

M E M O R A N D U M

DATE: July 6, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0268-A – Appeal Period Expired

The appeal period for the above-referenced case expired on July 5, 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
(4515 White Marsh Road)		
14 th Election District	*	OFFICE OF ADMINISTRATIVE
5 th Council District		
Christopher J. and Michele Neuman (Kaiser)*		HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2016-0268-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 owners of the property, Christopher J. and Michele Neuman (Kaiser) ["Petitioners"]. The Petitioners are requesting Variance relief pursuant to § 400.1 of the Baltimore County Zoning Regulations, to permit a proposed Solar Array (accessory structure) to be located in the front and side yard in lieu of the required rear yard. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 12, 2016, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 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

ORDER RECEIVED FOR FILING

Date 6-3-16

By SW

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 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 3rd day of **June, 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 a proposed Solar Array (accessory structure) to be located in the front and side yard in lieu of the required rear yard, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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 6-3-16
By dlw



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING
To be filed with the Department of Permits, Approval and Inspections.

To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 4515 White Marsh Road Baltimore Md 21237 Currently zoned DR 3.5
Deed Reference 36438 / 00092 10 Digit Tax Account # 2000014002
Owner(s) Printed Name(s) Neuman Christopher and Kaiser Michele

(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 situated in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

- X ADMINISTRATIVE VARIANCE from Section(s) 400.1 BCZR To permit a proposed Solar Array (accessory structure) to be located in the front and side yard in lieu of the required rear yard.

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

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

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

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

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

Owner(s)/Petitioner(s):

Chris Neuman , Michele Kaiser
Name #1 - Type or Print Name #2 - Type or Print
Chris Neuman , Michele Kaiser
Signature #1 Signature #2

4515 White Marsh Rd Baltimore MD
Mailing Address City State

21237 , 443-909-9928 , Topher.JN88@yahoo.com
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

Representative to be contacted:

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

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ 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 2016-0268-A Filing Date 5/2/16 Estimated Posting Date 5/15/16 Reviewer G.A.

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE VARIANCE OR A PUBLIC 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: 4515 White Marsh Rd BALTIMORE MD 21237
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)

The administrative variance requested is for permission to install a ground mount solar array in a space defined as a side yard. Our property is 1.17 acres with an unconventional layout, no street frontage, shared private driveway, house in corner of property, and only one residential neighbor on one side, commercial on the other three sides.

I was informed when applying for the building permit that county zoning requires the array be located in the back yard. To locate the array in physical back yard would bring system and all associated equipment into the active portion of yard which is closer and in direct line of sight for the one residential neighboring property. The location we requested would put the array in a remote unused portion of the property with the most southern exposure conducive to solar and without sunlight obstruction.

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

Chris Newman
Signature of Owner (Affiant)

Chris Newman
Name- Print or Type

Michele Kaiser
Signature of Owner (Affiant)

Michele Kaiser
Name- Print or Type

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

Harford

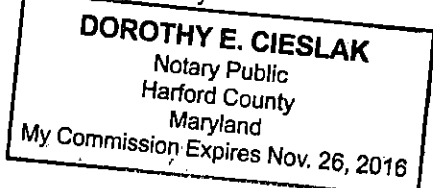
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24th day of December 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Christopher Newman Michele Kaiser

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

AS WITNESS my hand and Notaries Seal



Dorothy E Cieslak
Notary Public
Nov. 26, 2016
My Commission Expires

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SEVERAL 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.

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I was informed when applying for the building permit that county zoning requires the array be located in the backyard. To locate the array in physical backyard would bring system and all associated equipment into the active portion of the yard which is closer and in direct line of sight for the one residential neighboring property. The location we requested would place the array in a remote unused portion of the property with the most southern exposure conducive to solar and without sunlight obstruction.

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

Chris Neuman
Signature of Owner (Affiant)

Christopher Neuman
Name- Print or Type

Michele Kaiser
Signature of Owner (Affiant)

Michele Kaiser
Name- Print or Type

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

HARFORD
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24th day of December, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Christopher Neuman Michele Kaiser

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

AS WITNESS my hand and Notaries Seal

Dorothy E. Ciesla
Notary Public

Nov. 26, 2016
My Commission Expires



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 4515 White Marsh Road Baltimore Md 21237 Currently zoned DR 3.5
 Deed Reference 36438 1 00092 10 Digit Tax Account # 20 000 1900 2
 Owner(s) Printed Name(s) Neuman Christopher and Kaiser Michele

(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 situated 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) 400.1 BCZR To permit a proposed Solar array (accessory structure) to be located in the front and side yard in lieu of the required rear yard.

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

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

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

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

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

Owner(s)/Petitioner(s):

Name #1 - Type or Print Christopher Neuman Name #2 - Type or Print Michele Kaiser
 Signature #1 [Signature] Signature #2 [Signature]
4515 White Marsh Rd Baltimore MD
 Mailing Address City State
21237 443-909-9928 Topher.JN88@yahoo.com
 Zip Code Telephone # Email Address

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

Representative to be contacted:

Name- Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

Name - Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2016-0268-A Filing Date 5/2/16 Estimated Posting Date 5/15/16 Reviewer GMA

○ PROPERTY DESCRIPTION

Zoning Property Description For 4515 White Marsh Rd. Beginning at a point on the south side of White Marsh Rd. which is 50 feet wide at the distance of 585' +/- west of the centerline of the nearest improved intersecting street Pine Ridge Court which is 50 feet wide.

EXHIBIT A

1.1762 more or less acre parcel of land on the south side of White Marsh Road, 14th Election District, Baltimore County, Maryland.

Beginning for the same at an iron bar heretofore set at a point on the first line of that parcel of land which by deed dated August 11, 1978 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. 5923, folio 152 etc. was granted and conveyed from George S. Regester and William Edward Regester, personal representatives of the estate of Samuel Regester, deceased, and George S. Regester, individually and William Edward Regester, individually, to Charles J. Cook and H. June Cook, his wife. Said point of beginning being at a distance of South 53 degrees 11 minutes 00 seconds West 152.23 feet from the beginning of the first line. Running thence from said place of beginning and binding on the remainder of said first line, 1.) South 53 degrees 11 minutes 00 seconds West 21.10 feet to an iron pipe heretofore set. Running thence and binding on the second line of the aforesaid deed from Regester to Cook, 2.) South 18 degrees 12 minutes 00 seconds East 259.30 feet to the end thereof. Running thence and binding on the southerly extension of said line as described in a deed recorded or intended to be recorded immediately prior hereto from Register to Cook, 3.) South 18 degrees 12 minutes 00 seconds East 42.55 feet. Thence leaving the southerly extension of said second line and binding on the second line of the deed said to be recorded immediately prior hereto, 4.) North 71 degrees 48 minutes 00 seconds East 80.30 feet to a point in the third line of the first aforesaid deed from Regester to Cook (E.H.K.Jr. 5923/152 etc.), 90.88 feet from the beginning thereof. Running thence and binding reversely on the fourth and third lines of a deed recorded or intended to be recorded immediately prior hereto from Cook to Regester, 5.) North 77 degrees 31 minutes 13 seconds East 49.37 feet to the beginning thereof and 6.) South 80 degrees 16 minutes 40 seconds East 68.83 feet to the beginning thereof and to a point on the fourth line of the first aforesaid deed from Regester to Cook (E.H.K.Jr. 5923/152 etc.), at the distance of 18.66 feet from the beginning thereof. Running thence and binding on a part of the remainder of said fourth line, 7.) North 10 degrees 32 minutes 00 seconds East 191.34 feet to an iron bar heretofore set. Running thence and binding reversely on the fourth, third and second line of that parcel of land which by deed dated May 29, 1985 and recorded among the aforesaid land records in Liber E.H.K.Jr. 6925, folio 108 etc. was granted and conveyed from Charles J. Cook and H. June Cook, his wife, to the same Charles J. Cook and H. June Cook, his wife, 8.) North 79 degrees 28 minutes 00 seconds West 125.92 feet to an iron bar heretofore set, 9.) South 77 degrees 49 minutes 02 seconds West 152.66 feet to an iron bar heretofore set, and 10.) North 18 degrees 12 minutes 00 seconds West 101.44 feet to the place of beginning. Containing 1.1762 more or less acres of land.

2016-0268-A

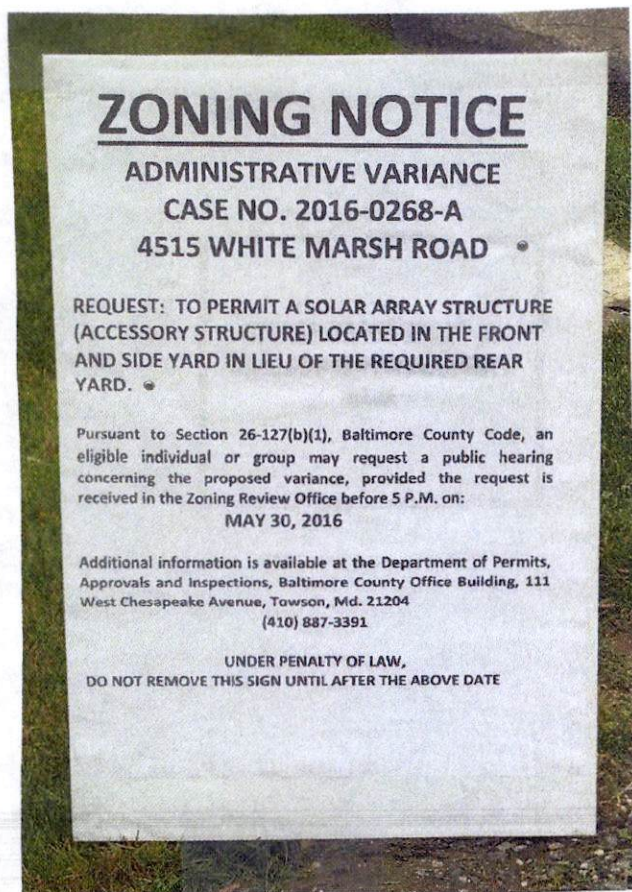
CERTIFICATE OF POSTING

Date: MAY 12, 2016

RE: Project Name: 4515 WHITE MARSH ROAD
Case Number /PAI Number: 2016-0268-A
Petitioner/Developer: CHRISTOPHER NEUMAN
Date of Hearing/Closing: MAY 30, 2016

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 4515 WHITE MARSH ROAD

The sign(s) were posted on MAY 12, 2016
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0268 -A Address 4515 White Marsh Road

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

Filing Date: 5/2/16 Posting Date: 5/15/16 Closing Date: 5/30/16

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- 0268 -A Address 4515 White Marsh Road 21237

Petitioner's Name Christopher Newman Telephone 443-909-9928

Posting Date: 5/15/16 Closing Date: 5/30/16

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

Revised 7/21/15

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

No. 139225

Date: 5/2/16

PAID RECEIPT

ADDRESS: ACTUAL TIME: 000
5/02/2016 5/02/2016 09:39:41 1

REC: 0501 BUDGET LIA

RECEIPT # 451641 5/02/2016 07:11

Unit 5 520 ZONING VERIFICATION

NO. 139225

Receipt Int: \$75.00

\$75.00 Cr \$1.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					75.00

Total: 75.00

Rec. From: Christopher Newman

For: 4515 White Marsh Road

2016-0268-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

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

June 1, 2016

Chris Neuman & Michele Kaiser
4515 White Marsh Road
Baltimore MD 21237

RE: Case Number: 2016-0268 A, Address: 4515 White Marsh Road

Dear Mr. Neuman & Ms. Kaiser:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 2, 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.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

5-30
Closing

RECEIVED

BALTIMORE COUNTY, MARYLAND

MAY 10 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: May 9, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0268-A
Address 4515 White Marsh Road
(Neuman & Kaiser Property)

Zoning Advisory Committee Meeting of May 9, 2016.

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

Reviewer: Steve Ford

Date: 05-09-2016

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



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

Date: 5/5/16

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. 20160268-A.

*Administrative Variance
Chris Neuman & Michele Kaiser
4515 White Marsh 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 blue ink, appearing to read 'Wendy Wolcott'.

Wendy Wolcott, PLA
Acting Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

TO WCN

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 19, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For May 9, 2016
Item No. 2016-0259, 0260, 0263, 0264, 0265, 0266 and 0268

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\ZAC05092016.doc

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>5-19</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>5-9</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>5-5</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>5-12-16</u> by <u>Billingley</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____



ARRAY
LOCATION

Flood
Door

Access
Driveway

三三三



← HOUSE

↖
SEPTIC
CLEANOUT

↖
Solar
Array

320044-7

74
74102
74104

74102
74104
74106





20/02
A177A

20/02
A177A

→ GARAGE

→ HOUSE

→ CEMENTIC
TUMOR

HOUSE
20/02



House & garage

Solar Array

House &
Grove
↙

Alley
↗
20102

20102
↖
Grove







2006
2007
2008

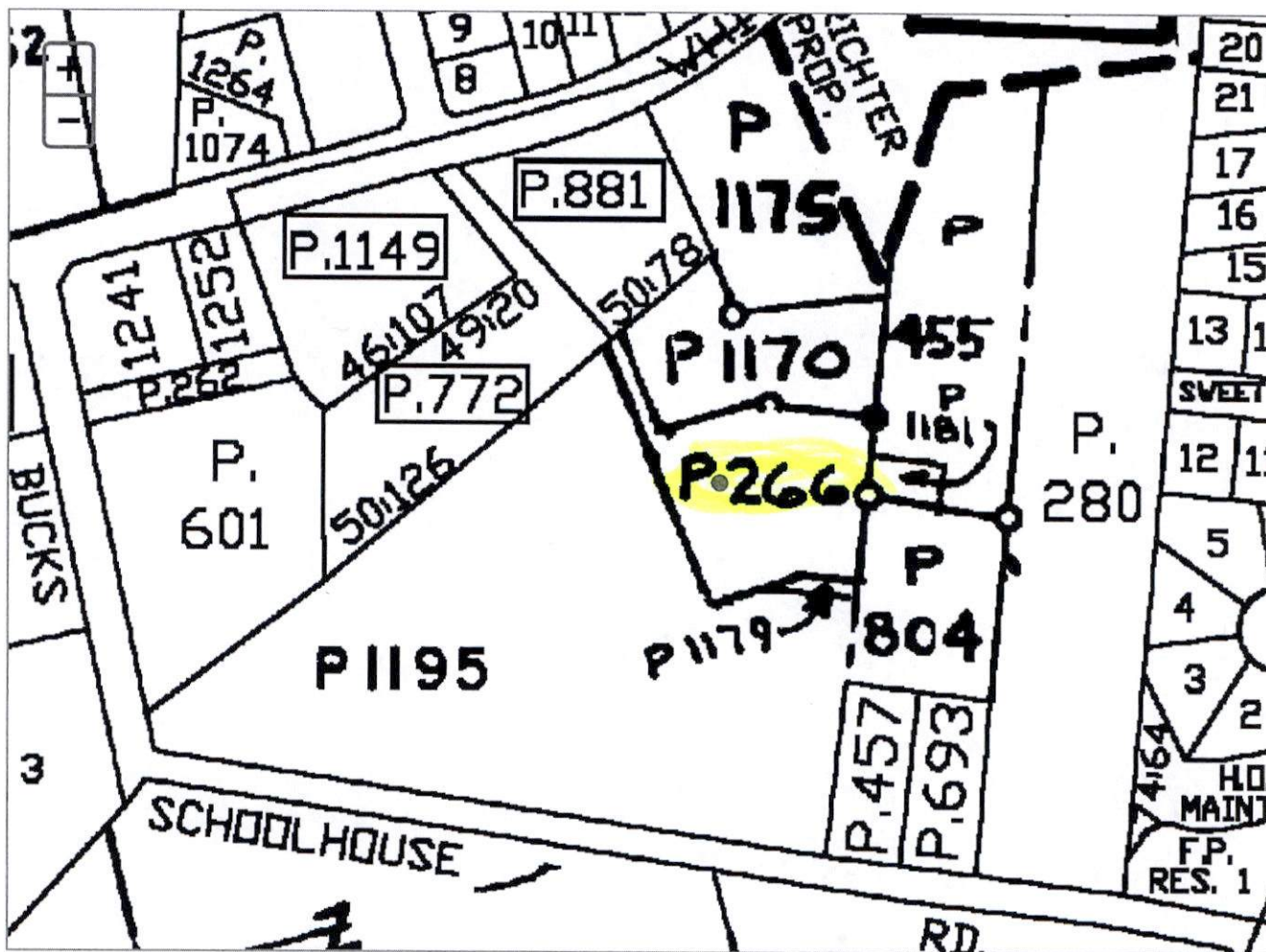
Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 14 Account Number - 2000014002			
Owner Information					
Owner Name:		NEUMAN CHRISTOPHER J NEUMAN MICHELE		Use: Principal Residence: RESIDENTIAL YES	
Mailing Address:		4515 WHITE MARSH RD BALTIMORE 21237-3330		Deed Reference: /36438/ 00092	
Location & Structure Information					
Premises Address:		4515 WHITE MARSH RD 0-0000		Legal Description: 1.1762 AC SSR WHITE MARSH RD 500 NE BUCKS SCHHSE RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0081	0006	0266		0000	
				Block:	Lot:
				Assessment Year:	Plat No:
				2015	Plat Ref:
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
1883	3,232 SF				1.1700 AC
County Use	04				
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	ASBESTOS SHINGLE	1 full	1 Detached
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		113,900	113,900		
Improvements		130,200	190,700		
Total:		244,100	304,600	264,267	284,433
Preferential Land:		0			0
Transfer Information					
Seller: NEUMAN ARTHUR H		Date: 07/21/2015		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /36438/ 00092		Deed2:	
Seller: NEUMAN ARTHUR H		Date: 09/12/1988		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /07968/ 00235		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: No Application					

Baltimore County

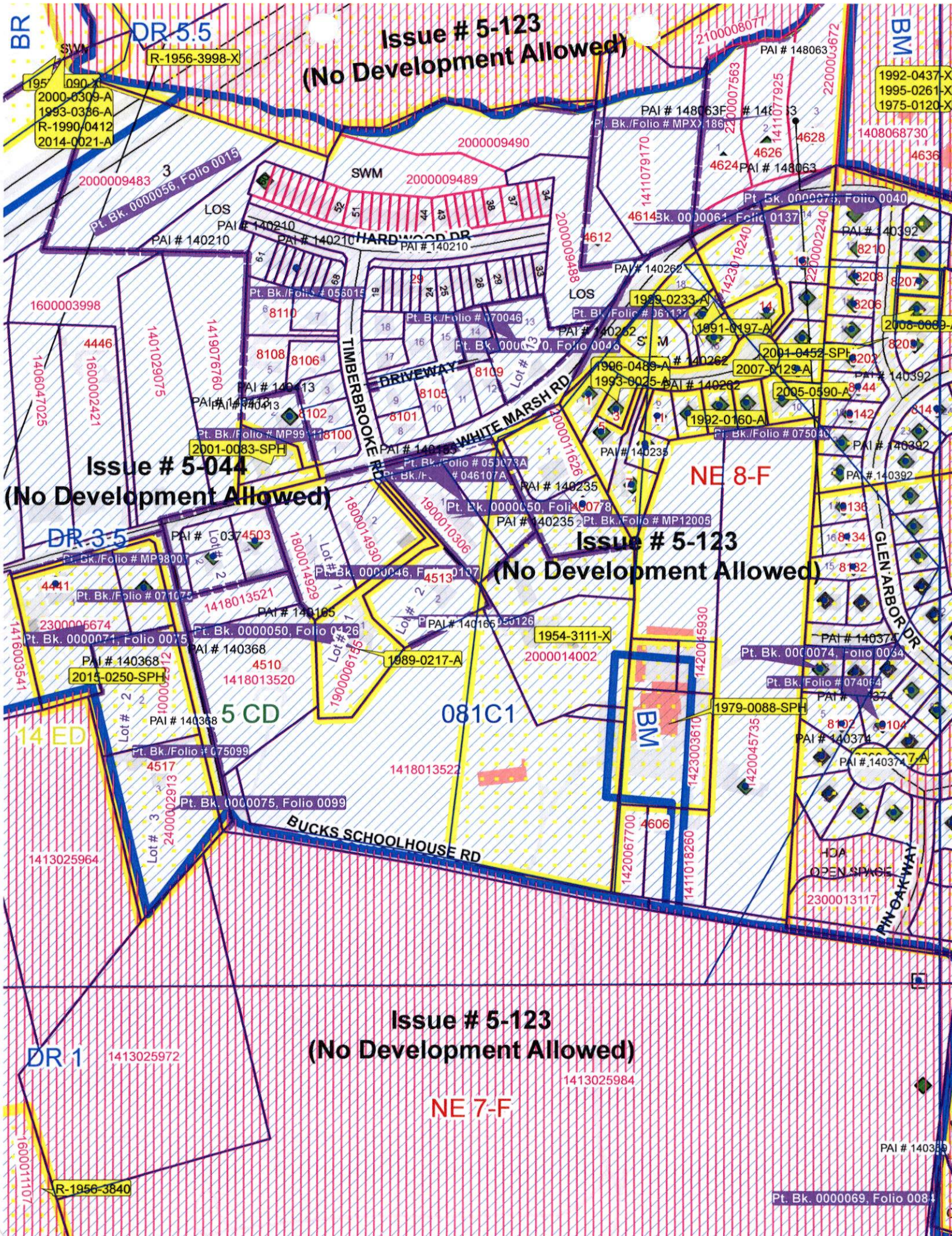
New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **14** Account Number: **2000014002**

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>).



**Issue # 5-123
(No Development Allowed)**

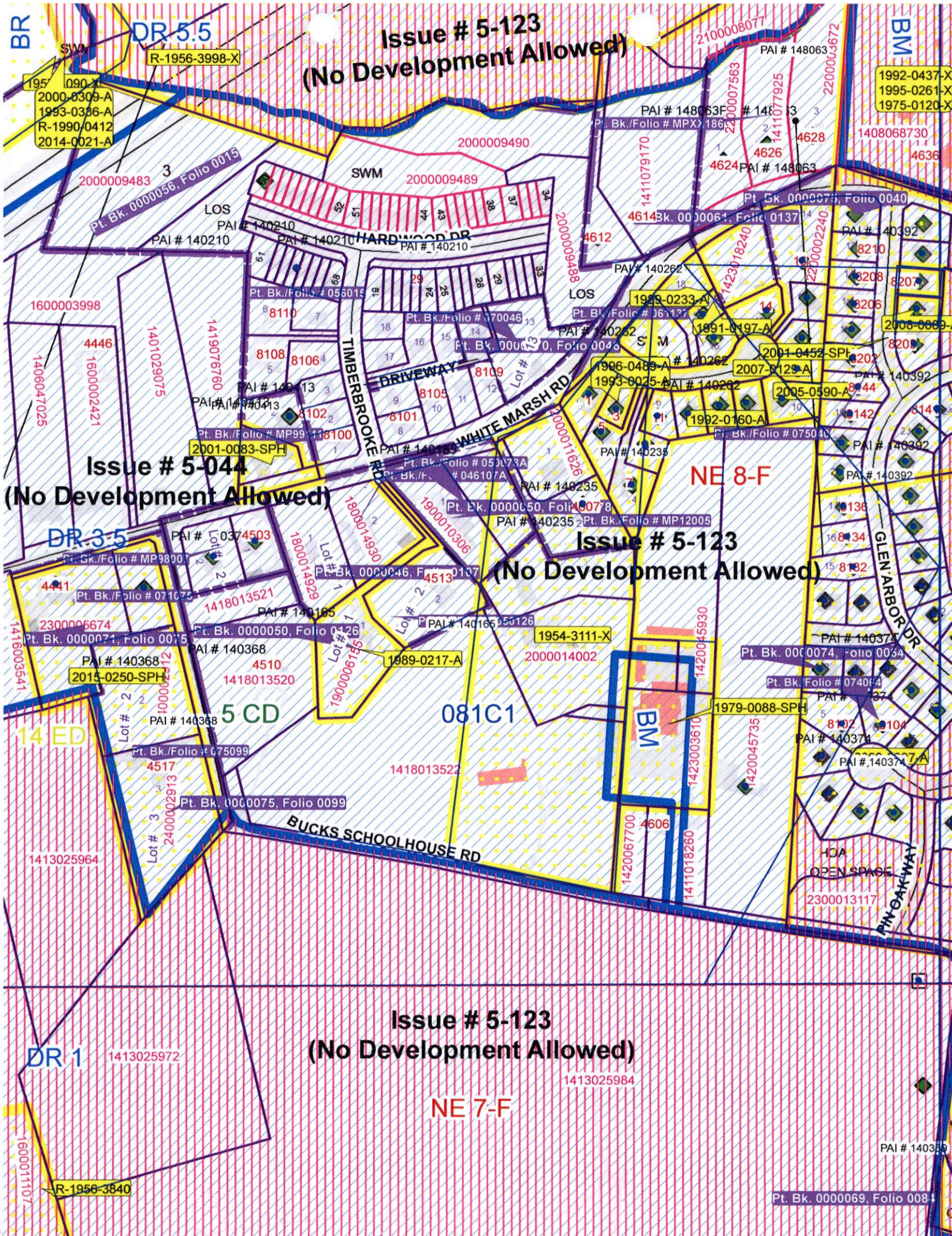
**Issue # 5-044
(No Development Allowed)**

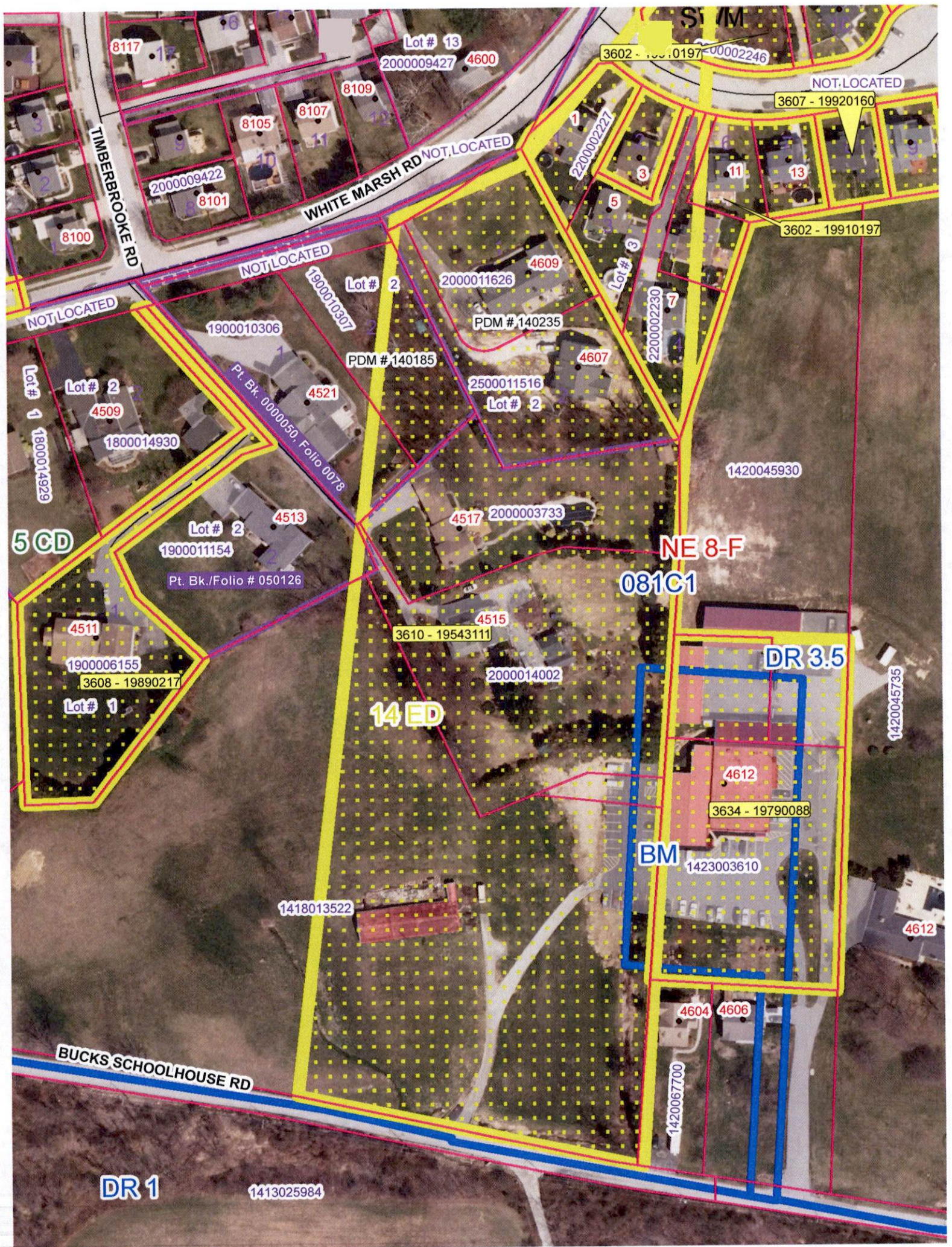
**Issue # 5-123
(No Development Allowed)**

**Issue # 5-123
(No Development Allowed)**

NE 7-F

NE 8-F





02/16-0268-1

Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption				View GroundRent Registration			
Account Identifier:			District - 14 Account Number - 2000014002							
Owner Information										
Owner Name:			NEUMAN CHRISTOPHER J NEUMAN MICHELE			Use: Principal Residence:		RESIDENTIAL YES		
Mailing Address:			4515 WHITE MARSH RD BALTIMORE ` 21237-3330			Deed Reference:		/36438/ 00092		
Location & Structure Information										
Premises Address:			4515 WHITE MARSH RD 0-0000			Legal Description:		1.1762 AC SSR WHITE MARSH RD 500 NE BUCKS SCHHSE RD		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:	
0081	0006	0266		0000				2015		
Special Tax Areas:					Town:		NONE			
					Ad Valorem:					
					Tax Class:					
Primary Structure Built		Above Grade Enclosed Area			Finished Basement Area		Property Land Area		County Use	
1883		3,232 SF					1.1700 AC		04	
Stories	Basement	Type	Exterior		Full/Half Bath		Garage	Last Major Renovation		
2	YES	STANDARD UNIT	ASBESTOS SHINGLE		1 full		1 Detached			
Value Information										
			Base Value		Value As of 01/01/2015		Phase-in Assessments As of 07/01/2015		As of 07/01/2016	
Land:			113,900		113,900					
Improvements			130,200		190,700					
Total:			244,100		304,600		264,267		284,433	
Preferential Land:			0						0	
Transfer Information										
Seller: NEUMAN ARTHUR H				Date: 07/21/2015				Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /36438/ 00092				Deed2:		
Seller: NEUMAN ARTHUR H				Date: 09/12/1988				Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /07968/ 00235				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: No Application										

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.

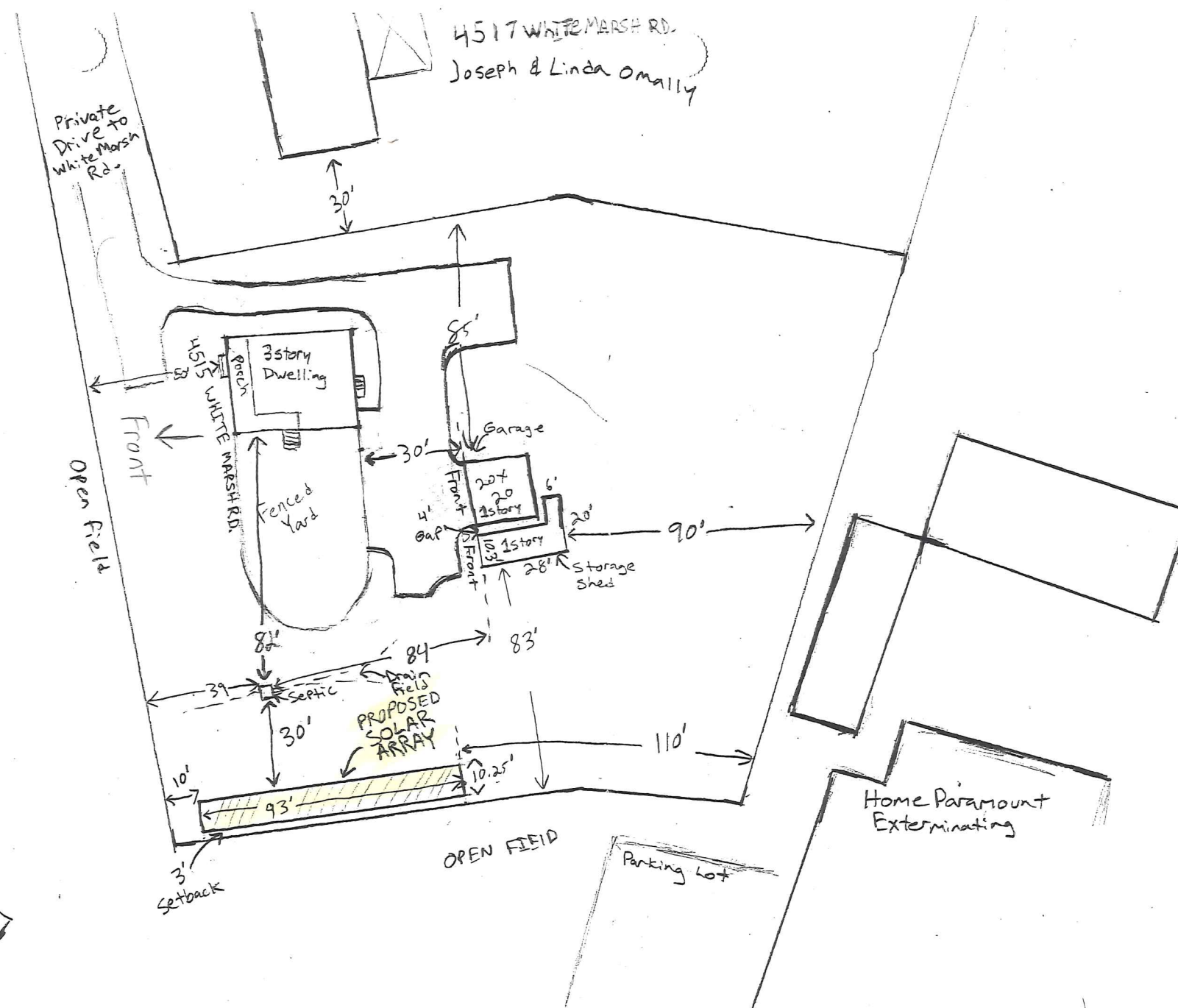
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 4515 White Marsh Road OWNER(S) NAME(S) Christopher J Neuman

Michele Neuman

SUBDIVISION NAME N/A LOT # N/A BLOCK # N/A SECTION # N/A

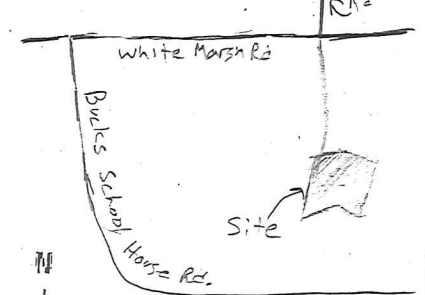
PLAT BOOK # N/A FOLIO # N/A 10 DIGIT TAX # 2000014002 DEED REF. # 36438/00092



PLAN DRAWN BY Christopher Neuman DATE 1/10/16 SCALE: 1 INCH = 50 FEET

2016-0268-A

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 081C1

SITE ZONED DR3.5

ELECTION DISTRICT 14th

COUNCIL DISTRICT 5th

LOT AREA ACREAGE 1.17 AC

OR SQUARE FEET _____

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? _____

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

1954-3111-A

Per. Exh. 1

VIOLATION CASE INFO:

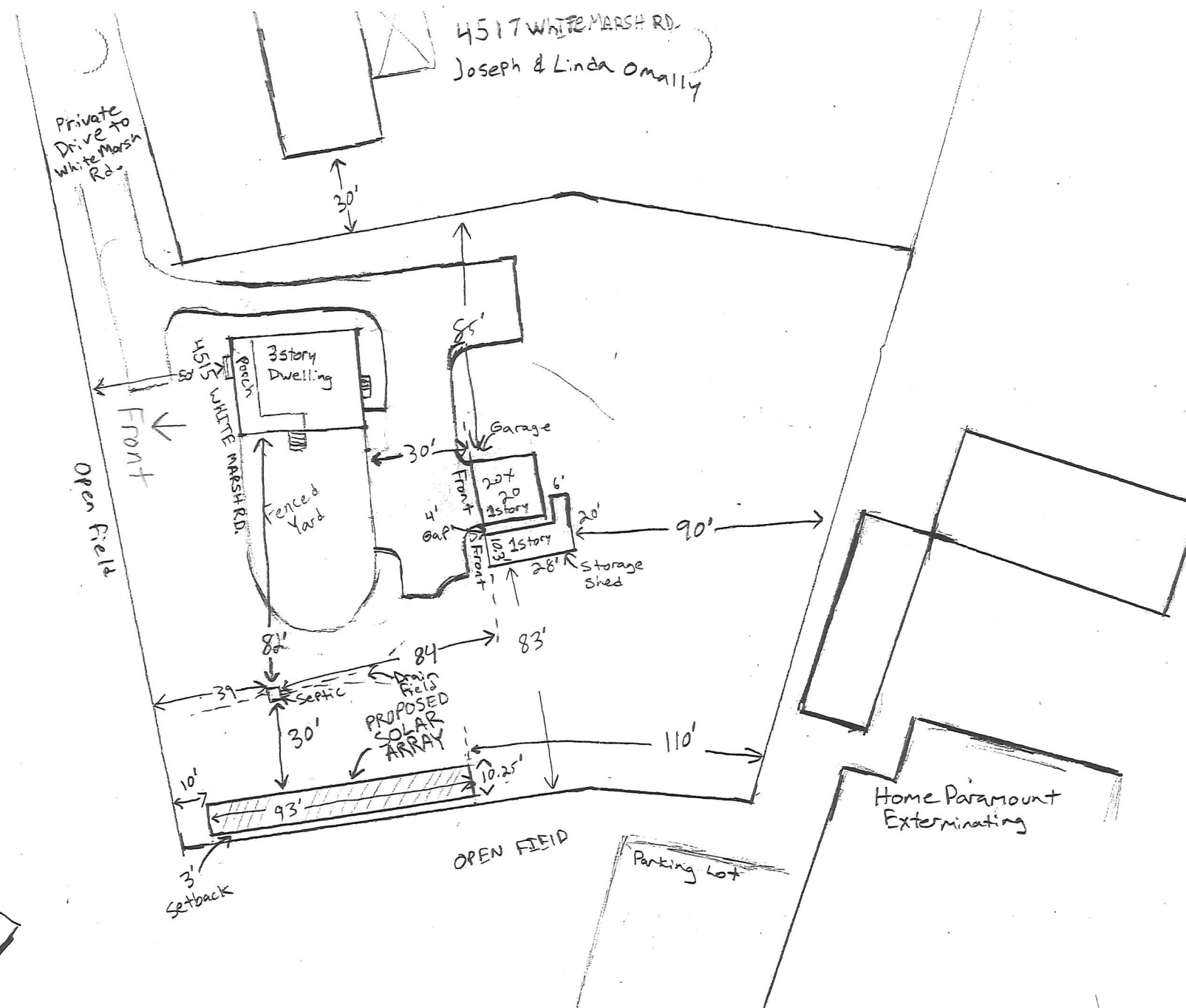
None

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

ADDRESS 4515 White Marsh Road OWNER(S) NAME(S) Christopher J Newman
Michele Newman

SUBDIVISION NAME N/A LOT # N/A BLOCK # N/A SECTION # N/A

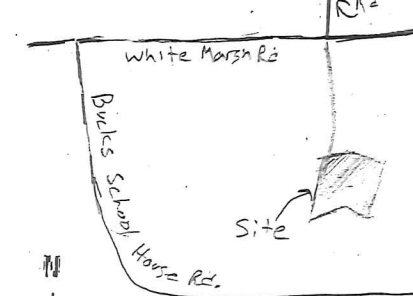
PLAT BOOK # N/A FOLIO # N/A 10 DIGIT TAX # 2000014002 DEED REF. # 36438/00092



PLAN DRAWN BY Christopher Newman DATE 1/10/16 SCALE: 1 INCH = 50 FEET

2016-0268-A

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 081C1

SITE ZONED DR 3.5

ELECTION DISTRICT 14th

COUNCIL DISTRICT 5th

LOT AREA ACREAGE 1.17 AC

OR SQUARE FEET _____

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IN FLOOD PLAIN? No

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WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? _____

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

1954-3111-A

VIOLATION CASE INFO:

None