

IN RE: PETITION FOR ADMIN. VARIANCE *
11th Election District
6th Councilmanic District *
(8861 Paddock Lane)
Vaibhav H. and Swati V. Mehta *
Petitioners *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2014-0101-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Administrative Variance filed by the legal owners of the subject property, Vaibhav H. and Swati V. Mehta. The variance request is from Section 301.1.A of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed open deck in the rear of the existing dwelling with a rear yard setback of 20 ft. in lieu of the required 22.5 ft. The subject property and requested relief are more particularly described on 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 Bureau of Development Plans Review (DRP) indicating that the proposed deck addition shall be set back at least 1 ft. away from the drainage and utility easement, so that the footing is not within the easement.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on November 3, 2013, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. 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

ORDER RECEIVED FOR FILING

Date 11-20-13

By aw

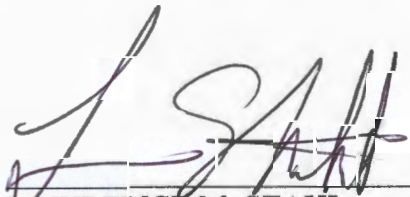
information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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, by the Administrative Law Judge for Baltimore County, this 20th day of November, 2013 that a Variance from Section 301.1.A of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed open deck in the rear of the existing dwelling with a rear yard setback of 20 ft. in lieu of the required 22.5 ft., be and is hereby GRANTED, 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, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners shall comply with the ZAC comment submitted by DRP, dated November 6, 2013; a copy of which is attached hereto and made a part hereof.

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 11-20-13

By LSW

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For November 4, 2013
Item No. 2014-0101

DATE: November 6, 2013

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

Proposed deck addition shall be set back at least 1' away from the drainage and utility easement, so that the footing is not within the easement.

DAK: CEN.
Cc: file.
ZAC-ITEM NO 14-0101-11042013.doc

ORDER RECEIVED FOR FILING

Date 11-20-13

By ew

KEVIN KAMENETZ
County Executive



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

November 20, 2013

Vaibhav H. Mehta
Swati V. Mehta
8861 Paddock Lane
Baltimore, Maryland 21234

RE: **PETITION FOR ADMINISTRATIVE VARIANCE**
(8861 Paddock Lane)
Case No. 2014-0101-A

Dear Mr. and Mrs. Mehta:

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 Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County 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



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 8861 PADDUCK LANE, PARKVILLE, MD-21234 which is presently zoned DR 5.5

Deed Reference 32612 / 00181 10 Digit Tax Account # 2500007061

Property Owner(s) Printed Name(s) VAIBHAV MEHTA, SWATI MEHTA

(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. ☒ **ADMINISTRATIVE VARIANCE** from section(s) 301.1.A of B.C.Z.R. to permit a proposed open deck in the rear of the existing dwelling with a rear yard setback of 20 feet in lieu of the required 22.5 feet.

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

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

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

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

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

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

Contract Purchaser/Lessee:

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:

VAIBHAV MEHTA / SWATI MEHTA

Name #1 – Type or Print

Name #2 – Type or Print

Vibhav H. Mehta

Signature #1

Swati Mehta

Signature #2

8861 Paddock Lane Parkville MD

Mailing Address

City

State

21234

Zip Code

410-698-1212

Telephone #

vhmehta@gmail.com

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 11 day of NOV 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

2014-0101-A

Filing Date

10/22/13

Estimated Posting Date

11/3/13

Reviewer

AT

- 11/18/13

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: 8861 PADDock LANE PARKVILLE MD 21234
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 am respectfully requesting the privilege to build a deck that is 12'-0" deep. According to county zoning we have been instructed not to have deck deeper than 7 1/2 feet. In a smaller property this depth may be reasonable. Unfortunately our home is 40 feet wide and it is not practical to have 7 1/2 feet deep deck.

County zoning policies are in place in order to protect other home owners from builders building houses or structures too close to neighbors property. In our case we do not have residential property on the back of our house. Other property owners in our block have minimum 12 feet deep deck. In our housing development out of 32 houses at least 8 houses have 12'-0" deep deck.

* SEE ATTACHED

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

Vaibhav H. Mehta
Signature of Affiant

VAIBHAV. H. MEHTA
Name- Print or Type

Signature of Affiant

SWATI V MEHTA
Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of October, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Baltimore County
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

Rita Cleburne
Notary Public
June 2014
My Commission Expires

2014-0101-A

FACTS ON WHICH WE BASE THE REQUEST FOR
ADDITIONAL ADMINISTRATIVE VARIANCE:

The style of deck we wish to create is equivalent to other houses in neighbourhood. Not giving us 12'-0" of deck in this neighbourhood would be substantial injustice to us. Giving us 12'-0" deep deck will not create any feeling of substantial relief to all homeowners in our housing development.

So I kindly request you to give us permit to have a 12'-0" x 20'-0" deck.

ZONING PROPERTY DESCRIPTION FOR 8861 PADDOCK LANE;
PARKVILLE, MD 21234

Beginning at a point on the south side of Paddock Lane which is 50'-0" wide at a distance of 700' (+/-) east and south of the nearest improved street Hevesy Court which is 50' wide. Being lot #18 in the subdivision of Stabegate as recorded in Baltimore County; Plat Book 79 Folio 84, containing 0.174 acres. Located in the 11th election district and 6th Councilmanic district.

2014-0101-A

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

No. **102650**

Date: **10/22/13**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW

10/23/2013 10/22/2013 11:11:55 5

REC: MEDS WALKIN RBGS LRB

>>RECEIPT # 702861 10/22/2013 OFLH

Dept 5 528 ZONING VERIFICATION

CR NO. 102650

Recpt Tot \$75.00

\$1.00 CR \$75.00 CA

Baltimore County, Maryland

Rev Sub
Source/ Rev/

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

Total: **\$ 75-**

Rec
From:

For: **8861 PADDOCK LN.**

Certificate of Posting

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

Date: Nov. 3, 2013

Attention: Ms. Kristen Lewis

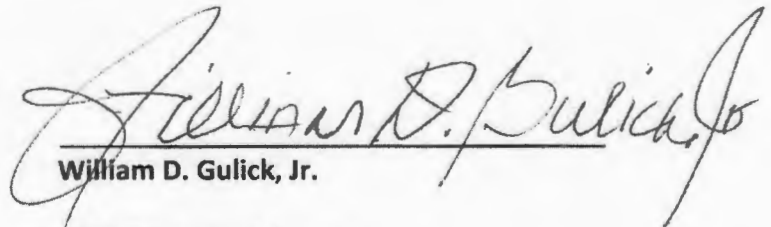
Re: Case Number: 2014-0101-A

Petitioner/Developer: Vaibhav Mehta

Date of Hearing/Closing: Nov. 18, 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: 8861 Paddock Lane

The sign(s) were posted on: Nov. 3, 2013

A handwritten signature in dark ink, appearing to read "William D. Gulick, Jr.", is written over a horizontal line.

William D. Gulick, Jr.

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



ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2014-0101-A

TO PERMIT AN OPEN DECK IN THE REAR
OF THE EXISTING DWELLING WITH A
REAR YARD SETBACK OF 20 FEET
IN LIEU OF THE REQUIRED 22.5 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 25-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON FRIDAY, 10-20-2014

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST DATE AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE



MEMORANDUM

DATE: December 23, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0101-A – Appeal Period Expired

The appeal period for the above-referenced case expired on December 20, 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

RE: PETITION FOR ADMINSTRATIVE * BEFORE THE OFFICE
VARIANCE *
8891 Paddock Lane; S/S Paddock Lane, * OF ADMINSTRATIVE
E/S of centerline of Hevesy Court *
11th Election & 6th Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Vaibhav & Swati Mehta * BALTIMORE COUNTY
Petitioner(s) *
* 2014-101-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

NOV 12 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 12th day of November, 2013, a copy of the foregoing Entry of Appearance was mailed to Vaibhav & Swati Mehtz, 8861 Paddock Lane, Parkville, Maryland 21234, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>11-6</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>C</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>11-6</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>11-3-13</u> by <u>Shelick</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2014- 0101 -A Address 8861 Paddock Lane

Contact Person: Aaron Tsui Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/22/2013 Posting Date: 11/03/2013 Closing Date: 11/18/2013

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 2014- 0101 -A Address 8861 Paddock Lane

Petitioner's Name Vaibhav Mehta Telephone 410-698-1212

Posting Date: 11/03/13 Closing Date: 11/18/13

Wording for Sign: To Permit an open deck in the rear of the existing dwelling with a rear yard setback of 20 feet in lieu of the required 22.5 feet

Revised 7/06/11



KEVIN KAMENETZ
County Executive

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

November 19, 2013

Vaibhav & Swati Mehta
8861 Paddock Lane
Parkville MD 21234

RE: Case Number: 2014-0101 A, Address: 8861 Paddock Lane

Dear Mr. & Ms. Mehta:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 22, 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 fluid and cursive.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

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



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

Date: 11-6-13

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

RE: Baltimore County
Item No 2014-0101-A
Administrative Variance
Vaibhav H. & Swati V. Mehta
8861 Paddock 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. 2014-0101-A.

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

Sincerely,

Steven D. Foster, Chief/
Development Manager
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

Letter of Transmittal

William D. Gulick, Jr.

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

To: Zoning Office, Attn. Ms Kristen Lewis

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

☐ Copy of Letter ☒ Prints ☒ Documents ☐ Other

No. of Copies Date Description

1	Nov. 3, 2013	Certificate Of Posting
2	Nov. 3, 2013	Site Photos

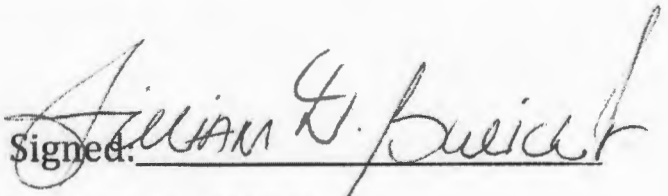
Transmittals are as checked below:

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

Project: Case No.: 2014-0101-A

Remarks:

8861 Paddock Lane

Signed: 

William D. Gulick, Jr.

Project Manager

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 November 4, 2013
Item No. 2014-0101

DATE: November 6, 2013

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

Proposed deck addition shall be set back at least 1' away from the drainage and utility easement, so that the footing is not within the easement.

DAK: CEN.
Cc: file.
ZAC-ITEM NO 14-0101-11042013.doc

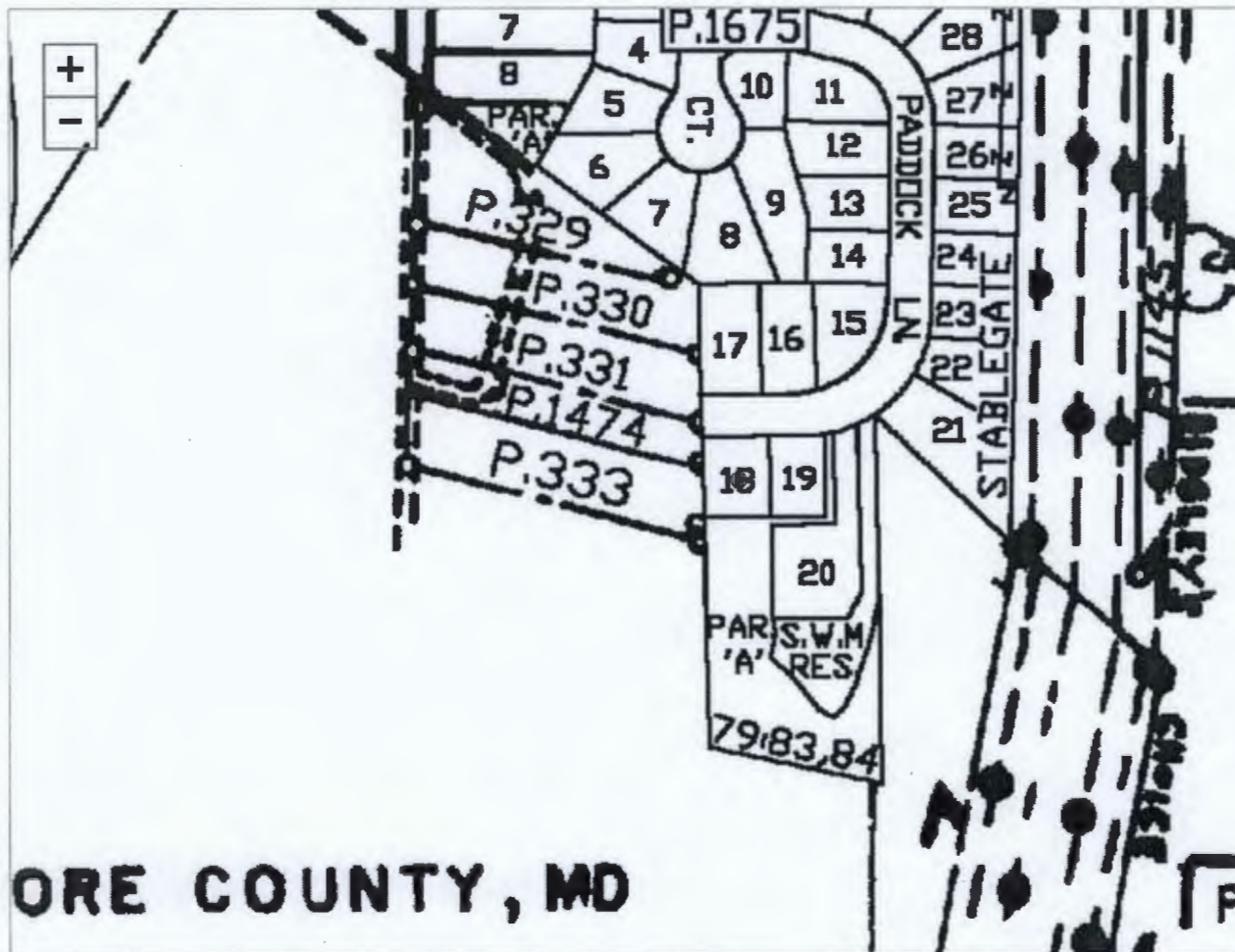
Real Property Data Search (w1)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 11 Account Number - 2500007061		
Owner Information		
Owner Name:	MEHTA VAIBHAV H MEHTA SWATI V	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	8861 PADDOCK LN BALTIMORE MD 21234-	Deed Reference: 1) /32612/ 00181 2)
Location & Structure Information		
Premises Address:	8861 PADDOCK LN BALTIMORE 21234-3394	Legal Description: 0.174 AC 8861 PADDOCK LN SS STABLEGATE
Map: 0071	Grid: 0017	Parcel: 1675
Sub District:	Subdivision: 0000	Section:
Block:	Lot: 18	Assessment Year: 2012
Plat No: 2	Plat Ref: 0079/ 0084	
Special Tax Areas:		Town: NONE
		Ad Valorem:
		Tax Class:
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
2012	2,504 SF	900 SF
Property Land Area	County Use	
7,579 SF	04	
Stories	Basement	Type
2.000000	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
SIDING	3 full/ 1 half	2 Attached
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
		01/01/2012
Land:	127,100	127,100
Improvements	251,700	251,700
Total:	378,800	378,800
Preferential Land:	0	0
Transfer Information		
Seller: THE RYLAND GROUP INC	Date: 10/02/2012	Price: \$436,000
Type: ARMS LENGTH IMPROVED	Deed1: /32612/ 00181	Deed2:
Seller:	Date: 06/14/2012	Price: \$165,500
Type: ARMS LENGTH VACANT	Deed1: /32191/ 00467	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	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		

Baltimore County

[New Search](#)District: **11** Account Number: **2500007061**

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.

Real Property Data Search (w4)

[Search Help](#)

Search Result for BALTIMORE COUNTY

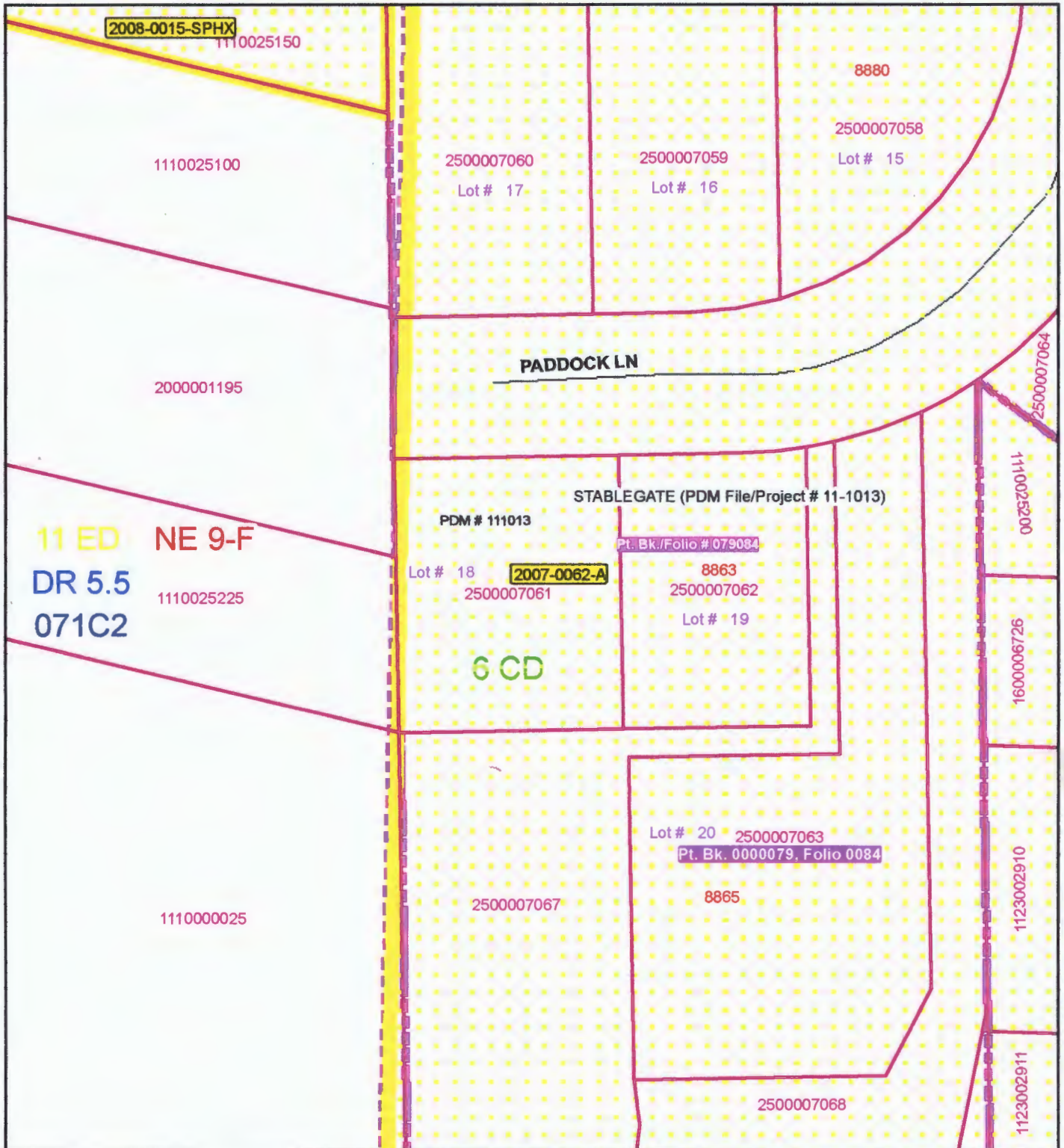
View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 11 Account Number - 2500007061		
Owner Information		
Owner Name:	MEHTA VAIBHAV H MEHTA SWATI V 8861 PADDOCK LN BALTIMORE MD 21234-	Use: RESIDENTIAL Principal Residence: YES Deed Reference: 1) /32612/ 00181 2)
Mailing Address:		
Location & Structure Information		
Premises Address:	8861 PADDOCK LN BALTIMORE 21234-3394	Legal Description: 0.174 AC 8861 PADDOCK LN SS STABLEGATE
Map: 0071	Grid: 0017	Parcel: 1675
Sub District:	Subdivision: 0000	Section:
Block:	Lot: 18	Assessment Year: 2012
Plat No: 2	Plat Ref: 0079/ 0084	
Special Tax Areas:	Town:	Ad Valorem: NONE
	Tax Class:	
Primary Structure Built 2012	Above Grade Enclosed Area 2,504 SF	Finished Basement Area 900 SF
Property Land Area 7,579 SF	County Use 04	
Stories 2.000000	Basement YES	Type STANDARD UNIT
Exterior SIDING	Full/Half Bath 3 full/ 1 half	Garage 2 Attached
Last Major Renovation		
Value Information		
	Base Value	Value
		As of 01/01/2012
Land:	127,100	127,100
Improvements	251,700	251,700
Total:	378,800	378,800
Phase-in Assessments		As of 07/01/2013
		As of 07/01/2014
Land:		
Improvements		
Total:		
Preferential Land:	0	0
Transfer Information		
Seller: THE RYLAND GROUP INC	Date: 10/02/2012	Price: \$436,000
Type: ARMS LENGTH IMPROVED	Deed1: /32612/ 00181	Deed2:
Seller:	Date: 06/14/2012	Price: \$165,500
Type: ARMS LENGTH VACANT	Deed1: /32191/ 00467	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	07/01/2014
Exempt Class:	NONE	0.00 0.00
Homestead Application Information		
Homestead Application Status: No Application		

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

2014-0101-A

10/22/2013

8861 Paddock Lane



Publication Date: 10/15/2013



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

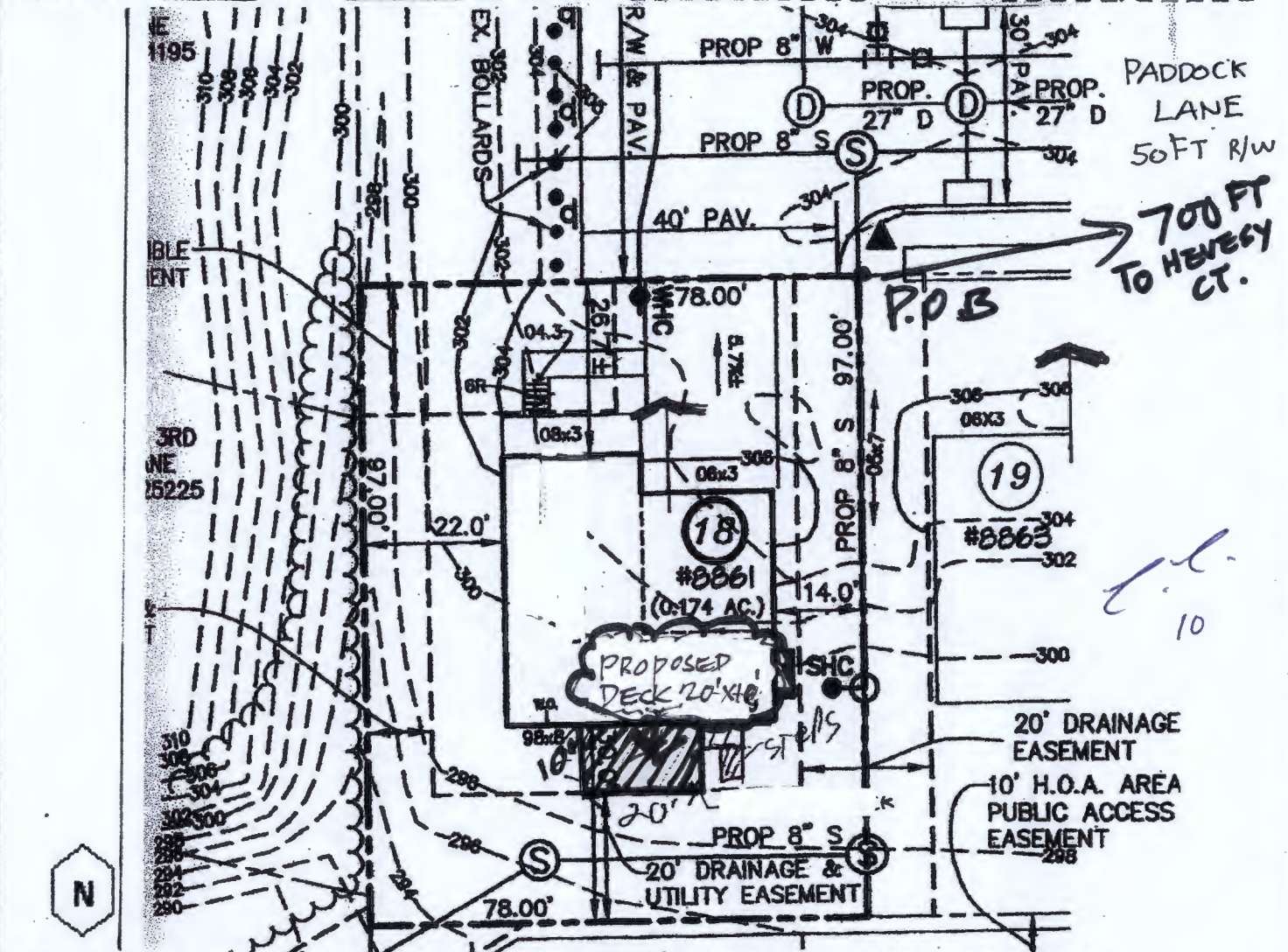


0 12.5 25 50 75 100 Feet

1 inch = 50 feet

204-0101-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
 ADDRESS 8861 PADDOCK LANE PARKVILLE OWNER(S) NAME(S) VAIBHAV MEHTA / SWATI MEHTA
 MD-21234
 SUBDIVISION NAME STABLE GATE LOT# 18 BLOCK# SECTION#
 PLAT BOOK # 79 FOLIO # 84 10 DIGIT TAX # 250000 7061 DEED REF. # 32612 / 00181

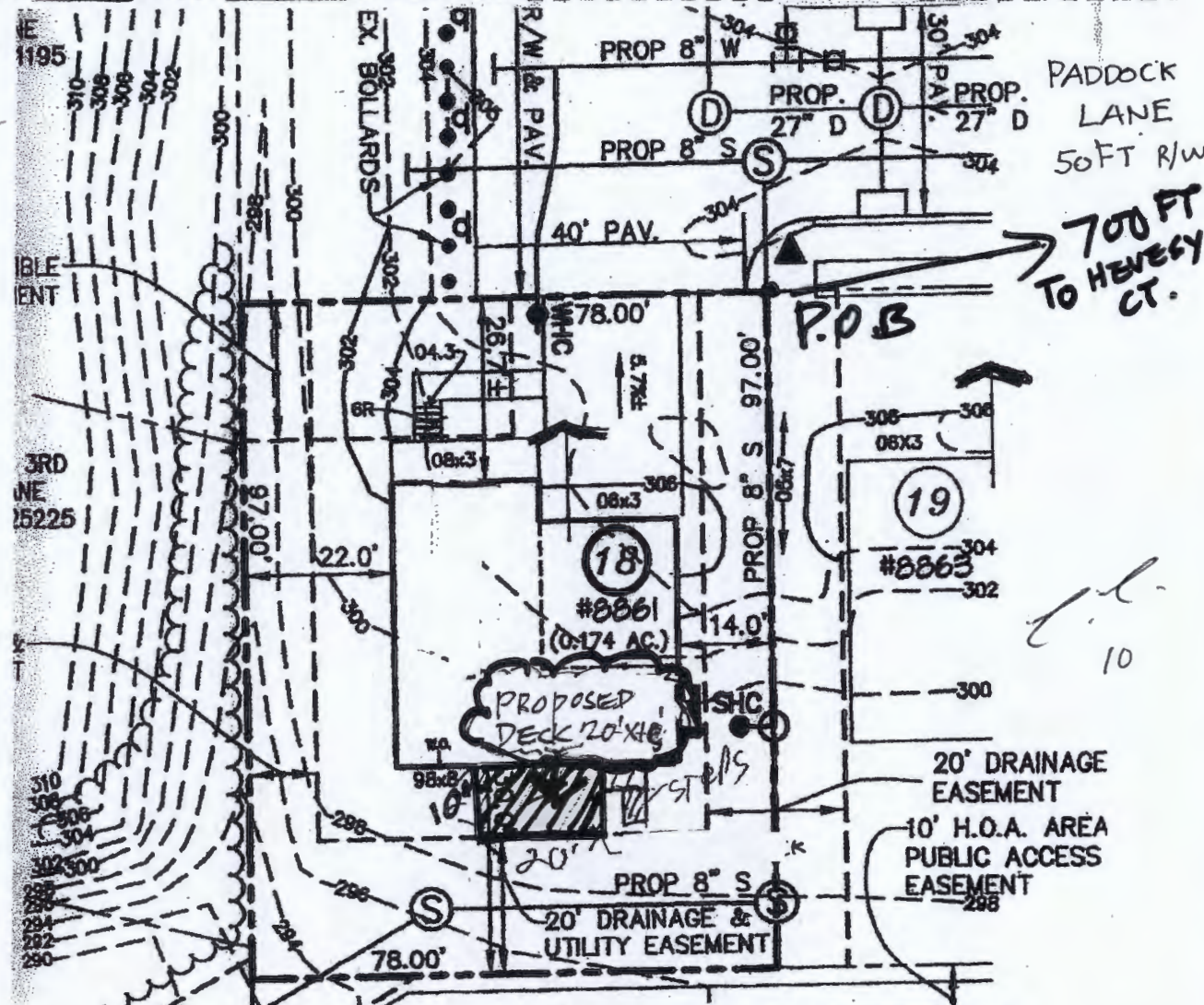


ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 8861 PADDOCK LANE, PARKVILLE, MO-21234 OWNER(S) NAME(S) VAIBHAV MEHTA / SWATI MEHTA

SUBDIVISION NAME STABLE GATE LOT # 18 BLOCK # _____ SECTION # _____

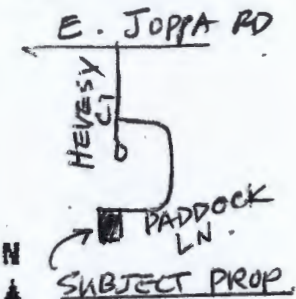
PLAT BOOK # 79 FOLIO # 84 10 DIGIT TAX # 2500007061 DEED REF. # 32612 / 00181



PLAN DRAWN BY RYLAND HOMES

DATE 9/29/13 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 0071C2

SITE ZONED PR 5-5

ELECTION DISTRICT 11

COUNCIL DISTRICT 6

LOT AREA ACREAGE .174

OR SQUARE FEET _____

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH _____

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER _____

AND ORDER RESULT BELOW _____

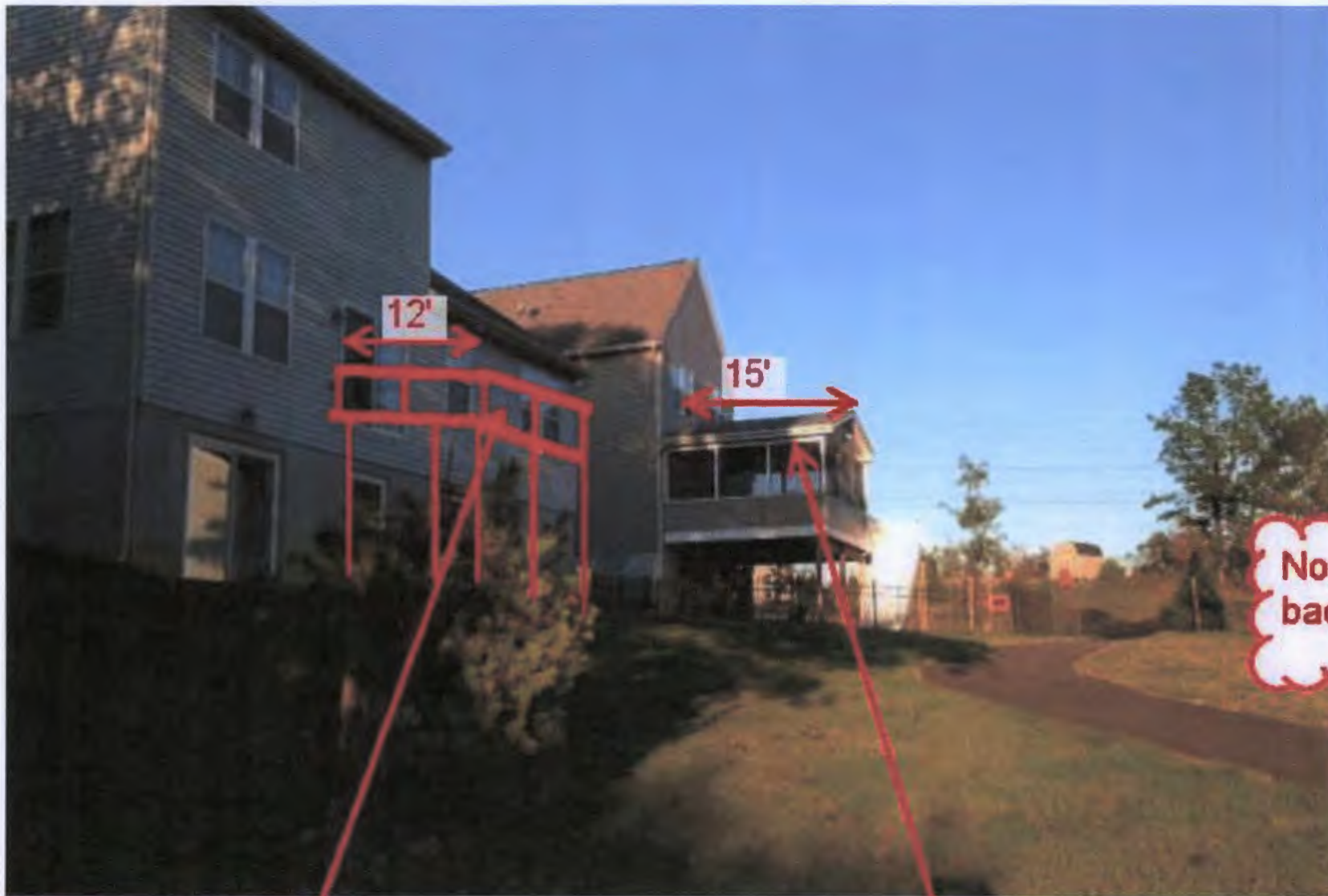
NO

VIOLATION CASE INFO:

NO

2014-0101-A

Per. Exh. A



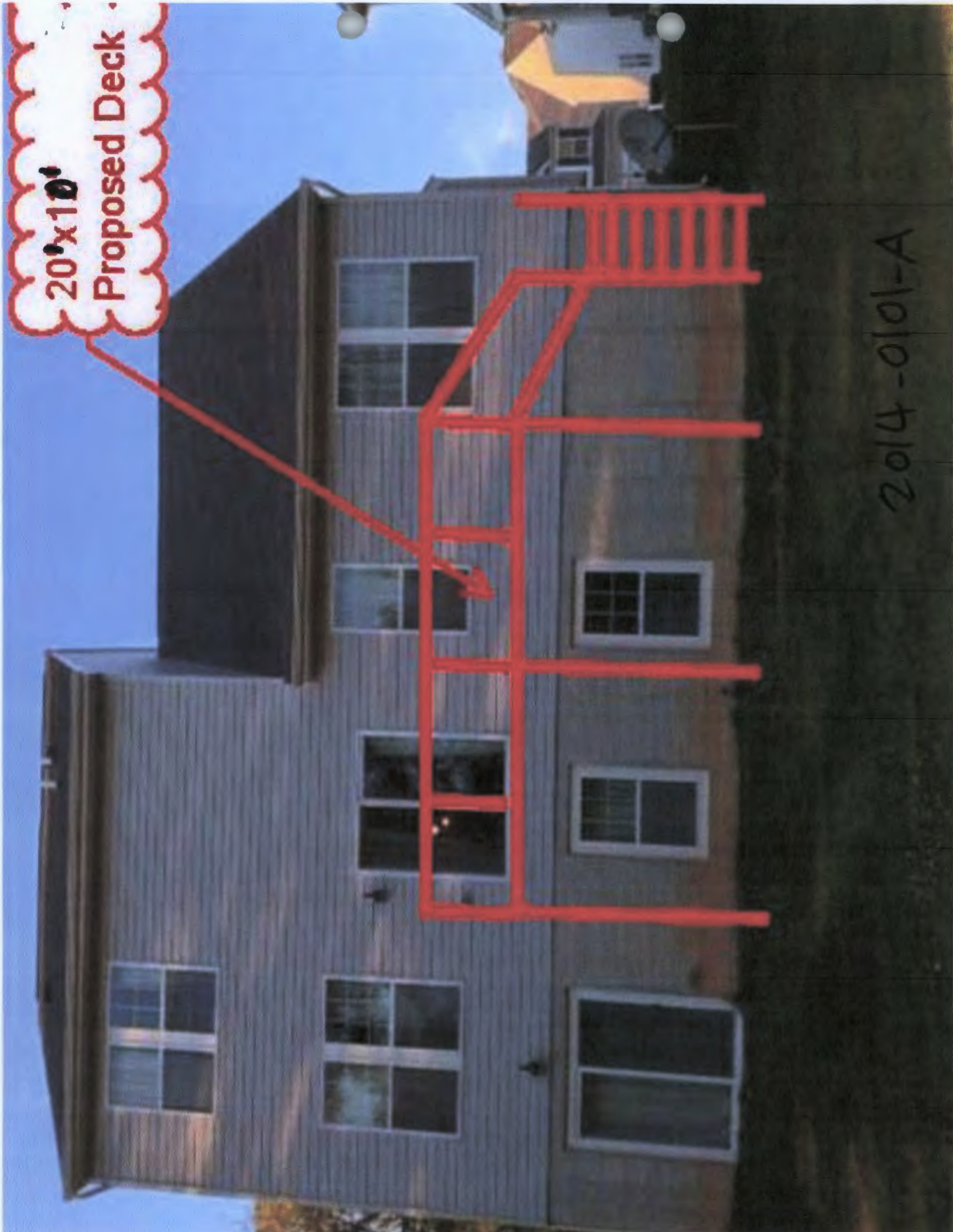
No house on the
back of property

Proposed 10'-0" x
20' deck with stairs

8863 paddock lane
(Neighbors). 15'-0"
from house to edge
of deck. From edge
of deck to property
line is less than 15'.

2014-0101-A

20'x10'
Proposed Deck



2014-0101-A

BACK OF HOUSE

2014-0101-A

