

MEMORANDUM

DATE: August 19, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0360-A - Appeal Period Expired

The appeal period for the above-referenced case expired on August 14, 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
(3003 Bender Ridge Court)		
11 th Election District	*	OFFICE OF ADMINISTRATIVE
5 th Council District		
Donald P. Bauer, III & Christine M. Bauer	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0360-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, Donald P. Bauer, III and Christine M. Bauer (“Petitioners”). The Petitioners are requesting Variance relief pursuant to § 400.1 of the Baltimore County Zoning Regulations (“BCZR”) for a corner lot to permit an accessory use (swimming pool) to be located outside of the third that is farthest removed from both streets. 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 20, 2019, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 7-15-19

By 193

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code ("BCC"). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the 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 15th day of **July, 2019** by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.1 of the Baltimore County Zoning Regulations ("BCZR") for a corner lot to permit an accessory use (swimming pool) to be located outside of the third that is farthest removed from both streets, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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 his 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.

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 7-15-19 2

By [Signature]



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 3003 BENDER RIDGE CT 21234 Currently zoned DR 3.5/DR 5.5
Deed Reference 34630 / 184 10 Digit Tax Account # 2500008396
Owner(s) Printed Name(s) DONALD P. BAUER III & CHRISTINE M. BAUER

(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) 400.1 OF THE BCZR OF A CORNER LOT THAT WILL PERMIT AN ACCESSORY USE SWIMMING POOL TO BE LOCATED OUTSIDE OF THE 3RD THAT IS FARTHEST REMOVED FROM BOTH STREETS

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):

X Donald P. Bauer III / X Christine M. Bauer
Name #1 – Type or Print Name #2 – Type or Print

DONALD P. BAUER III / CHRISTINE M. BAUER
Signature #1 Signature #2

3003 BENDER RIDGE CT BALTIMORE, MD.
Mailing Address City State

21234 / 443-690-7155 / dbauer3@gmail.com
Zip Code Telephone # Email Address

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

Name- Type or Print
Signature
Mailing Address City State
Zip Code Telephone # Email Address

Representative to be contacted:

B. CRAIG RODGERS
Name – Type or Print
R. L. Rodgers
Signature

7024 GREENBANK RD BALTIMORE, MD
Mailing Address City State

21220 / 443-677-2007 / craigrodgers200@gmail.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 2019-0360-A Filing Date 6/10/19 Estimated Posting Date 6/23/19 Reviewer RT

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: 3003 BENDER RIDGE CT BALTIMORE MD 21234
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 HAVE LIVED AT THE SUBJECT PROPERTY FOR OVER FIVE YEARS DURING WHICH TIME WE HAVE DEVELOPED A VERY PRIVATE SETTING BY ADDING PRIVACY FENCING AND MATURING LANDSCAPING (SEE PHOTO EXHIBIT). IT IS OUR DESIRE TO INSTALL AN INGROUND POOL. TRYING TO MEET THE ZONING REGULATIONS FOR THE POOL ON A CORNER LOT 85' WIDE CAUSE A PRACTICAL DIFFICULTY. THE AREA ALLOWED IS UNUSABLE FOR AN INGROUND POOL WHICH CREATES A HARDSHIP FOR OUR FAMILY. WE BELIEVE THE EXISTING SCREENING AROUND OUR REAR YARD AFFORDS A GREAT DEAL OF PRIVACY FROM ALL ADJACENT PROPERTIES, AND ESPECIALLY THE ADJACENT ROAD. THUS, THIS SERVES TO SATISFY THE INTENT OF THE ZONING REGULATIONS FOR POOLS ON A CORNER LOT.

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

x [Signature]
Signature of Owner (Affiant)

DONALD P. BAUER III
Name- Print or Type

x [Signature]
Signature of Owner (Affiant)

CHRISTINE M. BAUER
Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of June, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Donald P. Bauer III, Christine M. Bauer

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

AS WITNESS my hand and Notaries Seal

Norman Wiley
Notary Public
APRIL 02, 2022
My Commission Expires

ZONING PROPERTY DESCRIPTION FOR:**3003 BENDER RIDGE COURT**

Beginning at a point on the south side of Placid Avenue which is 45 feet wide at a distance of 151 feet east of the centerline of Harford Road (Md. Rte. 147) which is 70 feet wide. Being Lot #3 in the subdivision of Bender-Vogel Property as recorded in Baltimore County Plat Book #79, Folio #79, containing 9307 square feet. Located in the Eleventh Election District and Fifth Council District.

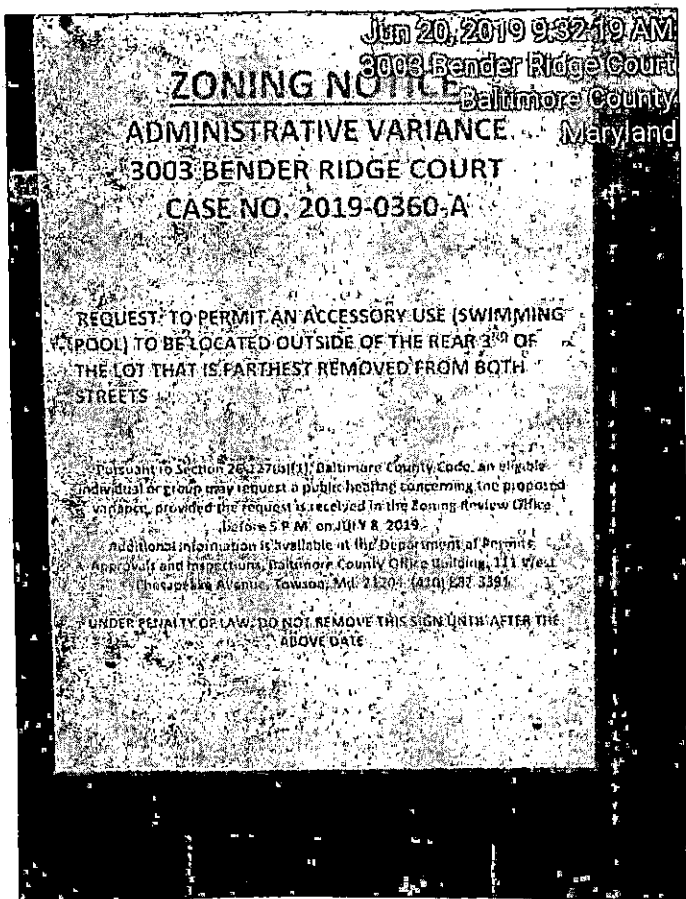
CERTIFICATE OF POSTING

Date: JUNE 20, 2019

RE: Project Name: 3003 BENDER RIDGE #1
Case Number /PAI Number: 2019-0360-A
Petitioner/Developer: BAUER
Date of Hearing/Closing: JULY 8, 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 3003 BENDER ROAD

The sign(s) were posted on JUNE 20, 2019
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

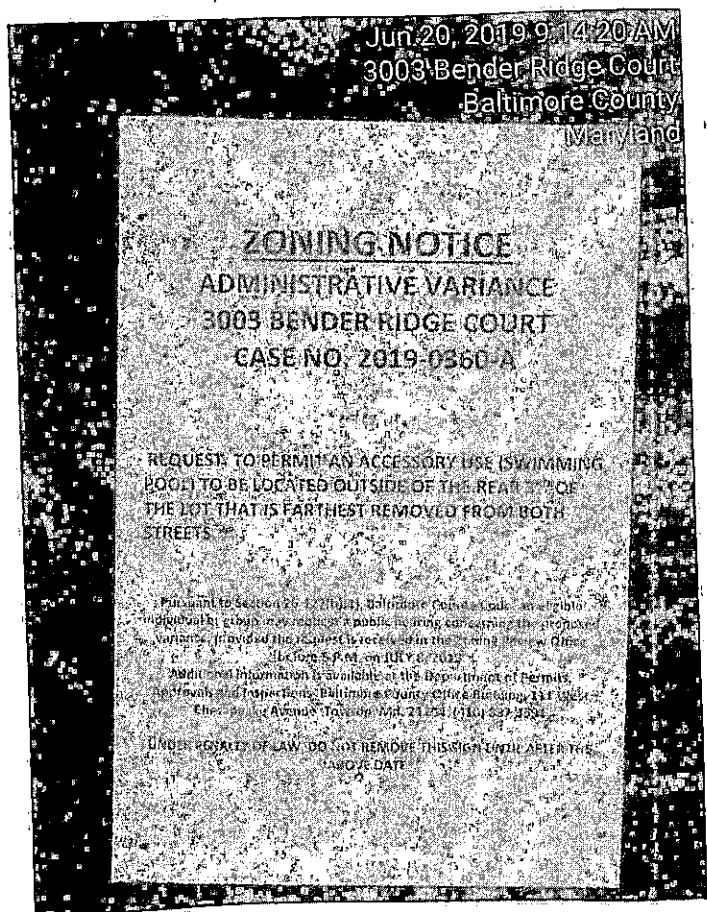
CERTIFICATE OF POSTING

Date: JUNE 20, 2019

RE: Project Name: 3003 BENDER RIDGE #2
Case Number /PAI Number: 2019-0360-A
Petitioner/Developer: BAUER
Date of Hearing/Closing: JULY 8, 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 3003 BENDER ROAD

The sign(s) were posted on JUNE 20, 2019
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

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

No. **184819**

PAID RECEIPT

Date: **6/10/19**

BUSINESS ACTUAL TIME DRW
6/11/2019 6/10/2019 11:27:50 3

CRAIG ROBERTS
Rev. Source Sub
Rev/

REG W503 WALKIN CAN
>>RECEIPT # 010213 6/10/2019 OFLN

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount	5	528 ZONING VERIFICATION
001	806	0000		6150				\$ 75.00		

Rec'd Tot \$ 75.00
75.00 CK .00 CA
Baltimore County, Maryland

Total: **\$ 75.00**

Rec. From: **DONALD/CHRISTINE BAUER - 3003 BENDER RIDGE COURT**
For: **ADMINISTRATIVE-VARIANCE**
3003 BENDER RIDGE COURT
CASE NO. 2019-0360-A

**CASHIER'S
VALIDATION**

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2019- 0360 -A Address 3003 BENDER RIDGE CT.Contact Person: Roz JOHNSON Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 6/10/19 Posting Date: 6/23/19 Closing Date: 7/8/19

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- 0360 -A Address 3003 BENDER RIDGE COURTPetitioner's Name DONALD / CHRISTINE BAUER Telephone 443/690-7155

Posting Date: _____ Closing Date: _____

Wording for Sign: To Permit AN ACCESSORY USE SWIMMING POOL TO BE
LOCATED OUTSIDE OF THE REAR 3RD THAT IS FARTHEST
REMOVED FROM BOTH STREETS

Revised 6/30/2019



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

July 8, 2019

R. Craig Rodgers
7024 Greenbank Road
Baltimore MD 21220

RE: Case Number: 2019-0360-A, 3003 Bender Ridge Court

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 June 10, 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.", with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

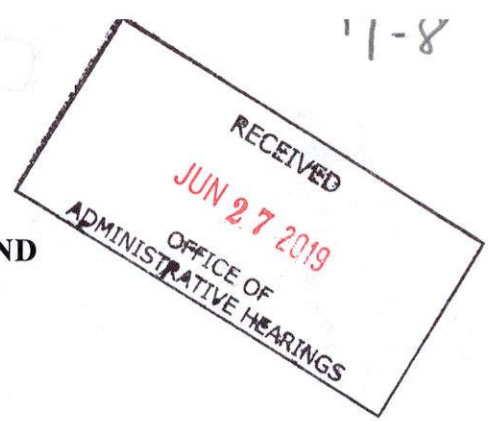
Enclosures

c: People's Counsel
Donald P. Bauer III 3003 Bender Ridge Court Baltimore MD 21234

11-8

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, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0360-A
Address 3003 Bender Ridge Court
(Bauer Property)

Zoning Advisory Committee Meeting of **June 24, 2019.**

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

Reviewer: Steve Ford

Date: 6/19/19

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

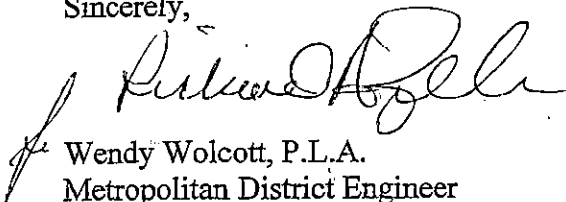
Dear Ms. Lewis:

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. 2019-0360-A.

*Administrative Variance
Donald & Christine Bauer
3003 Bender Ridge Court.*

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

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>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>6-19</u>	STATE HIGHWAY ADMINISTRATION	<u>No object.</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>6-20-19</u>	by <u>Billingley</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:		<u>Special Tax Recapture:</u>			
Exempt Class:		NONE			
Account Identifier:		District - 11 Account Number - 2500008396			
Owner Information					
Owner Name:	BAUER DONALD P III BAUER CHRISTINE M		Use:	RESIDENTIAL	
Mailing Address:	3003 BENDER RIDGE RD BALTIMORE MD 21234-		Principal Residence:	YES	
			Deed Reference:	/34630/ 00184	
Location & Structure Information					
Premises Address:	3003 BENDER RIDGE RD BALTIMORE MD 21234-		Legal Description:	0.2137 AC 3003 BENDER RIDGE CT NWS BENDER - VOGEL PROPERTY	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0071	0010	1682		9079	
					Block:
					3
					Lot:
					2018
					Assessment Year:
					Plat No:
					Plat Ref:
					79/79
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
2013	1,996 SF		9,307 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	2 Attached
Last Major Renovation					
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2018	07/01/2018	07/01/2019	
Land:	77,500	77,500			
Improvements	190,900	239,300			
Total:	268,400	316,800	284,533	300,667	
Preferential Land:	0			0	
Transfer Information					
Seller:	Date:	Price:			
Type: NON-ARMS LENGTH OTHER	01/22/2014	\$398,460			
	Deed1:	Deed2:			
	/34630/ 00184				
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: Approved 02/27/2014

Homeowners' Tax Credit Application Information

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

ZAC AGENDA

Case Number: 2019-0360-A **Reviewer:** Rosalie Johnson
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Donald & Christine Bauer
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 5

Property Address: 3003 BENDER RIDGE CT
Location: Southwest side corner of Placid Avenue and Bender Ridge Court

Existing Zoning: DR 3.5, DR 5.5

Area: 9,307 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

for a corner lot to permit an accessory use (swimming pool) to be located outside of the 3rd that is farthest removed from both streets.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 07/08/2019

Miscellaneous Notes:

Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 11 Account Number - 2500008396			
Owner Information					
Owner Name:	BAUER DONALD P III		Use:	RESIDENTIAL	
	BAUER CHRISTINE M		Principal Residence:	YES	
Mailing Address:	3003 BENDER RIDGE RD		Deed Reference:	/34630/ 00184	
	BALTIMORE MD 21234-				
Location & Structure Information					
Premises Address:	3003 BENDER RIDGE RD		Legal Description:	0.2137 AC	
	BALTIMORE MD 21234-			3003 BENDER RIDGE CT NWS	
				BENDER - VOGEL PROPERTY	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0071	0010	1682		9079	
					Block:
					3
					Lot:
					2018
					Assessment Year:
					Plat No:
					Plat Ref:
					79/ 79
Special Tax Areas:			Town:		
			Ad Valorem:		
			Tax Class:		
			NONE		
Primary Structure Built	Above Grade Living Area		Finished Basement Area		Property Land Area
2013	1,996 SF				9,307 SF
County Use					
04					
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	2 Attached
Last Major Renovation					
Value Information					
Base Value		Value		Phase-In Assessments	
		As of		As of	
		01/01/2018		07/01/2018	
Land:	77,500	77,500			
Improvements	190,900	239,300			
Total:	268,400	316,800		284,533	
Preferential Land:	0			300,667	
0					
Transfer Information					
Seller:		Date: 01/22/2014		Price: \$398,460	
Type: NON-ARMS LENGTH OTHER		Deed1: /34630/ 00184		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: Approved 02/27/2014					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					

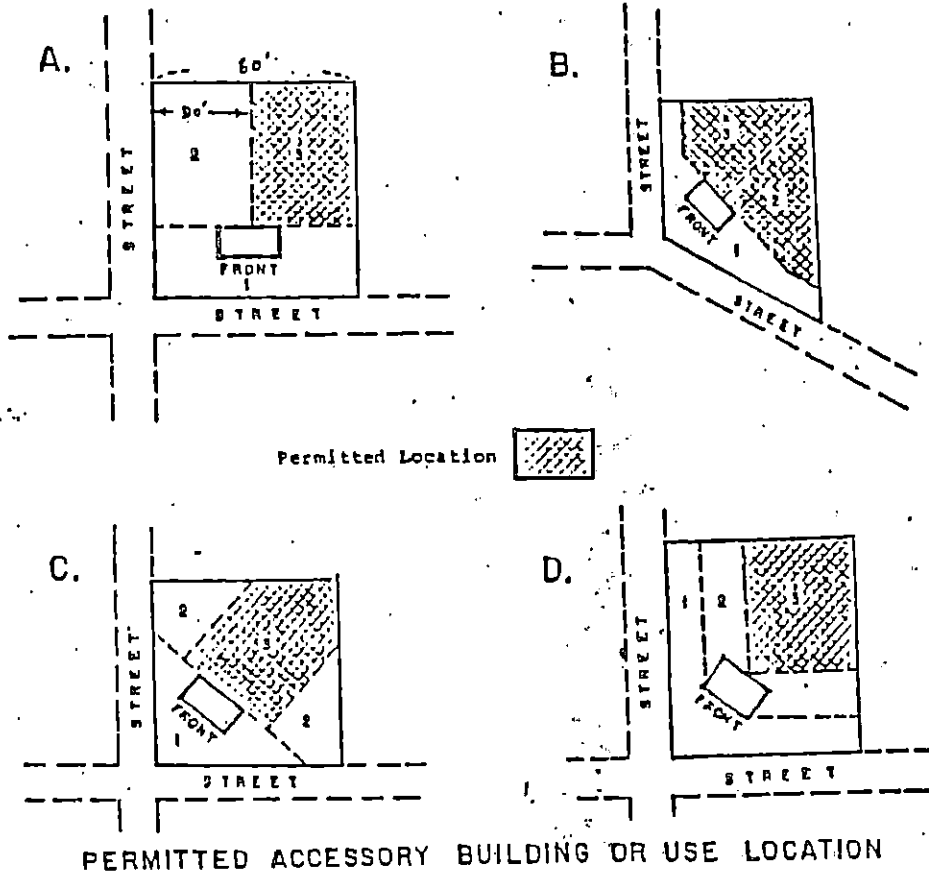
1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

ZONING COMMISSIONER'S POLICY MANUAL

SECTION

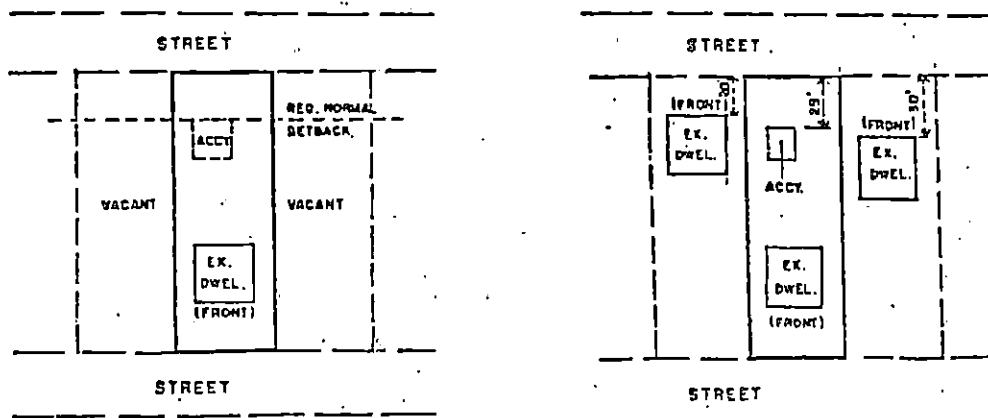
400.1.d ACCESSORY STRUCTURES/USES

(1) Corner Lots - Location Diagrams:



(2) Double Frontage Lots

- (A) Accessory structures/uses on double-frontage lots shall not be closer to a street right-of-way line than the setback required for a principal dwelling.
- (B) Where street setbacks have been established by existing dwellings on adjoining properties, Section 303.1 shall be utilized to determine the average setback.



BENDER RIDGE CT

PLACID AVE

3003

1"=20'

DR 3.5
DR 5.5



3015

DR 5.5

AERIAL VIEW
3003 BENDER RIDGE CT

①

2019-0360-A



②



③

2019-0360-A



4



5

2019-0360-A



⑥

2019-0360-A



⑦

2019-0360-A



⑧

2019-0360-A

GENERAL NOTES

ZONING MAP# 071B1

SITE ZONED: DR 3.5/DR5.5

ELECTION DISTRICT: 11

COUNCIL DISTRICT: 5

LOT AREA: 0.214 AC ± or 9307 S.F.

HISTORIC: NO

IN CBCA: NO

IN FLOOD PLAIN: NO

WATER IS: PUBLIC

SEWER IS: PUBLIC

PRIOR HEARING? NO

PRIOR VIOLATIONS? NO

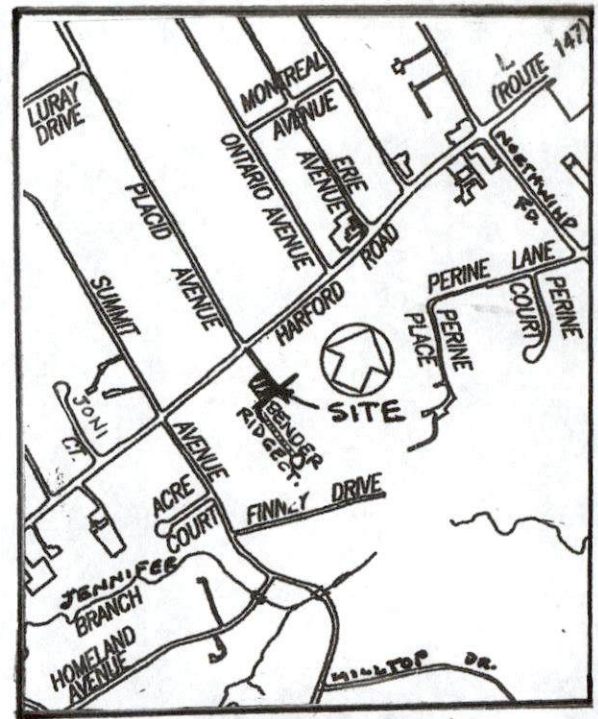
OWNER:

DONALD P. BAUER, III

CHRISTINE M. BAUER

3003 BENDER RIDGE CT.

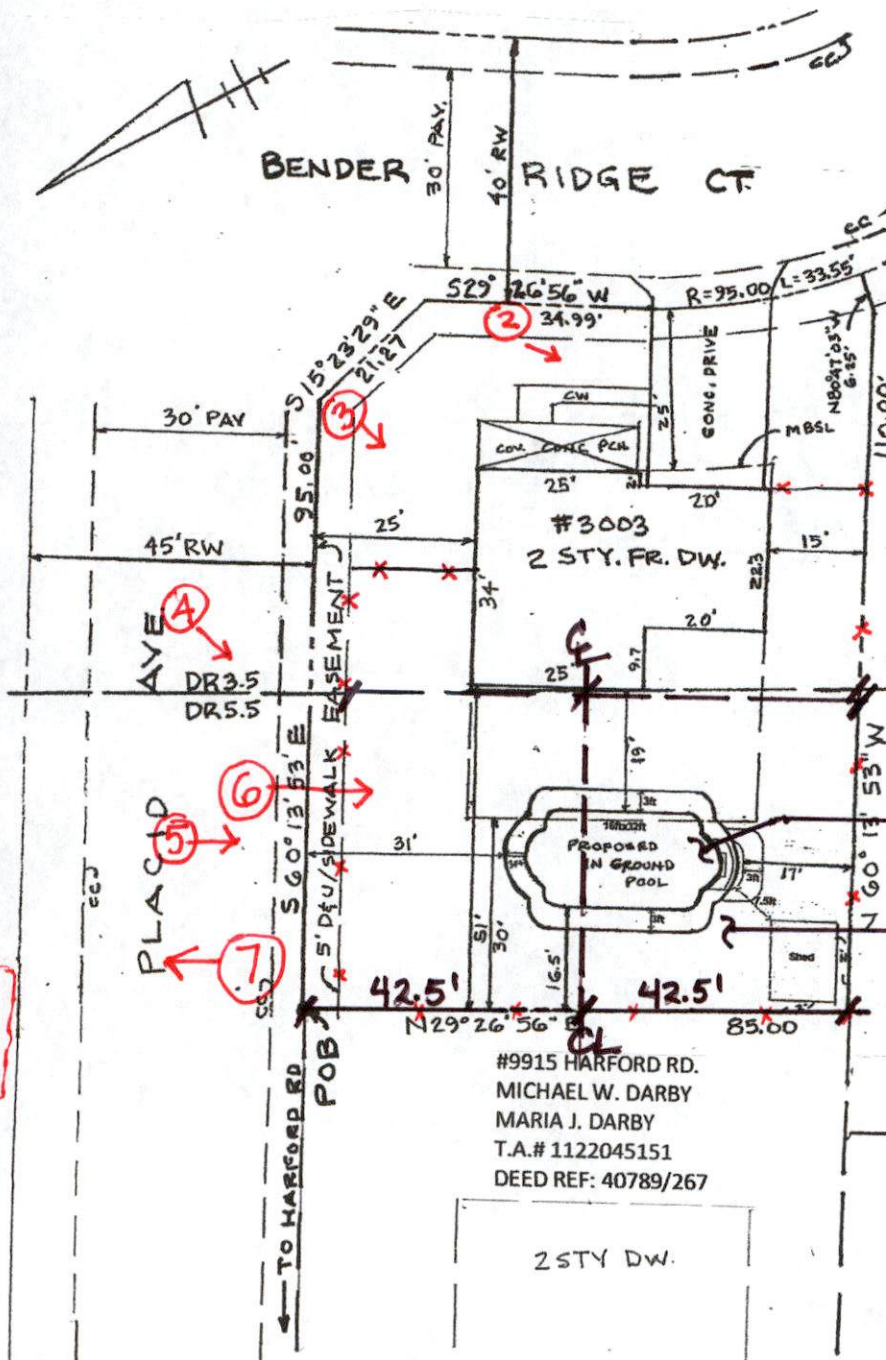
BALTIMORE, MD 21234



VICINITY MAP

SCALE 1" = 1000'

PHOTO EXHIBIT



① AERIAL VIEW

PROPOSED POOL AND PATIO IS < 1,000 S.F.

FARTHEST REAR AREA IS 2,167.5 S.F.

PHOTO EXHIBIT

ZONING PLAN TO ACCOMPANY
ADMINISTRATIVE VARIANCE FOR:

3003 BENDER RIDGE CT.

BALTIMORE COUNTY, MD

DEED REF: 34630/184

TAX ACCT NO. 2500008396

TAX MAP 71, PARCEL 1682

LOT 3 - BENDER VOGEL PROPERTY
(P.B. 79/79)

PREPARED BY:

CRAIG CONSULTING, LLC

7024 GREENBANK RD.

BALTIMORE, MD 21220

SCALE: 1"=30' DATE: 5/24/19

CASE NO. 2019-0360-A

Pet. Exh. 1



VICINITY MAP
SCALE 1" = 100'

Plot A-1-B-1

1. ORIGINAL VIEW

PROPERTY BEING ALIEN
18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

3003 BENDER RIDGE CT

ADMINISTRATIVE VARIANCE FOR
ZONING PLAN TO ACCOMPANY

BALTIMORE COUNTY, MD

DEED REF. 3463118

LOT ACCT NO. 3500-2388

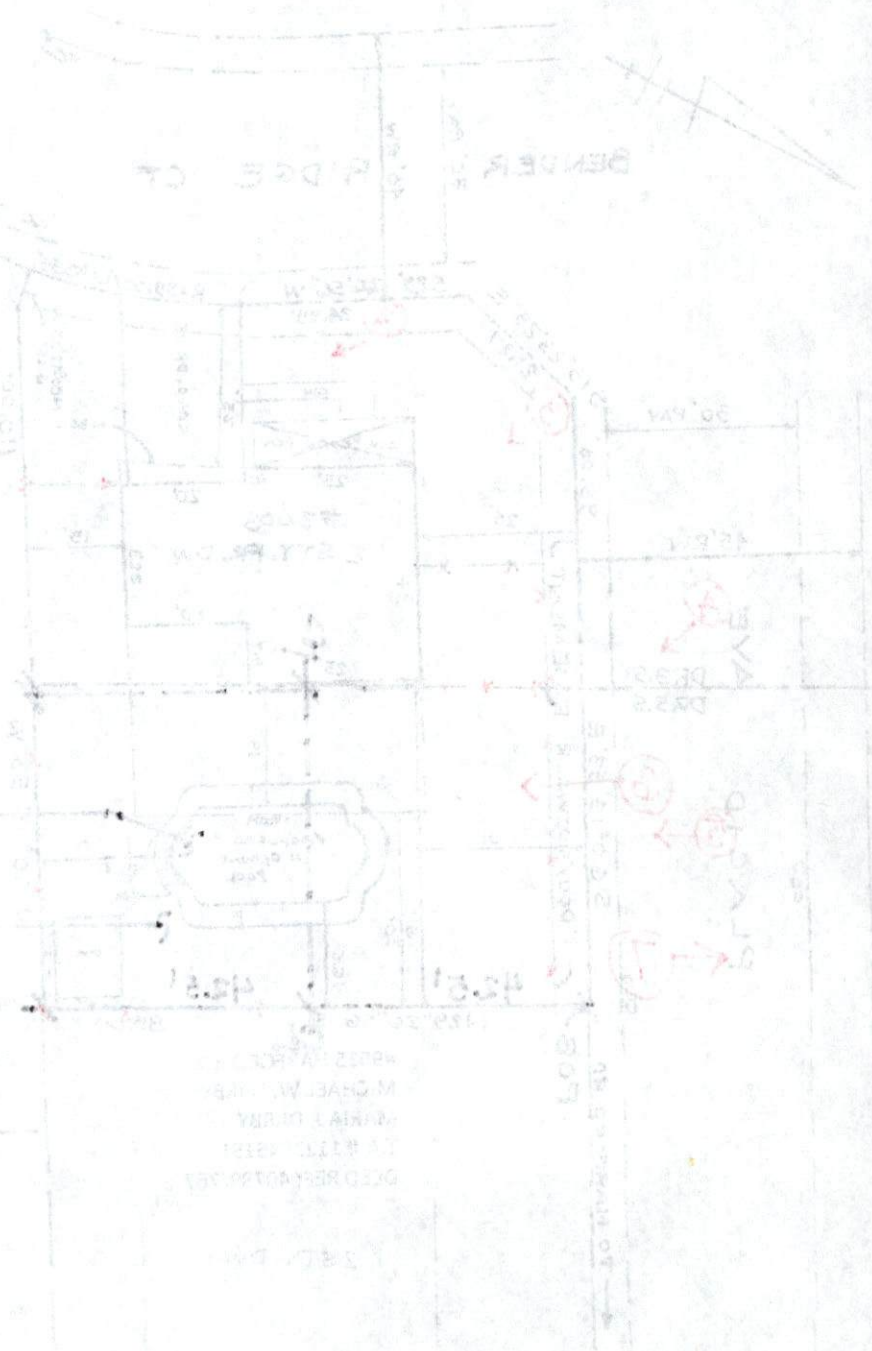
MAP TO THE CITY 1987

3003 BENDER RIDGE CT

(P.B. 2872)

3003 BENDER RIDGE CT

3003 BENDER RIDGE CT



DEED REF. 3463118
BALTIMORE COUNTY, MD
LOT ACCT NO. 3500-2388
MAP TO THE CITY 1987
3003 BENDER RIDGE CT
(P.B. 2872)

PREPARED BY
CRANE CONSULTING LLC
1024 GREENGARD RD
BALTIMORE, MD 21202

GENERAL NOTES
ZONING MAP NO. 7181
SITE ZONE: DR 3-5-2-2-2
ELECTION DISTRICT: 11
COUNCIL DISTRICT: 9
LOT AREA: 0.214 AC. or 9307.2 S.F.
HISTORIC: NO
IN CLCA: NO
IN FLOOD PLAIN: NO
WATER IS: PUBLIC
SEWER IS: PUBLIC
REPAIR HEAVY: NO
REPAIR VARIATIONS: NO
OWNER:
DONALD P. BAUER JR.
CHRISTINE M. BAUER
3003 BENDER RIDGE CT
BALTIMORE, MD 21202

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

No. **184819**

PAID RECEIPT

Date: **6/10/19**

BUSINESS 6/11/2019 ACTUAL 6/10/2019 11:27:50 TIME 3

CRAIG RODGERS
 Rev Source/ Sub Rev/

REG MSD3 WALKIN CAM
 >>RECEIPT # 010213 6/10/2019 OFLN

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount	5	528 ZONING VERIFICATION
001	806	0000		6150				\$ 75.00	184819	
										Recpt Tot \$ 75.00
										75.00 CK .00 CA
										Baltimore County, Maryland

Total: **\$ 75.00**

Rec
 From: **DONALD/CHRISTINE BAUER - 3003 BENDER RIDGE COURT**
 For: **ADMINISTRATIVE-VARIANCE**
3003 BENDER RIDGE COURT
CASE NO. 2019-0360-A

**CASHIER'S
 VALIDATION**

DISTRIBUTION

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