

M E M O R A N D U M

DATE: January 5, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0124-A- Appeal Period Expired

The appeal period for the above-referenced case expired on January 4, 2017. 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
(535 Wampler Road)		
15 th Election District	*	OFFICE OF ADMINISTRATIVE
6 th Council District		
William R. Sheckells	*	HEARINGS FOR
Petitioner		
	*	BALTIMORE COUNTY
	*	CASE NO. 2017-0124-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 owner of the property, William R. Sheckells ("Petitioner"). The Petitioner is requesting Variance relief pursuant to § 400.3 of the Baltimore County Zoning Regulations, to permit an accessory building (garage) with a height of 18 ft. in lieu of the maximum permitted 15 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. A ZAC comment dated November 11, 2016 was submitted by the Department of Environmental Protection and Sustainability (DEPS) indicating development of the property must comply with the Baltimore County Code (B.C.C.) Article 33, Titles 3 and 6, and that Ground Water Management must review any future building permits (for a garage) since the site is served by well and septic.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on November 11, 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 12-9-16

By DSW

The Petitioner has 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 Petitioner.

Although the Department of Planning did not make any recommendations related to the proposed garage's height and usage, I will impose conditions that the garage 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 **December, 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, to permit an accessory building (garage) with a height of 18 ft. in lieu of the maximum permitted 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

ORDER RECEIVED FOR FILING

Date 12-1-16

By [Signature]

2. Petitioner or subsequent owners shall not convert the garage into a dwelling unit or apartment. The garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.
4. Petitioner must comply with the ZAC comment from DEPS, 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 12-1-16

By dlw

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

NOV 17 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: November 17, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0124-A
Address 535 Wampler Road
(Sheckells Property)

Zoning Advisory Committee Meeting of November 14, 2016

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

X Development of the property must comply with Baltimore County Code Article 33, Title 3, Protection of Water Quality, Streams, Wetlands and Floodplains. There is evidence that non-tidal wetlands and required forest buffers may constrain the use of parts of this property, including the area where the garage is proposed. The locations of the environmental resources and any required forest buffers must be determined in order to determine a viable building location.

X Development of this property must comply with Baltimore County Code Article 33. Environmental Protection And Sustainability, Title 6. Forest Conservation. The owner may have the option to invoke a single lot declaration of intent for a forest conservation exemption if the exemption criteria can be met.

Reviewer: Paul Dennis Date: 11/10/16

Additional Comments:

Ground Water Management must review any future building permits (for a garage), since the site is served by well and septic.

Reviewer: Dan Esser Date: 11/9/16

C:\Users\snufler\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\WPHS9SSK\ZAC 17-0124-A 535 Wampler Road.doc

ORDER RECEIVED FOR FILING

Date: 12-1-16

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 535 WAMPLER ROAD

Currently zoned DR 2

Deed Reference L-32842 I.F. 383

10 Digit Tax Account # 1519712660

Owner(s) Printed Name(s) WILLIAM R. SHECKELLS

(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)

400.3 (BCZR) TO PERMIT AN ACCESSORY BUILDING (GARAGE) WITH A HEIGHT OF 18 FEET IN LIEU OF THE MAXIMUM PERMITTED 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):

WILLIAM R. SHECKELLS

Name #1 - Type or Print

Name #2 - Type or Print

William R. Sheckells

Signature #1

Signature #2

535 WAMPLER RD. BALTO. MD.

Mailing Address

City

State

21220 (443)677-2222 wsheckells@

Zip Code

Telephone #

Email Address verizon.net

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

DAVID BILLINGSLEY

Name- Type or Print

David Billingsley

Signature

601 SHARWOOD CT EDGEWOOD MD

Mailing Address

City

State

21040 (410)679-8719 dwbozorg@yahoo.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 12-1-16 day of Dec 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 2017-0104-A Filing Date 10/31/16 Estimated Posting Date 1/1/ Reviewer gh

Rev 5/8/2014

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: 535 WAMPLER RD BALTO MD 21220
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)

SEE ATTACHED

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

William R Sheckells
Signature of O Affiant)

WILLIAM R - SHECKELLS
Name- Print or Type

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

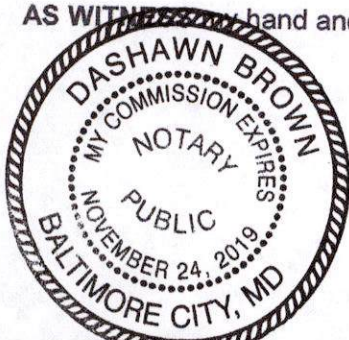
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13 day of October, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: William Sheckells

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

AS WITNESSED by my hand and Notaries Seal



Dashawn Brown
Notary Public
11/24/2019
My Commission Expires

JUSTIFICATION

I wish to construct a detached garage / storage building in the rear of my property. The building will be utilized for storage of vehicles, yard maintenance equipment, and a workshop. I would like to install a lift inside the building to aide me when working on my vehicles. I have investigated various lifts and need the additional three (3) feet of height for the installation and operation of the lift.

The building will not be used for any commercial purposes or to create additional living quarters.

ZONING DESCRIPTION

535 WAMPLER ROAD

Beginning at a point the three following courses and distances from the intersection formed by the center of Wampler Road with the center of Pawnee Drive:

1. Northeasterly 900 along the center of Wampler Road
2. S 45° 00' 00" E 302 feet and
3. N 39° 46' 06" E 100 feet thence:

1. N 39° 46' 06" E 150 feet
 2. S 61° 43' 54" E 170 feet
 3. S 39° 46' 06" W 150 feet and
 4. N 61° 43' 54" W 170 feet to the place of beginning.
- Containing 24,988 square feet or 0.574 acre of land, more or less.

Being known as 535 Wampler Road. Located in the 15TH Election District, 6TH Councilmanic District of Baltimore County, Md.°

2017-0124-A

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: November 23, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For November 14, 2016
Item No. 2017-0121, 0123, 0124, 0125, 0127 and 0128

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

DAK:CEN

cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC11142016.doc

CERTIFICATE OF POSTING

Date: NOVEMBER 11, 2016

RE: Project Name: 535 WAMPLER ROAD
Case Number /PAI Number: 2017-0124-A
Petitioner/Developer: WILLIAM SHECKELLS
Date of Hearing/Closing: NOVEMBER 28, 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 535 WAMPLER ROAD

The sign(s) were posted on NOVEMBER 11, 2016
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

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

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0124 -A Address 535 Wampler Rd 21220

Contact Person: GARY HUCK Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/31/16 Posting Date: 11/13/16 Closing Date: 11/21/16

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 2017- 0124 -A Address 535 Wampler Rd 21220
Petitioner's Name William R. Shockey Telephone 443-677-2222
Posting Date: 11/13/16 Closing Date: 11/21/16
Wording for Sign: To Permit a proposed garage (accessory structure)
with a height of 18 feet in lieu of maximum
height of 15 feet.

Revised 7/6/16

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

No 145732

Date: 10/31/16

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	206	0000		0150				75.00

Total: 75.00

Rec From: Dave B. Hingley

For: 2017-0124-A

535 Wampler RD

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME DRU
10/31/2016 10/31/2016 09:29:47 3
REG #503 WALKIN CAM
>>RECEIPT # 702779 10/31/2016 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 145732
Recpt Tot \$75.00
\$150.00 CK \$1.00 CA
Baltimore County, Maryland

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

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

November 22, 2016

William R Sheckells
535 Wampler Road
Baltimore MD 21220

RE: Case Number: 2017-0124 A, Address: 535 Wampler Road

Dear Ms. Sheckells:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 31, 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 dark ink, reading "W. Carl Richards, Jr." in a cursive script.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
David Billingsley, 601 Charwood Court, Edgewood MD 21040

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

NOV 17 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: **November 17, 2016**

SUBJECT: DEPS Comment for Zoning Item # 2017-0124-A
Address 535 Wampler Road
(Sheckells Property)

Zoning Advisory Committee Meeting of **November 14, 2016**

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

- X Development of the property must comply with Baltimore County Code Article 33, Title 3, Protection of Water Quality, Streams, Wetlands and Floodplains. There is evidence that non-tidal wetlands and required forest buffers may constrain the use of parts of this property, including the area where the garage is proposed. The locations of the environmental resources and any required forest buffers must be determined in order to determine a viable building location.
- X Development of this property must comply with Baltimore County Code Article 33, Environmental Protection And Sustainability, Title 6, Forest Conservation. The owner may have the option to invoke a single lot declaration of intent for a forest conservation exemption if the exemption criteria can be met.

Reviewer: Paul Dennis Date: 11/10/16

Additional Comments:

Ground Water Management must review any future building permits (for a garage), since the site is served by well and septic.

Reviewer: Dan Esser Date: 11/9/16

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



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

Date: 11/9/16

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. 2017-0124-A

Administrative Variance
William R. Scheckel
535 Wampler Road.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Wendy Wolcott'.

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

WW/RAZ

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired or Speech 1-800-735-2258 Statewide Toll-Free

Street Address: 320 West Warren Road * Hunt Valley, Maryland 21030 * Phone 410-229-2300 or 1-866-998-0367 * Fax 410-527-4690

www.roads.maryland.gov

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: **November 17, 2016**

SUBJECT: DEPS Comment for Zoning Item # 2017-0124-A
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Reviewer: Paul Dennis Date: 11/10/16

Additional Comments:

Ground Water Management must review any future building permits (for a garage), since the site is served by well and septic.

Reviewer: Dan Esser Date: 11/9/16

C H E C K L I S T

<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>11-17</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>11-9</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>11-11-16</u>	by <u>Bellinley</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 - 15 Account Number - 1519712660			
Owner Information					
Owner Name:		SHECKELLS WILLIAM R		Use:	EXEMPT
Mailing Address:		535 WAMPLER RD BALTIMORE MD 21220-3920		Principal Residence:	YES
				Deed Reference:	/32842/ 00383
Location & Structure Information					
Premises Address:		535 WAMPLER RD BALTIMORE 21220-3920		Legal Description:	IMP 0.574 AC VETERAN EXEMPTION 535 WAMPLER RD SS PART LOT 29 MIDDLE RIVER GDN FARMS
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0090	0006	0558		0000	29
				Assessment Year:	Plat No:
				2015	0006/0096
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
1946	1,565 SF				24,988 SF
County Use					
01					
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	NO	STANDARD UNIT	STUCCO	1 full	1 Attached
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2016 As of 07/01/2017	
Land:		84,200	84,200		
Improvements		57,900	63,000		
Total:		142,100	147,200	143,500	147,200
Preferential Land:		0			0
Transfer Information					
Seller: TAYLOR BONNIE CAROL		Date: 11/29/2012		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /32842/ 00383		Deed2:	
Seller: SHECKELLS WILLIAM R		Date: 11/29/2012		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /32842/ 00377		Deed2:	
Seller: STAHL CRAIG RYAN		Date: 04/25/2007		Price: \$225,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /25538/ 00636		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2016		07/01/2017	
County:	020	143,500.00		147,200.00	
State:	020	143,500.00		147,200.00	
Municipal:	020	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 05/29/2012					

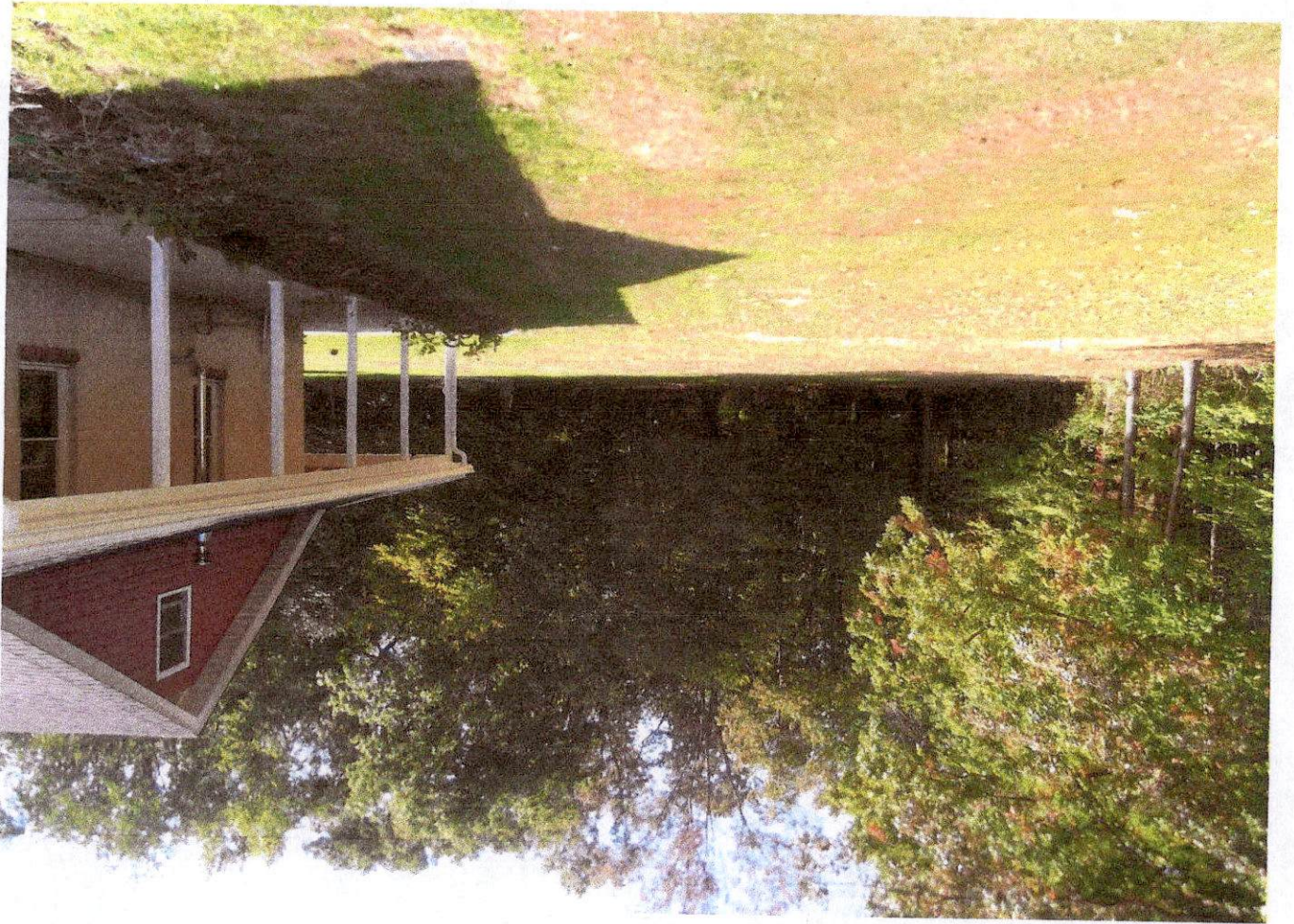


1



2

3



4



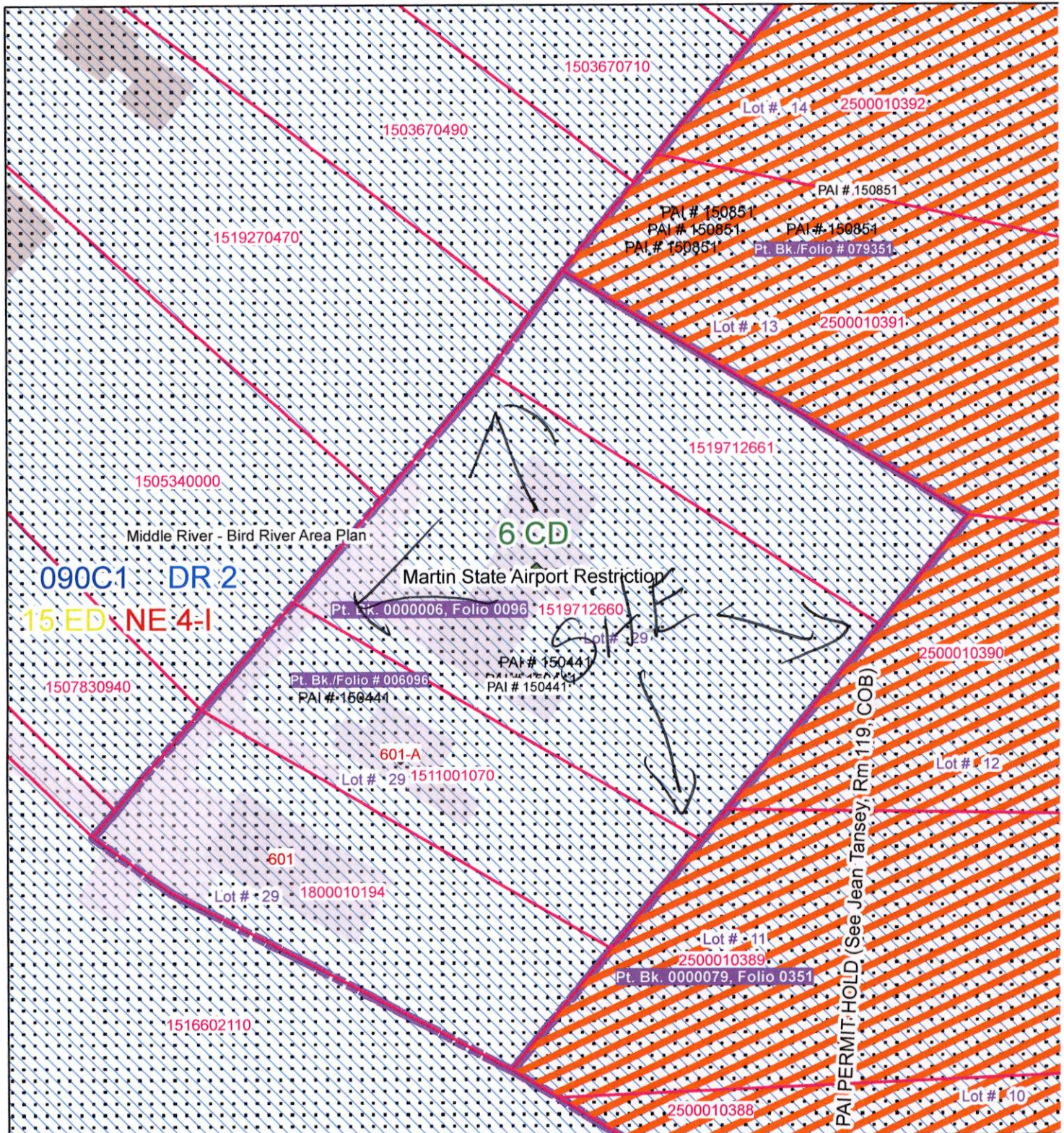


6



5

535 Wampler Road



Publication Date: 10/31/2016



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

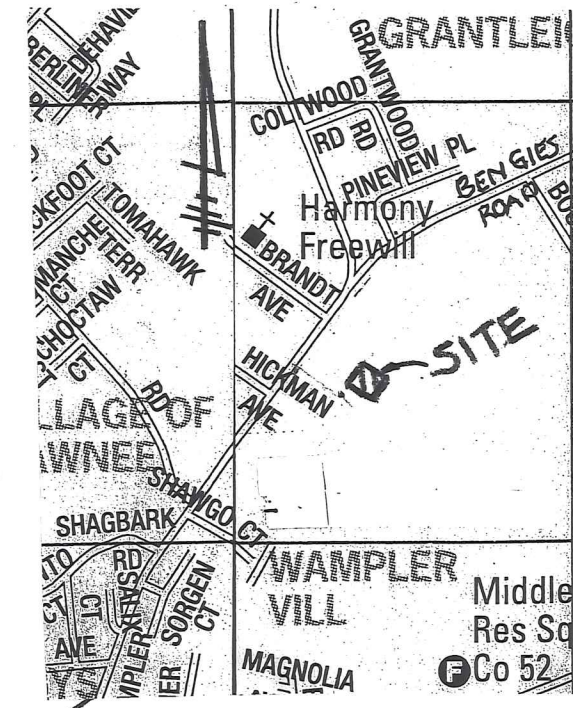
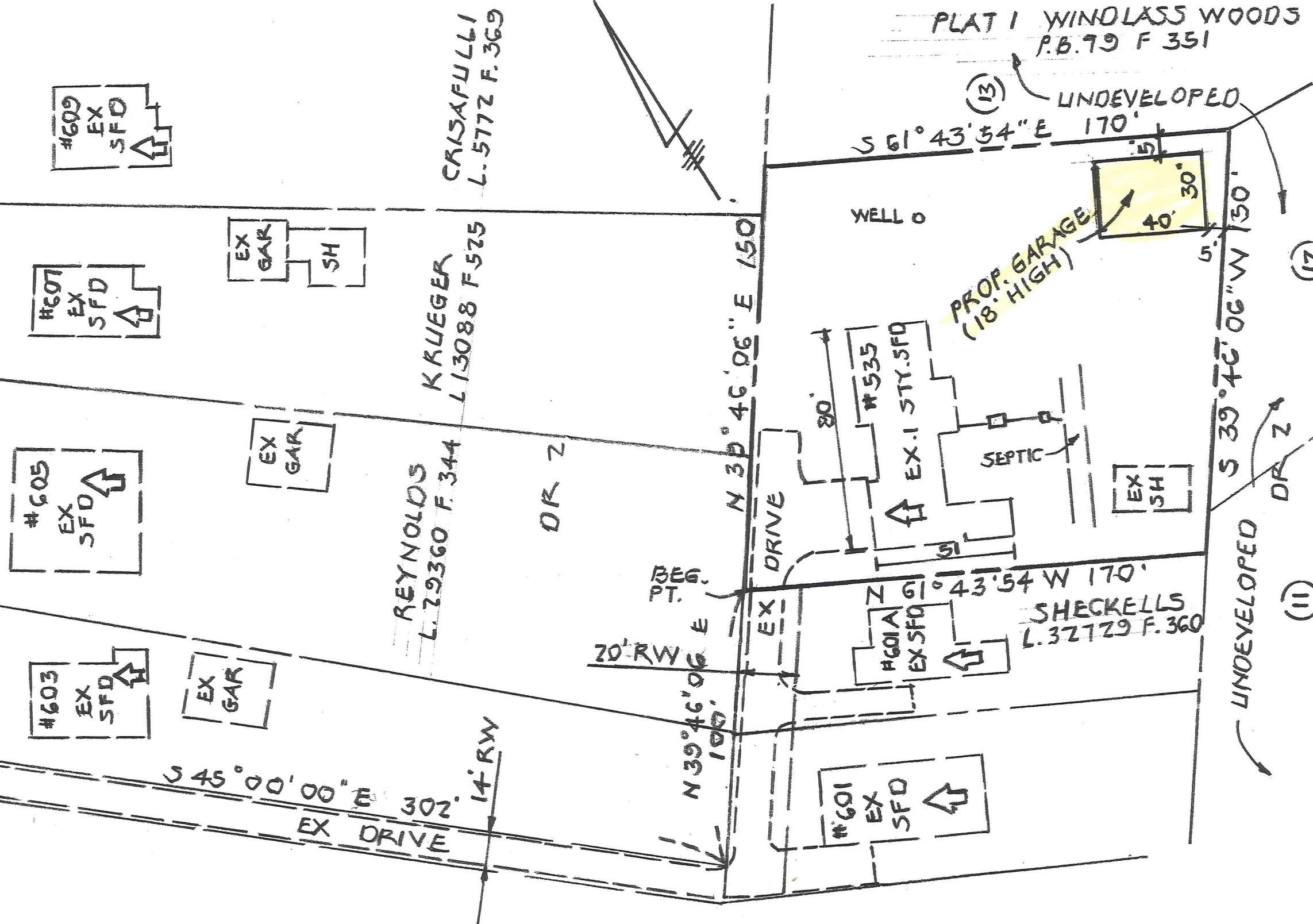


0 12.5 25 50 75 100 Feet

1 inch = 50 feet

WAMPLER ROAD

900' TO &
PAWNEE DR.



- NOTES**
1. ZONING.....DR2 (MAP 090C1)
 2. AREA.....24,988 SF = 0.574 ACRE +/-
 3. SITE IS NOT LOCATED IN CBCA OR 100 YEAR FLOOD ZONE
 4. NO PREVIOUS ZONING HISTORY OR VIOLATIONS
 5. PRIVATE WATER AND SEWER
 6. NO HISTORIC STRUCTURES OR UNDERGROUND STORAGE TANKS

OWNER
ROBERT SHECKELLS
535 WAMPLER ROAD
BALTIMORE, MD. 21220
DEED REF: L32842 F383
ACCT. NO. 1519712660

**PLAT TO ACCOMPANY PETITION FOR
ADMINISTRATIVE VARIANCE**
535 WAMPLER ROAD
ELECTION DISTRICT 15C6
BALTIMORE COUNTY, MD.

SCALE: 1 INCH = 40 FEET **OCTOBER 18, 2016**
2017-0124-A Pet. Sub. 1