

M E M O R A N D U M

DATE: August 16, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0347-A – Appeal Period Expired

The appeal period for the above-referenced case expired on August 15, 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.'

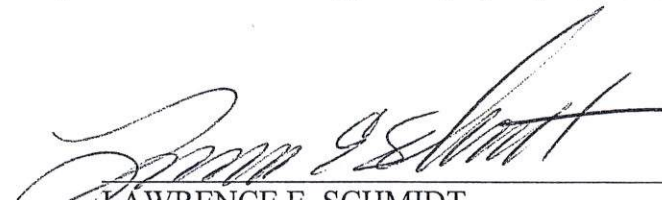
c: ✓ Case File
Office of Administrative Hearings

compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Zoning Commissioner for Baltimore County, this 27th day of September, 2003, that a variance Section 1A01.3.B.3 of the B.C.Z.R., to permit an addition with a side yard setback of 26 ft. in lieu of the required 35 ft. setback, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioners may apply for their building permit 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, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:raj

IN RE: PETITION FOR ADMIN. VARIANCE *
(3704 Stansbury Mill Road)
10th Election District
3rd Council District
Charles T. & Mary E. Pierce
Petitioners

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2018-0347-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, Charles T. and Mary E. Pierce (“Petitioners”). The Petitioners are requesting Variance relief pursuant to Section 400.3 of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed accessory building (storage shed) in the rear yard of the dwelling with a height of 18 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 June 21, 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

ORDER RECEIVED FOR FILING

Date 11-16-18

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 BCZR. Furthermore, strict compliance with the BCZR 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 proposed detached storage shed's height and usage, I will impose conditions that the storage shed shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, or used for commercial purposes.

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 16th day of **July, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed accessory building (storage shed) with a height of 18 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 necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. Petitioners or subsequent owners shall not convert the storage shed into a dwelling unit or apartment. The proposed storage shed shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

ORDER RECEIVED FOR FILING

Date 7-16-18

2

By [Signature]

3. The proposed storage shed 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 7-16-18

By DLW



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 3704 Stansbury Mill Rd. Phoenix MD 21131 Currently zoned RC2
Deed Reference 16406100736 10 Digit Tax Account # 1015037310
Owner(s) Printed Name(s) Charles T. Pierce and Mary E. Pierce

(SELECT THE HEARING(S) BY MARKING ☒ 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 of BCZR to permit a proposed accessory building (storage shed) in the rear yard of the dwelling with a height of 18 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):

Charles T. Pierce, Mary E. Pierce
Name #1 Type or Print Name #2 Type or Print
[Signature], [Signature]
Signature #1 Signature #2
3704 Stansbury Mill Rd. Phoenix, MD
Mailing Address City State
21131, 410-207-1566 ctpccoach@gmail
Zip Code Telephone # Email Address cor

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 6 day of June, 2018, 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 2018-0347-A Filing Date 6/13/18 Estimated Posting Date 6/24/18 Reviewer AT
-7/9/18

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: 3704 Stansbury Mill Rd. Phoenix, MD 21131
Print or Type Address of property City State Zip Code

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

We are requesting an administrative variance to build a storage shed that is 18 feet high. Due to the nature of our old home (1852) we are in need of more storage. We are also wanting the structure to match the appearance of our home with an A frame peak.

(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)
Charles T. Pierce
Name- Print or Type

[Signature]
Signature of Owner (Affiant)
Mary E. Pierce
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 4 day of May, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Charles T. Pierce + Mary E. Pierce

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

AS WITNESS my hand and Notary Seal



[Signature]
Notary Public
May 29, 2020
My Commission Expires

ZONING DESCRIPTION FOR 3704 STANSBURY MILL ROAD
PHOENIX, MD 21131

Beginning at a point on the north side Stansbury Mill Road which is 40' R/W, 20' Paving wide at the distance of 900 feet west of the centerline of the nearest improved intersecting street Manor Road which is 50' R/W, 30' Paving. As recorded in deed Liber 4832, Folio 401, referring all courses of the description of the meridian of said deed, (1) S 78 degrees 50 minutes 00 seconds W 180.00 feet, thence leaving Stansbury Mill Road and running and binding on the second line and on a part of the third line of said deed the two following courses and distances, viz: (2) N 10 degrees 26 minutes E 87.57 feet to a pipe heretofore set end (3) N 16 degrees 25 minutes W 237.52 feet to a pipe now set, thence leading the third line of said deed and running for new lines of division through the property described in the aforesaid, of which the parcel now being described is a part, the two following courses and distance, viz: (4) N 78 degrees 50 minutes E 169.50 feet to a pipe now set and (5) S 11 degrees 10 minutes 00 seconds E 317.94 feet to the place of beginning, containing 1.168 acres of land more or less. Also known as 3704 Stansbury Mill Road and located in the 10th election district, 3rd councilmanic district.

11 - 1

2018-0347-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 6/21/2018

Case Number: 2018-0347-A

Petitioner / Developer: CHARLES PIERCE

Date of Closing: JULY 9, 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:
3704 STANSBURY MILL ROAD

The sign(s) were posted on: JUNE 21, 2018



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 # (1) Case # 2018-0347-A @ 3704 Stansbury Mill Road



Sign # (2) Case # 2018-0347-A @ 3704 Stansbury Mill Road

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0347 - A Address 3704 Stansbury Mill Road
Contact Person: Aaron Tsui Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 06/13/2018 Posting Date: 06/24/18 Closing Date: 07/09/18

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 (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 2018- 0347 -A Address 3704 Stansbury Mill Road
Petitioner's Name: Charles Pierce Telephone : 410-207-1566
Posting Date: 06/24/18 Closing Date: 07/09/2018
Wording for Sign: To permit a proposed storage shed in the rear yard of the dwelling with a height of 18 feet in lieu of the maximum allowed 15 feet.

No. 171749

No. 171749

No. 171749
Date 6/13/88

THE
FIRE
WORKS
SHOW
AT
THE
MUSEUM
OF
ARTS
AND
CRAFTS

BUSINESS ACTUAL TIME
 6/1/2018 8:05:10 PM
 10/1/2018 10:25:33 PM

ELEMENT # 72951 6/43/2018
 F 528 TWIN VERTIFICATION
 MW 17648

Total

CHARLES PIERCE

3704 STANSBURY MILL RD

2018-0347-A

DISTRIBUTION

WHITE - CASHIER

PINK AGENCY

YELLOW = CUSTOMER

GOLD - ACCOUNTING

CASHIER'S VALIDATION



DONALD I. MOHLER III
County Executive

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

July 10, 2018

Charles T & Mary E Pierce
3704 Stansbury Mill Road
Phoenix MD 21131

RE: Case Number: 2018-0347 A, Address: 3704 Stansbury Mill Road

Dear Mr. & Ms. Pierce:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 13, 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

7-24

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: June 27, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0347-A
Address 3704 Stansbury Mill Road
(Pierce Property)

Zoning Advisory Committee Meeting of **June 25, 2018**.

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

Reviewer: Steve Ford



STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 6/18/18

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.

2018-0347A
Administrative Variance.
Charles T. & Mary E. Pierce
3704 Stansbury 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, 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: June 27, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0347-A
Address 3704 Stansbury Mill Road
(Pierce Property)

Zoning Advisory Committee Meeting of **June 25, 2018**.

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
DATE: July 5, 2018

FROM: *For EFC*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 25, 2018
Item No. 2018-0339-A, 0341-A, 0343-A, 0344-X, 0347-A, 0348-A, 0349-A
and 0350-SPHA

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

* * * * *

VKD: cen
cc: file

CHECKLIST

<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>6-27</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>6-18</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. 04-094-A 9-24-03 Denied)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 6-21-18 by O'Keefe

SIGN POSTING (2nd) Date: _____ 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 - 10 Account Number - 1015037310			
Owner Information					
Owner Name:		PIERCE CHARLES T PIERCE MARY E		Use: RESIDENTIAL Principal Residence: YES	
Mailing Address:		3704 STANSBURY MILL RD PHOENIX MD 21131-1729		Deed Reference: /16406/ 00736	
Location & Structure Information					
Premises Address:		3704 STANSBURY MILL RD 0-0000		Legal Description: 1.168 AC NS 3704 STANSBURY MILL RD 1050 W MANOR RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0036	0007	0006		0000	
				Assessment Year:	Plat No: Plat Ref:
				2017	
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1852		2,204 SF			
				Property Land Area	
				1.1600 AC	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	FRAME	2 full/ 1 half	
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2017	07/01/2017	07/01/2018
Land:		137,100	137,100		
Improvements		141,500	188,500		
Total:		278,600	325,600	294,267	309,933
Preferential Land:		0			0
Transfer Information					
Seller: ACHTERBERG NICHOLAS E			Date: 06/22/2001		Price: \$242,500
Type: NON-ARMS LENGTH OTHER			Deed1: /16406/ 00736		Deed2:
Seller: ACHTERBERG NICHOLAS E			Date: 02/11/1998		Price: \$0
Type: NON-ARMS LENGTH OTHER			Deed1: /12660/ 00524		Deed2:
Seller:			Date:		Price:
Type:			Deed1:		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: Approved 05/03/2008

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No
Application

Date:

ZAC AGENDA

Case Number: 2018-0347-A **Reviewer:** Aaron Tsui

Existng Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Charles T. & Mary E Pierce

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 10 **Council Dist:** 3

Property Address: 3704 STANSBURY MILL RD

Location: N/S of Stansbury Mill Road, 890 ft. W/S of the centerline of Manor Road

Existing Zoning: RC 2

Area: 1.16 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed accessory building (storage shed) in the rear yard of the dwelling with a height of 18 ft. in lieu of the maximum allowed 15 ft.

Attorney: Not Available

Prior Zoning Cases: 2004-0094

Concurrent Cases: None

Violation Cases: None

Closing Date: 07/09/2018

Miscellaneous Notes:

Case Number: 2018-0348-A **Reviewer:** Leonard Wasilewski

Existng Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Theodore M & Cheri T Taylor

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 4 **Council Dist:** 3

Property Address: 602 WESTMINSTER PIKE

Location: NE/S of Westminster Pike, +/- 825 ft. SE of the centerline of Nob Hill Park Drive

Existing Zoning: RC 8

Area: 1.37 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a pole barn in the rear yard of an existing single family dwelling with a height of 19 ft. in lieu of the required 15 ft.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

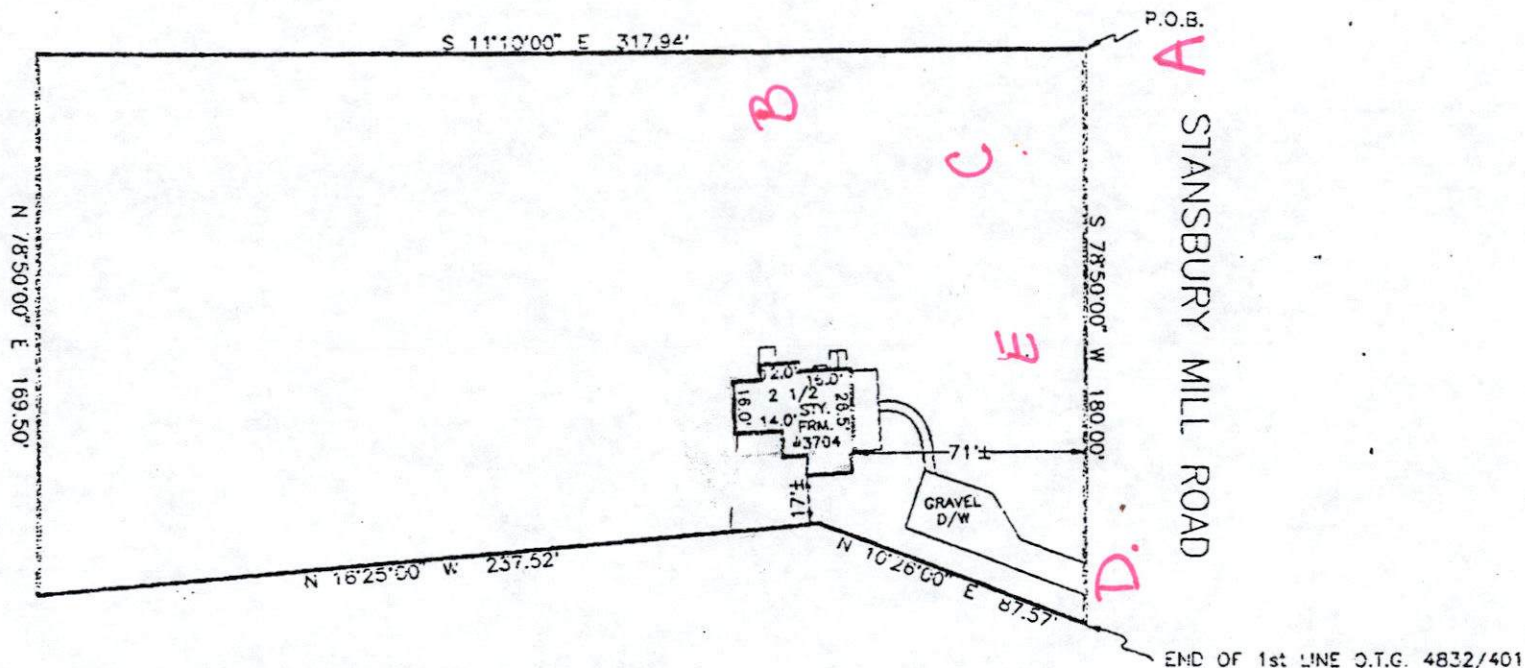
Closing Date: 07/09/2018

Miscellaneous Notes:

NOTES:

B.P.L. information, if shown, was obtained from existing record plat or local agencies and is not guaranteed by NTT, Inc.
 Butent the anc/or Flood Zone information is subject to the interpretation of the originator
 NTT, Inc. Does not certify to unshown or unrecorded encroachments or overlaps.
 Property markers NOT found, or guaranteed by this location.
 Setback distance accuracy: 3'±

See attached photo's



ject property is shown in Zone C
 on the FIRM Map of Baltimore County,
 Maryland on Community Panel
 240C10 0150 B Effective March 2, 1981

2018-0347-A

This is to certify that I have surveyed the property shown hereon,
 being known as 3704 Stansbury Mill Road
 as described in a deed
 recorded among the land records of Baltimore County,
 Maryland in Liber 8864, folio 320
 for the purpose of locating the improvements thereon.



LOCATION DRAWING

3704 Stansbury Mill Road
 Baltimore County, Maryland
 Election District - 10

NTT Associates, Inc.
 16205 Old Frederick Road
 Mt. Airy, Maryland 21771
 Ph. (410)442-2031
 Fax No. (410)442-1315

Scale:	1" = 60'
Date:	9-25-95
Field By:	M.R.H.
Drawn By:	M.R.H.

1 Carl Hudkins PLS #86

A-7420-8105

10/10/10 10/10/10

B. Photo facing west



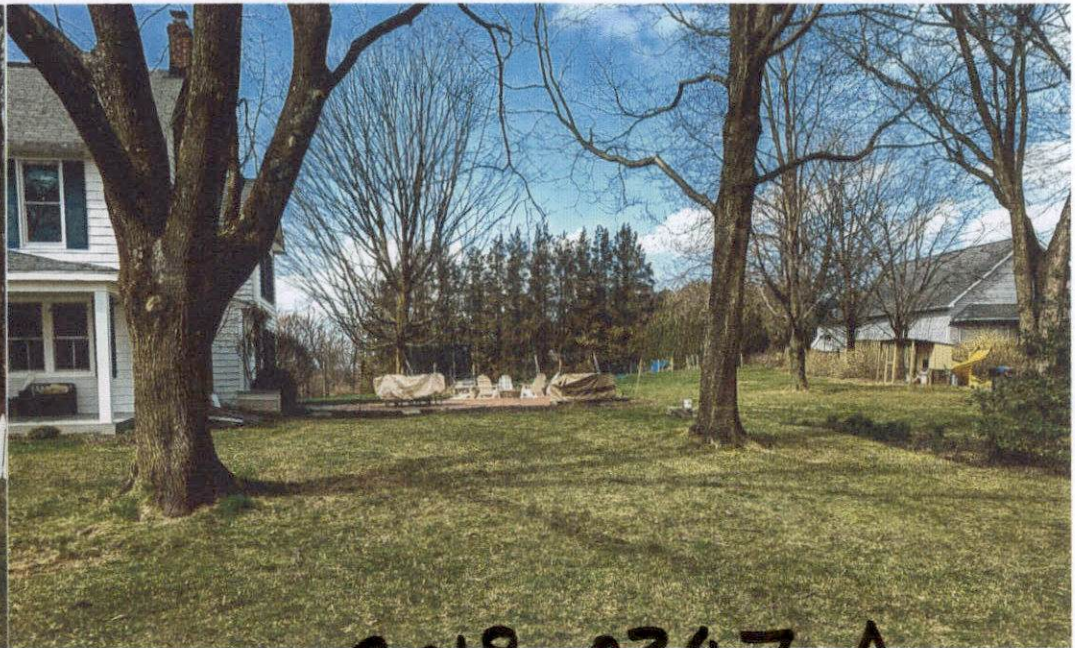
C. Facing north



D. Facing north



E. North



2018-0347-A

A. Photo facing north



A.



2018-0347-A

PETITION FOR ADMINISTRATIVE VARIANCE

Property Address 3704 Stansbury Mill Rd./Phoenix, MD 21131 Liber 4832, Folio 401
 Owners Charles T. and Mary E. Pierce

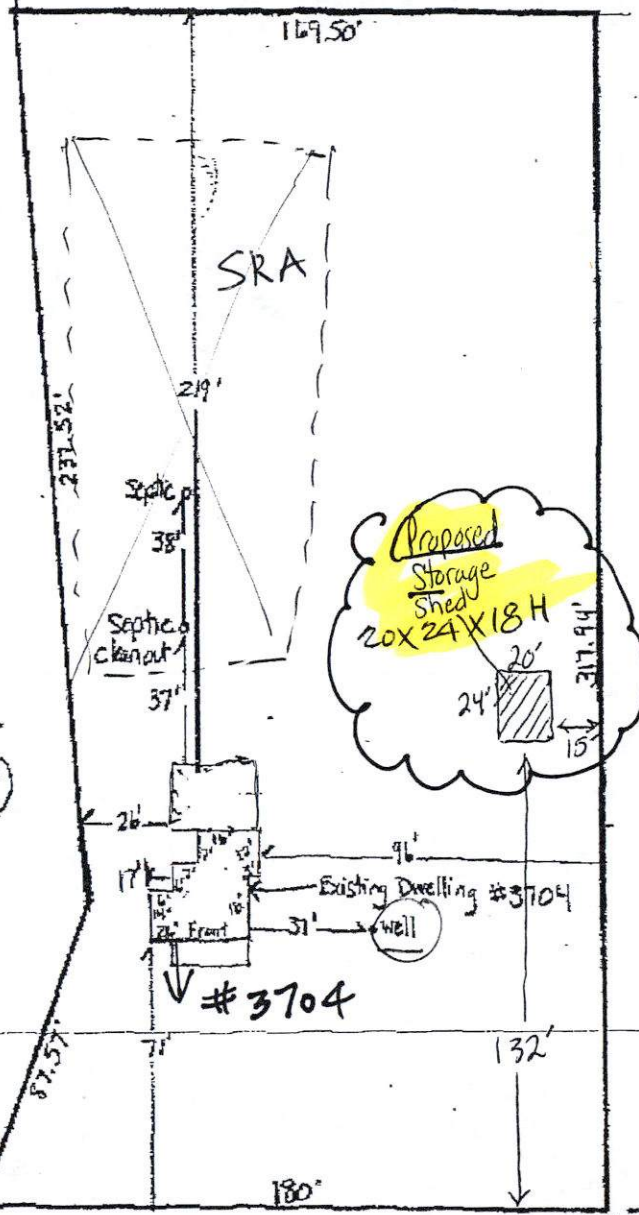
09/29/2003 10:39 410887571

3710 - Judy & Mark Lapinski (Tax Act # 1004020350)

CP

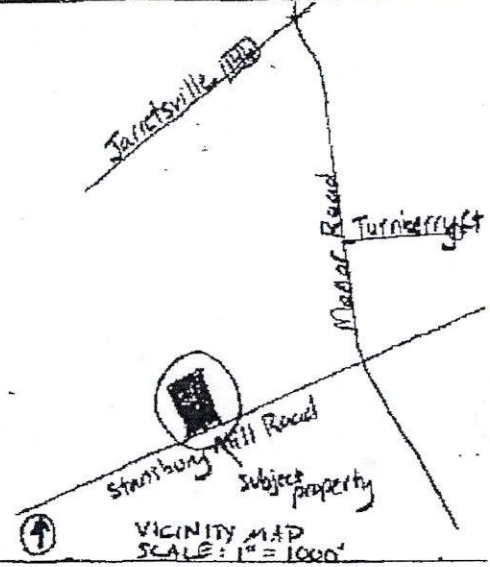
William and Frances Donohue
 (Tax Act # 1026040150)
 # 1026040151

#3700 Existing Dwelling
 Front 57'



(Tax Act # 1013055721)
 Mary & Myron Sadowys

#3708



LOCATION INFORMATION
 ELECTION DISTRICT 10
 COUNCILMANIC DISTRICT 183
 1" = 200' SCALE MAP # 036A2
 ZONING RESIDENTIAL RC-2
 LOT SIZE 1.168
 ACREAGE SQUARE FEET

SEWER ☒ PRIVATE
 WATER ☒ PRIVATE

CHESAPEAKE BAY CRITICAL AREA ☒ NO
 100 YEAR FLOOD PLAIN ☒ NO
 HISTORIC PROPERTY/BUILDING ☒ NO

PRIOR ZONING HEARING CASE # 2004-94-A

ZONING OFFICE USE ONLY
 REVIEWED BY ITEM # CASE #

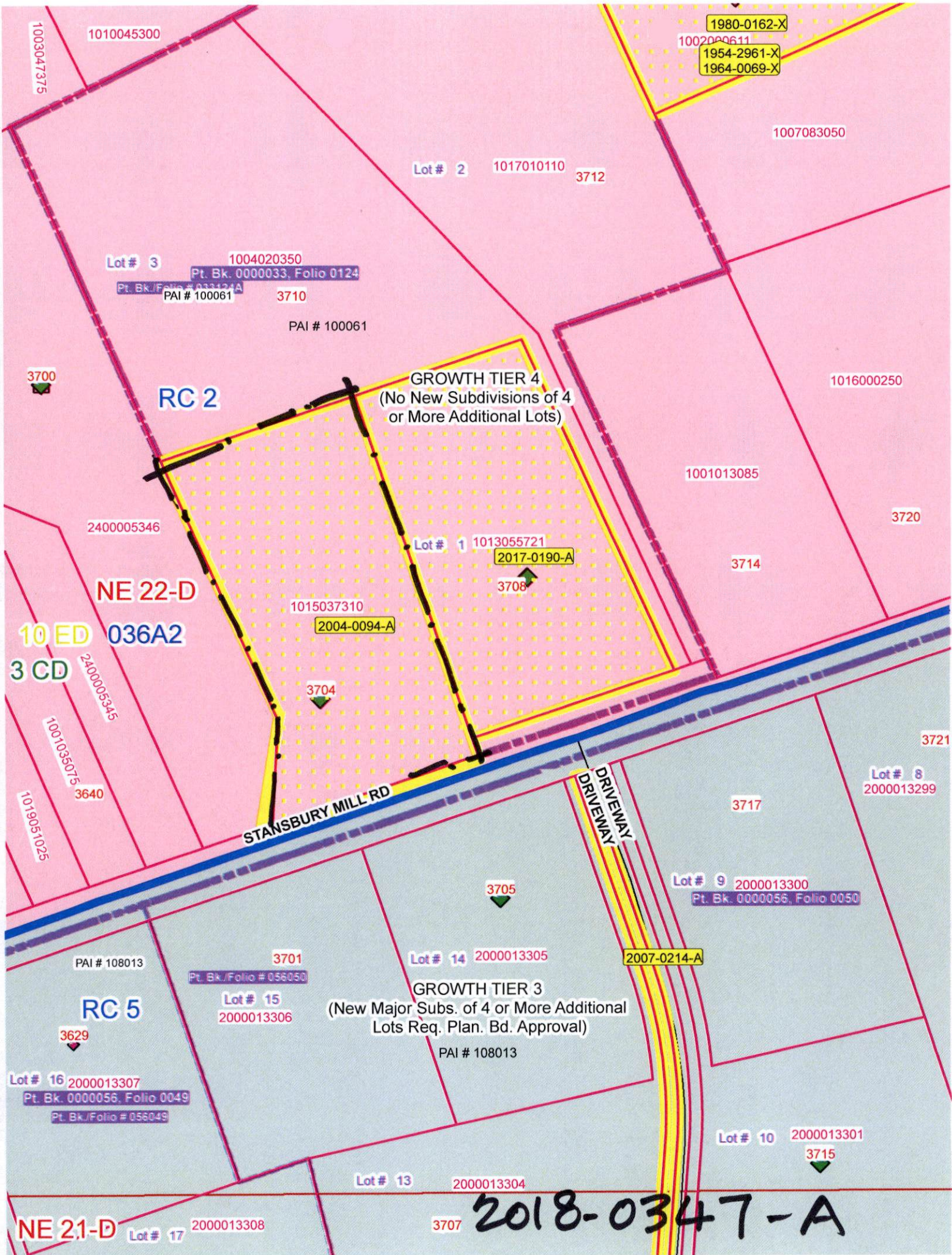
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North

STANSBURY MILL ROAD (40' R/W, 20' paved wide) - 900' to 44' Manor Road

1" = 50' 0" Pet. Ex. 1

A-Tell. 2018-0347-A



1010045300

1003047375

1980-0162-X
1002000611
1954-2961-X
1964-0069-X

1007083050

Lot # 2 1017010110 3712

Lot # 3 1004020350
Pt. Bk. 0000033, Folio 0124
Pt. Bk./Folio # 0000034A
PAI # 100061 3710
PAI # 100061

RC 2

GROWTH TIER 4
(No New Subdivisions of 4 or More Additional Lots)

1016000250

1001013085

3720

2400005346

NE 22-D

10 ED 036A2
3 CD

Lot # 1 1013055721
2017-0190-A
3708

1015037310
2004-0094-A
3704

3714

2400005345

1001035075 3640

1019051025

STANSBURY MILL RD

DRIVEWAY

3721

Lot # 8
2000013299

3717

Lot # 9 2000013300
Pt. Bk. 0000056, Folio 0050

2007-0214-A

PAI # 108013

RC 5

3701
Pt. Bk./Folio # 056050

Lot # 15
2000013306

GROWTH TIER 3
(New Major Subs. of 4 or More Additional Lots Req. Plan. Bd. Approval)

PAI # 108013

Lot # 16 2000013307
Pt. Bk. 0000056, Folio 0049
Pt. Bk./Folio # 056049

3629

Lot # 10 2000013301
3715

Lot # 13 2000013304

NE 21-D

Lot # 17 2000013308

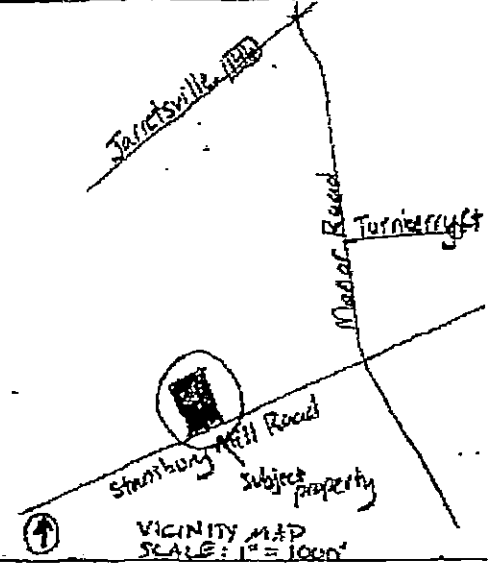
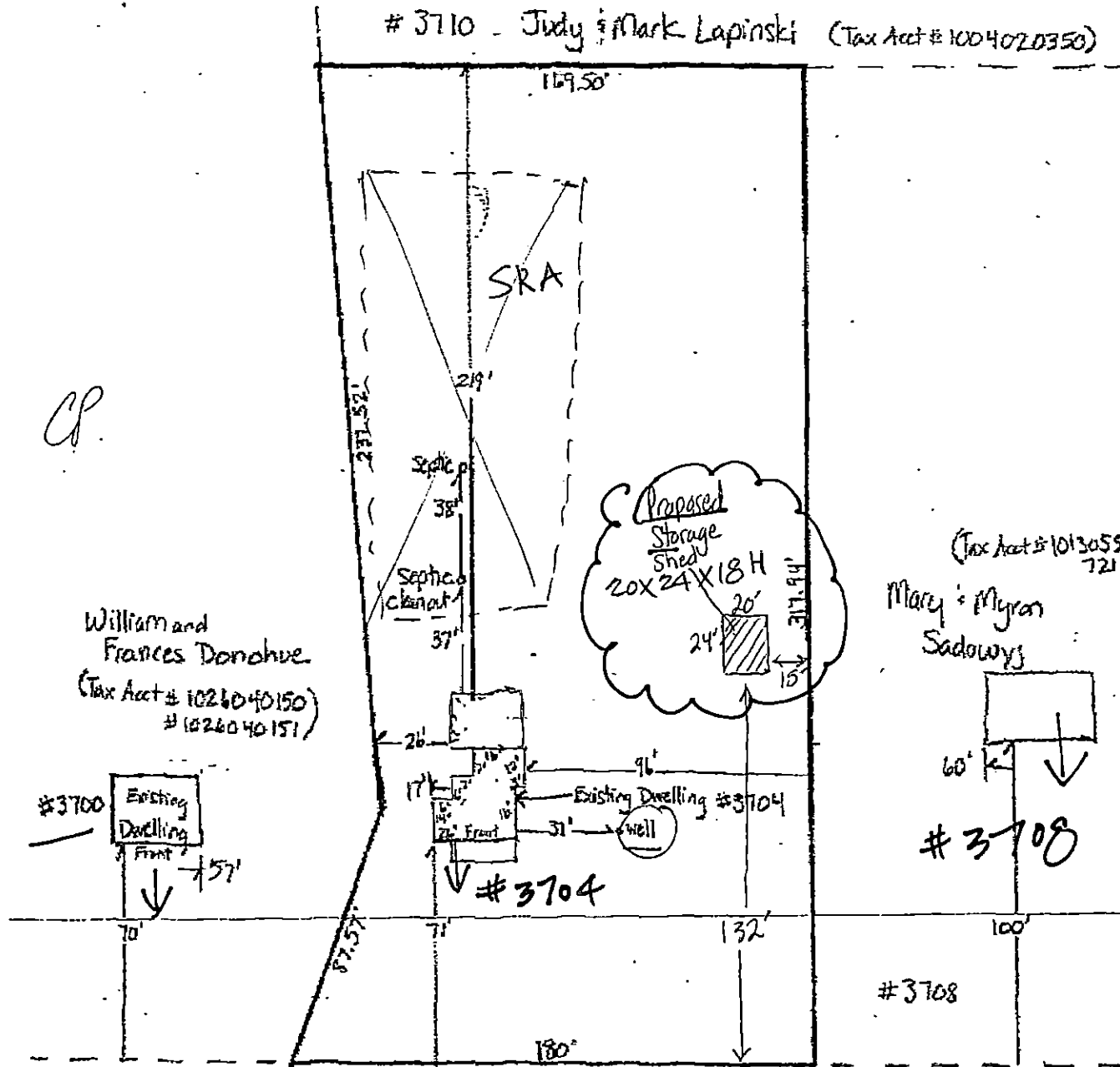
3707

2018-0347-A

PETITION FOR ADMINISTRATIVE VARIANCE

Property Address 3704 Stansbury Mill Rd./Phoenix, MD 21131 Liber 4832, Folio 401
owners Charles T. and Mary E. Pierce

09/29/2003 10:39 41088757



LOCATION INFORMATION
ELECTION DISTRICT 10
COUNCILMANIC DISTRICT 183
1" = 200' SCALE MAP # 036A2
ZONING RESIDENTIAL RC-2
LOT SIZE 1.168
ACREAGE SQUARE FEET
SEWER ☒ PRIVATE
WATER ☒ PRIVATE
CHESAPEAKE BAY CRITICAL AREA ☒ NO
100 YEAR FLOOD PLAIN ☒ NO
HISTORIC PROPERTY/BUILDING ☒ NO
PRIOR ZONING HEARING CASE # 2004-94-A

ZONING OFFICE USE ONLY
REVIEWED BY: ITEM # CASE #

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STANSBURY MILL ROAD (40' R/W, 20' paved wide) - 900' to Manor Road
1" = 50' 0"

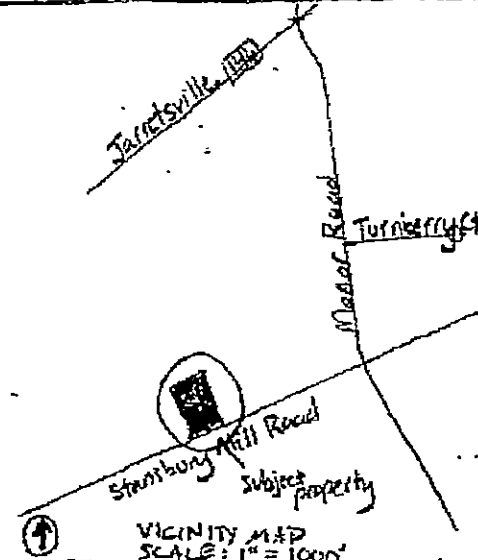
A-tall. 2018-0347-A

PETITION FOR ADMINISTRATIVE VARIANCE

Property Address 3704 Stansbury Mill Rd./Phoenix, MD 21131 Liber 4832, Folio 401
 Owners Charles T. and Mary E. Pierce

09/29/2003 10:39 41088757

#3710 - Judy & Mark Lapinski (Tax Acct #1004020350)



LOCATION INFORMATION
 ELECTION DISTRICT 10
 COUNCILMANIC DISTRICT 183
 1" = 200' SCALE MAP # 036A2
 ZONING RESIDENTIAL RC-2
 LOT SIZE 1.168
 ACREAGE SQUARE FEET

SEWER ☒ PRIVATE
 WATER ☒ PRIVATE

CHESAPEAKE BAY ☒ NO
 CRITICAL AREA
 100 YEAR FLOOD PLAIN ☒ NO
 HISTORIC PROPERTY/BUILDING ☒ NO

PRIOR ZONING BEARING CASE #
 2004-94-A

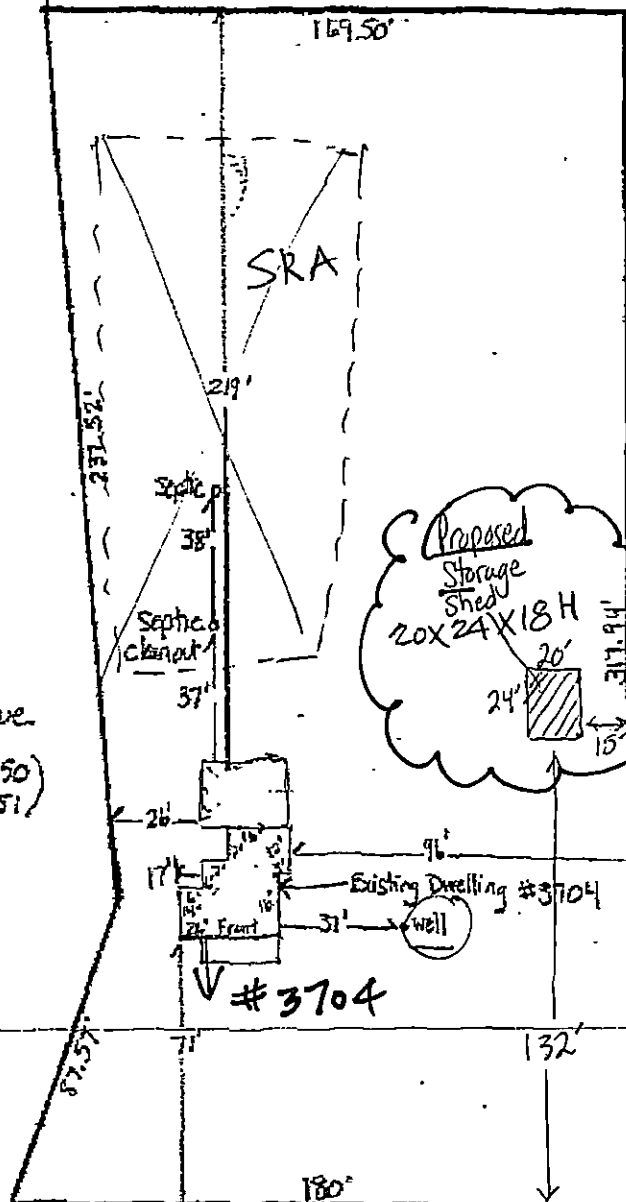
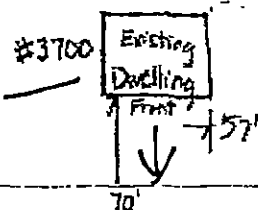
ZONING OFFICE USE ONLY
 REVIEWED BY ITEM # CASE #

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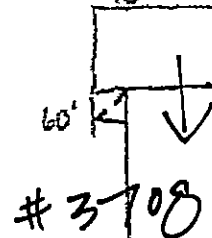
A-Tall 2018-0347-A

CP

William and Frances Donahue
 (Tax Acct # 1026040150)
 #1026040151



(Tax Acct #1013055721)
 Mary & Myron Sadowsky



#3708

STANSBURY MILL ROAD (40' R/W, 20' paved wide) - 900' to Manor Road
 1" = 50' 0"



Real Property Data Search (w1)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 10 Account Number - 1015037310			
Owner Information					
Owner Name:	PIERCE CHARLES T PIERCE MARY E		Use:	RESIDENTIAL YES	
Mailing Address:	3704 STANSBURY MILL RD PHOENIX MD 21131-1729		Principal Residence:		
Deed Reference:	/16406/ 00736				
Location & Structure Information					
Premises Address:	3704 STANSBURY MILL RD 0-0000		Legal Description:	1.168 AC NS 3704 STANSBURY MILL RD 1050 W MANOR RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0036	0007	0006		0000	
Assessment Year:	Plat No:				
2017	Plat Ref:				
Special Tax Areas:	Town:		NONE		
	Ad Valorem:				
	Tax Class:				
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1852	2,204 SF		1.1600 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	FRAME	2 full/ 1 half	
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of 01/01/2017	As of 07/01/2017	As of 07/01/2018	
Land:	137,100	137,100			
Improvements	141,500	188,500			
Total:	278,600	325,600	294,267	309,933	
Preferential Land:	0			0	
Transfer Information					
Seller:	ACHTERBERG NICHOLAS E		Date:	06/22/2001	
Type:	NON-ARMS LENGTH OTHER		Deed1:	/16406/ 00736	
Price:	\$242,500				
Deed2:					
Seller:	ACHTERBERG NICHOLAS E		Date:	02/11/1998	
Type:	NON-ARMS LENGTH OTHER		Deed1:	/12660/ 00524	
Price:	\$0				
Deed2:					
Seller:			Date:		
Type:			Deed1:		
Price:					
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: Approved 05/03/2008					

2018-0347-A