

M E M O R A N D U M

DATE: September 1, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0337-A

The appeal period for the above-referenced case expired on August 31, 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



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

August 1, 2016

Anthony W. and Melissa A. Zahn
4818 Mt. Carmel Road
Hampstead, MD 21074

RE: Petition for Administrative Variance
Case No. 2016-0337-A
Property: 4818 Mt. Carmel Road

Dear Mr. and Mrs. Zahn:

Enclosed please find a copy of the Order rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE *

(4818 Mt. Carmel Road)

5th Election District *

3rd Council District

Anthony W. and Melissa A. Zahn *

Petitioners

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2016-0337-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, Anthony W. and Melissa A. Zahn ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit a proposed accessory building (pole barn building for use as storage of recreation vehicle) in the rear yard of the dwelling, with a proposed height of 24 ft. in lieu of the maximum allowed height of 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. A ZAC comment was received from the Department of Environmental Protection and Sustainability (DEPS) dated July 11, 2016 indicating that the Ground Water Management section must review any proposed building permit for an accessory (pole) building, since the septic area is close in proximity to the proposed building site.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 9, 2016, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 8-1-16

By ISJ

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 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.

Although the Department of Planning did not make any recommendations related to the accessory structure (pole barn) height and usage, I will impose conditions that the accessory building (pole barn) shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

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

THEREFORE, IT IS ORDERED, this 1st day of **August, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R) to permit a proposed accessory building (pole barn building for use as storage of recreation vehicle) in the rear yard of the dwelling, with a proposed height of 24 ft. in lieu of the maximum allowed height of 15 ft., be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date 8-1-16
By [Signature]

The relief granted herein shall be subject to the following:

1. Petitioners may apply for any 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.
2. Petitioners or subsequent owners shall not convert the accessory building (pole barn) into a dwelling unit or apartment. The accessory structure (pole barn) shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. Petitioners must comply with the ZAC comment received from DEPS, dated July 11, 2016; a copy of which is attached hereto and made a part hereof.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 8-1-16

By DW



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 4818 Mt. Carmel Rd. Hampstead, MD 21074 Currently zoned Residential
Deed Reference 19712 1 00503 10 Digit Tax Account # 1800004526
Owner(s) Printed Name(s) Anthony + Melissa Zahn

(SELECT THE HEARING(S) BY MARKING ☒ 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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 400.3 of BCZR to permit a proposed accessory building (pole barn building for use as storage of recreation vehicle) in the rear yard of the dwelling, with a proposed height of 24 feet in lieu of the maximum allowed height of 15 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):

Anthony Zahn, Melissa Zahn
Name #1 – Type or Print Name #2 – Type or Print
Anthony W. Zahn, Melissa Zahn
Signature #1 Signature #2
4818 Mt. Carmel Rd Hampstead MD
Mailing Address City State
21074, 4102365384, thezahns@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

Representative to be contacted:

Anthony Zahn
Name – Type or Print
Anthony W. Zahn
Signature
4818 Mt. Carmel Rd Hampstead MD
Mailing Address City State
21074, 4102365703, thezahns@gmail.com
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 8-1-16 day of August, 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.

BY

Administrative Law Judge for Baltimore County

CASE NUMBER 2016-0337-A Filing Date 6/29/16 Estimated Posting Date 7/10/16 Reviewer AT

~7/25/16

Rev 5/5/2016

A-1200-010%

0.5010

0.5010
0.5010
0.5010

1

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: 4818 Mt. Carmel Rd. Hampstead MD 21074
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)

To be used for storage of our RV.

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

Anthony W. Zahn
Signature of Owner (Affiant)

Anthony Zahn
Name- Print or Type

Melissa Zahn
Signature of Owner (Affiant)

Melissa Zahn
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 20 day of June, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

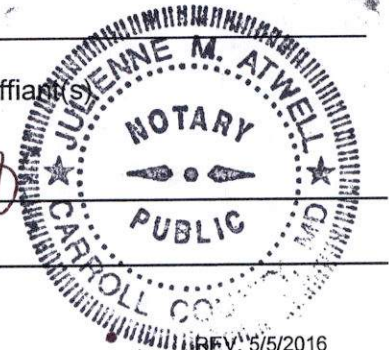
Print name(s) here: Anthony + Melissa Zahn

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

AS WITNESS my hand and Notaries Seal

June M. Atwell
Notary Public

11/27/17
My Commission Expires



2016-0337-A

ZONING PROPERTY DESCRIPTION FOR 4818 MOUNT CARMEL ROAD, HAMPSTEAD, MD 21074

Beginning at the point on the east side of Mount Carmel Road which is 60 feet wide at a distance of 200' north-west of the centerline of the nearest improved intersecting street Grace Road which is 24 feet wide.

Being Lot #8, Section #1 in the subdivision of Cooper Valley as recorded in Baltimore County Plat Book #40, Folio #56, containing 1.32 Acres, as recorded in Deed Liber 19712/00503. Located in the 5th Election District and 3rd Council District. Also known as Lot #8 in the minor subdivision of Cooper Valley.

2016-0337-A

CERTIFICATE OF POSTING

Date: July 9, 2016

RE: Project Name: Administrative Variance
Case Number /PAI Number: 2016-0337-A
Petitioner/Developer: Anthony Zahn
Date of Hearing/Closing: July 25, 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 4818 Mount Carmel Road
Hampstead, MD. 21074

The sign(s) were posted on July 9, 2016

(Month, Day, Year)


(Signature of Sign Poster)

John M. Altmeyer
(Printed Name of Sign Poster)

21722 Orwig Road
(Street Address of Sign Poster)

Freeland, MD. 21053
(City, State, Zip Code of Sign Poster)

410 382 6580
(Telephone Number of Sign Poster)



BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0337 -A Address 4818 Mount Carmel Road

Contact Person: Aaron Tsui Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 06/29/2016 Posting Date: 07/10/16 Closing Date: 07/25/16

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- 0337 -A Address 4818 Mount Carmel Road

Petitioner's Name Anthony Zhan Telephone 410-236-5384

Posting Date: 7/10/16 Closing Date: 07/25/16

Wording for Sign: To permit a proposed accessory building (pole barn building for use as storage of recreation vehicle) in the rear yard of the dwelling, with a proposed height of 24 feet in lieu of the maximum allowed height of 15 feet.

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

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Contact Person: Aaron Tsui Phone Number: 410-887-3391
Planner, Please Print Your Name

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Revised 3/01/16

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

No. 141330
Date: 6/29/16

PAID RECEIPT

BUSINESS ACTUAL TIME ISM
6/29/2016 6/29/2016 11:08:42 3
B 0303 WALKIN CAN
> RECEIPT # 682142 6/29/2016 CFLH
Bpt 5 533 ZONING VERIFICATION
NO. 141330
Recpt Tot \$75.00
\$75.00 CK \$0.00 CH
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6152				\$ 75

Total: \$ 75

Rec From: Anthony Zahn
For: 4818 Mt. Carmel Rd
2016-0337-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*

July 26, 2016

Anthony & Melissa Zahn
4818 Mt. Carmel Road
Hampstead MD 21074

RE: Case Number: 2016-0337 A, Address: 4818 Mt. Carmel Rd

Dear Mr. & Ms. Zahn:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 29, 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 script.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

JUL 11 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: July 11, 2016

SUBJECT: EPS Comment for Zoning Item # 2016-0337-A
Address 4818 Mt. Carmel Road
(Zahn Property)

Zoning Advisory Committee Meeting of **July 18, 2016.**

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

1. Ground Water Management must review any proposed building permit for an accessory (pole) building, since the septic area is close in proximity to the proposed building site.

Reviewer: Dan Esser

Date: 7/8/16

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



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

Date: 7/11/16

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
Towson, Maryland 21204

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 7/11/16. A field inspection and internal review reveals that an entrance onto MD137 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2016-0337-A.

Anthony & Melissa Zahu
4818 Mt. Carmel Road
MD137

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

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Zeller".

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

WW/RAZ

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE



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

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

SUBJECT: Zoning Advisory Committee Meeting
For July 18, 2016
Item No. 2016-0337, 0338, 0339, 0340 and
2017-0003

DATE: July 18, 2016

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC07182016.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: July 11, 2016

SUBJECT: EPS Comment for Zoning Item # 2016-0337-A
Address 4818 Mt. Carmel Road
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Reviewer: Dan Esser

Date: 7/8/16

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

JUL 11 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
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DATE: July 11, 2016

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Reviewer: Dan Esser Date: 7/8/16

ORDER RECEIVED FOR FILING

Date 8-1-16

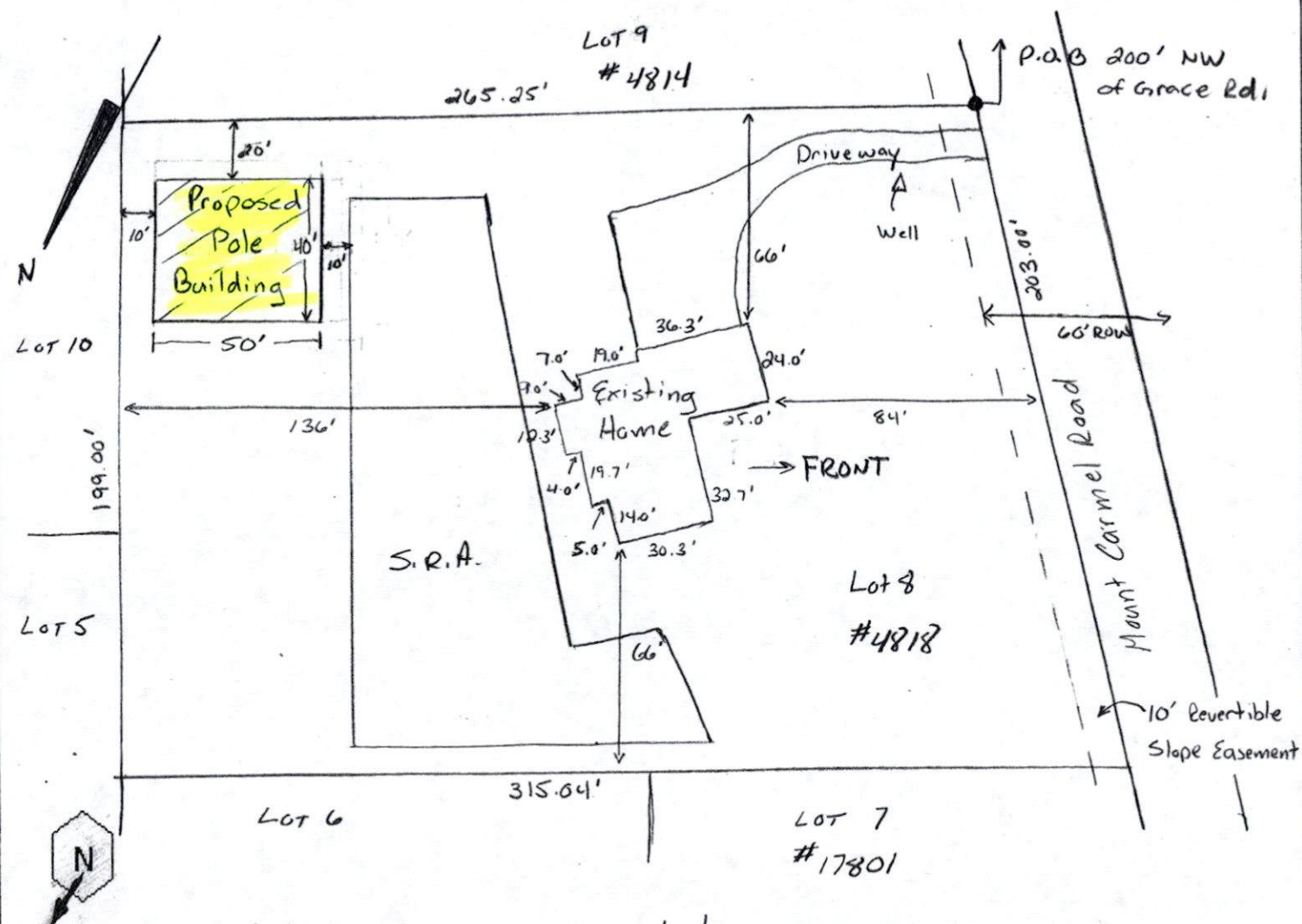
By DW

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

ADDRESS 4818 Mount Carmel Road OWNER(S) NAME(S) ANTHONY & HELISSA ZAHN

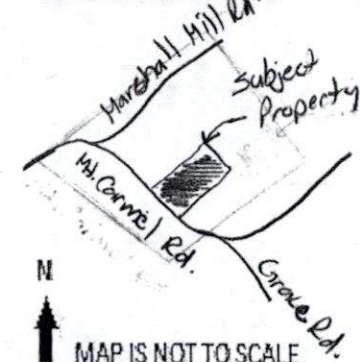
SUBDIVISION NAME COOPER VALLEY LOT # 8 BLOCK # — SECTION # 1

PLAT BOOK # 40 FOLIO # 56 10 DIGIT TAX # 1800004576 DEED REF. # 19713/00503



PLAN DRAWN BY Anthony Zahn DATE 6/17/16 SCALE: 1 INCH = 50 FEET

SITE VICINITY MAP



ZONING MAP# 19C1

SITE ZONED RC2

ELECTION DISTRICT 5th

COUNCIL DISTRICT 3rd

LOT AREA ACREAGE 1.38

OR SQUARE FEET —

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC — PRIVATE X

SEWER IS:

PUBLIC — PRIVATE X

PRIOR HEARING? No

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

N/A

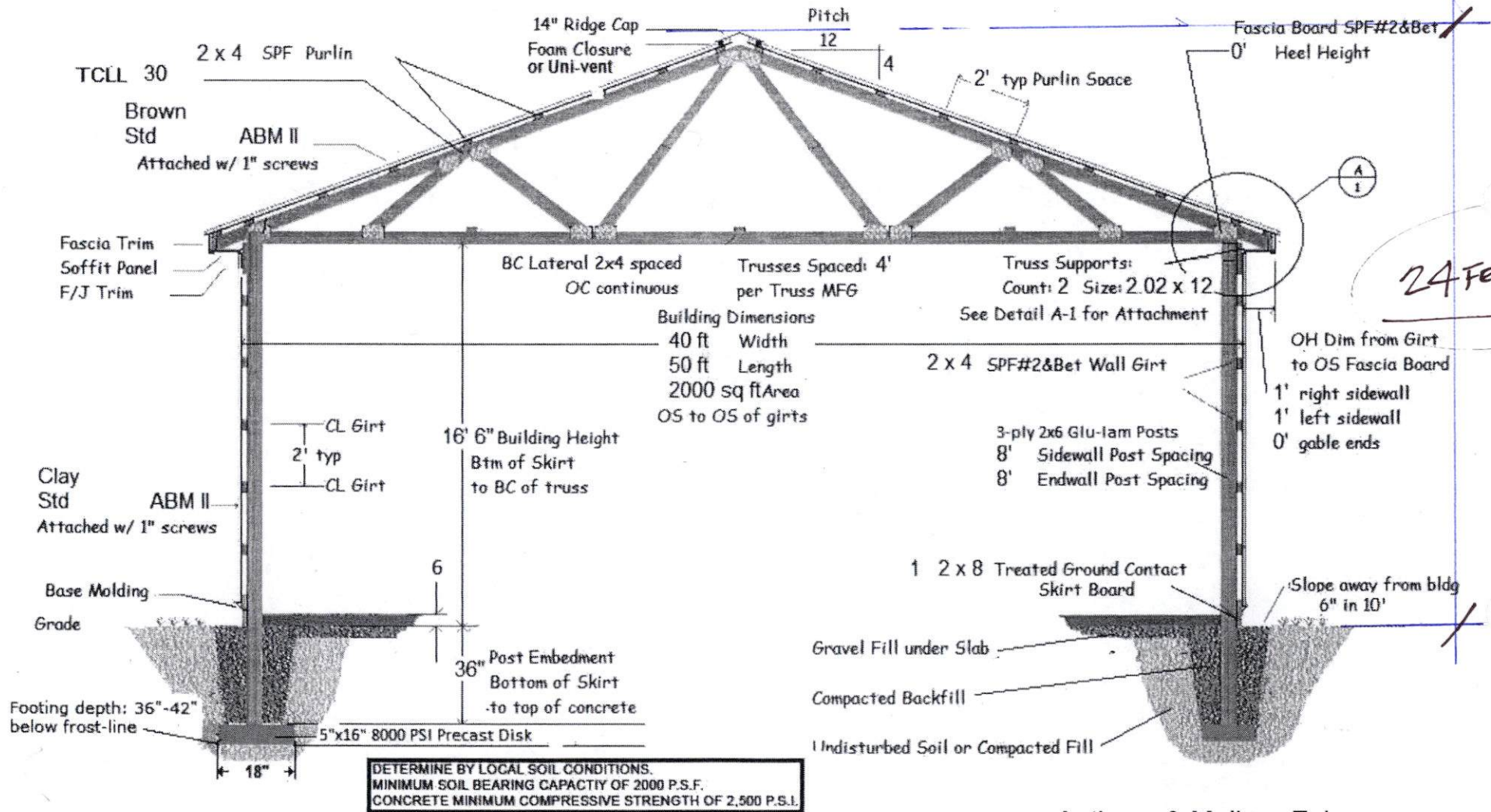
VIOLATION CASE INFO:

N/A

2016-0337-A

Pet. Exh. 1

BUILDING CROSS SECTION



Anthony & Melissa Zahn
4818 Mt. Carmel Rd.
Hampstead MD 21074

2016-0337-A

014C3

0503047452

PAI # 050055 17825
1700007339 PAI # 050055 PAI # 050055 1700007338
Lot # 6 Pt. Bk./Folio 0000039, Folio 0050
PAI # 050055 Lot # 5

17817
1988-0303-A
Lot # 3 1800002458
Pt. Bk. 0000040, Folio 0056

2001-002
2001-024

17813
1800002879
Lot # 4

Lot # 1A
2300002560

Pt. Bk./Folio # 070067
Pt. Bk. 0000074808, Folio 0067
23000062559
Lot # A

PAI # 050067
PAI # 050067
PAI # 050067 # 040056
17801
1800004575
Lot # 7

Lot # 6
1800004574

1800004573
Lot # 5
PAI # 050067

1800004578
Lot # 10

0501002241
1977-0186-X
4810

Lot # 9 1800004577
4814

4809
1700009331
Lot # 8

Lot # 9 1700009332

PAI # 050060 PAI # 050060
Pt. Bk./Folio 0000040, Folio 0054
PAI # 050060 PAI # 050060

Lot # 10 1700009333
Pt. Bk. 0000040, Folio 0054

Lot # 11
1700009334

DRIVEWAY

GRACE RD

0503047977

NW 29-J RC 2
3 CD 5 ED

019C1

0503047976

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

2016-0337-A

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 - 05 Account Number - 1800004576							
Owner Information										
Owner Name:		ZAHN ANTHONY W ZAHN MELISSA A				Use: Principal Residence:		RESIDENTIAL YES		
Mailing Address:		4818 MT CARMEL RD HAMPSTEAD MD 21074-2929				Deed Reference:		/19712/ 00503		
Location & Structure Information										
Premises Address:		4818 MT CARMEL RD 0-0000				Legal Description:		1.3246 AC COOPER VALLEY		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0019	0006	0076		0000	1		8	2014	Plat Ref:	0040/0056
Special Tax Areas:					Town: Ad Valorem: Tax Class:		NONE			
Primary Structure Built 2004		Above Grade Enclosed Area 3,656 SF			Finished Basement Area		Property Land Area 1.3200 AC		County Use 04	
Stories 2	Basement YES	Type STANDARD UNIT		Exterior SIDING	Full/Half Bath 3 full/ 1 half		Garage 1 Attached	Last Major Renovation		
Value Information										
			Base Value		Value As of 01/01/2014		Phase-in Assessments As of 07/01/2015		As of 07/01/2016	
Land:			108,300		97,500					
Improvements			413,800		394,600					
Total:			522,100		492,100		492,100		492,100	
Preferential Land:			0						0	
Transfer Information										
Seller: CULSTAN HOMES INC Type: ARMS LENGTH VACANT				Date: 03/09/2004 Deed1: /19712/ 00503				Price: \$140,000 Deed2:		
Seller: MILLER RUTH C Type: ARMS LENGTH IMPROVED				Date: 02/10/2004 Deed1: /19585/ 00366				Price: \$105,000 Deed2:		
Seller: MILLER RUTH C Type: NON-ARMS LENGTH OTHER				Date: 03/26/2001 Deed1: /15066/ 00557				Price: \$0 Deed2:		
Exemption Information										
Partial Exempt Assessments:		Class			07/01/2015			07/01/2016		
County:		000			0.00					
State:		000			0.00					
Municipal:		000			0.00 0.00			0.00 0.00		
Tax Exempt:				Special Tax Recapture:						
Exempt Class:				NONE						
Homestead Application Information										
Homestead Application Status: Approved 05/07/2008										

1. This screen allows you to search the Real Property database and display property records.
2. Click **here** for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

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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>7-18</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NSC</u>
<u>7-11</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>7-11</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>7-9-16</u> by <u>Altmeppen</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 - 05 Account Number - 1800004576			
Owner Information					
Owner Name:		ZAHN ANTHONY W ZAHN MELISSA A		Use: Principal Residence: RESIDENTIAL YES	
Mailing Address:		4818 MT CARMEL RD HAMPSTEAD MD 21074-2929		Deed Reference: /19712/ 00503	
Location & Structure Information					
Premises Address:		4818 MT CARMEL RD 0-0000		Legal Description: 1.3246 AC COOPER VALLEY	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0019	0006	0076		0000	1
					Lot: 8
					Assessment Year: 2014
					Plat No: 0040/0056
Special Tax Areas:			Town: NONE Ad Valorem: NONE Tax Class:		
Primary Structure Built 2004		Above Grade Enclosed Area 3,656 SF		Finished Basement Area	
				Property Land Area 1.3200 AC	
				County Use 04	
Stories 2	Basement YES	Type STANDARD UNIT	Exterior SIDING	Full/Half Bath 3 full/ 1 half	Garage 1 Attached
Last Major Renovation					
Value Information					
		Base Value		Value	
				As of 01/01/2014	
Land:		108,300		97,500	
Improvements		413,800		394,600	
Total:		522,100		492,100	
Preferential Land:		0		492,100	
				492,100	
				0	
Transfer Information					
Seller: CULSTAN HOMES INC		Date: 03/09/2004		Price: \$140,000	
Type: ARMS LENGTH VACANT		Deed1: /19712/ 00503		Deed2:	
Seller: MILLER RUTH C		Date: 02/10/2004		Price: \$105,000	
Type: ARMS LENGTH IMPROVED		Deed1: /19585/ 00366		Deed2:	
Seller: MILLER RUTH C		Date: 03/26/2001		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /15066/ 00557		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2015	
County:		000		0.00	
State:		000		0.00	
Municipal:		000		0.00 0.00	
				0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 05/07/2008					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **05** Account Number: **1800004576**

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.

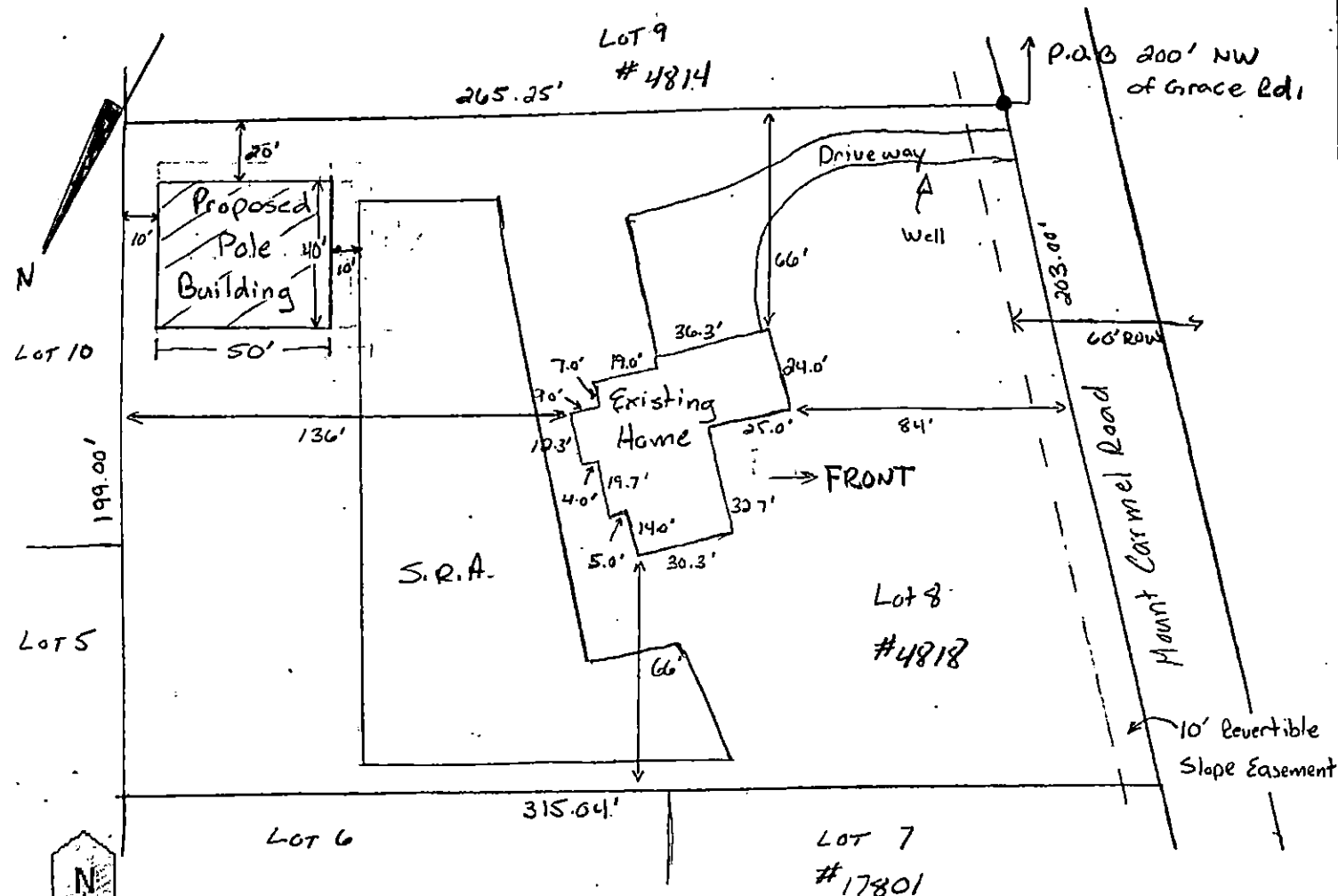
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).

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

ADDRESS 4818 Mount Carmel Road OWNER(S) NAME(S) ANTHONY & MELISSA ZAHN

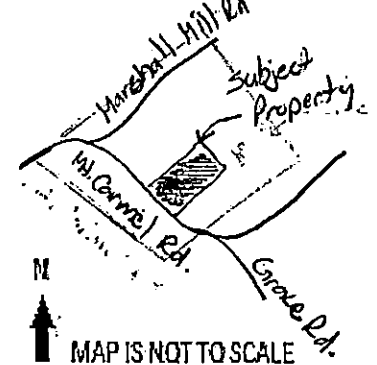
SUBDIVISION NAME COOPER VALLEY LOT # 8 BLOCK # — SECTION # 1

PLAT BOOK # 40 FOLIO # 56 10 DIGIT TAX # 1820004576 DEED REF. # 19712/00503



PLAN DRAWN BY Anthony Zahn DATE 6/17/16 SCALE: 1 INCH = 50 FEET

SITE VICINITY MAP



ZONING MAP# 19C1

SITE ZONED RC2

ELECTION DISTRICT 5th

COUNCIL DISTRICT 3rd

LOT AREA ACREAGE 1.32

OR SQUARE FEET —

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC — PRIVATE X

SEWER IS:

PUBLIC — PRIVATE X

PRIOR HEARING? No

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

N/A

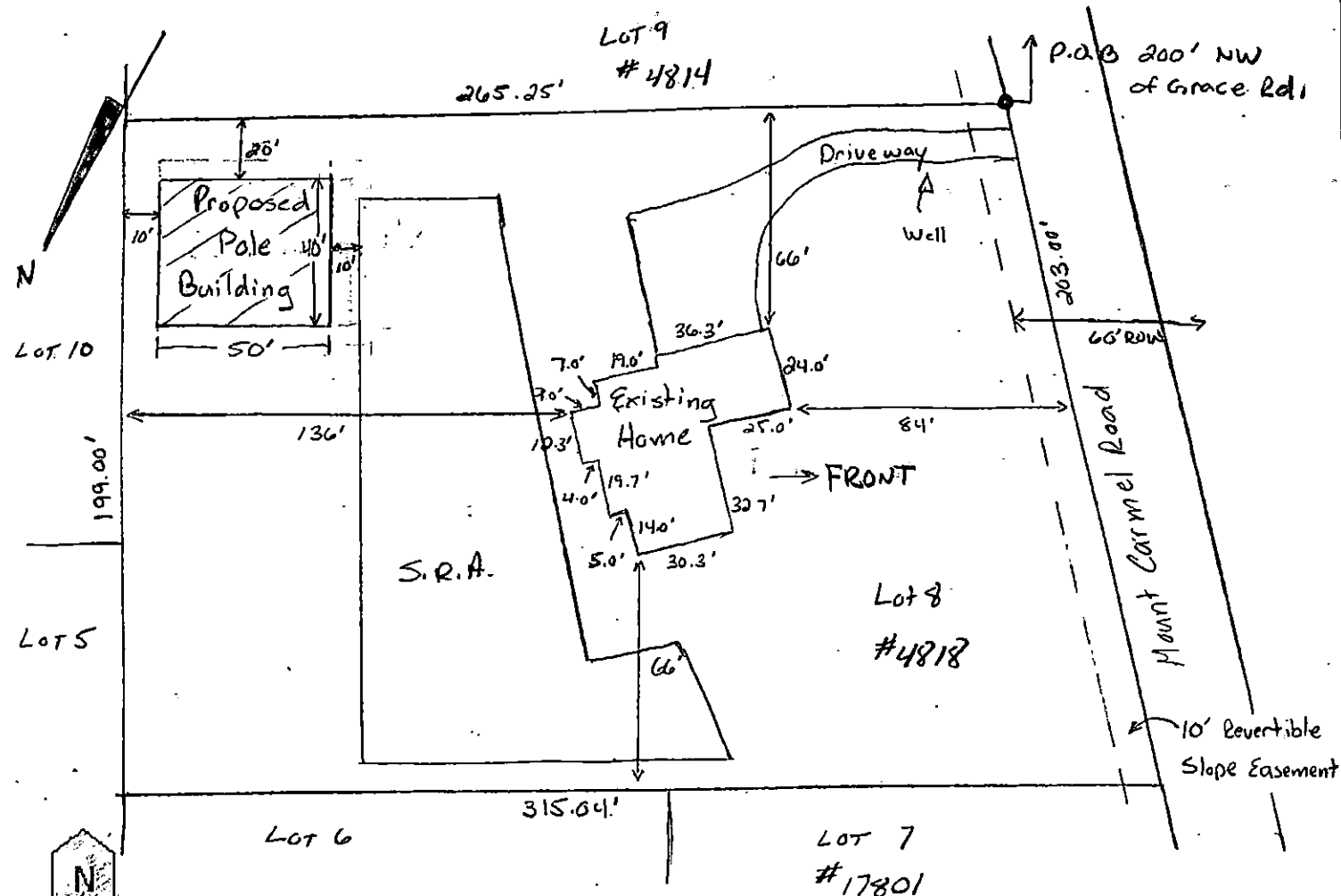
2016-0337-A

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

ADDRESS 4818 Mount Carmel Road OWNER(S) NAME(S) ANTHONY & MELISSA ZAHN

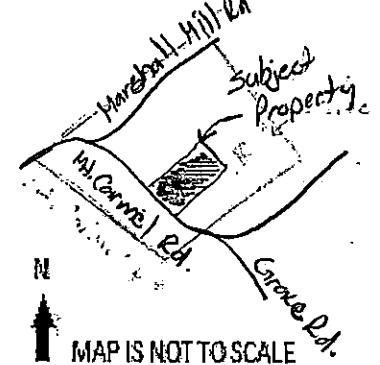
SUBDIVISION NAME Cooper Valley LOT # 8 BLOCK # — SECTION # 1

PLAT BOOK # 40 FOLIO # 56 10 DIGIT TAX # 1820004576 DEED REF. # 19213/00503



PLAN DRAWN BY Anthony Zahn DATE 6/17/16 SCALE: 1 INCH = 50 FEET

SITE VICINITY MAP



ZONING MAP # 19C1

SITE ZONED RC2

ELECTION DISTRICT 5th

COUNCIL DISTRICT 3rd

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