

## MEMORANDUM

DATE: June 7 2016  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2016-0241-A – Appeal Period Expired

---

The appeal period for the above-referenced case expired on June 6, 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               |
| (4309 Deer Park Rd.)                |   |                          |
| 2 <sup>nd</sup> Election District   | * | OFFICE OF ADMINISTRATIVE |
| 4 <sup>th</sup> Council District    |   |                          |
| Beverly Jane Slade                  | * | HEARINGS FOR             |
| Petitioner                          |   |                          |
|                                     | * | BALTIMORE COUNTY         |
|                                     | * | CASE NO. 2016-0241-A     |

\* \* \* \* \*

### OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owner of the property, Beverly Jane Slade ("Petitioner"). The Petitioner is requesting Variance relief pursuant to § 400.1 of the Baltimore County Zoning Regulations, to permit an accessory structure (detached garage) to be located in the front and side yards 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 received from any of the County reviewing agencies. However, it is to be noted that a letter of support was received from the adjacent neighbor (Matthew A. Brauner) residing at 4305 Deer Park Road, who indicated he did not have any objection to the Petitioner's zoning request.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on April 15, 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 5-6-16

By GW

The Petitioner has filed the supporting affidavits as required by § 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 § 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.

Although the Department of Planning did not make any recommendations related to the proposed garage's height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

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 6<sup>th</sup> day of **May, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.1 of the Baltimore County Zoning Regulations, to permit an accessory structure (detached garage) to be located in the front and side yards in lieu of the required rear yard, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at her 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, Petitioner would be required to return the subject property to its original condition.

**ORDER RECEIVED FOR FILING**

Date 5-6-16

By lw

2. The Petitioner or subsequent owners shall not convert the garage into a dwelling unit or apartment. The garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.

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

  
\_\_\_\_\_  
JOHN E. BEVERUNGEN  
Administrative Law Judge for  
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 5-6-16

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 4309 DEER PARK ROAD, RANDALLSTOWN Currently zoned DR 3.5  
 Deed Reference # 14145 / 638 10 Digit Tax Account # 0204000970  
 Owner(s) Printed Name(s) BEVERLY JANE SLADE

(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) \_\_\_\_\_

Section 400.1, BCZR to permit an accessory structure (detached garage) to be located in the front and side yards in lieu of the required rear yard.

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

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

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

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

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

Owner(s)/Petitioner(s):

BEVERLY JANE SLADE  
 Name #1 – Type or Print Name #2 – Type or Print

Beverly Jane Slade  
 Signature #1 Signature #2

4309 Deer Park Rd. Randallstown MD  
 Mailing Address City State

21133 / 410-521-0025  
 Zip Code Telephone # Email Address

native plant designs  
@gmail.com

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

Name- Type or Print  
 Signature  
 Mailing Address City State  
 Zip Code Telephone # Email Address

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 6 day of April, 2016 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 2013-0241-A Filing Date 4/7/16 Estimated Posting Date 4/17/16 Reviewer BR

# 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: 4309 DEER PARK ROAD RANDALLSTOWN MD 21133  
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)

- Adding a two-car garage for protected parking in our changing neighborhood
- Garage will house my husband's small truck and my compact car
- Garage will decrease the amount of snow my husband will have to remove
- Garage will offer secure storage for mechanical tools
- Variance will enable us to keep our access to the back yard with its existing walkways
- With the variance approved, there will still be over 18' to my neighbor's seldom used gravel parking pad

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

Beverly Jane Slade  
Signature of Owner (Affiant)

\_\_\_\_\_  
Signature of Owner (Affiant)

BEVERLY JANE SLADE  
Name- Print or Type

\_\_\_\_\_  
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 31 day of March, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

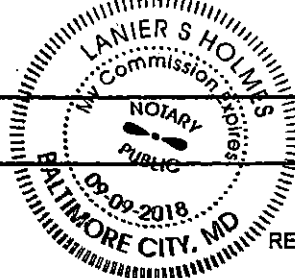
Print name(s) here: Beverly J. Slade

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

AS WITNESS my hand and Notaries Seal

[Signature]  
Notary Public

09/09/2018  
My Commission Expires



REV. 5/8/2014

March 30, 2016

ZONING PROPERTY DESCRIPTION FOR:

**4309 Deer Park Road, Randallstown, MD 21133**

Beginning at a point on the north east side of Deer Park Road which is 30' wide at the distance of 690' south east of the centerline of the nearest improved intersecting street, Lyons Mill Road, which is 28' wide.

**Hernwood subdivision** is part of record plat:

Being Lot #52, in the subdivision of Hernwood as recorded in Baltimore County Plat Book #14, Folio # 20, and containing 20,000 sq. ft.

Located in the 2 Election District and 4 Council District.

2016-0241-A

## CERTIFICATE OF POSTING

Date: 4-15-16

RE: Case Number: 2016-0241-A

Petitioner/Developer: Beverly Jane Slade

Date of Hearing/Closing: 5-2-16

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 4709 Deer Park Rd

The signs(s) were posted on 4-15-16  
(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 # 2016-0241-A

TO PERMIT A PROPOSED DETACHED  
GARAGE TO BE LOCATED IN THE FRONT  
AND SIDE YARDS IN LIEU OF THE RE-  
QUIRED REAR YARD.

## 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 5/21/16.

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.  
THE SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW.

ACCESSIBLE

March 30, 2016

**ZONING PROPERTY DESCRIPTION FOR:**

**4309 Deer Park Road, Randallstown, MD 21133**

Beginning at a point on the north east side of Deer Park Road which is 30' wide at the distance of 690' south east of the centerline of the nearest improved intersecting street, Lyons Mill Road, which is 28' wide.

**Hernwood subdivision** is part of record plat:

Being Lot #52, in the subdivision of Hernwood as recorded in Baltimore County Plat Book #14, Folio # 20, and containing 20,000 sq. ft.

Located in the 2 Election District and 4 Council District.

2016-0241-A

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 2016- 0241 -A Address 4309 Deer Park Rd.

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 4/4/16 Posting Date: 4/17/16 Closing Date: 05/02/16

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- 0241 -A Address 4309 Deer Park Rd.

Petitioner's Name Beverly Jane Slade Telephone 410-521-0025

Posting Date: 4/17/16 Closing Date: 5/2/16

Wording for Sign: To Permit a proposed detached garage to be located in the front and side yards in lieu of the required rear yard.

Revised 7/21/15

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS  
ZONING REVIEW OFFICE**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

---

---

**For Newspaper Advertising:**

Case Number: 2016-0241-A

Property Address: 4309 Deer Park Road, Randallstown, MD 21133

Property Description: \_\_\_\_\_

Legal Owners (Petitioners): Beverly JANE Slade

Contract Purchaser/Lessee: \_\_\_\_\_

PLEASE FORWARD ADVERTISING BILL TO:

Name: Beverly JANE SLADE

Company/Firm (if applicable): N/A

Address: 4309 Deer Park Road  
Randallstown, MD 21133

Telephone Number: 410-521-0025

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

No.

**138123**

Date:

**4/04/16**

**PAID RECEIPT**

BUSINESS ACTUAL TIME  
 4/04/2016 4/04/2016 00:22:38 2

REG 0002 : MALKIN JEVA TEE  
 RECEIPT # 962142 4/04/2016 GFLH  
 Dept 5 520 ZONING VERIFICATION  
 NO. 138123

Recpt Tot \$75.00  
 \$ .00 CK \$100.00 CA  
 \$25.00- CB  
 Baltimore County, Maryland

| Fund | Dept | Unit | Sub Unit | Rev Source/ Obj | Sub Rev/ Sub Obj | Dept Obj | BS Acct | Amount   |
|------|------|------|----------|-----------------|------------------|----------|---------|----------|
| 001  | 806  | 0030 |          | 6150            |                  |          |         | \$ 75.00 |
|      |      |      |          |                 |                  |          |         |          |
|      |      |      |          |                 |                  |          |         |          |
|      |      |      |          |                 |                  |          |         |          |
|      |      |      |          |                 |                  |          |         |          |
|      |      |      |          |                 |                  |          |         |          |

Total: **\$ 75.00**

Rec From: **Beverly Jane Slade**

For: **Administrative Services**

**DISTRIBUTION**

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

**CASHIER'S  
 VALIDATION**

*Cash 4/16/16 - [Signature]*



KEVIN KAMENETZ  
*County Executive*

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

May 3, 2016

Beverly Jane Slade  
4309 Deer Park Road  
Randallstown MD 21133

RE: Case Number: 2016-0241 A, Address: 4309 Deer Park Road

Dear Ms. Slade:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 4, 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,

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

## BALTIMORE COUNTY, MARYLAND

RECEIVED

APR 14 2016

## Inter-Office Correspondence

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: April 14, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0241-A  
Address 4309 Deer Park Road  
(Slade Property)

Zoning Advisory Committee Meeting of April 18, 2016.

X The Department of Environmental Protection and Sustainability has no  
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Date: 04-14-2016

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

**SHA**  
**State Highway**  
Administration  
Maryland Department of Transportation

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

Date: 4/11/16

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2016-0241-A

*Administrative Variance  
Beverly Jane Slade  
4309 Deer Park Road*

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,



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

DWP/RAZ

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



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

Date: 4/11/16

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2016-0241-A

*Administrative Variance  
Beverly Jane Slade  
4309 Deer Park Road*

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,

A handwritten signature in black ink, appearing to read "David W. Peake".

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

**FROM:** <sup>DAK</sup>Dennis A. Kennedy, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For April 18, 2016  
Item No. 2016-0238, 0239, 0241, 0242 and 0243

**DATE:** April 14, 2016

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\ZAC04182016.doc

**BALTIMORE COUNTY, MARYLAND**

**Inter-Office Correspondence**



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: April 14, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0241-A  
Address 4309 Deer Park Road  
(Slade Property)

Zoning Advisory Committee Meeting of April 18, 2016.

X The Department of Environmental Protection and Sustainability has no  
comment on the above-referenced zoning item.

Reviewer: Steve Ford

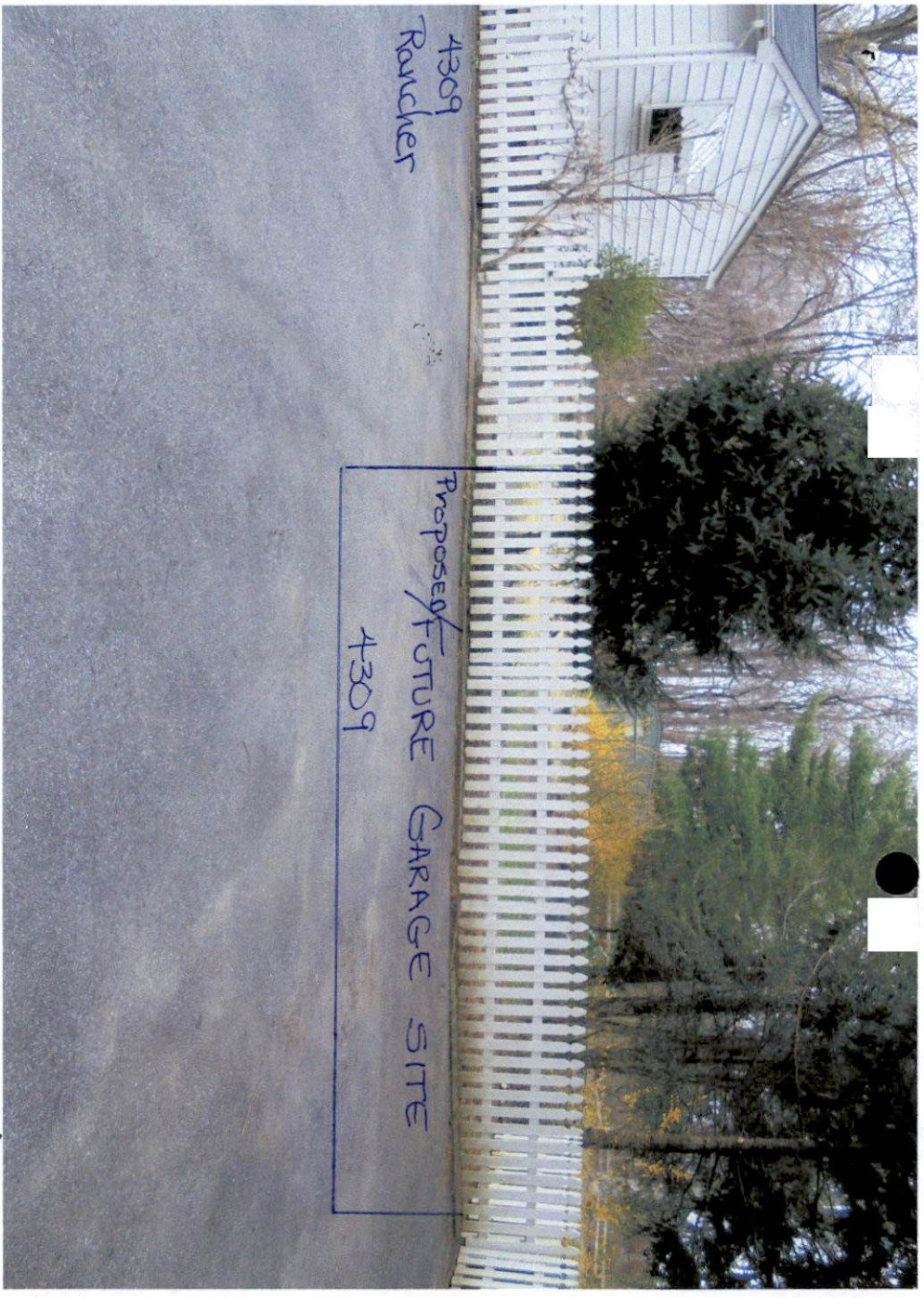
Date: 04-14-2016

Real Property Data Search ( w3)

Guide to searching the database

## Search Result for BALTIMORE COUNTY

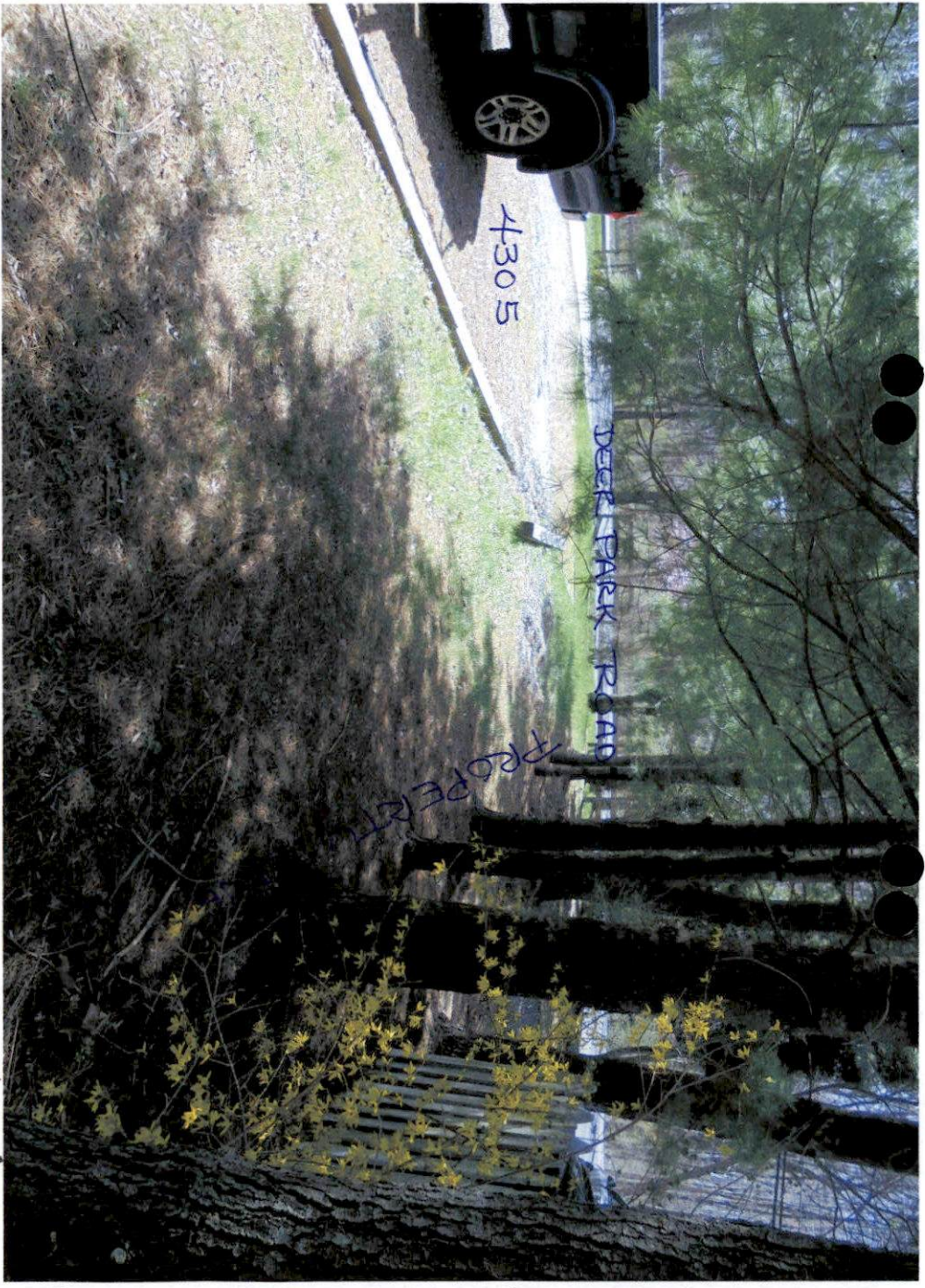
| View Map                                                    |          | View GroundRent Redemption                      |               |                                          |                                             | View GroundRent Registration |                            |                                            |           |           |
|-------------------------------------------------------------|----------|-------------------------------------------------|---------------|------------------------------------------|---------------------------------------------|------------------------------|----------------------------|--------------------------------------------|-----------|-----------|
| Account Identifier:                                         |          | District - 02 Account Number - 0225450180       |               |                                          |                                             |                              |                            |                                            |           |           |
| Owner Information                                           |          |                                                 |               |                                          |                                             |                              |                            |                                            |           |           |
| Owner Name:                                                 |          | BRAUNER MATTHEW AARON<br>BLAKE CANDICE NICOLE   |               |                                          |                                             | Use:<br>Principal Residence: |                            | RESIDENTIAL<br>YES                         |           |           |
| Mailing Address:                                            |          | 4305 DEER PARK RD<br>RANDALLSTOWN MD 21133-1703 |               |                                          |                                             | Deed Reference:              |                            | /34682/ 00236                              |           |           |
| Location & Structure Information                            |          |                                                 |               |                                          |                                             |                              |                            |                                            |           |           |
| Premises Address:                                           |          | 4305 DEER PARK RD<br>RANDALLSTOWN MD 21133-1703 |               |                                          |                                             | Legal Description:           |                            | LTS 53,54<br>4305 DEER PARK RD<br>HERNWOOD |           |           |
| Map:                                                        | Grid:    | Parcel:                                         | Sub District: | Subdivision:                             | Section:                                    | Block:                       | Lot:                       | Assessment Year:                           | Plat No:  | 1         |
| 0066                                                        | 0023     | 0196                                            |               | 0000                                     |                                             |                              | 53                         | 2016                                       | Plat Ref: | 0014/0020 |
| Special Tax Areas:                                          |          |                                                 |               |                                          | Town:<br>Ad Valorem:<br>Tax Class:          |                              | NONE                       |                                            |           |           |
| Primary Structure Built                                     |          | Above Grade Enclosed Area                       |               | Finished Basement Area                   |                                             | Property Land Area           |                            | County Use                                 |           |           |
| 1952                                                        |          | 1,812 SF                                        |               | 580 SF                                   |                                             | 1.1100 AC                    |                            | 04                                         |           |           |
| Stories                                                     | Basement | Type                                            | Exterior      | Full/Half Bath                           | Garage                                      | Last Major Renovation        |                            |                                            |           |           |
| 2                                                           | YES      | STANDARD UNIT                                   | BRICK         | 3 full/ 1 half                           | 1 Attached                                  |                              |                            |                                            |           |           |
| Value Information                                           |          |                                                 |               |                                          |                                             |                              |                            |                                            |           |           |
|                                                             |          |                                                 | Base Value    | Value<br>As of<br>01/01/2016             | Phase-in Assessments<br>As of<br>07/01/2015 |                              | As of<br>07/01/2016        |                                            |           |           |
| Land:                                                       |          |                                                 | 98,500        | 98,500                                   |                                             |                              |                            |                                            |           |           |
| Improvements                                                |          |                                                 | 144,100       | 232,300                                  |                                             |                              |                            |                                            |           |           |
| Total:                                                      |          |                                                 | 242,600       | 330,800                                  | 242,600                                     |                              | 272,000                    |                                            |           |           |
| Preferential Land:                                          |          |                                                 | 0             |                                          |                                             |                              | 0                          |                                            |           |           |
| Transfer Information                                        |          |                                                 |               |                                          |                                             |                              |                            |                                            |           |           |
| Seller: CHITWOOD JAMES<br>Type: ARMS LENGTH IMPROVED        |          |                                                 |               | Date: 02/10/2014<br>Deed1: /34682/ 00236 |                                             |                              | Price: \$347,000<br>Deed2: |                                            |           |           |
| Seller: FEELEY WILLIAM<br>Type: NON-ARMS LENGTH OTHER       |          |                                                 |               | Date: 06/02/2009<br>Deed1: /28164/ 00416 |                                             |                              | Price: \$340,000<br>Deed2: |                                            |           |           |
| Seller: 2224 MADISON AVE LLC<br>Type: NON-ARMS LENGTH OTHER |          |                                                 |               | Date: 12/21/2005<br>Deed1: /23102/ 00521 |                                             |                              | Price: \$0<br>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: No Application                |          |                                                 |               |                                          |                                             |                              |                            |                                            |           |           |



2016-0241-A



#0241



4309

2016 - 0241-A



#0241



2016-0241-A

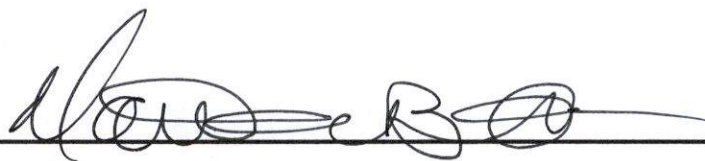


00241

March 30, 2016

To Whom It May Concern,

I would not have any objection to a 42" variance for Ms. Beverly Jane Slade's purposed detached garage at 4309 Deer Park Road, Randallstown, MD 21133.

 03/30/16  
\_\_\_\_\_  
MATTHEW A. BRAUNER

4305 Deer Park Road, Randallstown, MD 21133

2016-0241-A

CHECKLIST

| <u>Comment Received</u>         | <u>Department</u>                                                     | <u>Support/Oppose/ Conditions/ Comments/ No Comment</u>                         |
|---------------------------------|-----------------------------------------------------------------------|---------------------------------------------------------------------------------|
| <u>4-14</u>                     | DEVELOPMENT PLANS REVIEW<br>(if not received, date e-mail sent _____) | <u>NC</u>                                                                       |
| <u>4-14</u>                     | DEPS<br>(if not received, date e-mail sent _____)                     | _____                                                                           |
| _____                           | FIRE DEPARTMENT                                                       | _____                                                                           |
| _____                           | PLANNING<br>(if not received, date e-mail sent _____)                 | _____                                                                           |
| <u>4-11</u>                     | STATE HIGHWAY ADMINISTRATION                                          | <u>No objection</u>                                                             |
| _____                           | TRAFFIC ENGINEERING                                                   | _____                                                                           |
| _____                           | COMMUNITY ASSOCIATION                                                 | _____                                                                           |
| <u>3-30</u>                     | ADJACENT PROPERTY OWNERS                                              | <u>Matthew A. Brauner</u><br><u>4305 Deer Pt. Rd.</u><br><u>11 No objection</u> |
| ZONING VIOLATION                | (Case No. _____)                                                      |                                                                                 |
| PRIOR ZONING                    | (Case No. _____)                                                      |                                                                                 |
| NEWSPAPER ADVERTISEMENT         | Date: _____                                                           |                                                                                 |
| SIGN POSTING                    | <u>17 days</u> Date: <u>4-15-16</u> by <u>P.eson</u>                  |                                                                                 |
| PEOPLE'S COUNSEL APPEARANCE     | Yes <input type="checkbox"/> No <input type="checkbox"/>              |                                                                                 |
| PEOPLE'S COUNSEL COMMENT LETTER | Yes <input type="checkbox"/> No <input type="checkbox"/>              |                                                                                 |
| Comments, if any: _____         |                                                                       |                                                                                 |
| _____                           |                                                                       |                                                                                 |
| _____                           |                                                                       |                                                                                 |

Real Property Data Search ( w3)

Guide to searching the database

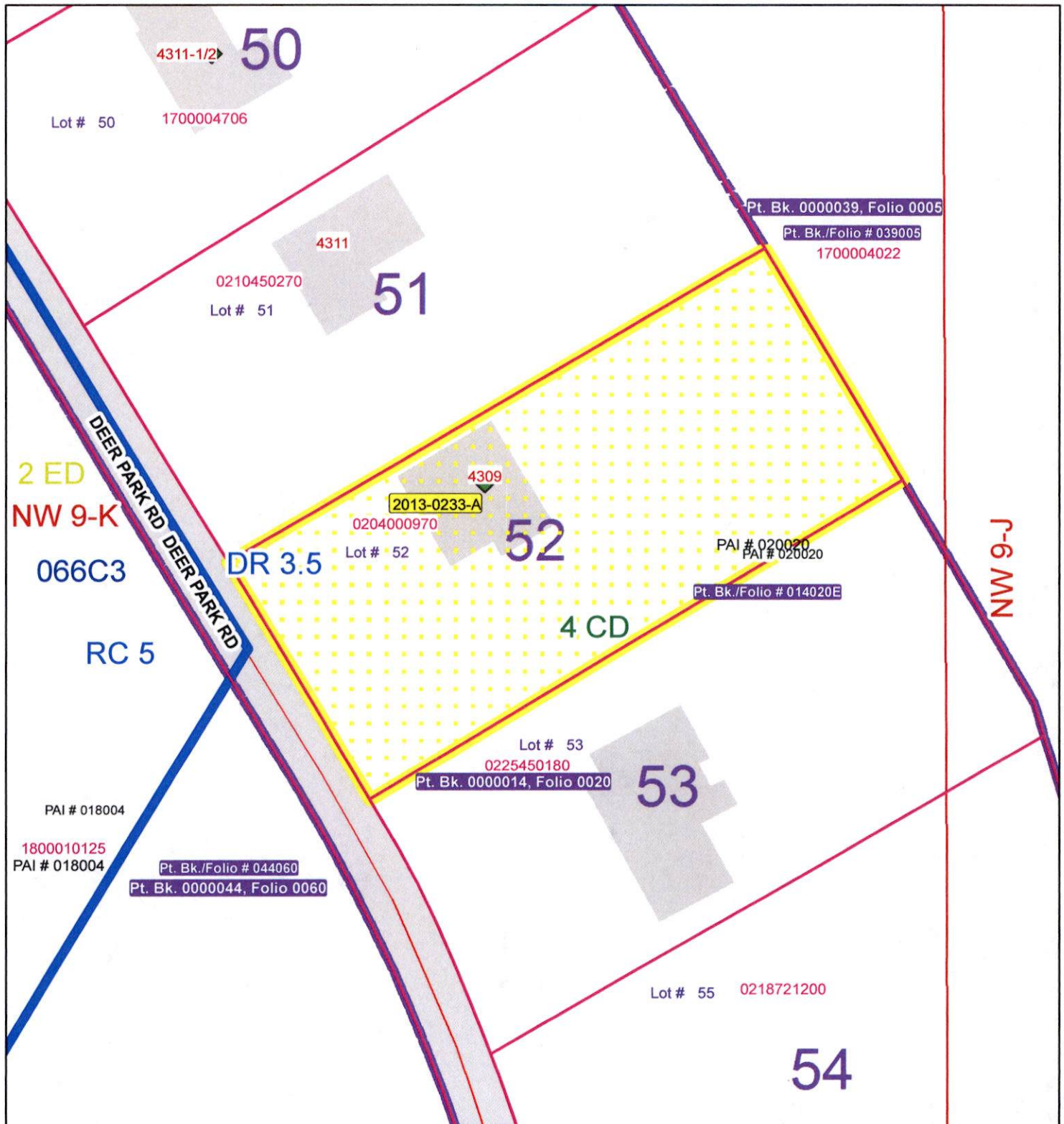
## Search Result for BALTIMORE COUNTY

| View Map                                                 |                                  | View GroundRent Redemption                       |                             | View GroundRent Registration                               |                         |
|----------------------------------------------------------|----------------------------------|--------------------------------------------------|-----------------------------|------------------------------------------------------------|-------------------------|
| <b>Account Identifier:</b>                               |                                  | <b>District - 02 Account Number - 0204000970</b> |                             |                                                            |                         |
| Owner Information                                        |                                  |                                                  |                             |                                                            |                         |
| <b>Owner Name:</b>                                       |                                  | SLADE BEVERLY JANE                               |                             | <b>Use:</b>                                                | RESIDENTIAL             |
| <b>Mailing Address:</b>                                  |                                  | 4309 DEER PARK RD<br>RANDALLSTOWN MD 21133-1703  |                             | <b>Principal Residence:</b>                                | YES                     |
|                                                          |                                  |                                                  |                             | <b>Deed Reference:</b>                                     | /23591/ 00581           |
| Location & Structure Information                         |                                  |                                                  |                             |                                                            |                         |
| <b>Premises Address:</b>                                 |                                  | 4309 DEER PARK RD<br>0-0000                      |                             | <b>Legal Description:</b><br>4309 DEER PARK RD<br>HERNWOOD |                         |
| <b>Map:</b>                                              | <b>Grid:</b>                     | <b>Parcel:</b>                                   | <b>Sub District:</b>        | <b>Subdivision:</b>                                        | <b>Section:</b>         |
| 0066                                                     | 0023                             | 0196                                             |                             | 0000                                                       |                         |
|                                                          |                                  |                                                  |                             |                                                            | <b>Block:</b>           |
|                                                          |                                  |                                                  |                             |                                                            | 52                      |
|                                                          |                                  |                                                  |                             |                                                            | <b>Lot:</b>             |
|                                                          |                                  |                                                  |                             |                                                            | 52                      |
|                                                          |                                  |                                                  |                             |                                                            | <b>Assessment Year:</b> |
|                                                          |                                  |                                                  |                             |                                                            | 2016                    |
|                                                          |                                  |                                                  |                             |                                                            | <b>Plat No:</b>         |
|                                                          |                                  |                                                  |                             |                                                            | 1                       |
|                                                          |                                  |                                                  |                             |                                                            | <b>Plat Ref:</b>        |
|                                                          |                                  |                                                  |                             |                                                            | 0014/0020               |
| <b>Special Tax Areas:</b>                                |                                  |                                                  | <b>Town:</b>                |                                                            |                         |
|                                                          |                                  |                                                  | NONE                        |                                                            |                         |
| <b>Ad Valorem:</b>                                       |                                  |                                                  |                             |                                                            |                         |
| <b>Tax Class:</b>                                        |                                  |                                                  |                             |                                                            |                         |
| <b>Primary Structure Built</b>                           | <b>Above Grade Enclosed Area</b> | <b>Finished Basement Area</b>                    | <b>Property Land Area</b>   | <b>County Use</b>                                          |                         |
| 1954                                                     | 1,126 SF                         |                                                  | 20,000 SF                   | 04                                                         |                         |
| <b>Stories</b>                                           | <b>Basement</b>                  | <b>Type</b>                                      | <b>Exterior SIDING</b>      | <b>Full/Half Bath</b>                                      | <b>Garage</b>           |
| 1                                                        | YES                              | STANDARD UNIT                                    |                             | 1 full                                                     |                         |
| Value Information                                        |                                  |                                                  |                             |                                                            |                         |
|                                                          | <b>Base Value</b>                | <b>Value As of 01/01/2016</b>                    | <b>Phase-in Assessments</b> |                                                            |                         |
|                                                          |                                  |                                                  | <b>As of 07/01/2015</b>     | <b>As of 07/01/2016</b>                                    |                         |
| <b>Land:</b>                                             | 80,000                           | 80,000                                           |                             |                                                            |                         |
| <b>Improvements</b>                                      | 70,200                           | 84,500                                           |                             |                                                            |                         |
| <b>Total:</b>                                            | 150,200                          | 164,500                                          | 150,200                     | 154,967                                                    |                         |
| <b>Preferential Land:</b>                                | 0                                |                                                  |                             | 0                                                          |                         |
| Transfer Information                                     |                                  |                                                  |                             |                                                            |                         |
| <b>Seller:</b> SLADE BEVERLY JANE                        |                                  | <b>Date:</b> 03/28/2006                          |                             | <b>Price:</b> \$0                                          |                         |
| <b>Type:</b> NON-ARMS LENGTH OTHER                       |                                  | <b>Deed1:</b> /23591/ 00581                      |                             | <b>Deed2:</b>                                              |                         |
| <b>Seller:</b> SLADE BEVERLY JANE                        |                                  | <b>Date:</b> 11/10/1999                          |                             | <b>Price:</b> \$0                                          |                         |
| <b>Type:</b> NON-ARMS LENGTH OTHER                       |                                  | <b>Deed1:</b> /14145/ 00638                      |                             | <b>Deed2:</b>                                              |                         |
| <b>Seller:</b> CASALENA PAUL                             |                                  | <b>Date:</b> 04/27/1989                          |                             | <b>Price:</b> \$82,000                                     |                         |
| <b>Type:</b> ARMS LENGTH IMPROVED                        |                                  | <b>Deed1:</b> /08157/ 00618                      |                             | <b>Deed2:</b>                                              |                         |
| Exemption Information                                    |                                  |                                                  |                             |                                                            |                         |
| <b>Partial Exempt Assessments:</b>                       | <b>Class</b>                     | <b>07/01/2015</b>                                |                             | <b>07/01/2016</b>                                          |                         |
| <b>County:</b>                                           | 000                              | 0.00                                             |                             |                                                            |                         |
| <b>State:</b>                                            | 000                              | 0.00                                             |                             |                                                            |                         |
| <b>Municipal:</b>                                        | 000                              | 0.00 0.00                                        |                             | 0.00 0.00                                                  |                         |
| <b>Tax Exempt:</b>                                       | <b>Special Tax Recapture:</b>    |                                                  |                             |                                                            |                         |
| <b>Exempt Class:</b>                                     | NONE                             |                                                  |                             |                                                            |                         |
| Homestead Application Information                        |                                  |                                                  |                             |                                                            |                         |
| <b>Homestead Application Status:</b> Approved 11/04/2010 |                                  |                                                  |                             |                                                            |                         |

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

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

# 4309 Deer Park Road



Publication Date: 3/29/2016



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



0 12.525 50 75 100 Feet

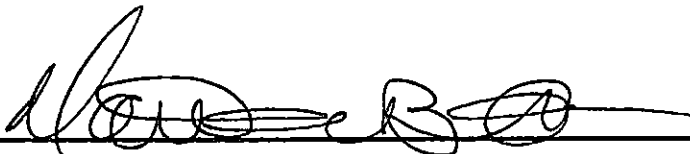
1 inch = 50 feet

2016-0241-A

March 30, 2016

To Whom It May Concern,

I would not have any objection to a 42" variance for Ms. Beverly Jane Slade's purposed detached garage at 4309 Deer Park Road, Randallstown, MD 21133.

 03/30/16  
\_\_\_\_\_  
MATTHEW A. BRAUNER

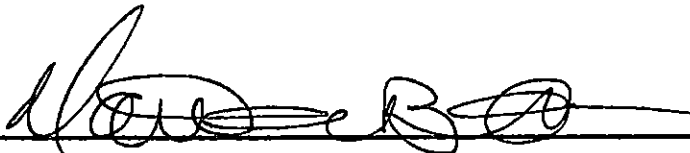
4305 Deer Park Road, Randallstown, MD 21133

2016-0241-A

March 30, 2016

To Whom It May Concern,

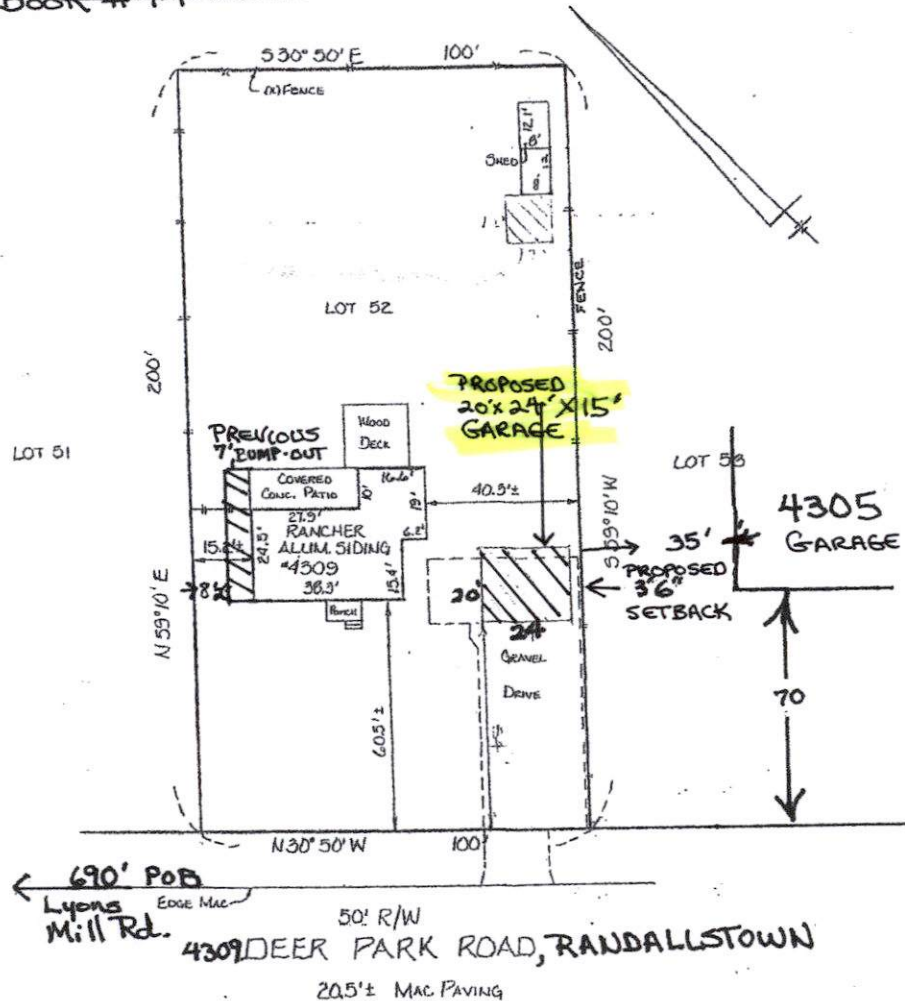
I would not have any objection to a 42" variance for Ms. Beverly Jane Slade's purposed detached garage at 4309 Deer Park Road, Randallstown, MD 21133.

 03/30/16  
\_\_\_\_\_  
MATTHEW A. BRAUNER

4305 Deer Park Road, Randallstown, MD 21133

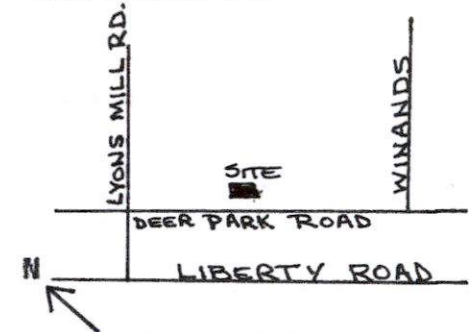
2016-0241-A

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING \_\_\_\_\_ (MARK TYPE REQUESTED WITH X)  
 ADDRESS 4309 DEER PARK ROAD OWNER(S) NAME(S) BEVERLY JANE SLADE  
 SUBDIVISION NAME HERNWOOD #1 LOT # 52 BLOCK # N/A SECTION # N/A  
 PLAT BOOK # JWB FOLIO # 020 10 DIGIT TAX # 0204000970 DEED REF. # 14145/638  
Book # 14



PLAN DRAWN BY BEVERLY JANE SLADE DATE 3/31/16 SCALE: 1 INCH = 50 FEET

# SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 066C3

SITE ZONED DR 3.5

ELECTION DISTRICT 02

COUNCIL DISTRICT 4

LOT AREA ACREAGE .50 ACRE

OR SQUARE FEET \_\_\_\_\_

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC \_\_\_\_\_ PRIVATE ☒

SEWER IS:

PUBLIC ☒ PRIVATE \_\_\_\_\_

PRIOR HEARING? 2013-0233 A

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

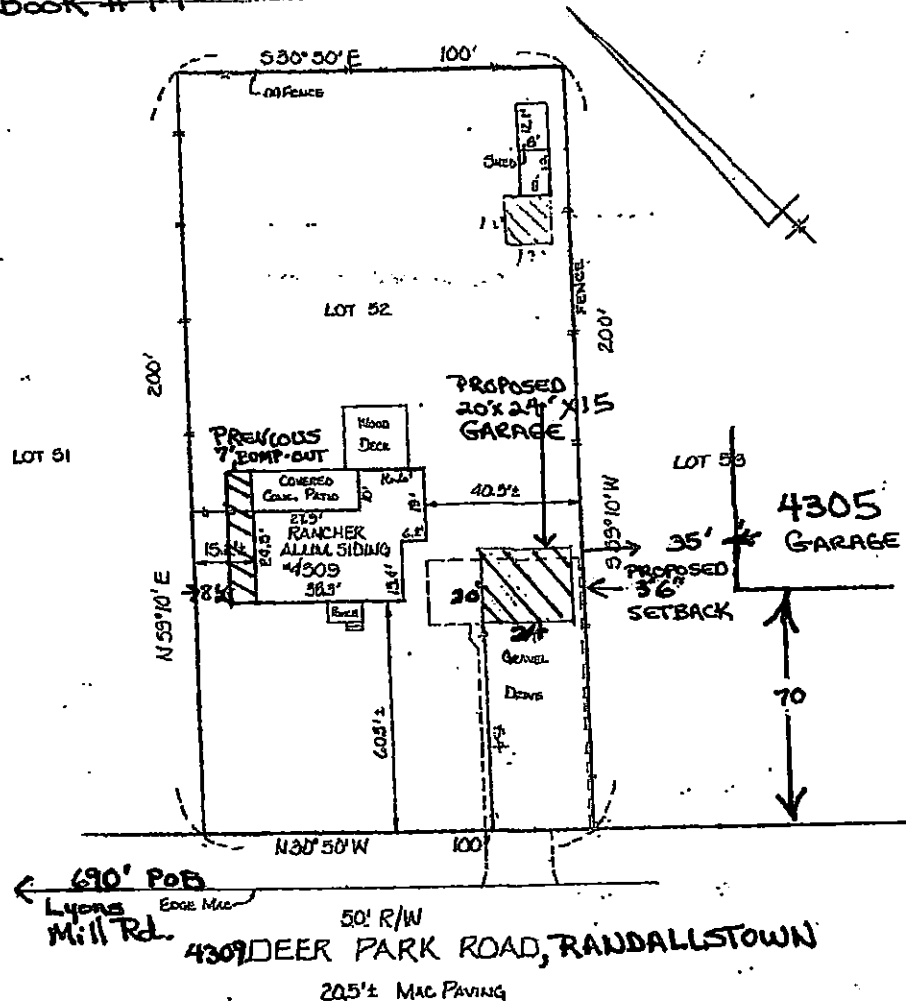
\_\_\_\_\_

VIOLATION CASE INFO:

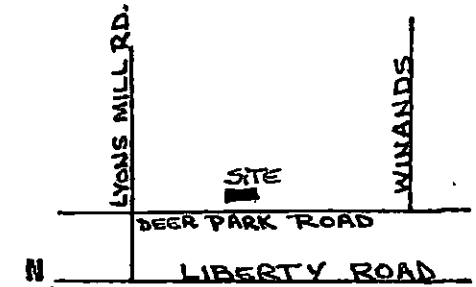
N/A Pet. Encl.  
1

2016-0241-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING \_\_\_\_\_ (MARK TYPE REQUESTED WITH X)  
 ADDRESS 4309 DEER PARK ROAD  
RANDALLSTOWN, MD 21133 OWNER(S) NAME(S) BEVERLY JANE SLADE  
 SUBDIVISION NAME HERNWOOD #1 LOT# 52 BLOCK# N/A SECTION# N/A  
 PLAT BOOK# JWB FOLIO# 020 10 DIGIT TAX# 0204000970 DEED REF.# 141451638  
Book # 14



# SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 066C3

SITE ZONED DR 3.5

ELECTION DISTRICT 02

COUNCIL DISTRICT 4

LOT AREA ACREAGE .50 ACRE

OR SQUARE FEET \_\_\_\_\_

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC \_\_\_\_\_ PRIVATE X

SEWER IS:

PUBLIC X PRIVATE \_\_\_\_\_

PRIOR HEARING? 2013-0233A

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

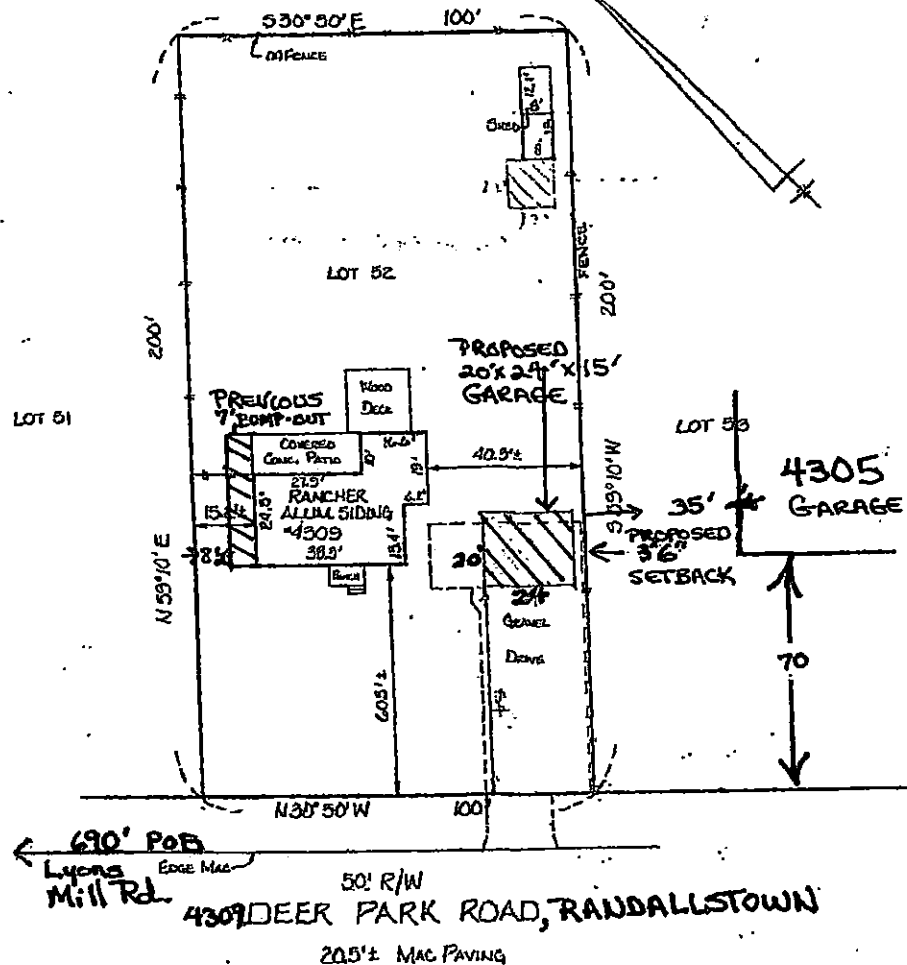
VIOLATION CASE INFO:

N/A

PLAN DRAWN BY BEVERLY JANE SLADE DATE 3/31/16 SCALE: 1 INCH = 50 FEET

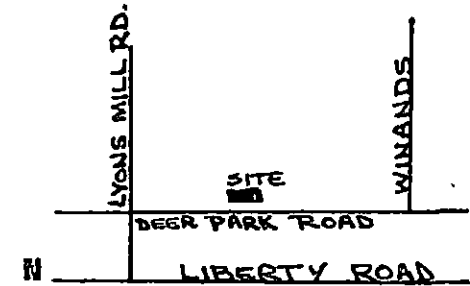
2016-0241-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING \_\_\_\_\_ (MARK TYPE REQUESTED WITH X)  
 ADDRESS 4309 DEER PARK ROAD RANDALLSTOWN, MD 21133 OWNER(S) NAME(S) BEVERLY JANE SLADE  
 SUBDIVISION NAME HERNWOOD #1 LOT# 52 BLOCK# N/A SECTION# N/A  
 PLAT BOOK# JWB FOLIO# 020 10 DIGIT TAX# 0204000970 DEED REF.# 141451638  
Book # 14



PLAN DRAWN BY BEVERLY JANE SLADE DATE 3/31/16 SCALE: 1 INCH = 50 FEET

# SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 066C3  
 SITE ZONED DR 3.5  
 ELECTION DISTRICT 02  
 COUNCIL DISTRICT 4  
 LOT AREA ACREAGE .50 ACRE  
 OR SQUARE FEET \_\_\_\_\_  
 HISTORIC? NO  
 IN CBCA? NO  
 IN FLOOD PLAIN? NO  
 UTILITIES? MARK WITH X  
 WATER IS:  
 PUBLIC \_\_\_\_\_ PRIVATE X  
 SEWER IS:  
 PUBLIC X PRIVATE \_\_\_\_\_  
 PRIOR HEARING? 2013-0233A  
 IF SO GIVE CASE NUMBER  
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

N/A

2016-024-A