

IN RE: PETITION FOR ADMIN. VARIANCE

(5026 Shirleybrook Avenue)

14th Election District

6th Council District

Timothy M. & Patricia H. Mann

Petitioners

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2018-0263-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, Timothy M. and Patricia H. Mann ("Petitioners"). The Petitioners are requesting Variance relief from Sections 1B02.3, 504 and 301 of the Baltimore County Zoning Regulations ("BCZR"), as follows: (1) To permit an open projection (deck and screened porch) with a rear setback of 14 ft. in lieu of the required 22.5 ft., and (2) To amend the latest Final Development Plan ("FDP") of "Shirley Ridge" for Lot No. 4 only. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments submitted by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 14, 2018, 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 (BCC). Based upon the information available, there is no evidence in the

ORDER RECEIVED FOR FILING

Date 5-4-18

By low

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 BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

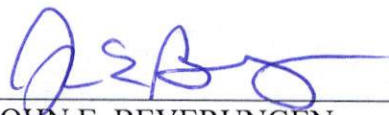
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 4th day of **May, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from Sections 1B02.3, 504 and 301 of the Baltimore County Zoning Regulations ("BCZR"), as follows: (1) To permit an open projection (deck and screened porch) with a rear setback of 14 ft. in lieu of the required 22.5 ft., and (2) To amend the latest Final Development Plan ("FDP") of "Shirley Ridge" for Lot No. 4 only, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 5-4-18

By lew



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 5026 Shirleybrook Ave Currently zoned _____
 Deed Reference 39359 1 00369 10 Digit Tax Account # 2500012703
 Owner(s) Printed Name(s) _____

(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)

Section: 1B02.3; 504; & 301 BCZR

To permit an open projection (deck and screened porch) with a rear setback of 14 feet in lieu of the required 22.5 feet, and to amend the latest final development plan of "Shirley Ridge" for lot number 4 only.

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):

Timothy Mann / Patricia Mann
 Name #1 – Type or Print Name #2 – Type or Print
Timothy M. Mann / Patricia A. Mann
 Signature #1 Signature #2
5026 Shirleybrook Ave Rosedale MD
 Mailing Address City State
21237 1302-383-6350 1TurxComcast.net
 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:

William Zinner
 Name – Type or Print
Wm Zinner
 Signature
8004 Brandi Way Severn MD
 Mailing Address City State
21144 410-952-9034 William@Diamonddecksmd.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 _____ 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 2018-0263-A Filing Date 4/2/2018 Estimated Posting Date 4/5/18 Reviewer [Signature]

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: 5026 Shirleybrook Ave Rosedale Md. 21237
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)**

This is a new home, The new homeowners were not informed by The builder
That There were any restrictions to the property that would limit Their
ability to have a deck and screened porch installed on the rear of
Their new home. According to The plat There is a BRL which runs across
The back of The house which limits Their ability to add The proposed structure.

The House is occupied by 3 seniors The oldest of whom is 89. The oldest
occupant has limited Mobility and would greatly benefit from The opportunity
To spend time outdoors especially on/in a screened enclosure.

The projection of The proposed enclosure and deck is of average depth and not
excessive. if needed The steps can be relocated to The side of The deck for yard access.

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

Timothy M. Mann
Signature of Owner (Affiant)

Timothy Mann
Name- Print or Type

Patricia H. Mann
Signature of Owner (Affiant)

Patricia Mann
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:

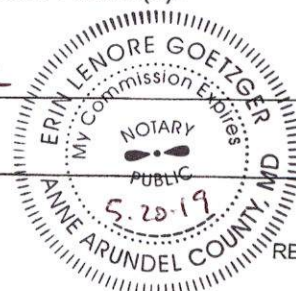
I HEREBY CERTIFY, this 13th day of March, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Timothy M Mann and Patricia H Mann

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

AS WITNESS my hand and Notaries Seal

Elisabeth
Notary Public
5.20.19
My Commission Expires



0263-A



DIAMOND DECKS

Certified Master Deck Professionals

Submitted on behalf of:
Timothy & Patricia Mann
5026 Shirleybrook Ave,
Rosedale, Md. 21237

Property Description for:
5026 Shirleybrook Ave, Rosedale Md. 21237
Tax account # 2500012703

Part A

Beginning at a point on the North ^{West} side of Shirleybrook ave, which is 44' wide, and at a distance of 110' ^{N/E} SW of the centerline of the nearest improved intersecting street which is Shirley Ridge Ct. which is 44' wide.

Part B

Being lot # 4, Plat 1, in the subdivision know as Shirley Ridge as recorded in Baltimore County plat book # 79, Folio # 522, containing of .2206 acres of lot. Located in the 14th election district, and 6th council district.

William Zinnert / President
Diamond Decks
MHIC#: 44344
Better Business Bureau Rating: A+
NADRA Certified Master Deck Builder

M E M O R A N D U M

DATE: June 5, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0263-A – Appeal Period Expired

The appeal period for the above-referenced case expired on June 4, 2018. 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

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 4/14/2018

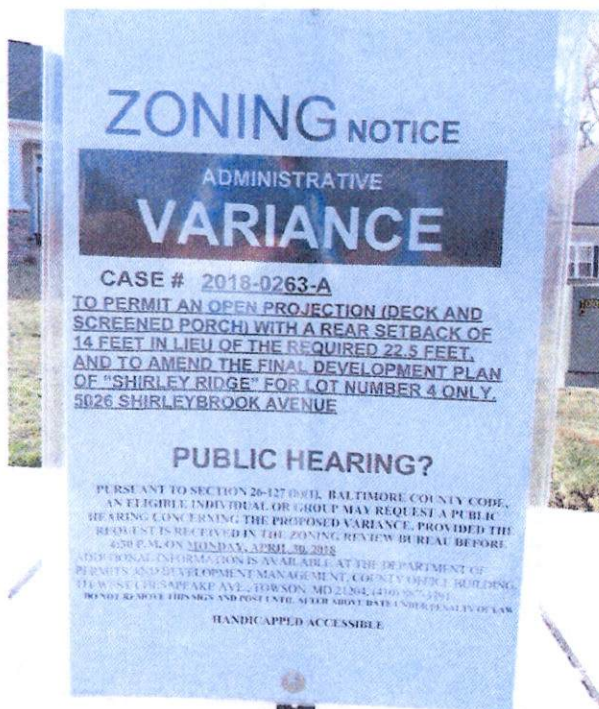
Case Number: 2018-0263-A

Petitioner / Developer: WILLIAM ZINNERT of DIAMOND DECKS ~
TIMOTHY & PATRICIA MANN

Date of Closing: APRIL 30, 2018

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:
5026 SHIRLEYBROOK AVENUE

The sign(s) were posted on: APRIL 14, 2018



SIGN #1

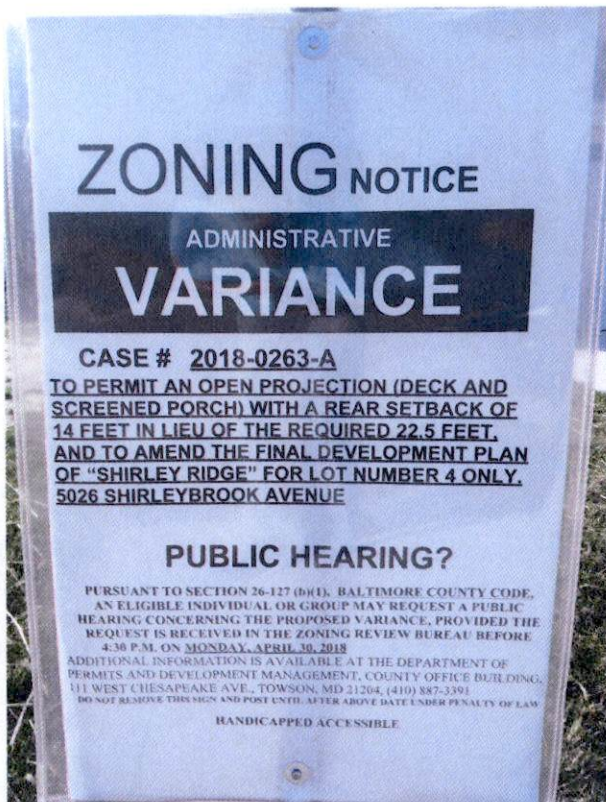
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



SIGN #2 CASE # 2018-0263-A



BACKGROUND PHOTO CASE # 2018-0263-A
5026 SHIRLEYBROOK AVENUE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0263 -A Address 5026 Shirleybrook Avenue

Contact Person: Leonard Wasitewski Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/3/18 Posting Date: 4/15/18 Closing Date: 4/30/18

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 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 a neighbor (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 Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written 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 Administrative Law Judge), 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 2018- 0263 -A Address 5026 Shirleybrook Avenue

Petitioner's Name Timothy & Patricia Mann Telephone 302-383-6350

Posting Date: 4/15/18 Closing Date: 4/30/18

Wording for Sign: To permit an open projection (deck and screened porch) with a rear setback of 14 feet in lieu of the required 22.5 feet, and to amend the latest final development plan of "Shirley Ridge" for lot number 4 only.

Revised 6/30/2018

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2018-0263-A

Property Address: 5026 Shirleybrook Ave, Baltimore 21237

Property Description: _____

Legal Owners (Petitioners): Tim & Patricia Mann

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Diamond Decks / William Zinnert

Company/Firm (if applicable): _____

Address: 8004 Brandi Way
Severn Md 21144

Telephone Number: 410-952-9034

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

May 1, 2018

Timothy & Patricia Mann
5026 Shirleybrook Avenue
Rosedale MD 21237

RE: Case Number: 2018-0263 A, Address: 5026 Shirleybrook Avenue

Dear Mr. & Ms. Mann:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 2, 2018. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
William Zinnert, 8004 Brandi Way, Severn MD 21144

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 16, 2018
Item No. 2018-0263-A

DATE: May 3, 2018

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

Existing 20' Drainage & Utility Easement is located at the rear of the property. Permanent structures are not permitted within the Drainage & Utility Easement.

* * * * *

VKD: cen
cc: file

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: April 11, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0263-A
Address 5026 Shirleybrook Avenue
(Mann Property)

Zoning Advisory Committee Meeting of **April 16, 2018**

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

Reviewer: Steve Ford



MARYLAND DEPARTMENT
OF TRANSPORTATION

STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor

Boyd K. Rutherford
Lt. Governor

Pete K. Rahn
Secretary

Gregory Slater
Administrator

Date: 4/11/18

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
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. 2018-0263-A.

Administrative Variance
Timothy & Patricia Mann
5026 Shinglebrook Avenue

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, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

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: April 11, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0263-A
Address 5026 Shirleybrook Avenue
(Mann Property)

Zoning Advisory Committee Meeting of **April 16, 2018**

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

Reviewer: Steve Ford

ZAC AGENDA

Case Number: 2018-0263-A **Reviewer:** Leonard Wasilewski

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Timothy & Patricia Mann

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 14 **Council Dist:** 6

Property Address: 5026 SHIRLEYBROOK AVE

Location: NW/S of Shirleybrook Avenue, 115 +/- ft. NE of the centerline of Shirley Ridge Court

Existing Zoning: DR 3.5

Area: .2206 SQ. FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

1. To permit an open projection (deck and screened porch) with a rear setback of 14 ft. in lieu of the required 22.5 ft.; and
2. To amend the latest Final Development Plan of "Shirley Ridge" for lot #4 only.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/30/2018

Miscellaneous Notes:

Case Number: 2018-0264-A **Reviewer:** Jun Fernando

Existing Use: RESIDENTIAL **Proposed Use:**

Type: VARIANCE

Legal Owner: David Schafer and Douglas E Schafer

Contract Purchaser: Eric L Bers, P O Box 841, Ellicott City MD 21041

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 13 **Council Dist:** 1

Property Address: 2925 ILLINOIS AVE

Location: S/S of Illinois Avenue, 75 ft. W of the centerline of Washington Avenue

Existing Zoning: DR 5.5

Area: 6,250 SQ. FT.

Proposed Zoning:

VARIANCE:

To permit a dwelling with a lot width of 50 ft. in lieu of the required 55 ft.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

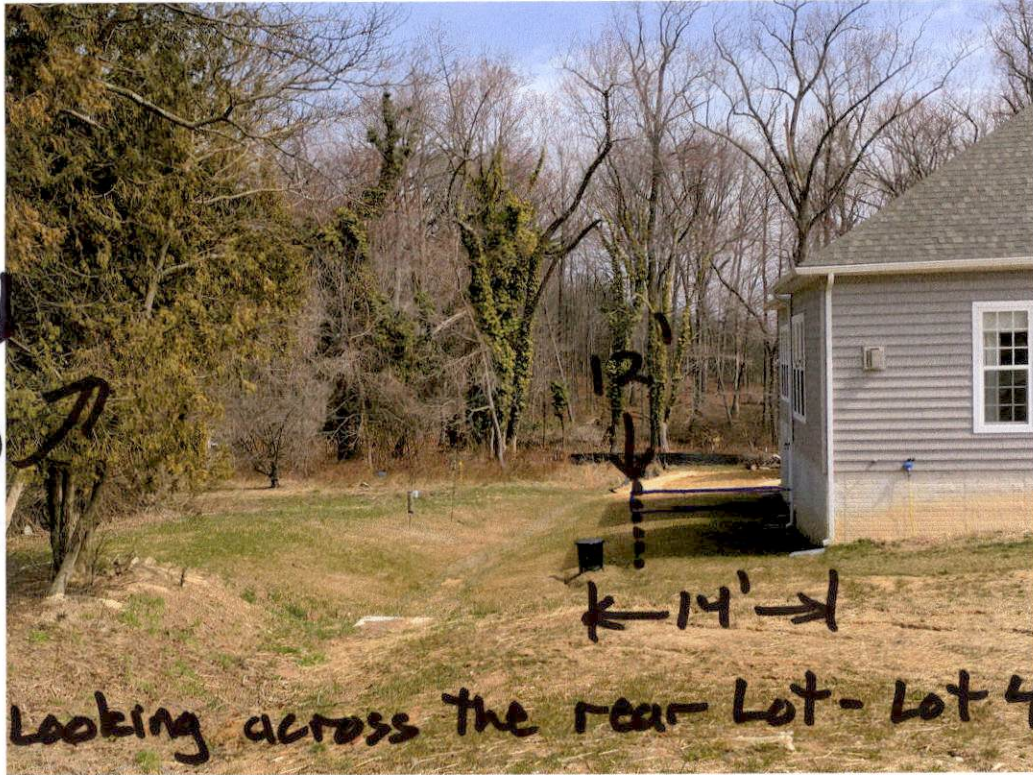
Violation Cases: None

Closing Date:

Miscellaneous Notes:

This case must be heard at the same time with Case #2018-0265-A

wooded
Area
behind
house



2018-0263-A



view of Lot 3 from rear corner
of Lot 4



SIDE VIEW of House (Lot 4)
NO House built on Lot 3 yet.

2018-0263-A



view of rear of House - Lot 4



View of New House on Lot 5
Taken from rear corner of Lot 4

2018-0263-14

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>4-11</u>	DEPS (if not received, date e-mail sent _____)	<u>no</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>4-11</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 4-14-18 by O'Keefe

SIGN POSTING (2nd) Date: 4-14-18 by "

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 14 Account Number - 2500012703			
Owner Information					
Owner Name:	MANN TIMONTHY M MANN PATRICIA H ETAL		Use:	RESIDENTIAL	
Mailing Address:	5026 SHIRLEYBROOK AV ROSEDALE MD 21237-		Principal Residence:	YES	
			Deed Reference:	/39359/ 00369	
Location & Structure Information					
Premises Address:		5026 SHIRLEYBROOK AVE ROSEDALE 21237-		Legal Description:	0.2206 AC 5026 SHIRLEYBROOK AVE NS SHIRLEY RIDGE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0082	0014	0446		9522	4
					Assessment Year: 2018
					Plat No: 1 Plat Ref: 0079/0522
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
2017	2,650 SF	1325 SF	0.2206 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	SIDING	3 full/ 1 half	1 Attached
Last Major Renovation					
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of 01/01/2018	As of 07/01/2017	As of 07/01/2018
Land:		95,100	95,100		
Improvements		395,400	428,000		
Total:		490,500	523,100	490,500	501,367
Preferential Land:		0			0
Transfer Information					
Seller: GEMCRAFT HOMES INC		Date: 09/06/2017		Price: \$560,550	
Type: ARMS LENGTH IMPROVED		Deed1: /39359/ 00369		Deed2:	
Seller: SHIRLEYBROOK I LLC		Date: 05/16/2017		Price: \$175,000	
Type: ARMS LENGTH VACANT		Deed1: /38969/ 00144		Deed2:	
Seller: SHIRLEYBROOK BUSINESS TRUST		Date: 12/06/2010		Price: \$0	
Type:		Deed1: /30217/ 00165		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2017		07/01/2018	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					

Homeowners' Tax Credit Application Status: No Application Date:

5026 Shirleybrook Avenue

2018-0263- A



Publication Date: 4/3/2018



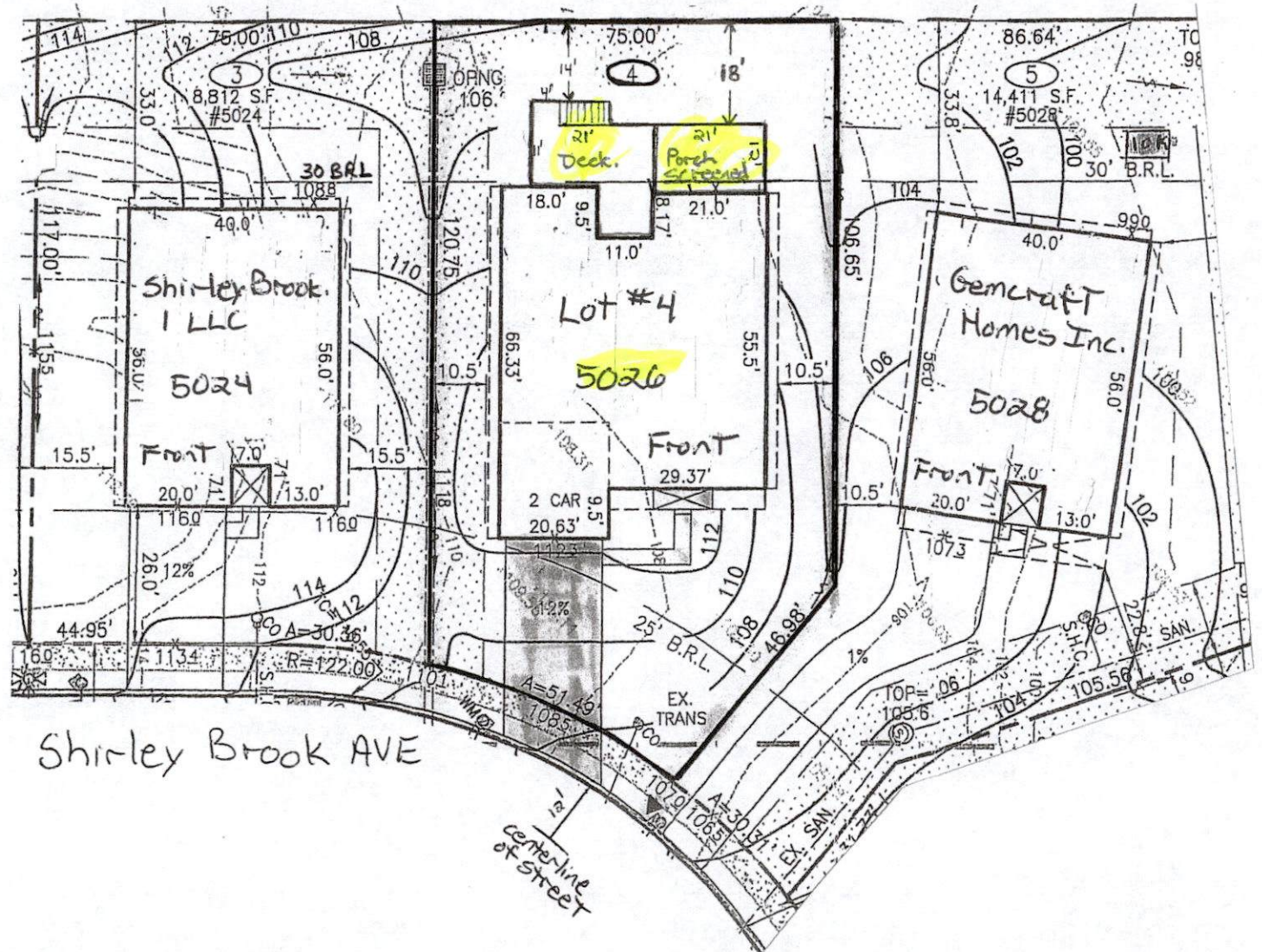
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



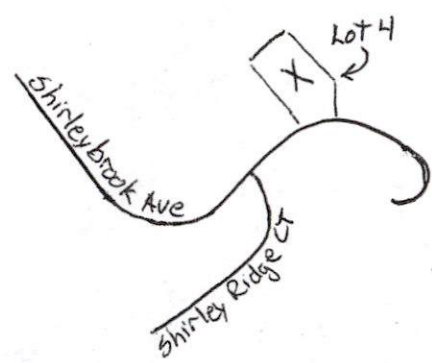
0 12.525 50 75 100 Feet

1 inch = 50 feet

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 5026 SHIRLEYBROOK AVE ROSEDALE, MD. 21237 OWNERS NAME(S) TIMOTHY & PATRICIA MANN
SUBDIVISION NAME SHIRLEY RIDGE LOT# 4 BLOCK # N/A SECTION # NA Plat 1
PLAT BOOK #79 FOLIO # 522 10 DIGIT TAX # 2500012703 DEED REF # /39359/00369



SITE VICINITY MAP

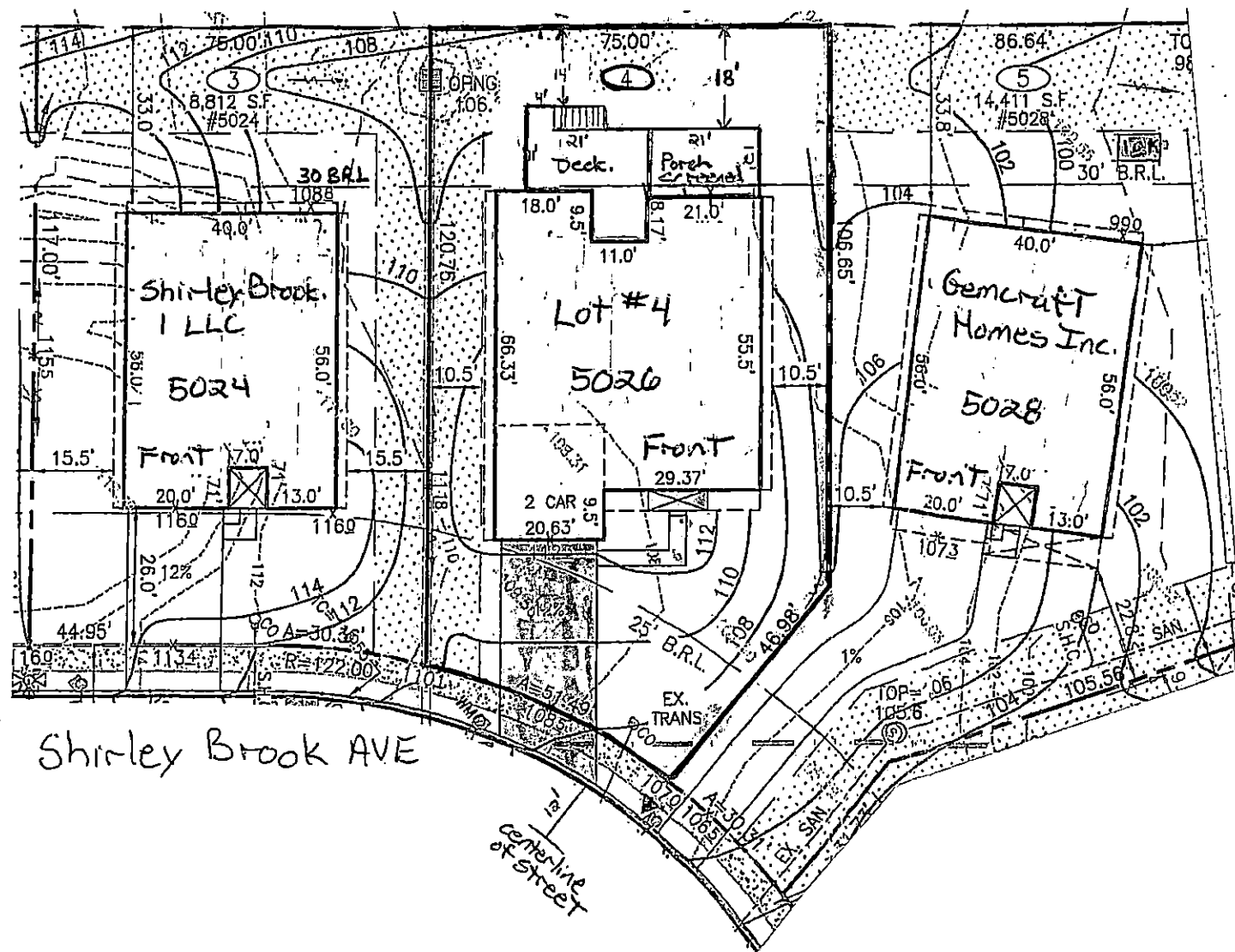


N
↑
MAP IS NOT TO SCALE

ZONING MAP# 082AZ
SITE ZONED DR5.5
ELECTION DISTRICT 14
COUNCIL DISTRICT 6
LAT AREA ACREAGE .2206
OR SQUARE FEET _____
HISTORIC? NO
IN CBCA NO
IN FLOOD PLAIN NO
UTILITIES? MARK WITH X
WATER IS:
PUBLIC X PRIVATE _____
SEWER IS:
PUBLIC X PRIVATE _____
PRIOR HEARING ? NO
IF SO GIVE CASE NUMBER _____
AND ORDER RESULT BELOW _____

2018-0263-A
Pet. exd. 1

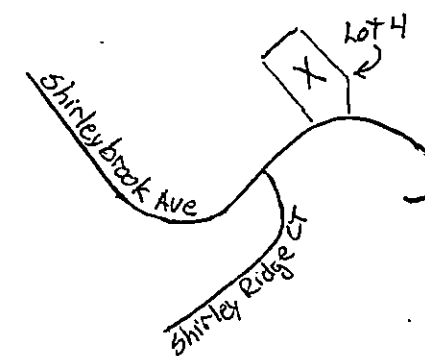
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 5026 SHIRLEYBROOK AVE ROSEDALE, MD. 21237 OWNERS NAME(S) TIMOTHY & PATRICIA MANN
 SUBDIVISION NAME SHIRLEY RIDGE LOT# 4 BLOCK# N/A SECTION# NA Plat 1
 PLAT BOOK #79 FOLIO# 522 10 DIGIT TAX # 2500012703 DEED REF # /39359/00369



Shirley Brook AVE

PLAT DRAWN BY: William Zinnert DATE: 3-20-2018 SCALE: 1:30

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 082 A2
 SITE ZONED DR 5.5
 ELECTION DISTRICT 14
 COUNCIL DISTRICT 6
 LAT AREA ACREAGE .2206
 OR SQUARE FEET _____
 HISTORIC? NO
 IN CBCA NO
 IN FLOOD PLAIN NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC ☒ PRIVATE _____
 SEWER IS:
 PUBLIC ☒ PRIVATE _____
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

2018-0263-A

2018-0263-A