

IN RE: PETITION FOR ADMIN. VARIANCE

(4203 Green Glade Road)

10th Election District

3rd Council District

William L. & Eleanor C. Schneider

Petitioners

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2017-0245-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, William L. & Eleanor C. Schneider ("Petitioners"). The Petitioners are requesting Variance relief from §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory garage with a carport open on one side in the front and side yard with a height of 18 ft. in lieu of the permitted rear yard and 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 submitted by the Department of Environmental Protection and Sustainability (DEPS), dated March 30, 2017, indicating their review (Forest Conservation and Ground Water Management) and conditions of Petitioners' zoning request.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 25, 2017, 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 4-14-17

By [Signature]

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.

Although the Department of Planning did not make any recommendations related to the accessory garage with carport's height and usage, I will impose conditions that it shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, nor used for commercial purposes.

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 14th day of **April, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory garage with a carport open on one side in the front and side yard with a height of 18 ft. in lieu of the permitted rear yard and 15 ft., 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.
- Building materials for the garage/carport addition shall be compatible with those of the existing principal dwelling.

ORDER RECEIVED FOR FILING

Date 4-14-17

By lsj

- Petitioners or subsequent owners shall not convert the accessory garage/carport into a dwelling unit or apartment. The accessory garage/carport shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
- The accessory garage/carport shall not be used for commercial purposes.
- The carport shall not be enclosed at any time.
- Petitioners must comply with the ZAC comment submitted by DEPS, dated March 30, 2017; 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 4-14-17

By dlw

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: March 30, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0245-A
Address 4203 Green Glade Road
(Schneider Property)

Zoning Advisory Committee Meeting of **April 3, 2017**.

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

X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

Forest Conservation law may be addressed for the proposed garage and carport project by filing a Single Lot Declaration of Intent with EPS prior to permit approval, provided no more than 20,000 square feet of forest are cleared for this construction.

Also, Ground Water Management must review any future building permit(s) for an accessory structure, since the property is served by well and septic. – Dan Esser

Reviewer: Glenn Shaffer

Date: March 28, 2017

ORDER RECEIVED FOR FILING

Date 4-14-17

By [Signature]



KEVIN KAMENETZ
County Executive

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

April 14, 2017

William L. and Eleanor C. Schneider
4203 Green Glade Road
Phoenix, MD 21131

RE: Petition for Administrative Variance
Case No. 2017-0245-A
Property: 4203 Green Glade Road

Dear Petitioners:

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", followed by a long horizontal flourish.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure



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 4203 Green Glade Road Phoenix Maryland 21131

Currently zoned RC-5

Deed Reference 38244 / 00390

10 Digit Tax Account # 1008080470

Owner(s) Printed Name(s) William L Schneider and Eleanor C Schneider

(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)

Sections: 400.1; 400.3

To permit an accessory garage with a carport open on one side in the front and side yard with a height of 18 feet in lieu of the permitted rear yard and 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 L Schneider

Eleanor C Schneider

Name #1 - Type or Print

Name #2 - Type or Print

William L Schneider
Signature #1

Eleanor C Schneider
Signature #2

4203 Green Glade Road

Phoenix

Md

Mailing Address

City

State

21131

Zip Code

410 583-5847

Telephone #

bill5847@aol.com

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:

William L Schneider

Name - Type or Print

William L Schneider
Signature

4203 Green Glade Road

Phoenix

MD

Mailing Address

City

State

21131

Zip Code

443 413-3284

Telephone #

bill5847@aol.com

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 2017-0245-A

Filing Date 3/16/2017

Estimated Posting Date 3/26/17

Reviewer *W*

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: 4203 Green Glade Road
Print or Type Address of property

Phoenix
City

MD
State

21131
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)**

Owners request a garage be built with dimensions 35' by 23' and an attached carport dimensions 36' by 12' to the side of the existing house.

We are purchasing an additional vehicle and we require additional storage and work area. Backyard is on a steep slope and not conducive to build on.

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

William L. Schneider
Signature of Owner (Affiant)

William L Schneider
Name- Print or Type

Eleanor C. Schneider
Signature of Owner (Affiant)

Eleanor C Schneider
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 6th day of March, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: WILLIAM L. SCHNEIDER and ELEANOR C. SCHNEIDER

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

AS WITNESS my hand and Notaries Seal

ROOP R. SAMPATHI
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND

My Commission Expires 11-24-2019

Roop R. Sampathi
Notary Public

11-24-2019
My Commission Expires

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

My Commission Expires _____



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 4203 Green Glade Road Phoenix Maryland 21131

Currently zoned RC-5

Deed Reference 382.44 / 00390

10 Digit Tax Account # 1008080470

Owner(s) Printed Name(s) William L Schneider and Eleanor C Schneider

(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)

Sections: 400.1; 400.3

To permit an accessory structure/pole barn in the side yard with a height of 25 feet in lieu of the permitted rear yard and 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 L Schneider / Eleanor C Schneider

Name #1 - Type or Print

Name #2 - Type or Print

William L Schneider
Signature #1

Eleanor C Schneider
Signature #2

4203 Green Glade Road
Mailing Address

Phoenix
City

Md
State

21131

Zip Code

410 583-5847

Telephone #

bill5847@aol.com

Email Address

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

Name- Type or Print

Signature

Mailing Address

Date

Zip Code

Telephone #

Email Address

Representative to be contacted:

William L Schneider

Name - Type or Print

William L Schneider
Signature

4203 Green Glade Road
Mailing Address

Phoenix
City

MD
State

21131

Zip Code

443 413-3284

Telephone #

bill5847@aol.com

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 2017-0245-A

Filing Date 3/16/2017

Estimated Posting Date 3/26/17

Reviewer

ZONING PETITION PROPERTY DESCRIPTION

Zoning Property Description for 4203 Green Glade Road, Phoenix MD 21131

Beginning at a point on the SW side of Green Glade Road which is 20 feet wide at a distance of 1126 ft., NE of the centerline of the nearest improved intersecting street, Green Glade Court which is 60 ft. wide.

Thence the following courses and distances:

- 1) Point of Beginning.....North 67 degrees 22 minutes East 100 ft.
- 2) North 61 degrees 28 minutes East 208 ft.
- 3) South 20 degrees 33 minutes East 872.79 ft.
- 4) South 27 degrees 27 minutes West 200 ft.
- 5) North 42 degrees 17 minutes West 516.63 ft.
- 6) North 16 degrees 37 minutes West 495.36 ft. back to the point of beginning as recorded in Deed Liber 38244, Folio 00390, containing 6.25 ac. Located in the 10th Election District and 3rd Council District.

2017 -0245-A

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

№ 148675

Date: 3/16/17

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

Total: 75.00

Rec From: Schneider

For: 4203 Green Glade Rd

2017-0245-A

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME BFW
3/16/2017 3/16/2017 09:46:38 S
REG 0505 WALKIN LRE
>RECEIPT # 890940 3/16/2017 WLD
Dept 5 528 ZONING VERIFICATION
CR NO. 148675
Recpt Tot 175.00
\$75.00 C \$0.00 P
Baltimore County, Maryland

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

Date: 03/25/2017

RE: Project Name: Administrative Variance
Case Number /PAI Number: 2017-0245-A
Petitioner/Developer: William & Eleanor Schneider
Date of Hearing/Closing: 04/10/2017

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 4203 Green Glade Rd.

The sign(s) were posted on 03/25/2017

(Month, Day, Year)


(Signature of Sign Poster)

John M. Altmeyer

(Printed Name of Sign Poster)

21722 Orwig Rd.

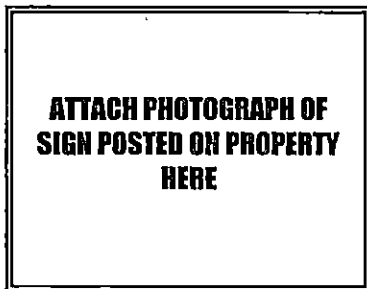
(Street Address of Sign Poster)

Freeland, MD. 21053

(City, State, Zip Code of Sign Poster)

410-382-6580

(Telephone Number of Sign Poster)



See ATTACHED

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2017-0245-A

4203 Green Glade Road

To Permit an accessory garage with a carport open on one side in the front and side yard with a height of 18 feet in lieu of the permitted rear yard and 15 feet.

PUBLIC HEARING?

PURSUANT TO SECTION 26-127 OF THE BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON April 10, 2017.

NOTICE: AN INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON April 10, 2017.

HANDICAPPED ACCESSIBLE

03/25/2017

02

SUNPAPERS

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017 0245 -A Address 4203 Green Glade Road

Contact Person: LEONARD WASILCWSKI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/16/17 Posting Date: 3/26/17 Closing Date: 4/10/17

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 0245 -A Address 4203 Green Glade Road

Petitioner's Name William & Eleanor Schneider Telephone 410 583-5847

Posting Date: 3/26/17 Closing Date: 4/10/17

Wording for Sign: To permit an accessory garage with a carport open on one side in the front and side yard with a height of 18 feet in lieu of the permitted rear yard and 15 feet.

Revised 7/9/15



KEVIN KAMENETZ
County Executive

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

April 11, 2017

William L & Eleanor C Schneider
4203 Green Glade Road
Phoenix MD 21131

RE: Case Number: 2017-0245 A, Address: 4203 Green Glade Road

Dear Mr. & Ms. Schneider:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 16, 2017. 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." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

20BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 5, 2017

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

SUBJECT: Zoning Advisory Committee Meeting
For April 03, 2017
Item No. 2017-0244, 0245, 0249, 0251, 0254 and 0255

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\ZAC04032017.doc



Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor
Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 3/27/17

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. 2017-0245-A

*Administrative Variance
- William L. & Eleanor C. Schneider
4203 Green Glade Road.*

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

Sincerely,

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

WW/RAZ

Maryland Department of Transportation
State Highway Administration

320 West Warren Road, Hunt Valley, MD 21030

410.229.2300 | TTY 800.735.2258 | roads.maryland.gov

My telephone number/toll-free number is 866.998.0367

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: March 30, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0245-A
Address 4203 Green Glade Road
(Schneider Property)

Zoning Advisory Committee Meeting of **April 3, 2017**.

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

 X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

Forest Conservation law may be addressed for the proposed garage and carport project by filing a Single Lot Declaration of Intent with EPS prior to permit approval, provided no more than 20,000 square feet of forest are cleared for this construction.

Also, Ground Water Management must review any future building permit(s) for an accessory structure, since the property is served by well and septic. – Dan Esser

Reviewer: Glenn Shaffer Date: March 28, 2017

M E M O R A N D U M

DATE: May 16, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0245-A – Appeal Period Expired

The appeal period for the above-referenced case expired on May 15, 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

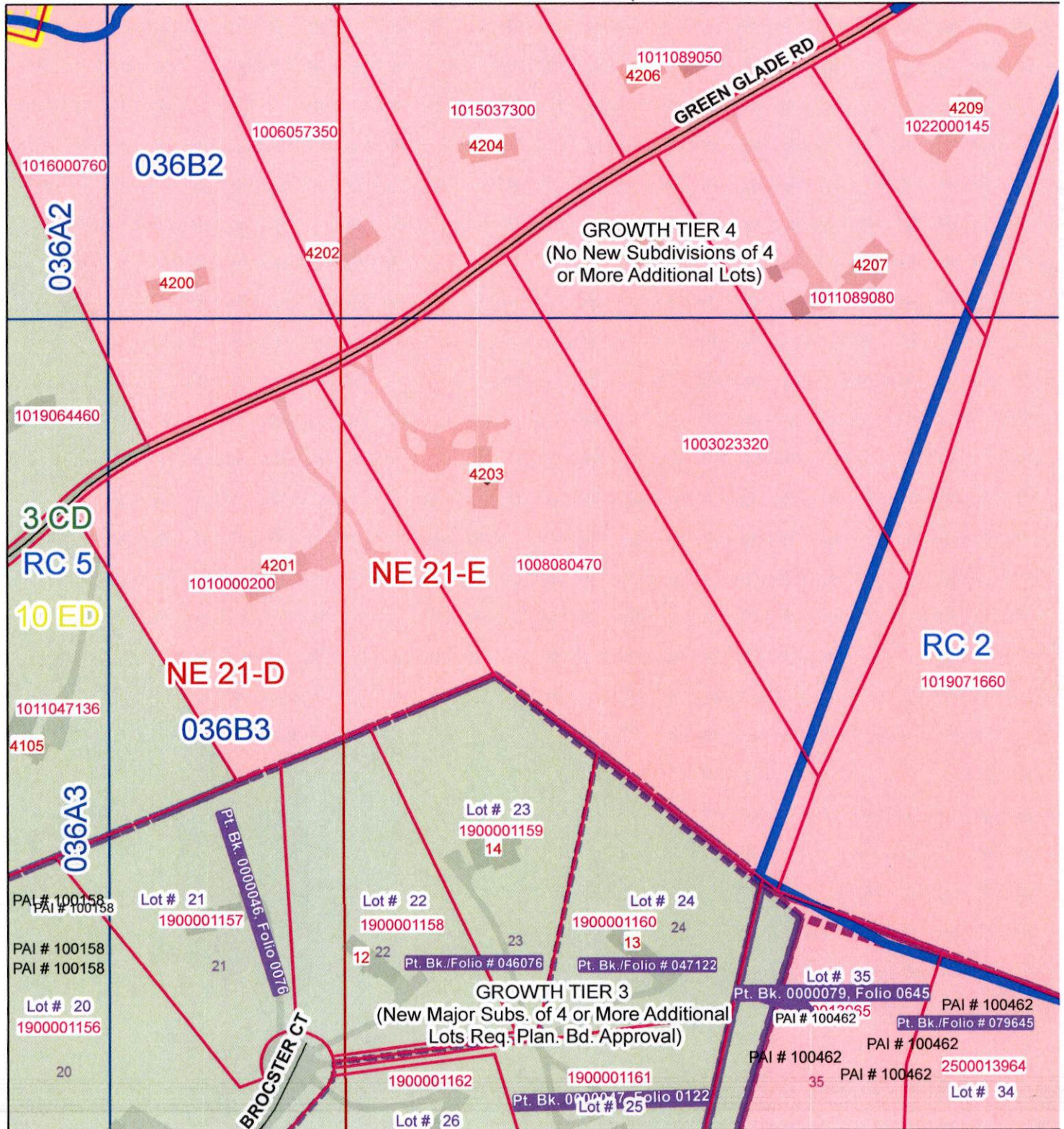
Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption			View GroundRent Registration			
Account Identifier:			District - 10 Account Number - 1008080470						
Owner Information									
Owner Name:		SCHNEIDER WILLIAM SCHNEIDER ELEANOR			Use: Principal Residence:		RESIDENTIAL YES		
Mailing Address:		4203 GREEN GLADE RD PHOENIX MD 21131-1705			Deed Reference:		/38244/ 00390		
Location & Structure Information									
Premises Address:		4203 GREEN GLADE RD PHOENIX 21131-1705			Legal Description:		6.25 AC SES 3100 E MANOR RD		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0036	0015	0132		0000				2017	Plat Ref:
Special Tax Areas:				Town:			NONE		
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
1963		1,668 SF		800 SF		6.2500 AC		04	
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
1	YES	STANDARD UNIT		SIDING	3 full	1 Attached			
Value Information									
			Base Value	Value		Phase-in Assessments			
				As of 01/01/2017		As of 07/01/2016		As of 07/01/2017	
Land:			175,500	175,500					
Improvements			217,600	212,900					
Total:			393,100	388,400		393,100		388,400	
Preferential Land:			0					0	
Transfer Information									
Seller: ELRICK FRED L SR				Date: 11/10/2016			Price: \$440,000		
Type: ARMS LENGTH IMPROVED				Deed1: /38244/ 00390			Deed2:		
Seller: ELRICK FRED L,SR				Date: 10/28/1998			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /13251/ 00249			Deed2:		
Seller: HUNTER KELVIN H				Date: 09/02/1977			Price: \$95,000		
Type: ARMS LENGTH IMPROVED				Deed1: /05798/ 00135			Deed2:		
Exemption Information									
Partial Exempt Assessments:		Class			07/01/2016		07/01/2017		
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									

203 Green Glade Road

2017-0245-A



Publication Date: 3/9/2017



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



0 55 110 220 330 440 Feet

1 inch = 200 feet

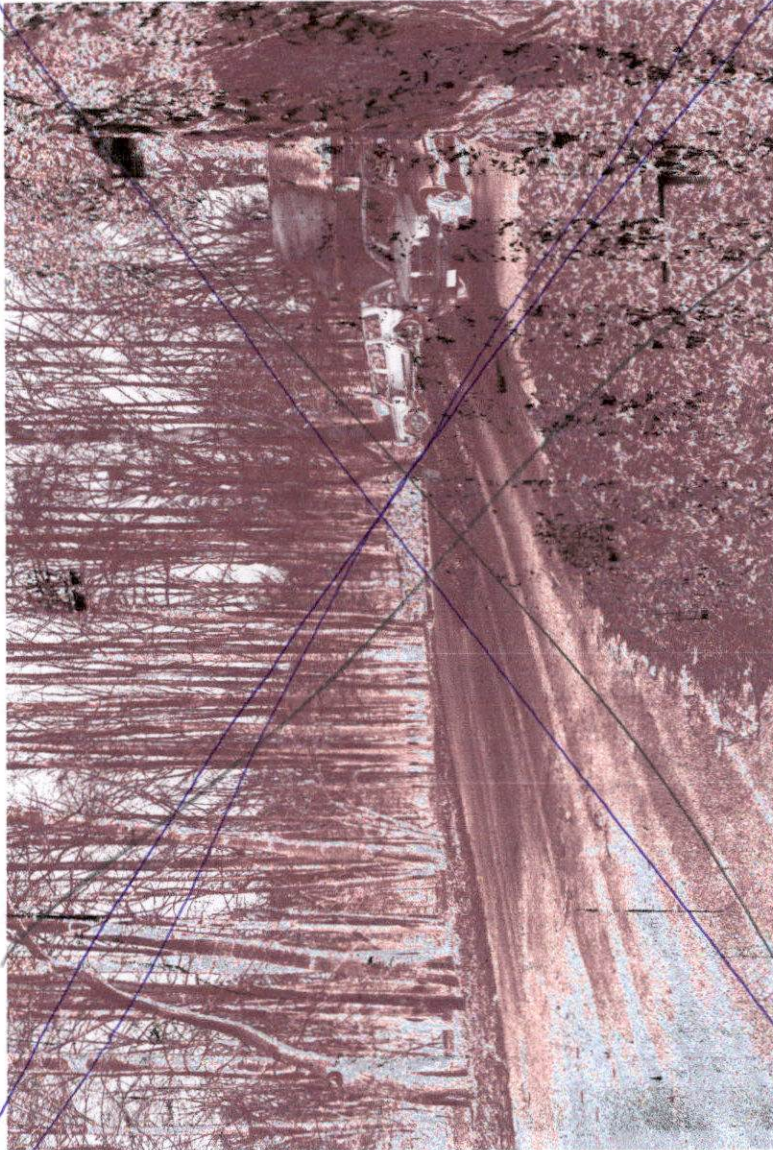


2017-0245-A Left side of house white marks on trees proposed Garage

2017-0245-A

View from 1/2 way up driveway.
Front & Right side of House







BACK YARD

2017-0245-A



2017-01-15-A Looking from proposed site Looking South

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

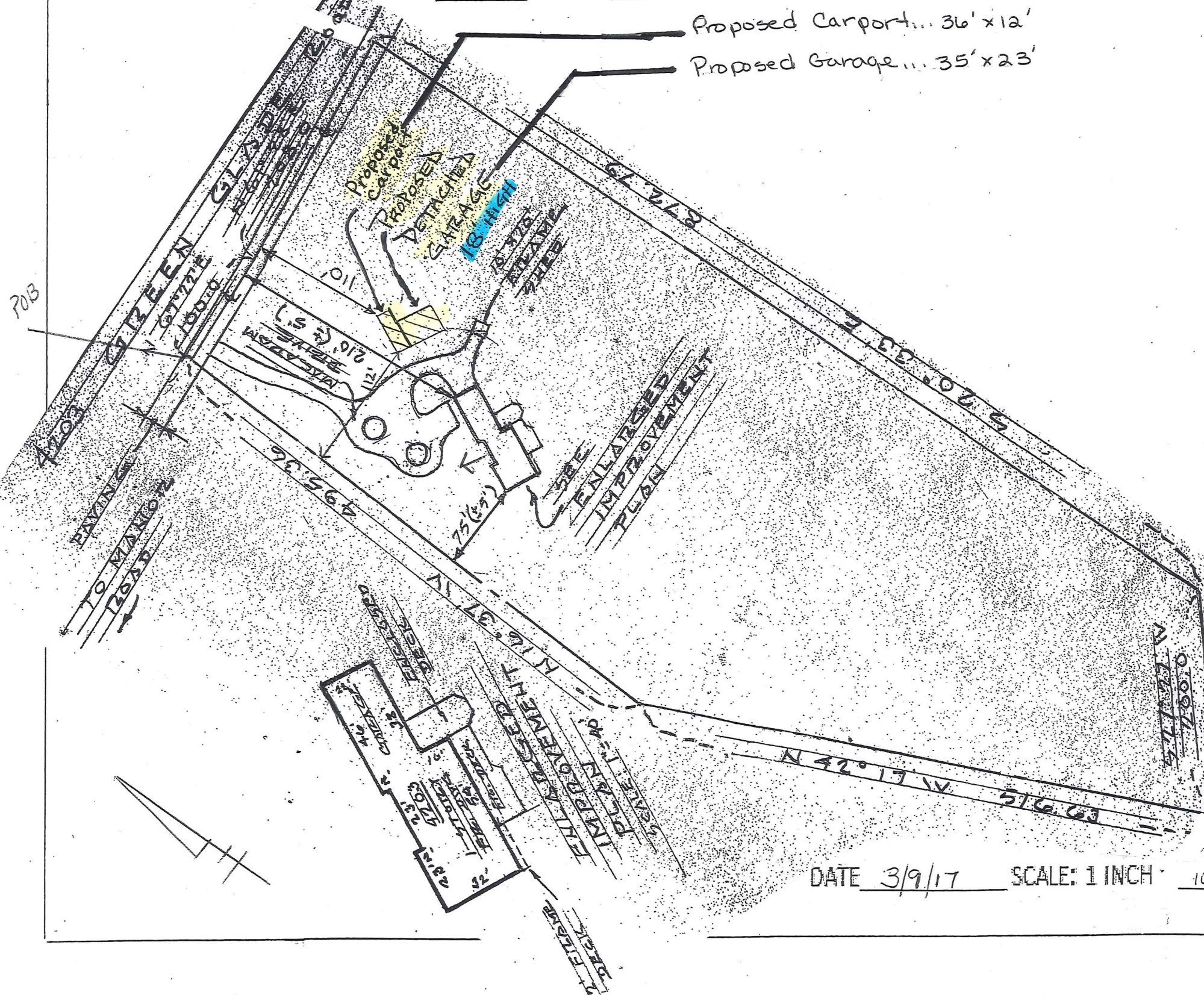
ADDRESS 4203 Green Glade Road OWNER(S) NAME(S) William & Eleanor Schneider

SUBDIVISION NAME _____ LOT # _____ BLOCK # _____ SECTION # _____

PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 1008080470 DEED REF. # 38244/00390

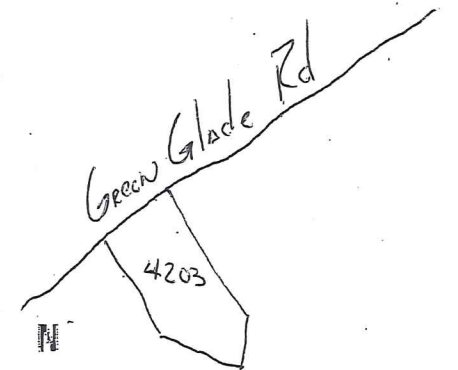
Proposed Carport... 36' x 12'

Proposed Garage... 35' x 23'



DATE 3/9/17 SCALE: 1 INCH = 100 FEET Drawn By WLD

SITE VICINITY MAP



MAP IS NOT TO SCALE
ZONING MAP# 036B2
SITE ZONED RC 5
ELECTION DISTRICT 10
COUNCIL DISTRICT 3
LOT AREA ACREAGE 6.25 AC
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

VIOLATION CASE INFO:

Per. Exh. 1