

MEMORANDUM

DATE: September 12, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0316-A - Appeal Period Expired

The appeal period for the above-referenced case expired on September 11, 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

IN RE: PETITION FOR ADMIN. VARIANCE *
(18128 Gunpowder Road)
5th Election District *
3rd Council District *
Matthew P. Gamble *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2013-0316-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owner of the property, Matthew P. Gamble. The Petitioner is requesting Variance relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed accessory building (detached garage) to be located in the front yard of the dwelling and with a height of 18 ft. 6 in. in lieu of the required in the rear and a maximum height of 15 ft., respectively. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

It is to be noted that this administrative variance case closed on July 22, 2013 but was not received by OAH until August 7, 2013; the whereabouts of the case file between these dates is unknown.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse comments submitted from any of the County reviewing agencies.

ORDER RECEIVED FOR FILING

Date 8-12-13

By DW

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on July 5, 2013, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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 Petitioner.

Although the Department of Planning did not make any recommendations related to the garage height and usage, I will impose conditions that the accessory building (detached garage) not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

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

THEREFORE, IT IS ORDERED, this 12th day of August, 2013, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed accessory building (detached garage) to be located in the front yard of the dwelling and with a height of 18 ft. 6 in.

ORDER RECEIVED FOR FILING

Date 8-12-13

By DW

in lieu of the required in the rear and a maximum height of 15 ft., respectively, 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, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner or subsequent owners shall not convert the subject garage into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.

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


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 8-12-13

By pw



KEVIN KAMENETZ
County Executive

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

August 12, 2013

Matthew P. Gamble
18128 Gunpowder Road
Hampstead, Maryland 21074

RE: **PETITION FOR ADMINISTRATIVE VARIANCE**
(18128 Gunpowder Road)
Case No. 2013-0316-A

Dear Mr. Gamble:

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 "JEB", is written over a horizontal line.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure



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 18128 Gunpowder Rd which is presently zoned Hampstead, MD

Deed Reference 28590/00458 10 Digit Tax Account # 2000000125

Property Owner(s) Printed Name(s) Matthew and Elizabeth Gamble

(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) 400.1 & 400.3 of B.C.Z. R. to permit a proposed accessory building (detached garage) to be located in the front yard of the dwelling and with a height of 18'6" in lieu of the required in the rear yard and a maximum height of 15 feet, respectively.

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:

Matthew Gamble

Name #1 – Type or Print

Name #2 – Type or Print

Elizabeth Gamble

Signature #1

Signature # 2

18128 Gunpowder Rd Hampstead MD

Mailing Address

City

State

21074

Zip Code

443-291-6867

Telephone #

m4matt@me.com

Email Address

Representative to be contacted:

Same

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 8-12-13 day of August 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 2013-0316-A

Filing Date 6/26/13

Estimated Posting Date 7/7/13

Reviewer AT

~ 7/22/13

Rev 10/12/11

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE VARIANCE 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: 18128 Gunpowder Rd. Hampstead MD 21074
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)

I would like to have a garage built in the dimensions of 30'x50'x18'6", in the front of my property for the storage of vehicles and a recreational vehicle that we are in the process of purchasing. My property is hour glass shaped with our home positioned in the middle. This leaves very little room on either side of our home. The back yard is heavily wooded and on a steep incline making it unusable for construction. To accommodate the R.V., the garage doors would need to be 10'ft, which leaves the walls at 12'ft. The peak height would be 18'6" according to Conestoga Buildings (the builder). The proposed garage will be on a tall tree line that would remain unnoticeable to 18126 Gunpowder Rd.

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

Matthew Gamble
Signature of Affiant

Matthew Gamble
Name- Print or Type

Elizabeth Gamble
Signature of Affiant

Elizabeth Gamble
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 25 day of JUNE, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

MATTHEW GAMBLE + ELIZABETH GAMBLE
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

Richard C. Denison III
Notary Public

November 26, 2016
My Commission Expires

RICHARD C. DENISON III
Notary Public, Baltimore County
State Of Maryland
My Commission Expires November 26, 2016

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

Matthew Gamble
Signature of Affiant

Matthew Gamble
Name- Print or Type

Elizabeth Gamble
Signature of Affiant

Elizabeth Gamble
Name- Print or Type

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STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25 day of JUNE, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

MATTHEW GAMBLE + ELIZABETH GAMBLE
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

Richard C. Denison III
Notary Public

November 26, 2016
My Commission Expires

RICHARD C. DENISON III
Notary Public, Baltimore County
State Of Maryland
My Commission Expires November 26, 2016

Zoning property description for 18128 Gunpowder Road, Hampstead, md 21074

Beginning at a point on the northwest side of Gunpowder Rd which is 30 feet wide at the distance of 2630 feet northeast of the center line of the nearest improved intersecting street Falls Rd. which is 40 feet wide.

BEGINNING for the same at a concrete monument heretofore set at the beginning of a parcel of land which by deed dated June 30, 1975 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 5543 folio 984 was conveyed by John C. G. Boyce, Jr. and wife to Harry W. Schultheis and wife et al and running thence with and binding on a part of the first line of said parcel of land North 25 degrees 57 minutes 07 seconds East 371. 00 feet to a pipe, thence leaving said outline and running for lines of division the three following courses and distances viz: South 69 degrees 51 minutes 00 seconds East 447.37 feet, to a pipe, South 37 degrees 10 minutes 51 seconds East 406.58 feet to a pipe and south 44 degrees 01 minutes 21 seconds East 230.96 feet to a point in the bed of Lower Becklysville Road now called Gunpowder Road and to intersect the sixth or South 42 degrees 10 minutes 30 seconds West 553.04 foot line of the aforesaid parcel of land, thence running with and binding on a part of said sixth line and binding in or near the bed of said Gunpowder Road South 42 degrees 10 minutes 30 seconds West 195.29 feet to a stone marked IV set near the northwest side of said road, and thence leaving said road and running with and binding on the seventh, eighth and last lines of the aforesaid parcel of land which was conveyed by Boyce to Schultheis the three following courses and distances viz: North 49 degrees 16 minutes 45 seconds West 274.50 feet to a concrete monument, North 12 degrees 10 minutes 10 seconds West 270.95 feet to a pipe and North 88 degrees 54 minutes 22 seconds West 592.39 feet to the place of beginning. Containing 5.520 acres of land, more or less. The improvements thereon being known as 18128 Gunpowder Road, Hampstead, MD 21074. (Any reference to improvement address is for informational purposes only.)

2013-0316-A

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

No. **101401**
Date: **6/26/13**

PAID RECEIPT

BUSINESS ACTUAL TIME DEN
6/26/2013 6/26/2013 11:28:03 6
REC 0906 WALKIN ITAY TST 00
>>RECEIPT # 683851 6/26/2013 00
Dept 5 528 ZONING VERIFICATION
EP NO. 101401
Recpt Tot \$75.00
WALKIN CK \$80.00 CA
\$5.00- CB
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$75

Total: **\$75**

Rec From: **MATTHEW GAMBLE**
For: **18128 GUNPOWDER RD**
2013-0316-A

DISTRIBUTION

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

CASHIER'S
VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 07/09/2013

Case Number: 2013-0316-A

Petitioner / Developer: MATT GAMBLE

Date of Hearing (Closing): JULY 26, 2013

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
18128 GUNPOWDER ROAD

The sign(s) were posted on: JULY 5, 2013



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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

C H E C K L I S TSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment7-3DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)NCDEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)7-2

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 7-5 by O'KeefePEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013- 0316 -A Address 18128 GUNPOWDER ROADContact Person: AARON TSUI Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 6/26/13 Posting Date: 7/7/13 Closing Date: 7/22/13

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- 0316 -A Address 18128 GUNPOWDER ROAD

Petitioner's Name _____ Telephone _____

Posting Date: 7/7/13 Closing Date: 7/22/13

Wording for Sign: To Permit AN ACCESSORY BUILDING (DETACHED GARAGE) TO BE LOCATED IN THE FRONT YARD OF THE DWELLING, WITH A HEIGHT OF 18'6" IN LIEU OF THE REQUIRED IN THE REAR YARD AND A MAXIMUM HEIGHT OF 15 FEET RESPECTIVELY.

Revised 7/06/11

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 3, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For July 08, 2013
Item Nos. 2013- 0313,0314, 0315,0316,0317,0318 and 0319.

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

DAK:CEN
Cc: file

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



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 7/2/13

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

RE: Baltimore County
Item No 2013-0316-A
Administrative Variance
Matthew Gamble
18128 Gunpowder 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. 2013-0316-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 horizontal line. Below the signature, the text 'Steven D. Foster, Chief' and 'Access Management Division' is printed.

Steven D. Foster, Chief
Access Management Division

SDF/raz

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

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



KEVIN KAMENETZ
County Executive

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

August 6, 2013

Matthew Gamble
18128 Gunpowder Road
Hampstead MD 21074

RE: Case Number: 2013-0316 A, Address: 18128 Gunpowder Road

Dear Mr. Gamble:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 26, 2013. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

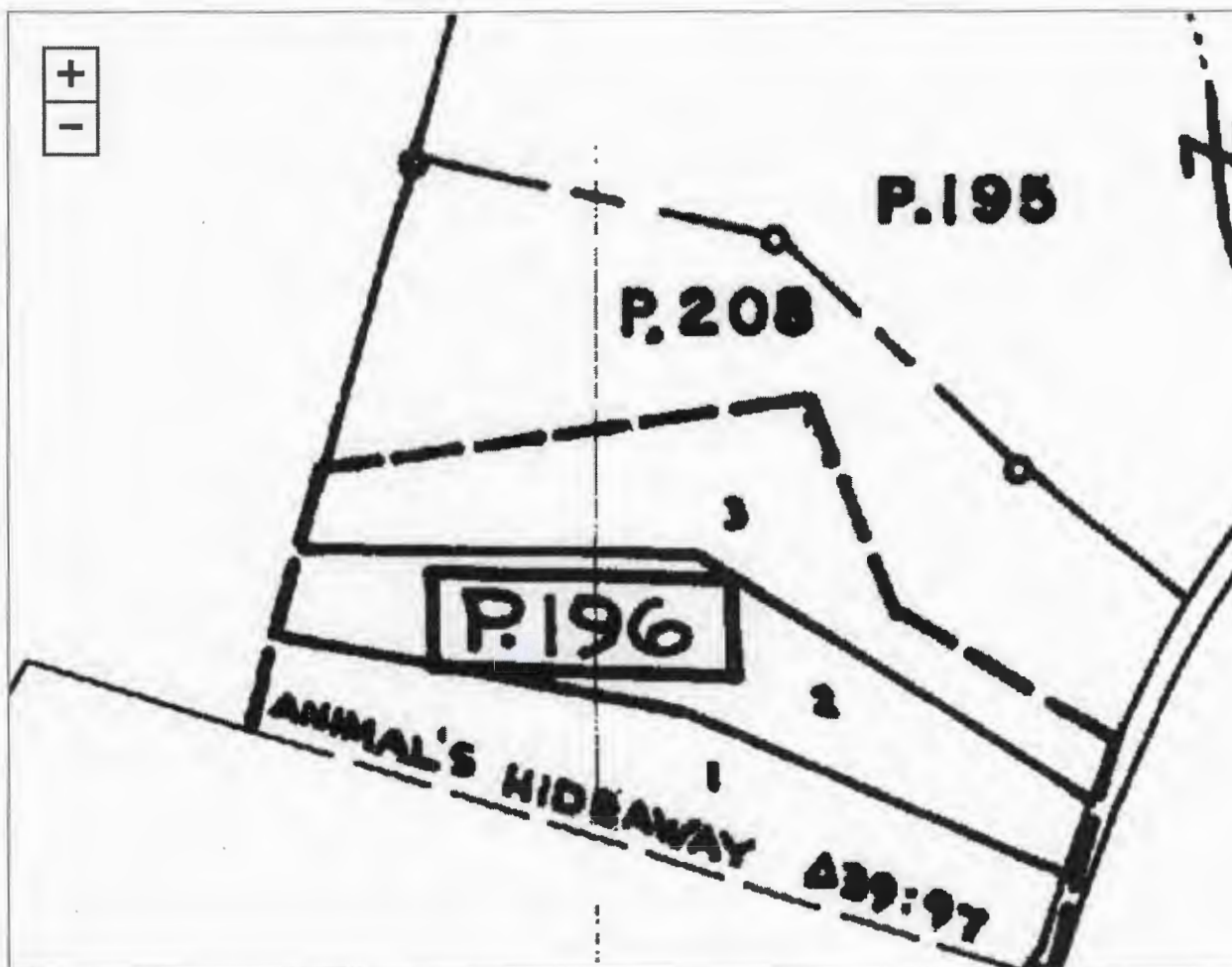
Real Property Data Search (w3)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 05 Account Number - 2000000125		
Owner Information		
Owner Name:	GAMBLE MATTHEW P GAMBLE ELIZABETH A	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	18128 GUNPOWDER RD HAMPSTEAD MD 21074-2912	Deed Reference: 1) /28590/ 00458 2)
Location & Structure Information		
Premises Address:	18128 GUNPOWDER RD HAMPSTEAD 21074-2912	Legal Description: 5.520 AC NWS 18128 GUNPOWDER RD 3350 NE FALLS RD
Map: 0015	Grid: 0015	Parcel: 0208
Sub District:	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2011
Plat No:	Plat Ref:	
Special Tax Areas:		Town: NONE
		Ad Valorem:
		Tax Class:
Primary Structure Built 1985	Above Grade Enclosed Area 1,896 SF	Finished Basement Area
		Property Land Area 5.5200 AC
County Use 04		
Stories 2.000000	Basement NO	Type SPLIT LEVEL
Exterior BRICK	Full/Half Bath 2 full/ 1 half	Garage
Last Major Renovation		
Value Information		
	Base Value	Value
		Phase-in Assessments
		As of
		As of
		As of
Land:	199,640	135,400
Improvements	182,770	174,900
Total:	382,410	310,300
Preferential Land:	0	310,300
		0
Transfer Information		
Seller: RITTINER MICHAEL A,SR	Date: 09/01/2009	Price: \$328,000
Type: ARMS LENGTH IMPROVED	Deed1: /28590/ 00458	Deed2:
Seller: SCHULTHEIS HARRY W	Date: 10/22/1984	Price: \$24,000
Type: ARMS LENGTH IMPROVED	Deed1: /06808/ 00549	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2012
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		

Baltimore County

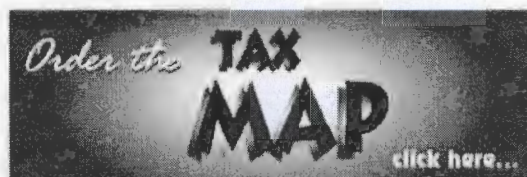
[New Search](#)District: **05** Account Number: **2000000125**

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

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

Property maps provided courtesy of the Maryland Department of Planning ©2011.

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



☒ Loading... Please Wait. Loading... Please Wait.

→



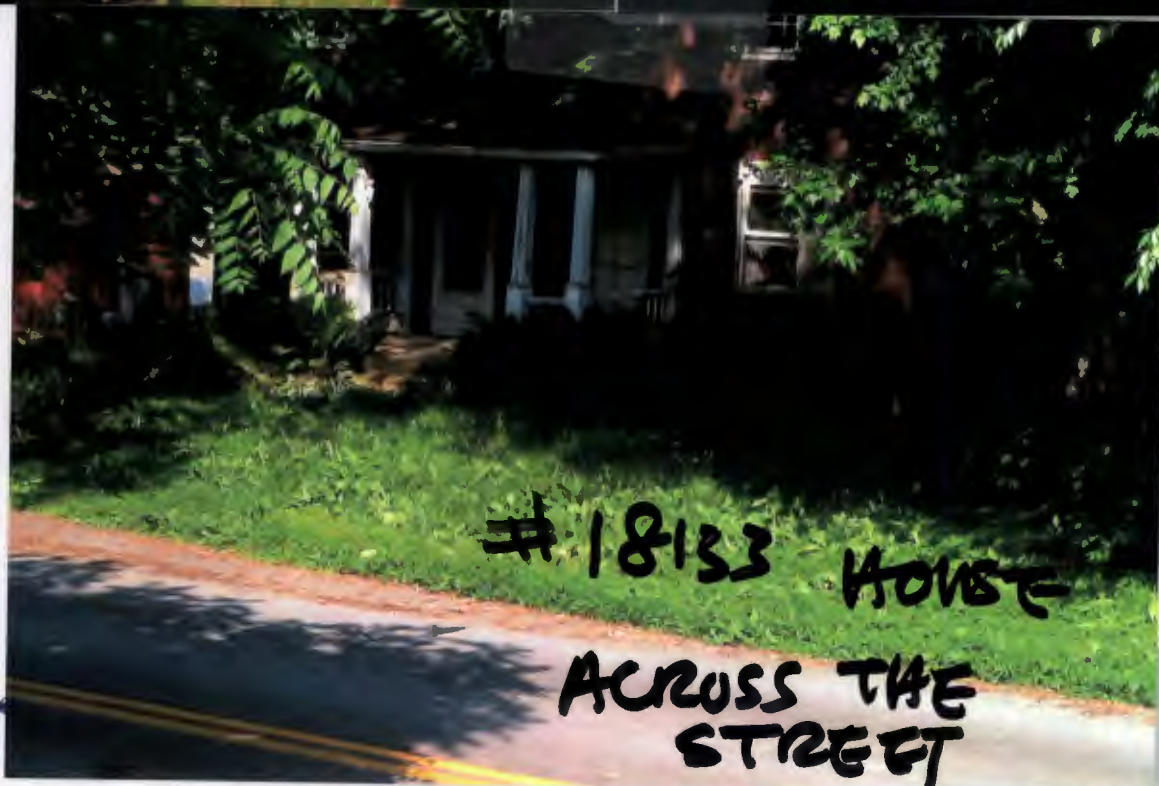
House # 18134

OUT
BUILDING
IN FRONT
YARD



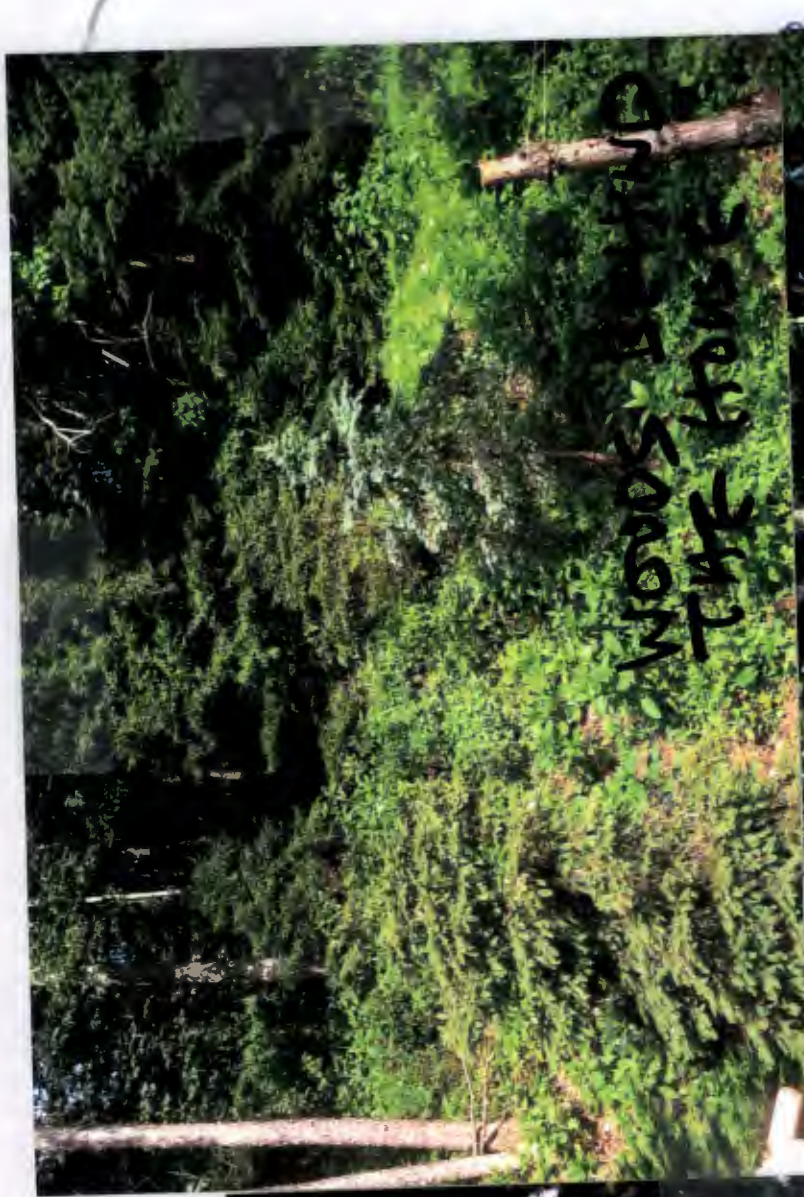
BARN
18133

ACROSS THE
STREET



18133 HOUSE

ACROSS THE
STREET



WOODS BEHIND
THE HOUSE

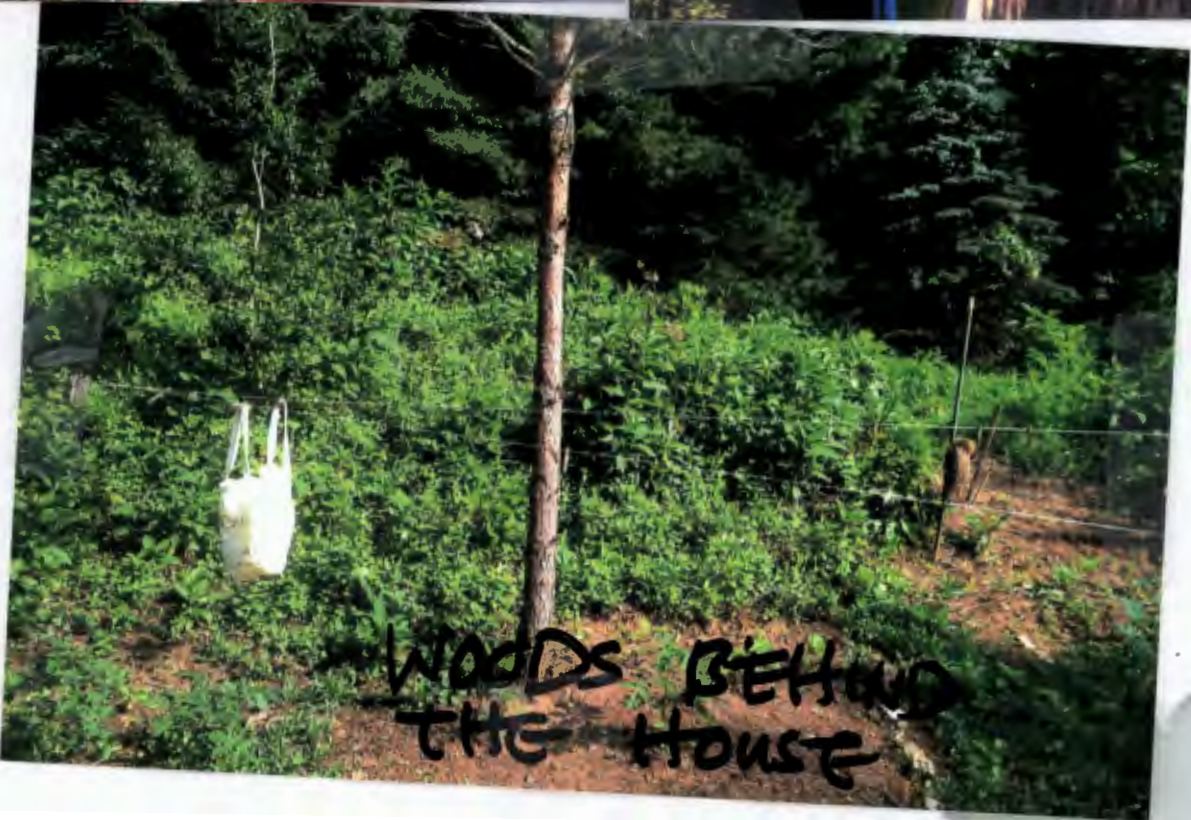


WOODS BEHIND
THE HOUSE

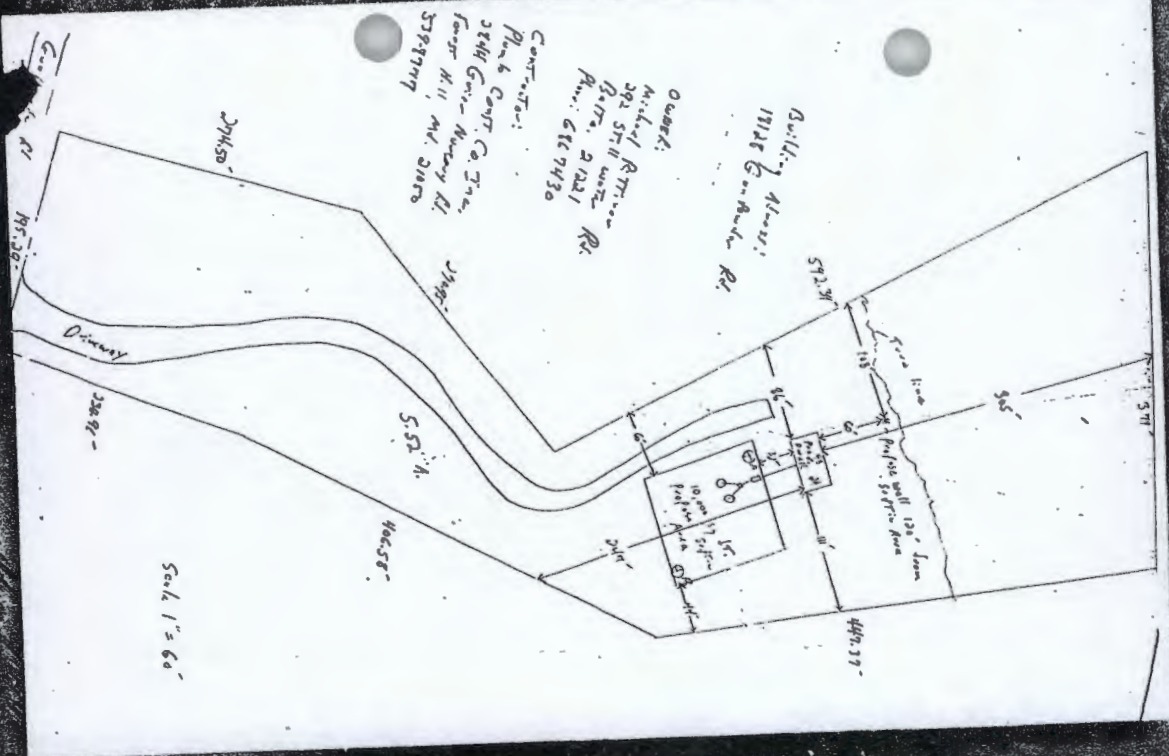


#18134
HOUSE

OUT
BUILDING
IN FRONT
YARD







NOTE: HIGHWAY AND HIGHWAY WIDENING, SLOPE EASEMENTS AND DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS SHALL CONVEY SAID AREAS, BY DEED, TO BALTIMORE COUNTY, AT NO COST.

- NOTES:
1. That the formal approved record of this plan have been made.
 2. That the recording of this plan does not constitute its acceptance by the County of any street, easement, etc., open area or other public area shown on the plan.
 3. That the plan may expire in accordance with the provisions of the Act of 1904 - Ch. 111 § 26-27.
 4. That the recording of this plan does not constitute its acceptance by the County of any street, easement, etc., open area or other public area shown on the plan.
 5. That the information on this plan may be subject to a subsequent plan.
 6. That additional information regarding the plan may be submitted to the office of Planning and Zoning.

APPROVED FOR DEPARTMENT OF PUBLIC WORKS

Director Date

APPROVED FOR BALTIMORE COUNTY HEALTH DEPARTMENT

Deputy State and County Health Officer Date

APPROVED FOR OFFICE OF PLANNING AND ZONING

Director Date

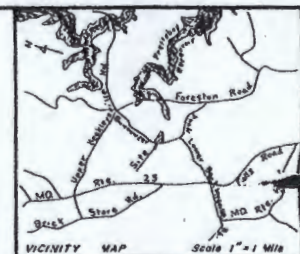
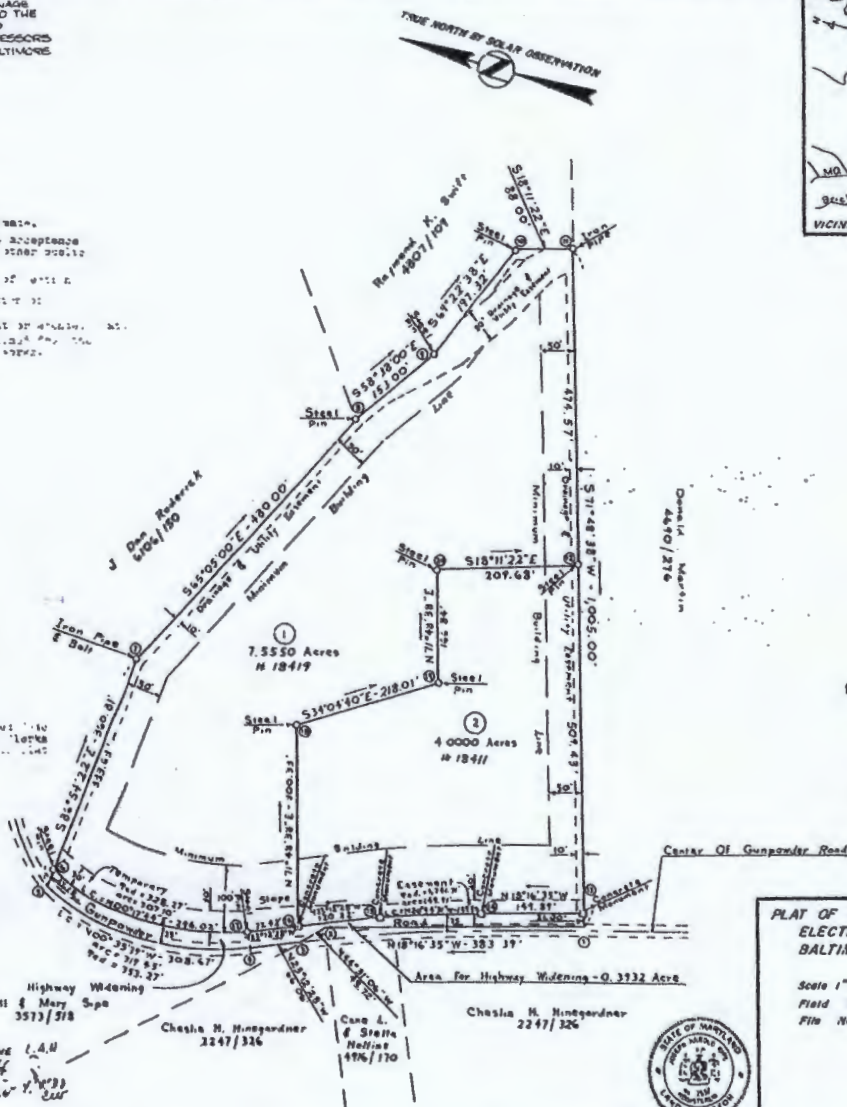
The requirements of the Act of 1904, Chapter 111, Section 26, of the Laws of Maryland, to wit: "That the plan shall be subject to a subsequent plan" and the setting of the same, have been met.

I, Joseph Harold Rife a Registered Land Surveyor of the State of Maryland do hereby certify that the plan shown hereon has been laid out and that the plan thereof has been prepared in accordance with the provisions of the law relating to same. This is in full compliance with the Act of 1904 and subsequent Acts amendatory thereto.

Reg. Land Surveyor No. 2537

REGULATIONS:
Gross Area - 11.062 Acres
Net Area - 11.3550 Acres
Number of lots - 2
Present Zoning - R-O-4
Density - 0.20
Watershed - Prattys Bay Reservoir (Georges Run)

TITLE REFERENCE
Howard H. German - 6224/793



COORDINATES		
Point	North	East
1	4928.1112	4845.1851
2	5143.0490	4225.7836
3	5227.7876	4641.5542
4	5285.5022	4645.5621
5	5547.1554	4642.1612
6	5545.6887	4684.5001
7	5577.6836	5022.6572
8	5375.4518	5457.1795
9	5215.8213	5388.6197
10	5226.3225	5373.2518
11	5142.7111	5380.3648
12	4994.5870	5347.7158
13	4835.5946	4865.1357
14	4977.8819	4818.1300
15	5118.0302	4765.3557
16	5225.5224	4778.4778
17	5219.6751	4681.7125
18	5322.2747	5003.3053
19	5141.7044	5125.7572
20	5173.7852	5286.4621

Coordinate Origin Assumed

FILE NO. 49 100 150

Printed for
Date 1/20/1983

Signature

PLAT OF HOWARD H. GERMAN PROPERTY
ELECTION DISTRICT NO. 5
BALTIMORE COUNTY - MD.

Revised Mar. 28, 1983
Scale 1"=100'
Field Book No. 176
File No. D-578

J. H. Rife
213 West Ave.
Hanover, Pa. 17331
Ph. (717) 637-1871
Reg. Surveyor No. 2537

0508055100

Lot # 3

1700007606

PDM # 050010

Pt. Bk./Folio # 039112A

Lot # 1

1700007604

0519032571

2000000136

015A2

015B2

NW 30-I

2000000125

18128

5 ED RC 2

GROWTH TIER 4

(No New Subdivisions of 4
or More Additional Lots)

2000003196

Pt. Bk. 0000039, Folio 0097

18126

NW 30-H

18134

3 CD

Lot # 3

Pt. Bk. 0000039, Folio 0050

1700007365

18124

Pt. Bk./Folio # 0000039, Folio 0097

Lot # 2

PDM # 050059

Lot # 1

1995-0302-A
1700007364

18122

015A3

015B3

18110

0519032570

0516000225

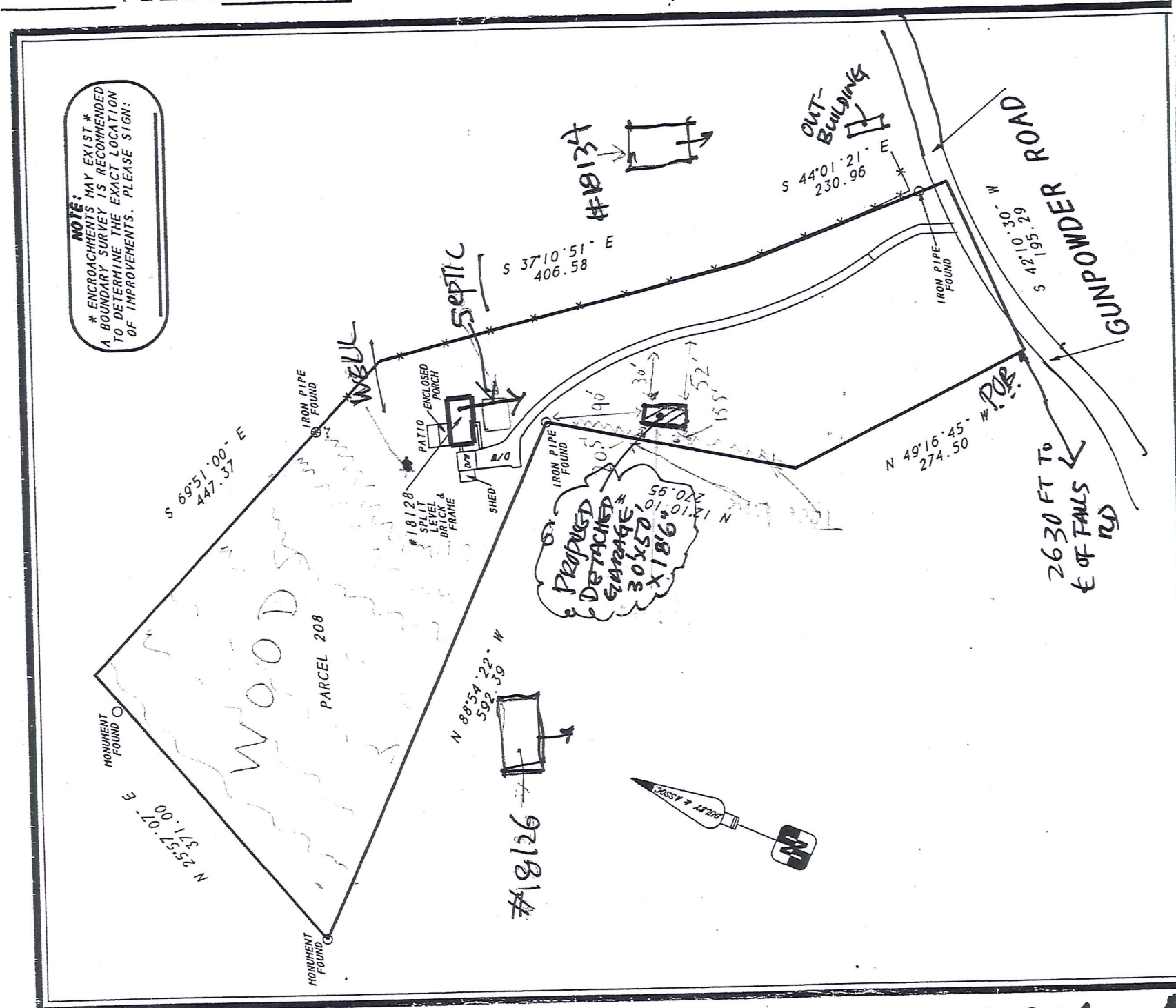
2200026046

GUNPOWDER RD

18133

2013-0316-A

ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 18128 GUNPOWDER RD, HAMPSTEAD, MD 21074 OWNER(S) NAME(S) MATTHEW AND ELIZABETH GAMBLE
 SUBDIVISION NAME _____ LOT # _____ BLOCK # _____ SECTION # _____
 PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 2000000125 DEED REF. # 28590/00458

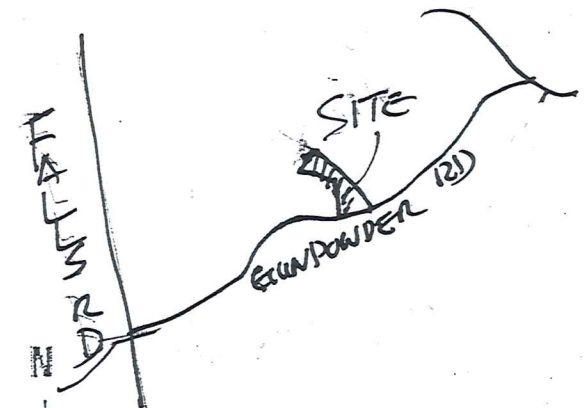


NOTE: * ENCROACHMENTS MAY EXIST *
 A BOUNDARY SURVEY IS RECOMMENDED
 TO DETERMINE THE EXACT LOCATION
 OF IMPROVEMENTS. PLEASE SIGN:

2013-0316-A

PLAN DRAWN BY Doley and Assoc, Inc / Matt Gamble DATE 7/22/13 SCALE: 1 INCH = 140 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 015A2/015B2/015B3

SITE ZONED RC2

ELECTION DISTRICT 5TH

COUNCIL DISTRICT 3RD

LOT AREA ACREAGE 5.52 AC

OR SQUARE FEET _____

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? NONE

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

NONE
Pet.
Exh. 1