

M E M O R A N D U M

DATE: July 29, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0299-A – Appeal Period Expired

The appeal period for the above-referenced case expired on July 28, 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 *
(10590 Bluebell Way)
8th Election District *
3rd Council District *
John P. and Denise E. Shaduk *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2016-0299-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, John P. and Denise E. Shaduk. The Petitioners are requesting Variance relief from § 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.), as follows: (1) To permit a proposed "attached" open projection (open deck) with a rear yard setback of 2 ft. in lieu of the minimum required 22.5 ft., and (2) To permit an amendment to the Final Development Plan (FDP) for Willowbrook, Lot 41 only. 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 June 2, 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 Section 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 6-28-16

By DW

the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED, this 28th day of **June, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.), as follows: (1) To permit a proposed "attached" open projection (open deck) with a rear yard setback of 2 ft. in lieu of the minimum required 22.5 ft., and (2) To permit an amendment to the Final Development Plan (FDP) for Willowbrook, Lot 41 only, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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

JEB:dlw


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 6-28-16

2

By [Signature]



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 10590 Bluebell Way Hunt Valley, MD 21030 Currently zoned DR 3.5
Deed Reference 13183 100428 10 Digit Tax Account # 22 00 02 56 33
Owner(s) Printed Name(s) John & Denise Shaduk

(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) 301.1. A, BCZR, to permit a proposed "attached" open projection (open deck) with a rear yard setback of 2 feet in lieu of the minimum required 22½ feet, and to permit an amendment to the Final Development Plan for Willowbrook, Lot 41 only, 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):

John Shaduk , Denise Shaduk
Name #1 – Type or Print Name #2 – Type or Print
[Signature] [Signature]
Signature #1 Signature #2
10590 Bluebell Way Hunt Valley MD
Mailing Address City State
21030 , (410) 952-2808 , jshaduk@verizon.net
Zip Code Telephone # Email Address

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

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

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 5 day of May, 2006 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 2016-0299-A Filing Date 5/27, 2006 Estimated Posting Date 6/5/2016 Reviewer JNP

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: 10590 Bluebell Way Hunt Valley MD 21030
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

We are requesting an administrative variance due to undue hardship in order to build a 40'x16' elevated open air deck in the rear of our home. In addition to our two children, in April 2011, one set of our parents moved into our home due to financial hardship and physical illness. They have occupied the lower finished level of our home (approx. 900 SF). We would like to make reasonable use of our existing property in order to expand our living area but the stipulations in Case No. 96-441-SPHA require a rear deck setback of 17' for our lot and state that we are unable to add a front porch or family room extension. We are requesting this variance to add a rear deck that would extend to within 2' of our rear property line in order to create more living space and add a deck that would be accessible from the walk-out basement w/o using stairs for our elderly parents. The new deck will not intrude on the neighbors property or sight-lines.

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

Signature of Owner (Affiant)

Name- Print or Type

Signature of Owner (Affiant)

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

Print name(s) here: JOHN P SHADUK AND DENISE E SHADUK

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

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires

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: 10590 Bluebell Way Hunt Valley MD 21030
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

We are requesting an administrative variance due to undue hardship in order to build a 90'x16' elevated open air deck in the rear of our home. In addition to our two children, in April 2011, one set of our parents moved into our home due to financial hardship and physical illness. They have occupied the lower finished level of our home (approx. 900 SF). We would like to make reasonable use of our existing property in order to expand our living area but the stipulations in Case No. 96-441-SPHA require a rear deck setback of 17' for our lot and state that we are unable to add a front porch or family room extension. We are requesting this variance to add a rear deck that would extend to within 2' of our rear property line in order to create more living space and add a deck that would be accessible from the walkout basement w/o using stairs for our elderly parents. The new deck will not intrude on the neighbors property or sight-lines.
(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

[Signature]
Signature of Owner (Affiant)
John Shaduk
Name- Print or Type

[Signature]
Signature of Owner (Affiant)
DENISE SHADUK
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 18 day of MAY, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: JOHN P SHADUK AND DENISE E SHADUK

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
My Commission Expires 12/20/2016



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 10590 Bluebell Way Hunt Valley, MD 21030 Currently zoned DR 3.5
 Deed Reference 13183 100428 10 Digit Tax Account # 2200 025633
 Owner(s) Printed Name(s) John & Denise Shaduk

(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) 308.1.A, BC2R, to permit a proposed "attached" open projection (open deck) with a rear yard setback of 2 feet in lieu of the minimum required 22 1/2 feet, and to permit an amendment to the Final Development Plan for Willowbrook, Lot 41 only, 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):

John Shaduk, Denise Shaduk

Name #1 – Type or Print

Name #2 – Type or Print

[Signature]
Signature #1

[Signature]
Signature #2

10590 Bluebell Way Hunt Valley, MD
Mailing Address City State

21030, (410) 952-2808, jshaduke@verizon.net
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

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 16 day of June, 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 2016-0299-A Filing Date 5/27/2016 Estimated Posting Date 6/5/2016 Reviewer JNP

Rev 5/8/2014

Zoning Property Description 10590 Bluebell Way Hunt Valley, MD 21030

Bluebell Way
~~SW/S~~ ~~Warren Road~~
910' ~~Foot of Howard Avenue~~ SW of Wake Robin Dr
(Willowbrook)

Being Lot #41 in the subdivision of Willowbrook as recorded in Baltimore County
Plat Book #69, Folio #75 containing 0.171 acres. Located in the 8th Election District
and 3rd Council District.

206-0299-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 6/5/2016

Case Number: 2016-0299-A

Petitioner / Developer: JOHN & DENISE SHADUK

Date of Hearing (Closing): JUNE 20, 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:
10590 BLUEBELL WAY

The sign(s) were posted on: JUNE 2, 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)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0299 -A Address 10590 Bluebell Way

Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/27/2016 Posting Date: 6/5/2016 Closing Date: 6/20/2016

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- 0299 -A Address 10590 Bluebell Way

Petitioner's Name John & Denise Shaduk Telephone 410-952-2808

Posting Date: 6/5/2016 Closing Date: 6/20/2016

Wording for Sign: To Permit a proposed attached open projection (open deck) with a rear yard setback of 2 feet in lieu of the minimum required 22 1/2 feet, and to permit an amendment to the Final Development Plan for Willowbrook, Lot 41 only.

Revised 7/9/15

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

No. **139284**

Date: **5/27/2016**

PAID RECEIPT

BUSINESS ACTUAL TIME PM
 5/27/2016 5/27/2016 10:50:17 4

MSD4 WALTON K93
 RECEIPT # 139284 5/27/2016 OFLN

Dept 9 528 ZONING VERIFICATION
 NO. 139284

Recpt Tot \$150.00
 \$150.00 - CK \$1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				150.00

Total: **150.00**

Rec From: **Jon Shadok**

For: **Adm. Ver. Unit & Admin / FDP - 10590 - Bluebell Way**
2016-0299-A (Shadoks)

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 20, 2016

John & Denise Shaduk
10590 Bluebell Way
Hunt Valley MD 21030

RE: Case Number: 2016-0299 A, Address: 10590 Bluebell Way

Dear Mr. & Ms. Shaduk:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 27, 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

6-20

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

JUN 22 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: June 22, 2016

SUBJECT: EPS Comment for Zoning Item # 2016-0299-A
Address 10590 Bluebell Way
(Shaduk Property)

Zoning Advisory Committee Meeting of **June 13, 2016.**

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

Reviewer: Steve Ford

Date: 06-22-2016

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



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

Date: 6/13/16

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. 2016-0294-A

*Administrative Variance
John & Denise Shaduck
10540 Bluebell Way*

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 'Richard Zeller', written over a horizontal line.

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

WW/RAZ

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>6-22</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>6-13</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>6-2-16</u> by <u>O'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

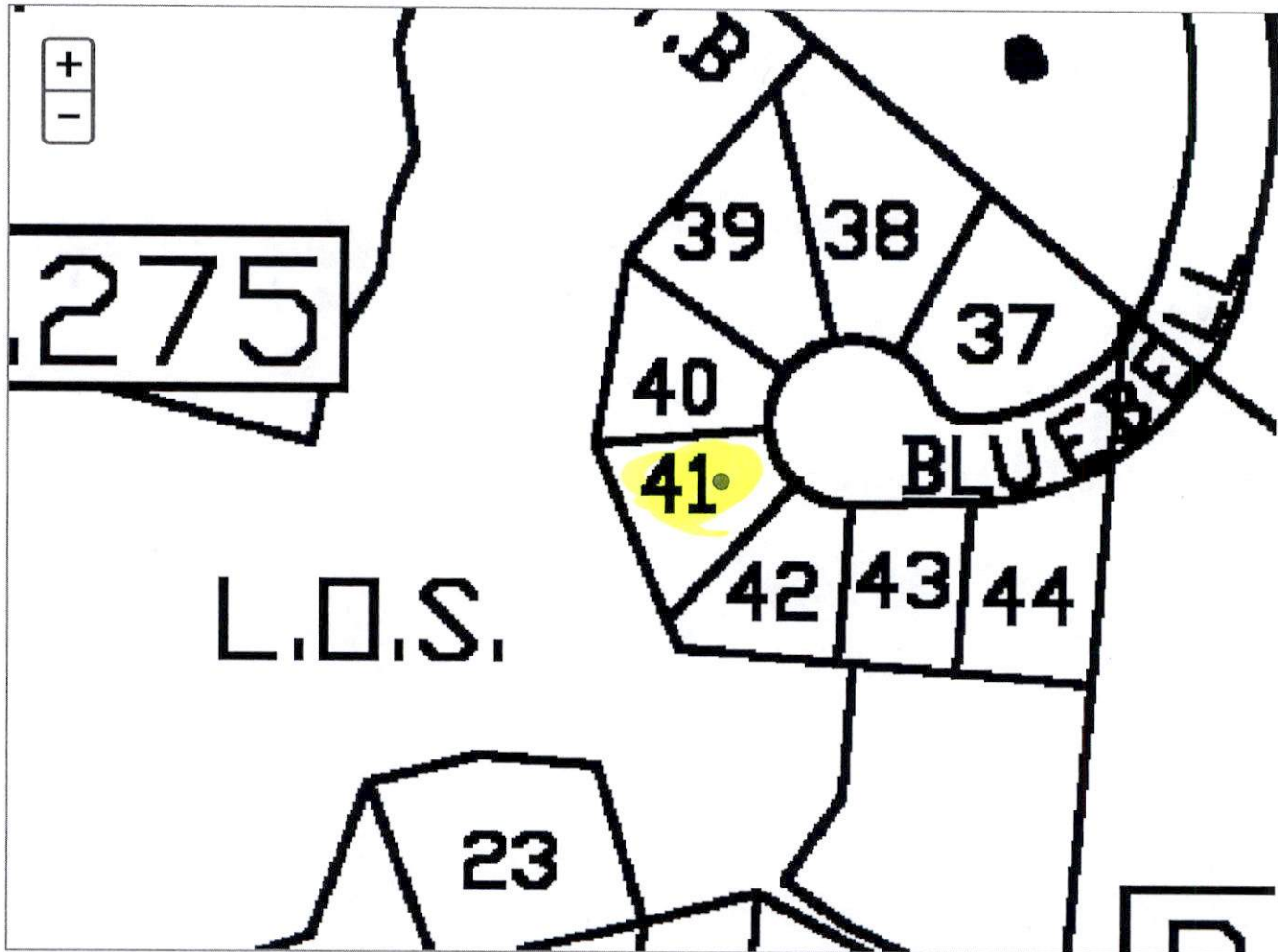
Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier: District - 08 Account Number - 2200025633					
Owner Information					
Owner Name:		SHADUK JOHN PAUL SHADUK DENISE ELLYN		Use:	RESIDENTIAL
Mailing Address:		10590 BLUEBELL WAY COCKEYSVILLE MD 21030-2651		Principal Residence:	YES
				Deed Reference:	/13183/ 00428
Location & Structure Information					
Premises Address:		10590 BLUEBELL WAY 0-0000		Legal Description:	.171 AC 10590 BLUEBELL WAY SW WILLOWBROOK
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: B
0051	0006	0275		0000	41 2014 Plat No: 0069/0075
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1998	2,460 SF	880 SF	7,448 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	SIDING	3 full/ 1 half	1 Attached
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2014		07/01/2015	
				As of	
				07/01/2016	
Land:	158,400	158,400			
Improvements	236,600	263,900			
Total:	395,000	422,300		413,200	422,300
Preferential Land:	0				0
Transfer Information					
Seller: ONE WILLOWBROOK LLC		Date: 09/30/1998		Price: \$271,795	
Type: ARMS LENGTH IMPROVED		Deed1: /13183/ 00428		Deed2:	
Seller: HUNTLEY ROBERT C		Date: 03/22/1996		Price: \$1,010,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /11492/ 00063		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: Approved 06/07/2010					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **08** Account Number: **2200025633**

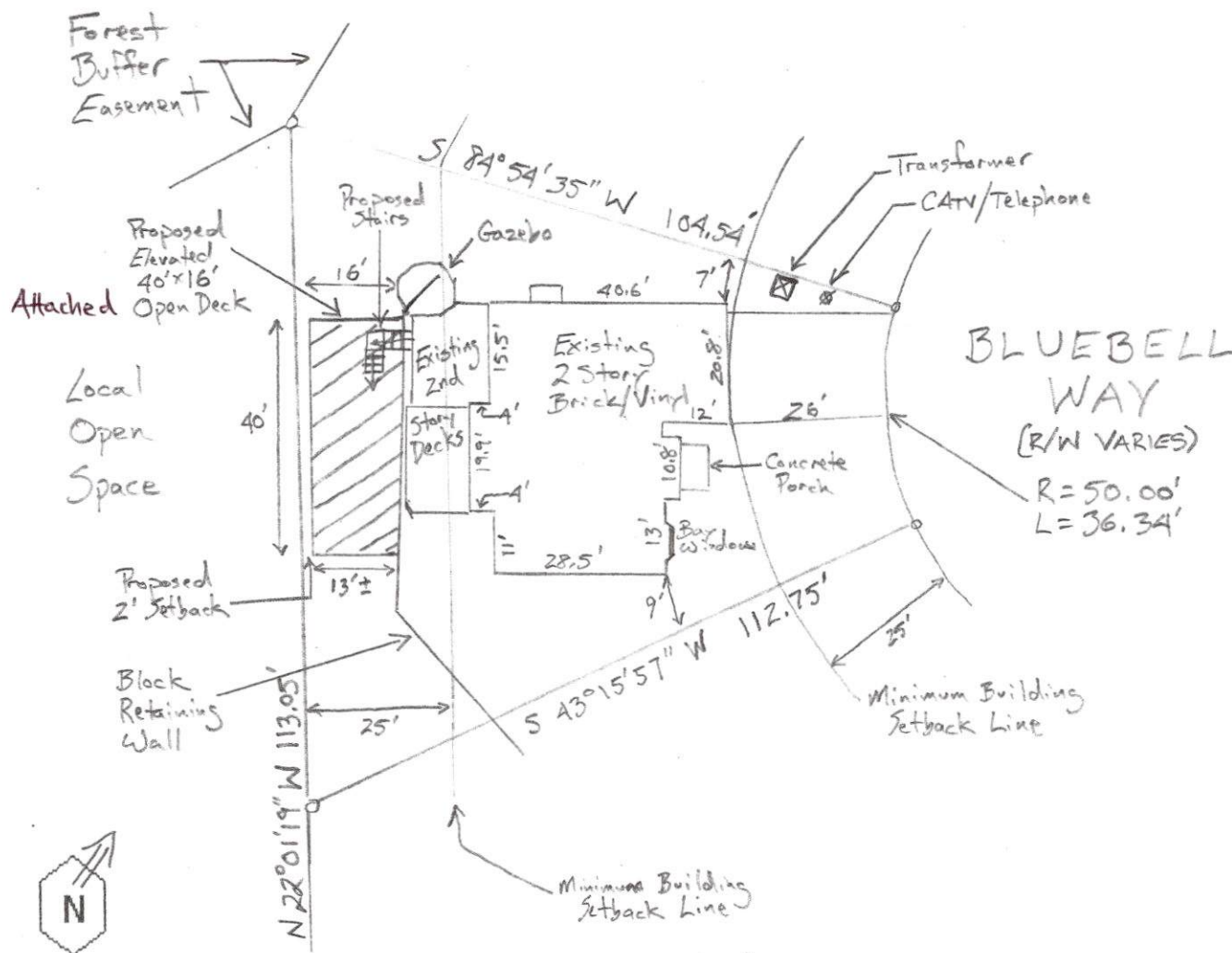
The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

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.

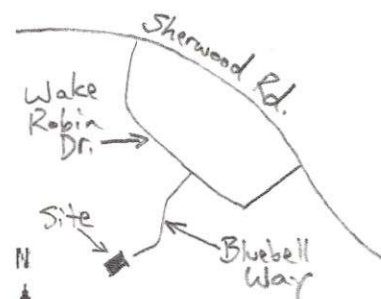
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUIRED WITH X)
 ADDRESS 10590 Bluebell Way OWNER(S) NAME(S) John + Denise Shaduk
 SUBDIVISION NAME Willowbrook LOT # 41 BLOCK # SECTION #
 PLAT BOOK # 69 FOLIO # 75 10 DIGIT TAX # 2200025633 DEED REF. # 13183/00428



PLAN DRAWN BY John Shaduk DATE 5/24/16 SCALE: 1 INCH = 30' FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 051C1
 SITE ZONED DR 3.5
 ELECTION DISTRICT 8
 COUNCIL DISTRICT 3
 LOT AREA ACREAGE 0.171
 OR SQUARE FEET 7,448
 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
1996-0441-A

VIOLATION CASE INFO:

2016-0299-A

Pet. Exh. 1

2016-0299-A

Lot # 17 0802023210

PAI # 080048

PAI # 080048

DR 2

Lot # 18
0806058026

Pt. Bk./Folio # 027133A

18

Pt. Bk. 0000027, Folio 0133

10602

Pt. Bk./Folio # 068052
2200025638

39

Lot # 38 2200025630
10596

2200025631

Lot # 39

1999-0511-A

Pt. Bk. 0000069, Folio 0075

38

Lot # 37
2200025629

37

2200025632

Lot # 40

40

DR 3.5

BLUE BELL WAY

PAI # 080647
PAI # 080647

3 CD

8 ED

NW 17-A

051C1

PAI # 080647

Pt. Bk./Folio # 069075

1996-0441-SPHA

PAI # 080647

2200025637

Pt. Bk. 0000068, Folio 0052

DR 1

10590

Lot # 41 2200025633

41

42

2200025634

Lot # 42

43

2200025635
Lot # 43

Lot # 44

44

2200025636

Issue # 3-065

(No Development Allowed)

DR 3.5

Pt. Bk./Folio # 068051

Pt. Bk. 0000068, Folio 0051

2200025613

Lot # 23

10526

Pt. Bk. 0000069, Folio 0074

Pt. Bk./Folio # 069074

2200025614

Lot # 24

2016-02997A