MEMORANDUM

DATE: July 22, 2016

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2016-0291-A – Appeal Period Expired

The appeal period for the above-referenced case expired on July 21, 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
(308 Timber Grove Road)		
4th Election District	*	OFFICE OF ADMINISTRATIVE
2nd Council District		
Sanjaykumar Patel	*	HEARINGS FOR
Petitioner		
	*	BALTIMORE COUNTY
	*	**CASE NO. 2016-0291-A**

* * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owner of the property, Sanjaykumar Patel ("Petitioner"). The Petitioner is requesting Variance relief from § 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a deck with a rear yard setback of 16 ft. in lieu of the required 22.5 ft. 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.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on May 29, 2016, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law

ORDER RECEIVED FOR FILING

Date 6-21-16

By DW

Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the 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 **21st** day of **June, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a deck with a rear yard setback of 16 ft. in lieu of the required 22.5 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for his appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

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

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING
Date 6-21-16
By DW

ADMI STRATIVE ZONING PET ON

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 308 TIMBER GROVE RD, REISTERSTOWN, MD-21136 **Currently zoned** DR 5.5

Deed Reference 36843 / 00128 10 Digit Tax Account # 2 5 0 0 0 1 1 3 8 5

Owner(s) Printed Name(s) SANJAYKUMAR PATEL

(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)

BCZR: 1B01.2.C.1.b. → To permit a proposed deck with a rear setback of 16 feet in lieu of the required 22.5 feet.

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

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

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

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

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

Owner(s)/Petitioner(s):

Sanjaykumar Patel / _____

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

_____ / _____

Signature #1 / Signature # 2

308 Timber Grove Rd Reisterstown MD

Mailing Address / City / State

21136 / 443-983-1104 / sanjaypatelgsr@gmail.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

ORDER RECEIVED FOR FILING

Date 6-21-16

By

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 2016-0291-A **Filing Date** 5/19/16 **Estimated Posting Date** 5/29/16 **Reviewer** JS

Rev 5/8/2014

Affidavit in Support c dministrative 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: 308 TIMBER GROVE RD (Print or Type Address of property) Reisterstown (City) MD (State) 21136 (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)**

Letter Attached.

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

Signature of Owner (Affiant)

Signature of Owner (Affiant)

Sanjay Kumar Patel
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 9 day of May, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Sanjay Kumar B. Patel

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

AS WITNESS my hand and Notaries Seal

Notary Public

4/12/20
My Commission Expires

JOSEPH W. MANDARA NOTARY PUBLIC BALTIMORE COUNTY, MD

REV. 5/8/2014

Affidavit in Support of Administrative Variance

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Address: 308 Timber grove Rd — Reisterstown — MD — 21136

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)**

Letter Attached.

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

Signature of Owner (Affiant) — Signature of Owner (Affiant)

Sanjaykumar Patel

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 9 day of May, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Sanjaykumar B. Patel

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

AS WITNESS my hand and Notaries Seal

Joseph W. Mandara

Notary Public

4/12/20

My Commission Expires

JOSEPH W. MANDARA NOTARY PUBLIC BALTIMORE COUNTY, MD

REV. 5/8/2014

ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING
To be filed with the Department of Permits, Approvals and Inspections

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

Address 308 TIMBER GROVE RD, REISTERSTOWN, MD 21136 **Currently zoned** DR 5.5
Deed Reference 36843 / 00128 10 Digit Tax Account # 2500011385
Owner(s) Printed Name(s) SANJAYKUMAR PATEL

(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:

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BCZR: 1B01.2.C.1.b. → To permit a proposed deck with a rear setback of 16 feet in lieu of the required 22.5 feet.

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

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

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

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

Owner(s)/Petitioner(s):

Sanjaykumar Patel / _____
Name #1 – Type or Print / Name #2 – Type or Print

_____ / _____
Signature #1 / Signature # 2

308 Timber grove Rd Reisterstown MD
Mailing Address / City / State

21136 / 443-983-1104 / Sanjaypatel qsr@gmail.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

ORDER RECEIVED FOR FILING
Date 6-21-16
By

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 2016-0291-A **Filing Date** 5/9/16 **Estimated Posting Date** 5/29/16 **Reviewer** DS

Rev 5/8/2014

PART A:

ZONING PROPERTY DESCRIPTION FOR 308 TIMBER GROVE ROAD

BEGINNING AT A POINT ON THE NORTHWEST SIDE OF TIMBER GROVE ROAD (ON WHICH PROPERTY FRONTS) WHICH IS 60 FEET OF RIGHT-OF-WAY WIDE AT THE DISTANCE OF 400 FEET SOUTHEAST OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET ACADEMY AVENUE WHICH IS 60 FEET WIDE RIGHT-OF-WAY.

PART B:

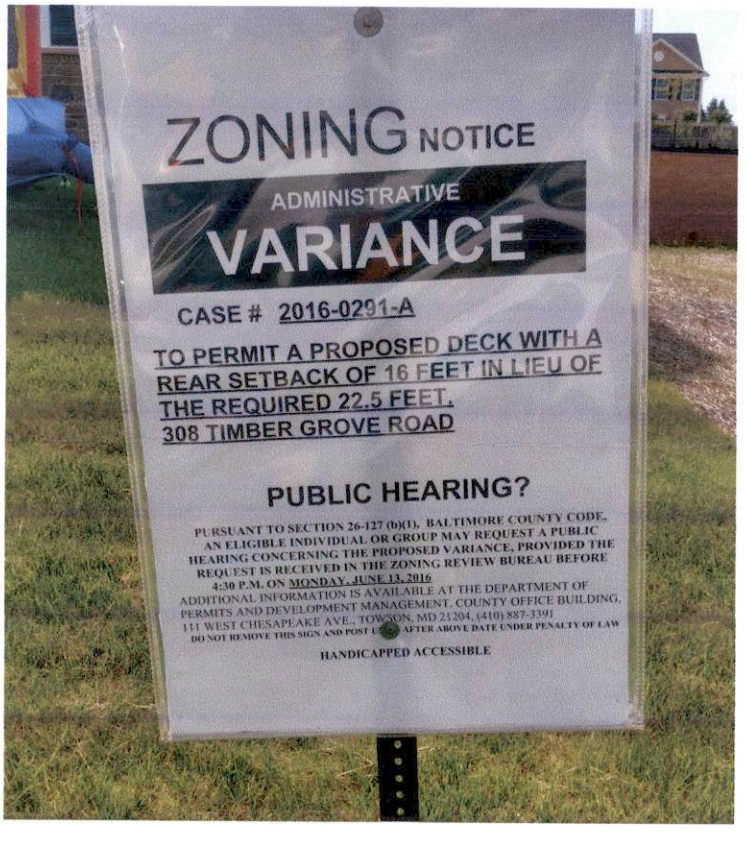
BEING LOT # 2 , BLOCK -, SECTION # - IN THE SUBDIVISION OF TIMBER GROVE ESTATES AS RECORDED IN BALTIMORE COUNTY PLAT BOOK # 79, FOLIO # 427 CONTAINING 6993 SQUARE FEET OR 0.161 AC. LOCATED IN THE 4 ELECTION DISTRICT AND 2 COUNCIL DISTRICT.

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS
DATE: 5/29/2016
Case Number: 2016-0291-A
Petitioner / Developer: SANJAY PATEL
Date of Hearing (Closing): JUNE 13, 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:
308 TIMBER GROVE ROAD

The sign(s) were posted on: MAY 29, 2016



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 – 666 – 5366
(Telephone Number of Sign Poster)

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0291 -A Address 308 TIMBERGROVE RD.

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/19/16 **Posting Date:** 5/29/16 **Closing Date:** 6/13/16

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- 0291 -A Address 308 TIMBERGROVE RD

Petitioner's Name PATEL Telephone 443-983-1104

Posting Date: 5/29/16 **Closing Date:** 6/13/16

Wording for Sign: To Permit A PROPOSED DECK WITH A REAR SETBACK OF 16 FEET IN LIEU OF THE REQUIRED 22.5 FEET.

Revised 7/9/15

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: 2016-0291-A

Property Address: 308 TIMBER GROVE RD, 21136

Property Description: _____

Legal Owners (Petitioners): SANJAYKUMAR PATEL

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: SANJAYKUMAR PATEL

Company/Firm (if applicable): _____

Address: 308 TIMERGROVE RD
REISTERSTOWN, MD 21136

Telephone Number: 443-983-1104

Revised 5/20/2014

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

No. 139273

Date:

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				$75.00
						Total:		$75.00

Rec From: PATEL

For: 2016-0291-A

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

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
5/20/2016	5/19/2016	11:39:26	3

MSG W503 WALKIN CAH
>RECEIPT # 678207 5/19/2016 CFLH
Dept 806 523 ZONING VERIFICATION
CI NO. 139273
Recpt Tot $75.00
$.00 CK $80.00 CA
$5.00- CG
Baltimore County, Maryland

CASHIER'S VALIDATION

KEVIN KAMENETZ
County Executive

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

June 14, 2016

Sanjaykumar Patel
308 Timber Grove Road
Reisterstown MD 21136

RE: Case Number: 2016-0291 A, Address: 308 Timber Grove Road

Dear Mr. Patel:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 19, 2016. This letter is not an approval, but only a **NOTIFICATION.**

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

6-13

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED
MAY 26 2016
OFFICE OF ADMINISTRATIVE HEARINGS

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

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

DATE: May 26, 2016

SUBJECT: EPS Comment for Zoning Item # 2016-0291-A
Address 308 Timber Grove Road
(Patel Property)

Zoning Advisory Committee Meeting of **May 30, 2016**.

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

Reviewer: Steve Ford Date: 05-26-2016

C:\Users\snuffer\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\WPHS9SSK\ZAC 16-0291-A 308 Timber Grove Road.doc

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

State Highway Administration
Maryland Department of Transportation

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

Date: 5/23/16

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. 2016-0291-A
Administrative Variance
Sanjay Kumar Patel
308 Timber Grove 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,

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

WW/RAZ

ver

RECEIVED
JUN 1 2016
DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 31, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For May 30, 2016
Item No. 2016-0283, 0284, 0286, 0288, 0289 and 0291

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\ZAC05302016.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: May 26, 2016

SUBJECT: EPS Comment for Zoning Item # 2016-0291-A
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(Patel Property)

Zoning Advisory Committee Meeting of **May 30, 2016**.

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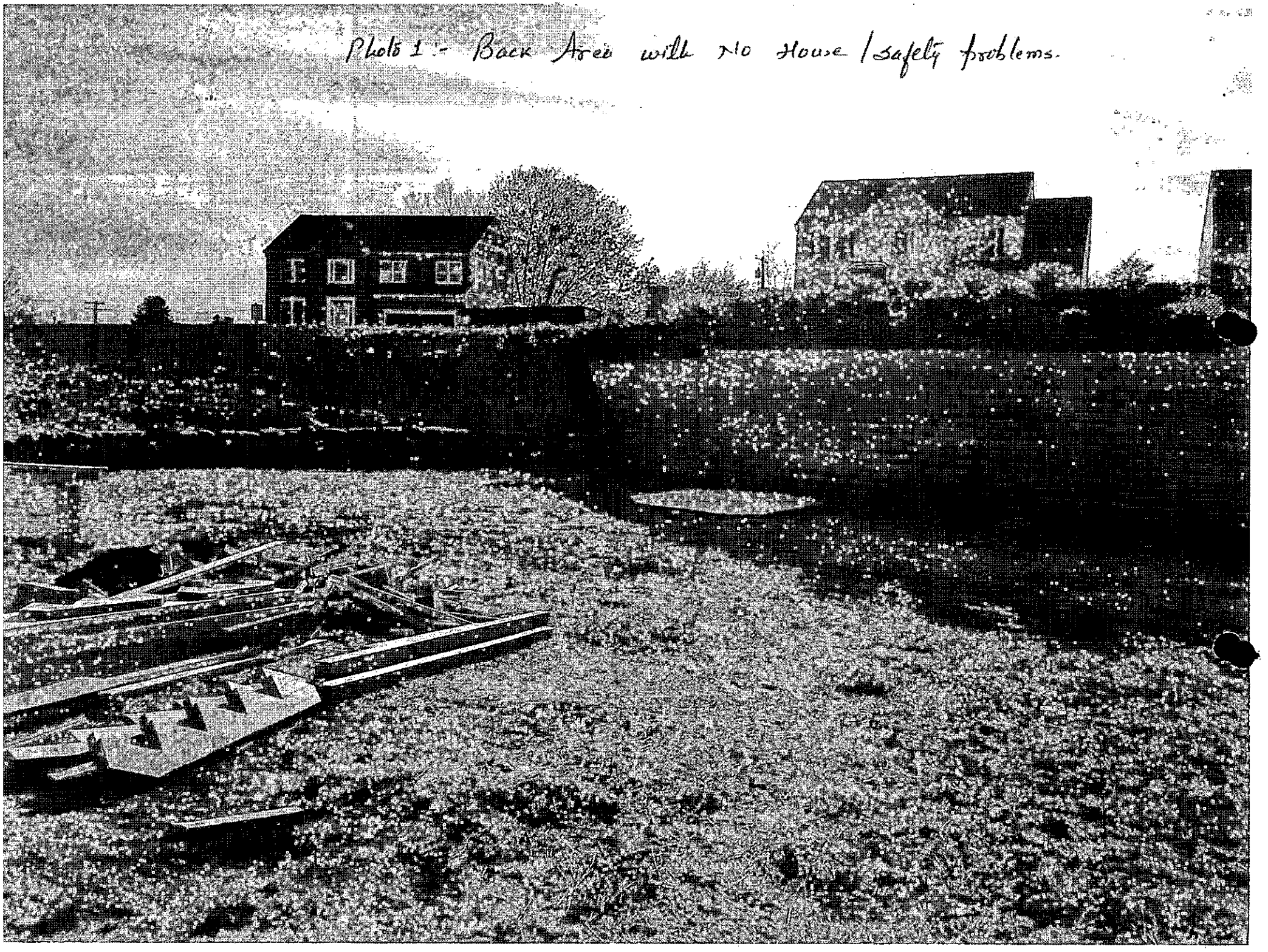
Reviewer: Steve Ford Date: 05-26-2016

C:\Users\jwisnom\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\XEGA1Q0V\ZAC 16-0291-A 308 Timber Grove Road.doc

Photo 1 :- Back Area with No House / safety problems.



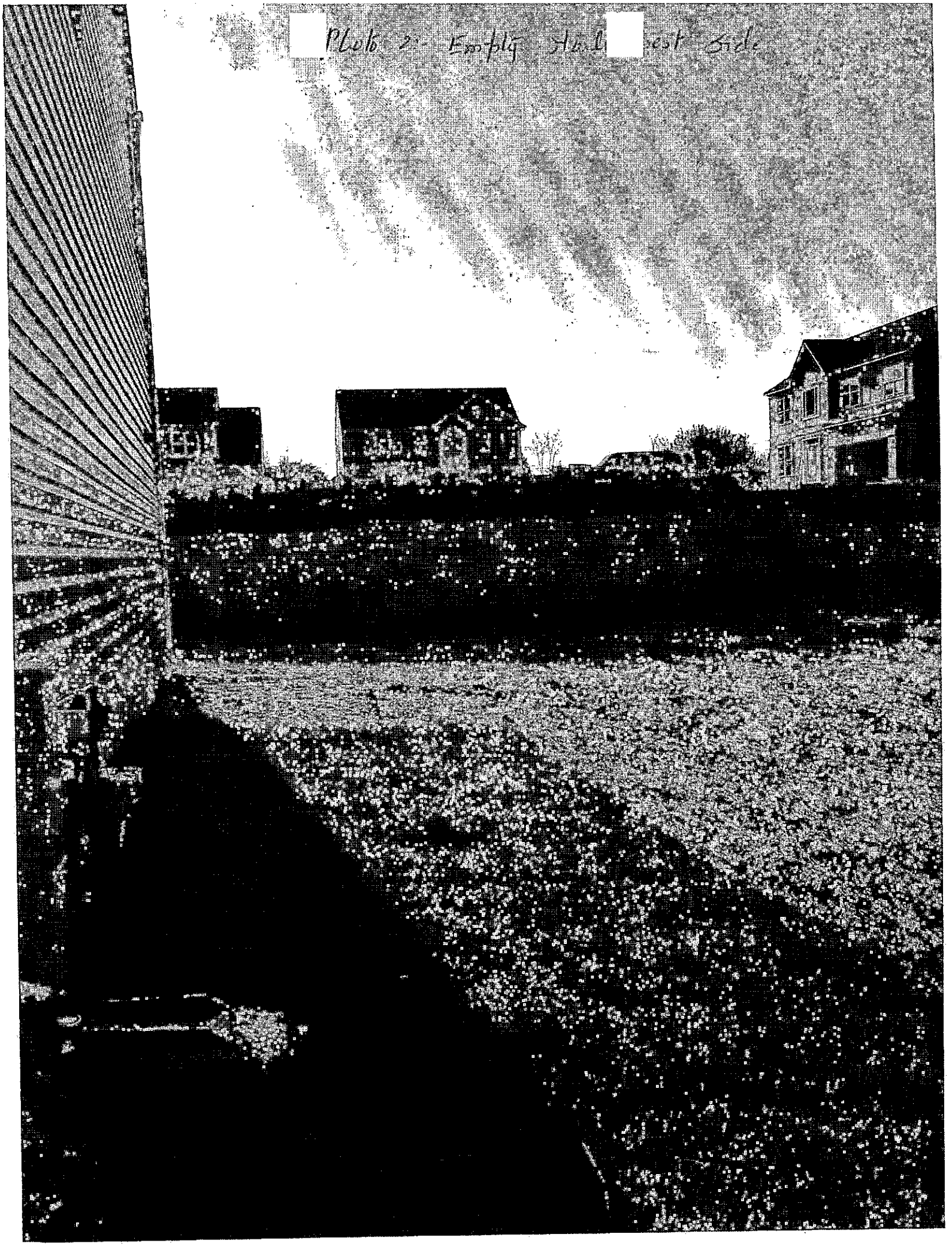


Plate 2: Empty Hall West Side

Photo 3 - Back Yard / Material purchased for deck (Trex)

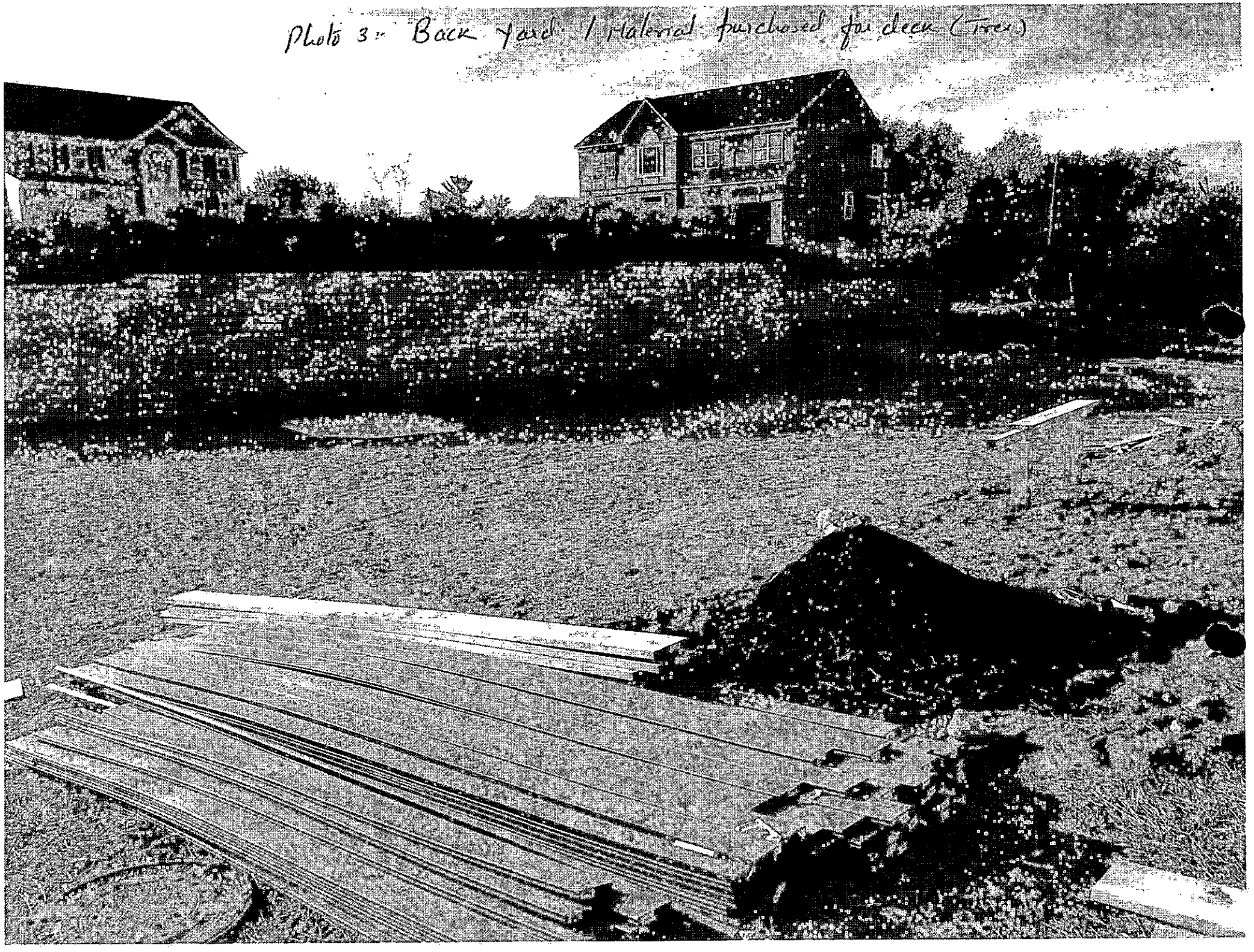


Photo 4:- Open Back Area

Photo 5:- Model Home with 25' porch &
Home with line of setback

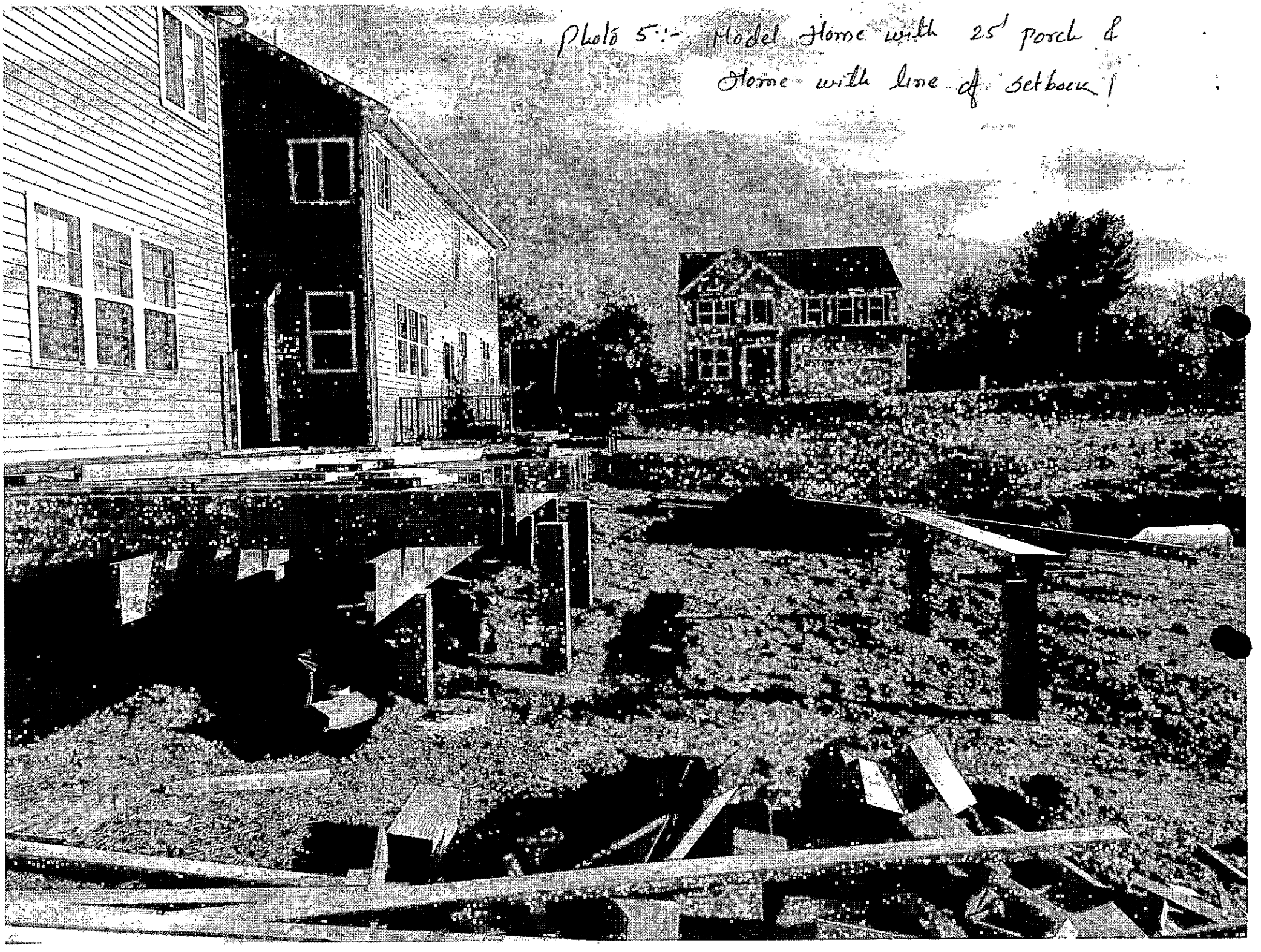
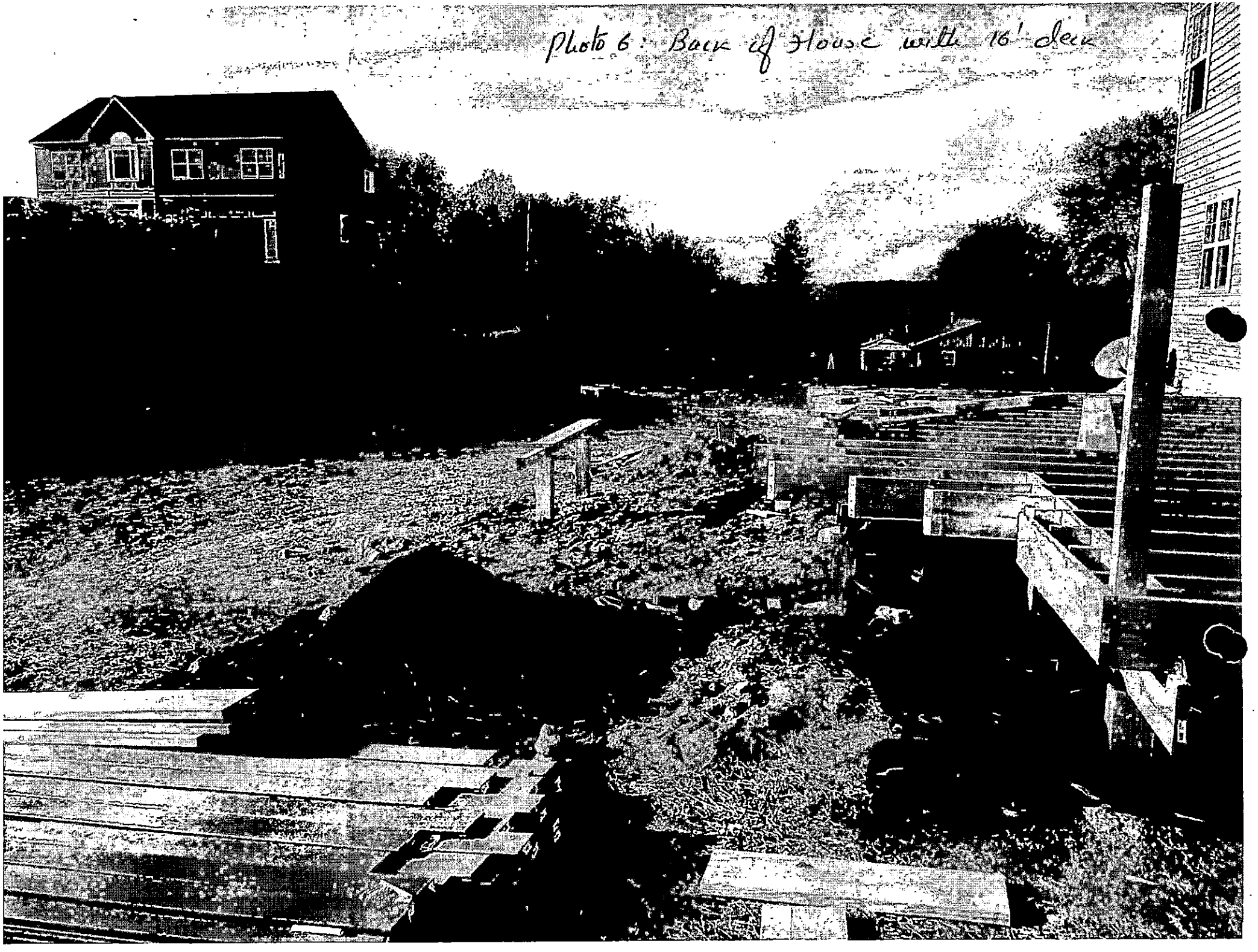


Photo 6: Back of House with 16' deck



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 - 04 Account Number - 2500011385

Owner Information

Owner Name:	PATEL SANJAYKUMAR	Use:	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	308 TIMBER GROVE RD REISTERSTOWN MD 21136-	Deed Reference:	/36843/ 00128

Location & Structure Information

Premises Address:	308 TIMBER GROVE RD REISTERSTOWN MD 21136-	Legal Description:	0.161 AC 308 TIMBER GROVE RD NS TIMBER GROVE ESTATES

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0049	0019	0129		9427			2	2016	Plat Ref:	0079/ 0427

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

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
2015	2,637 SF	600 SF	6,993 SF	04

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

Value Information

	Base Value	Value As of 01/01/2016	Phase-in Assessments As of 07/01/2015	Phase-in Assessments As of 07/01/2016
Land:	119,400	119,400		
Improvements	380,300	376,500		
Total:	499,700	495,900	499,700	495,900
Preferential Land:	0			0

Transfer Information

Seller: TIMBERGROVE ASSOCIATES	Date: 11/05/2015	Price: $147,500
Type: NON-ARMS LENGTH OTHER	Deed1: /36843/ 00128	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2015	07/01/2016
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Tax Exempt:	Special Tax Recapture:
Exempt Class:	NONE

Homestead Application Information

Homestead Application Status: Application received

Notice to Hearing Officer:

2016-0291-A

308 Timber Grove Road

Sir,

You'll notice in the provided pictures a half-built deck. I just wanted to let you know that Mr. Patel is NOT in violation of any regulations or codes. He started to build a deck that would comply with the setbacks and simply realized it would be too small, hence the requested variance.

Jason Seidelman

Planner II

Baltimore County, MD

410-887-3391

jseidelman@baltimorecountymd.gov

Sanjay
308 Timber Grove Rd
Reisterstown, MD 21136
Phone: 443-983-1104 Email: sanjaypatelqsr@gmail.com

May 2, 2016

Department of Permits, Approvals and Inspection
111 West Chesapeake Avenue
Room 111
Towson, MD 21204

Dear Sir/Madam,

Request letter to permit setback of 16′ in lieu of minimum required 22.5′

My Name is Sanjaykumar Patel and I am now a proud citizen of United States. My wife and I purchased our dream house in the subdivision of Timber Grove Estates in Reisterstown MD. We have worked very hard to achieve our settled on our home in December of 2015. I have my parents and family coming from India to visit my new home to give us blessing. As my parents are old and can't stay much in air conditioning I took it upon myself to make the outside of house very inviting for everyone. Specially, the deck for my parents so that they can stay warm during the day and have good time with our kids.

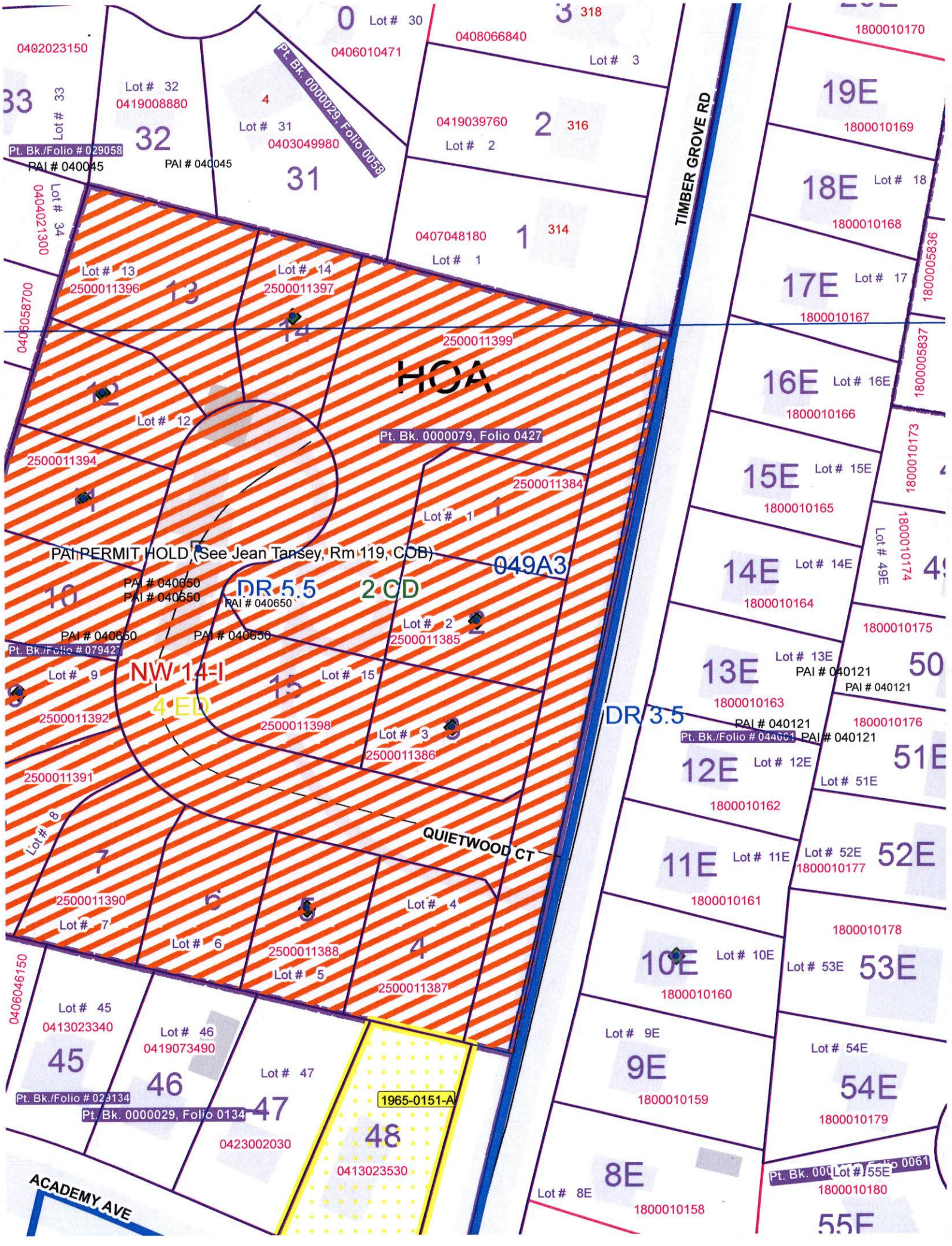
I have hired a Contractor to build a new deck on the rear of the house. The plan that I have decided on is a very classy design without any safety hazards that works well within the community of Timber Gove. I live next to the Model Home of Regional Homes of Maryland. Chip Burton, the president of Regional Homes even commented on how it is going to enhance the overall look of the community and David Albrecht the sales manager concurred.

With that being said I did not realize that I needed a permit to build a deck on own property, I have already spent more than $11,000 for materials, the deck will be built with mostly composite materials so the overall look will keep its integrity for long time. The deck builders had initiated installation of deck and everything was going smoothly. When an inspector from Baltimore County asked for the permit to build the deck, I was shocked about the turn of events. This whole turn in events has been deeply traumatic to me and my family. But when I attained the permit to build the deck, I only got approved for 10 feet. I am requesting the good people of Baltimore County to allow this variance for my dream house. I am expecting family member's in from India to have a huge celebration (Invitation of Puja and House warming attached for reference) for our family and I was hoping to have my deck finished by the time everyone arrived.

Please take these circumstances into account when considering this variance. I work as a Quality Assurance Manager in a Pharmaceutical Company and have Dunkin Donuts business in good standing within the community. I own a business and I give back to community as much as possible and I love my family and my new home. Please consider my request of variance for my family and community.

Warm regards, 05/03/2016

Sanjay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33
Lot # 32
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32
PAI # 040045
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PAI # 040045
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Lot # 34
0406058700
0406046150
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Lot # 30
0406010471
Pt. Bk. 0000029, Folio 0058
4
Lot # 31
0403049980
31
3
318
0408066840
Lot # 3
0419039760
2
316
Lot # 2
0407048180
1
314
Lot # 1
TIMBER GROVE RD
Lot # 13
2500011396
13
Lot # 14
2500011397
14
2500011399
HOA
12
Lot # 12
Pt. Bk. 0000079, Folio 0427
2500011394
11
2500011384
Lot # 1
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PAI PERMIT HOLD (See Jean Tansey, Rm 119, COB)
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PAI # 040650
PAI # 040650
DR 5.5
PAI # 040650
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PAI # 040650
PAI # 040650
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2
2500011385
Pt. Bk./Folio # 079427
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NW 14=I
4 ED
Lot # 15
15
9
2500011392
2500011398
Lot # 3
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2500011386
DR 3.5
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QUIETWOOD CT
7
2500011390
Lot # 7
6
Lot # 6
5
2500011388
Lot # 5
Lot # 4
4
2500011387
Lot # 45
0413023340
45
Lot # 46
0419073490
46
Pt. Bk./Folio # 029134
Pt. Bk. 0000029, Folio 0134
Lot # 47
47
0423002030
1965-0151-A
48
0413023530
ACADEMY AVE
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19E
1800010169
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Lot # 18
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17E
Lot # 17
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16E
Lot # 16E
1800010166
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15E
Lot # 15E
1800010165
1800010173
14E
Lot # 14E
1800010164
1800010174
Lot # 49E
1800010175
13E
Lot # 13E
PAI # 040121
PAI # 040121
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50
1800010176
PAI # 040121
Pt. Bk./Folio # 044061
PAI # 040121
12E
Lot # 12E
1800010162
51E
Lot # 51E
11E
Lot # 11E
1800010161
Lot # 52E
1800010177
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1800010178
10E
Lot # 10E
1800010160
Lot # 53E
53E
Lot # 9E
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1800010159
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54E
1800010179
8E
Lot # 8E
1800010158
Pt. Bk. 000
Lot # 55E
1800010180
55E


WEMBLEY RD
WEMBLEY RD
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PDM # 040045
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0408081050
Pt. Bk. 0000029, Folio 0058
322
0403050280
320
Lot # 3
0408066840
318
Lot # 33
6
4
0403049980
Lot # 2
0419039760
316
Lot # 1
0407048180
314
TIMBER GROVE RD
NOT LOCATED
2500011396
Lot # 13
2500011399
HOA
DR 5.5
Pt. Bk. 0000079, Folio 0427
304
Lot # 9
Lot # 40
NOT LOCATED
QUIETWOOD CT
2500011391
Lot # 8
Lot # 7
2500011389
Lot # 5
2500011388
Lot # 4
2500011387
Lot # 44
Lot # 45
Lot # 47
NOT LOCATED
TIMBER GROVE RD
DR 3.5
KEARNEY DR
NOT LOCATED
Lot # 9E
Pt. Bk./Folio # 029134
0423002030
324
300
0413023530
Lot # 48
1800010158
Lot # 8E
1800010180
308
317
0420067150
ACADEMY AVE
PDM # 040745
80854 - 20080047
240
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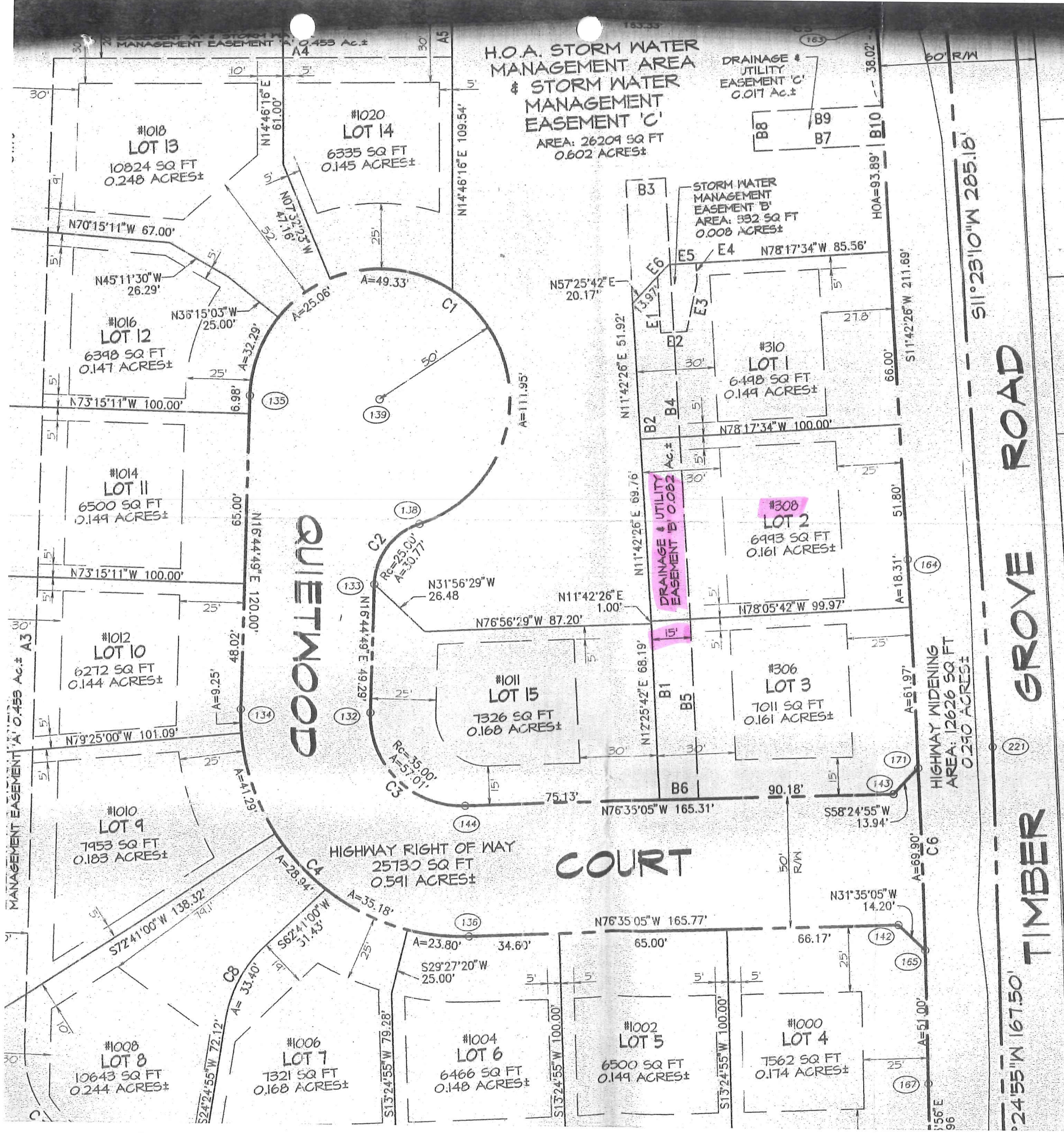
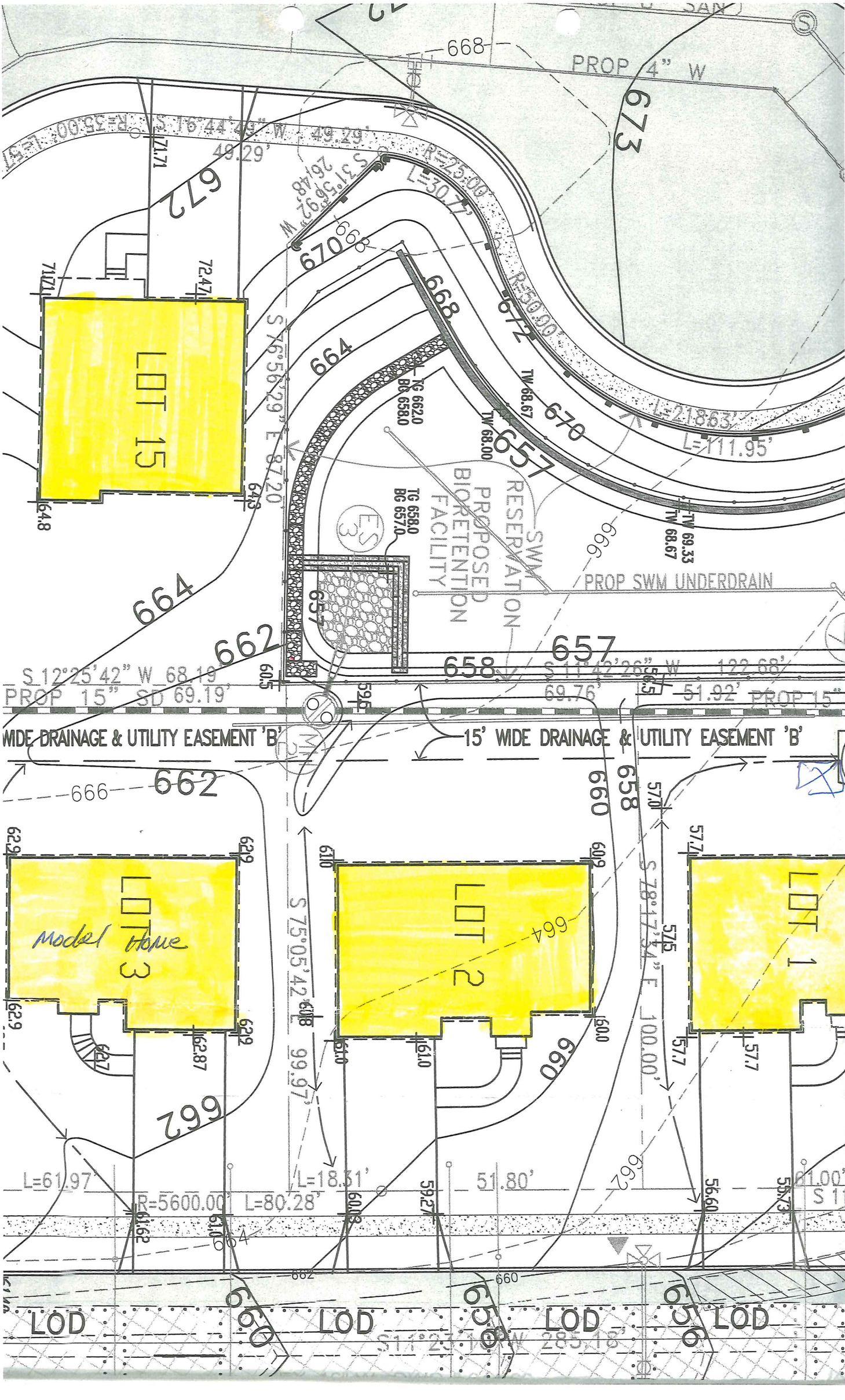
ACADEMY AVE
Lot # 4E



1. THE OWNER HEREBY RESERVES A
RIGHTS OF WAY AND PROPERTY I
REASONABLY DETERMINABLE TO
"PROPERTY INTERESTS"). THE FRO
HIGHWAYS AND HIGHWAY WIDENING
SIGHT LINE EASEMENTS, FIRE SUPP
EASEMENT, ACCESS EASEMENTS, P
EASEMENTS, LOCAL OPEN SPACE,
MANAGEMENT AREAS, CONSERVAT
INTERESTS, NO MATTER HOW ENTIT
CONVEY SAID PROPERTY INTERES
BALTIMORE COUNTY. THE OBLIGAT
LAND AND SHALL BE BINDING UPO
SUCCESSORS AND ASSIGNS. UPON
AUTHORITIES, AND UNTIL SUCH TIM
OWNER AUTHORIZES BALTIMORE C
SHOWN HEREON FOR THE PURPOSE
ROADS, UTILITY LINES AND FACIL
FOR OTHER PUBLIC PURPOSES AS
BE SUBJECT TO THE RIGHTS OF B
2. STREETS AND/OR ROADS SHOWN
DESCRIPTION ONLY, AND THE SAM
SIMPLE TITLE TO THE BEDS THERE
WHICH THIS PLAT IS ATTACHED, TH
3. THIS PLAT MAY EXPIRE IN ACCORD
CODE, SECTION 32-4-274.
4. THE RECORDING OF THIS PLAT DO
BY BALTIMORE COUNTY.
5. THE INFORMATION SHOWN HEREON
6. ADDITIONAL INFORMATION CONCE
OFFICE OF PERMITS, APPROVALS
7. THE RECORDING OF THIS PLAT DO
STREET, EASEMENT, PARK, OPEN S
8. THE OWNER/DEVELOPER WILL CO
BALTIMORE COUNTY DEPARTMENT
9. THE FINAL DEVELOPMENT PLAN FO
10. EXCEPT AS OTHERWISE INDICATED
PLACED AS THE RESULT OF AN IN
POLICIES OF THE BALTIMORE COU
RESTRICTIONS MAY APPLY.
11. THE ROADS AND STORM DRAINS
ENGINEER, JEFFREY L. SCHWAB, L
12. THE LOTS CREATED BY THIS SUBD
DEFRAY ALL OR PART OF THE DE
PURSUANT TO THE BALTIMORE CO
WITH THE LAND, IS A CONTRACTUA
PROPERTY AND IS NOT IN ANY WA

JLE
79-427

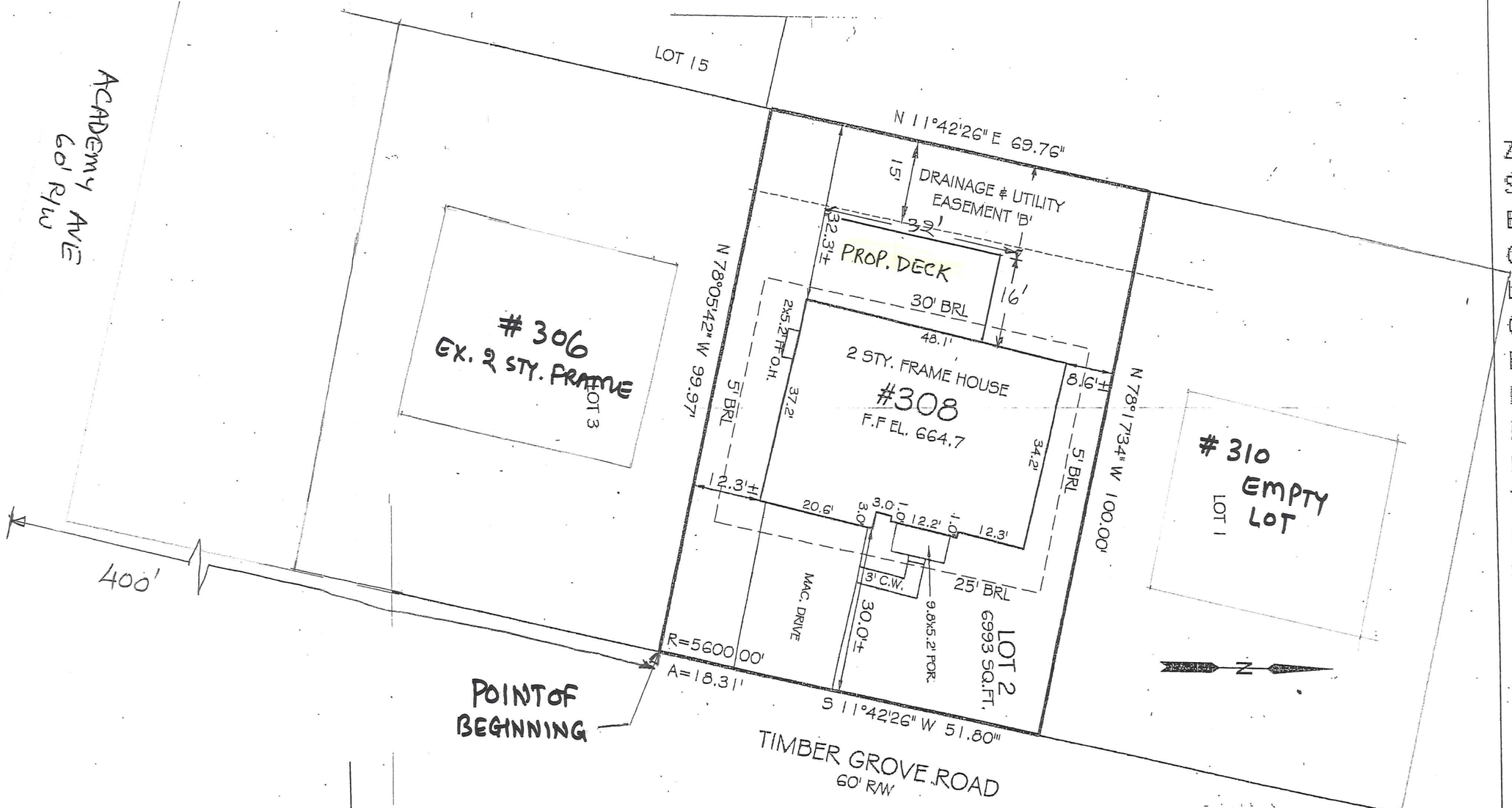

PROP 4" W
LOT 15
LOT 3
Model Home
LOT 2
LOT 1
PROPOSED BIORETENTION FACILITY
SWM RESERVATION
PROP SWM UNDERDRAIN
S 12°25'42" W 68.19'
PROP 15" SD 69.19'
S 11°42'26" W 122.68'
69.76'
51.92'
PROP 15"
15' WIDE DRAINAGE & UTILITY EASEMENT 'B'
S 76°56'29" E 87.20'
S 75°05'42" E 99.97'
S 78°17'34" E 100.00'
L=111.95'
L=218.63'
L=61.97'
R=5600.00' L=80.28'
L=18.31'
51.80'
LOD
S 11°23'10" W 285.18'

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

ADDRESS 308 TIMBER GROVE RD OWNER(S) NAME(S) PATEL, SANJAYKUMAR

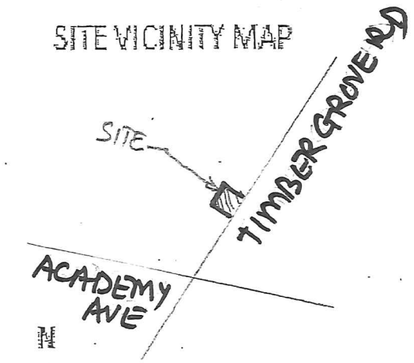
SUBDIVISION NAME TIMBER GROVE ESTATES LOT # 2 BLOCK # ____ SECTION # ____

PLAT BOOK # 79 FOLIO # 427 10 DIGIT TAX # 2500011385 DEED REF. # 36843/00128



PLAN DRAWN BY VD DATE 5/8/2016 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 049A3

SITE ZONED DR 5.5

ELECTION DISTRICT 4

COUNCIL DISTRICT 2

LOT AREA ACREAGE 0.161

OR SQUARE FEET 6993

HISTORIC ? NO

IN CBCA ? NO

IN FLOOD PLAIN ? NO

UTILITIES ? MARK WITH X

WATER IS:

PUBLIC X PRIVATE ____

SEWER IS:

PUBLIC X PRIVATE ____

PRIOR HEARING ? NO

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Pet. Exh. 1

2016-0291-A

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

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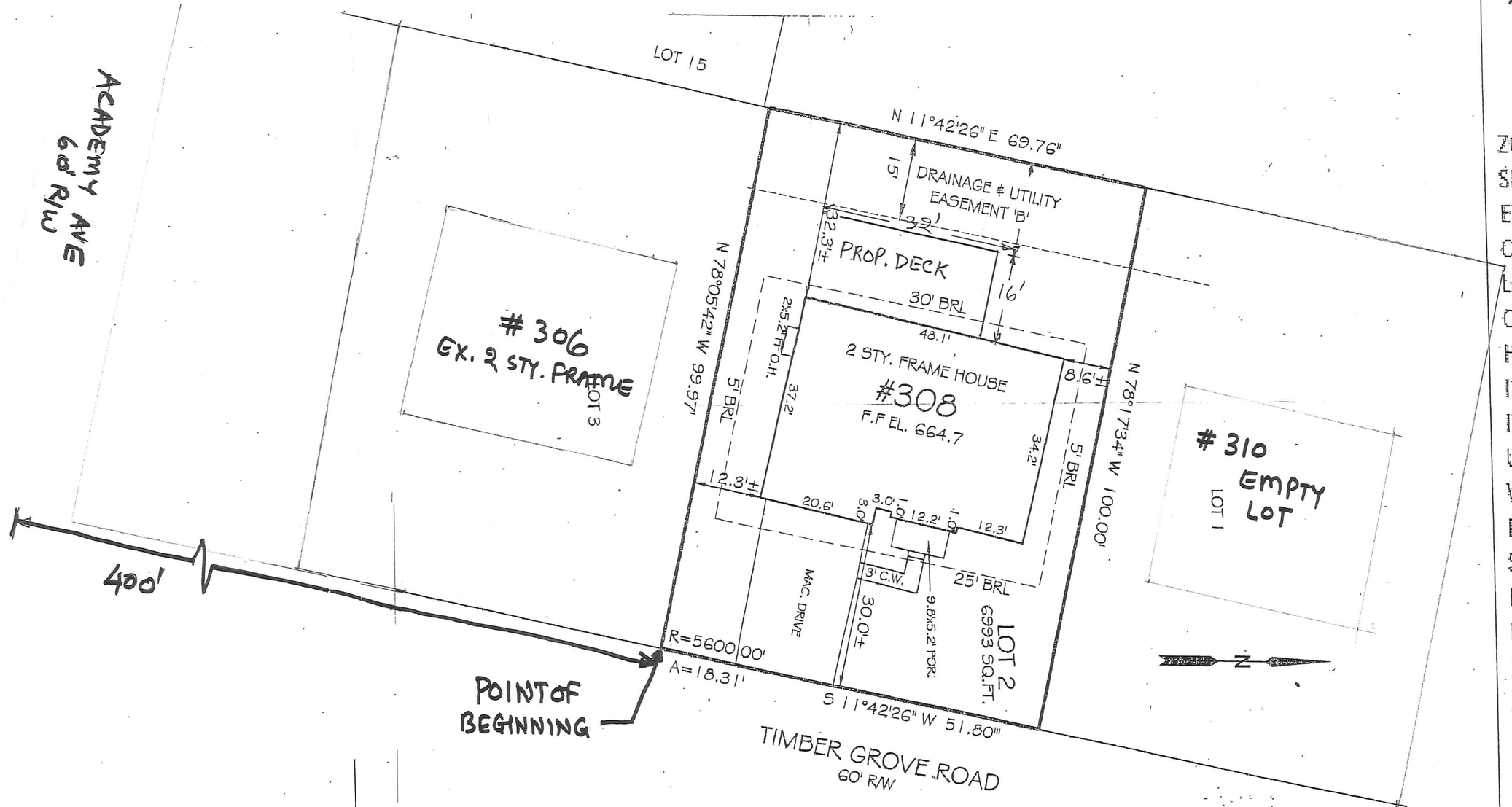
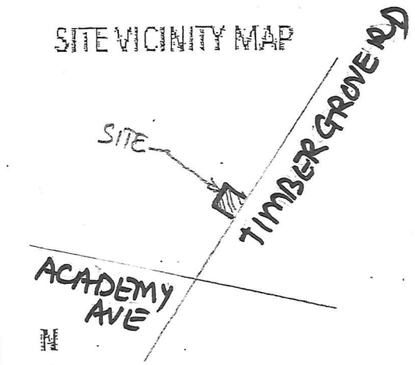
SUBDIVISION NAME TIMBER GROVE ESTATES LOT # 2 BLOCK # ____ SECTION # ____

PLAT BOOK # 79 FOLIO # 427 10 DIGIT TAX # 2500011385 DEED REF. # 36843/00128



PLAN DRAWN BY VD DATE 5/8/2016 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



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