

M E M O R A N D U M

DATE: June 3, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0289-A - Appeal Period Expired

The appeal period for the above-referenced case expired on May 31, 2019. 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.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(8200 Pumpkin Hill Ct.)		
3 rd Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Michael B. & Rebecca L. Snyder	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0289-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 subject property, Michael B. and Rebecca L. Snyder (“Petitioners”). The Petitioners are requesting Variance relief pursuant to §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed detached garage located in the side yard at a height of 25 feet in lieu of the required rear yard placement and maximum height of 15 feet. 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 13, 2019, 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 5-1-19

By 

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 garage's height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, 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 1st day of **May, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed detached garage located in the side yard at a height of 25 feet in lieu of the required rear yard placement and maximum height of 15 feet, 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.
- Petitioners or subsequent owners shall not convert the garage into a dwelling unit or apartment. The proposed garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

ORDER RECEIVED FOR FILING

Date 5-1-19

2

By [Signature]

- The proposed garage 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 5-1-19

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 8200 Pumpkin Hill Ct., Balto., MD 21208 Currently zoned DR2
Deed Reference 22131 / 00579 10 Digit Tax Account # 2 4 0 0 0 0 3 9 1 1
Owner(s) Printed Name(s) Michael B. Snyder, Rebecca L. Snyder

(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) _____

BCZR: 400.1 & 400.3 → To permit a proposed detached garage located in the side yard at a height of 25 feet in lieu of the required rear yard placement and maximum height of 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):

Michael B. Snyder / Rebecca L. Snyder
Name #1 - Type or Print Name #2 - Type or Print

[Signature] / [Signature]
Signature #1 Signature #2

8200 Pumpkin Hill Ct., Pikesville, MD

Mailing Address City State
21208 410-868-0008 mbslaw1@verizon.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:

Michael B. Snyder

Name - Type or Print

Signature

8200 Pumpkin Hill Ct. Pikesville MD

Mailing Address City State
21208 410-868-0008 mbslaw1@verizon.net
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 2019-0289-4 Filing Date 4/4/19 Estimated Posting Date 4/14/19 Reviewer JS

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: 8200 Pumpkin Hill Court, Pikesville, Maryland 21208

Print or Type Address of property

City

State

Zip Code

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

SEE ATTACHED

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

Signature of Owner (Affiant)

Michael B. Snyder

Name- Print or Type

Signature of Owner (Affiant)

Rebecca L. Snyder

Name- Print or Type

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

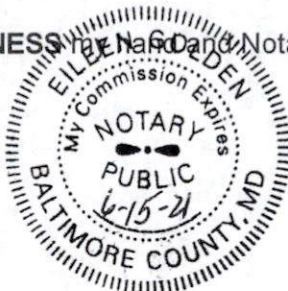
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26th day of March, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Michael B. Snyder And Rebecca L. Snyder

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

AS WITNESS, Notary Seal



Eileen Golden
Notary Public

6-15-21
My Commission Expires

Amendment to Affidavit in Support of Administrative Variance for 8200 Pumpkin Hill Court, Pikesville, Maryland 21208.

FACTS IN SUPPORT

Please accept this letter as our request for an Administrative Variance for our property at 8200 Pumpkin Hill Court, Pikesville, Maryland 21208. We are the legal owners of the property and this is an owner-occupied residential lot. We have enclosed the necessary paperwork, including a notarized affidavit attesting to the fact that we own and occupy this property and that there are no active Code Enforcement Violation cases open the subject property.

We propose to add a detached structure consisting of two garage bays, with an attached screened-in porch. Accordingly, if necessary, we request that the structure be allowed to be built within the east side, rear M.B.S.L. (and/or Building to tract boundary) which is 35' and within the southeast M.B.S.L. (and/or Building to tract boundary) which is 15. Finally we request that we be allowed to place this structure with a small portion of it in front of the furthest rear part of the current house (I have included detailed architectural plans and 3D imaging).

This property is unique, unusual and different from the surrounding properties such that the uniqueness causes the zoning provision to impact more on the subject property than on the surrounding properties. As you will see the lot itself is diamond shaped with the house in the middle from side to side. Accordingly, with the current 35' M.B.S.L., there is no room to add an additional garage structure. We have two children both of whom are driving, and our current garage barely fits three cars. Most of the other homes face the street directly with their homes parallel to the street whereas mine is perpendicular to the street. Additionally, most homes have significantly more property in the front along the street whereas mine has only room for the driveway. I have had numerous contractors and architects to the house and this is the only feasible area to add this structure. We will not build into nor disturb the 10" Drainage and utility easement and this will not impact nor disturb or interfere with any of the neighboring properties.

Moreover, strict compliance with the BCZR would result in practical difficulty. First and foremost, currently stored at the house are five cars and soon there will be a sixth. With two children we also have a ton of extra items to store and there is no additional room currently. We take a lot of care and pride in our cars and would much prefer that they be stored in a garage. Accordingly, if this request is not granted, we will likely have to pay for vehicles to be stored at a facility and the closest one is about ten miles from the house. Additionally, strict compliance would unreasonably prevent our use of our property for, among other things, storing cars and/or other equipment in a safe and enclosed location. There have been cars broken into in our development in the past and those cars were parked outside of a garage. Additionally, the grant of this petition would do substantial justice to the applicant as it will allow us to use our property to the fullest, to stay at this location and to store our vehicles without the use of another facility. There is no question that the requested relief can be granted in such fashion that the spirit of the ordinance will be observed, and public safety and welfare secured. Finally, the special exception requested

is consistent with the spirit, purpose and intent of the Ordinance and is suitable for the property in question and designed to be in harmony with and appropriate in appearance with the existing and intended character of the general vicinity; and that the special exception does not adversely affect street traffic and safety.

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 4/13/2019

Case Number: 2019-0289-A

Petitioner / Developer: MICHAEL B. SNYDER, ESQ. ~

Date of Closing: 4/29/2019

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:
8200 PUMPKIN HILL COURT

The sign(s) were posted on: **APRIL 13, 2019**

ZONING NOTICE
ADMINISTRATIVE
VARIANCE

CASE # 2019-0289-A
TO PERMIT A PROPOSED DETACHED GARAGE
LOCATED IN THE SIDE YARD AT A HEIGHT OF 26
FEET IN LIEU OF THE REQUIRED REAR YARD
PLACEMENT AND MAXIMUM HEIGHT OF 15 FEET.
8200 PUMPKIN HILL COURT

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
4:30 P.M. ON MONDAY, APRIL 22, 2019
ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW.

HANDICAPPED ACCESSIBLE

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)

ZAC AGENDA

Case Number: 2019-0289-A **Reviewer:** Jason Seidelman

Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Michael B. Snyder, Rebecca L. Snyder

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 3 **Council Dist:** 2

Property Address: 8200 PUMPKIN HILL

Location: N/S of Pumpkin Hill Ct (20') 305' East of the centerline of intersection with Yellow Barn Ct.

Existing Zoning: DR 2

Area: 0.663

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed detached garage located in the side yard at a height of 25 feet in lieu of the required rear yard placement and maximum height of 15 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/29/2019

Miscellaneous Notes:

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

No. **181914**

Date: 4/4/19

PAID RECEIPT

BUSINESS ACTUAL TIME
 4/04/2019 4/04/2019 11:31:17

REG WSO1 MALKIN LJR
 >>RECEIPT # 002539 4/04/2019
 Dept 5 528 ZONING VERIFICATION
 CR NO. 181914

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

Recpt Tot \$ 75.00
 .00 CK 100.00 CA
 25.00- CG
 Baltimore County, Maryland

Total: \$ 75.00

Rec From: SNYDER

For: 2019-0289-1

**CASHIER'S
 VALIDATION**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**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/neighboring 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: 2019-0789-A
Property Address: 8200 PUMPKIN HILL CT, 21208
Property Description: _____

Legal Owners (Petitioners): MICHAEL + REBECCA SNYDER
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: MICHAEL + REBECCA SNYDER
Company/Firm (if applicable): _____
Address: 8200 PUMPKIN HILL CT NW
PIKESVILLE, MD 21208

Telephone Number: 410-868-0008

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0289 -A Address 8200 PUMPKIN HILL CT.

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/4/19 Posting Date: 4/14/19 Closing Date: 4/29/19

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 2019- 0289 -A Address 8200 PUMPKIN HILL CT.

Petitioner's Name SNYDER Telephone 410-868-0008

Posting Date: 4/14/19 Closing Date: 4/29/19

Wording for Sign: To Permit A PROPOSED DETACHED GARAGE LOCATED IN THE
SIDE YARD AT A HEIGHT OF 25 FEET IN LIEU OF THE REQUIRED REAR YARD
PLACEMENT AND MAXIMUM HEIGHT OF 15 FEET.

Revised 6/30/2019



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, *Director*
Department of Permits,
Approvals & Inspections

April 30, 2019

Michael B. Snyder & Rebecca L. Snyder
8200 Pumpkin Hill Ct
Pikesville MD 21228

RE: Case Number: 2019-0289-A, 8200 Pumpkin Hill Ct

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 4, 2019. 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, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Mohler, Acting Director
Department of Permits, Approvals

DATE: April 22, 2019

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 15, 2019
Item No. 2019-0281-A, 0282-SPHA, 0283-SPHA, 0284-A & 0289-A

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

* * * * *

VKD: cen
cc: file

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 4/10/19

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. 2019-0289-A

*Administrative Variance
Michael B. Snyder, Rebecca L. Snyder
8200 Pumpkin Hill*

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,



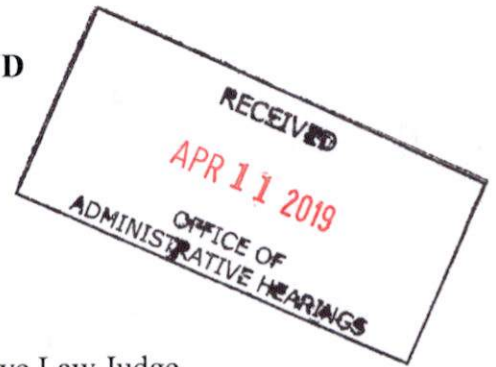
Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

4-29

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, 2019

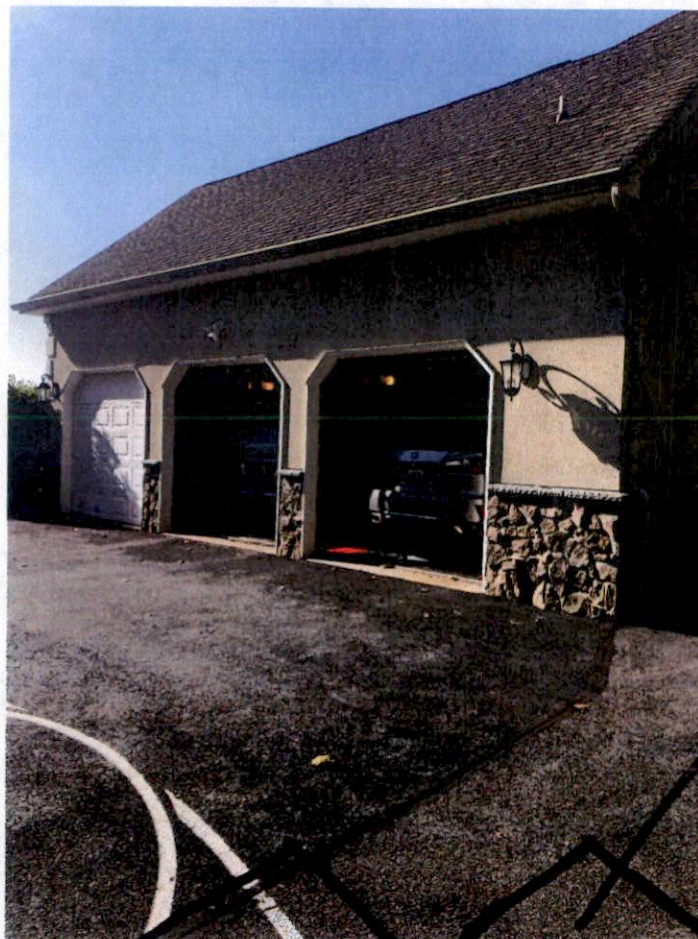
SUBJECT: DEPS Comment for Zoning Item # 2019-0289-A
Address 8200 Pumpkin Hill
(Snyder Property)

Zoning Advisory Committee Meeting of **April 15, 2019**.

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

Reviewer: Steve Ford

Current Garage



area
for
proposed
garages

looking at my driveway
from back yard

Proposed
Garage
Location
↓



Current Driveway

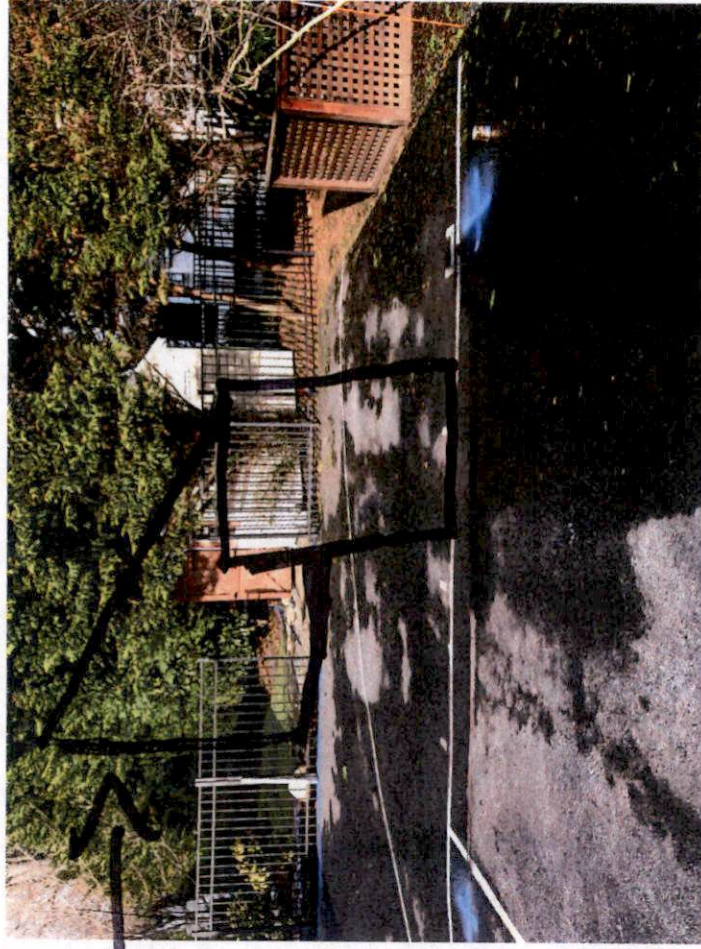
looking towards area of proposed detached
addition - also showing

neighbors house



shed to
be moved.

proposed
location

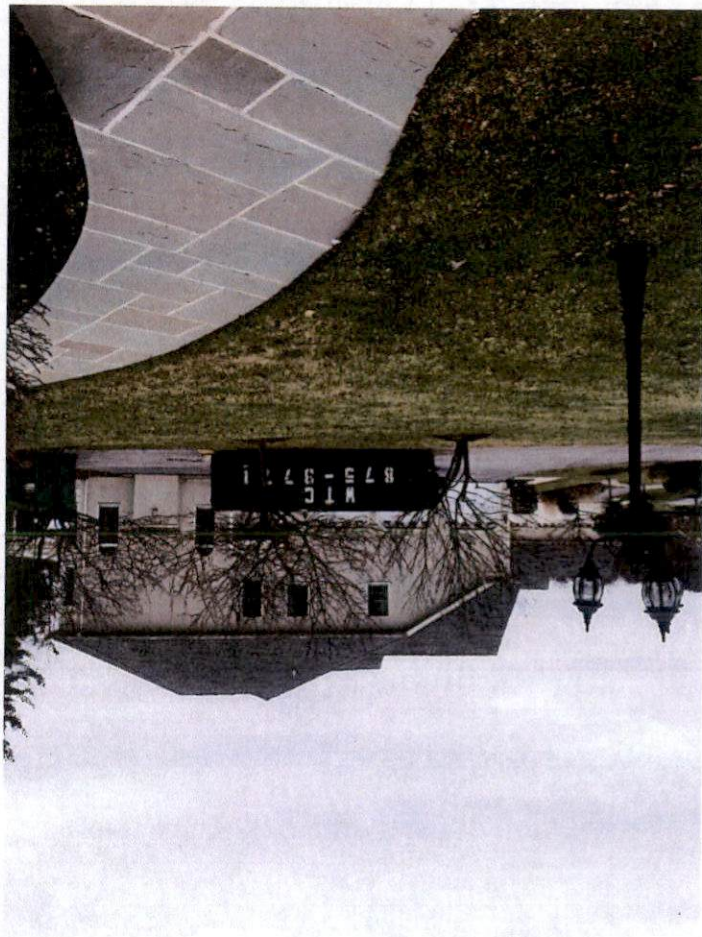


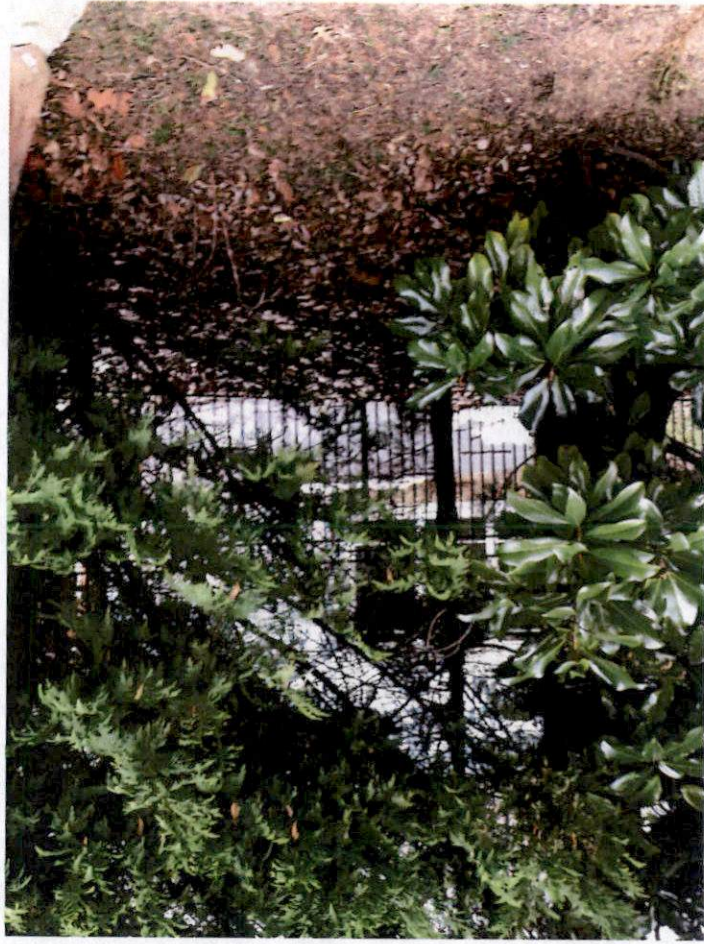
Looking towards
rear of prop
w/ proposed
Garage

Driveway from House to
Court



Neighbor to the Left/Front
when Facing House





Neighbor to the Right/Rear
when Facing House. Trees and
Fence b/w my yard and my
neighbors

neighbor to the Right/Front
when Facing House



Pumpkin Hill
Court.

my House

CASE NO. 2019- 0289-A

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>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>4-13-19</u>	by <u>O'Keefe</u>
SIGN POSTING (2 nd)	Date: _____	by _____
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search

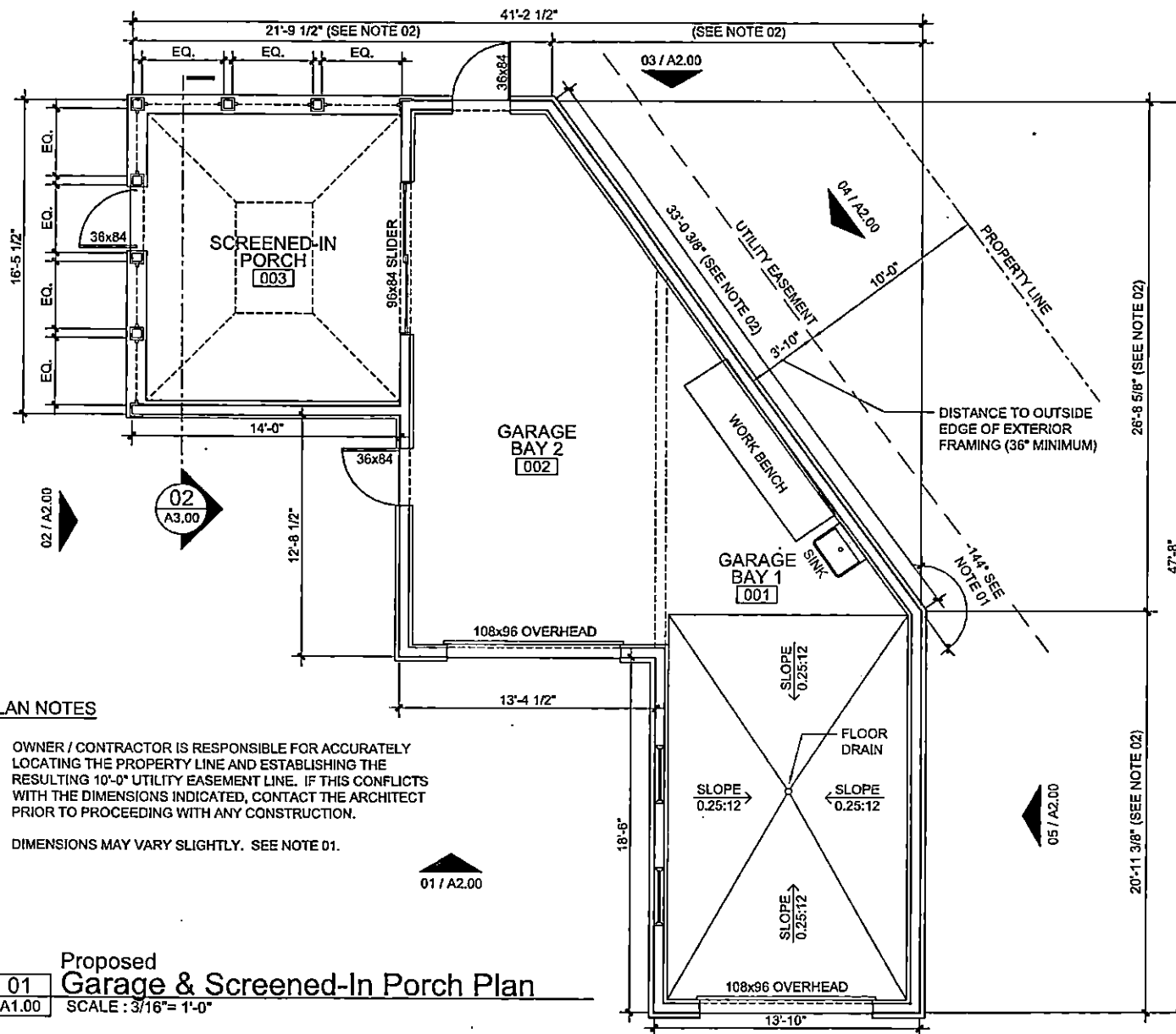
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 03 Account Number - 2400003911			
Owner Information					
Owner Name:		SNYDER MICHAEL B SNYDER REBECCA L		Use:	RESIDENTIAL
Mailing Address:		8200 PUMPKIN HILL CT BALTIMORE MD 21208-1872		Principal Residence:	YES
				Deed Reference:	/22131/ 00579
Location & Structure Information					
Premises Address:		8200 PUMPKIN HILL CT 0-0000		Legal Description:	.663 AC 8200 PUMPKIN HILL CT ES LONGMEADOW AT GARRISON
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: 1
0068	0016	0048		0000	3 10 2017 0076/0011
Special Tax Areas:		Town: NONE			
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area	Property Land Area County Use
2005		5,527 SF			28,880 SF 04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	STUCCO	4 full/ 1 half	1 Attached
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of 01/01/2017	As of 07/01/2018	As of 07/01/2019
Land:		235,100	235,100		
Improvements		783,300	630,900		
Total:		1,018,400	866,000	866,000	866,000
Preferential Land:		0			0
Transfer Information					
Seller: LONGMEADOW PROPERTIES LLC		Date: 06/29/2005		Price: \$1,257,393	
Type: ARMS LENGTH IMPROVED		Deed1: /22131/ 00579		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class	07/01/2018	07/01/2019	
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: Appr 09/13/2008

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**



PLAN NOTES

1. OWNER / CONTRACTOR IS RESPONSIBLE FOR ACCURATELY LOCATING THE PROPERTY LINE AND ESTABLISHING THE RESULTING 10'-0" UTILITY EASEMENT LINE. IF THIS CONFLICTS WITH THE DIMENSIONS INDICATED, CONTACT THE ARCHITECT PRIOR TO PROCEEDING WITH ANY CONSTRUCTION.
2. DIMENSIONS MAY VARY SLIGHTLY. SEE NOTE 01.

Proposed
Garage & Screened-In Porch Plan
 SCALE: 3/16" = 1'-0"

FCSA

F. CARL SCHWARTZ ARCHITECT, LLC
 629 W 36TH STREET, BALTIMORE, MARYLAND 21211
 301.312.7058 - WWW.FCSARCH.COM

PROJECT:
**2-Car Garage &
 Screened-In Porch Addition**
 8200 Pumpkin Hill Ct.
 Pikesville, MD 21208

DESCRIPTION:
FLOOR PLAN

REVISIONS:

NUMBER	DESCRIPTION	DATE

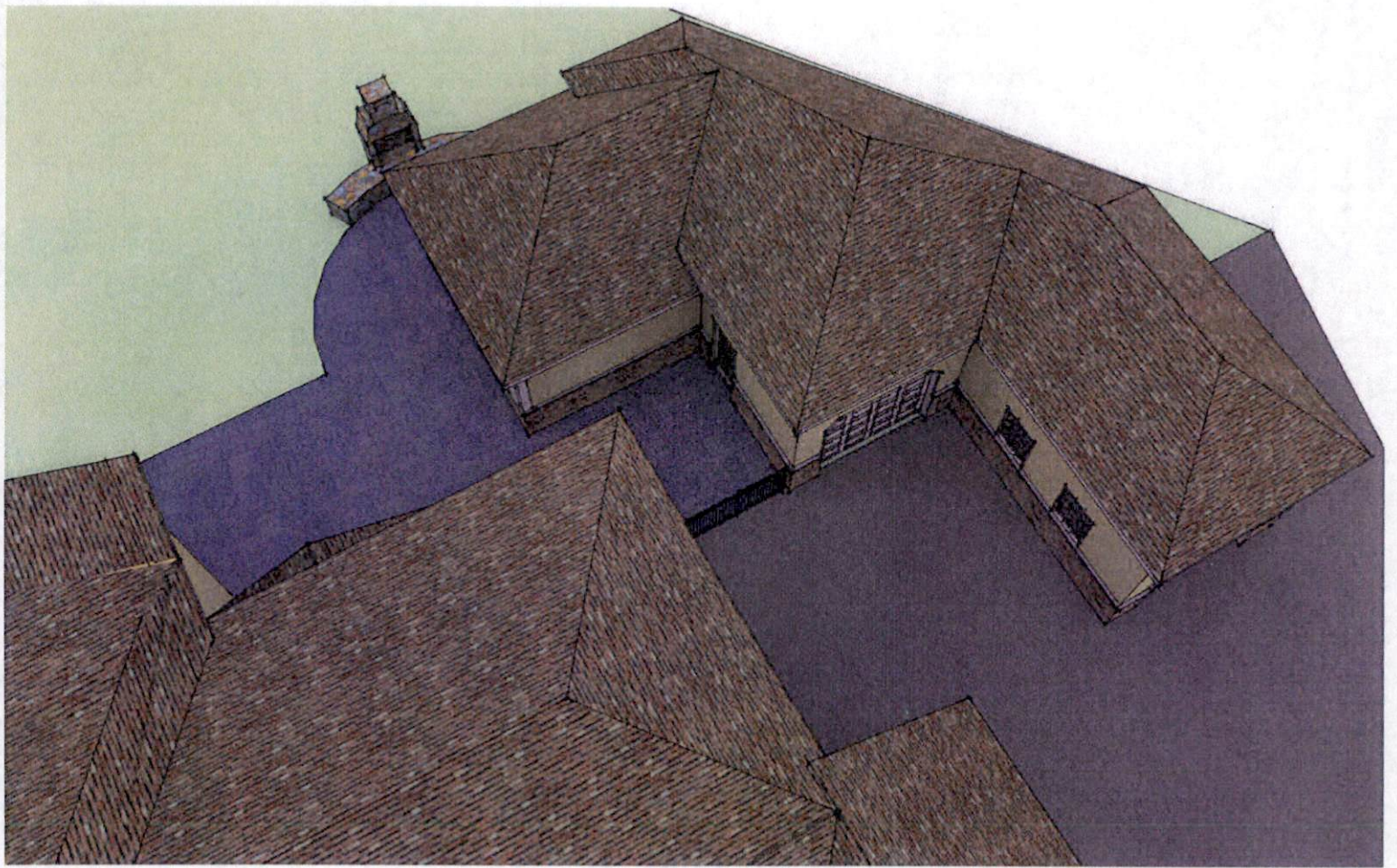
PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED AND APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

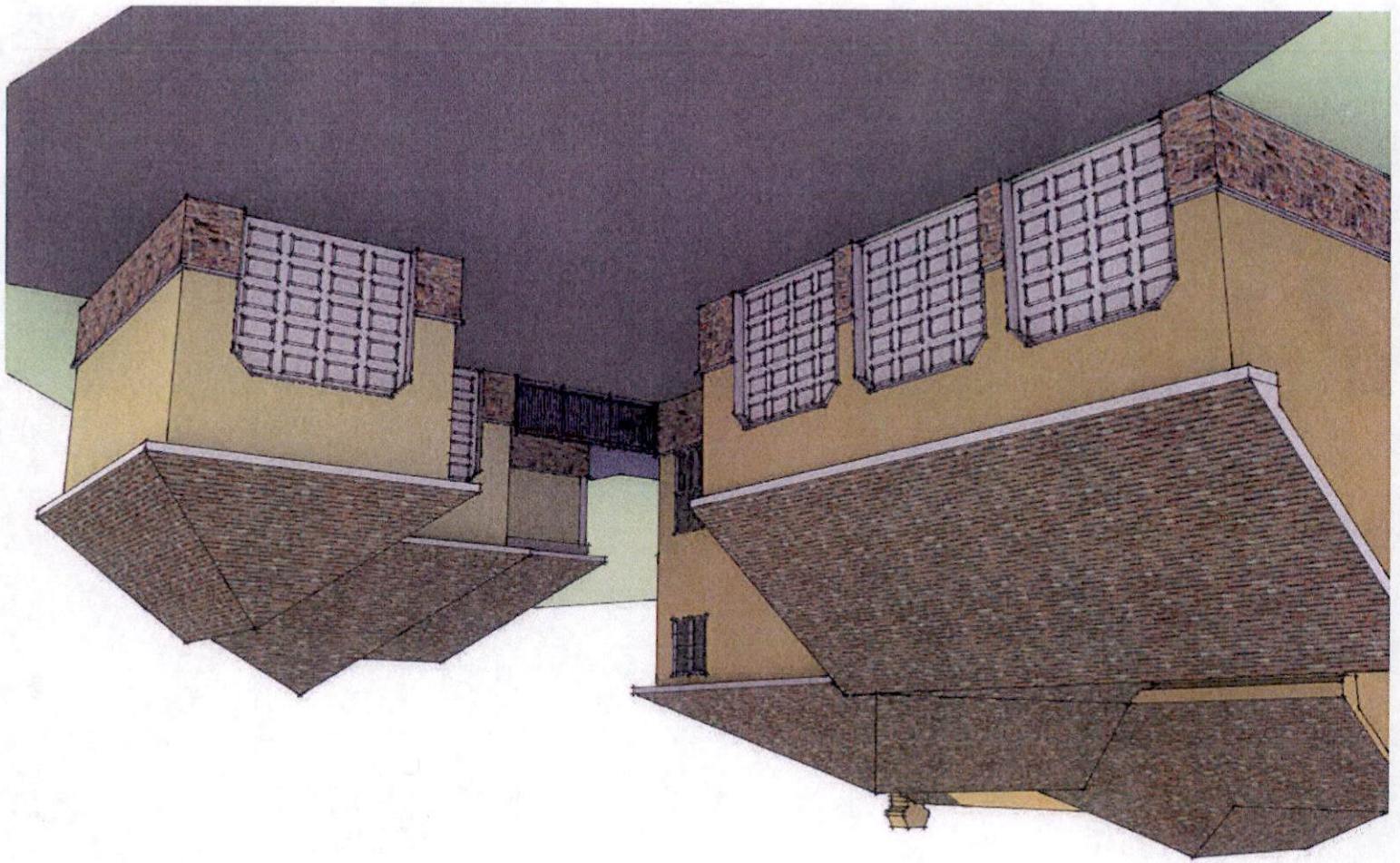
LICENSE:
 SEAL & SIGNATURE:

DATE: 03.02.19
 PROJ. #: 1800-36
 DRAWN BY: FCS
 CHECKED BY: FCS
 DRAWING NUMBER:

A1.00

ISSUED FOR:
 PERMIT

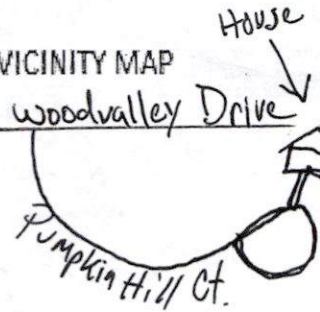




PLAT BOOK # 0076 FOLIO # 0011 10 DIGIT TAX # 24 00 00 39 1 / DEED REF. # 22 13 1 00579



Stevens Road



MAP IS NOT TO SCALE

Withdrawn / Dismissed

VIOLATION CASE INFO:

Pet. Exh. 1

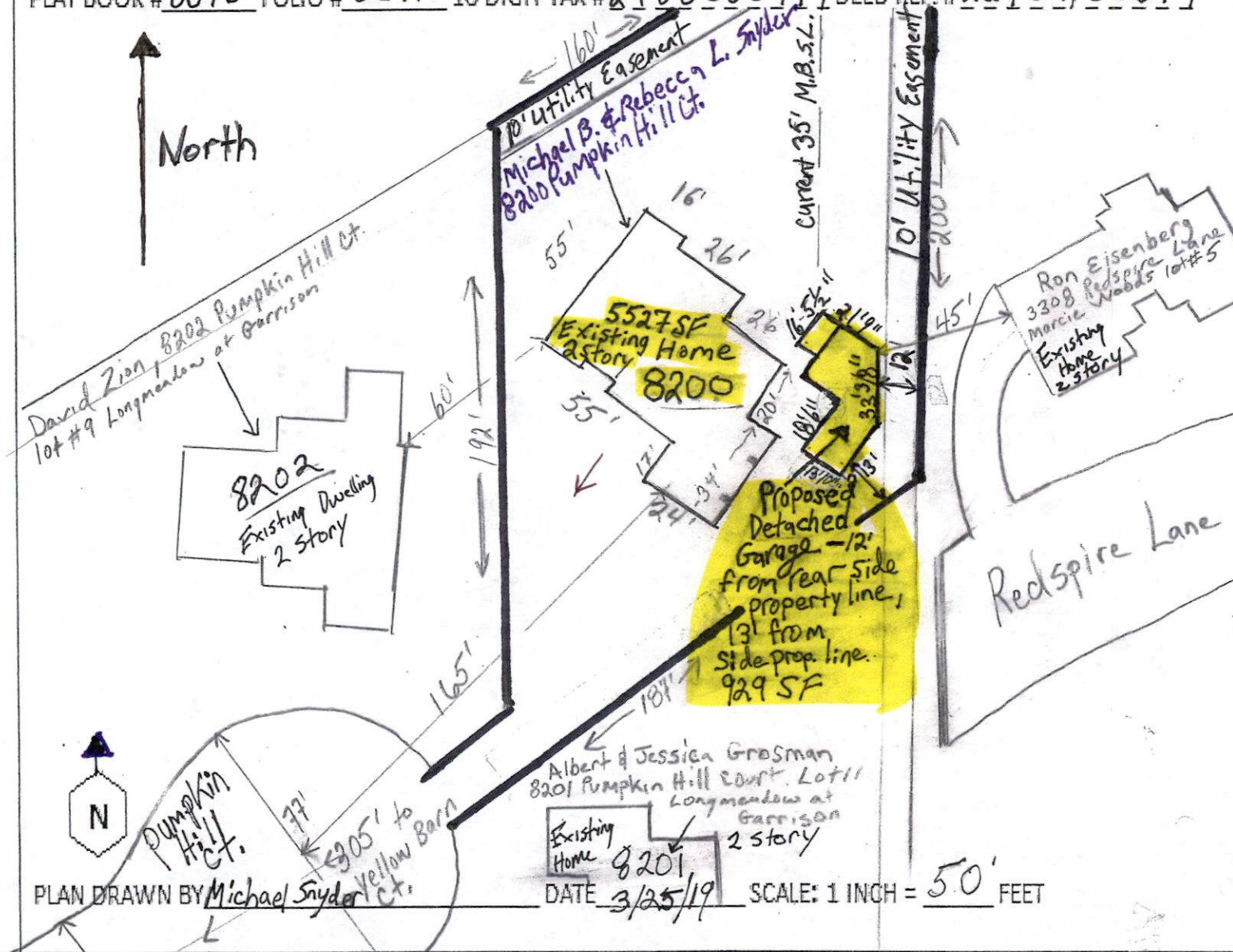
2019-0289-A

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

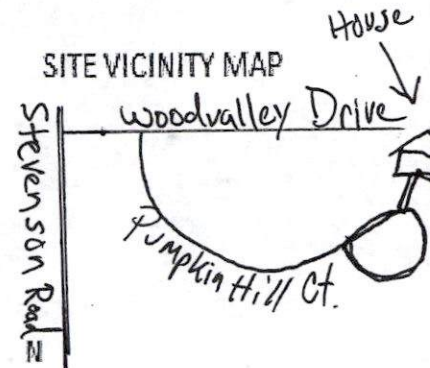
ADDRESS 8200 Pumpkin Hill Ct., Pikesville, MD 21208 OWNER(S) NAME(S) Michael B. Snyder & Rebecca L. Snyder

SUBDIVISION NAME Longmeadow at Garrison Section III LOT # 10 BLOCK # N/A SECTION # 3

PLAT BOOK # 0076 FOLIO # 0011 10 DIGIT TAX # 24 00 00 39 1 DEED REF. # 22 13 1 00579



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 0068

SITE ZONED DR2

ELECTION DISTRICT 3

COUNCIL DISTRICT 2

LOT AREA ACREAGE .663

OR SQUARE FEET 28,880

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? Yes - ?

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

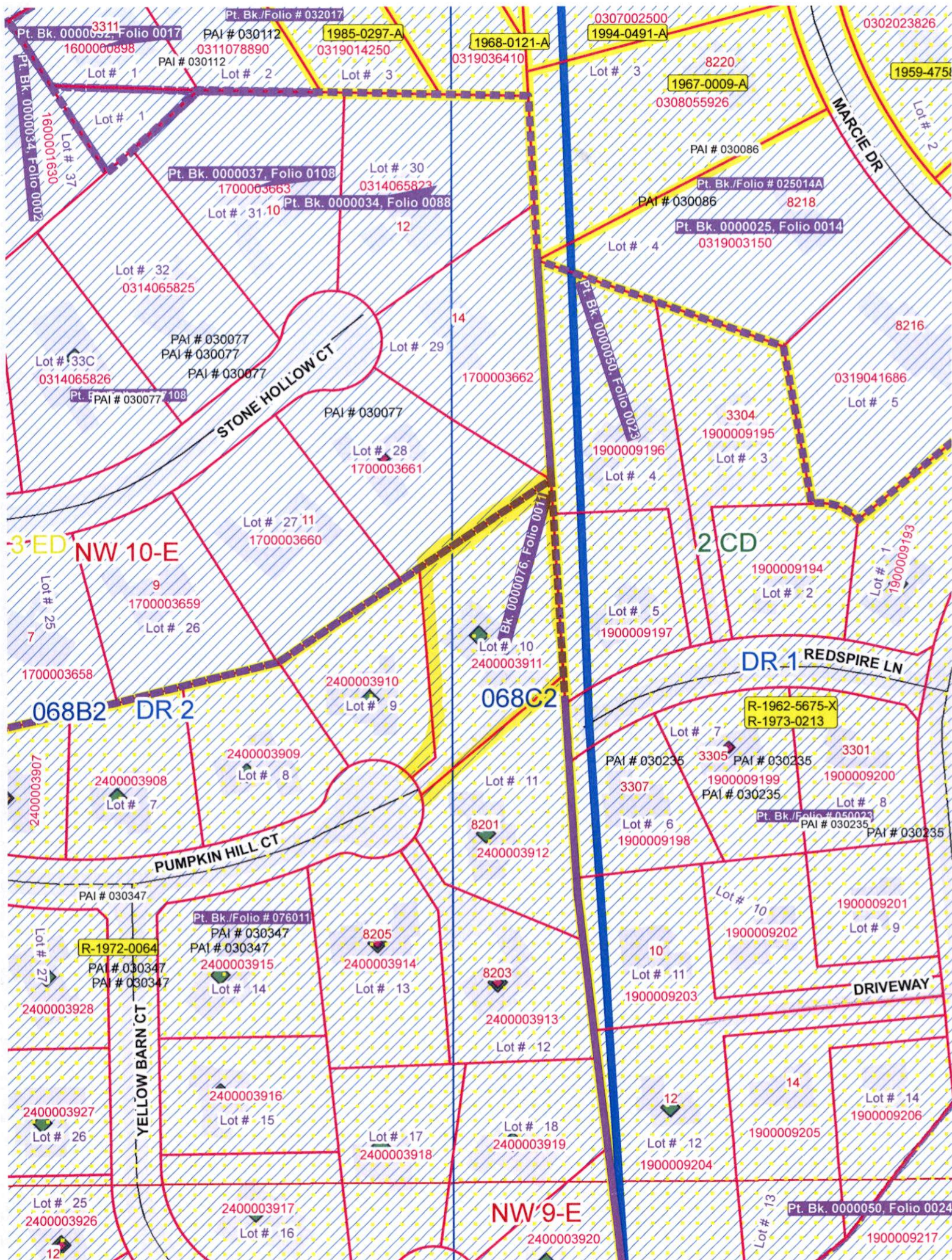
R-1972-0064

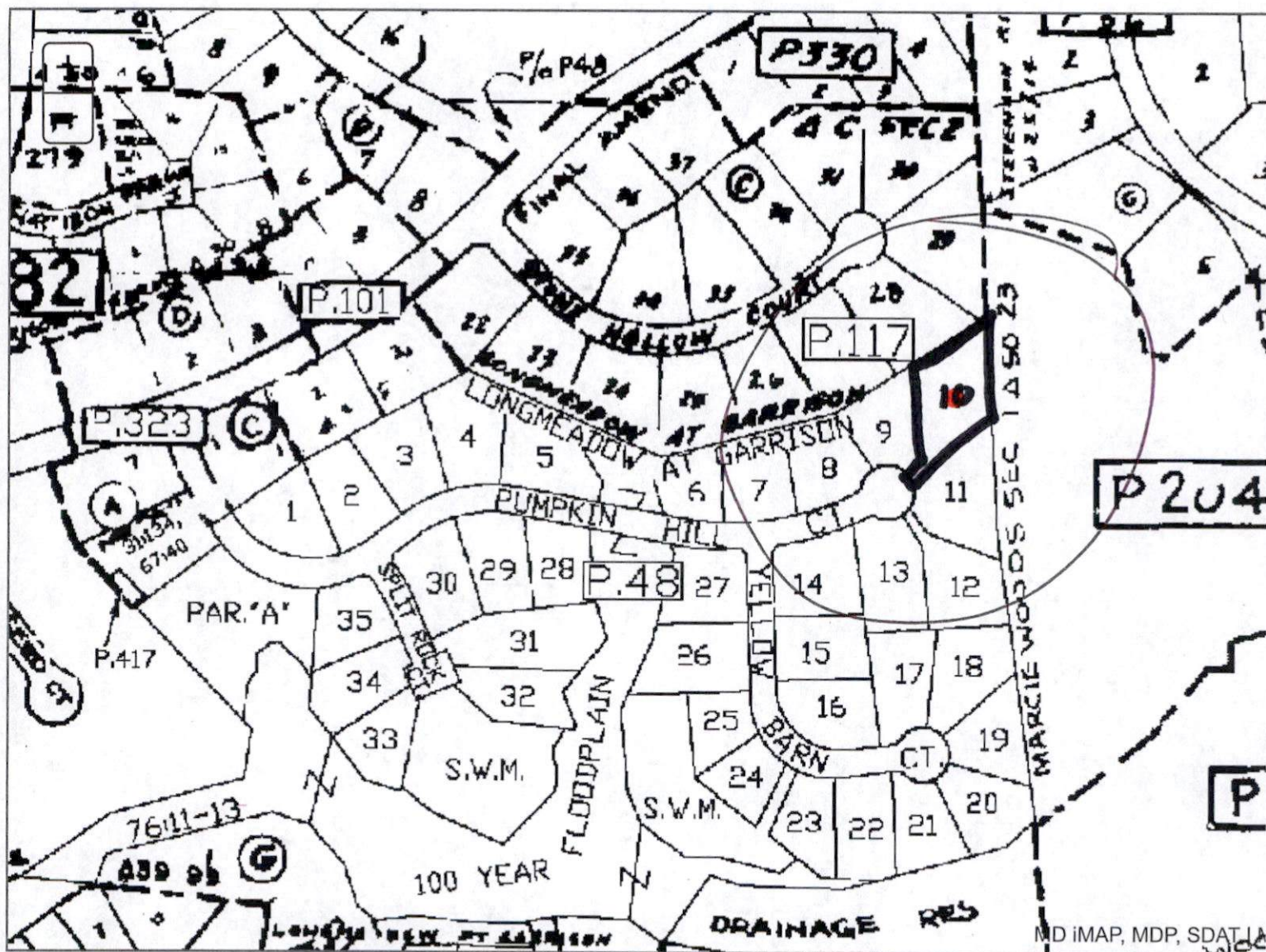
Withdrawn / Dismissed

VIOLATION CASE INFO:

2019-0289-A





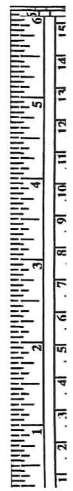
District: **03** Account Number: **2400003911**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at <http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx> (<http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx>).



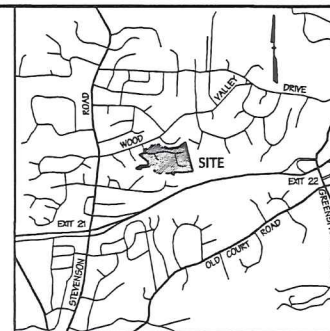
ADDITION TO
PART B SECTION 2
OF
LONGMEADOW
AT GARRISON
E.H.K., Jr. 3/9/85

PLAT 2
LONGMEADOW AT GARRISON

Maryland Coordinate System - NAD83(1991)

COORDINATES		
NAME	NORTH	EAST
RW5	63041.0 65	1395933. 63
RW6	63044.7 39	1396276. 48
RW7	63046.3 67	1396290. 59
RW8	63040.3 92	1396320. 33
RW9	63040.3 53	1396300. 93
RW07	630355. 12	1396130. 64
RW05	630343. 79	1396120. 80
RW 12	630089. 81	1396124. 42
RW 13	629972. 11	1396254. 98
RW 14	629979. 75	1396240. 31
RW 15	629989. 71	1396359. 13
RW 16	629923. 31	1396364. 07
RW 17	629929. 95	1396244. 77
RW 18	629920. 88	1396243. 46
RW 19	630073. 05	1396074. 66
RW26	630201. 21	1396072. 70
RW25	630339. 91	1396070. 85

COORDINATES		
NAME	NORTH	EAST
P585	630783. 00	1396651. 8 36
P5201	630363. 91	1396643. 65
P586	629636. 00	1396605. 52
P5131	629787. 84	1396648. 48
P5132	629713. 50	1396244. 43
P5133	629721. 20	1396049. 58
P5134	629744. 69	1395992. 21
P5135	629626. 35	1395919. 28
P5156	629616. 72	1395837. 55
P538	629841. 74	1395862. 45
SW4	630050. 21	1395829. 21
LC59	630179. 50	1395890. 52
LC62	630345. 26	1395933. 72
RW22	630361. 63	1395923. 80
LC11	630413. 87	1395917. 58
LC8	630537. 67	1395678. 04
P5159	630521. 57	1395913. 44
P5160	630559. 27	1396081. 99
P5161	630599. 43	1396243. 87
P534	629896. 89	1395840. 91



LOCATION MAP
SCALE: 1" = 100'

GENERAL NOTES

- HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FOREST CONSERVATION AND FOREST BUFFER AREAS IN FEE OR EASEMENT, GREENWAY AREAS IN FEE OR EASEMENT, AND STORM WATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON, ARE RESERVED UNTO THE OWNER AND, EXCEPT FOR THOSE INDICATED AS PRIVATE, ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER'S PERSONAL REPRESENTATIVES AND ASSIGNS WILL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST UNTIL SUCH TIME AS SAID CONVEYANCE IS ACCEPTED BY BALTIMORE COUNTY. THE OWNER AUTHORIZES BALTIMORE COUNTY, ITS AGENTS AND ASSIGNS, THE RIGHT TO ENTER UPON THE PROPERTY FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, MAINTAINING AND REPAIRING ROAD, UTILITY AND FACILITIES, LINES AND FACILITIES, WATER MANAGEMENT PONDS AND FACILITIES.
- STREETS AND/OR ROADS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE; FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.
- THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THE PLAT.
- THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
- THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 25-26.
- THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
- ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT AND THE DEPARTMENT OF PUBLIC WORKS.
- THE 1ST REFINEMENT TO THE 1ST AMENDED DKS PLAN FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON 08/25/86.
- THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS A RESULT OF AN INTERPRETATION ONLY OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY.
- THE APPROVAL OF THIS PLAT IS BASED UPON REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE WHICH IS PLANNED FOR THIS DEVELOPMENT WILL BE AVAILABLE WHEN NEEDED. HOWEVER, BUILDING PERMITS MAY NOT BE ISSUED UNTIL THE PLANNED WATER AND SEWER FACILITIES ARE COMPLETED AND DETERMINED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.
- THIS SITE IS LOCATED IN THE JONES FALLS WATERSHED, SUB-SEWERSHED NO. 59.
- TOTAL AREA OF LOTS = 10.697 ACRES +/-.
- AREA OF 100 YEAR FLOODPLAIN DRAINAGE & UTILITY RESERVATION = 0.669 ACRES +/-.
- TOTAL AREA OF ROADS RIGHT-OF-WAY = 1.516 ACRES +/-.
- TOTAL AREA OF STORMWATER MANAGEMENT RESERVATION = 1.194 ACRES +/-.
- TOTAL FOREST BUFFER EASEMENT AREA = 0.655 ACRES +/-.
- TOTAL AREA OF PLAT = 14.078 ACRES +/-.
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- ANY FOREST BUFFER EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
- THE AREA DESIGNATED AS A FLOOD PLAIN INCLUDES THE AREA INUNDATED BY THE 100-YEAR FREQUENCY STORM AND A MINIMUM OF 1 FOOT VERTICAL FREEBOARD. THE ELEVATIONS SHOWN ON THE FLOOD PLAN SECTIONS ARE THE 100-YEAR DESIGN FREQUENCY SURFACE ELEVATIONS.
- PORTIONS OF THE EXISTING RIGHTS-OF-WAY CONVEYED TO BALTIMORE COUNTY, MARYLAND IN LIBER D16-472 FOLIO 373 AND SW 68-323-2 SHALL BE RELEASED IN CONJUNCTION WITH THE CONVEYANCE UNTO BALTIMORE COUNTY, MARYLAND, OF THE DRAINAGE AND UTILITY EASEMENTS SHOWN ON THIS PLAT.
- FLOOD PLAIN AND DRAINAGE & UTILITY CROSS SECTION ELEVATIONS ARE BASED ON NAVD83 VERTICAL DATUM. ELEVATIONS ARE FROM THE FLOOD BOUNDARY MAP FOR LONGMEADOW AT GARRISON SECTION III. PREPARED BY KCI TECHNOLOGIES, INC. WHICH WAS BASED ON BCMD VERTICAL DATUM. IT WAS CONVERTED TO NAVD83 BY ADDING AN AVERAGE CONVERSION OF 1.31 FEET.
- "The lot created by this subdivision plat are subject to a fee or easement to cover or defray all or part of the developer's cost of installation of water and sewer facilities, pursuant to Section 26-26, Baltimore County Code. This fee or easement, which runs with the land, is a contractual obligation between the developer and each owner of this property and is not in any way a fee or easement of Baltimore County."

REVISIONS LOT 27 & 28 BLK "C"
4TH AMENDED FINAL SUBDIVISION
OF
PORTION OF PARCEL "A" BLOCK "D"
AMENDED PLAT "C" SECTION "2"
AND
PLAT "E"
LONGMEADOW AT GARRISON
E.H.K., Jr. 3/7/08

YELLOW BARN COURT

PUMPKIN HILL COURT

PLAT "B"
SECTION NO. 2
LONGMEADOW
AT GARRISON
R.R.G. 50/85

FINAL PLAT
MARIE WOODS
SECT. 2
E.H.K., Jr. 50/23

SM76:011

PLAT 1
LONGMEADOW
AT GARRISON
SECTION III

3RD ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
2ND COUNCILMANIC DISTRICT APRIL 21, 2003

SCALE: 1" = 50'

P.W.A. COMPLETED	030302
FINAL PLAT	
P.D. NO.	5-6-03
STREETS, NUMBERING	5-6-03
DEV. PLAN REVIEW	7/11/03
DEV. ENGINEER	7/11/03
DIV. OF REAL ESTATE	7/11/03
ASSESSMENTS	8/1/03
RECREATION & PARKS	8/1/03

FINAL PLAT
MARIE WOODS
SECT. 2
E.H.K., Jr. 50/24

APPROVED	7/22/03
DIRECTOR OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT	
APPROVED BY THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT PURSUANT TO SECTION 26-26(C), BALTIMORE COUNTY CODE	
DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT	

ROADS AND UTILITIES, FOR WHICH EASEMENTS ARE LAID OUT AND SHOWN HEREON, HAVE BEEN DESIGNED UNDER THE DIRECT SUPERVISION OF JOHN RANOCCHIA, A MARYLAND REGISTERED PROFESSIONAL ENGINEER LICENSE NO. 10551

OWNER
LONGMEADOW PROPERTIES, LLC
a Maryland Limited Liability Company
C/O ONE POMONA NORTH
BALTIMORE, MARYLAND 21208

LIBER S.M. 1494 FOLIO 741
TAX ACCOUNT NO. 03-14-065780

COORDINATES
COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM - NAD 83 (1991) AND ARE BASED ON THE FOLLOWING NATIONAL SPATIAL REFERENCE SYSTEM CONTROL STATIONS, PROVIDED BY THE NATIONAL GEODETIC SURVEY:

DESIGNATION	NORTH (GPT)	EAST (GPT)	PID
GIS 96	324053.01	1392252.58	AE2445
MELSAE	641024.15	1377995.69	JV6663

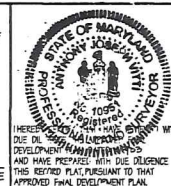
OWNER'S CERTIFICATE
THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT, TO THE BEST OF HIS KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-10B OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAVE BEEN COMPLIED WITH, INsofar AS SAME CONCERN THE MAKING OF THIS PLAT AND SETTING OF THE MARKERS.

LONGMEADOW PROPERTIES, LLC
a Maryland Limited Liability Company

SUSAN SUGAR NATHAN, PRESIDENT OF THE BOARD OF THE COMPANY

SURVEYOR'S CERTIFICATE
THE UNDERSIGNED, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT IN ACCORDANCE WITH SUBSECTION (C) OF SECTION 3-10B OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS SAME CONCERN THE MAKING OF THIS PLAT AND SETTING OF THE MARKERS.

ANTHONY J. VITTI
PROFESSIONAL LAND SURVEYOR NO. 10951



Daft-McCune-Walker, Inc.
A Team of Land Planners, Engineers, Surveyors & Environmental Professionals
201 East Pennsylvania Avenue
Towson, Maryland 21206
410 296 3333
FAX 410 296 4705

SM76:11

MSA SSU 1236-11148-1