

MEMORANDUM

DATE: August 25, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0303-A – Appeal Period Expired

The appeal period for the above-referenced case expired on August 21, 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 *
(613 Cameron Ridge Court)
7th Election District *
3rd Council District *
Brett I. and Denise J. Moritz *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2015-0303-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Brett I. and Denise J. Moritz. The Petitioners are requesting Variance relief from § 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed two-story accessory building (detached garage with storage) in the rear yard of the dwelling with a height of 23 ft. 6 in. in lieu of the maximum allowed 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. 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 July 5, 2015, 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

ORDER RECEIVED FOR FILING

Date

7-22-15

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 Petitioners.

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

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

THEREFORE, IT IS ORDERED, this 22nd day of **July, 2015**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed two-story accessory building (detached garage with storage) in the rear yard of the dwelling with a height of 23 ft. 6 in. in lieu of the maximum allowed 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject 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.

ORDER RECEIVED FOR FILING

Date 7-22-15

2

By RSW

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 7-22-15

By DLW



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 613 CAMERON RIDGE CT, PARKTON MD 21120 Currently zoned RC8
Deed Reference 15670 / 00666 10 Digit Tax Account # 22 00 02 45 36
Owner(s) Printed Name(s) BRETT & DENISE MORITZ

(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) 400.3 of BCZR to permit a proposed 2-story accessory building (detached garage with storage) in the rear yard of the dwelling with a height of 23'6" in lieu of the maximum allowed 15 feet.

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

2. ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to 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):

Brett I Moritz / Denise J Moritz
Name #1 - Type or Print Name #2 - Type or Print

[Signature] / [Signature]
Signature #1 Signature #2

613 CAMERON RIDGE CT, PARKTON, MD
Mailing Address City State

21120 / 410 357 5751 / moritzbi@comcast
Zip Code Telephone # Email Address net.

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

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 7 day of July, 2015 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 2015-0303-A Filing Date 6/26/15 Estimated Posting Date 7/5/15 Reviewer Ar

~ 7/20/15

Rev 5/8/2014

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SECTOR 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: 613 Cameron Ridge Ct., Parkton, MD 21120
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)

SIMPLY, WE REQUIRE ADDITIONAL VEHICLE PARKING. THERE ARE 5 DRIVERS IN THE HOME AND WE HAVE A SMALL (18'x22') 2-CAR GARAGE. THE DIFFICULTY IS THAT THE BUILDER PLACED THE HOME ALL THE WAY FORWARD IN THE BUILDING ENVELOP. THEREFORE WE CANNOT EXPAND THE CURRENT GARAGE. ADDITIONALLY, THE HOA RESTRICTS CARS PARKED ON THE ROAD DOES NOT ALLOW CAR PORTS AND DISCOURAGES CARS PARKED ALONG THE DRIVEWAY, WHICH IS WHAT WE HAVE TO DO NOW.
THE SOLUTION IS TO BUILD A GARAGE AT THE END OF THE DRIVE, BEHIND THE REAR FOUNDATION OF THE HOUSE, FOR WHICH I'VE ALREADY REC'D HOA APPROVAL, PROVIDED THAT THE ELEVATION AND APPEARANCE MATCH THAT OF THE EXISTING GARAGE; BRICK FRONT W/ WINDOWS, GABLED ROOF, ETC. WHICH PUTS THE BUILDING ABOVE THE 15' HEIGHT RESTRICTION.

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

Brett I. Moritz
Signature of Owner (Affiant)

Brett I Moritz
Name- Print or Type

Denise J. Moritz
Signature of Owner (Affiant)

Denise J. Moritz
Name- Print or Type

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

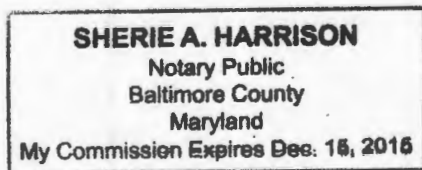
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23rd day of June, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Brett I. Moritz and Denise J. Moritz

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

AS WITNESS my hand and Notaries Seal



Sherie A. Harrison
Notary Public
12/15/2015
My Commission Expires

REV. 5/8/2014

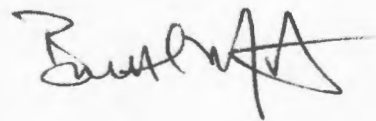
2015-0303-A

AFFIDAVIT (CONT'D)

SO THE QUANDRY EXISTS THAT WE CANNOT EXPAND THE CURRENT GARAGE WITHOUT VIOLATING THE SETBACKS, AND WE CANNOT BUILD A SEPARATE GARAGE AS AN ACCESSORY STRUCTURE AND BE COMPLIANT WITH THE HOA WITHOUT GOING OVER 15' IN HEIGHT.

IRONICALLY, WE COULD BUILD A SMALLER GARAGE (LOWER) WITHOUT THE REQUESTED VARIANCE, BUT IT WOULDN'T BE NEARLY AS VISUALLY APPEALING AS THE PROPOSED. (AND IT WOULDN'T GET HOA APPROVAL).

THEREFORE, WE RESPECTFULLY REQUEST RELIEF FROM THE RESTRICTIONS SO THAT WE CAN BUILD THE BEST SOLUTION, THE SOLUTION THAT WILL ADD THE MOST APPEAL AND VALUE, THE ONE WE, THE HOA AND THUS, THE NEIGHBORS WANT. PLEASE GRANT THIS VARIANCE AND APPROVE THE PROPOSED AS DETAILED IN THIS REQUEST.



2015-0303-A

THE ZONING HEARING PROPERTY DESCRIPTION

PART A: ZONING PROPERTY DESCRIPTION FOR 613 CAMERON RIDGE COURT

Beginning at a point on the south side of Cameron Ridge Court which is 40' of right-of-way width at the distance of 425 ' east of the centerline of the nearest improved intersecting street, Bently Ridge Court, which is 30' wide.

PART B: Option 2 – Subdivision Lot

Being Lot # 43 in the Subdivision of Cameron Mill as recorded in the Baltimore County Plat Book # 67, Folio # 143, and containing 3.059 acres. Located in the 7th Election District and 3rd Council District.

2015-0303-A

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

Date: 7-5-15

RE: Case Number: 2015-0303-A

Petitioner/Developer: Brett Moritz

Date of Hearing/Closing: 7-20-15

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 613 Cameron Ridge Ct.

The signs(s) were posted on 7-5-15
(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 # 2015-0303-A

TO PERMIT A PROPOSED 2-STORY

DETACHED GARAGE ON THE REAR YARD

OF THE DWELLING WITH A HEIGHT OF 23.6'

IN LIEU OF THE MAXIMUM ALLOWED 15

FEET

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 7/29/15

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF

PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,

111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0303 -A Address 613 Cameron Ridge Court

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

Filing Date: 6/26/15 Posting Date: 7/5/15 Closing Date: 7/20/15

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- 0303 -A Address 613 Cameron Ridge Court

Petitioner's Name Brett Moritz Telephone 410-357-5751

Posting Date: 7/5/15 Closing Date: 7/20/15

Wording for Sign: To Permit a proposed 2 story detached garage on the rear yard of the dwelling with a height of 23'6" in lieu of the maximum allowed 15 feet.

Revised 7/18/14



FRONT ELEVATION
MAIN DWELLING

2015-0303-A



2015-0303-A

2015-0303-A





19702 Cameron Mill Road

- Same sub division, same HOA
- Same Zoning variance previously granted for similar garage plan.

2015-0303-A

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment7-10

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 _____)

7-7

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: 7-5-15by: Pieson

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 07 Account Number - 2200024536			
Owner Information					
Owner Name:	MORITZ BRETT I		Use:	RESIDENTIAL	
	MORITZ DENISE J		Principal Residence:	YES	
Mailing Address:	613 CAMERON RIDGE		Deed Reference:	/15670/ 00666	
	CT				
	PARKTON MD 21120-				
	8906				
Location & Structure Information					
Premises Address:		613 CAMERON RIDGE		Legal Description:	
	CT		3.069 AC SS		
	0-0000		613 CAMERON RIDGE CT		
			CAMERON MILL		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0012	0007	0234		0000	
					Block:
					43
					Lot:
					43
					Assessment Year:
					2014
					Plat No:
					Plat Ref:
					0067/ 0143
Special Tax Areas:			Town:		
			Ad Valorem:		
			Tax Class:		
			NONE		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1998	2,842 SF		3.0600 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	1 Attached
					Last Major Renovation
Value Information					
	Base Value	Value	Phase-In Assessments		
		As of	As of	As of	
		01/01/2014	07/01/2014	07/01/2015	
Land:	144,700	130,200			
Improvements	265,800	292,900			
Total:	410,500	423,100	414,700	418,900	
Preferential Land:	0			0	
Transfer Information					
Seller: SCHOLL LISA M		Date: 10/18/2001	Price: \$392,900		
Type: ARMS LENGTH IMPROVED		Deed1: /15670/ 00666	Deed2:		
Seller: JGS CAMERON LLC		Date: 03/27/1998	Price: \$96,750		
Type: ARMS LENGTH VACANT		Deed1: /12752/ 00290	Deed2:		
Seller: CAMERON 2 LLC		Date: 06/27/1996	Price: \$758,400		
Type: ARMS LENGTH MULTIPLE		Deed1: /11672/ 00444	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 12/31/2012					

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

This is a detailed plat map of a portion of Cameron Mill. The map shows a grid of lots, with lot 43 highlighted in yellow. The map includes labels for 'CAMERON RIDGE CT.', 'CAMERON HILL', 'H.O.A.', 'STATE', and 'P.234'. A north arrow is located in the top left corner.

Order the **TAX MAP** [click here...](#)

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

✖ Loading... Please Loading... Please Wait.



KEVIN KAMENETZ
County Executive

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

July 21, 2015

Brett I & Denise J Moritz
613 Cameron Ridge Court
Parkton MD 21120

RE: Case Number: 2015-0303 A, Address: 613 Cameron Ridge Court

Dear Mr. & Ms. Moritz:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 26, 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
Douglas H. Simmons, Acting Administrator

Date: 7/7/15

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

RE: Baltimore County
Item No 2015-0303-A
Administrative Variance
Brett I & Denise J. Moritz
613 Cameron Ridge Court.

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. 2015-0303-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2398 or 1-866-998-0367 (in Maryland only) extension 2398, or by email at (rzeller@sha.state.md.us).

Sincerely,

David W. Peake
Metropolitan District Engineer
Baltimore & Harford Counties

DWP/RAZ

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired or Speech 1-800-735-2258 Statewide Toll-Free

Street Address: 320 West Warren Road - Hunt Valley, Maryland 21030 - Phone 410-229-2300 or 1-866-998-0367 -

Fax 410-527-4685 - www.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For July 13, 2015
Item No. 2015-0302, 0303, 0307, 0308 and 0309

DATE: July 10, 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\ZAC07132015.doc

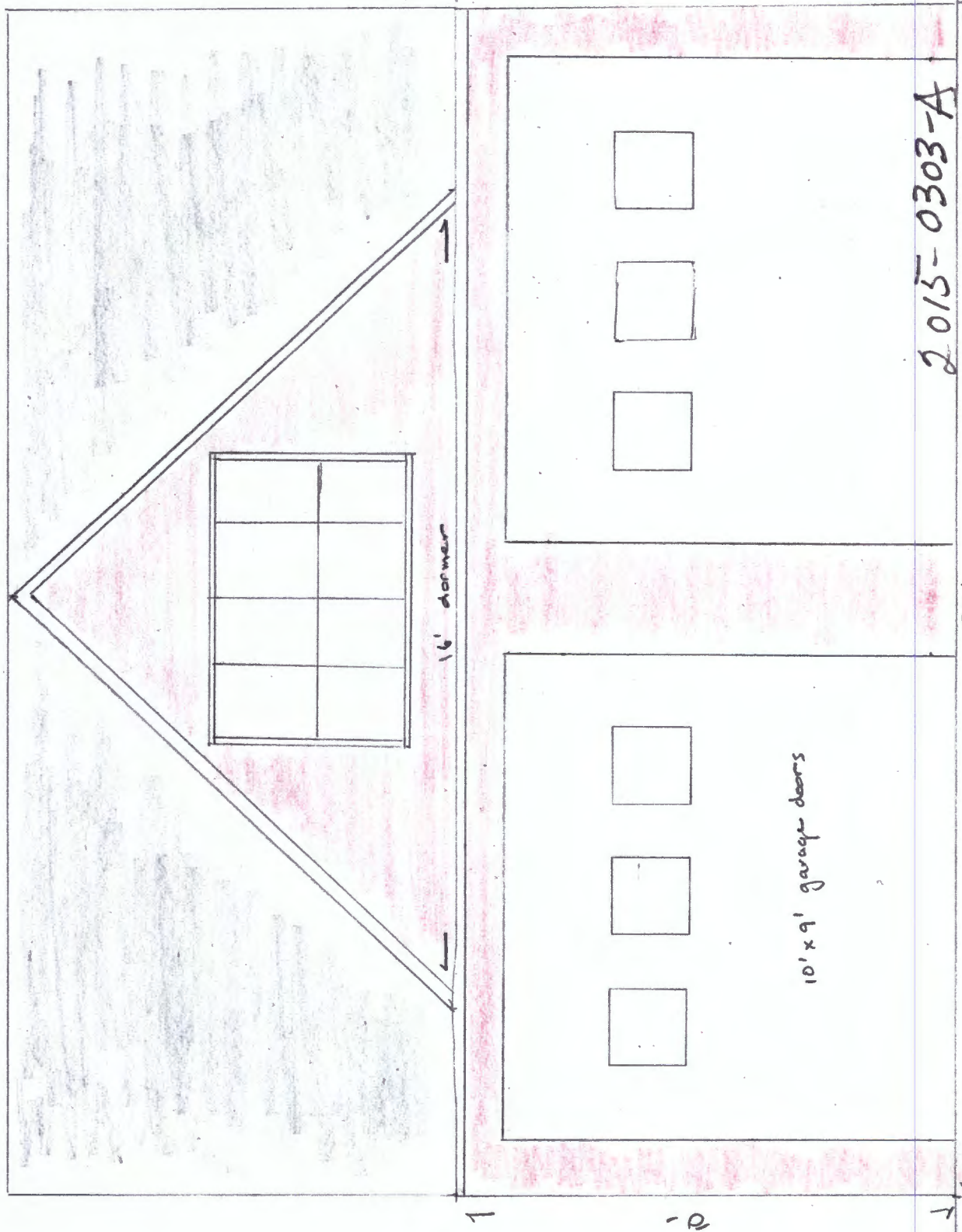
Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 07 Account Number - 2200024536			
Owner Information					
Owner Name:		MORITZ BRETT J MORITZ DENISE J		Use: RESIDENTIAL YES	
Mailing Address:		613 CAMERON RIDGE CT PARKTON MD 21120- 8906		Deed Reference: /15670/ 00666	
Location & Structure Information					
Premises Address:		613 CAMERON RIDGE CT 0-0000		Legal Description: 3.059 AC SS 613 CAMERON RIDGE CT CAMERON MILL	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0012	0007	0234		0000	43 2014 0067/0143
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
1998		2,842 SF		3.0600 AC	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	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:		144,700		130,200	
Improvements		265,800		292,900	
Total:		410,500		423,100	
Preferential Land:		0		414,700 418,900 0	
Transfer Information					
Seller: SCHOLL LISA M		Date: 10/18/2001		Price: \$392,900	
Type: ARMS LENGTH IMPROVED		Deed1: /15670/ 00666		Deed2:	
Seller: JGS CAMERON LLC		Date: 03/27/1998		Price: \$96,750	
Type: ARMS LENGTH VACANT		Deed1: /12752/ 00290		Deed2:	
Seller: CAMERON 2 LLC		Date: 06/27/1996		Price: \$758,400	
Type: ARMS LENGTH MULTIPLE		Deed1: /11672/ 00444		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 12/31/2012					

2015-0303-A

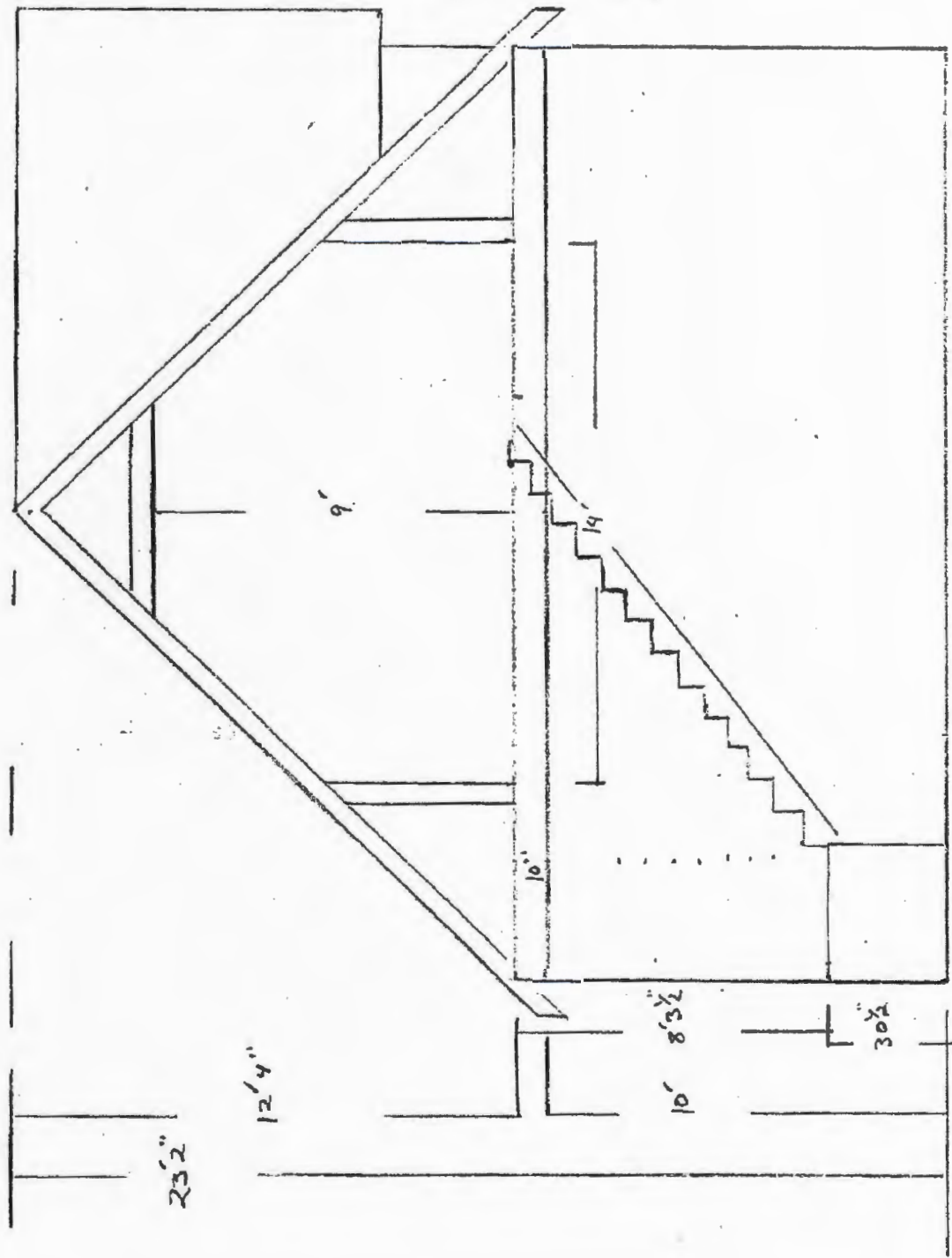


2015-0303-A

10' x 9' garage doors

16' dormer

1/4" = 1'

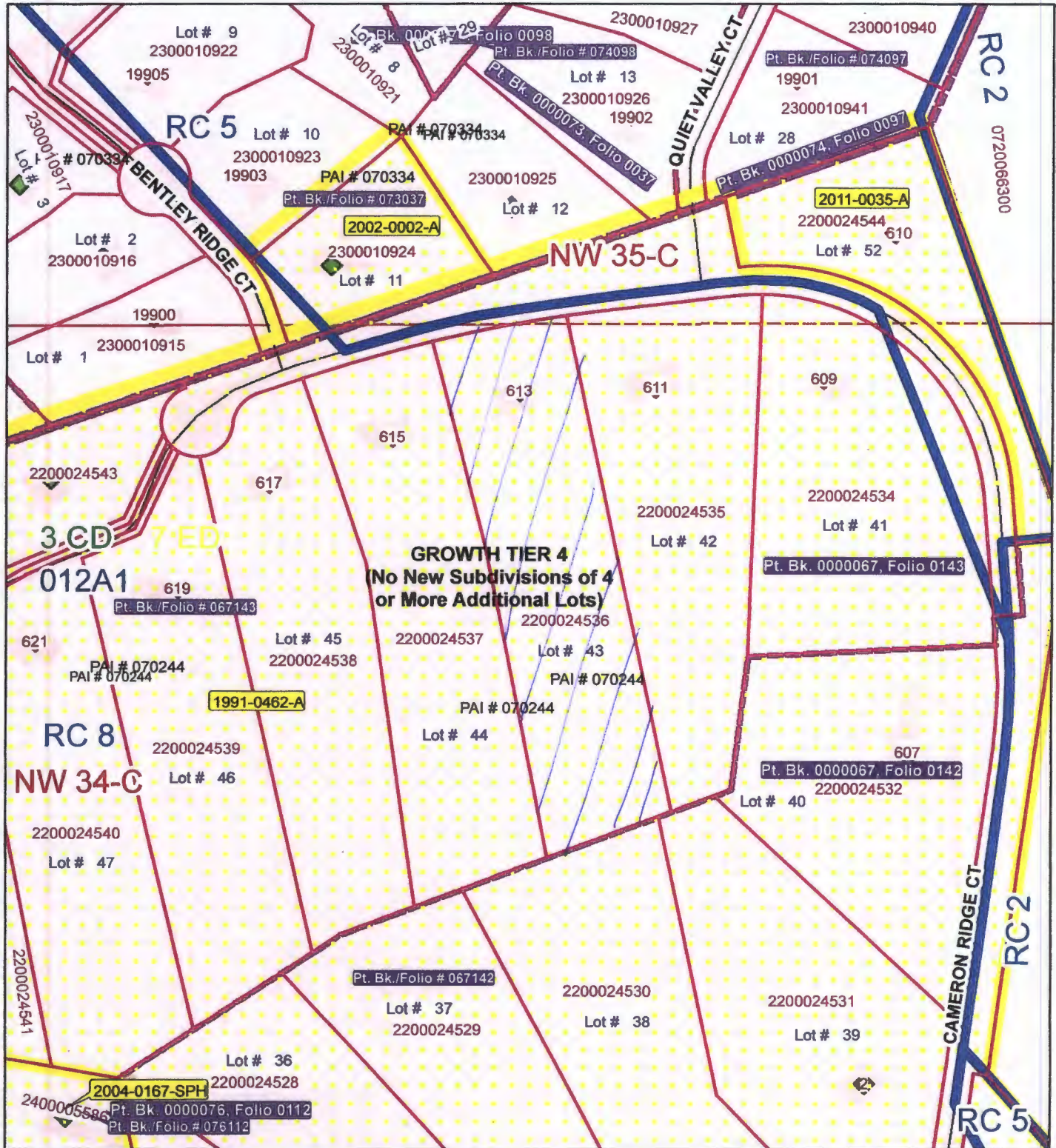


- 24' x 24' x 10' Garage
- Cement Block Foundation
- 4" concrete slab
- 2x6 Stud walls @ 16" oc.
- Engineered Airtex Trusses
- Hand Framed Gable
- 3/4" Sub Floor IN Airtex
- 1/2" walls Roof Sheathing
- 30yr Shingles
- Vented Ridge + Soffit
- Vinyl siding
- 1 HR Sheet Rock in garage ceiling
- Sheet rock walls + ceiling
- Thruout
- Stairs @ Handrail

24'

2015-0303-A

613 Cameron Ridge Court



Publication Date: 5/8/2015



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

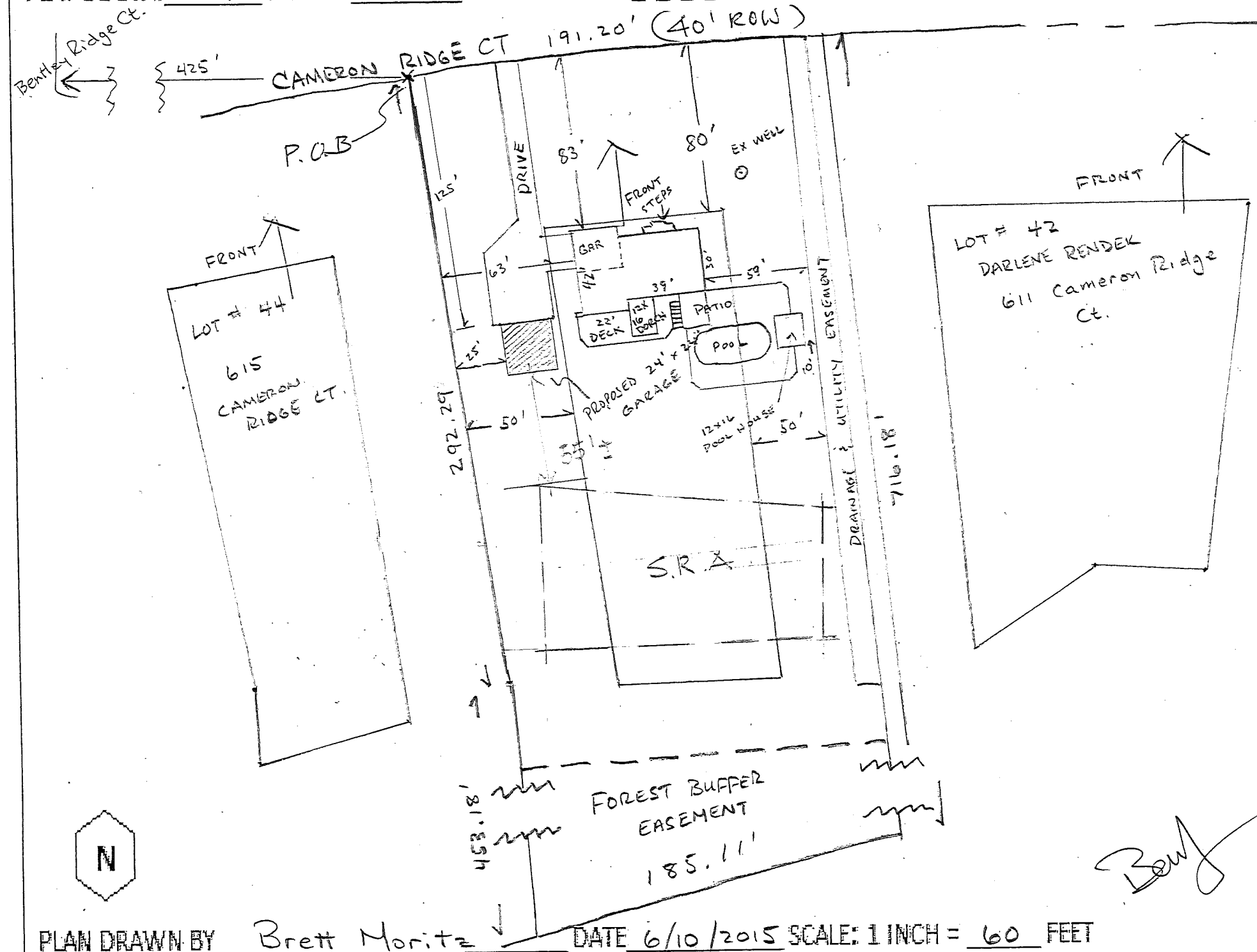


0 50 100 200 300 400 Feet

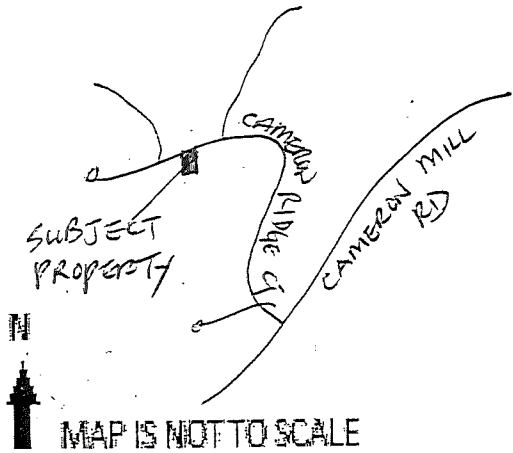
1 inch = 200 feet

2015-0303-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 613 CAMERON RIDGE CT. PARKTON OWNER(S) NAME(S) Brett & Denise Moritz
 SUBDIVISION NAME CAMERON MILL LOT # 43 BLOCK # _____ SECTION # 2
 PLAT BOOK # 67 FOLIO # 143 10 DIGIT TAX # 2200024536 DEED REF. # 15670/00666



SITE VICINITY MAP



MAP IS NOT TO SCALE
 ZONING MAP# 012A1
 SITE ZONED RC8
 ELECTION DISTRICT 7TH
 COUNCIL DISTRICT 3RD
 LOT AREA ACREAGE 3.059
 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

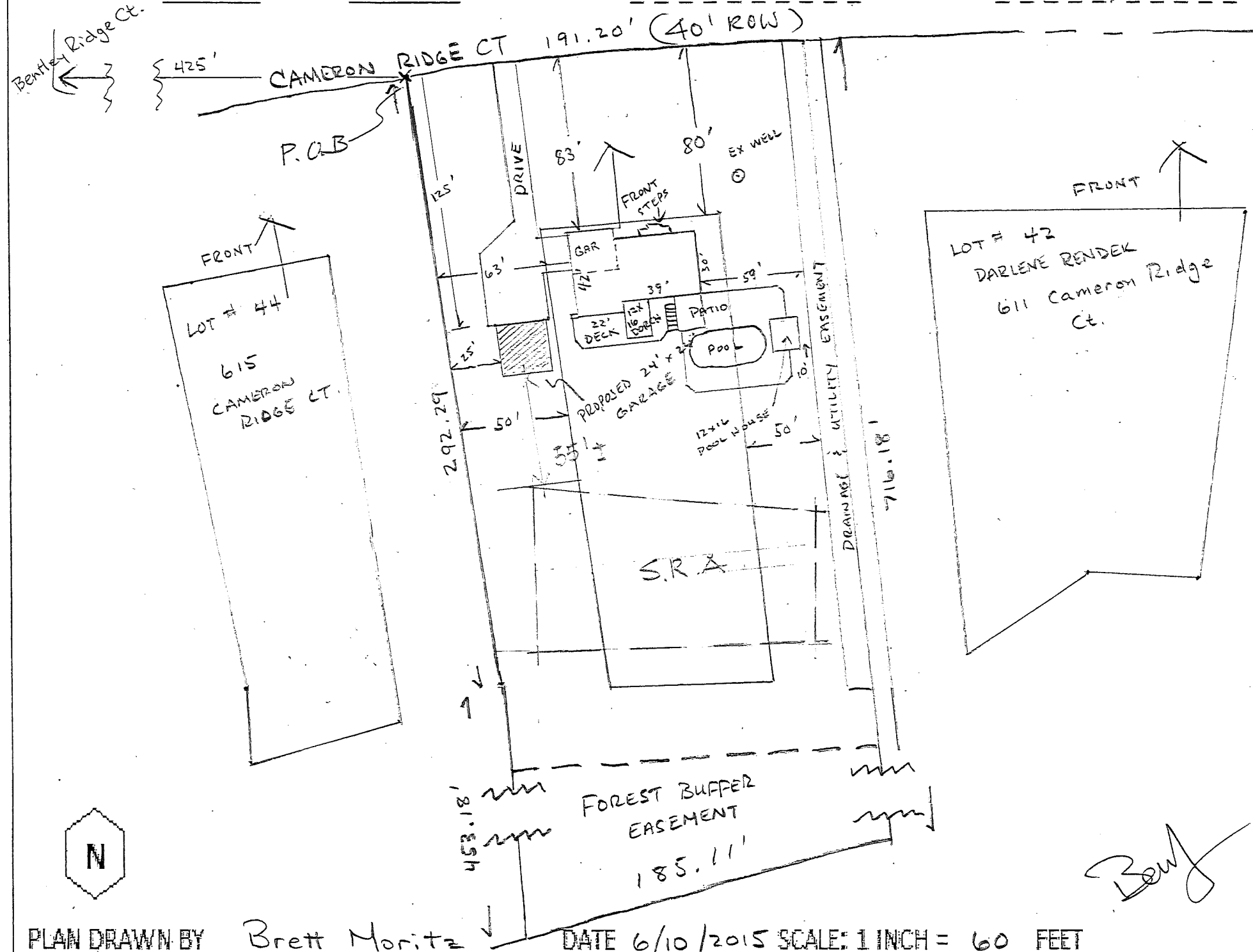
NO

 VIOLATION CASE INFO:
NO

2015-0303-A

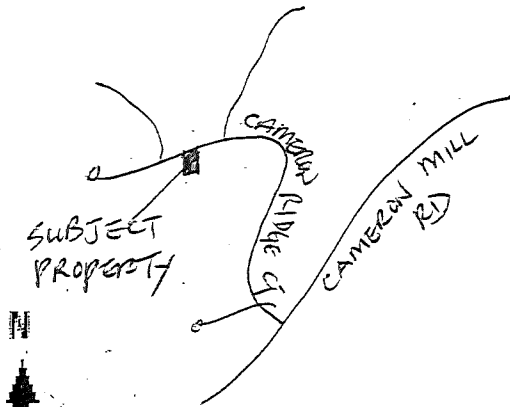
Pat.
 Exh.
 1

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 613 CAMERON RIDGE CT. PARKTON OWNER(S) NAME(S) Brett & Denise Moritz
 SUBDIVISION NAME CAMERON MILL LOT # 43 BLOCK # _____ SECTION # 2
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PLAN DRAWN BY Brett Moritz DATE 6/10/2015 SCALE: 1 INCH = 60 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 012A1

SITE ZONED RC8

ELECTION DISTRICT 7TH

COUNCIL DISTRICT 3RD

LOT AREA ACREAGE 3.059

OR SQUARE FEET _____

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE X

SEWER IS:

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PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

NO

VIOLATION CASE INFO:

NO

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