

M E M O R A N D U M

DATE: September 19, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0014-A

The appeal period for the above-referenced case expired on September 14, 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 *
(2309 Winterwood Road)
3rd Election District *
2nd Council District *
Charles H. & Rehina Hoge *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2017-0014-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, Charles H. & Rehina Hoge. The Petitioners are requesting Variance relief from §§ 301.1.A and 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.), as follows: (1) To permit a proposed open projection (deck addition) with rear yard setback of 18.5 ft. in lieu of the minimum required 22.5 ft.; and (2) To amend the latest Final Development Plan (FDP) for Bonnie View Estates, Lot 148 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 July 23, 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 the file to indicate that the requested variance would adversely affect the health, safety or general

ORDER RECEIVED FOR FILING

Date 8-15-16
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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 15th day of **August, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §§ 301.1.A and 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.), as follows: (1) To permit a proposed open projection (deck addition) with rear yard setback of 18.5 ft. in lieu of the minimum required 22.5 ft.; and (2) To amend the latest Final Development Plan (FDP) for Bonnie View Estates, Lot 148 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.



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 8-15-16
By [Signature] 2



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 2309 Winterwood RD, Baltimore, MD 21209 Currently zoned DR-2
Deed Reference 34553/00162 10 Digit Tax Account # 2500006603
Owner(s) Printed Name(s) Charles H Hoge and Rehina Hoge

(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 & 1B01.2.C.1.6, BC2R, to permit a proposed open projection (deck addition) with a rear yard setback of 18.5 feet in lieu of the minimum required 22.5 feet, and to amend the latest Final Development Plan for Bonnie View Estates, Lot 148 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):

Charles H Hoge, Rehina Hoge

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

2309 Winterwood RD, Baltimore, MD

Mailing Address

City

State

21209, 410-998-3607 rustyhoge@yahoo.com

Zip Code

Telephone #

Email Address

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2017-0014-A Filing Date 7/15/2016 Estimated Posting Date 7/24/2016 Reviewer JNP

UNITED STATES DEPARTMENT OF JUSTICE

DECLARATION OF DISINTEREST

I, the undersigned, do hereby declare that I am not a party to the above-captioned matter, and that I have no interest in the outcome of the same.

Signature: _____ Date: _____

Print Name: _____ Title: _____

Address: _____

City: _____ State: _____ Zip: _____

Signature: _____ Date: _____

UNITED STATES DEPARTMENT OF JUSTICE
1000 L STREET, N.W.
WASHINGTON, D.C. 20535
TELEPHONE: (202) 512-2000
FAX: (202) 512-2001
WWW.DOTJ.GOV
DECLARATION OF DISINTEREST
UNITED STATES DEPARTMENT OF JUSTICE

I, the undersigned, do hereby declare that I am not a party to the above-captioned matter, and that I have no interest in the outcome of the same.

UNITED STATES DEPARTMENT OF JUSTICE
1000 L STREET, N.W.
WASHINGTON, D.C. 20535
TELEPHONE: (202) 512-2000
FAX: (202) 512-2001
WWW.DOTJ.GOV
DECLARATION OF DISINTEREST
UNITED STATES DEPARTMENT OF JUSTICE

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DECLARATION OF DISINTEREST

UNITED STATES DEPARTMENT OF JUSTICE

DECLARATION OF DISINTEREST

UNITED STATES DEPARTMENT OF JUSTICE

DECLARATION OF DISINTEREST

UNITED STATES DEPARTMENT OF JUSTICE

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: 2309 Winterwood RD Baltimore MD 21209
Print or Type Address of property City State Zip Code

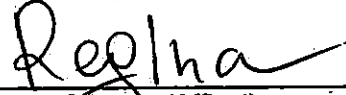
Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

We desire to have a 10-foot elevated deck structure. Our current zoning regulations require a min 22.5' set back allowing a less than 10' projection deck. We are requesting an administrative variance to 18.5' set back allowing deck projection of 14' for the following reasons. Rehina Hoge's (My wife's) elderly mother lives with us and recently had total knee replacement surgery. Our new deck will provide her the only outdoor area to walk as she is limited to the first floor of our home as steps are very difficult at this time. This will improve her rehabilitation. With a table on the deck the currently allowed 10' depth will make it difficult for her to maneuver, especially when she needs assistance. Additionally, the 14' depth would be more in conformance with other decks in our community. There are no utilities on the back (south) side of the house where the deck will be. We are requesting a variance to amend the rear setback to 18.5' that will allow the deck to be 14' deep, be more in conformance with the neighborhood and most of all be of more benefit to Rehina's mother's rehabilitation.

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


Signature of Owner (Affiant)

Charles H Hoge
Name- Print or Type


Signature of Owner (Affiant)

Rehina Hoge
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:

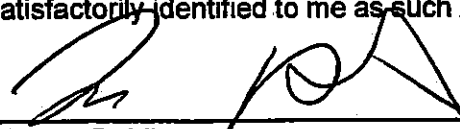
I HEREBY CERTIFY, this 15th day of July, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Charles H Hoge + Rehina Hoge

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

AS WITNESS my hand and Notaries Seal

Jonathan Bernstein, Notary Public
Baltimore County, Maryland
My Commission Expires: 12/17/16


Notary Public
12/17/2016
My Commission Expires

**Zoning Property Description for
2309 Winterwood RD, Baltimore, MD 21209**

Part A

Beginning at a point on the South side of Winterwood RD which is forty feet wide at a distance of 205 feet South-East of the centerline of the nearest improved intersecting street, Pebble Brook RD, which is forty feet wide.

Part B

Being Lot #148 in the subdivision of Bonnie View Estates as recorded in Baltimore County Plat Book #0079, Folio #0050, containing 8929 square feet. Located in the 3rd Election District and 2nd Council District.

2017-0014-A

CERTIFICATE OF POSTING

CERTIFICATE OF POSTING

CASE NO: 2017-0014-A

PETITIONER/DEVELOPER

CHARLES E REHINA HOBE

DATE OF HEARING/CLOSING:

8/8/16

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE
PROPERTY AT _____

2309 WINTERWOOD ROAD

THIS SIGN(S) WERE POSTED ON _____
(MONTH, DAY, YEAR)

7/23/16

SINCERELY,

 7/23/16

SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE# 2017-0014-A
TO PERMIT A PROPOSED OPEN PROTECTION (DECK ADDITION) WITH A REAR YARD SETBACK OF 18.5 FEET IN LIEU OF THE MINIMUM REQUIRED 22.5 FEET, AND TO AMEND THE LATEST FINAL DEVELOPMENT PLAN FOR BODINE VIEW ESTATES, LOT 14B ONLY

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(N) (1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MONDAY, AUGUST 8, 2016
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204



TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST ON 14 DAYS BEFORE DATE. UNDER PENALTY OF LAW.

MEETING IS HANDICAP ACCESSIBLE

Wentz 7/23/16

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0014 -A Address 2309 Winterwood Road

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

Filing Date: 7/15/2016 Posting Date: 7/24/2016 Closing Date: 8/8/2016

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 2017- 0014 -A Address 2309 Winterwood Road

Petitioner's Name Charles & Rehina Hoge Telephone 410-998-3607

Posting Date: 7/24/2016 Closing Date: 8/8/2016

Wording for Sign: To Permit a proposed open projection (deck addition) with a rear yard setback of 18.5 feet in lieu of the minimum required 22.5 feet, and to amend the latest Final Development Plan for Bonnie View Estates, Lot 148 only.

Revised 7/6/16

No. 141343
Date: 7/15/2016

Date _____

7/15/2016

PAID RECEIPT

BUSINESS ACTUAL TIME DAY
7/16/2016 7/15/2016 10:40:09

008 4502 WALSH JEE
RECEIPT # 972661 7/15/2014 OFLA

Dept 5 520 ZONING VERIFICATION

CI NO. 141343

Recpt Tot \$150.00

\$164.00 00

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0500		6150				150.00
Total:								150.00

Rec: Charles & Rehina Hope

For Adm Variance - 2309 Winterwood Rd
2017-0014-A (Hono)

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

August 9, 2016

Charles H & Rehina Hoge
2309 Winterwood Road
Baltimore MD 21209

RE: Case Number: 2017-0014 A, Address: 23409 Winterwood Road

Dear Mr. & Ms. Hoge:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 15, 2016. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

AV 8-8-16
RECEIVED

JUL 29 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 29, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0014-A
Address 2309 Winterwood Road
(Hoge Property)

Zoning Advisory Committee Meeting of **July 25, 2016**.

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

Reviewer: Steve Ford

Date: 07-29-2016

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



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

Date: 7/25/16

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. 2017-0014-A

*Administrative Variance
Charles H & Rehana Hoge
2309 Winterwood 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,

for 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

DATE: August 2, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For August 1, 2016
Item No. 2016-0340, 2017-0002, 0013, 0014, 0019 and 0021

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\ZAC08012016.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 29, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0014-A
Address 2309 Winterwood Road
(Hoge Property)

Zoning Advisory Committee Meeting of **July 25, 2016**.

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

Reviewer: Steve Ford

Date: 07-29-2016

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>8-2</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>7-29</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>7-25</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>7-23-16</u> by <u>Ogle</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

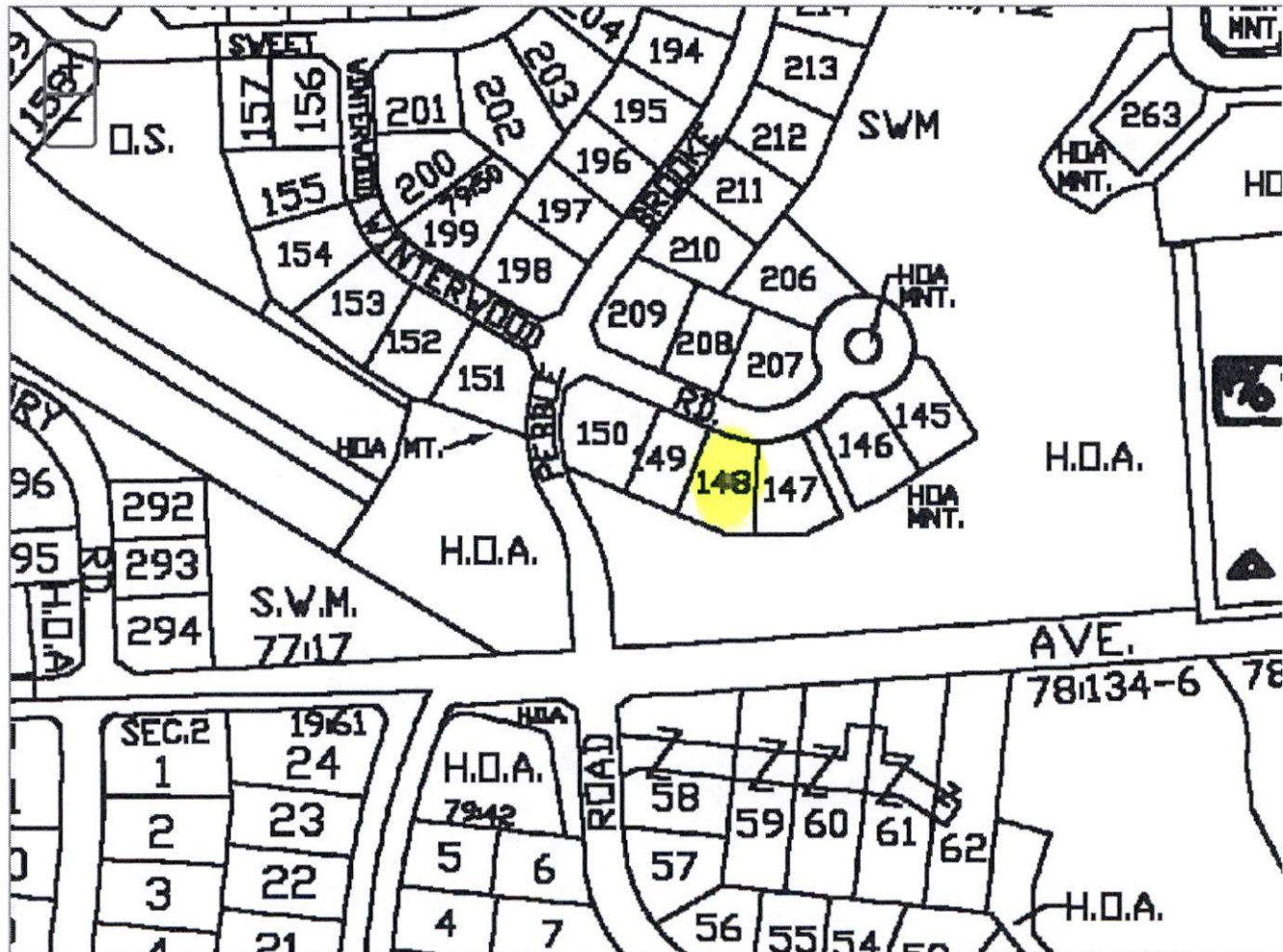
Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 03 Account Number - 2500006603			
Owner Information					
Owner Name:		HOGE CHARLES H HOGE REHINA		Use: Principal Residence:	RESIDENTIAL YES
Mailing Address:		2309 WINTERWOOD RD BALTIMORE MD 21209-		Deed Reference:	/34553/ 00162
Location & Structure Information					
Premises Address:		2309 WINTERWOOD RD BALTIMORE 21209-0000		Legal Description:	0.205 AC PHASE 4A 2309 WINTERWOOD RD SS BONNIE VIEW ESTATES
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref: 2
0079	0002	0395		0000	148 2014 0079/0050
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	Property Land Area
2013		3,488 SF		1100 SF	8,929 SF
County Use	04				
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	4 full/ 1 half	2 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:		176,900		159,300	
Improvements		371,400		423,900	
Total:		548,300		583,200	
Preferential Land:		0		571,567 583,200 0	
Transfer Information					
Seller: BEAZER HOMES CORP		Date: 12/26/2013		Price: \$619,077	
Type: ARMS LENGTH IMPROVED		Deed1: /34553/ 00162		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: Approved 02/05/2014					

Baltimore County

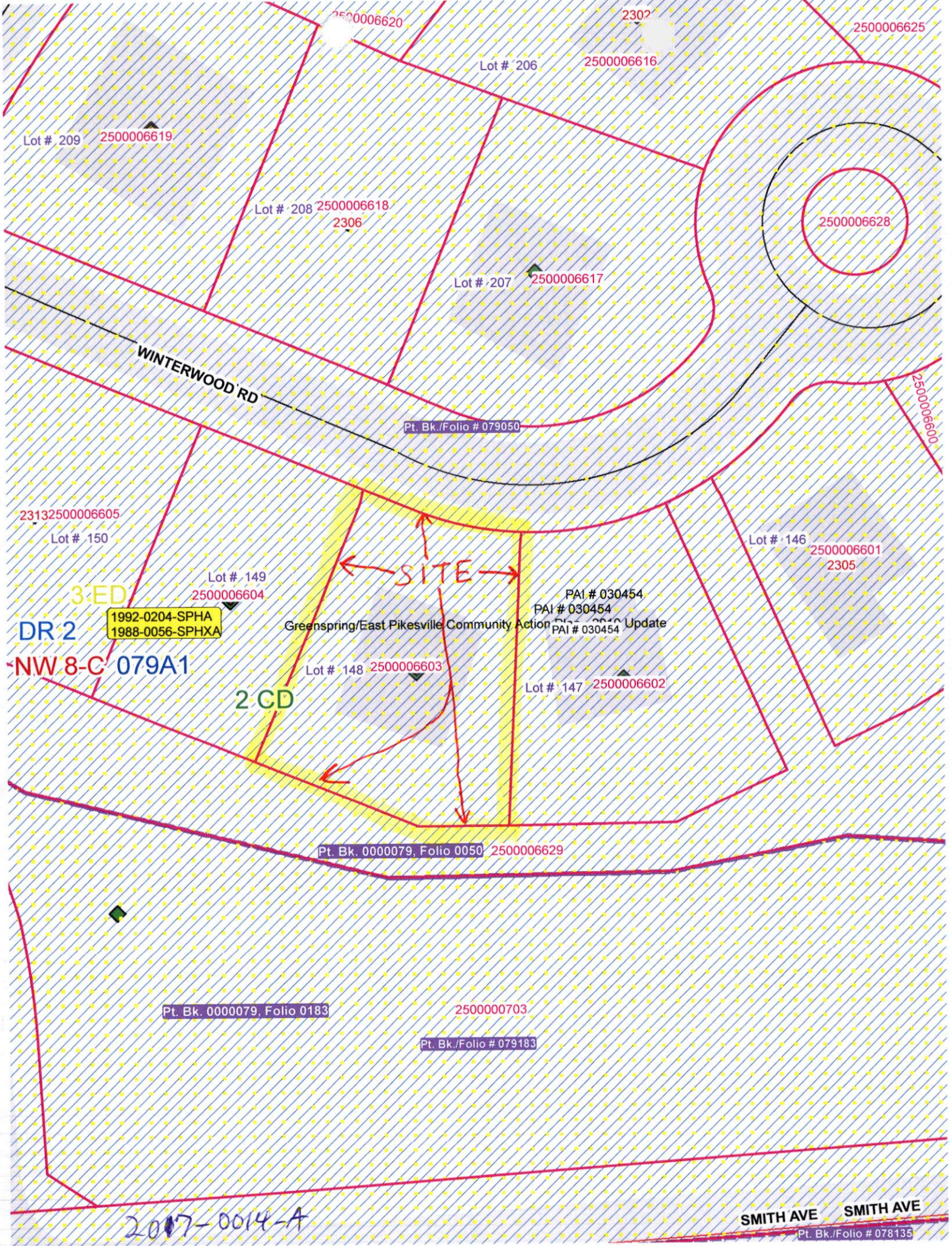
New Search (<http://sdat.dat.maryland.gov/RealProperty/>)District: **03** Account Number: **2500006603**

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>).



Lot # 209 2500006619

Lot # 206

2500006616

2500006625

Lot # 208 2500006618
2306

Lot # 207 2500006617

2500006628

WINTERWOOD RD

Pt. Bk./Folio # 079050

23132500006605
Lot # 150

Lot # 149
2500006604

Lot # 146
2500006601
2305

3 ED
DR 2
NW 8-C 079A1
1992-0204-SPHA
1988-0056-SPHXA

SITE
Greenspring/East Pikesville Community Action
PAI # 030454
PAI # 030454 Update

Lot # 148 2500006603

Lot # 147 2500006602

2 CD

Pt. Bk. 0000079, Folio 0050 2500006629

Pt. Bk. 0000079, Folio 0183

2500000703

Pt. Bk./Folio # 079183

2007-0014-A

SMITH AVE
SMITH AVE
Pt. Bk./Folio # 078135

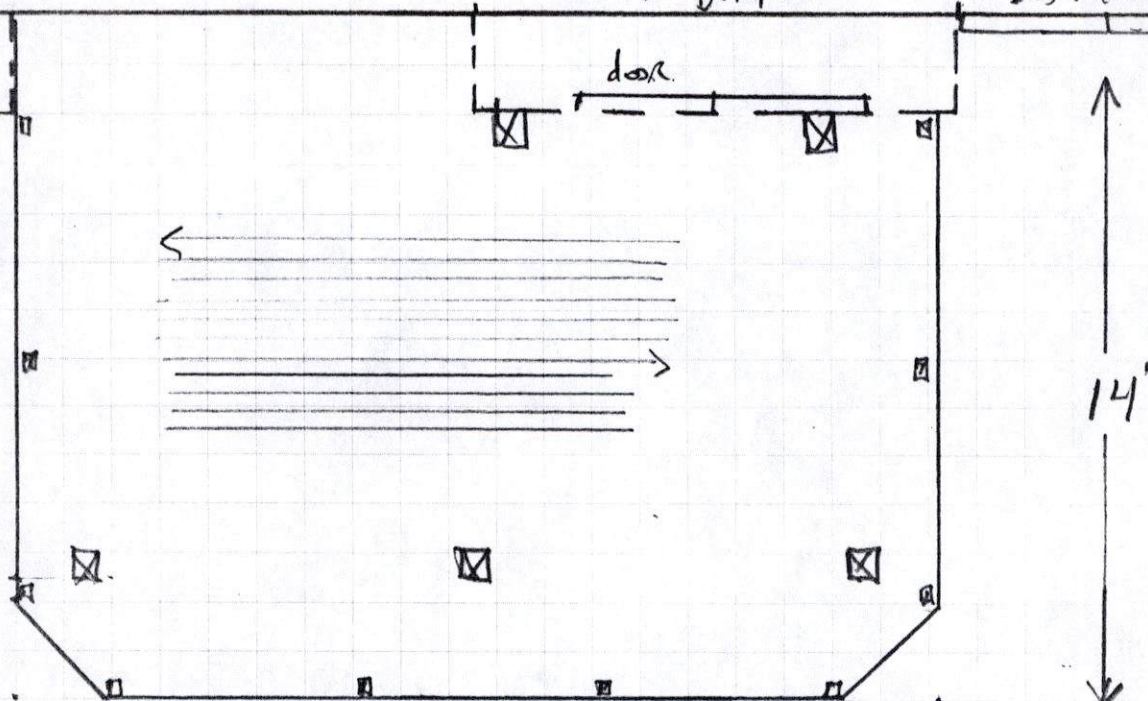
RUSTY / RAKINA Hoge

19'5"

2' BUMP OUT

Basement DR.

Fire Box



(19'5" -)
19'4"

2017-0014-A



Client: RUSTY & RAKINA
American Deck & Patio
800-592-DECK (3325)
www.amdeck.com

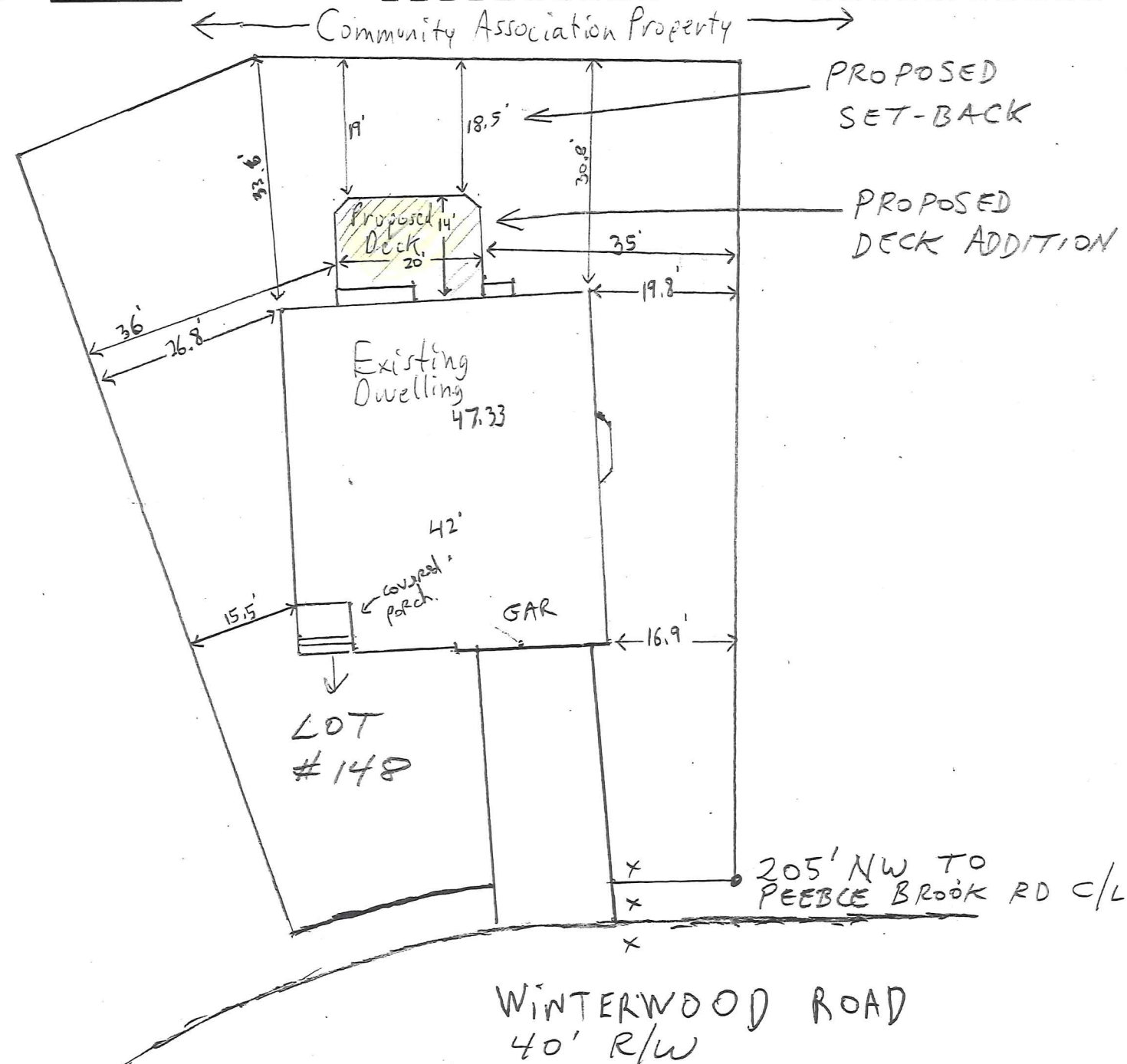
Designer: DAVE L.

Date: 6/20/16

All construction must comply with local building codes and standards. Unless otherwise specified on contract this drawing must be submitted for review and approval by the local building code authority. This detail is for general information and guidance only, and American Deck Inc. specifically disclaims any liability for the use of this detail and for the architecture, design, engineering or workmanship of any project. American Deck Inc. is not liable for any architectural, engineering, structural, design or workmanship issues related to the existing structure. Unless otherwise specified the live load capacity of this design is not to exceed:

Scale: 1/4" = 1'
40 lbs/ft²

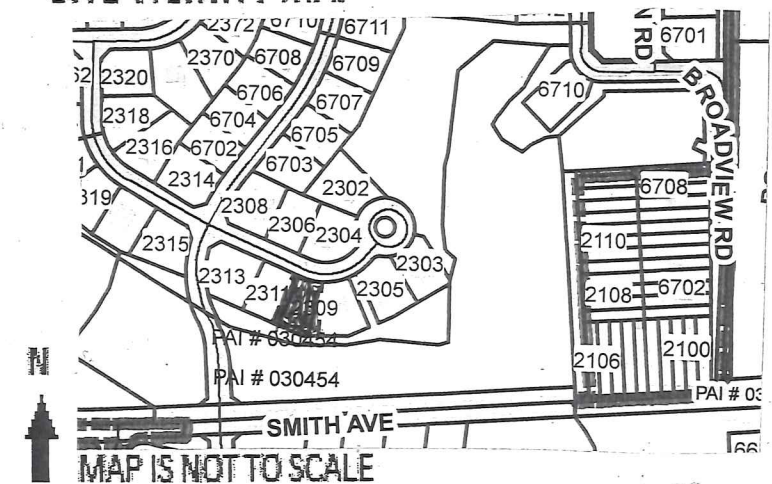
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 2309 WINTERWOOD RD. 21209 OWNER(S) NAME(S) Charles H Hoge, REHINA HOGE
SUBDIVISION NAME BONNIE VIEW ESTATES LOT # 148 BLOCK # _____ SECTION # _____
PLAT BOOK # 0079 FOLIO # 0050 10 DIGIT TAX # 25 00 006603 DEED REF. # 34553/00162



PLAN DRAWN BY DMW INC.

DATE 7/5/16 SCALE: 1 INCH = 20' FEET

SITE VICINITY MAP



ZONING MAP # 0079A1

SITE ZONED DR-2

ELECTION DISTRICT 3

COUNCIL DISTRICT 2

LOT AREA ACREAGE .205

OR SQUARE FEET 8929

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? YES

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

1992-0204-SPHA

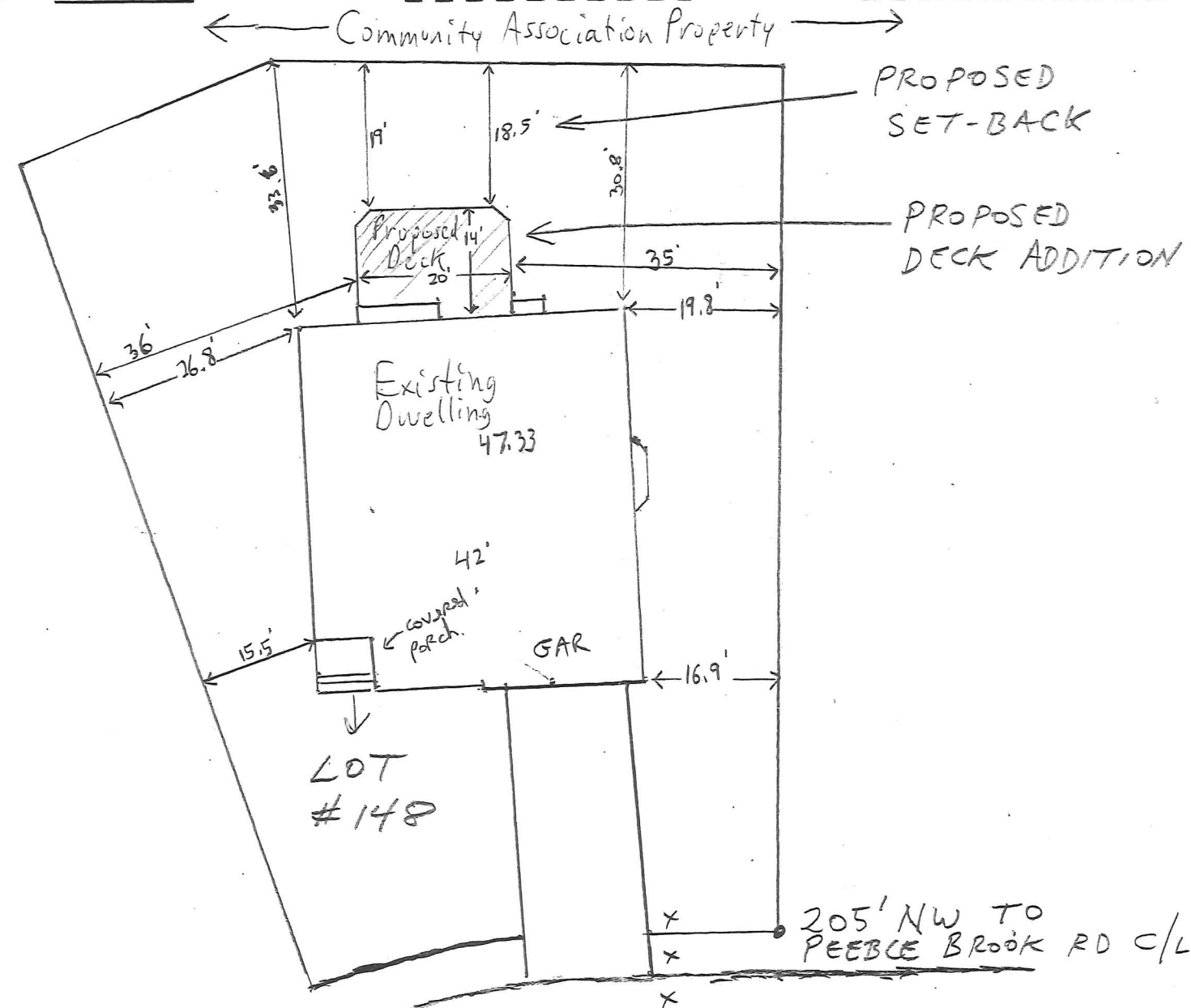
1988-0056-SPHXA

VIOLATION CASE INFO:

Per. Ech. 1

2017-0014-A

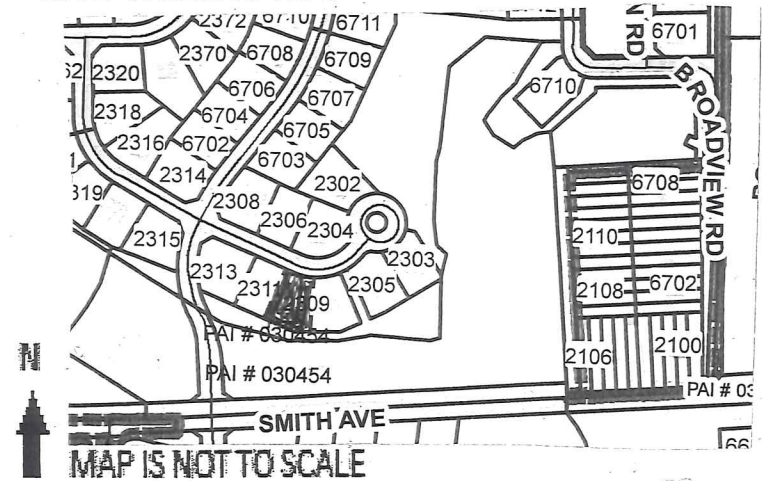
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH ☒)
ADDRESS 2309 WINTERWOOD RD. 21209 OWNER(S) NAME(S) CHARLES H Hoge, REHINA HOGUE
SUBDIVISION NAME BONNIE VIEW ESTATES LOT # 148 BLOCK # _____ SECTION # _____
PLAT BOOK # 0079 FOLIO # 0050 10 DIGIT TAX # 25 00 006603 DEED REF. # 34553/00162



PLAN DRAWN BY DMW INC.

DATE 7/5/16 SCALE: 1 INCH = 20' FEET

SITE VICINITY MAP



ZONING MAP# 0079A1

SITE ZONED DR-2

ELECTION DISTRICT 3

COUNCIL DISTRICT 2

LOT AREA ACREAGE .205

OR SQUARE FEET 8929

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH ☒

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? YES

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

1992-0204-SPHA

1988-0056-SPHXA

VIOLATION CASE INFO:

2017-0014-A