

IN RE: PETITION FOR ADMIN. VARIANCE *
(16304 Matthews Road)
8th Election District *
3rd Councilmanic District *
Ronald O. and Claudia J. Ciolfi *
Petitioners *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2014-0255-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, Ronald O. and Claudia J. Ciolfi. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 8, 2014, 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 (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

ORDER RECEIVED FOR FILING

Date 7-8-14

By 192

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.

Although the Department of Planning did not make any recommendations related to the garage height and usage, I will impose conditions that the garage addition 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.

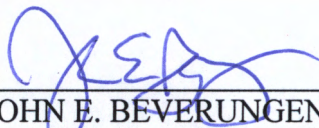
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 8th day of July, 2014, that a Variance from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard, be and is hereby GRANTED, subject to the following:

The relief granted herein shall be subject to the following:

1. 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 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 7-8-14

By 

KEVIN KAMENETZ
County Executive



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

July 8, 2014

Ronald Ciolfi
Claudia J. Ciolfi
16304 Matthews Road
Monkton, Maryland 21111

RE: Petition for Administrative Variance
Case No. 2014-0255-A
Property: 16304 Matthews Road

Dear Mr. and Mrs. Ciolfi:

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.

Sincerely,

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 Hearings for Baltimore County for the property located at

Address 16304 MATTHEWS RD MONKTON, MD 21111 Currently zoned EC7
Deed Reference 15206 / 00432 10 Digit Tax Account # 23 00 00 5678
Owner(s) Printed Name(s) RONALD O. CIOLFI + CLAUDIA J. CIOLFI

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 400.1 BC22 To permit an accessory structure (detached Garage) to be located in the side yard in lieu of the required rear yard.

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

2. ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

RONALD CIOLFI / CLAUDIA J. CIOLFI
Name #1 - Type or Print Name #2 - Type or Print
Ron Ciolfi / Claudia Ciolfi
Signature #1 Signature #2
16304 MATTHEWS RD MONKTON MD
Mailing Address City State
21111 / 410-472-6809 / RCIOLFI@COMCAST-1
Zip Code Telephone # Email Address

Representative to be contacted:

RONALD CIOLFI
Name - Type or Print
Ron Ciolfi
Signature

Mailing Address City State

Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING
7-8-14
BY _____

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2014-0255-A Filing Date 8/27/14 Estimated Posting Date 6/8/14 Reviewer G. H.

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 and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 16304 MATTHEWS RD MONKTON, MD 21111
Print or Type Address of property City State Zip Code

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

WE WOULD LIKE TO BUILD AN ACCESSORY STRUCTURE

NOT ENOUGH AREA IN REAR YARD DUE TO FOREST BUFFER SETBACKS

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

Ron Ciolfi
Signature of Owner (Affiant)
RONALD CIOLFI
Name- Print or Type

Claudia Ciolfi
Signature of Owner (Affiant)
Claudia Ciolfi
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 23rd day of May, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Claudia Ciolfi only | Ronald Ciolfi only

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

Matthew R. Bowersox
Notary Public

7/23/2016

My Commission Expires

MATTHEW R. BOWERSOX
NOTARY PUBLIC STATE OF MARYLAND

06/10/2016

PROPERTY DESCRIPTION

ZONING PROPERTY DESCRIPTION FOR 16304 Matthews Road

Beginning on a point on the North side of Matthews Road, which is 21 feet wide at the distance of 256 feet East of the centerline of the nearest improved intersecting street Corbett Road which is 26 feet wide.

Being known and designated as Lot No. 4 on the plat entitled "Final Subdivision Plat, Corbett Valley" which plat is recorded among the Land Records of Baltimore County in Plat Book SM 71 Folio 76. The address of the said Lot shall be known as 16304 Matthews Road, containing 4.13 acres, located in the 8th Election District and 3rd Council District.

2014-0255-A

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

No. **112213**

Date: **5/27/14**

PAID RECEIPT

BUSINESS 5/28/2014 ACTUAL 5/27/2014 TIME 11:31:53

RECEIPT # 512069 5/27/2014
 5 520 ZOWING VERIFICATION
 112213

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		0150				75.00

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

Total: **75.00**

Rec From: **Ronald Cioffi**

For: **Administrative Variance**

Cash # 2014-0255-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No. 2014-0255-A

Petitioner: Ronald Ciolfi

Closing Date: 6/23/14

Baltimore County Department of
Permits and Development Management
Room ~~205~~⁴¹¹, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

RECEIVED

JUL 10 2014

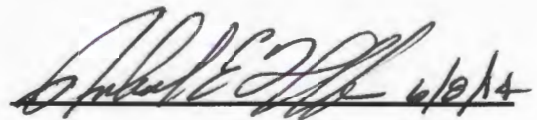
OFFICE OF ADMINISTRATIVE HEARINGS

This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____

16304 Matthews Rd.

_____ on 6/8/14

Sincerely,



Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(443-243-7360)

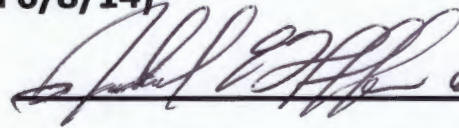
Certificate of Posting

Case No. 2014-0255-A



16304 Matthews Road

(posted 6/8/14)

 6/8/14

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(443-243-7360)

July 8, 2014

Debra,

Attached is a copy of the Posting Certification for Case #2014-0255-A, per Mrs. Cioffi's request.

I will drop another original copy off, at the Zoning Counter today.

Dick Hoffman

443-243-7360

dick_e@comcast.net

RECEIVED

JUL 08 2014

OFFICE OF ADMINISTRATIVE HEARINGS

CERTIFICATE OF POSTINGRE: Case No. 2014-0255-APetitioner: Ronald CiolfiClosing Date: 6/23/14

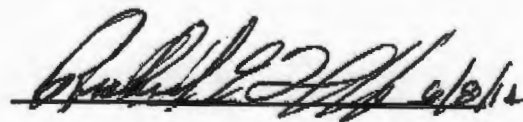
Baltimore County Department of
Permits and Development Management
Room 105, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____

16304 Matthews Rd.

_____ on 6/8/14

Sincerely,

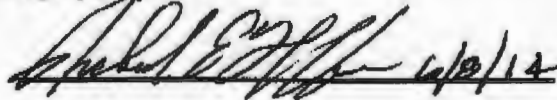


Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(443-243-7360)

Certificate of Posting**Case No. 2014-0255-A****16304 Matthews Road****(posted 6/8/14)****Richard E. Hoffman****904 Dellwood Drive****Fallston, Md. 21047****(443-243-7360)**

M E M O R A N D U M

DATE: August 8, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0255-A – Appeal Period Expired

The appeal period for the above-referenced case expired on August 7, 2014. 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

CHECKLISTSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment6-3

DEVELOPMENT PLANS REVIEW

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

NC

DEPS

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

FIRE DEPARTMENT

PLANNING

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

6-9

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: 6-8-14by HoffmanMissing 6-25 (June does not have) Left v.m. 6-25 @ 11:20 AM

PEOPLE'S COUNSEL APPEARANCE

Yes ☐No ☐

PEOPLE'S COUNSEL COM.

Yes ☐

Comments, if any: _____

Attempts made to no avail; there fore etc. mailed7/3Deb W.Sp. to Claudia7-7 @ 2:26 pm
She'll contact sign posted for prob + have them sign

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2014- 0255 -A Address 16304 Matthews Road
Contact Person: Gary Huick Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 5/27/14 Posting Date: 6/8/14 Closing Date: 6/23/14

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 2014- 0255 -A Address 16304 Matthews Road 21111
Petitioner's Name Ronald Ciolfi Telephone _____
Posting Date: 6/8/14 Closing Date: 6/23/14
Wording for Sign: To Permit an accessory structure (detached Garage) to be located in the side yard in lieu of the required rear yard.

Revised 7/06/11



KEVIN KAMENETZ
County Executive

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

June 3, 2014

Ronald & Claudia Ciolfi
16304 Matthews Road
Monkton MD 21111

RE: Case Number: 2014-0255 A, Address: 16304 Matthews Road

Dear Mr. & Ms. Ciolfi:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 27, 2014. 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

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



Maryland Department of Transportation

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

Date: 6/9/14

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

RE: Baltimore County

Item No 2014-0255-A
Administrative Variance
Ronald & Claudia Cioffi
16304 Matthews 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. 2014-0255-A.

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

Sincerely,

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

Steven D. Foster, Chief/
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

KEVIN KAMENETZ
County Executive



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

July 3, 2014

Ronald Ciolfi
Claudia J. Ciolfi
16304 Matthews Road
Monkton, Maryland 21111

RE: **PETITION FOR ADMINISTRATIVE VARIANCE**
(16304 Matthews Road)
Case No. 2014-0255-A

Dear Mr. and Mrs. Ciolfi:

We have attempted to contact you (via telephone and e-mail) regarding proof of sign posting needed for processing of your Administrative Variance, and have not heard from you.

Please contact my assistant, Debra Wiley, at your earliest convenience at the number listed below. If we do not hear from you by Friday, July 11, 2014, an Order will be issued dismissing this case.

Very truly yours,

A handwritten signature in black ink, appearing to read "JEB", with a long horizontal line extending to the right.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

Administrative Hearings - Administrative Variance Case No. 2014-0255-A (16304 Matthews Rd.)

From: Administrative Hearings
To: rciolfi@comcast.net
Date: 6/25/2014 11:26 AM
Subject: Administrative Variance Case No. 2014-0255-A (16304 Matthews Rd.)

Good Morning,

A message was left on your recorder today in reference to the above. Our office has received your file for processing from the Office of Zoning Review, which is where the petitions are taken in. In reviewing the case file, it appears that there is no proof that your property was posted with a sign. Perhaps the sign poster has mailed it but neither the Office of Zoning Review or our office has possession. In any event, since this is a requirement, please contact your sign poster and have them either mail or fax proof of same. The email address is: administrativehearings@baltimorecountymd.gov and our fax # is 410-887-3468.

If you have any questions or concerns, please contact our office at 410-887-3868.

Thanks in advance.

Voice mail msg. Left:

6/25 11:20 AM

7/3 9:30 AM

(almost done recording
+ rec'd busy
signal --
therefore --
send ltr.)

Deb W.
7-3

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: June 3, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For June 6, 2014
Item No. 2014-0251, 0254, 0255, and 0257

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

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC06092014 -.doc

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier:	District - 08 Account Number - 2300005678	
Owner Information		
Owner Name:	CIOLFI RONALD O CIOLFI CLAUDIA J	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	16304 MATTHEWS RD MONKTON MD 21111-1506	Deed Reference: 1) /15206/ 00432 2)
Location & Structure Information		
Premises Address:	16304 MATTHEWS RD 0-0000	Legal Description: 4.13 AC 16304 MATTHEWS RD NWR CORBETT VALLEY
Map: 0028	Grid: 0005	Parcel: 0331
Sub District:	Subdivision: 0000	Section:
Block:	Lot: 4	Assessment Year: 2014
Plat No:	Plat Ref: 0071/ 0076	Town: NONE
Special Tax Areas:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
2001	2,692 SF	4.1300 AC
County Use	04	
Stories	Basement	Type
2.000000	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
SIDING	3 full/ 1 half	1 Attached
Last Major Renovation	2001	
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2014	07/01/2013
Land:	183,800	183,800
Improvements	303,800	272,500
Total:	487,600	456,300
Preferential Land:	0	0
Transfer Information		
Seller: CLOUGH CLINTON	Date: 05/15/2001	Price: \$125,000
Type: ARMS LENGTH VACANT	Deed1: /15206/ 00432	Deed2:
Seller: PINEWOOD DEVELOPMENT CORPORATION	Date: 09/21/1999	Price: \$97,500
Type: ARMS LENGTH IMPROVED	Deed1: /14036/ 00483	Deed2:
Seller: DEWLAND CORP	Date: 04/29/1999	Price: \$300,000
Type: ARMS LENGTH MULTIPLE	Deed1: /13707/ 00645	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: Approved 12/31/2012		

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.

2014-0255-A

Real Property Data Search (w2)

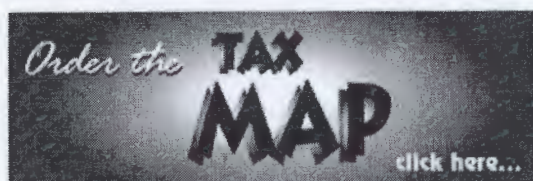
[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 08 Account Number - 2300005678		
Owner Information		
Owner Name:	CIOLFI RONALD O CIOLFI CLAUDIA J 16304 MATTHEWS RD MONKTON MD 21111-1506	Use: RESIDENTIAL Principal Residence: YES Deed Reference: 1) /15206/ 00432 2)
Mailing Address:		
Location & Structure Information		
Premises Address:	16304 MATTHEWS RD 0-0000	Legal Description: 4.13 AC 16304 MATTHEWS RD NWR CORBETT VALLEY
Map: 0028	Grid: 0005	Parcel: 0331
Sub District:	Subdivision: 0000	Section:
Block: 4	Lot: 2014	Assessment Year:
Plat No:	Plat Ref: 0071/ 0076	Town: NONE
Special Tax Areas:		
Primary Structure Built 2001	Above Grade Enclosed Area 2,692 SF	Finished Basement Area 4.1300 AC
County Use 04	Property Land Area 4.1300 AC	County Use 04
Stories 2.000000	Basement YES	Type STANDARD UNIT
Exterior SIDING	Full/Half Bath 3 full/ 1 half	Garage 1 Attached
Last Major Renovation 2001		
Value Information		
	Base Value	Value
		As of
		01/01/2014
Land:	183,800	183,800
Improvements	303,800	272,500
Total:	487,600	456,300
Preferential Land:	0	0
Transfer Information		
Seller: CLOUGH CLINTON	Date: 05/15/2001	Price: \$125,000
Type: ARMS LENGTH VACANT	Deed1: /15206/ 00432	Deed2:
Seller: PINWOOD DEVELOPMENT CORPORATION	Date: 09/21/1999	Price: \$97,500
Type: ARMS LENGTH IMPROVED	Deed1: /14036/ 00483	Deed2:
Seller: DEWLAND CORP	Date: 04/29/1999	Price: \$300,000
Type: ARMS LENGTH MULTIPLE	Deed1: /13707/ 00645	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: Approved 12/31/2012		

New Search (<http://sdat.resiusa.org/RealProperty>)

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



(<http://imsweb05.mdp.state.md.us/website/mosp/>)

Loading... Please Wait.

EXISTING PROPERTY CONDITIONS



Front of House Existing Conditions



Side Yard Existing Conditions at proposed accessory structure.

2014-0255-A

IMMEDIATELY ADJACENT DWELLINGS



Front of House Looking South to Lot #5



Side Yard looking North to Lot #3

2014 0255-A

AREA OF PROPOSED CHANGES



Footprint in red outline of proposed 16 x 20 accessory structure at side yard

2014-0255-A

IMMEDIATELY ADJACENT DWELLINGS



Aerial view of Lot #4 with adjacent lots on each side

2014-02-55-A

2014-0255-A

1600004771

PDM # 080161

Pt. Bk. 0000034, Folio 0131

Pt. Bk./Folio # 034131

1600004770

Lot # 8

PDM # 080607

2200006450

Pt. Bk./Folio # MP91439

2000005279

1210

2200006171

NW 26-B

8 ED

RC 7

028C1

3 CD

PDM # 080601

1600007129

Pt. Bk. 0000071, Folio 0076

Lot # 3

2300005677

NW 26-A

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

16306

16304

Lot # 4

2300005678

PDM # 080698

Pt. Bk./Folio # 071076

Lot # 2

2300005676

16310

2300005675

Lot # 1

Lot # 2
2200011625

2300005679

Lot # 5

16302

Lot # 6

2300005680

2200009026

2200022390

1244

Pt. Bk. 0000039, PDM # 080220

Lot # 1
Pt. Bk./Folio # 039090A

NW 25-B

NW 25-A

Pt. Bk. 0000034, Folio 0020

1600002412

Lot # 1

Pt. Bk./Folio # 034020
PDM # 080155

Lot # 2

1600003917

CORBETT RD
CORBETT RD

RC-4

1800005724

2200024522

2200024520

2200024519

2200024517

Lot # 1

PDM # 080633

Pt. Bk./Folio # 067128

2200024523

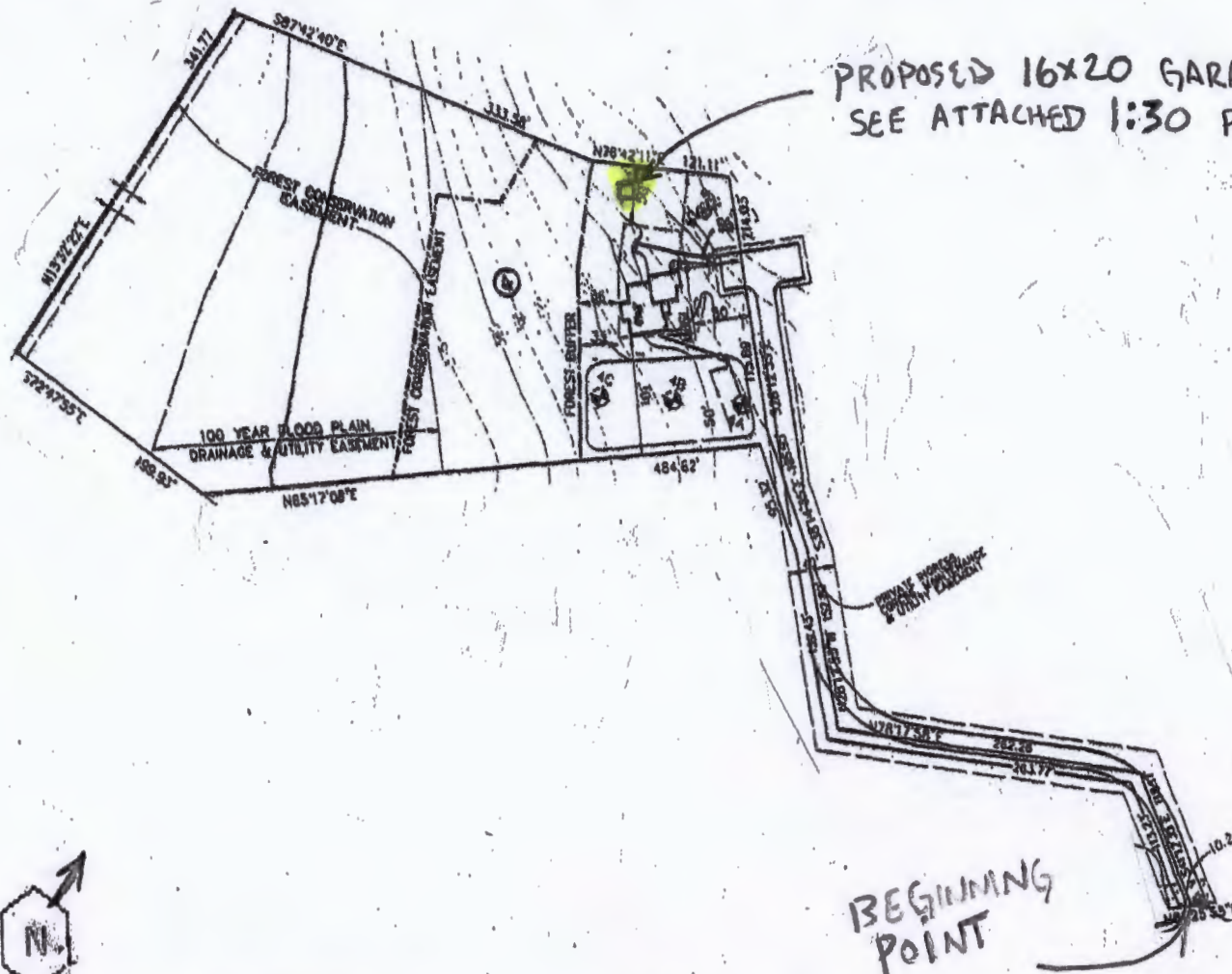
Lot # 7

2200024518

Lot # 2

Pt. Bk. 0000067, Folio 0128

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 16304 MATTHEWS ROAD OWNER(S) NAME(S) RONALD + CLAUDIA CIOLFI
 SUBDIVISION NAME CORBETT VALLEY LOT # 4 BLOCK # _____ SECTION # _____
 PLAT BOOK # 71 FOLIO # 76 10 DIGIT TAX # 2300005678 DEED REF. # 15206/00432



PROPOSED 16x20 GARAGE
 SEE ATTACHED 1:30 PLOT.

BEGINNING
 POINT

PLAN DRAWN BY JOHN CIOLFI

DATE 5/17/14 SCALE: 1 INCH = 150 FEET

SITE VICINITY MAP



N
 MAP IS NOT TO SCALE

ZONING MAP# 028C1

SITE ZONED RC7 (RC5)

ELECTION DISTRICT 8th

COUNCIL DISTRICT 3

LOT AREA ACREAGE 4.13 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? NO

IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Per. Exh. 1 2014-0255-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 16304 MATTHEWS ROAD OWNER(S) NAME(S) RONALD + CLAUDIA CIOLFI
 SUBDIVISION NAME CORBETT VALLEY LOT # 4 BLOCK # _____ SECTION # _____
 PLAT BOOK # 71 FOLIO # 76 10 DIGIT TAX # 2300005678 DEED REF. # 15206100432

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 028C1

SITE ZONED RC7 (RC5)

ELECTION DISTRICT 8th

COUNCIL DISTRICT 3

LOT AREA ACREAGE 4.13 AC

OR SQUARE FEET _____

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE X

SEWER IS:

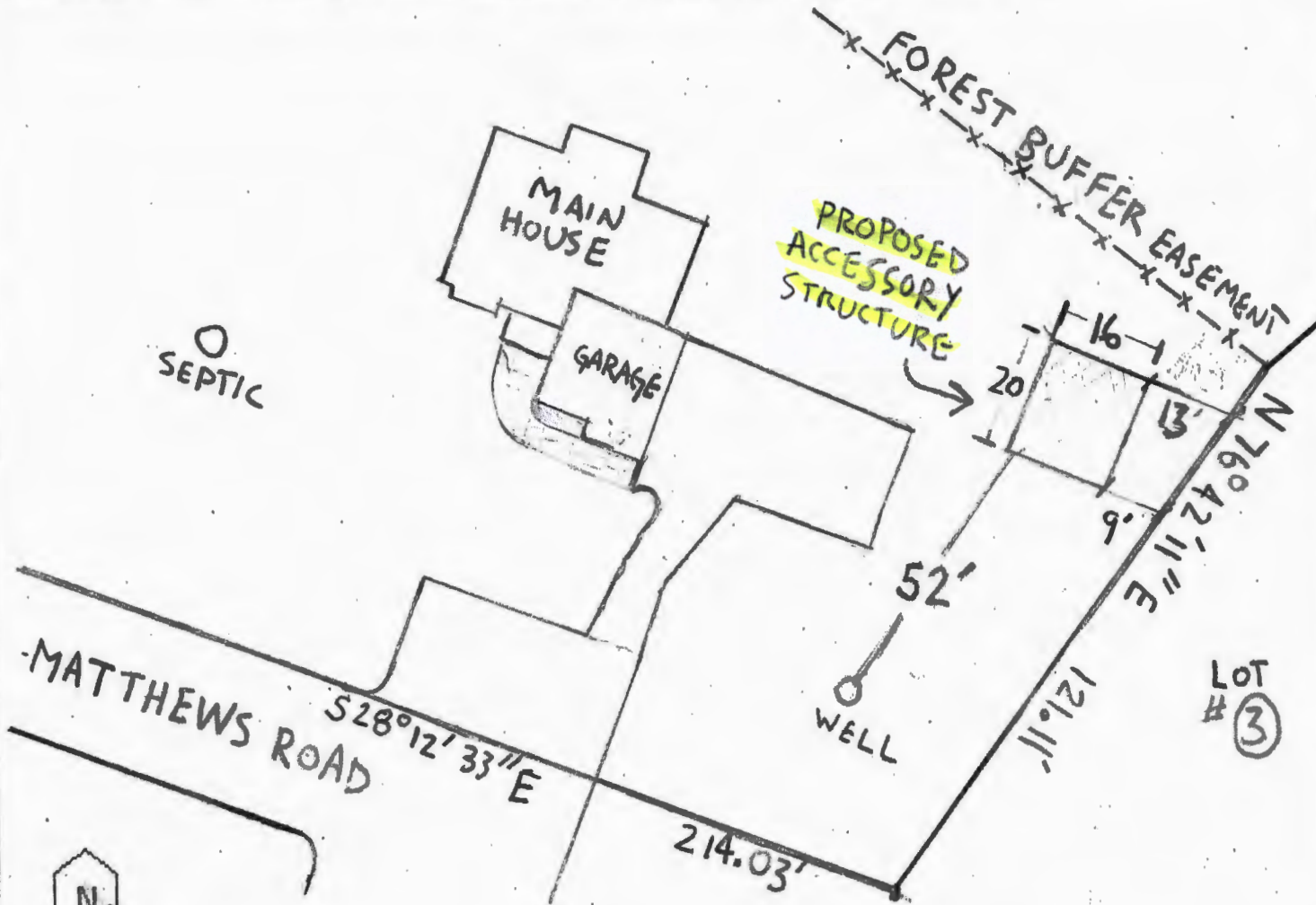
PUBLIC _____ PRIVATE X

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

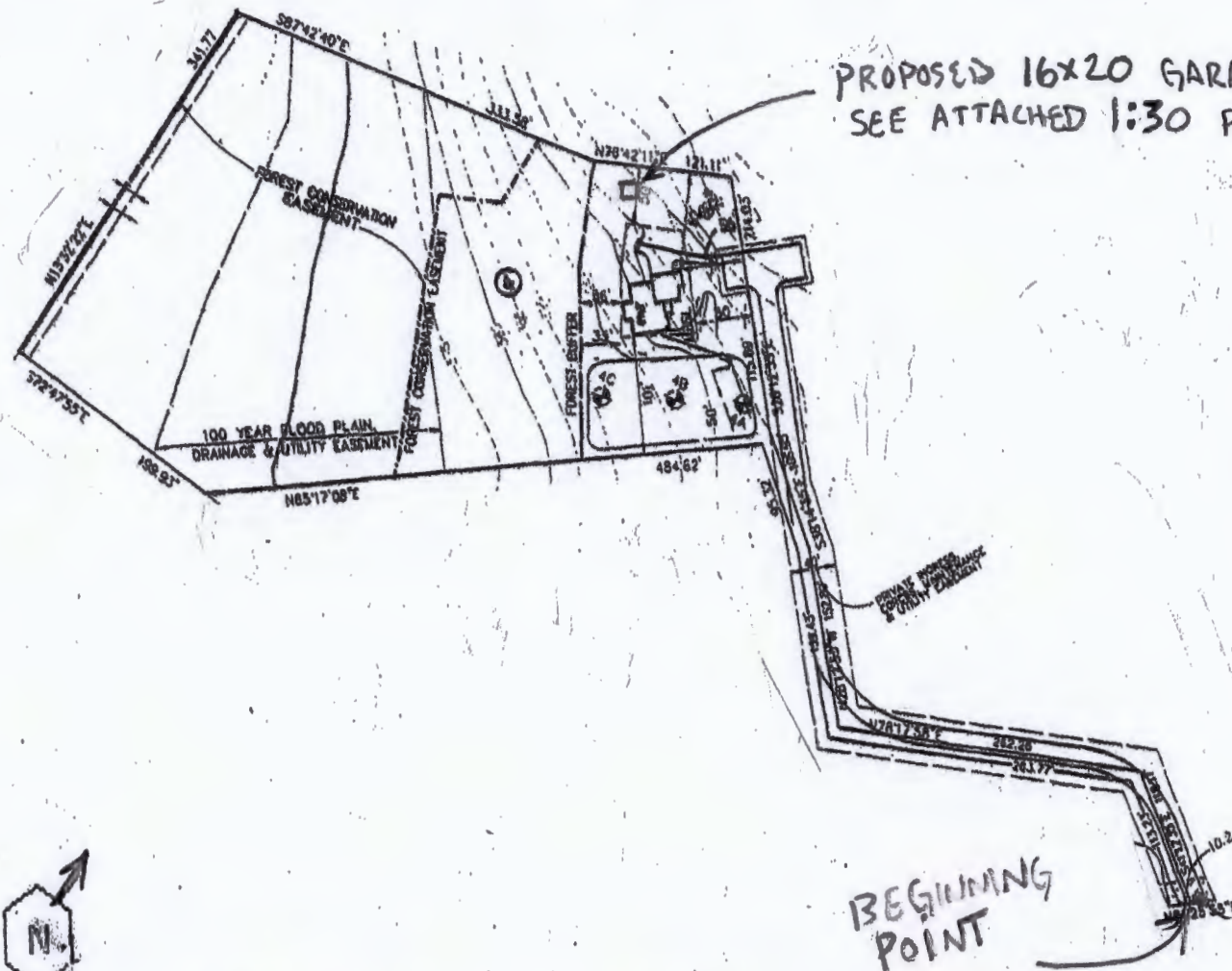
AND ORDER RESULT BELOW

VIOLATION CASE INFO:



PLAN DRAWN BY JOHN CIOLFI DATE 5/17/14 SCALE: 1 INCH = 30 FEET

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 16304 MATTHEWS ROAD OWNER(S) NAME(S) RONALD + CLAUDIA CIOLFI
 SUBDIVISION NAME CORBETT VALLEY LOT # 4 BLOCK # _____ SECTION # _____
 PLAT BOOK # 71 FOLIO # 76 10 DIGIT TAX # 2300005678 DEED REF. # 15206100422

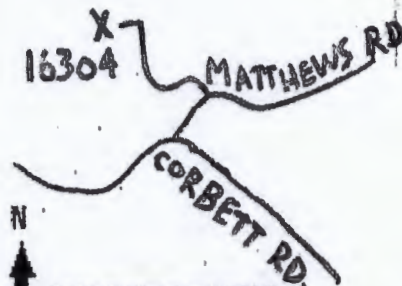


PROPOSED 16x20 GARAGE
 SEE ATTACHED 1:30 PLOT.

BEGINNING
 POINT



SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 028C1
 SITE ZONED RC7 (RC5) 1999
 ELECTION DISTRICT 8th
 COUNCIL DISTRICT 3
 LOT AREA ACREAGE 4.13 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? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PLAN DRAWN BY JOHN CIOLFI DATE 5/17/14 SCALE: 1 INCH = 150 FEET

2014-0255-A

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 16304 MATTHEWS ROAD OWNER(S) NAME(S) RONALD + CLAUDIA CIOLFI
SUBDIVISION NAME CORBETT VALLEY LOT # 4 BLOCK # _____ SECTION # _____
PLAT BOOK # 71 FOLIO # 76 10 DIGIT TAX # 2300005678 DEED REF. # _____

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 028C1

SITE ZONED RC7 (RC5) 1999

ELECTION DISTRICT 8th

COUNCIL DISTRICT 3

LOT AREA ACREAGE 4.13 AC

OR SQUARE FEET _____

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE ☒

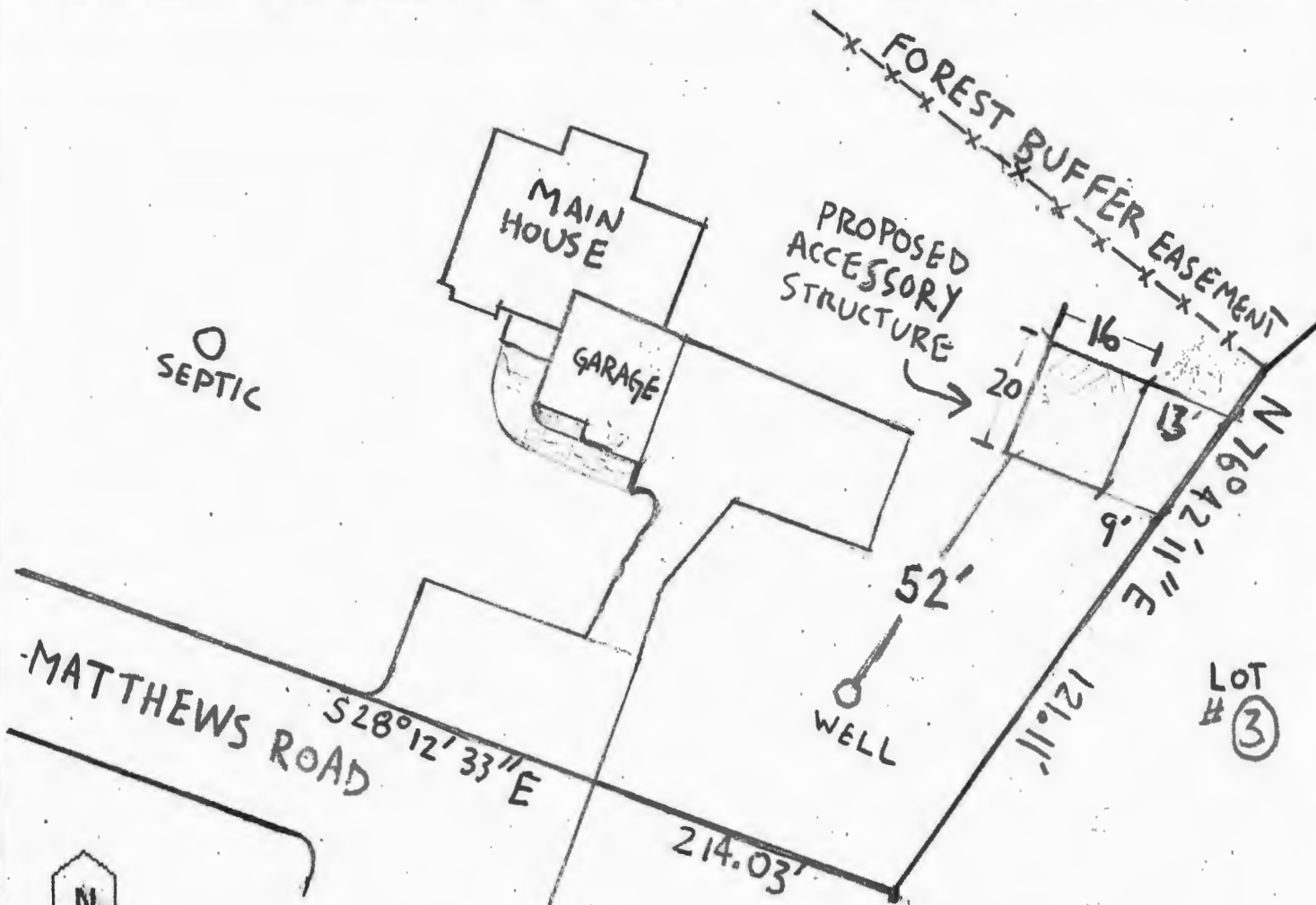
SEWER IS:

PUBLIC _____ PRIVATE ☒

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

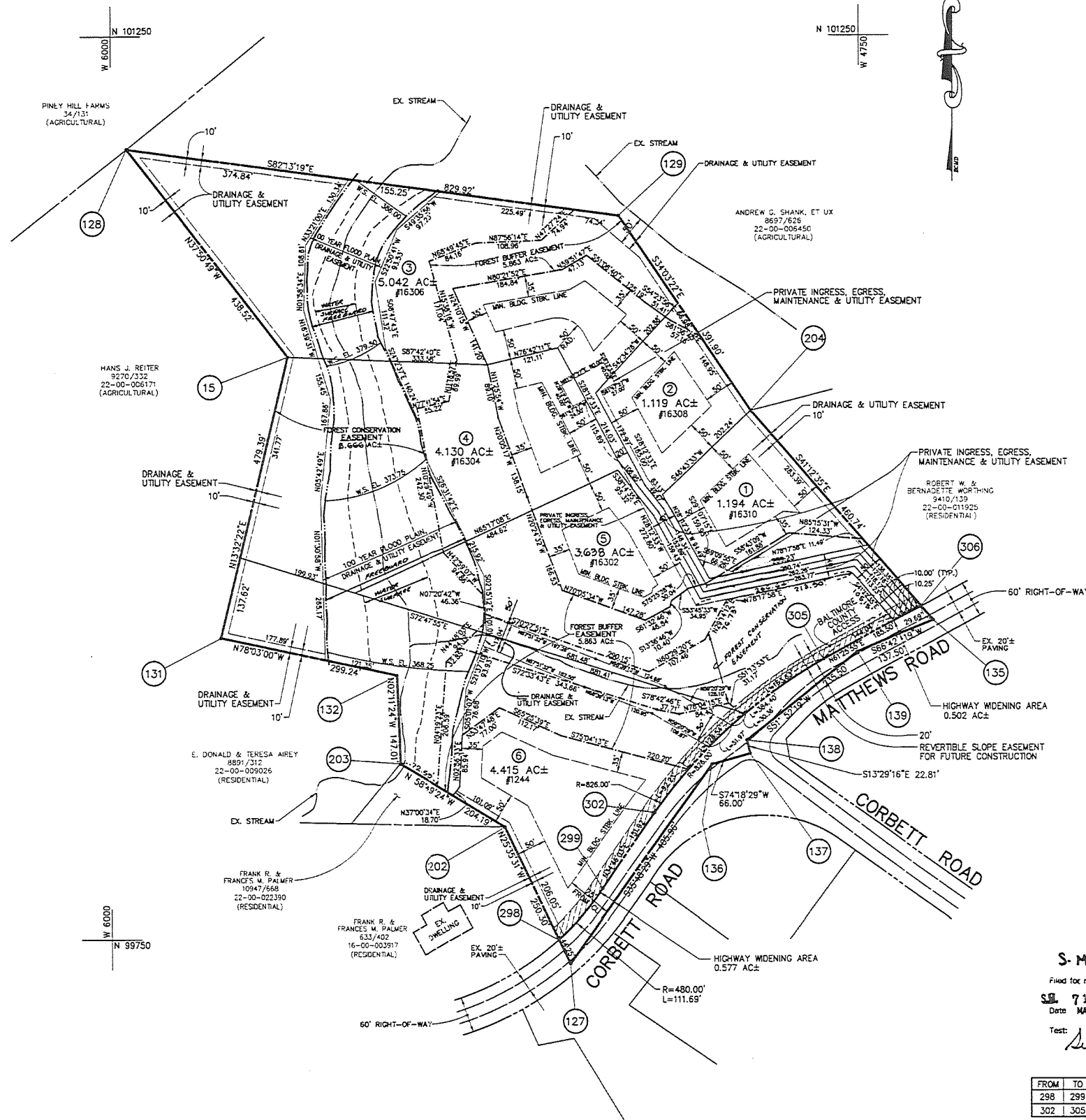


PLAN DRAWN BY JOHN CIOLFI DATE 5/17/14 SCALE: 1 INCH = 30 FEET

1. THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE, OR OTHER PUBLIC AREA SHOWN ON THIS PLAT.
2. THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND DEVELOPMENT MANAGEMENT AND THE DEPARTMENT OF PUBLIC WORKS.
3. THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
4. THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
5. ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND DEVELOPMENT MANAGEMENT AND THE DEPARTMENT OF PUBLIC WORKS.
6. HIGHWAYS AND HIGHWAY EASEMENTS, FLOOD EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FOREST BUFFER AREAS IN FEE OR EASEMENT, FOREST CONSERVATION AREAS IN FEE OR EASEMENT, GREENWAY AREAS IN FEE OR EASEMENT, AND STORM WATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON ARE RESERVED UNTO THE OWNER AND, EXCEPT AS THOSE AREAS ARE OTHERWISE SPECIFICALLY SET ASIDE FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND, THE OWNER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND, FOR THE PURPOSES OF EASEMENT OR CONVEYANCE IS ACCREDITED BY BALTIMORE COUNTY, THE OWNER AUTHORIZES ALL OF HIS RIGHTS, HIS AGENTS AND ASSIGNS, THE RIGHT TO ENTER UPON THE PROPERTY FOR THE PURPOSES OF INSPECTION, SURVEYING, CONSTRUCTING, MAINTAINING AND REPAIRING ROADS, UTILITY LINES AND FACILITIES, AND STORM WATER MANAGEMENT PONDS AND FACILITIES.
7. THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
8. EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS A RESULT OF AN INTERPRETATION ONLY OF CURRENTLY APPLICABLE REGULATIONS AND ORDINANCES OF THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND DEVELOPMENT MANAGEMENT. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY.
9. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT AND FOREST CONSERVATION EASEMENT, EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
10. ANY FOREST BUFFER EASEMENT AND FOREST CONSERVATION EASEMENT SHOWN HEREON ARE SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISPOSITION AND USE OF THESE AREAS.
11. THE PLAN FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON 12-10-97.
12. A WAIVER FOR STORMWATER MANAGEMENT WAS GRANTED ON 10-3-97.
13. THE STREETS AND/OR ROADS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSES OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE A BASIS FOR PUBLIC USE. THE BALTIMORE COUNTY TITLE TO THE BEDS THEREON IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.
14. PANHANDLE DEEDS WILL BE MAINTAINED BY THE OWNERS OF THE PROPERTIES SOLD.
15. EASEMENT AGREEMENTS FOR PANHANDLES ARE INTENDED TO BE RECORDED SEPARATELY TOGETHER WITH THE PLAT.
16. MAINTENANCE OF THE PLAT, SNOW REMOVAL, AND ROAD MAINTENANCE ARE TO BE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND STREET RIGHT-OF-WAY.
17. THE FORMAL IRREVOCABLE OFFERS OF DEEDS HAVE BEEN MADE.
18. THE AREA DESIGNATED AS FLOOD PLAIN INCLUDES THE AREA INUNDATED BY THE 100 YEAR FREQUENCY FLOOD AND THE AREA INUNDATED BY THE 500 YEAR FREQUENCY FLOOD. THE ELEVATIONS SHOWN ON THE FLOOD PLAIN SECTIONS ARE THE 100 YEAR DESIGN FLOOD SURFACE ELEVATIONS PLUS 5 FOOT VERTICAL FREEBOARD.
19. SOIL PERCOLATION TESTS WILL BE VALID FOR A PERIOD OF 5 YEARS FROM THE DATE THE RECORD PLAT IS SIGNED. THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT, AT THE EXPIRATION OF THIS PERIOD, NEW PERCOLATION TESTS MAY BE REQUIRED.
20. ALL REQUIREMENTS OF THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT AND BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT PERTAINING TO THE DEVELOPMENT OF THE PROJECT HEREON MUST BE COMPLIED WITH PRIOR TO THE APPROVAL OF BUILDING APPLICATIONS.
21. COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE BALTIMORE COUNTY METROPOLITAN DISTRICT BASED ON THE FOLLOWING TRAVESERSE STATIONS: TRAVESERSE STATION BC15609 N 100°06'S-59" E 4,951.74

1. GROSS AREA: 20.115 AC±
2. EXISTING ZONING: RC-5
3. NO. OF LOTS ALLOWED:
20.115 x .67 = 13.477
4. NO. OF LOTS PROPOSED: 6
5. HIGHWAY WIDENING AREA: 0.577 AC±
(CORBETT ROAD AND MATTHEWS ROAD)
6. NET AREA OF LOTS: 19.538 AC±
7. PARKING REQ'D: 2 SPACES/LOT = 12
8. PARKING PROP.: 2 SPACES/LOT = 12

A VARIANCE WAS GRANTED BY THE BALTIMORE COUNTY DEPRM FROM THE REGULATIONS FOR THE PROTECTION OF WATER QUALITY, STREAMS, WETLANDS AND FLOODPLAINS. THE FOREST BUFFER EASEMENT AND BUILDING SETBACKS SHOWN HEREON ARE REFLECTIVE OF THE FACT THAT THIS VARIANCE WAS GRANTED. CONDITIONS WERE PLACED ON THIS VARIANCE TO REDUCE WATER QUALITY IMPACTS.



POINT	NORTH	WEST
14	100249.5423	5816.2188
15	100715.6182	5702.0207
16	9971.7401	5235.0612
128	101061.8971	5973.0759
129	100949.5792	5150.7914
132	100717.5909	5523.4984
135	100278.2773	4627.7830
136	100038.4666	4997.5460
137	100056.3174	4934.0059
138	100078.4982	4939.3261
139	100223.9012	4754.0743
202	99934.9838	5343.1809
203	100040.6883	5517.8804
204	100624.8939	4931.3258
298	9949.1523	5254.1771
299	99832.7011	5180.4316
302	99957.5014	5063.7978
305	100211.9097	4810.2575
306	100300.6149	4647.3478

FROM	TO	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
298	299	480.00'	111.59'	56.10'	111.44'	N41°26'01"E	13°19'58"
302	305	826.00'	384.40'	195.75'	380.94'	S48°05'59"W	26°39'52"

Filed for record
SCL 71 FOLIO 76
Date MAR 4 1999

Test: *[Signature]*
Clerk

McKEE & ASSOCIATES, INC. Engineering - Land Planning - Land Surveying Natural Resource Planning - Real Estate Development SHAWAN PLACE, 5 SHAWAN ROAD HUNT VALLEY, MARYLAND 21030 TELEPHONE: (410) 527-1555 FACSIMILE: (410) 527-1563		 The undersigned, a registered Land Surveyor of the State of Maryland, does hereby certify that he/she is the surveyor who prepared this Plat, and that the land shown herein has been laid out and the Plat thereof has been prepared in accordance with Section (C) Section 3-108 of the Annotated Code of Maryland, and the provisions of Article of the Annotated Code of Maryland, particularly insofar as the same concern the making of the plat and the setting of the corners. I hereby certify that I have reviewed with due diligence the approved Final Development Plan dated 11/19/99, and have prepared with this document this Record Plat and this approved Final Development Plan. DATE: 12-10-99 CYNTHIA S. BOHNER MARYLAND REGISTRATION (NOTES) 12-10-99		OWNER'S CERTIFICATION The undersigned, owner of land shown herein, hereby certify that the information and data provided in the requirements of Subsection (C) of Section 3-108 of the Annotated Code of Maryland, and the provisions of Article of the Annotated Code of Maryland, particularly insofar as the same concern the making of the plat and the setting of the corners, are true and correct.		APPROVED  11/19/99 DIRECTOR Department of Environmental Protection and Natural Resources		APPROVED By the Director of Permits and Development Management pursuant to Section 26-215(c), Baltimore County Code  11/19/99 DIRECTOR Department of Permits and Development Management		P.W.A. COMPLETED: 11/19/99 3-3-99 FINAL PLAT CHECKED: DDM PLANNING: 11/19/99 ENGINEERING: 11/19/99 HOUSE NUMBERS: 12-12-99 LAND ACQUISITION: 11/19/99 RECREATION AND PARKS: 11/19/99		OWNER DEWLAND CORPORATION c/o MERCANTILE MORTGAGE CORP. 2416 VELVET VALLEY WAY OWINGS MILLS, MARYLAND 21117 DEED REF. 11903/632 TAXATION COUNTY NO. 22--00-022382 PCDM No. VIII-698 8th ELECTION DISTRICT SCALE: 1" = 100' BALTIMORE COUNTY, MARYLAND DATE: MARCH 23, 1998		FINAL SUBDIVISION PLAT CORBET VALLEY	
COMPUTED BY: JGC DRAWN BY: JLC CHECKED BY: JLC JOB NO. 97-043															

2014-0255-A

MSA SSU 1236 - 1050C

71-76