MEMORANDUM

DATE: May 3, 2016

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2016-0195-A- Appeal Period Expired

The appeal period for the above-referenced case expired on April 25, 2016. 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	*	BEFORE THE
(630 West Timonium Road)		
8th Election District	*	OFFICE OF ADMINISTRATIVE
3rd Council District		
Paul N. and Carolyn M. Hoffman	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	**CASE NO. 2016-0195-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, Paul N. and Carolyn M. Hoffman. The Petitioners are requesting Variance relief from § 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), [Section III.C.3 of 1953 amendments to 1945 regulations] to permit a proposed carport with a side setback of 4 ft. in lieu of the required 7 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. A ZAC comment was received from the Department of Environmental Protection and Sustainability (DEPS) dated March 10, 2016, indicating "Groundwater Management will need to review any future building permits, since the property is served by private well and septic."

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 5, 2016, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 3-24-16

By

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 with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED, this **24th** day of **March, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), [Section III.C.3 of 1953 amendments to 1945 regulations] to permit a proposed carport with a side setback of 4 ft. in lieu of the required 7 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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.

- Building materials for the carport addition shall be consistent with those of the existing principal dwelling.

- The carport shall remain open on the three exposed sides and shall not be enclosed at any time.

ORDER RECEIVED FOR FILING

Date 3-24-16

By

- Petitioners must comply with the ZAC comment submitted by DEPS; a copy of which is attached hereto and made a part hereof.

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

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 3-24-16

By

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 630 W. Timonium Rd, Lutherville-Timonium 21093 **Currently zoned** RCS (Vested "A" Residence)

Deed Reference 07185 / 00056 10 Digit Tax Account # 0 8 0 4 0 7 6 1 3 1

Owner(s) Printed Name(s) Paul + Carolyn Hoffman

(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:

1. X **ADMINISTRATIVE VARIANCE** from Section(s) 1B02.3.B (Section III, C. 3 of 1953 regulations) (Vested 2/24/55 "A" residential).

To permit a proposed carport with a side setback of 4 feet in lieu of the required 7 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):

PAUL HOFFMAN / Carolyn Hoffman

Name #1 – Type or Print / Name #2 – Type or Print

Signature #1 / Signature # 2

630 W. Timonium Rd Timonium, MD 21093

Mailing Address / City / State

21093 / 410 252 1624 / pnhoffman@verizon.net

Zip Code / Telephone # / Email Address

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

Name- Type or Print

Signature

Mailing Address / City / State

Zip Code / Telephone # / Email Address

ORDER RECEIVED FOR FILING 3-24-16 BY

Date

Representative to be contacted:

Same

Name – Type or Print

Carolyn M. Hoffman

Signature

Same

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 BY 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 2016-0195-A **Filing Date** 2/25/16 **Estimated Posting Date** 3/6/16 **Reviewer** GA

Rev 5/8/2014

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: 630 W. Timonium Rd, Lutherville-Timonum, MD 21093
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 propose to attach a carport to the west side of our house to shelter our cars from rain and snow. Now that we are in our in our late sixties it is becoming increasingly difficult to walk on an icy driveway and remove snow. All of our neighbors have garages. Without a variance, we will be unable to build a carport since our driveway is near our property line.

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

Signature of Owner (Affiant)

Name- Print or Type: PAUL HOFFMAN

Signature of Owner (Affiant)

Name- Print or Type: Carolyn M. Hoffman

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 22ND day of FEBRUARY, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: PAUL HOFFMAN AND CAROLYN M HOFFMAN

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

AS WITNESS my hand and Notaries Seal

Catherine L. Foster
Notary Public

8/19/19
My Commission Expires

CATHERINE L. FOSTER NOTARY PUBLIC BALTIMORE COUNTY, MD

REV. 5/8/2014

Affidavit in Support of Administrative Variance

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Print or Type Address of property | City | State | Zip Code

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

Signature of Owner (Affiant)

PAUL HOFFMAN

Name- Print or Type

Signature of Owner (Affiant)

Carolyn M. Hoffman

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 22nd day of February 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: PAUL HOFFMAN AND CAROLYN M HOFFMAN

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

AS WITNESS my hand and Notaries Seal

Catherine L. Foster

Notary Public

8/19/19

My Commission Expires

CATHERINE L. FOSTER NOTARY PUBLIC BALTIMORE COUNTY, MD

REV. 5/8/2014

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 630 W. Timonium Rd. Lutherville-Timonium, MD 21093 **Currently zoned** RC5 (Vested "A" Residence)

Deed Reference 07185/00056 10 Digit Tax Account # 0804076131

Owner(s) Printed Name(s) Paul + Carolyn Hoffman

(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:

1. X **ADMINISTRATIVE VARIANCE** from Section(s) 1B02.3.B. (Section III C.3 of 1953 regulations) (Vested 2/24/55 A residential)

To permit a proposed carport with a side setback of 4 feet in lieu of the required 7 feet.

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

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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):

PAUL HOFFMAN / Carolyn Hoffman

Name #1 – Type or Print / Name #2 – Type or Print

Signature #1 / Signature # 2

630 W. Timonium Rd Timonium, MD ~~21093~~

Mailing Address / City / State

21093 / 410 252-1624 / Pm Hoffman@verizon.net

Zip Code / Telephone # / Email Address

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

Name- Type or Print

Signature

Mailing Address / City / State

Zip Code / Telephone # / Email Address

ORDER RECEIVED FOR FILING

Date 3-24-16

By

Representative to be contacted:

same

Name – Type or Print

Carolyn M. Hoffman

Signature

Same

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 2016-0195-A **Filing Date** 2/25/16 **Estimated Posting Date** 3/6/16 **Reviewer** G.W.

Rev 5/8/2014

Property Description:

ZONING PROPERTY DESCRIPTION FOR: 630 W. Timonium Road

Beginning at a point on the north side of West Timonium Road this is 30' wide at a distance of 849.1' west of the centerline of the nearest improved intersecting street, Mays Chapel Road, which is 30' wide.

Being Lot# 18 Parcel A in the subdivision of Chapel Hill as record in Baltimore County Plat Book #21, Folio #29, containing 1.01 acres. Located in the 8th Election District and the 3rd Council District.

2016 · 0195 · A

CERTIFICATE OF POSTING

RE: Case No.: 2016-0195-A

Petitioner/Developer: Paul & Carolyn Hoffman

Date of Hearing/Closing: March 21, 2016

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

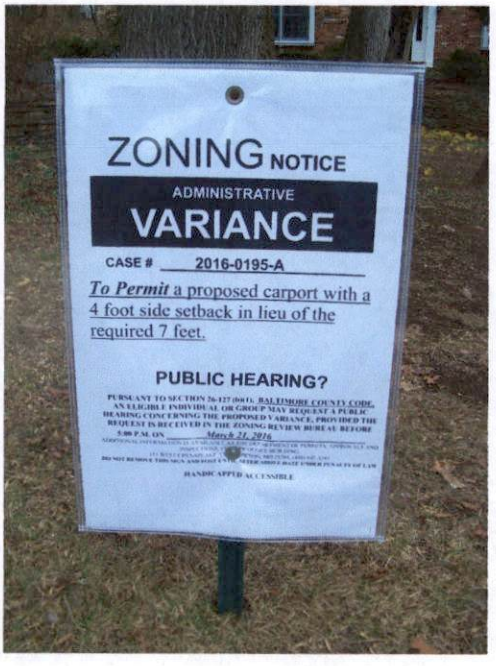
Attn: Kristen Lewis:

Ladies and Gentlemen:

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

630 W. Timonium Road

The sign(s) were posted on March 5, 2016
(Month, Day, Year)



Sincerely,

March 5, 2016
(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0195 -A Address 630 W Timonium Rd 21093

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

Filing Date: 2/25/16 **Posting Date:** 3/6/16 **Closing Date:** 3/21/16

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 2016- 0195 -A Address 630 W Timonium Rd 21093

Petitioner's Name Paul & Carolyn Hoffman Telephone 410-252-1624

Posting Date: 3/6/16 **Closing Date:** 3/21/16

Wording for Sign: *To Permit* a proposed carport with a 4 feet side setback in lieu of the required 7 feet.

Revised 7/21/15

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

No. 135712

Date: 2/25/16

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

Total: 75.00

Rec. From: Paul and Carolyn Hoffman

For: 630 W Timonium Rd 21093
Administrative Variance # 2016-0195-A

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

PAID RECEIPT
BUSINESS DATE ACTUAL DATE TIME REF
2/25/2016 2/25/2016 13:51:54 2
PBS 1002 WALKIN JAVA TEE
RECEIPT # 538318 2/25/2016 OPER
5 529 26100 VERIFICATION
No. 135712
Recpt Tot 75.00
75.00 CK 0.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

KEVIN KAMENETZ
County Executive

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

March 22, 2016

Paul & Carolyn Hoffman
630 W Timonium Road
Timonium MD 21093

RE: Case Number: 2016-0195, Address: 630 W Timonium Road

Dear Mr. & Ms. Hoffman:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 25, 2016. 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

CLOSING
3/21

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED
MAR 10 2016
OFFICE OF ADMINISTRATIVE HEARINGS

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and Sustainability (EPS) - Development Coordination

DATE: March 10, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0195-A
Address 630 West Timonium Road
(Hoffman Property)

Zoning Advisory Committee Meeting of March 14, 2016.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. Groundwater Management will need to review any future building permits, since the property is served by private well and septic.

Reviewer: Dan Esser Date: 3/9/16

Larry Hogan, *Governor*
Boyd K. Rutherford, *Lt. Governor*

State Highway Administration
Maryland Department of Transportation

Pete K. Rahn, *Secretary*
Gregory C. Johnson, P.E., *Administrator*

Date: 3/7/16

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

RE: Baltimore County
Item No. 2016-0195-A
Administrative Variance
Paul & Carolyn Hoffman
630 W. Timonium 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. 2016-0195-A

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

Richard A. Zeller

for David W. Peake
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

DWP/RAZ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: March 14, 2016

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For March 14, 2016
Item No. 2016-0193, 0194, 0195, 0196, 0197 and 0198

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\ZAC03142016.doc

CLOSING 3/21

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED
MAR 10 2016
OFFICE OF ADMINISTRATIVE HEARINGS

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and Sustainability (EPS) - Development Coordination

DATE: March 10, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0195-A
Address 630 West Timonium Road
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Reviewer: Dan Esser Date: 3/9/16

ORDER RECEIVED FOR FILING
Date 3-24-16
By DW

C:\Users\snuffer\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\WPHS9SSK\ZAC 16-0195-A 630 West Timonium Road.doc

CASE NO. 2016- 0195-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
3-14	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	NC
3-10	DEPS (if not received, date e-mail sent _____)	C
	FIRE DEPARTMENT	
	PLANNING (if not received, date e-mail sent _____)	
3-7	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: 3-5-16 by Black

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No. ☐

Comments, if any: _____

Real Property Data Search (w3) Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Account Identifier: **District - 08 Account Number -** 0804076131

Owner Information

Owner Name:	HOFFMAN PAUL N HOFFMAN CAROLYN M	**Use:** **Principal Residence:**	RESIDENTIAL YES
Mailing Address:	630 W TIMONIUM RD LUTH-TIMONIUM MD 21093-1824	**Deed Reference:**	/07185/ 00056

Location & Structure Information

Premises Address:	630W TIMONIUM RD 0-0000	**Legal Description:**	LT 18 PARCEL A CHAPEL HILL

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0060	0008	0576		0000			18	2014	Plat Ref:	0021/ 0029

Special Tax Areas:	**Town:** **Ad Valorem:** **Tax Class:**	NONE

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1963	2,320 SF	250 SF	1.0100 AC	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
2	YES	STANDARD UNIT	1/2 BRICK FRAME	2 full/ 1 half		

Value Information

	Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2015	As of 07/01/2016
Land:	240,200	240,200		
Improvements	226,200	201,500		
Total:	466,400	441,700	441,700	441,700
Preferential Land:	0			0

Transfer Information

Seller: HOFFMAN PAUL N	Date: 06/17/1986	Price: $0
Type: NON-ARMS LENGTH OTHER	Deed1: /07185/ 00056	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2015	07/01/2016
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

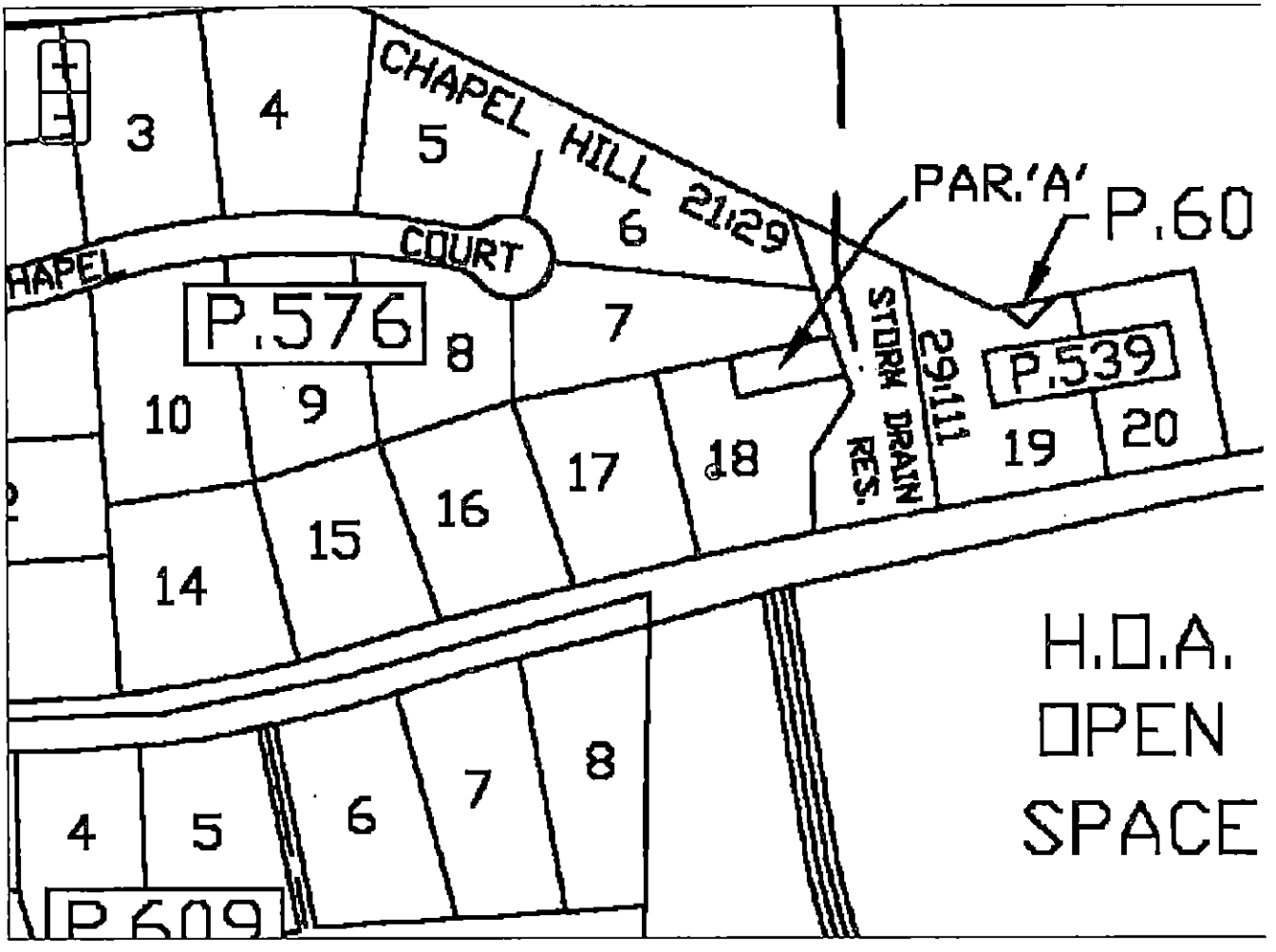
Homestead Application Information

Homestead Application Status: Approved 05/07/2008

Baltimore County

New Search (http://sdat.dat.maryland.gov/RealProperty)

District: **08** Account Number: **0804076131**



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

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

Property maps provided courtesy of the Maryland Department of Planning.

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).

↑
Location of Proposed Carport

Front side View

2016-0195-A

2016-0195-A

Z016-0195-A

1953 Amendments to 1945 Regulations

RESOLUTION AND ORDER OF THE COUNTY COMMISSIONERS OF BALTIMORE COUNTY

WHEREAS, the Zoning Commissioner of Baltimore County, pursuant to the power and authority vested in him by Chapter 877 of the 1943 Acts of the General Assembly of Maryland and Chapter 502 of the 1945 Acts of the General Assembly of Maryland, prepared a Preliminary Report with respect to Additions and Amendments to the Zoning Regulations and Restrictions for Baltimore County; and in accordance with the provisions of said Acts of Assembly, he duly published notice that he would hold a public hearing thereon in the Board Room, in the Reckord Building, Towson, Maryland, on April 22, 1953 at 1:00 o'clock p.m. and

WHEREAS, the Zoning Commissioner, at the time and place specified, conducted a public hearing with respect to said Preliminary Report and on May 7, 1953 submitted to the County Commissioners his Final Report recommending certain Additions and Amendments to the Zoning Regulations and Restrictions for Baltimore County; and

WHEREAS, the County Commissioners of Baltimore County have due notice by publication of a hearing on said Final Report, in accordance with said Acts of Assembly, which said hearing was held in the Board Room of the County Commissioners of Baltimore County, in the Court House, Towson, Maryland, on Friday, June 12, 1953, at 11:00 o'clock a.m. and thereafter deliberated and considered all matters, facts and arguments submitted to them by the said Final Report and at said public hearing;

NOW, THEREFORE, It is this 2nd day of July, 1953 ORDERED by the County Commissioners of Baltimore County that in order to promote health, safety, morals and general welfare of the community, the following Additions and Amendments to the Zoning Regulations and Restrictions for Baltimore County, be and they are hereby adopted and promulgated:

AMEND Section I, entitled "Definitions" by deleting Paragraph No. 19 entitled "Home Occupation."

AMEND Section III, "A" Residence Zone, by deleting from Paragraph "A", sub-paragraph No. 5 and sub-paragraph No. 6, and substitute in lieu thereof the following to be hereafter known as Section III, sub-paragraphs Nos. 5 and 6.

Professional offices and home occupations, other than barber shops, beauty shops and repair services, situate in and carried on in the building used by the practitioner or occupants as his or her private dwelling, provided there is no display or nameplate exceeding two square feet in area and not projecting more than one foot beyond the building and not illuminated; and the residential aspect of the building is in no way changed and in connection with which there is kept no stock in trade or commodities to be sold upon the premises and in which no mechanical equipment, except such as is used for purely domestic or household purposes, and no person is employed other than servants or members of the immediate family residing on the premises.

AMEND Section III, Paragraph C, Area Regulations, by striking out Paragraph No. 3 and in lieu thereof substitute the following:

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3. Side Yard: There shall be a side yard not less than seven (7) feet in width along one side lot line and not less than ten (10) feet in width along the other side lot line except in case of a corner lot the side yard along the side street shall not be less than forty (40) feet from the center line of streets fifty (50) feet or less in width, nor less than fifteen (15) feet from the side property line of streets in excess of fifty (50) feet in width.

ADD to Section III, Paragraph C, a new paragraph to be known as Sub-paragraph No. 7, to read as follows:

Fences and Walls: The building line and yard requirements of these Regulations and Restrictions shall not apply to retaining walls or fences not over five (5) feet in height; except that on a corner lot in any residential zone, there shall be no fence, wall or structure, shrubbery, planting or other obstruction to vision having a height greater than three (3) feet six (6) inches above the curb level. Barbed wire is prohibited in the construction of any fence in a residential zone or other than agricultural area.

ADD to Section III, Paragraph A, sub-section No. 13 a new paragraph to be known as Section III, Paragraph A, sub-section No. 13, paragraph C, to read as follows:

In any residence zone a building permit for an accessory building or buildings may issue simultaneously with the permit for the dwelling or subsequent thereto.

SECTION IV - "B" RESIDENCE ZONE

AMEND Paragraph A, by deleting sub-paragraphs Nos. 2, 4, 5 and 6.

SECTION VI "D" RESIDENCE ZONE

AMEND Paragraph C, Sub-paragraphs Nos. 3, 4 and 5 to read as follows:

3. Side Yard: There shall be a side yard of not less than fifteen (15) feet along each side of each group of dwelling units except in case of a corner lot the side yard along the side street line shall not be less than twenty five (25) feet in width.

4. Rear Yard: There shall be a rear yard having a minimum depth of fifty (50) feet. Any fence, wall or hedge in the rear yard shall be at least thirteen (13) feet from the center line of the rear alley.

5. Accessory Buildings: Accessory buildings shall be permitted without restrictions as to setback from the property line except in the case of a house in a group at a street intersection, any accessory building shall have a minimum setback of twenty-five (25) feet from the side street line. Accessory buildings shall set back not less than thirteen (13) feet from the center line of the alley upon which the rear line of the lot abuts.

Area for single garage or parking space for one automobile shall be provided or each group house lot. Or a compound for parking space with sufficient area for one automobile for each group house shall be provided.

None of the aforegoing provisions, however, shall apply to any development, sub-division or parcel of land as to which any plan showing street layout has been or is submitted to the Planning Commission of Baltimore County for its consideration prior to October 1, 1953.

SECTION XI -- NON-CONFORMING USES

AMEND Section XI, Non-conforming Uses to read as follows:

A lawful non-conforming use existing on the effective date of the adoption of these Regulations may continue, provided, however, that upon any change from such non-conforming use to a conforming use or any attempt to change from such non-conforming use to a different type non-conforming use or any discontinuance of such non-conforming use for a period of one year, or in case a non-conforming commercial or industrial structure shall be damaged by fire or otherwise to the extent of seventy-five (75%) per cent of its value, the right to continue or resume such non-conforming use shall terminate. No non-conforming use of a building, structure or parcel of land shall hereafter be extended more than twenty-five (25%) per cent of the area of land or buildings used.

SECTION XIII - POWERS RELATIVE TO
SPECIAL EXCEPTIONS AND SPECIAL PERMITS

AMEND title to Section XIII by deleting the words "And Special Exceptions," to read "Powers Relative to Special Use Permits". AMEND Section XIII, Paragraph A, sub-paragraph No. 9 "Dog Kennels" to read as follows:

Dog Kennel when more than three (3) dogs are kept.

ADD to Section XIII, Paragraph A, five new sub-paragraphs, to be known as sub-paragraphs Nos. 24, 25, 26, 27 and 28 to read as follows:

24. Day Nursery.

25. Convalescent Home, Nursing Home or Orphanage.

26. Open Air Drive-In Movie.

27. Fences, walls, shrubbery or planting, except as provided in Section III, unless shown on original plans.

28. Volunteer fire company or fire house.

DELETE Sub-paragraphs (a) and (b) of Paragraph C.

AMEND Paragraph K to read as follows:

K. A junk yard may be allowed under a special permit in a heavy industrial zone only and subject to the following regulations:

SECTION VIII "F" LIGHT INDUSTRIAL ZONE

ADD to Paragraph A a now sub-paragraph, to be known as sub-paragraph No. 44 to read as follows: Dwelling, except as watchmen and caretakers quarters or under a Special Permit from the Zoning Commissioner.

None of the aforegoing provisions, however, shall apply to any development, sub-division or parcel of land as to which any plan showing street layout has been or is submitted to the Planning Commission of Baltimore County for its consideration prior to October 1, 1953.

SECTION IX "G" HEAVY INDUSTRIAL ZONE

ADD to Paragraph A, a new sub-paragraph, to be known as sub-paragraph No. 9 to read as follows: Dwelling, except as watchmen or caretakers quarters or under a Special Permit from the Zoning Commissioner.

None of the aforegoing provisions, however, shall apply to any development, sub-division or parcel of land as to which any plan showing street layout has been or is submitted to the Planning Commission of Baltimore County for its consideration prior to October 1, 1953.

Michael J. Birmingham
Michael J. Birmingham, President

Robert H. Hamill
Robert H. Hamill

Augustine J. Muller
Augustine J. Muller

County Commissioners of Baltimore County

Additions and Amendments as above
set forth approved and recommended:

Charles H. Doing
Charles H. Doing,
Zoning Commissioner of Baltimore County

Approved as to form and legal sufficiency:
James A. Finn

Real Property Data Search (w2) Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Account Identifier: **District - 08 Account Number - 0804076131**

Owner Information

Owner Name:	HOFFMAN PAUL N HOFFMAN CAROLYN M	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	630 W TIMONIUM RD LUTH-TIMONIUM MD 21093-1824	**Deed Reference:**	/07185/ 00056

Location & Structure Information

Premises Address:	630W TIMONIUM RD 0-0000	**Legal Description:**	LT 18 PARCEL A CHAPEL HILL

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0060	0008	0576		0000			18	2014	Plat Ref: 0021/ 0029

Special Tax Areas: **Town:** **Ad Valorem:** **Tax Class:** NONE

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1963	2,320 SF	250 SF	1.0100 AC	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
2	YES	STANDARD UNIT	1/2 BRICK FRAME	2 full/ 1 half		

Value Information

	Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2015	As of 07/01/2016
Land:	240,200	240,200		
Improvements	226,200	201,500		
Total:	466,400	441,700	441,700	441,700
Preferential Land:	0			0

Transfer Information

Seller: HOFFMAN PAUL N	Date: 06/17/1986	Price: $0
Type: NON-ARMS LENGTH OTHER	Deed1: /07185/ 00056	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2015	07/01/2016
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

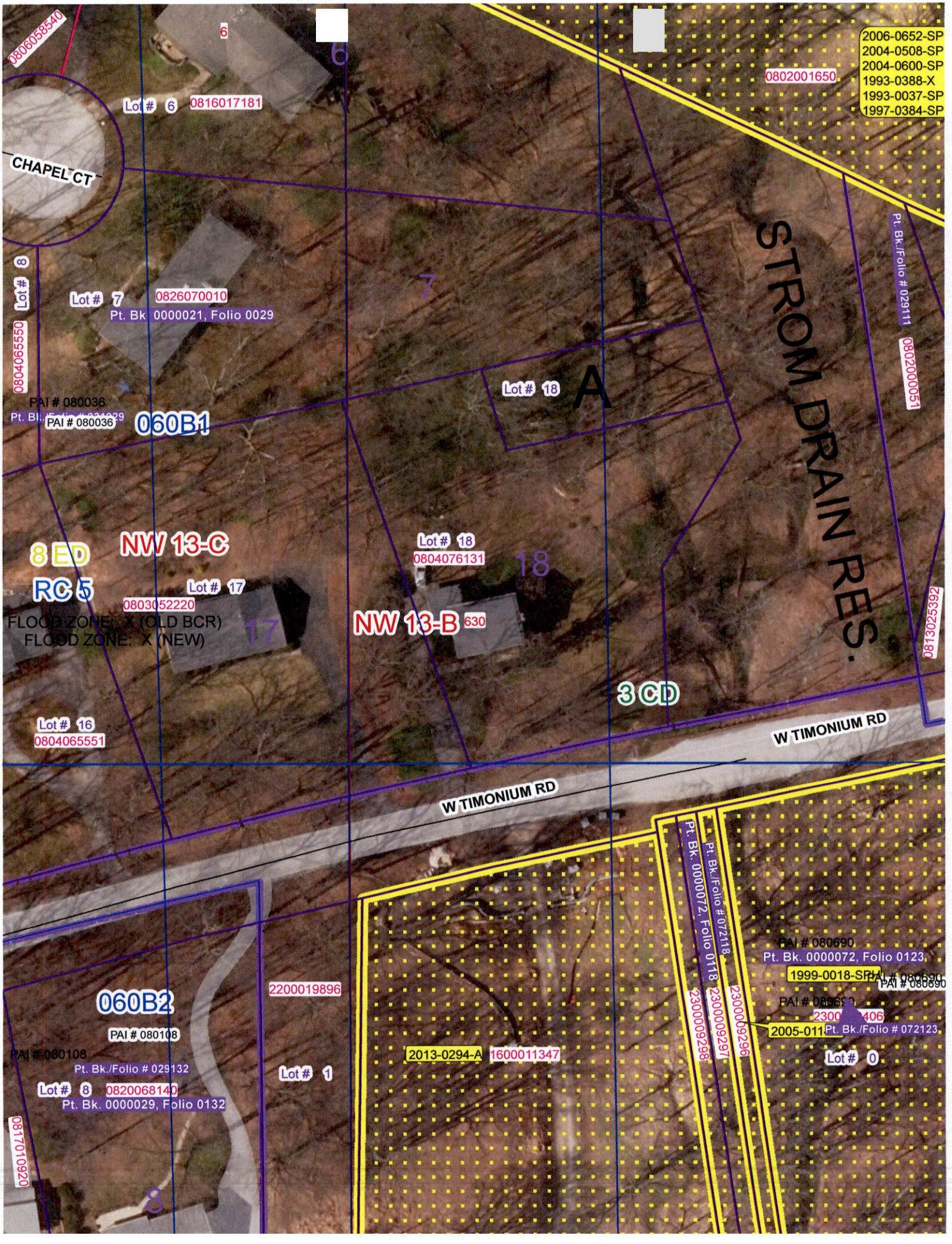
Homestead Application Information

Homestead Application Status: Approved 05/07/2008

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.

2016-0195-A

2016-0195-A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RC 5
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FLOOD ZONE: X (NEW)
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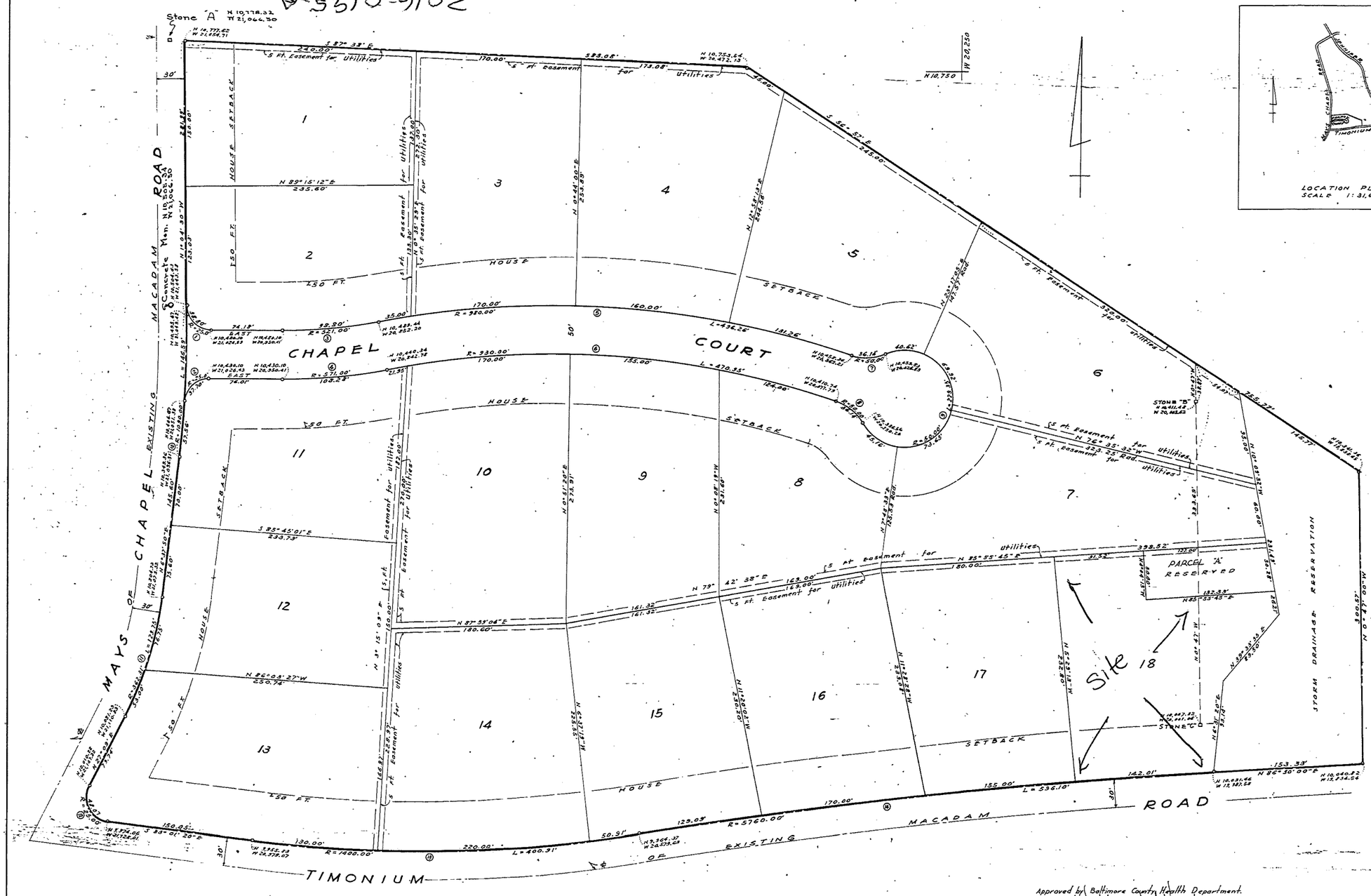

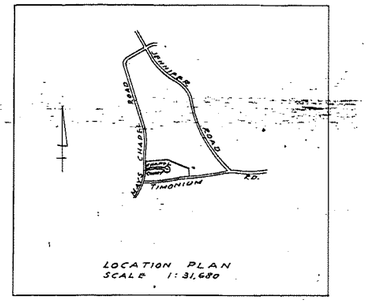

LOCATION PLAN
SCALE 1:31,680

CURVE DATA						
No.	Rad.	Δ	Arc.	Tan	Ch.	L.C.B.
1	25.00'	88° 58' 30"	38.80'	24.54'	35.02'	N 45° 32' 15" W
2	25.00'	86° 23' 42"	37.70'	23.47'	34.23'	S 46° 48' 07" W
3	521.00'	10° 51' 55"	98.80'	49.56'	98.65'	N 84° 54' 02" E
4	571.00'	10° 51' 55"	108.23'	54.30'	107.12'	N 84° 54' 02" E
5	980.00'	29° 00' 51"	496.26'	253.57'	490.93'	S 86° 21' 30" E
6	930.00'	29° 00' 51"	470.75'	240.62'	465.89'	S 86° 21' 30" E
7	50.00'	41° 24' 35"	36.14'	18.94'	35.36'	N 27° 05' 38" E
8	50.00'	41° 24' 35"	36.14'	18.94'	35.36'	S 51° 03' 44" E
9	50.00'	262° 49' 10"	229.35'	—	—	—
10	1490.00'	7° 42' 20"	146.53'	73.51'	146.41'	S 2° 46' 48" W
11	362.31'	20° 31' 10"	129.75'	65.58'	129.06'	S 18° 53' 25" W
12	25.00'	110° 10' 20"	48.07'	33.83'	41.00'	N 27° 56' 10" W
13	1400.00'	16° 24' 26"	400.91'	201.83'	399.56'	N 88° 46' 27" E
14	5760.00'	5° 55' 46"	596.10'	298.32'	595.85'	S 33° 32' 07" W

G.L.B. No. 21 Folio 29

RECEIVED for Record
MAR 21 1955 at [illegible] A.M.
same day recorded in Liber
G.L.B. No. [illegible]
One of the Records of
Baltimore County and ex-
amined, per
George L. Byerly
Clerk

CERTIFICATION:
Certification is hereby made that this plat was computed by G.W. Stephens Jr. & Associates and that it meets the requirements of Section 72B Article 17 of the Annotated Code of Maryland 1947 Supplement.

James O. Simmons, Jr.
Reg. No. 2086

OWNERS CERTIFICATE:
Certification is hereby made that all the requirements of the Annotated Code of Maryland Chapter 1016 Acts of 1945 have been complied with on this plat.

CHAPEL HILL, INC.
Leo Panitz, Pres.

Approved as to alignment and location of Streets.
Robert J. Haggerty March 16, 1955
Roads Engineer of Baltimore Co., Md.

Approved by Baltimore County Planning Commission.
Director Feb. 24, 1955

NOTE:
The Coordinates shown above are assumed values based on STONE "B" and STONE "C"

Approved by Baltimore County Health Department.
William H. Warthen M.D.
Deputy State and County Health Officer.
Date March 7, 1955

NOTE:
The streets and/or roads as shown hereon and the mention thereof in deeds are for the purpose of description only and the same are not intended to be dedicated to public use; the fee simple title to the beds thereof is expressly reserved in the Grantors of the deed to which this plat is attached, their heirs and assigns.

SUBDIVISION PLAN
CHAPEL HILL

BALTO. COUNTY, MD. ELECT. DIST. NO. 8

SCALE 1in. = 50FT. JANUARY 1955

PANITZ BROTHERS - DEVELOPERS
YORK ROAD - TIMONIUM - MARYLAND.

2016-0195-A

OK JAS 3-11-55

MSA SSU 1236-1189

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

ADDRESS 630 W. Timonium Road OWNER(S) NAME(S) Paul & Carolyn Hoffman

SUBDIVISION NAME Chapel Hill LOT # 18 + parcel A BLOCK # SECTION #

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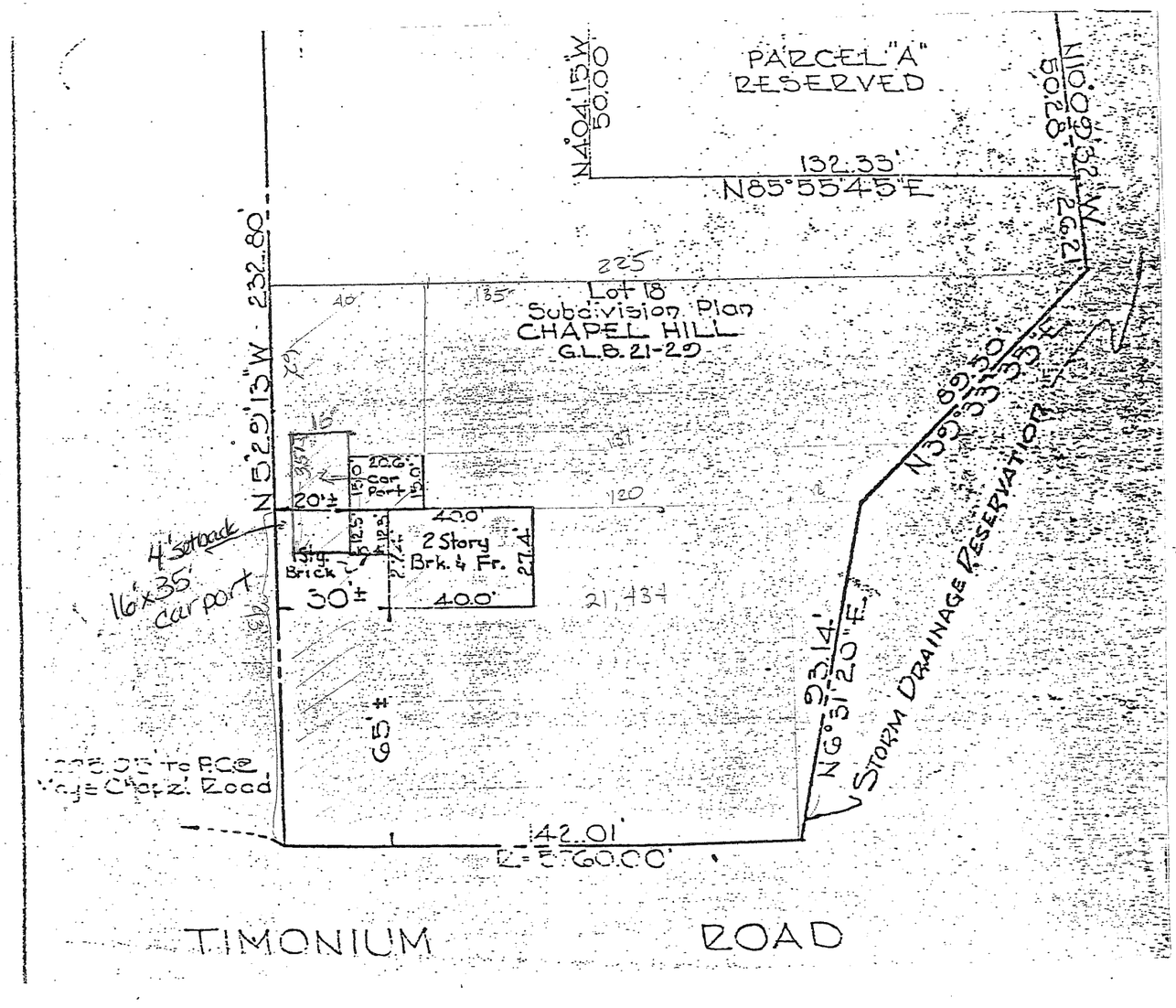
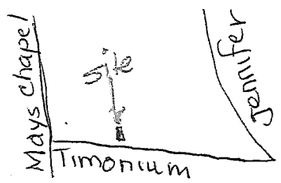


PLAN DRAWN BY Paul Hoffman DATE 2-24-2016 SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP



N

MAP IS NOT TO SCALE

ZONING MAP# 060B1

SITE ZONED RC5 (Vested "A" Residence

ELECTION DISTRICT 8th

COUNCIL DISTRICT 3rd

LOT AREA ACREAGE 1.01 Acres

OR SQUARE FEET 43,996

HISTORIC ? No

IN CBCA ? No

IN FLOOD PLAIN ? No

UTILITIES ? MARK WITH X

WATER IS:

PUBLIC ___ PRIVATE X

SEWER IS:

PUBLIC ___ PRIVATE X

PRIOR HEARING ? None

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2016-0195-A

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

ADDRESS 630 W. Timonium Road OWNER(S) NAME(S) Paul & Carolyn Hoffman

SUBDIVISION NAME Chapel Hill LOT # 18 + parcel A BLOCK # ___ SECTION # ___

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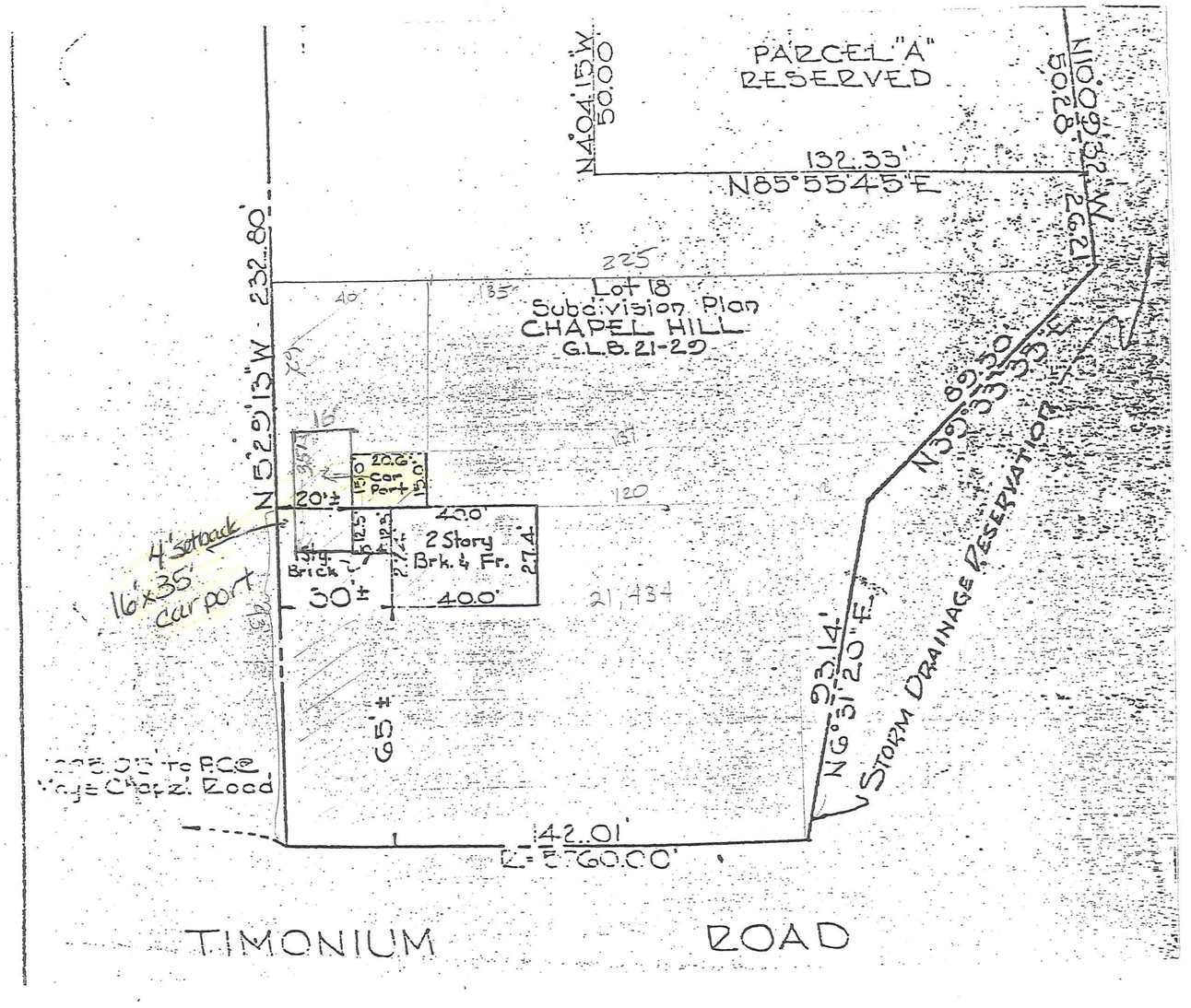
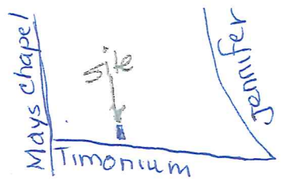


PLAN DRAWN BY Paul Hoffman DATE 2-24-2016 SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP



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MAP IS NOT TO SCALE

ZONING MAP# 060B1

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LOT AREA ACREAGE 1.01 Acres

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IN CBCA ? No

IN FLOOD PLAIN ? No

UTILITIES ? MARK WITH X

WATER IS:

PUBLIC ___ PRIVATE X

SEWER IS:

PUBLIC ___ PRIVATE X

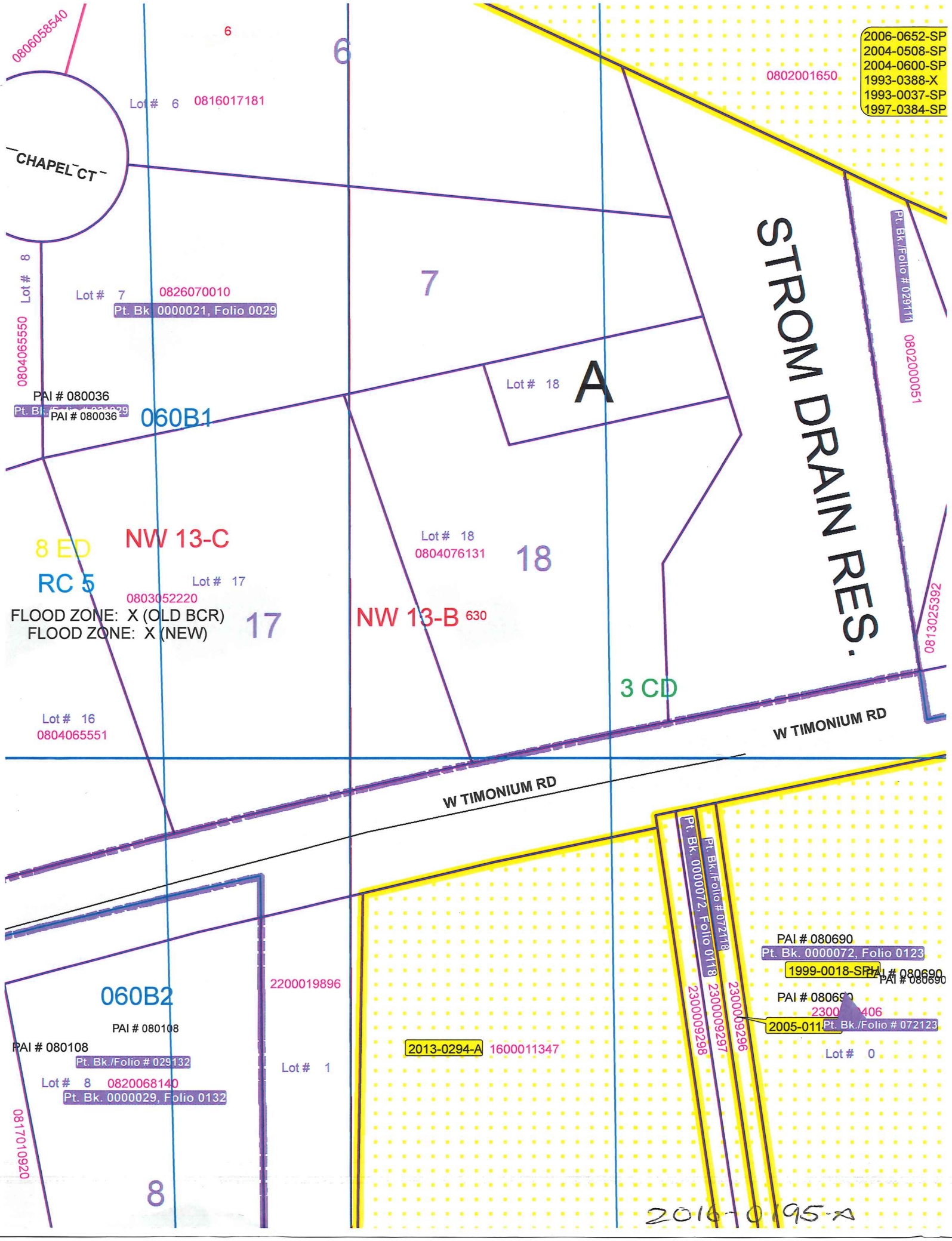
PRIOR HEARING ? None

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Pet. Exh. 1

2016-0195-A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Pt. Bk. 0000021, Folio 0029
7
STROM DRAIN RES.
Pt. Bk./Folio # 029111
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A
PAI # 080036
PAI # 080036
060B1
8 ED
NW 13-C
RC 5
Lot # 17
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FLOOD ZONE: X (OLD BCR)
FLOOD ZONE: X (NEW)
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