

## **M E M O R A N D U M**

DATE: October 21, 2019  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2019-0426-A - Appeal Period Expired

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The appeal period for the above-referenced case expired on October 17, 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

|                                            |   |                             |
|--------------------------------------------|---|-----------------------------|
| <b>IN RE: PETITION FOR ADMIN. VARIANCE</b> | * | BEFORE THE                  |
| <b>(11415 Notchcliff Rd.)</b>              |   |                             |
| 11 <sup>th</sup> Election District         | * | OFFICE OF ADMINISTRATIVE    |
| 3 <sup>rd</sup> Council District           |   |                             |
| Dean M. & Patricia M. Landers              | * | HEARINGS FOR                |
| Petitioners                                |   |                             |
|                                            | * | BALTIMORE COUNTY            |
|                                            | * | <b>CASE NO. 2019-0426-A</b> |

\* \* \* \* \*

### **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, Dean M. and Patricia M. Landers (“Petitioners”). The Petitioners are requesting Variance relief pursuant to § 400.3 of the Baltimore County Zoning Regulations (“BCZR”), to permit an accessory structure (shed) with a height of 19 ft. in lieu of the maximum permitted 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 August 23, 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 § 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

ORDER RECEIVED FOR FILING

Date 9/17/19  
By Sen

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.

Although the Department of Planning did not make any recommendations related to the accessory structure (shed) height and usage, I will impose conditions that the accessory structure (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 17<sup>th</sup> day of **September, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.3 of the Baltimore County Zoning Regulations ("BCZR"), to permit an accessory structure (shed) with a height of 19 ft. in lieu of the maximum permitted 15 ft., 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 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.
- Petitioners or subsequent owners shall not convert the accessory structure (shed) into a dwelling unit or apartment. The accessory structure (shed) shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
- The accessory structure (shed) shall not be used for commercial purposes.

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Date

9/17/19

By

Sen

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

  
LAWRENCE M. STAHL  
Administrative Law Judge for  
Baltimore County

LMS:dlw

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Date 9/17/19

By Sen





# 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 11415 NOTCHCLIFF ROAD Currently zoned BC5  
Deed Reference L-146861 F. 621 10 Digit Tax Account # 1123054410  
Owner(s) Printed Name(s) DEAN M. & PATRICIA M. LANDERS

(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:

- ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 400-3 (BCZR) TO PERMIT AN ACCESSORY STRUCTURE (SHED) WITH A HEIGHT OF 19 FEET IN LIEU OF THE MAXIMUM PERMITTED 15 FEET.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

- ☐ **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.

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Date 9/17/19

By DLN

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Owner(s)/Petitioner(s):

DEAN M. LANDERS PATRICIA M. LANDERS

Name #1 - Type or Print

Name #2 - Type or Print

Dean M. Landers

Signature #1

Patricia M. Landers

Signature #2

11415 NOTCHCLIFF RD. GLEN ARM, MD

Mailing Address

City

State

21057 (443) 579-3407

Zip Code

Telephone #

dlanders@landers

Email Address

appliance.com

Representative to be contacted:

DAVID BILLINGSLEY

Name - Type or Print

David Billingsley

Signature

601 CHARYWOOD ST EDGEWOOD MD.

Mailing Address

City

State

21040 (410) 679-8719

Zip Code

Telephone #

dwb0209@yahoo.com

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 2019-0426A

Filing Date 8/14/19

Estimated Posting Date 8/25/19

Reviewer gh

Rev 5/5/2016



# 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: 11415 NOTCHCLIFF RD GLEN ARM MO 21057  
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)

Dean M. Landers  
Signature of Owner (Affiant)

DEAN M. LANDERS  
Name- Print or Type

Patricia Milan Landers  
Signature of Owner (Affiant)

PATRICIA M. LANDERS  
Name- Print or Type

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

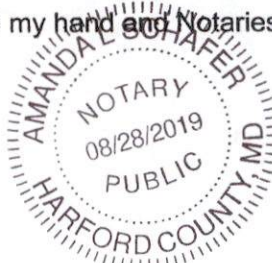
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

Print name(s) here: Dean Landers and Patricia Landers

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

AS WITNESS my hand and Notaries Seal



Notary Public

My Commission Expires

AMANDA L. SCHAFER  
NOTARY PUBLIC  
HARFORD COUNTY  
MARYLAND

My Commission Expires 08-28-2019

ORDER RECEIVED FOR FILING

Date

By

REV. 5/5/2016

I recently obtained a permit to construct a shed on my property to be used as a small work shop and storage area. Once I obtained the permit, and after speaking with the builder, I realized that the 15 foot height restriction would not permit any storage in the roof truss area.

I am requesting that a variance be granted to permit a height of 19 feet so that some storage area can be provided above the shop area. The shed will not be used for any commercial purposes or to create any additional living space.

2019-0428-A

## **ZONING DESCRIPTION 11415 NOTCHCLIFF ROAD**

Beginning for the same at a point on the east side of Notchcliff Road (future 60 feet wide) distant 2695 feet southerly from its intersection with the center of Glen Arm Road, thence being all of Lot 1, Block A as shown on the plat entitled Notchcliff Heights recorded among the Baltimore County plat records in Plat Book 31 Folio 118.

Containing 32,103 square feet or 0.737 acre of land, more or less.

Being known as 11415 Notchcliff Road. Located in the 11<sup>TH</sup> Election District, 3<sup>RD</sup> Councilmanic District of Baltimore County, Md.

2019-0425-11



# CERTIFICATE OF POSTING

Date: AUGUST 23, 2019

RE: Project Name: 11415 NOTCHCLIFF ROAD # 2  
Case Number /PAI Number: 2019-0426-A  
Petitioner/Developer: DEAN LANDERS  
Date of Hearing/Closing: AUGUST 9, 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 11415 NOTCHCLIFF ROAD

The sign(s) were posted on AUGUST 23, 2019  
(Month, Day, Year)

Aug 23, 2019 10:38:51 AM

## ZONING NOTICE

### ADMINISTRATIVE VARIANCE

**11415 NOTCHCLIFF ROAD**  
**CASE NO. 2019-0426-A**

REQUEST TO PERMIT A PROPOSED ACCESSORY  
STRUCTURE (SHED) WITH A HEIGHT OF 19 FEET IN LIEU  
OF THE MAXIMUM PERMITTED 15 FEET

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 Office before 5 P.M. on SEPTEMBER 9, 2019. Additional information is available at the Department of Permits, Approval and Inspections, Baltimore County Office Building, 111 West Chesapeake Avenue, Towson, Md. 21204 (410) 887-3391. UNDER PENALTY OF LAW, DO NOT REMOVE THIS SIGN UNTIL AFTER THE ABOVE DATE.

*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)

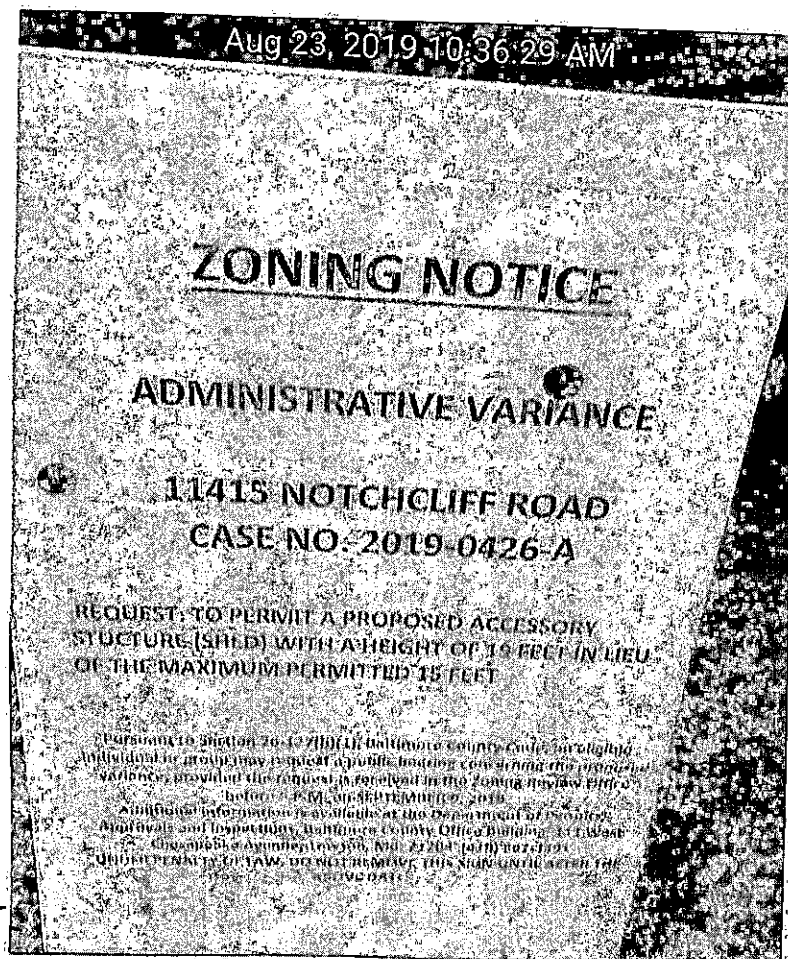
# CERTIFICATE OF POSTING

Date: AUGUST 23, 2019

RE: Project Name: 11415 NOTCHCLIFF ROAD  
Case Number /PAI Number: 2019-0426-A  
Petitioner/Developer: DEAN LANDERS  
Date of Hearing/Closing: AUGUST 9, 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 11415 NOTCHCLIFF ROAD

The sign(s) were posted on AUGUST 23, 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: AUGUST 23, 2019

RE: Project Name: 11415 NOTCHCLIFF ROAD #1  
Case Number /PAI Number: 2019-0426-A  
Petitioner/Developer: DEAN LANDERS  
Date of Hearing/Closing: AUGUST 9, 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 11415 NOTCHCLIFF ROAD

The sign(s) were posted on AUGUST 23, 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)

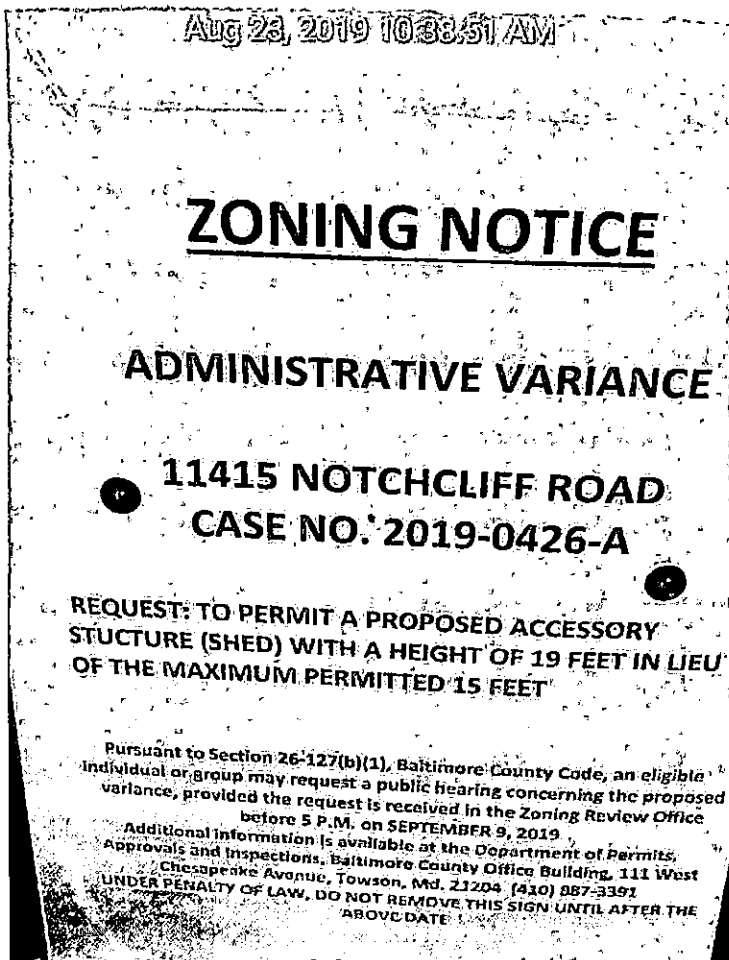
# CERTIFICATE OF POSTING

Date: AUGUST 23, 2019

RE: Project Name: 11415 NOTCHCLIFF ROAD # 2  
Case Number /PAI Number: 2019-0426-A  
Petitioner/Developer: DEAN LANDERS  
Date of Hearing/Closing: AUGUST 9, 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 11415 NOTCHCLIFF ROAD

The sign(s) were posted on AUGUST 23, 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)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0426 -A Address 11415 Notch Cliff Rd  
Contact Person: BARY Nwuk Phone Number: 410-887-3391  
Planner, Please Print Your Name  
Filing Date: 8/14/19 Posting Date: 8/25/19 Closing Date: 9/9/19

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- 0426 -A Address 11415 Notch Cliff Road  
Petitioner's Name Dean & Patricia Lenders Telephone 443-579-3407  
Posting Date: 8/25/19 Closing Date: 9/9/19  
Wording for Sign: To Permit a proposed shed with a height of  
19 feet in lieu of the maximum 15 feet.

Revised 6/30/2019

**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/neighbor 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.**

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**For Newspaper Advertising:**

Case Number: 2019-0425-A  
Property Address: 11415 NOTCH CLIFF RD  
Property Description: \_\_\_\_\_  
\_\_\_\_\_  
Legal Owners (Petitioners): LANDERS  
Contract Purchaser/Lessee: \_\_\_\_\_

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAVE BILLINGSLEY  
Company/Firm (if applicable): \_\_\_\_\_  
Address: 601 CHARYWOOD CT.  
EDGEWOOD MD. 21040  
\_\_\_\_\_  
Telephone Number: (410) 679-8319

Revised 7/9/2015





JOHN A. OLSZEWSKI, JR.  
*County Executive*

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

September 10, 2019

Dean M. & Patricia M. Landers  
11415 Notchcliff Road  
Glen Arm MD 21057

RE: Case Number: 2019-0426-A, 11415 Notchcliff Road

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 August 14, 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 circular stamp or seal.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel  
David Billingsley 601 Charwood Court Edgewood MD 21040

**MDOT**  
MARYLAND DEPARTMENT  
OF TRANSPORTATION  
STATE HIGHWAY  
ADMINISTRATION

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

Date: 8/21/19

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. **2019-0426-A**

*Administrative Variance  
Deantr. & Patricia M. Landers  
11415 Hotchkiss 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



9-9-19

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: August 21, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0426-A  
Address 11415 Notchcliff Road  
(Landers Property)

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

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

Reviewer: Steve Ford

## Debra Wiley

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**From:** Debra Wiley  
**Sent:** Thursday, September 12, 2019 2:07 PM  
**To:** Jenae Johnson  
**Cc:** Aaron K Tsui; Christina Y Frink; Gary M Hucik  
**Subject:** Administrative Variances - Closing Date: 9/9/19

Hi Jenae,

In reviewing the case files, it appears the following are missing pertinent items needed to prepare Orders:

- 2019-0427-A – 3216 Midfield Rd. – Missing sign posting (Aaron Tsui)
- 2019-0430-A – 325 Academy Ave. – Missing sign posting & **Not principal residence per SDAT** (Christina Frink)
- 2019-0426-A – 11415 Notchcliff Rd. – Missing photos (Gary Hucik) ✓ rec'd 9-16

Thanks in advance; it is appreciated.

**C H E C K L I S T**Support/Oppose/  
Conditions/  
Comments/  
No CommentComment  
ReceivedDepartment

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent \_\_\_\_\_)

8-21

DEPS

(if not received, date e-mail sent \_\_\_\_\_)

NC

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<sup>st</sup>)Date: 8-23-19by B. BringleySIGN POSTING (2<sup>nd</sup>)

Date: \_\_\_\_\_

by \_\_\_\_\_

PEOPLE'S COUNSEL APPEARANCE

Yes ☐No ☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes ☐No ☐

Comments, if any:

photo  
Missing sign post. - Email to Jenae + Gary HumeRec'd  
9-16



## 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 - 11 Account Number - 1123054410                     |
| Owner Information                 |                                                 |                                                               |
| Owner Name:                       | LANDERS DEAN MARTIN<br>LANDERS PATRICIA MILAN   | Use: RESIDENTIAL<br>Principal Residence: YES                  |
| Mailing Address:                  | 11415 NOTCHCLIFF ROAD<br>GLEN ARM MD 21057-9443 | Deed Reference: /14686/ 00621                                 |
| Location & Structure Information  |                                                 |                                                               |
| Premises Address:                 | 11415 NOTCHCLIFF RD<br>0-0000                   | Legal Description: 11415 NOTCHCLIFF RD<br>NOTCH CLIFF HEIGHTS |
| Map:                              | Grid:                                           | Parcel:                                                       |
| 0062                              | 0005                                            | 0107                                                          |
| Sub District:                     | Subdivision:                                    | Section:                                                      |
|                                   | 0000                                            |                                                               |
| Block:                            | Lot:                                            | Assessment Year:                                              |
| A                                 | 1                                               | 2018                                                          |
| Plat No:                          | Plat Ref:                                       |                                                               |
|                                   | 0031/<br>0118                                   |                                                               |
| Special Tax Areas:                |                                                 | Town: NONE                                                    |
|                                   |                                                 | Ad Valorem:                                                   |
|                                   |                                                 | Tax Class:                                                    |
| Primary Structure Built           | Above Grade Living Area                         | Finished Basement Area                                        |
| 1967                              | 1,711 SF                                        | 850 SF                                                        |
| Property Land Area                | County Use                                      |                                                               |
| 32,103 SF                         | 04                                              |                                                               |
| Stories                           | Basement                                        | Type                                                          |
| Split Foyer                       | YES                                             | SPLIT FOYER                                                   |
| Exterior                          | Full/Half Bath                                  | Garage                                                        |
| FRAME                             | 3 full                                          | 1 Attached                                                    |
| Last Major Renovation             |                                                 |                                                               |
| Value Information                 |                                                 |                                                               |
|                                   | Base Value                                      | Value                                                         |
|                                   |                                                 | As of 01/01/2018                                              |
| Land:                             | 140,700                                         | 140,700                                                       |
| Improvements                      | 171,400                                         | 167,800                                                       |
| Total:                            | 312,100                                         | 308,500                                                       |
| Preferential Land:                | 0                                               | 0                                                             |
|                                   |                                                 | Phase-in Assessments                                          |
|                                   |                                                 | As of 07/01/2019                                              |
|                                   |                                                 | As of 07/01/2020                                              |
|                                   |                                                 | 308,500                                                       |
|                                   |                                                 | 308,500                                                       |
| Transfer Information              |                                                 |                                                               |
| Seller: MARSH DAVID G             | Date: 09/11/2000                                | Price: \$213,000                                              |
| Type: ARMS LENGTH IMPROVED        | Deed1: /14686/ 00621                            | Deed2:                                                        |
| Seller: BOYD WILLIAM A            | Date: 10/11/1988                                | Price: \$210,000                                              |
| Type: ARMS LENGTH IMPROVED        | Deed1: /07996/ 00664                            | Deed2:                                                        |
| Seller:                           | Date:                                           | Price:                                                        |
| Type:                             | Deed1:                                          | Deed2:                                                        |
| Exemption Information             |                                                 |                                                               |
| Partial Exempt Assessments:       | Class                                           | 07/01/2019                                                    |
| County:                           | 000                                             | 0.00                                                          |
| State:                            | 000                                             | 0.00                                                          |
| Municipal:                        | 000                                             | 0.00 0.00                                                     |
| Tax Exempt:                       | Special Tax Recapture:                          |                                                               |
| Exempt Class:                     | NONE                                            |                                                               |
| Homestead Application Information |                                                 |                                                               |



**Homestead Application Status:** Approved 03/29/2011

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Homeowners' Tax Credit Application Information

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

**Date:**

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9-9-19

## ZAC AGENDA

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**Case Number:** 2019-0425-A      **Reviewer:** Aaron Tsui  
**Existing Use:** RESIDENTIAL    **Proposed Use:** RESIDENTIAL  
**Type:** ADMINISTRATIVE VARIANCE  
**Legal Owner:** Robert H Bachelor  
**Contract Purchaser:** No Contract Purchaser was set.

**Critical Area:** No    **Flood Plain:** No    **Historic:** No    **Election Dist:** 11    **Council Dist:** 3

**Property Address:** 12940 BOTTOM RD

**Location:** WS of Bottom Road; 2,000 feet SWS of centerline of Church Lane.

**Existing Zoning:** RC 2

**Area:** 8.12 AC

**Proposed Zoning:**

ADMINISTRATIVE VARIANCE:

400.1 OF BCZF to permit a proposed accessory building (ground mounted solar panels) to be located in the front yard of the dwelling in lieu of the required to be located in the rear yard.

**Attorney:** Not Available

**Prior Zoning Cases:** None

**Concurrent Cases:** None

**Violation Cases:** None

**Closing Date:**

**Miscellaneous Notes:**

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**Case Number:** 2019-0426-A      **Reviewer:** Gary Hucik  
**Existing Use:** RESIDENTIAL    **Proposed Use:** RESIDENTIAL  
**Type:** ADMINISTRATIVE VARIANCE  
**Legal Owner:** Dean M., Patricia M. Landers  
**Contract Purchaser:** No Contract Purchaser was set.

**Critical Area:** No    **Flood Plain:** No    **Historic:** No    **Election Dist:** 11    **Council Dist:** 3

**Property Address:** 11415 NOTCHCLIFF RD

**Location:** East side of Notch Cliff Road South 2695 to the centerline of Glen Arm

**Existing Zoning:** RC 5

**Area:** .737 AC

**Proposed Zoning:**

ADMINISTRATIVE VARIANCE:

400.3 BCZR To permit an accessory structure (shed) with a height of 19 feet in lieu of the maximum permitted 15 feet.

**Attorney:** Not Available

**Prior Zoning Cases:** None

**Concurrent Cases:** None

**Violation Cases:** None

**Closing Date:** 09/09/2019

**Miscellaneous Notes:**

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RC-2

Pt. Bk. 0000079, Folio 0248  
2009-0264-SPH  
1994-0310-A

11505

Lot # 3

1108005400

11503

Pt. Bk. 0000031, Folio 0118 1108032820

Lot # 2

PAI # 118027

PAI # 118027

Pt. Bk./Folio # 031118A

11501

Lot # 1

1110025790

1105074051

3 CD NE 13-E

1900013726

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

062B1 RC 5

062C1

11415

Lot # 1

1123054410

11 ED

NE 13-F

Lot # 1

1989-0533-A

1900000933

11413

PAI # 110173

Pt. Bk./Folio # 047030

PAI # 110173

PAI # 110173

Lot # 2

2002-0137-SPH

1900000934

Pt. Bk. 0000047, Folio 0030

11411

Lot # 1

2500012075

PAI # 110796

Pt. Bk. 0000031, Folio 0118

PAI # 110796

PAI # 110796

PAI # 110796

1108032860

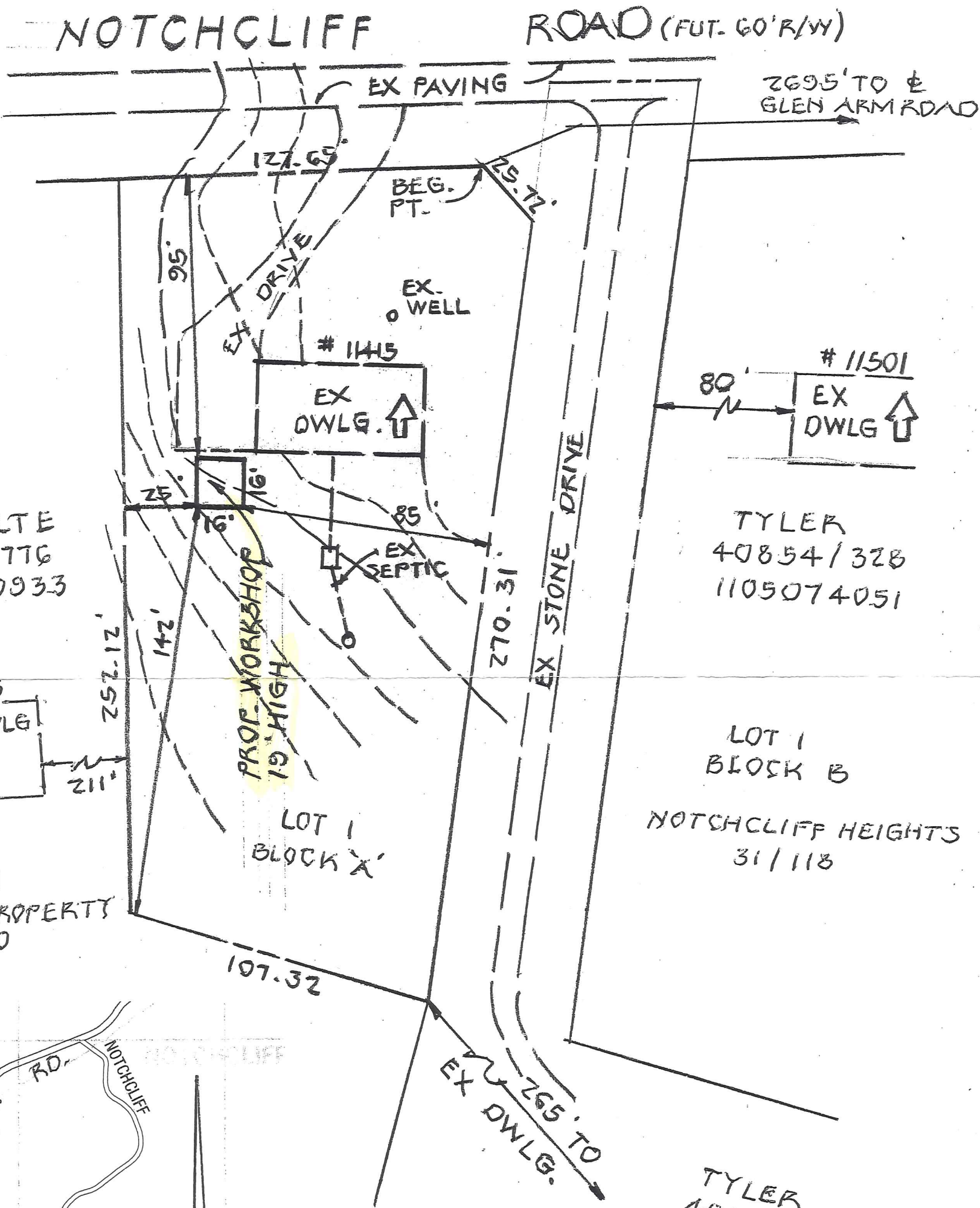
NOTCHCLIFF RD

2019-0456-A



NOTES

1. ZONING.....RC5 (MAP 062C1)
2. LOT AREA....32,103 SF = 0.737 ACRE +/-
3. PRIVATE WATER AND SEWER
4. NO PREVIOUS ZONING HISTORY OR VIOLATIONS ARE KNOWN TO EXIST
5. NO CRITICAL AREAS, HISTORIC SITES OR STRUCTURES, ARCHEOLOGIC SITES, 100 YEAR FLOOD ZONES OR UNDERGROUND STORAGE TANKS ARE KNOWN TO EXIST



CENTRAL DRAFTING & DESIGN  
601 CHARWOOD COURT  
EDGEWOOD, MD 21040  
(410) 679-8719

PLAT TO ACCOMPANY PETITION FOR  
ADMINISTRATIVE VARIANCE

11415 NOTCHCLIFF ROAD

LOT 1, BLOCK A NOTCHCLIFF HEIGHTS PB. 31 F. 118  
ELECTION DISTRICT 11C3 BALTIMORE COUNTY, MD.

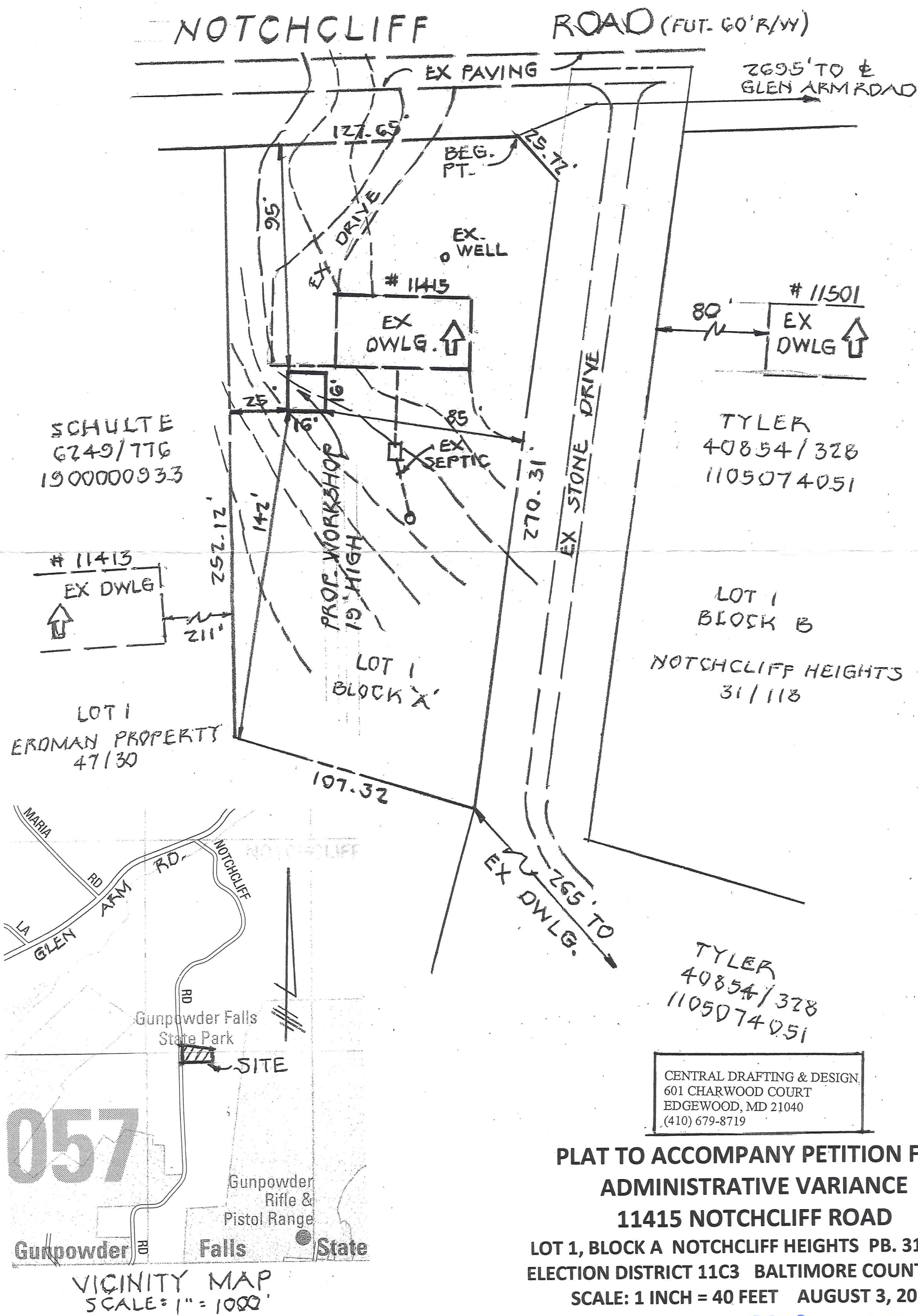
SCALE: 1 INCH = 40 FEET AUGUST 3, 2019

2019-0426-A

Pet. Ex. 1



- 1. ZONING.....RC5 (MAP 062C1)**
- 2. LOT AREA....32,103 SF = 0.737 ACRE +/-**
- 3. PRIVATE WATER AND SEWER**
- 4. NO PREVIOUS ZONING HISTORY OR VIOLATIONS ARE KNOWN TO EXIST**
- 5. NO CRITICAL AREAS, HISTORIC SITES OR STRUCTURES, ARCHEOLOGIC SITES, 100 YEAR FLOOD ZONES OR UNDERGROUND STORAGE TANKS ARE KNOWN TO EXIST**



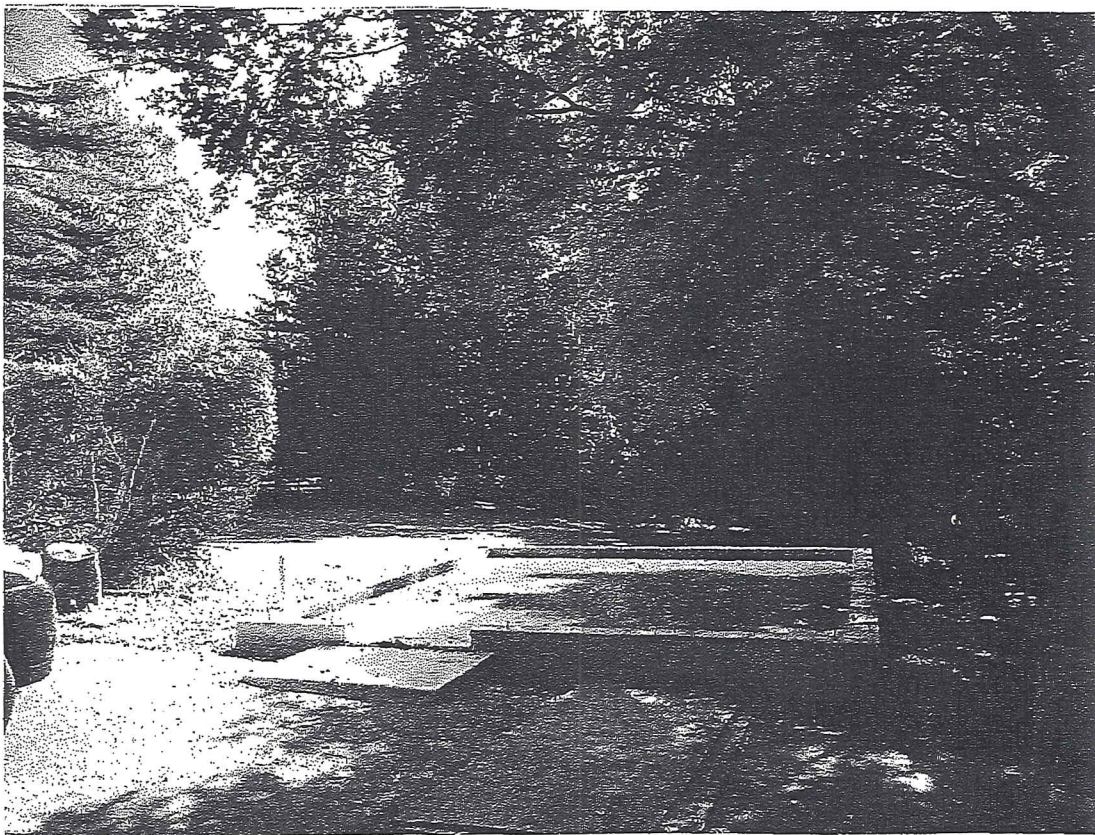
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**PLAT TO ACCOMPANY PETITION FOR  
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11415 NOTCHCLIFF ROAD**

**LOT 1, BLOCK A NOTCHCLIFF HEIGHTS PB. 31 F. 118  
ELECTION DISTRICT 11C3 BALTIMORE COUNTY, MD.  
SCALE: 1 INCH = 40 FEET AUGUST 3, 2019**

2019-0425-A.





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