maryland Department of Assessments and Taxation
Real Property Data Search (vw2.1A)
BALTIMORE COUNTY

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

Account Identifier: District - 06 Account Number - 1600011795

Owner Information

Owner Name: STEGMAYER KATHRYN J
STEGMAYER PAULINHO
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 21504 N RUHL RD
FREELAND MD 21053-9786
Deed Reference: 1) /26904/ 00435
2)

Location & Structure Information

Premises Address
21504 N RUHL RD
FREELAND MD 21053-9786
Legal Description
1.28 AC
21504 N RUHL RD
JOHN P FRANTZ

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No;
0002	0019	0066		0000			2	2	Plat Ref: 0036/ 0149

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1974	1,080 SF	1.2800 AC	04

Stories	Basement	Type	Exterior
1.000000	YES	SPLIT FOYER SIDING	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2012	07/01/2013
Land	120,280	95,200		
Improvements:	139,450	122,300		
Total:	259,730	217,500	217,500	217,500
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
WALDER KATHRYN J	04/18/2008	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /26904/ 00435	Deed2:
WINKELMAN LOUIS M,JR	11/10/2003	\$184,000
Type: ARMS LENGTH IMPROVED	Deed1: /19130/ 00695	Deed2:
FRANTZ JOHN P,3RD	09/27/1973	\$2,560
Type: ARMS LENGTH IMPROVED	Deed1: /05397/ 00954	Deed2:

Exemption Information

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

Tax Exempt:
Exempt Class:
Special Tax Recapture: NONE

Homestead Application Information

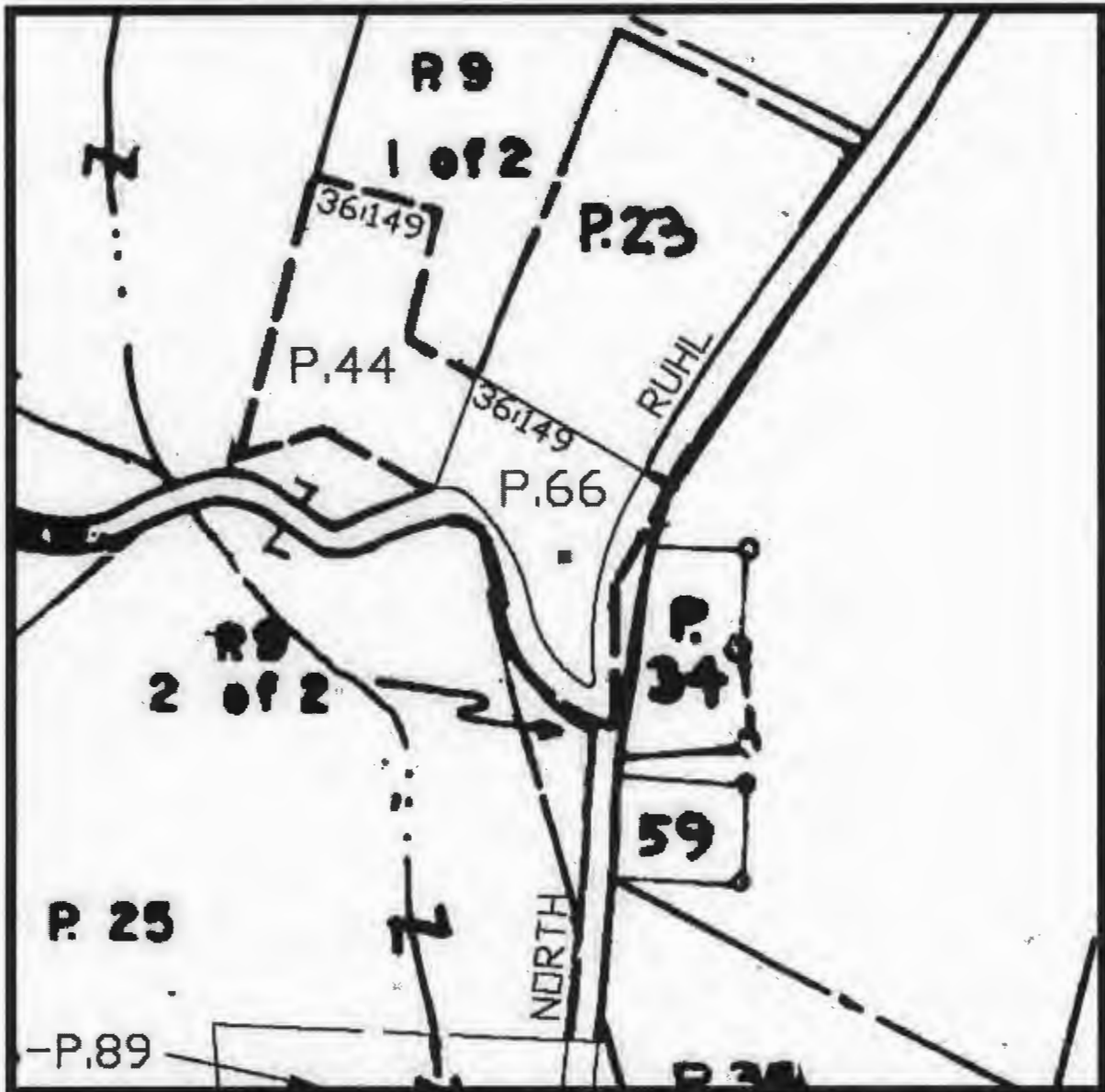
Homestead Application Status: Approved 07/22/2009



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

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District - 06 Account Number - 1600011795

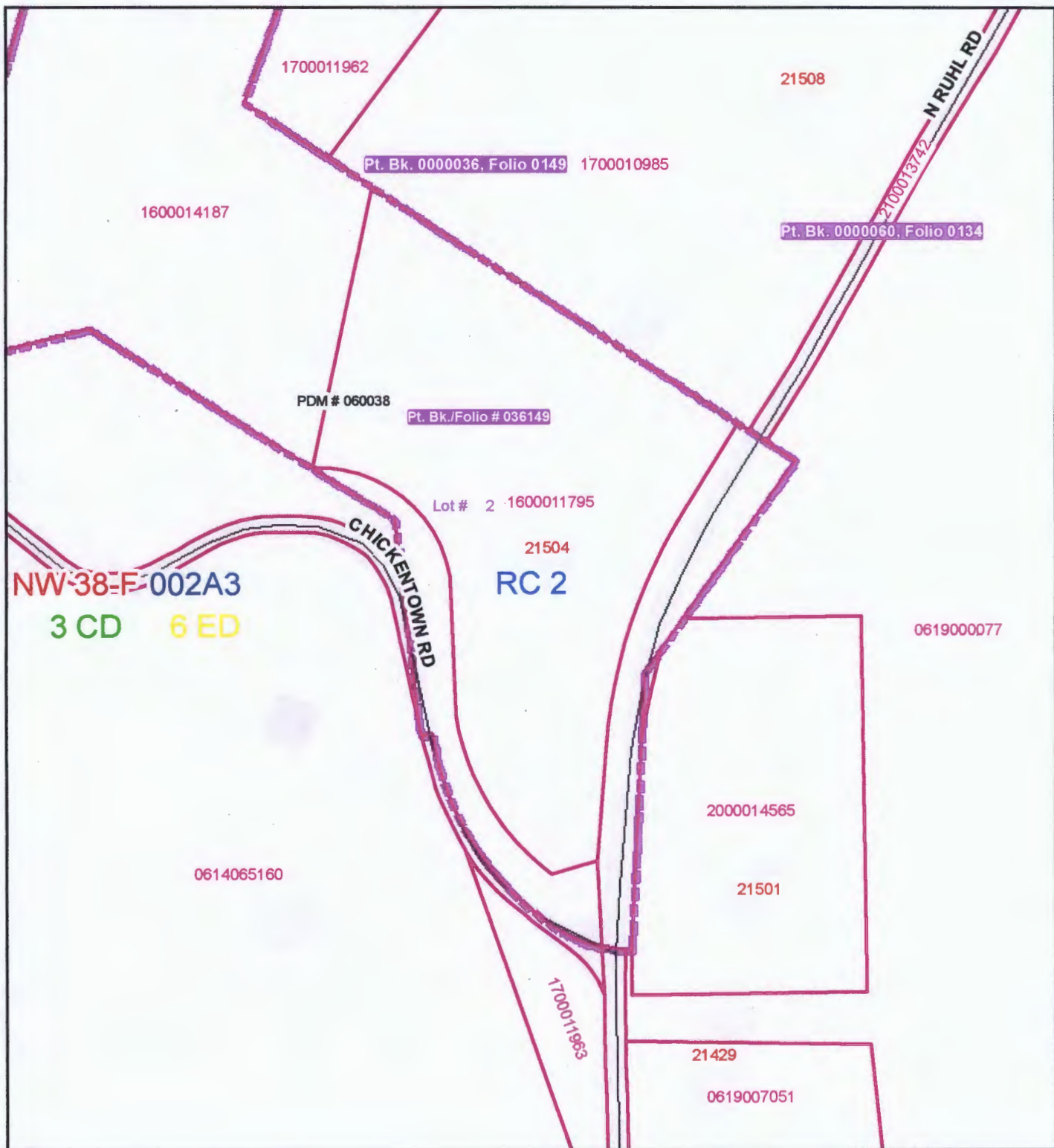


The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Property maps provided courtesy of the Maryland Department of Planning ©2010.
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

21504 North Ruhl Road



Publication Date: 4/23/2013



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



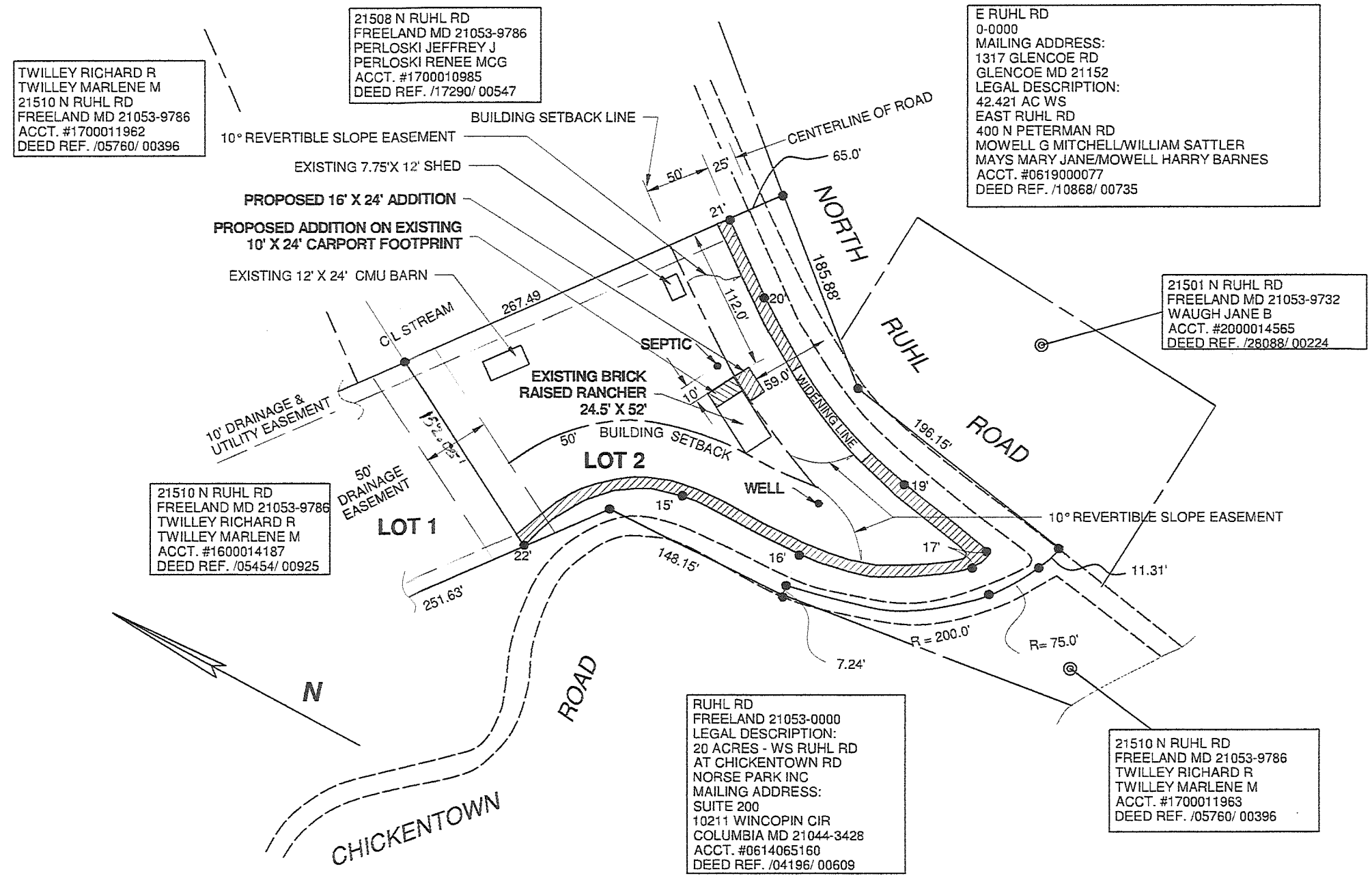
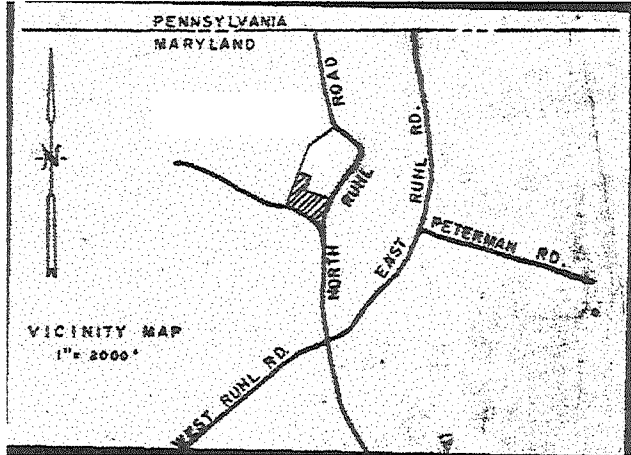
0 25 50 100 150 200 Feet

1 inch = 100 feet

2013-0244-A

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

PROPERTY ADDRESS- 21504 NORTH RUHL RD. - FREELAND, MD 21053 OWNER S) NAME(S) PAULINHO & KATHRYN STEGMAYER
SUBDIVISION NAME NONE LOT #2 BLOCK NONE SECTION # NONE
PLAT BOOK # 36 FOLIO # 149 10 DIGIT TAX ID# 1600011795 DEED REFERENCE # 26904/00435

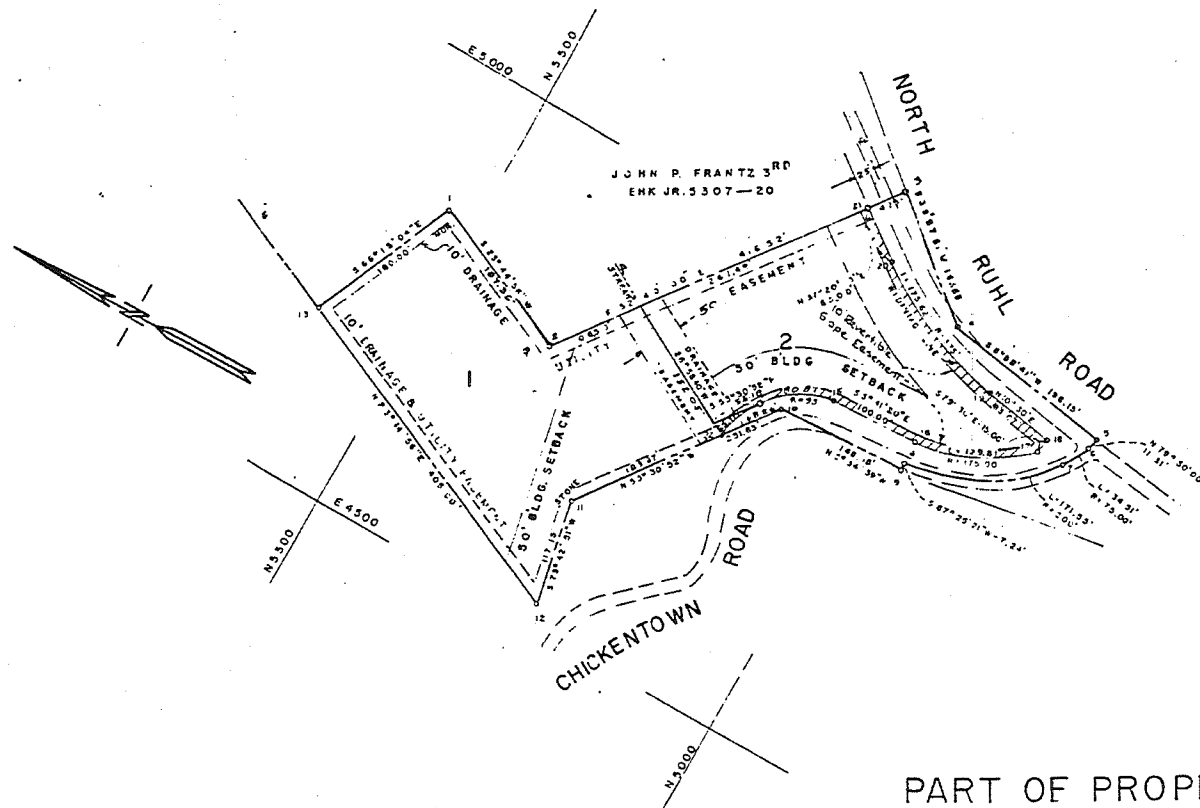


MAP IS NOT TO SCALE

ZONING MAP# 002A3
SITE ZONED RC2
ELECTION DISTRICT 6
COUNCIL DISTRICT 3
LOT AREA, ACREAGE 1.28
OR SQUARE FEET 55757
HISTORIC? No
IN CBCA? No
IN FLOOD PLAIN? No
UTILITIES? MARK WITH X
WATER IS:
PUBLIC PRIVATE X
SEWER IS:
PUBLIC PRIVATE X
PRIOR HEARING? No
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

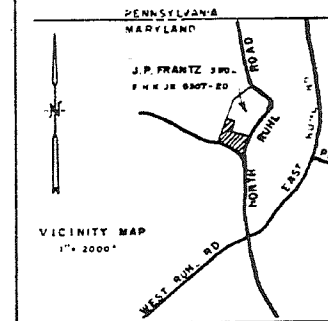
SCALE - 1" = 100'

2013-0244-1 Pet. Enr. 1



GENERAL DATA

GROSS AREA OF TRACT 3.663 ACRES
 EXISTING ZONING RCP
 NUMBER OF LOTS 2
 GROSS RES. DENSITY 0.566 LOTS/ACRE



NO.	COORD. NATE	TA
1	5530 38	
2	5106 27	
3	5106 27	
4	4986 97	
5	4733 22	
6	4733 28	
7	4809 26	
8	4953 77	
9	4955 44	
10	5103 44	
11	5253 06	
12	5232 15	
13	5002 65	
14	5103 74	
15	5057 17	
16	4757 36	
17	4842 34	
18	4639 63	
19	4921 31	
20	5080 38	
21	5152 06	

CURVE	A	PCD	LENGTH	TANG	BEARING @ LONG C
6-7	26°40'00"	75.00	34.31	17.78	N 66°10'00" W 3
7-8	49°08'40"	200.00	171.55	31.45	N 28°15'40" W 15
18-22	82°54'54"	95.00	194.87	62.18	N 48°08'57" W 18
15-17	42°30'00"	175.00	129.81	68.05	S 24°56'20" E 12
19-20	25°50'00"	375.00	175.62	69.45	N 23°55'00" E 17

AND/OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEED ARE FOR THE PURPOSE OF THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE, THE FEE SIMPLE TITLE TO THE SAME IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR

YES SHOWN ON THIS PLAT ARE ASSUMED.

ENTS OF SECTIONS 72-A, 72-B AND OF ARTICLE 17 OF THE ANNOTATED CODE OF MD. 1951 ED. COURT, SUB-TITLE (CLERKS OF CIRCUIT COURT) AS FAR AS THEY RELATE TO THE MAKING OF THIS THE MARKERS HAVE BEEN COMPLIED WITH.

OWNER
 JOHN P. FRANTZ 3RD
 14014 RUHL RD BALTO MD 21204

EHK, JR. 36 FOLIO 149

THIS PHOTO TAKEN FROM THE RECORDS OF THE CIRCUIT COURT FOR BALTIMORE COUNTY IS FOR OFFICIAL USE ONLY AND NOT TO BE DUPLICATED FOR SALE OR GIFT.

PART OF PROPERTY OF
JOHN P. FRANTZ 3RD

6 TH ELEC. DIST. BALTO. CO. MD.

SCALE: 1"= 100' APRIL 11, 1973

P. W. A. CHAPMAN
 Planning Engineer
 14014 RUHL RD BALTO MD 21204
 7-25-73

E. F. RAPHEL
 E. F. RAPHEL REGISTERED LAND SURVEYOR
 NO. 2224
 DATE: 5-18-73

HIGHWAY DEPARTMENT OF BALTIMORE COUNTY
 APPROVED: *Shanton Manning* 7/21/73
 ROAD ENGINEER DATE

BALTIMORE COUNTY PLANNING BOARD
 APPROVED: *William H. Jones* 7/21/73
 DIRECTOR DATE

BALTIMORE COUNTY HEALTH DEPARTMENT
 APPROVED: *Donald J. Ferguson* 7/18/73
 DEPUTY STATE & COUNTY HEALTH OFFICER DATE

E. F. RAPHEL & ASSO
 REGISTERED PROFESSIONAL LAND SURVEYOR
 201 COURTLAND AVENUE
 TOWSON, MARYLAND 21204

2013-0244-A