

IN RE: PETITION FOR ADMIN. VARIANCE *
(8944A Satyr Hill Road)
9th Election District *
5th Council District *
Ryan Wenrich *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2015-0201-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, Ryan Wenrich ("Petitioner"). The Petitioner is requesting Variance relief from § 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed accessory structure (shed) to be located in the side yard in lieu of the required rear yard. 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.

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

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on March 19, 2015, 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

ORDER RECEIVED FOR FILING

Date 4-8-15

By DW

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.

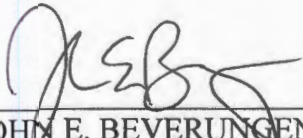
Pursuant to the posting of the property and the provisions of both the B.C.C. and the B.C.Z.R., and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 8th day of **April, 2015**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from § 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed accessory structure (shed) to be located in the side yard in lieu of the required rear yard, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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.

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 4-8-15

By [Signature]



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 8944A Satyr Hill Rd, Parkville, MD 21234 Currently zoned DR3.5
 Deed Reference 34345 / 00028 10 Digit Tax Account # 230 0003954
 Owner(s) Printed Name(s) Ryan Wenrich

(SELECT THE HEARING(S) BY MARKING X 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:

- X ADMINISTRATIVE VARIANCE from Section(s) 400.1 BCZZ To permit a proposed accessory structure (shed) 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.

- 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):

Ryan Wenrich

Name #1 - Type or Print

Name #2 - Type or Print

Ryan Wenrich

Signature #1

Signature #2

8944A Satyr Hill Rd, Parkville MD

Mailing Address

City

State

21234

443-564-8079

ryan.wenrich1@hotmail.com

Zip Code

Telephone #

Email Address

Attorney for Owner(s)/Petitioner(s)

Representative to be contacted:

Name- Type or Print

Name - Type or Print

Signature

Signature

Mailing Address

City

State

Mailing Address

City

State

Zip Code

Telephone #

Email Address

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 4-8-15 day of April 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 2015-0201-A

Filing Date 3/12/15

Estimated Posting Date 3/22/15

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: 8944A Satyr Hill Rd. Parkville MD 21234
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)

My property is unique and different from the surrounding properties because it is a subdivided lot that is located behind all the surrounding lots/houses and has a very unusual layout making it difficult to put a small shed anywhere but on the side of my house. The rear of my yard is taken up by a pool, pool equipment and an easement for county sewer line. The area not taken up by this has very steep banks and trees that would make it very difficult to put a shed. In addition to this, I need easy access to the items I plan to store in the small shed from my driveway located in the front of my house so having it located in the rear yard would be a very far distance from my driveway making it difficult for me to access the items especially because my rear yard is located down a hill from my front yard.

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

Ryan W. Wenrich
Signature of Owner (Affiant)
Ryan Wenrich
Name- Print or Type

Signature of Owner (Affiant)

Name- Print or Type

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

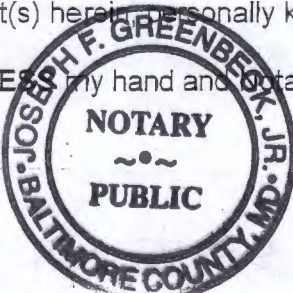
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 31st day of MARCH, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: RYAN WENRICH

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

AS WITNESSES my hand and Notaries Seal



Notary Public

July 21, 2015

My Commission Expires

ZONING PROPERTY DESCRIPTION FOR 8944A SATYR HILL RD,
PARKVILLE, MD 21234

Being known and designated as Lot 2, "Minor Subdivision Satyr Hill Road, Smith Property" as duly recorded among the Land Records of Baltimore County, MD in Liber 13188, Folio 262 and more particularly described as follows:

Beginning from the same at point on centerline of Satyr Hill Road, said point being the beginning of the first or N 18° 16'30" W. 427.02 foot line described in a deed dated May 29, 1973 and recorded among the Land Records of Baltimore County in Liber 5362, folio 106, was granted and conveyed by Harry W. Smith to Charles W. Smith and Elsie M. Smith, his wife; thence leaving the centerline of Satyr Hill Road and running along the first, second and a part of the third line described in the above mentioned deed the three (3) following courses and distances, viz: (1) N 18° 16'30" W. 427.02 feet, (2) S 22° 46'55" W. 221.58 feet and (3) S 32° 01'00" E. 151.03 feet to a point; thence running for new lines of division through the whole tract the three (3) following courses and distances, viz: (1) N 30° 00'00" E. 62.00 feet, (2) S 61° 00'00" E, 78.68 feet and (3) S 18° 16'30" E, 109.36 feet to a point on the centerline of Satyr Hill Road; thence along and binding on the centerline of Satyr Hill Road N 20° 00'00" E. 16.14 feet to the point of beginning. Containing 0.699 of an acre, more or less. Located in the 9 Election District and 5 Council District.

Also subject to the use in common for ingress, egress and maintenance over a strip of land shown as Hatched Area on Minor Subdivision Plat of the "Smith Property" and also subject to the existing 10 foot drainage and utility Easement (Drwg. RW 88-170-6), the existing Baltimore County Drainage and Utility Easement as shown on said Minor Subdivision Plat for the use of Lot 1.

2015-0201-A

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

No. **121406**

Date: **3/12/15**

DATE RECEIVED
 FILED RECEIPT

RECEIVED BY: **RECEIVED** TIME: **14:17:01**

RECEIVED BY: **RECEIVED** TIME: **14:17:01**

RECEIVED BY: **RECEIVED** TIME: **14:17:01**

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RECEIVED BY: **RECEIVED** TIME: **14:17:01**

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	000	000		050						75.00

Total: **75.00**

Rec From: **Ryan Wenrich**

For: **Administrative Variance**

3444 A Sal, 2 41125

2015-0201-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0201 -A

Address 8944 A Satyr Hill Rd

Contact Person: Gary Huk
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 3/12/15

Posting Date: 3/22/15

Closing Date: 4/6/15

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 2015- 0201 -A

Address 8944 A Satyr Hill Rd

Petitioner's Name Ryan Wenrich

Telephone 443-564-8079

Posting Date: 3/22/15

Closing Date: 4/6/15

Wording for Sign: To Permit a proposed accessory structure (shed)
located in the side yard in lieu of the required
rear yard.

Revised 7/18/14

CERTIFICATE OF POSTING

Date: 3-22-15

RE: Case Number: 2015-0201-4

Petitioner/Developer: Ryan Wenrick

Date of Hearing/Closing: 4-6-15

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 8944A Satyr Hill Rd

The signs(s) were posted on 3-¹⁹-15
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 2015-0201-A

TO PERMIT A PROPOSED ACCESSORY

STRUCTURE (SHED) LOCATED IN THE

SIDE YARD IN LIEU OF THE REQUIRED

REAR YARD

8944A SATYR HILL RD

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,

AN ELIGIBLE INDIVIDUAL OR GROUP MAY

REQUEST A PUBLIC HEARING CONCERNING

THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS

RECEIVED IN THE ZONING REVIEW BUREAU BEFORE

5:00 P.M. ON 4/6/15

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF

PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,

21204, (410) 887-3391

AFTER ABOVE DATE, UNDER PENALTY OF LAW

PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,

Jenice Haskew
410-661-8730

M E M O R A N D U M

DATE: May 12, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0201-A – Appeal Period Expired

The appeal period for the above-referenced case expired on May 11, 2015. 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
ReceivedDepartment3-18DEVELOPMENT 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 _____)3-16

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: 3-19-15 by: PilsonPEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 2300003954			
Owner Information					
Owner Name:		WENRICH RYAN		Use:	RESIDENTIAL
Mailing Address:		8944A SATYR HILL RD BALTIMORE MD 21234-1403		Principal Residence:	YES
				Deed Reference:	/34345/ 00028
Location & Structure Information					
Premises Address:		8944A SATYR HILL RD BALTIMORE MD 21234-1403		Legal Description: .699 AC MINOR SUB NWS SATYR HILL RD 2700 FT NW JOPPA RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0071	0001	0946		0000	2
				Assessment Year:	Plat No: MS
				2014	Plat Ref:
Special Tax Areas:			Town: NONE		
			Ad Valorem: Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1999	1,680 SF	840 SF	30,458 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
		STANDARD UNIT	SIDING	3 full	1 Attached
Last Major Renovation					
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2014 As of 07/01/2015	
Land:		196,600	168,100		
Improvements		139,700	141,800		
Total:		336,300	309,900	309,900	309,900
Preferential Land:		0			0
Transfer Information					
Seller: SMITH MICHAEL A		Date: 10/17/2013		Price: \$335,000	
Type: ARMS LENGTH IMPROVED		Deed1: /34345/ 00028		Deed2:	
Seller: SMITH MICHAEL A		Date: 08/10/2012		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /32403/ 00148		Deed2:	
Seller: SMITH ELSIE M		Date: 11/18/1998		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /13303/ 00336		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2014		07/01/2015	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 06/19/2014					

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. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.



KEVIN KAMENETZ
County Executive

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

April 7, 2015

Ryan Wenrich
8944 A Satyr Hill Road
Parkville MD 21234

RE: Case Number: 2015-0201 A, Address: 8944 A Satyr Hill Road

Dear Mr. Wenrich:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 12, 2015. 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: jaw

Enclosures

c: People's Counsel

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Melinda Peters, Administrator

Date: 3/16/15

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

RE: Baltimore County
Item No. 2015-0201-A
Administrative Variance
Ryan Henrich
8944A Satyr Hill 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. 2015-0201-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) extension 5598, or by email at (rzeller@sha.state.md.us).

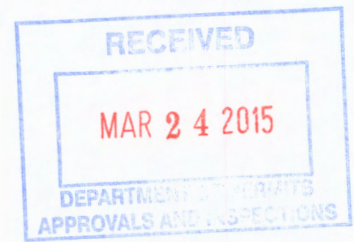
Sincerely,

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

Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE



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

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

SUBJECT: Zoning Advisory Committee Meeting
For March 23, 2015
Item No. 2015-0197, 0198, 0199 and 0201

DATE: March 18, 2015

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\ZAC03232015.doc



KEVIN KAMENETZ
County Executive

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

April 8, 2015

Ryan Wenrich
8994A Satyr Hill Road
Parkville, Maryland 21234

RE: Petition for Administrative Variance
Case No. 2015-0201-A
Property: 8994A Satyr Hill Road

Dear Mr. Wenrich:

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 the typed name.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

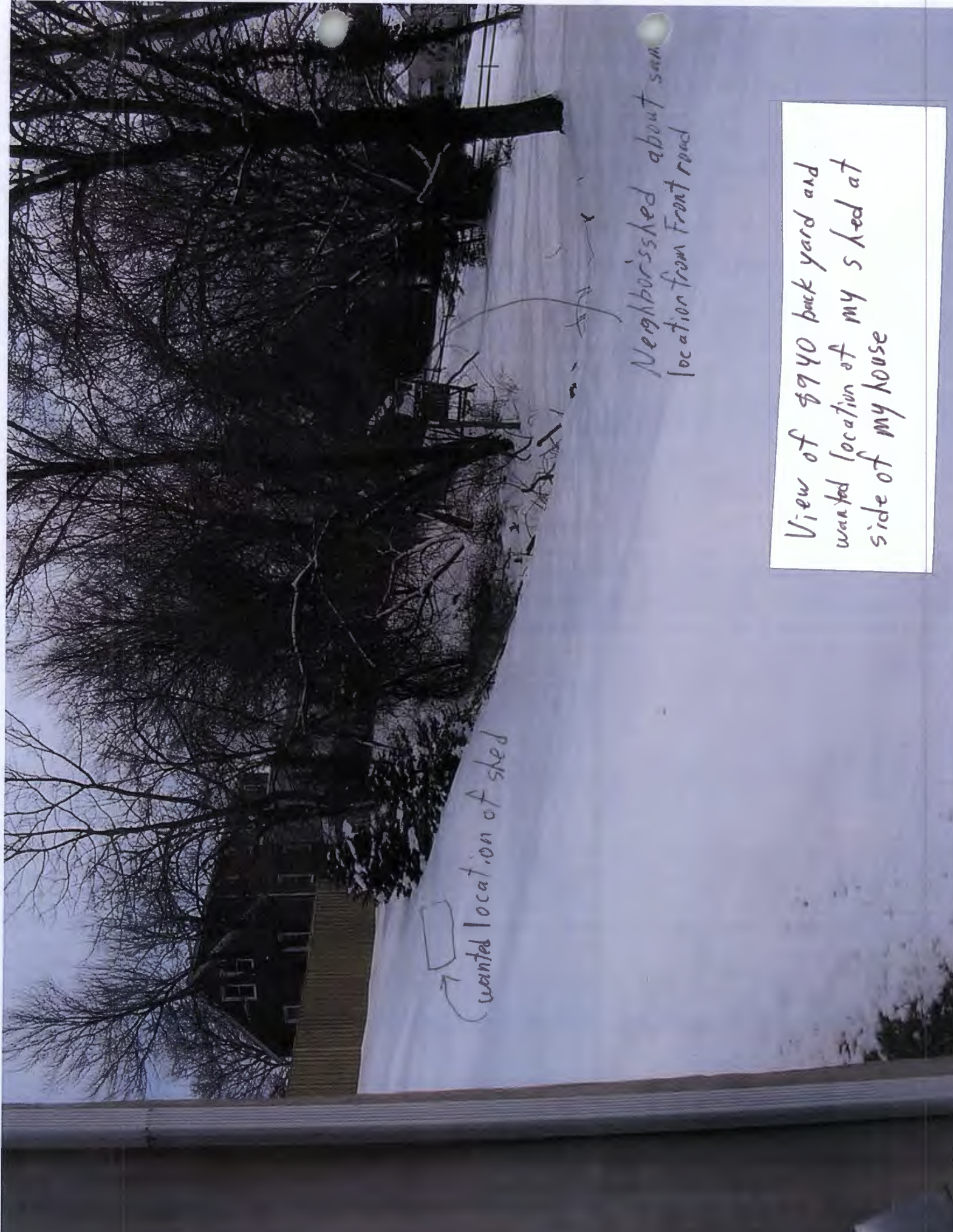
JEB:dlw
Enclosure

backyard of 8944 Lot

8940 Lot
10' x 12' shed
wanted location
of shed

View of area on side of my house which
is back yard area of lot 8944 and
location where I want to put
10 ft x 12 ft shed.

2015-0201-A



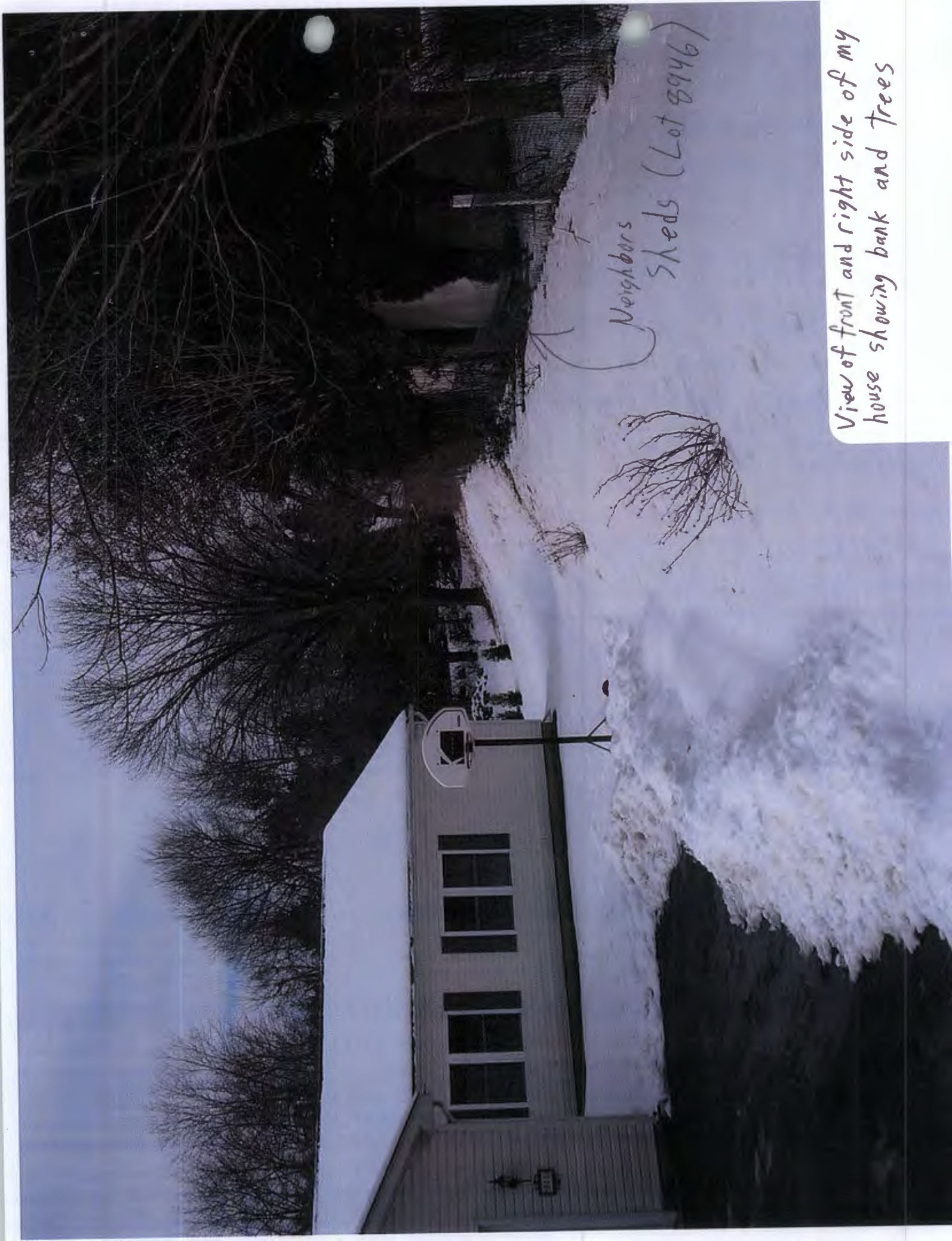
wanted location of shed

Neighbors shed about same
location from Front road

View of 9940 back yard and
wanted location of my shed at
side of my house



View of my front yard from
front side of my house. My house
is located in everyone's backyard



View of front and right side of my house showing bank and trees



View of 8946 Lot from my
drive way in front of my house.
Their sheds are in view when
looking out my front windows of house



View of the steep bank and back of
house from neighbors lot with trees



View of pool and trees in back yard from
back of house

Pt. Bk./Folio # MPXXL92

DR2

NE 11-D

DR2

1925

1929

0902004821

0919070001

1600007682

0919070000

1983

0919070002

Lot # 2 2200020757

PAI # 090624
Pt. Bk./Folio # MP93186
PAI # 090624

SHANKLIN RD

9 ED 071A1

5 CD

Lot # 2
1998-0115-SPH
2300003954

8941-A

PAI # 090694
PAI # 090694
Folio # MP98047
PAI # 090694

DR 3.5

8946

0911890840

PAI # 090340
PAI # 090340
Pt. Bk./Folio # 049058
Pt. Bk. 000J045, Folio 0038
1900006535

Lot # 1
2400001779

3981

NE 10-D

Lot # 2
2400001780

8944
Lot # 1
2300003953

0908010210

PAI # 090595
2004-0474-A
992-0418945
Pt. Bk./Folio # MP92005
PAI # 090595

PAI # 090722
PAI # 090722
Pt. Bk. 00075, Folio 0021
3929

0915950001

8940

2000014598
2000014599
2000014601
200014600
Pt. Bk./Folio # C010093

Lot # 3
3927
2400001781

SATYR HILL RD

PAI # 090450
PAI # 090450
PAI # 090450
Pt. Bk./Folio # 055054

Lot # 4
3925
2400001782

0919510484

2000010726

8939

8936

PAI # 090586 Lot # 1 220000085
PAI # 090586
Pt. Bk./Folio # MPXX092
PAI # 090586



DR 2

NE 11-D

0902004821

0919070001

1929

1600007682

0919070000

1933

2200020757

Lot # ?
PAI # 090624

Pt. Bk./Folio # MP93186

PAI # 090624

PAI # 090624

PAI # 090624

8946

0911890840

PAI # 090340 PAI # 090340

PAI # 090340 k./Folio # 049058

PAI # 090340

Pt. Bk. 0000049, Folio 0058

1900006535

071A1

Lot # 2 2300003954

1998-0115-S8944-A

Pt. Bk./Folio # MP98047

PAI # 090694 PAI # 090694 PAI # 090694

PAI # 090694

DR 3.5

NE 10-D

Lot # 1
2300003953

2004-0474-A

0908010210 PAI # 090595

Pt. Bk./Folio # MP92005

PAI # 090595

PAI # 090595

1992-0412-A
PAI # 090595

2400001779

Lot # 1

3931

Lot # 2
2400001780

3929

PAI # 090722

PAI # 090722

Pt. Bk./Folio # 075021

PAI # 090722 PAI # 090722

3927

Lot # 3 2400001781

3925

Lot # 4 2400001782

3923

Lot # 5 2400001783

0919510484

8936

0901350441

PAI # 090450

Pt. Bk./Folio # 055054

PAI # 090450

PAI # 090450

PAI # 090450

2000010726

8939

Pt. Bk./Folio # C010093

2000014578

2000014589

2000014593

2000014594

2000014606

2000014579

2000014575

200001458

2000014605

200001458

DR 11 NC
2000001052
Pt. Bk./Folio # 052099
FOREST VALLEY RD
PAI # 090413
Pt. Bk./Folio # 052098

SHANKLIN RD

SATYR HILL RD

DR 16

R-1974-0

DR 5

2015-0201

M E M O R A N D U M

DATE: May 12, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0201-A – Appeal Period Expired

The appeal period for the above-referenced case expired on May 11, 2015. 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 *
(8944A Satyr Hill Road)
9th Election District *
5th Council District *
Ryan Wenrich *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2015-0201-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, Ryan Wenrich ("Petitioner"). The Petitioner is requesting Variance relief from § 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed accessory structure (shed) to be located in the side yard in lieu of the required rear yard. 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.

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

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on March 19, 2015, 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

ORDER RECEIVED FOR FILING

Date 4-8-15

By OW

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.

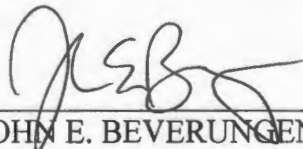
Pursuant to the posting of the property and the provisions of both the B.C.C. and the B.C.Z.R., and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 8th day of **April, 2015**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from § 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed accessory structure (shed) to be located in the side yard in lieu of the required rear yard, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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.

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

4-8-15

By





KEVIN KAMENETZ
County Executive

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

April 8, 2015

Ryan Wenrich
8994A Satyr Hill Road
Parkville, Maryland 21234

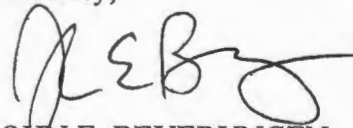
RE: Petition for Administrative Variance
Case No. 2015-0201-A
Property: 8994A Satyr Hill Road

Dear Mr. Wenrich:

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,


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 8944A Satyr Hill Rd, Parkville, MD 21234 Currently zoned DR3.5
 Deed Reference 34345100028 10 Digit Tax Account # 2300003954
 Owner(s) Printed Name(s) Ryan Wenrich

(SELECT THE HEARING(S) BY MARKING X 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:

- X ADMINISTRATIVE VARIANCE from Section(s) 400.1 BCZR To permit a proposed accessory structure (shed) 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.

- 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):

Ryan Wenrich

Name #1 - Type or Print

Name #2 - Type or Print

Ryan Wenrich

Signature #1

Signature #2

8944A Satyr Hill Rd, Parkville MD

Mailing Address

City

State

21234

443-564-8079

ryan.wenrich1@hotmail.com

Zip Code

Telephone #

Email Address

Attorney for Owner(s)/Petitioner(s)

Representative to be contacted:

Name- Type or Print

Name - Type or Print

Signature

Signature

Date 4-8-15

Mailing Address

City

State

Mailing Address

City

State

Zip Code

Telephone #

Email Address

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 2015-0201-A Filing Date 3/12/15 Estimated Posting Date 3/27/15 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: 8944A Satyr Hill Rd. Parkville MD 21234
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)

My property is unique and different from the surrounding properties because it is a subdivided lot that is located behind all the surrounding lots/houses and has a very unusual layout making it difficult to put a small shed anywhere but on the side of my house. The rear of my yard is taken up by a pool, pool equipment and an easement for county sewer line. The area not taken up by this has very steep banks and trees that would make it very difficult to put a shed. In addition to this, I need easy access to the items I plan to store in the small shed from my driveway located in the front of my house so having it located in the rear yard would be a very far distance from my driveway making it difficult for me to access the items especially because my rear yard is located down a hill from my front yard.

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

Ryan Wenrich
Signature of Owner (Affiant)
Ryan Wenrich
Name- Print or Type

Signature of Owner (Affiant)

Name- Print or Type

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

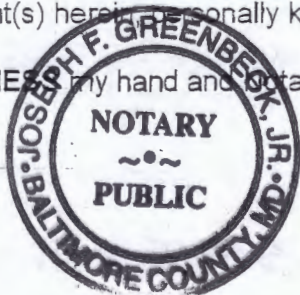
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 31st day of JUNE 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: RYAN WENRICH

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

AS WITNESSES my hand and Notaries Seal



[Signature]
Notary Public

July 21, 2015
My Commission Expires

ZONING PROPERTY DESCRIPTION FOR 8944A SATYR HILL RD,
PARKVILLE, MD 21234

Being known and designated as Lot 2, "Minor Subdivision Satyr Hill Road, Smith Property" as duly recorded among the Land Records of Baltimore County, MD in Liber 13188, Folio 262 and more particularly described as follows:

Beginning from the same at point on centerline of Satyr Hill Road, said point being the beginning of the first or N 18° 16'30" W. 427.02 foot line described in a deed dated May 29, 1973 and recorded among the Land Records of Baltimore County in Liber 5362, folio 106, was granted and conveyed by Harry W. Smith to Charles W. Smith and Elsie M. Smith, his wife; thence leaving the centerline of Satyr Hill Road and running along the first, second and a part of the third line described in the above mentioned deed the three (3) following courses and distances, viz: (1) N 18° 16'30" W. 427.02 feet, (2) S 22° 46'55" W. 221.58 feet and (3) S 32° 01'00" E. 151.03 feet to a point; thence running for new lines of division through the whole tract the three (3) following courses and distances, viz: (1) N 30° 00'00" E. 62.00 feet, (2) S 61° 00'00" E, 78.68 feet and (3) S 18° 16'30" E, 109.36 feet to a point on the centerline of Satyr Hill Road; thence along and binding on the centerline of Satyr Hill Road N 20° 00'00" E. 16.14 feet to the point of beginning. Containing 0.699 of an acre, more or less. Located in the 9 Election District and 5 Council District.

Also subject to the use in common for ingress, egress and maintenance over a strip of land shown as Hatched Area on Minor Subdivision Plat of the "Smith Property" and also subject to the existing 10 foot drainage and utility Easement (Drwg. RW 88-170-6), the existing Baltimore County Drainage and Utility Easement as shown on said Minor Subdivision Plat for the use of Lot 1.

2015-0201-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0201 -A Address 8944 A Satyr Hill Rd

Contact Person: Gary Huk Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/12/15 Posting Date: 3/22/15 Closing Date: 4/6/15

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 2015- 0201 -A Address 8944 A Satyr Hill Rd

Petitioner's Name Ryan Wenrich Telephone 443-564-8079

Posting Date: 3/22/15 Closing Date: 4/6/15

Wording for Sign: To Permit a proposed accessory structure (shed)
located in the side yard in lieu of the required
rear yard.

Revised 7/18/14

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

No. 121406

Date: 3/12/13

DATE RECEIVED

1/13/2013 14:17:01

RECEIVED BY: LINDA L. R.

RECEIPT # 74373 3/12/2013

3.00 CASHING VENDOR

NO. 121406

RECEIVED FOR \$75.00

3.00 LK \$75.00

Baltimore County, Maryland

Rev Sub
Source/ Rev/

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	000	000		050				75.00

Total: 75.00

Rec From: Ryan Wenrich

For: Administrative Variance
3444 A Sal, 12 HIR
2015-0201-A

DISTRIBUTION

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

CASHIER'S
VALIDATION

CERTIFICATE OF POSTING

Date: 3-22-15

RE: Case Number: 2015-0201-4

Petitioner/Developer: Ryan Wenrick

Date of Hearing/Closing: 4-6-15

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 8944 A Satyr Hill Rd

The signs(s) were posted on 3-¹⁹-15
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 2015-0201-A

TO PERMIT A PROPOSED ACCESSORY
STRUCTURE (SHED) LOCATED IN THE
SIDE YARD IN LIEU OF THE REQUIRED
REAR YARD

3944A SATYR HILL RD

PUBLIC HEARING ?

BALTIMORE COUNTY CODE

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY MAY
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
REQUEST A PUBLIC HEARING PROVIDED THE REQUEST IS
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS

RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 4/6/15

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
TOWSON, MD 21204, (410) 887-3391
AFTER ABOVE DATE, UNDER PENALTY OF LAW

Terence Haslen
410-661-8730

CASE NO. 2015- 0291-17

CHECKLIST

**Support/Oppose/
Conditions/
Comments/
No Comment**

**Comment
Received**

Department

3-18

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 _____)

3-16

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: 3-19-15 by Pilson

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 2300003954			
Owner Information					
Owner Name:		WENRICH RYAN		Use:	RESIDENTIAL
Mailing Address:		8944A SATYR HILL RD BALTIMORE MD 21234-1403		Principal Residence:	YES
				Deed Reference:	/34345/ 00028
Location & Structure Information					
Premises Address:		8944A SATYR HILL RD BALTIMORE MD 21234-1403		Legal Description: .699 AC MINOR SUB NWS SATYR HILL RD 2700 FT NW JOPPA RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: MS
0071	0001	0946		0000	2 2014 Plat Ref:
Special Tax Areas:			Town: NONE		
			Ad Valorem: Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1999	1,680 SF	840 SF	30,458 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
		STANDARD UNIT	SIDING	3 full	1 Attached
Value Information					
		Base Value	Value As of 01/01/2014	Phase-In Assessments As of 07/01/2014 As of 07/01/2015	
Land:		196,600	168,100		
Improvements		139,700	141,800		
Total:		336,300	309,900	309,900	309,900
Preferential Land:		0			0
Transfer Information					
Seller: SMITH MICHAEL A		Date: 10/17/2013		Price: \$335,000	
Type: ARMS LENGTH IMPROVED		Deed1: /34345/ 00028		Deed2:	
Seller: SMITH MICHAEL A		Date: 08/10/2012		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /32403/ 00148		Deed2:	
Seller: SMITH ELSIE M		Date: 11/18/1998		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /13303/ 00336		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2014		07/01/2015	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 06/19/2014					

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. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Maryland Department of Transportation

Pete K. Rahn, Secretary
Melinda Peters, Administrator

Date: 3/16/15

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

RE: Baltimore County
Item No. 2015-0201-A
Administrative Variance
Ryan Henrich
8944A Satyr Hill 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. 2015-0201-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) extension 5598, or by email at (rzeller@sha.state.md.us).

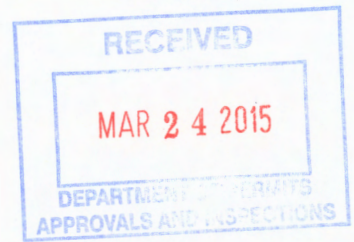
Sincerely,

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

Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE



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

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

SUBJECT: Zoning Advisory Committee Meeting
For March 23, 2015
Item No. 2015-0197, 0198, 0199 and 0201

DATE: March 18, 2015

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

DAK:CEN
cc:file

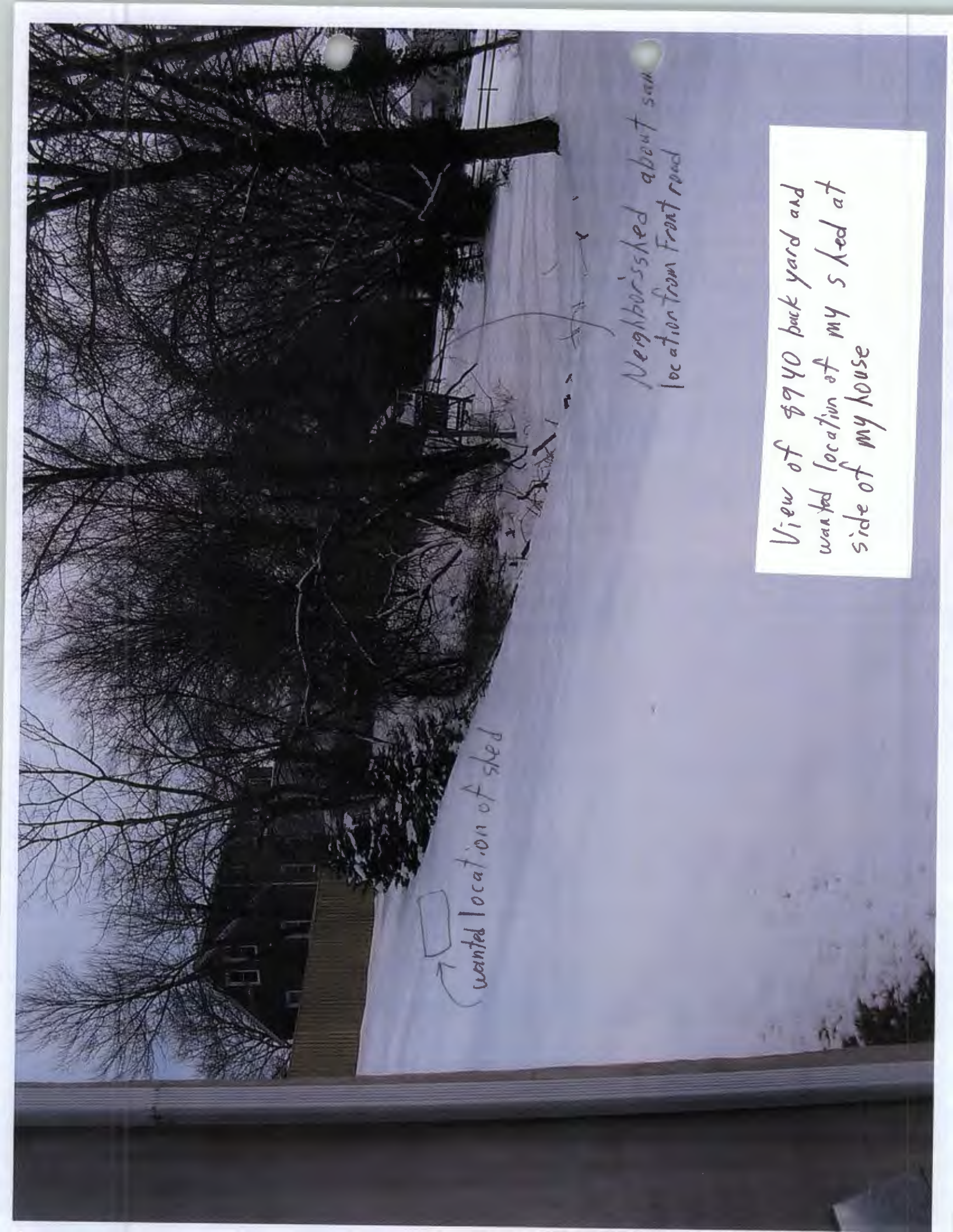
G:\DevPlanRev\ZAC -No Comments\ZAC03232015.doc

backyard of 8944 lot

8940 lot
10'x12' shed
wanted location of shed

View of area on side of my house which is back yard area of lot 8944 and location where I want to put 10ft x 12ft shed.

2015-0201-A



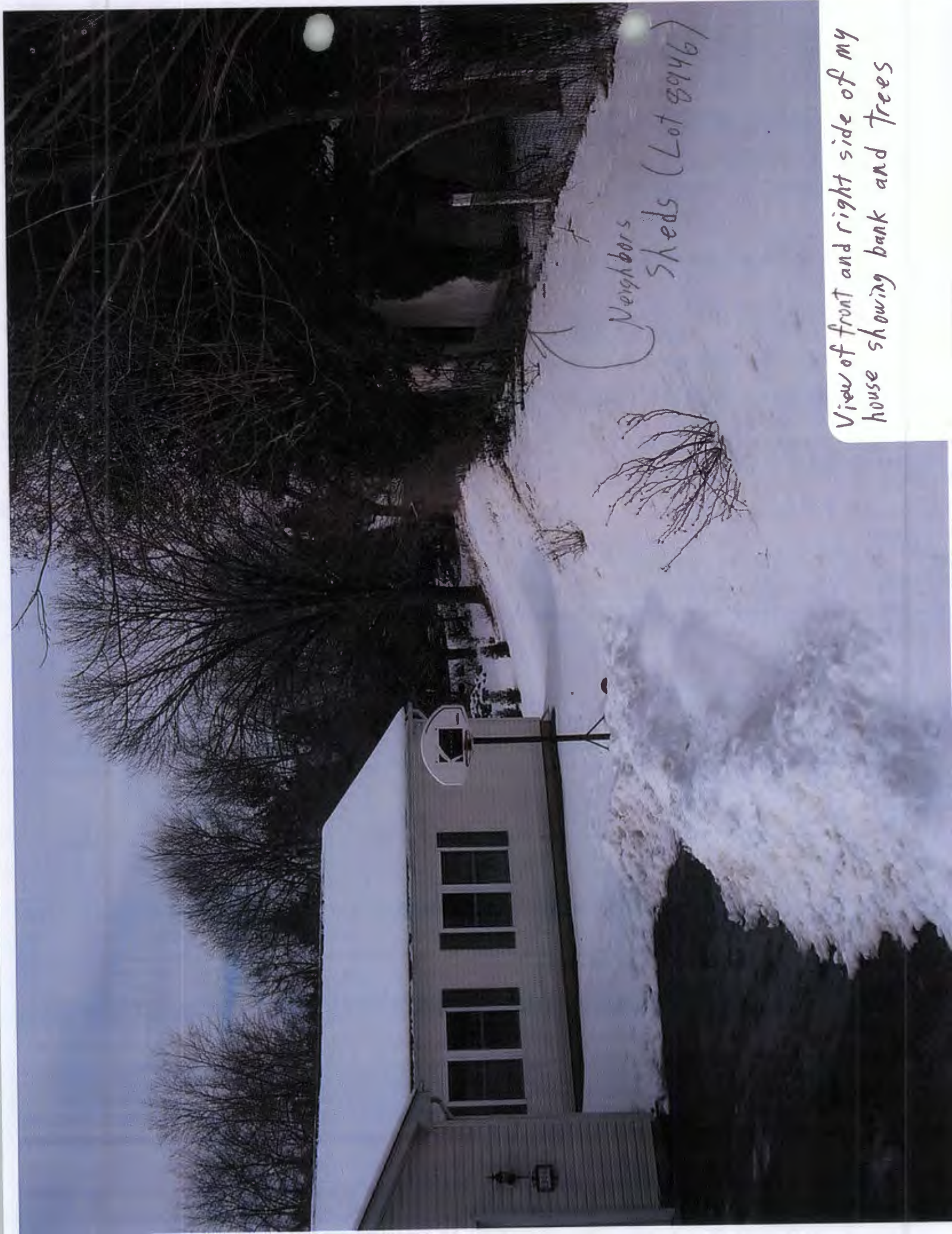
wanted location of shed

Neighbors shed about same
location from Front road

View of \$940 back yard and
wanted location of my shed at
side of my house



View of my front yard from
front side of my house. My house
is located in everyone's backyard



View of front and right side of my house showing bank and trees



View of 8946 Lot from my
drive way in front of my house.
Their sheds are in view when
looking out my front windows of house



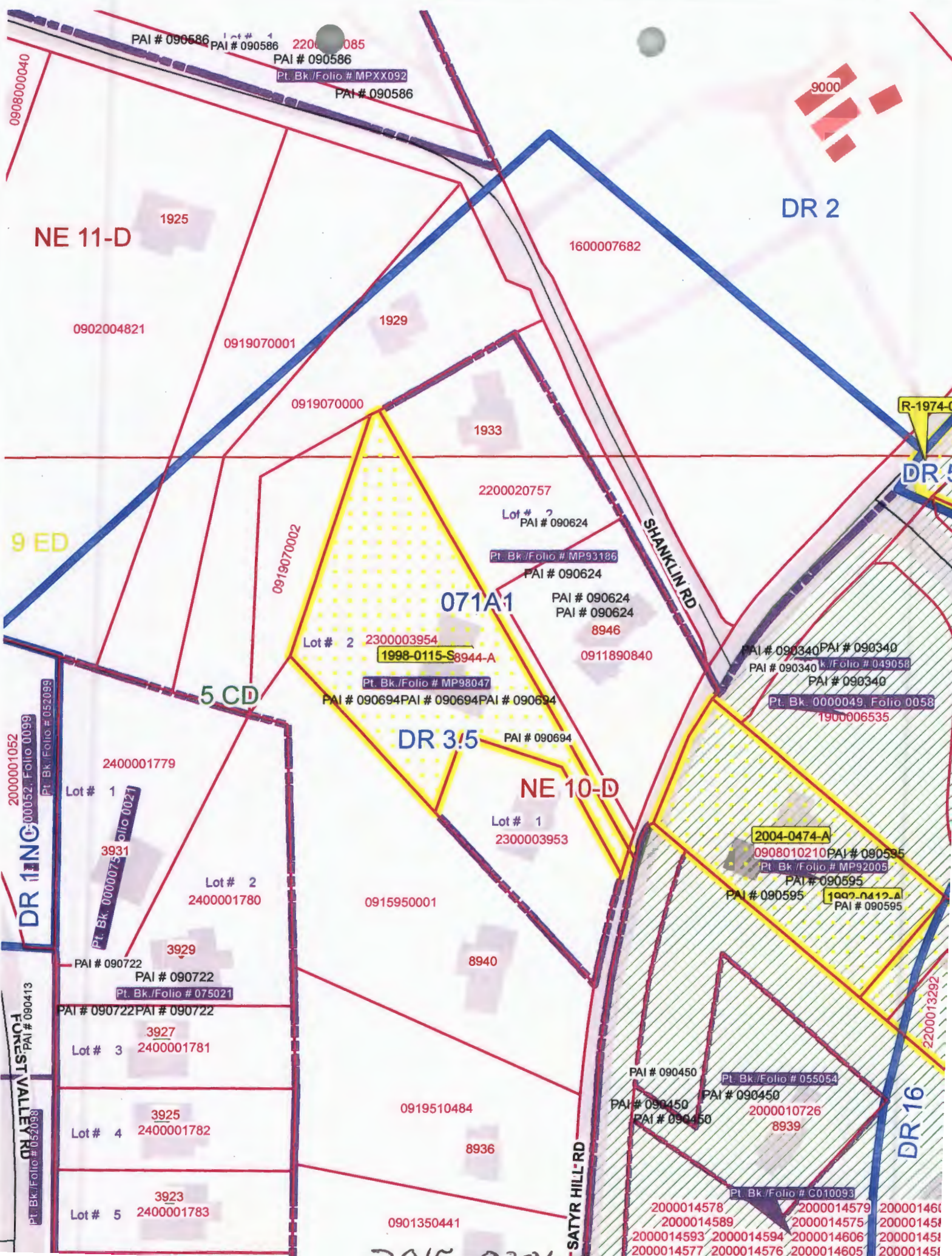
View of the steep bank and back of
house from neighbors lot with trees



View of pool and trees in back yard from
back of house







PAI # 090586
PAI # 090586
220000085
PAI # 090586
Pt. Bk./Folio # MPXX092
PAI # 090586

DR 2

NE 11-D

0902004821

0919070001

1929

1600007682

0919070000

1933

2200020757

Lot # 2
PAI # 090624

Pt. Bk./Folio # MP93186

PAI # 090624

PAI # 090624
PAI # 090624
8946

SHANKLIN RD

071A1

Lot # 2 2300003954
1998-0115-S8944-A

Pt. Bk./Folio # MP98047

PAI # 090694 PAI # 090694 PAI # 090694

DR 3.5

PAI # 090694

NE 10-D

Lot # 1
2300003953

0915950001

8940

Lot # 2
2400001780

2400001779

Lot # 1

3931

Pt. Bk./Folio # 000075
Folio 0021

3929

PAI # 090722
PAI # 090722
Pt. Bk./Folio # 075021

PAI # 090722 PAI # 090722

Lot # 3 3927
2400001781

Lot # 4 3925
2400001782

Lot # 5 3923
2400001783

0919510484

8936

0901350441

PAI # 090450

PAI # 090450
PAI # 090450

Pt. Bk./Folio # 055054

PAI # 090450

2000010726
8939

Pt. Bk./Folio # C010093

2000014578 2000014579 2000014601
2000014589 2000014575 2000014581
2000014593 2000014594 2000014606 2000014581
2000014577 2000014576 2000014605 2000014581

DR 16

R-1974-0

DR 5

PAI # 090340 PAI # 090340
PAI # 090340 Pt. Bk./Folio # 049058
PAI # 090340
Pt. Bk./Folio # 0000049, Folio 0058
1900006535

2004-0474-A
0908010210 PAI # 090595
Pt. Bk./Folio # MP92005
PAI # 090595
PAI # 090595
1998-0412-A
PAI # 090595

DR 1 INC 2000001052
Pt. Bk./Folio # 000052, Folio 0099

FOREST VALLEY RD
Pt. Bk./Folio # 052098
PAI # 090413

GENERAL INFORMATION X

(MAGNETIC TYPE REQUESTED WITH IT)

Ryan Wenzlich

Minor subdivisions on Satyr Hill Rd. Smith Property

SECRET

0 ~~000~~ # 01704

Location wanted for NEW

10' x 12' x 15' Shed which will be about 45 ft from side of house and little over 5 ft from property

\$940, property of
Richard & Kellie
Zink

1000565160 #XB/

5, set back
20

h768
2-71

1/5.5 Smith

QX # 2300003953

68 1160 #Xb/

of 129 wnh

0720681160
0720681160

SHANKLIN AVE

$$A = 15.77 \text{ V}$$
$$R = 2500,00 \quad \text{Jahres H: 11 Kd}$$

DATE 3/9/2015 SCALE: 1 INCH = 50 FEET

PLAN DRAWN BY Ryan Wench

2015-0201-A

VIOLATION CASE INFO:

HDS-5110-4661

MEMORANDUM

2019-2020

55

Public X Postage

संज्ञा

SECRET

WILLIAM

THE UNIVERSITY OF CHICAGO

2. NOTED

W. E. THOMPSON.

Handwritten: *No*

85A W. 11th St. W.

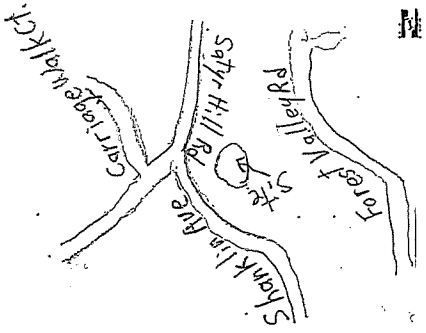
669 0

5 JUL 1954

6. THESE

DATE ZONE: NR 3.5

1071 A1

[illegible]

REFERENCES

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

ADDRESS 8944 A Satyr Hill Rd, Parkville, MD 21234 OWNER(S) NAME(S) Ryan Wenrich

SUBDIVISION NAME Minor subdivision Satyr Hill Rd Smith Property LOT # 2 BLOCK # _____ SECTION # _____

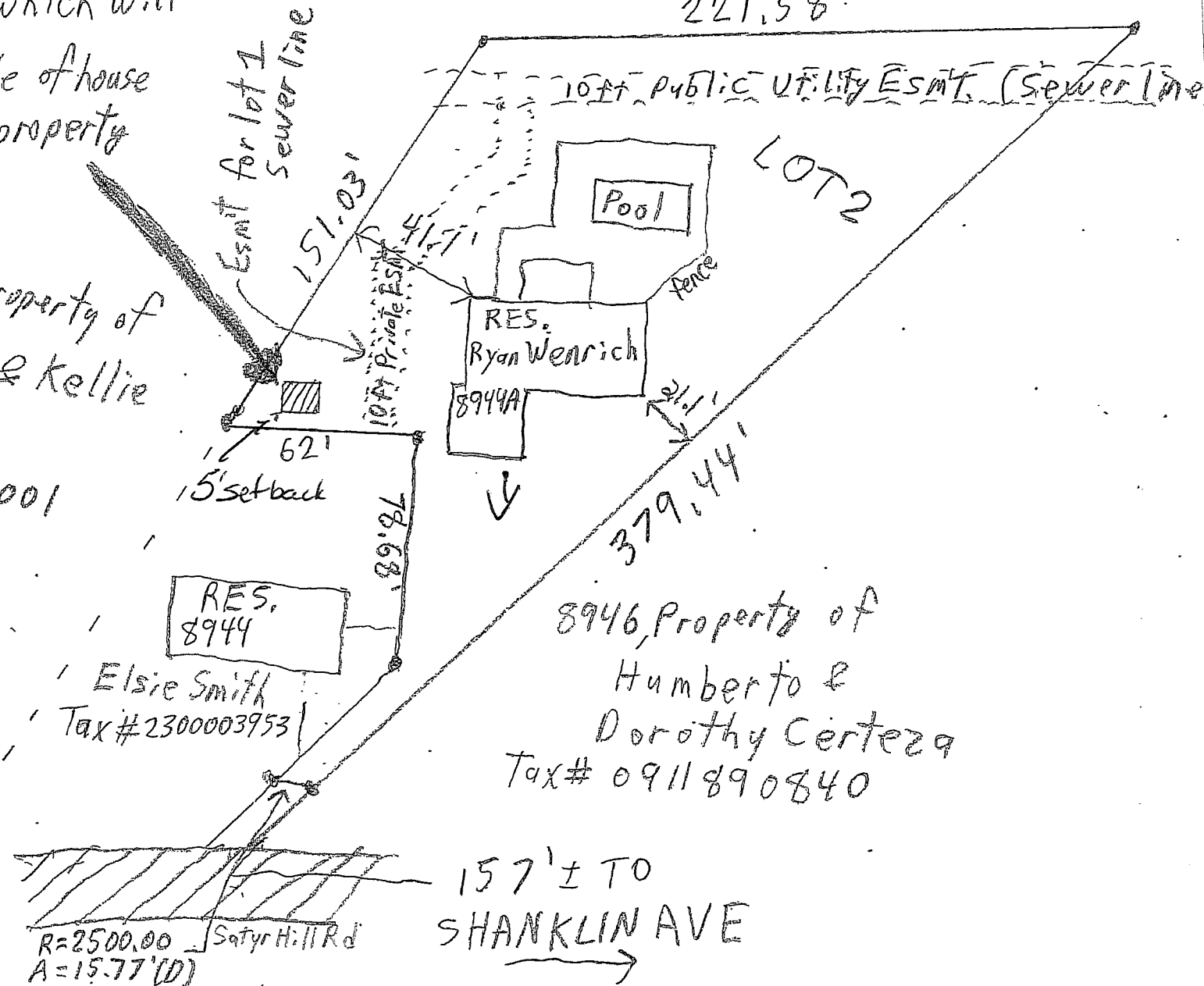
PLAT BOOK # 99 FOLIO # 004710 DIGIT TAX # 2300003954 DEED REF. # 34345100028

Location wanted for NEW
10'x12'x15' Shed which will
be about 45 ft from side of house
and little over 5 ft from property
lines

8940, Property of
Richard & Kellie
Zink
Tax# 0915950001

RES.
8944
Elsie Smith
Tax# 2300003953

Property Kutluk/Schaeffer
tax# 0919070002
221.58'

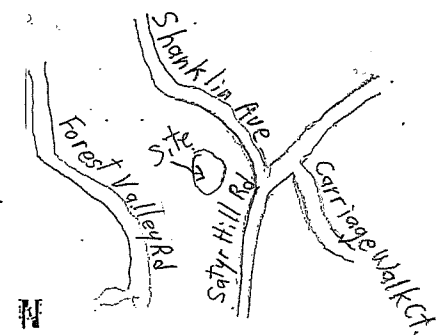


PLAN DRAWN BY Ryan Wenrich

DATE 3/9/2015 SCALE: 1 INCH = 50 FEET

2015-0201-A

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 071A1

SITE ZONED DR 3.5

ELECTION DISTRICT 9

COUNCIL DISTRICT 5

LOT AREA ACREAGE 0.699

OR SQUARE FEET 30,458

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? No Yes

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

1998-0115 - SPH

VIOLATION CASE INFO:

No

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

ADDRESS: 8944 A Satyr Hill Rd, Parkville, MO 641234 OWNER(S) NAME(S) Ryan Wenrich

SUBDIVISION NAME Minor subdivision Satyr Hill Rd Smith Property LOT # 2 BLOCK # SECTION #

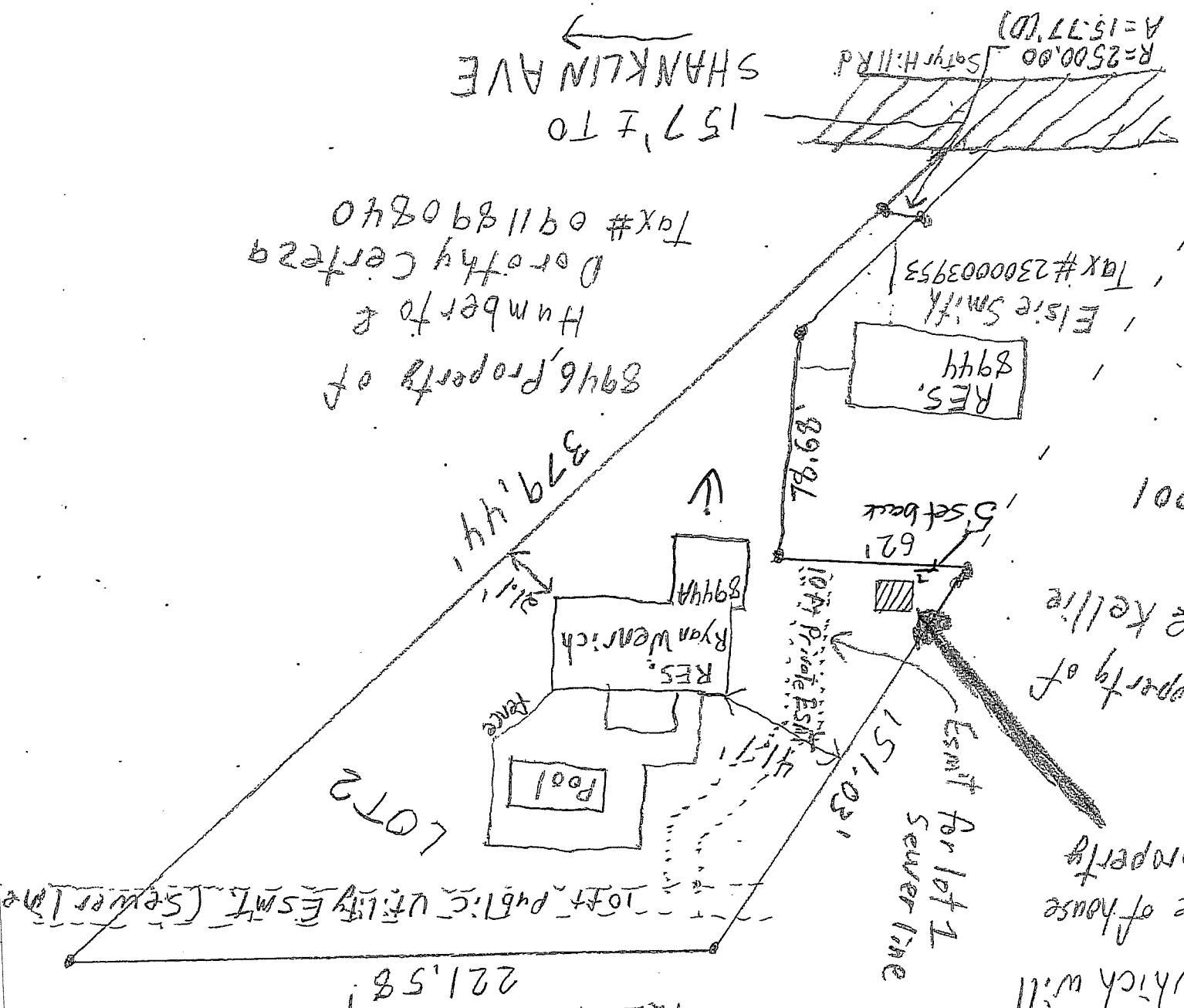
PLAT BOOK # 98 FOLIO # 047 TO DIGIT TAX # 230003954 DEED REF. # 3434510028

Location wanted for NEW

10' x 12' x 15' shed which will

be about 45 ft from side of house
and little over 5 ft from property
lines

8940, Property of
Richard & Kellie
Zink
Tax # 0915 950001



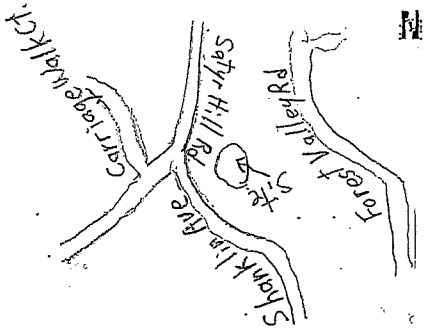
Property Kutluk/Schaeffer
Tax # 0919070002

8946, Property of
Humberto &
Dorothy Carter
Tax # 0911890840

RES. 8944
Elsie Smith
Tax # 230003953

157' ± TO
SHANKLIN AVE
R=2500.00 Satyr Hill Rd
A=15.77 (D)

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 07141
SITE ZONED DR 3.5
ELECTION DISTRICT 9
COUNCIL DISTRICT 5

LOT AREA ACREAGE 0.699
OR SQUARE FEET 30,458

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE

SEWER IS:

PUBLIC ☒ PRIVATE

PRIOR HEARING? Yes

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

1998-0115-SPT

VIOLATION CASE INFO:

DATE 3/9/2015 SCALE: 1 INCH = 50 FEET

PLAN DRAWN BY Ryan Wenrich

2015-0201-A