

**IN RE: PETITION FOR ADMIN. VARIANCE \*  
(18006 Marshall Mill Road)**

5<sup>th</sup> Election District

3<sup>rd</sup> Council District

Ryan M. & Teresa L. Trexler  
Petitioners

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

**CASE NO. 2017-0260-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, Ryan M. & Teresa L. Trexler ("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) with a height of 26 ft. in lieu of the maximum allowed 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. 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 April 9, 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 § 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 4-28-17

By BW

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, kitchen or bathroom facilities, and is not to be 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 28<sup>th</sup> day of **April, 2017**, 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) with a height of 26 ft. in lieu of the maximum allowed 15 ft., be and is hereby GRANTED.

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.

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Date 4-28-17

By low

3. The proposed accessory building (pole barn) shall not be used for commercial purposes.

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 4-28-17

By bw



KEVIN KAMENETZ  
*County Executive*

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

April 28, 2017

Ryan M. and Teresa L. Trexler  
18006 Marshall Mill Road  
Hampstead, MD 21074

RE: Petition for Administrative Variance  
Case No. 2017-0260-A  
Property: 18006 Marshall Mill 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,

  
JOHN E. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

JEB:dlw  
Enclosure





# ADMINISTRATIVE ZONING PETITION

**Flood**

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 18006 Marshall Mill Rd Hampstead Currently zoned RC-2 (Vested RDP)  
 Deed Reference 3.5324 / 00393 10 Digit Tax Account # 17000008638  
 Owner(s) Printed Name(s) Ryan Trexler and Teresa Trexler

(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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 400.3. RCZR, to permit a proposed accessory building (pole barn) with a height of 26 feet in lieu of the maximum allowed 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):

Ryan Trexler / Teresa Trexler  
 Name #1 – Type or Print Name #2 – Type or Print  
[Signature] / [Signature]  
 Signature #1 Signature #2  
18006 Marshall Mill Rd Hampstead MD  
 Mailing Address City State  
21074 / 301-452-2347 / ryantrexler@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 4-28-17 day of April 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 2017-0260-A Filing Date 3/28/2017 Estimated Posting Date 4/9/2017 Reviewer JNP



# Affidavit in Support of Administrative Variance

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

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 18006 Marshall Mill 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)

Building a pole building for use as storage of vehicle(s), heavy equipment for property maintenance (tractors, plow, riding mowers) and to use for working on this equipment. As this is large equipment it is impossible to store and work on comfortably in a 15' tall structure. The location of the building on the property is such that it cannot be seen from the street or from neighboring houses. A 6/12 pitch on the roof will allow the building to aesthetically match the house on the property.

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

[Signature]  
Signature of Owner (Affiant)  
Ryan Trexler  
Name- Print or Type

[Signature]  
Signature of Owner (Affiant)  
Teresa Lee Trexler  
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 21 day of March, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Jennifer A. Woodard

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

AS WITNESS my hand and Notaries Seal

Jennifer A. Woodard Jennifer Anne Woodard  
Notary Public  
10/12/2020  
My Commission Expires

**JENNIFER A. WOODARD**  
Notary Public  
Baltimore County, Maryland  
My Commission Expires 10/12/2020 EV. 5/5/2016

# Affidavit in Support of Administrative Variance

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

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Print or Type Address of property City State Zip Code

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

[Signature]  
Signature of Owner (Affiant)  
Ryan Trexler  
Name- Print or Type

[Signature]  
Signature of Owner (Affiant)  
Teresa Lee Trexler  
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 21 day of March, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Jennifer A. Woodard

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

AS WITNESS my hand and Notaries Seal

Jennifer A. Woodard Jennifer A. Woodard  
Notary Public  
10/12/2020  
My Commission Expires

**JENNIFER A. WOODARD**  
Notary Public  
Baltimore County, Maryland  
My Commission Expires 10/12/2020 REV. 5/5/2016





# ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 18006 Marshall Mill Rd Hampstead Currently zoned RC-2 (Vested ADP)  
Deed Reference 35324 / 00392 10 Digit Tax Account # 1 7 0 0 0 0 8 6 3 8  
Owner(s) Printed Name(s) Ryan Trexler and Teresa Trexler

(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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 400.3, BC2R, to permit a proposed accessory building (pole barn) with a height of 26 feet in lieu of the maximum allowed 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):

Ryan Trexler, Teresa Trexler  
Name #1 – Type or Print Name #2 – Type or Print  
[Signature], [Signature]  
Signature #1 Signature #2  
18006 Marshall Mill Rd Hampstead MD  
Mailing Address City State  
21074, 301-452-2347, ryantrexler@yahoo.com  
Zip Code Telephone # Email Address

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

Name- Type or Print  
Signature  
Mailing Address City State  
Date 4-28-17  
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 30 day of April, 2017 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 2017-0260-A Filing Date 3/28/2017 Estimated Posting Date 4/9/2017 Reviewer JWP



Zoning property description for 18006 Marshall Mill Road, Hampstead MD 21074

Part A

Beginning at a point on the West side of Marshall Mill Rd which is 20' wide at a distance of 3050 feet North of the centerline of the nearest improved intersecting street (Mt. Carmel Rd) which is 30' wide.

Part B

Being known and designated at lot 39 as show on a plat entitled "Plat II, Buena Vista Estates" and recorded among the land records of Baltimore County in Liber E.H.K, Jr. 39 Folio 51, and containing 7.55 acres. Located in the Fifth Election District and the third Council District.

2017-0260 JA

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

**№ 151406**

Date:

3/28/2017

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

Total:

75.00

Rec From:

Ryan Trexler

For:

Adm. Variance - 18606 Marshall Mill Road  
 2017-0260-A (TREXLER)

**DISTRIBUTION**

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

**PAID RECEIPT**

BUSINESS ACTUAL TIME  
 3/30/2017 3/28/2017 11:19:53 1  
 REG W301 WALKIN LJR  
 >>RECEIPT # 713407 3/28/2017 OFLN  
 Dept 5 528 ZONING VERIFICATION  
 CR NO. 151406

Recpt Tot \$75.00  
 \$.00 CR \$100.00 CR  
 \$25.00- CG

Baltimore County, Maryland

**CASHIER'S  
 VALIDATION**



## CERTIFICATE OF POSTING

Date: 4-9-17

RE: Case Number: 2017-0260-A

Petitioner/Developer: Ryan Trepler

Date of Hearing/Closing: 4-24-17

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 18006 Marshall Hill Rd

The signs(s) were posted on 4-9-17  
(Month, Day, Year)

J. Lawrence Pilson  
(Signature of Sign Poster)

J. LAWRENCE PILSON  
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road  
(Street Address of Sign Poster)

Parkton, MD 21120  
(City, State, Zip Code of Sign Poster)

410-343-1443  
(Telephone Number of Sign Poster)

# ZONING NOTICE

## ADMINISTRATIVE VARIANCE

CASE # 2017-0260-A  
TO PERMIT A PROPOSED ACCESSORY  
BUILDING (POLE BARN) WITH A HEIGHT OF  
26 FEET IN LIEU OF THE MAXIMUM ALLOWED  
15 FEET

### PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), 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 4/24/17

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,  
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 907-0000  
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER

Homeowners' Tax Credit Application Status: No Application      Date:

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**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 2017- 0260 -A Address 18006 Marshall Mill Road  
Contact Person: Jeffrey Perlow Phone Number: 410-887-3391  
Planner, Please Print Your Name  
Filing Date: 3/28/2017 Posting Date: 4/9/2017 Closing Date: 4/24/2017

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- 0260 -A Address 18006 Marshall Mill Road  
Petitioner's Name Ryan & Teresa Trexler Telephone 301-452-2347  
Posting Date: 4/9/2017 Closing Date: 4/24/2017  
Wording for Sign: To Permit a proposed accessory building (pole barn) with a height of 26 feet in lieu of the maximum allowed 15 feet.

Revised 7/9/15



KEVIN KAMENETZ  
*County Executive*

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

April 25, 2017

Ryan & Teresa Trexler  
18006 Marshall Mill Road  
Hampstead MD 21074

RE: Case Number: 2017-0260 A, Address: 18006 Marshall Mill Road

Dear Mr. & Ms. Trexler:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 28, 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." in a cursive script.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

Date: 4/5/17

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. 2017-0260-A

*Administrative Variance  
Ryan & Teresa Trexler  
18006 Marshall Mill 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

20BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

**DATE:** April 10, 2017

**FROM:** <sup>DAK</sup>  
Dennis A. Kennedy, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For April 3, 2017  
Item No. 2017-0257, 0258, 0259, 0260, 0262, 0263, 0264, 0265, 0267  
and 0268

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\ZAC04102017.doc



## MEMORANDUM

DATE: May 31, 2017  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2017-0260-A – Appeal Period Expired

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The appeal period for the above-referenced case expired on May 30, 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 |                                                                 |
|----------------------------------------------------------|---------------------------------------------------|--------------------------------------------------|-----------------------------|------------------------------|-----------------------------------------------------------------|
| <b>Account Identifier:</b>                               |                                                   | <b>District - 05 Account Number - 1700008638</b> |                             |                              |                                                                 |
| Owner Information                                        |                                                   |                                                  |                             |                              |                                                                 |
| <b>Owner Name:</b>                                       | Trexler Ryan M<br>Trexler Teresa L                |                                                  | <b>Use:</b>                 | RESIDENTIAL                  |                                                                 |
| <b>Mailing Address:</b>                                  | 18006 MARSHALL MILL RD<br>HAMPSTEAD MD 21074-2951 |                                                  | <b>Principal Residence:</b> | YES                          |                                                                 |
|                                                          |                                                   |                                                  | <b>Deed Reference:</b>      | /35324/ 00393                |                                                                 |
| Location & Structure Information                         |                                                   |                                                  |                             |                              |                                                                 |
| <b>Premises Address:</b>                                 |                                                   | 18006 MARSHALL MILL RD<br>0-0000                 |                             | <b>Legal Description:</b>    | 7.5577 AC<br>2801 NE LWR BECKLEYVLE<br>R<br>BUENA VISTA ESTATES |
| <b>Map:</b>                                              | <b>Grid:</b>                                      | <b>Parcel:</b>                                   | <b>Sub District:</b>        | <b>Subdivision:</b>          | <b>Section: Block: Lot: Assessment Year: Plat No: Plat Ref:</b> |
| 0014                                                     | 0024                                              | 0011                                             |                             | 0000                         | 39 2017 2 0039/0051                                             |
| <b>Special Tax Areas:</b>                                |                                                   |                                                  | <b>Town:</b> NONE           |                              |                                                                 |
|                                                          |                                                   |                                                  | <b>Ad Valorem:</b>          |                              |                                                                 |
|                                                          |                                                   |                                                  | <b>Tax Class:</b>           |                              |                                                                 |
| <b>Primary Structure Built</b>                           | <b>Above Grade Living Area</b>                    | <b>Finished Basement Area</b>                    |                             | <b>Property Land Area</b>    | <b>County Use</b>                                               |
| 1984                                                     | 2,780 SF                                          |                                                  |                             | 7.5500 AC                    | 04                                                              |
| <b>Stories</b>                                           | <b>Basement</b>                                   | <b>Type</b>                                      | <b>Exterior</b>             | <b>Full/Half Bath</b>        | <b>Garage Last Major Renovation</b>                             |
| 1                                                        | YES                                               | STANDARD UNIT                                    | FRAME                       | 2 full/ 1 half               |                                                                 |
| Value Information                                        |                                                   |                                                  |                             |                              |                                                                 |
|                                                          | <b>Base Value</b>                                 | <b>Value</b>                                     | <b>Phase-in Assessments</b> |                              |                                                                 |
|                                                          |                                                   | As of<br>01/01/2017                              | As of<br>07/01/2016         | As of<br>07/01/2017          |                                                                 |
| <b>Land:</b>                                             | 134,800                                           | 134,800                                          |                             |                              |                                                                 |
| <b>Improvements</b>                                      | 229,700                                           | 237,900                                          |                             |                              |                                                                 |
| <b>Total:</b>                                            | 364,500                                           | 372,700                                          | 364,500                     | 367,233                      |                                                                 |
| <b>Preferential Land:</b>                                | 0                                                 |                                                  |                             | 0                            |                                                                 |
| Transfer Information                                     |                                                   |                                                  |                             |                              |                                                                 |
| <b>Seller:</b> FITZGERALD ROGER E                        |                                                   | <b>Date:</b> 09/03/2014                          |                             | <b>Price:</b> \$455,000      |                                                                 |
| <b>Type:</b> ARMS LENGTH IMPROVED                        |                                                   | <b>Deed1:</b> /35324/ 00393                      |                             | <b>Deed2:</b>                |                                                                 |
| <b>Seller:</b> PITRONE JULIUS J                          |                                                   | <b>Date:</b> 06/21/1982                          |                             | <b>Price:</b> \$24,000       |                                                                 |
| <b>Type:</b> ARMS LENGTH IMPROVED                        |                                                   | <b>Deed1:</b> /06405/ 00711                      |                             | <b>Deed2:</b>                |                                                                 |
| <b>Seller:</b>                                           |                                                   | <b>Date:</b>                                     |                             | <b>Price:</b>                |                                                                 |
| <b>Type:</b>                                             |                                                   | <b>Deed1:</b>                                    |                             | <b>Deed2:</b>                |                                                                 |
| Exemption Information                                    |                                                   |                                                  |                             |                              |                                                                 |
| <b>Partial Exempt Assessments:</b>                       | <b>Class</b>                                      | 07/01/2016                                       |                             | 07/01/2017                   |                                                                 |
| <b>County:</b>                                           | 000                                               | 0.00                                             |                             |                              |                                                                 |
| <b>State:</b>                                            | 000                                               | 0.00                                             |                             |                              |                                                                 |
| <b>Municipal:</b>                                        | 000                                               | 0.00 0.00                                        |                             | 0.00 0.00                    |                                                                 |
| <b>Tax Exempt:</b>                                       |                                                   | <b>Special Tax Recapture:</b>                    |                             |                              |                                                                 |
| <b>Exempt Class:</b>                                     |                                                   | NONE                                             |                             |                              |                                                                 |
| Homestead Application Information                        |                                                   |                                                  |                             |                              |                                                                 |
| <b>Homestead Application Status:</b> Approved 10/21/2014 |                                                   |                                                  |                             |                              |                                                                 |
| Homeowners' Tax Credit Application Information           |                                                   |                                                  |                             |                              |                                                                 |



This aerial map displays various land parcels, each identified by a lot number and associated legal descriptions or zoning codes.

- Zoning Designations:** NW 30-J, 3 CD, 5 ED RC 2, 014C3, NW 29-J.
- Key Features:**
  - GROWTH TIER 4** (No New Subdivisions of 4 or More Additional Lots)
  - MARSHALL MILL RD**
  - SITE** (indicated by arrows pointing to Lot # 38 and Lot # 1)
- Parcel Identification:**
  - Lots:** Lot # 1 through Lot # 39.
  - Plat/Bk/Folio References:** Pt. Bk./Folio # 039051, Pt. Bk./Folio # 049113, Pt. Bk. 0000049, Folio 0113, Pt. Bk. 0000039, Folio 0051, Pt. Bk. 0000039, Folio 0050.
  - Other Identifiers:** 18128, 1600002285, 0513021750, 1800002927, 0518010120, 18006, 18002-A, 18005, 1800008631, 1800008630, 1800008627, 1800008628, 17919, 17921, 17915, 17913, 17916, 17923, 17907, 17900, 1790007341, 1790007342, 1790007344, 1790007345, 1790007346, 1790007347, 1790007348, 1790007349, 1790007350, 1790007351, 1790007352, 1790007353, 1790007354, 1790007355, 1790007356, 1790007357, 1790007358, 1790007359, 1790007360, 1790007361, 1790007362, 1790007363, 1790007364, 1790007365, 1790007366, 1790007367, 1790007368, 1790007369, 1790007370, 1790007371, 1790007372, 1790007373, 1790007374, 1790007375, 1790007376, 1790007377, 1790007378, 1790007379, 1790007380, 1790007381, 1790007382, 1790007383, 1790007384, 1790007385, 1790007386, 1790007387, 1790007388, 1790007389, 1790007390, 1790007391, 1790007392, 1790007393, 1790007394, 1790007395, 1790007396, 1790007397, 1790007398, 1790007399, 1790007400, 1790007401, 1790007402, 1790007403, 1790007404, 1790007405, 1790007406, 1790007407, 1790007408, 1790007409, 1790007410, 1790007411, 1790007412, 1790007413, 1790007414, 1790007415, 1790007416, 1790007417, 1790007418, 1790007419, 1790007420, 1790007421, 1790007422, 1790007423, 1790007424, 1790007425, 1790007426, 1790007427, 1790007428, 1790007429, 1790007430, 1790007431, 1790007432, 1790007433, 1790007434, 1790007435, 1790007436, 1790007437, 1790007438, 1790007439, 1790007440, 1790007441, 1790007442, 1790007443, 1790007444, 1790007445, 1790007446, 1790007447, 1790007448, 1790007449, 1790007450, 1790007451, 1790007452, 1790007453, 1790007454, 1790007455, 1790007456, 1790007457, 1790007458, 1790007459, 1790007460, 1790007461, 1790007462, 1790007463, 1790007464, 1790007465, 1790007466, 1790007467, 1790007468, 1790007469, 1790007470, 1790007471, 1790007472, 1790007473, 1790007474, 1790007475, 1790007476, 1790007477, 1790007478, 1790007479, 1790007480, 1790007481, 1790007482, 1790007483, 1790007484, 1790007485, 1790007486, 1790007487, 1790007488, 1790007489, 1790007490, 1790007491, 1790007492, 1790007493, 1790007494, 1790007495, 1790007496, 1790007497, 1790007498, 1790007499, 1790007500, 1790007501, 1790007502, 1790007503, 1790007504, 1790007505, 1790007506, 1790007507, 1790007508, 1790007509, 1790007510, 1790007511, 1790007512, 1790007513, 1790007514, 1790007515, 1790007516, 1790007517, 1790007518, 1790007519, 1790007520, 1790007521, 1790007522, 1790007523, 1790007524, 1790007525, 1790007526, 1790007527, 1790007528, 1790007529, 1790007530, 1790007531, 1790007532, 1790007533, 1790007534, 1790007535, 1790007536, 1790007537, 1790007538, 1790007539, 1790007540, 1790007541, 1790007542, 1790007543, 1790007544, 1790007545, 1790007546, 1790007547, 1790007548, 1790007549, 1790007550, 1790007551, 1790007552, 1790007553, 1790007554, 1790007555, 1790007556, 1790007557, 1790007558, 1790007559, 1790007560, 1790007561, 1790007562, 1790007563, 1790007564, 1790007565, 1790007566, 1790007567, 1790007568, 1790007569, 1790007570, 1790007571, 1790007572, 1790007573, 1790007574, 1790007575, 1790007576, 1790007577, 1790007578, 1790007579, 1790007580, 1790007581, 1790007582, 1790007583, 1790007584, 1790007585, 1790007586, 1790007587, 1790007588, 1790007589, 1790007590, 1790007591, 1790007592, 1790007593, 1790007594, 1790007595, 1790007596, 1790007597, 1790007598, 1790007599, 1790007600, 1790007601, 1790007602, 1790007603, 1790007604, 1790007605, 1790007606, 1790007607, 1790007608, 1790007609, 1790007610, 1790007611, 1790007612, 1790007613, 1790007614, 1790007615, 1790007616, 1790007617, 1790007618, 1790007619, 1790007620, 1790007621, 1790007622, 1790007623, 1790007624, 1790007625, 1790007626, 1790007627, 1790007628, 1790007629, 1790007630, 1790007631, 1790007632, 1790007633, 1790007634, 1790007635, 1790007636, 1790007637, 17900076







EAST OF SITE  
LOOKING WEST



2017-02-28-1



0116 NORTH SIDE LOOKING SOUTH



2015-02-01



SITE SOUTH SIDE - VIEW LOOKING NORTH



2012-07-60-4



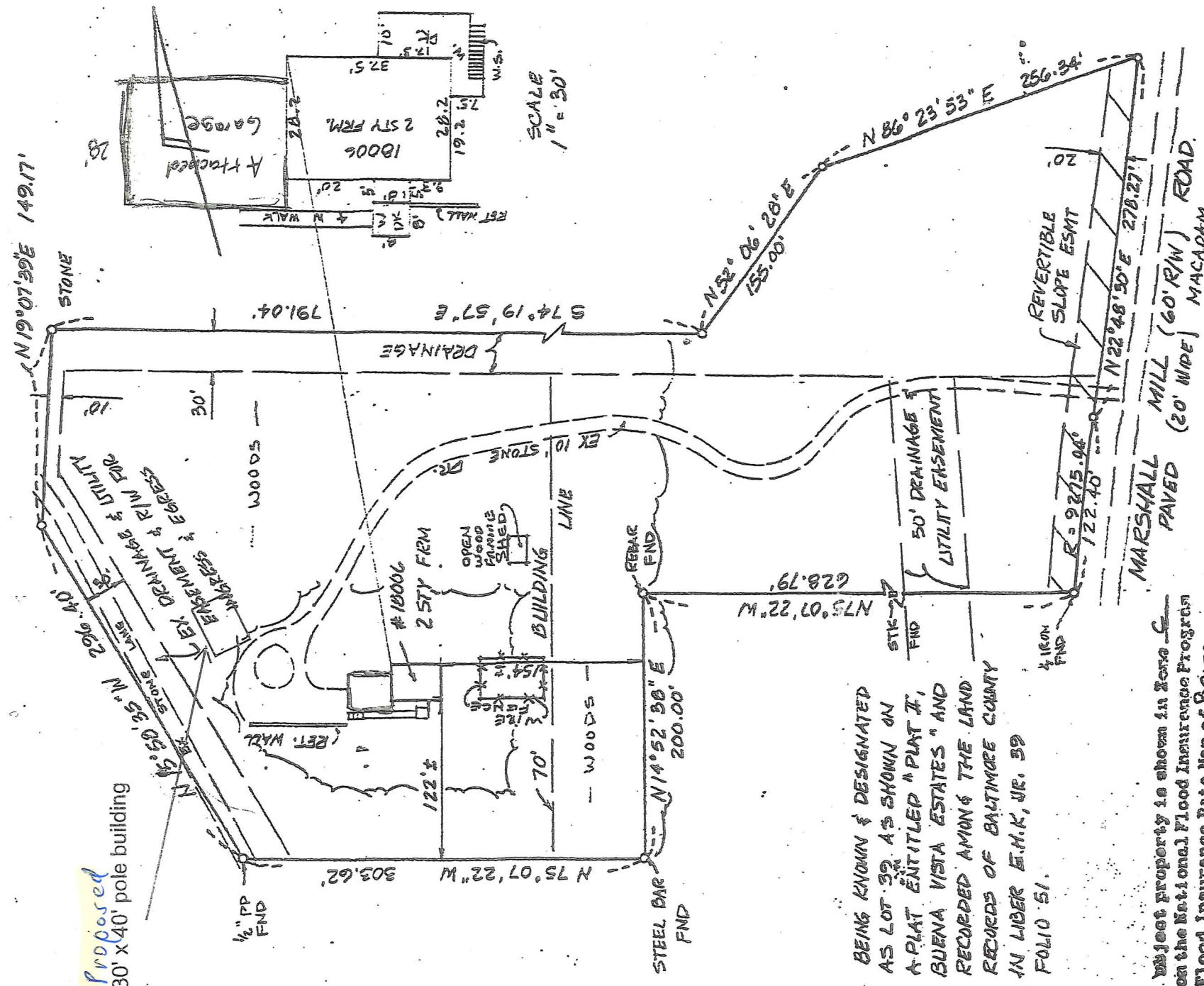
SITE WEST SIDE - VIEW LOOKING EAST AT RESIDENCE

2017-02-20-4





ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING \_\_\_\_\_ (MARK TYPE REQUESTED WITH X)  
 ADDRESS 18006 Marshall Mill Rd OWNER(S) NAME(S) Ryan Trexler, Teresa Trexler  
 SUBDIVISION NAME Buena Vista Estates LOT # 39 BLOCK # \_\_\_\_\_ SECTION # \_\_\_\_\_  
 PLAT BOOK # 29 FOLIO # 51 10 DIGIT TAX # 1700008638 DEED REF. # 35324/00393

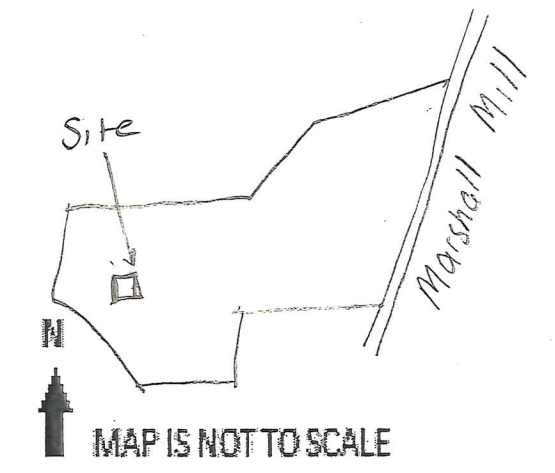


BEING KNOWN & DESIGNATED  
 AS LOT 39, AS SHOWN ON  
 A PLAT ENTITLED "PLAT A,  
 BUENA VISTA ESTATES" AND  
 RECORDED AMONG THE LAND  
 RECORDS OF BALTIMORE COUNTY  
 IN LIBER E.M.K., JR. 59  
 FOLIO 51.

Subject property is shown in Zone C  
 on the National Flood Insurance Program  
 Flood Insurance Rate Map of Baltimore  
 Co., Maryland, Panel # 100  
 Community Panel # 240010-01000  
 Effective Date: MARCH 2, 1981  
 THIS SURVEY IS FOR TITLE PURPOSES ONLY. IT IS NOT INTENDED FOR USE  
 IN THE ESTABLISHMENT OF PROPERTY LINES.

PLAN DRAWN BY RYAN TREXLER DATE 3/22/17 SCALE: 1 INCH = 100 FEET

SITE VICINITY MAP



ZONING MAP# 014C3  
 SITE ZONED RC 2 (Vested RDP)  
 ELECTION DISTRICT 5  
 COUNCIL DISTRICT 3  
 LOT AREA ACREAGE 7.55  
 OR SQUARE FEET \_\_\_\_\_  
 HISTORIC? NO  
 IN CBCA? NO  
 IN FLOOD PLAIN? YES  
 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

Pet. Exp. 1  
 VIOLATION CASE INFO:

2017-0260-A