

MEMORANDUM

DATE: November 5, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0448-A - Appeal Period Expired

The appeal period for the above-referenced case expired on November 4, 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 *
(8 Valley Gate Way)
3rd Election District *
2nd Council District *
Lisa C. & Steven W. Attman *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2019-0448-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, Lisa C. and Steven W. Attman (“Petitioners”). The Petitioners are requesting Variance relief pursuant to Section 1A04.3.B.b of the BCZR, to permit a proposed addition with a side yard setback of 32 ft. in lieu of the required 50 ft., and to amend Lot No. 4 of the Final Development Plan (“FDP”) for Valley Gate. 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. A ZAC comment was received from the Department of Environmental Protection and Sustainability (“DEPS”) dated September 13, 2019, indicating that Ground Water Management will need to review any proposed building permit for an addition since the property is apparently served by well and septic.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 15, 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 10-4-19

By 192

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 4th day of **October, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to Section 1A04.3.B.b of the BCZR, to permit a proposed addition with a side yard setback of 32 ft. in lieu of the required 50 ft., and to amend Lot No. 4 of the Final Development Plan ("FDP") for Valley Gate, 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 must comply with the DEPS ZAC comment, dated September 13, 2019; a copy of which is attached hereto and made a part hereof.

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

ORDER RECEIVED FOR FILING

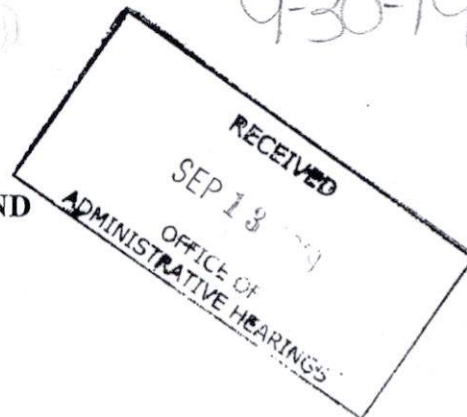
Date 10-4-19

2

By dlw

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: September 13, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0448-A
Address 8 Valley Gate Way
(Attman Property)

Zoning Advisory Committee Meeting of **September 6, 2019**.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. Ground Water Management will need to review any proposed building permit for an addition, since the property is apparently served by well and septic.

Reviewer: Dan Esser

ORDER RECEIVED FOR FILING

Date 10-4-19

By DW



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 8 VALLEY GATE WAY, PIKEVILLE, MD 21208 Currently zoned DR. 1 (vested R15)
 Deed Reference 0055 10022 10 Digit Tax Account # 2000011568
 Owner(s) Printed Name(s) LISA : STEVEN ATTMAN

(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) 1A04.3.B.6; To permit a proposed addition with a side yard side setback of 32 feet in lieu of the required 50 feet and to amend lot #4 of the Final Development Plan (Valley Gate).
 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):

LISA ATTMAN / STEVEN ATTMAN
 Name #1 - Type or Print Name #2 - Type or Print

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

8 VALLEY GATE WAY, PIKEVILLE, MD
 Mailing Address City State

21208 / 443.271.8305 / lisaattman@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:

ERICA WUNDERLICH
 Name - Type or Print

[Signature]
 Signature

15 GREENSPRING VALLEY RD, OWINGS MILLS, MD
 Mailing Address City State

21117 / 410.591.0104 / ericawunderlich@levinbrown.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 2019-0418-A Filing Date 9/4/19 Estimated Posting Date 9/15/19 Reviewer gh

Rev 6/5/2016

no return expires on

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: 8 VALLEY GATE WAY 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)

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

[Signature]
Signature of Owner (Affiant)
STEVE ATTMAN
Name- Print or Type

[Signature]
Signature of Owner (Affiant)
LISA ATTMAN
Name- Print or Type

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

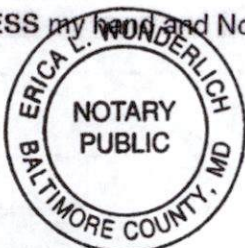
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 03 day of SEPTEMBER, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: STEVEN & LISA ATTMAN

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

AS WITNESS my hand and Notaries Seal



[Signature]
Notary Public
07.29.23
My Commission Expires

My commission expires on 7.29.23

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

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Print or Type Address of property City State Zip Code

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

[Signature]
Signature of Owner (Affiant)
STEVE ATTMAN
Name- Print or Type

[Signature]
Signature of Owner (Affiant)
LISA ATTMAN
Name- Print or Type

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

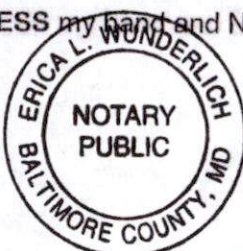
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 03 day of SEPTEMBER, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: LISA & STEVEN ATTMAN

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

AS WITNESS my hand and Notaries Seal



[Signature]
Notary Public
7.29.23
My Commission Expires

My commission expires on 7.29.23



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 8 VALLEY GATE WAY, PIREVILLE, MD 21208 Currently zoned DR. 1 (vested R15)
Deed Reference 0055 10022 10 Digit Tax Account # 2000011568
Owner(s) Printed Name(s) LISA : STEVEN ATTMAN

(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) 1A04.3.B.b; To permit a proposed addition with a side yard set back of 32 feet in lieu of the required 56 feet, and to amend lot #4 of the Final Development Plan (Valley Gate).
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):

LISA ATTMAN / STEVEN ATTMAN
Name #1 - Type or Print Name #2 - Type or Print

Lisa Attman Steven Attman
Signature #1 Signature #2

8 VALLEY GATE WAY, PIREVILLE, MD
Mailing Address City State

21208 / 443.271.8305 / lisaattman@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

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 10 day of April 2019, 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.

Representative to be contacted:

ERICA WUNDERLICH
Name - Type or Print

Erica Wunderlich
Signature

15 GREENSPRING VALLEY RD, OWINGS MILLS, MD
Mailing Address City State

21117 / 410.581.0104 / ericawunderlich@lewinbrown.com
Zip Code Telephone # Email Address

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0448-A Filing Date 9/4/19 Estimated Posting Date 9/5/19 Reviewer gh

Rev 5/5/2016

ZONING PROPERTY DESCRIPTION FOR 8 VALLEY GATE WAY, PIKESVILLE, MARYLAND 21208

*Beginning at a point on the west side of Valley Gate Way which is 50 feet wide at a distance of approximately 566 feet north of the centerline of the nearest improved intersecting street Hooks Lane which is 50 feet wide.

Being Lot #4 section #1 in the subdivision Valley Gate as recorded in Baltimore County Plat Book #55, Folio #22, containing 1.19 acres. Located in 3rd Election district and 2nd Council District.

2019-0448-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 9/15/2019

Case Number: 2019-0448-A

Petitioner / Developer: LEVIN/BROWN & ASSOCIATES, INC. ~

STEVEN W. ATTMAN & LISA C ATTMAN

Date of Closing: SEPTEMBER 30, 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:
8 VALLEY GATE WAY

The sign(s) were posted on: **SEPTEMBER 15, 2019**

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 2019-0448-A

TO PERMIT A PROPOSED SIDE ADDITION WITH A
SIDE YARD SET BACK OF 32 FEET IN LIEU OF THE
REQUIRED 50 FEET, AND TO AMEND LOT 4 OF THE
FINAL DEVELOPMENT PLAN (VALLEY GATE)
8 VALLEY GATE WAY

PUBLIC HEARING?

PURSUANT TO SECTION 16-127 (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
4:00 P.M. ON MONDAY, SEPTEMBER 30, 2019.
ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST GILES AVE., LAKEVIEW TOWNSHIP, MD 21094, (410) 847-3391.
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER THE 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)



Background Photo 1st Sign @ 8 Valley Gate Way ~ 9/15/2019



Background Photo 2nd Sign @ 8 Valley Gate Way ~ 9/15/2019
CASE # 2019-0448-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0448 -A Address 8 Valley Gate Way
 Contact Person: GARY HUCIK Phone Number: 410-887-3391
Planner, Please Print Your Name
 Filing Date: 9/4/19 Posting Date: 9/15/19 Closing Date: 9/30/19

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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- 0448 -A Address 8 Valley Gate Way
 Petitioner's Name Steven W Altman & Lisa C Altman Telephone 410-581-0104
 Posting Date: 9/15/19 Closing Date: 9/30/19
 Wording for Sign: To Permit a proposed side addition with a side yard set back of 32 feet in lieu of the required 50 feet, and to amend lot 4 of Final Development Plan (Valley Gate).

Revised 6/30/2019

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

No. **187174**

Paid Receipt

Date:

9/4/19

BUSINESS ACTUAL DATE
 9/04/2019 9/04/2019 09:19:56
 RECEIVED BY
 5 FOR 2019-000000000000
 150.00
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		0150				150.00

Total:

150.00

Rec
 From:

Levin Brown

For:

2019-0748-A

8 Valley Gate Way

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

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

No. **187174**

Date: **9/4/19**

PAID RECEIPT

RECEIVED BY: **LEVIN BROWN**
 DATE: **9/4/19**
 AMOUNT: **150.00**
 FOR: **2019-0448-A**
 8 Valley Gate Way
 BALTIMORE COUNTY, MARYLAND

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	804	0000		6150					150.00

Total: **150.00**

Rec From: **Levin Brown**

For: **2019-0448-A**
8 Valley Gate Way

**CASHIER'S
 VALIDATION**

DISTRIBUTION

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



JOHN A. OLSZEWSKI, JR.
County Executive

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

September 30, 2019

Erica Wonderlich
15 Greenspring Valley Road
Owings Mills MD 21117

RE: Case Number: 2019-0448-A, 8 Valley Gate Way

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 September 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 the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Lisa Attman & Steven Attman 8 Valley Gate Way Pikeville MD 21208

Date: 9/9/19

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

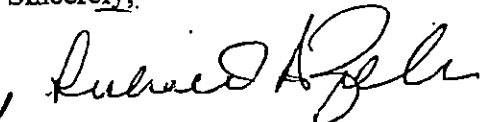
Dear Ms. Lewis:

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. 2019-0448-A

*Administrative Variance
Listed Steven Attman
8 Valley Gate Way*

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).

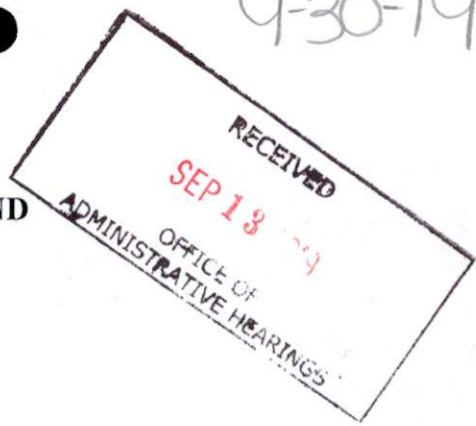
Sincerely,



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

WW/RAZ

9-30-19



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: September 13, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0448-A
Address 8 Valley Gate Way
(Attman Property)

Zoning Advisory Committee Meeting of **September 6, 2019.**

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. Ground Water Management will need to review any proposed building permit for an addition, since the property is apparently served by well and septic.

Reviewer: Dan Esser

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>9-13</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>9-9</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>9-15-19</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 (w4)

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 - 2000011568			
Owner Information					
Owner Name:	ATTMAN STEVEN W ATTMAN LISA C		Use:	RESIDENTIAL	
Mailing Address:	8 VALLEY GATE WAY BALTIMORE MD 21208		Principal Residence:	YES	
			Deed Reference:	/08310/ 00451	
Location & Structure Information					
Premises Address:	8 VALLEY GATE WAY 0-0000		Legal Description:	1.19 AC	
				VALLEY GATE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0068	0014	0289		0000	1
					Block:
					4
					Assessment Year:
					2020
					Plat No:
					Plat Ref: 0055/ 0022
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1993		4,030 SF		1,1900 AC	
County Use				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	BRICK	3 full/ 2 half	1 Attached
Last Major Renovation					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2017		07/01/2019	
				As of	
				07/01/2020	
Land:	162,400	162,400			
Improvements	492,400	492,400			
Total:	654,800	654,800		654,800	
Preferential Land:	0				
Transfer Information					
Seller: GENSLER KENNY PAUL		Date: 10/30/1989		Price: \$185,000	
Type: ARMS LENGTH IMPROVED		Deed1: /08310/ 00451		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2019		07/01/2020	
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 04/30/2008					
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.

2019-0448-A

ZAC AGENDA

Case Number: 2019-0447-A **Reviewer:** Jun Fernando
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Patricia Fauntleroy
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 708 KAHN DR

Location: North side of Kahn Dr at the distance of 301' west from the centerline of Glenrock Road.

Existing Zoning: DR 5.5

Area: 7,335 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

1B02.3.B & 301.1 BCZR To permit an open projection addition (carport) with a side yard setback of 0' in lieu of the required 6'.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 09/30/2019

Miscellaneous Notes:

Case Number: 2019-0448-A **Reviewer:** Gary Hucik
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Lisa & Steven Attman
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 8 VALLEY GATE WAY

Location: West side of Valley Gate Way North 566 feet to the centerline of Hooks Lane.

Existing Zoning: DR 1

Area: 1.19 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

1A04.3.B.b. To permit a proposed addition with a side yard setback of 32 feet in lieu of the required 50 feet, and to amend lot #4 of the final development plan (Valley Gate).

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 09/30/2019

Miscellaneous Notes:



3. VIEW OF EXISTING CLOSET TO GET NEW 16' EXTENSION.



4. VIEW OF OTHER SIDE OF AREA TO GET EXTENSION.

2019-0418-A



1. REAR OF EXISTING HOUSE. VIEW TOWARD NEIGHBOR AT 10 VALLEY GATE WAY.



2. VIEW OF AREA TO GET ADDITION FROM FRONT OF HOUSE .

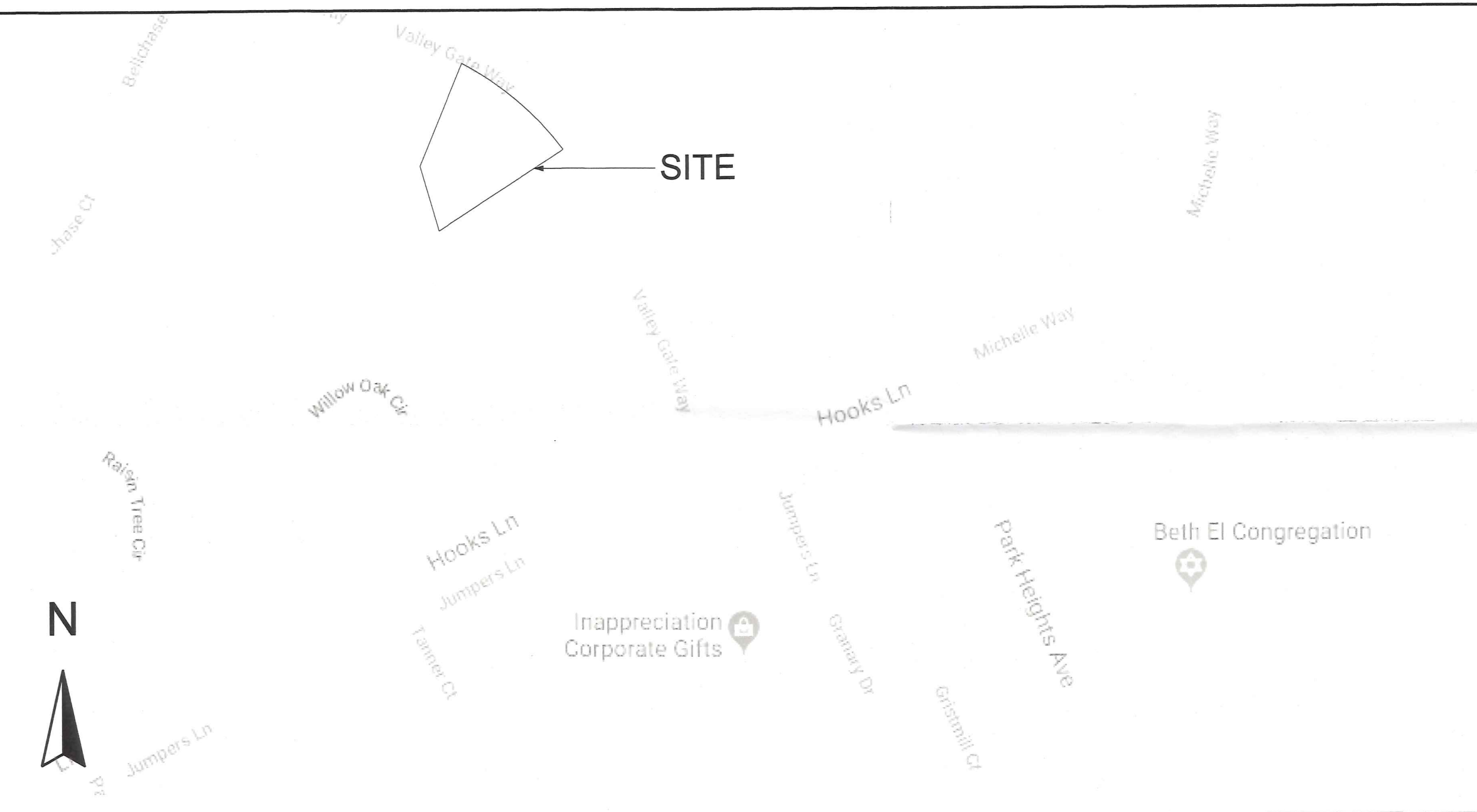
2019- 04/8 -A



ATTMAN CLOSET ADDITION/RENOVATION

8 VALLEY GATE WAY PIKESVILLE MARYLAND 21208

SITE LOCATION MAP (NTS):



BUILDING DATA:

JURISDICTION: BALTIMORE COUNTY, MARYLAND

APPLICABLE CODES: 2015 IRC, 2015 INTERNATIONAL MECHANICAL CODE, 2015 INTERNATIONAL ENERGY CODE
2015 NATIONAL STANDARD PLUMBING CODE, 2015 NFPA 101, 2017 NATIONAL ELECTRICAL CODE

TYPE OF WORK: ONE-STORY CLOSET ADDITION TO EXISTING TWO-STORY SINGLE FAMILY DWELLING

TYPE OF CONSTRUCTION: MASONRY & WOOD CONSTRUCTION

ELECTION DISTRICT: 03 COUNCILMANIC DISTRICT: 02

TAX ACCT #: 2000011568

TAX MAP: 0068 GRID: 0014 PARCEL: 0298 SUBDIVISION: VALLEY GATE SECTION: 1 LOT: 4

PLAT BOOK: 0055 FOLIO: 0022

ZONING: DR 1 (Vested RCS)

PROPERTY: +/- 1.19 AC

EXISTING SQUARE FEET: +/- 4,000 SF

PROPOSED ADDITION SQUARE FEET: +/- 345 SF

IN FLOOD PLAIN: NO

WATER: PRIVATE SEWER: PRIVATE

PRIOR HEARINGS: NONE

HISTORIC: NO

OWNER:

Lisa & Steven Attman
8 Valley Gate Way
Pikesville, Maryland 21208

Contact: Mrs. Lisa Attman
Phone: (443) 271-8305
Email: lisaattman@gmail.com

ARCHITECT:

Levin/Brown & Associates, Inc.
15 Greenspring Valley Road
Owings Mills, Maryland 21117

Erica Wunderlich, AIA
Project Architect
Phone: (410) 581-0104
Email: ericaw@levinbrown.com

STRUCTURAL ENGINEER:

Levin/Brown & Associates, Inc.
15 Greenspring Valley Road
Owings Mills, Maryland 21117

Murray Weinter, P.E.

Phone: (410) 581-0104
Email: murrayw@levinbrown.com

DRAWING INDEX:

LIST OF DRAWINGS

CS-1 COVER SHEET & SITE PLAN/VARIANCE INFO

FLOOR PLANS:
A-101 FIRST FLOOR PLAN
A-103 ROOF PLAN

ELEVATIONS:
A-200 EXTERIOR ELEVATIONS

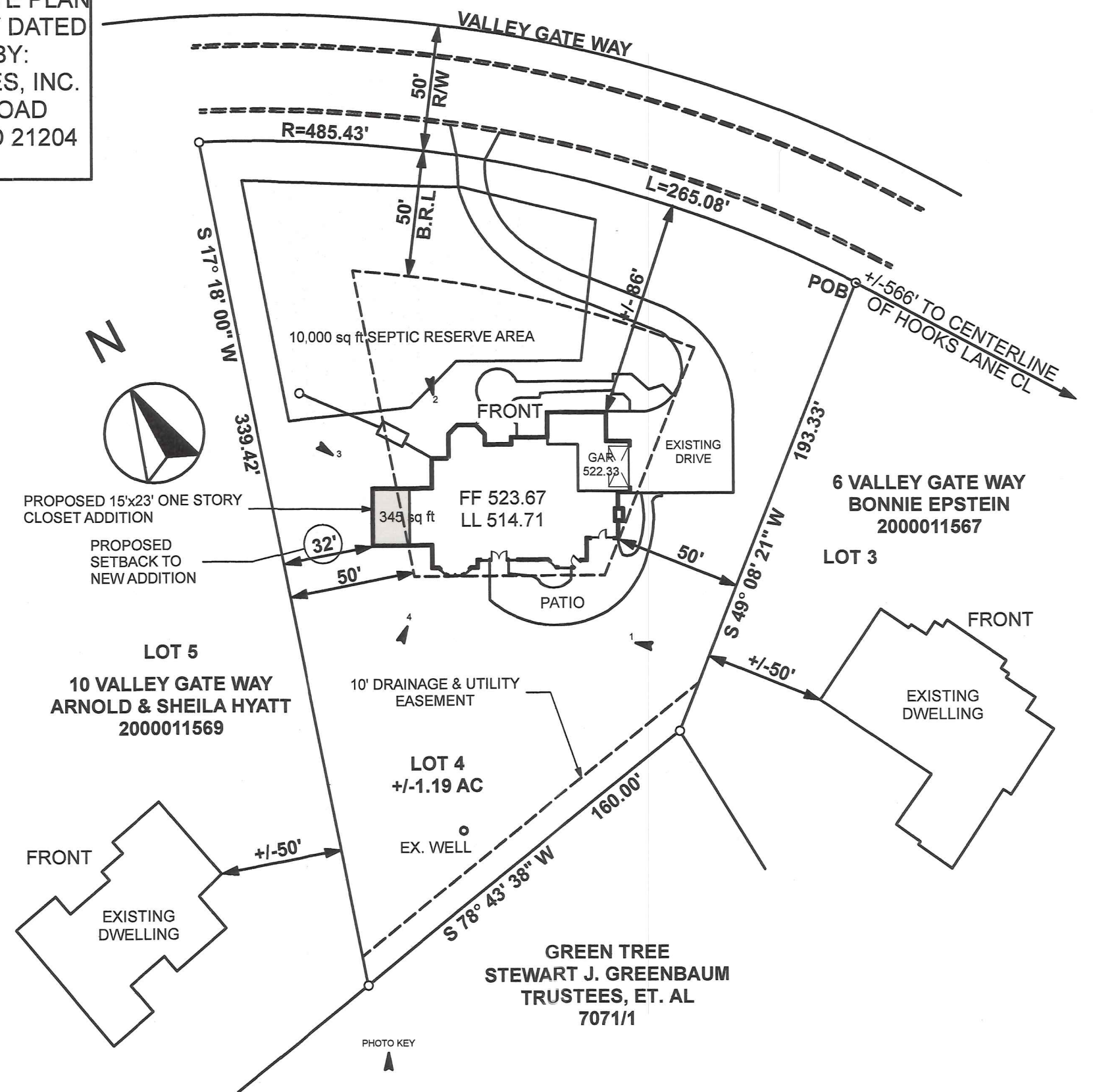
BUILDING & WALL SECTIONS:
A-300 BUILDING SECTIONS

LIST OF STRUCTURAL DRAWINGS

S-100 FOUNDATION & FIRST FLOOR FRAMING PLAN
S-101 LOW ROOF FRAMING PLAN

S-200 STRUCTURAL NOTES & DETAILS

INFORMATION FOR SITE PLAN
TAKEN FROM SURVEY DATED
AUGUST 6, 1992 BY:
DUVALL & ASSOCIATES, INC.
530 EAST JOPPA ROAD
TOWSON, MARYLAND 21204
(310)583-9571



1 SITE PLAN DRAWN BY ERICA WUNDERLICH 08/26/2019
SCALE: 1" = 50'

2015 IECC CODE COMPLIANCE:

2015 IECC CODE COMPLIANCE	
R301.1 Climate zone 4A	R402.4.2 Fireplaces: New wood burning fireplaces will have tight-fitting flue dampers or doors, and outdoor combustion air. Fireplace doors shall be listed and labeled in accordance with UL 127 (factory built fireplace) and UL 907 (masonry fireplace).
R401.2 Compliance Method: Mandatory and Prescriptive Provisions	R402.4.4 Rooms containing fuel-burning appliances where open combustion air ducts provide combustion air to open combustion fuel burning appliances, the appliances and combustion air shall be located outside the building thermal envelope or enclosed in a room isolated from inside the thermal envelope. Exceptions: 1. Direct vent appliances with both intake and exhaust pipes installed continuous to the outside. 2. Fireplaces and stoves complying with Section R402.4.2 and Section R1006 of the IRC.
R402.1.1 Vapor Retarder: Wall assemblies in the building thermal envelope shall comply with vapor retarder requirements of Section R702.7 of the International Residential Code, 2015 Edition.	++++ R402.4.5 Recessed Lighting Recessed luminaries installed in the building thermal envelope shall be sealed to limit air leakage.
R402.1.2 Attic Insulation: Raised Heel Trusses R-49 R-38	R403.1.1 Thermostat All dwelling units will have at least (1) programmable thermostat for each separate heating and cooling system per 2015 IECC Section 403.1.1.
R402.1.2 Wood Frame Wall: R-20 or R13 + R5 continuous insulation.	R403.1.2 Where a Heat pump system having supplementary electric resistance heat is used the thermostat shall prevent the supplementary heat from coming on when heat pump can meet heating load.
R402.1.2 Basement Wall Insulation: R-13/R-10 Foil Faced Continuous, uninterrupted Batts Full Height	R403.3.1 Mechanical Duct Insulation Supply and Return Ducts in Attic R-8 minimum, R-6 when less than 3 inches. Supply and Return Ducts outside of conditioned spaces R-8 minimum. All other ducts except those located completely inside the building thermal envelope R-6 minimum. Ducts located under concrete slabs must be R-6 minimum.
R402.1.2 Crawl Space Wall Insulation: R-13/R-10 Foil faced Continuous Batts Full Height extending from floor above to finish grade level and then vertically or horizontally an additional 2' -0".	R403.3.2 Duct Sealing All ducts, air handlers, filter boxes will be sealed. Joints and seams will comply with section M1601.4.1 of the IRC. A duct tightness test ("Duct Blaster" duct total leakage test) will be performed on all homes and shall be verified by either a post construction test or a rough-in test. Duct tightness test is not required if the air handler and all ducts are located within the conditioned space.
R402.1.2 Floor Insulation over Unconditioned Space: R-19 batt insulation.	R403.6 Mechanical Ventilation Outdoor (make-up and exhausts) air ducts to be provided with automatic or gravity damper that close when the ventilation system is not operating.
R402.1.2 Window U-Value/SHGC .35 (U-Value) .40 (SHGC)	R403.6.1 Whole-house mechanical ventilation system fan efficiency to comply with TABLE R403.6.1.
R402.2.10 Slab on Grade Floors Less Than 12" Below Grade: R-10 Rigid Foam Board Under Slab Extending Either 2' -0" Horizontally or 2' -0" Vertically	R403.7 Equipment Sizing shall comply with R403.7.
R402.2.4 Attic Access: Attic access scuttle will be weatherstripped and insulated R-49	R404.1 Lighting Equipment A minimum of 75% of all lamps (lights) must be high-efficacy lamps.
R402.4 Building Thermal Envelope (air leakage): Exterior walls and penetrations will be sealed per this section of the 2015 IECC with caulk, gaskets, weatherstripping or an air barrier of suitable material. Sealing methods between dissimilar materials shall allow sealing for differential expansion and contraction.	This contractor also responsible for generating Certificate of Compliance and affixing to electrical panel or within 6 feet of the electrical panel and be readily visible.
R402.4.1.2 Building Thermal Envelope Tightness Test: Building envelope shall be tested and verified as having an air leakage rate of not exceeding 3 air changes per hour. Testing shall be conducted in accordance with ASTM E 779 or ASTM E 1827 with (blower door) at a pressure of 0.2 inches w.g. (50 pascals). Testing shall be conducted by an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the building inspector.	

PROFESSIONAL CERTIFICATION:

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland.

Name: Jay I. Brown Signature:

License Number: A-3822
Expiration Date: 2020-06-19

DATE OF REVISIONS

####
####
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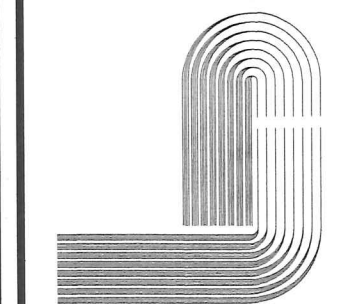
ATTMAN CLOSET ADDITION/RENOVATION
8 VALLEY GATE WAY, PIKESVILLE, MARYLAND 21208

COVER SHEET

DATE 09/04/2019
PROJECT NUMBER 4119

Levin/Brown & Associates, Inc.

15 Greenspring Valley Road
Owings Mills, Maryland 21117-4101
Telephone: (410) 581-0104, Fax: (410) 581-0108
www.levinbrown.com



SHEET NUMBER

CS-1

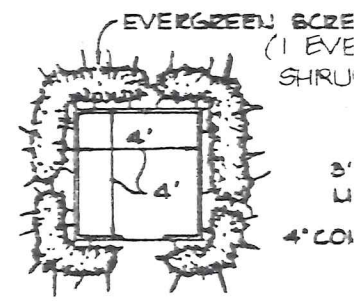
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NATHAN & HONCE LEVY
8207 PARK HEIGHTS AVE
RESIDENTIAL USE
2016/094

BENJAMIN BLUM
6869/189

THIS AREA TO BE
CLEARED FOR SIGHT
DISTANCE. NO VISUAL
OBSTRUCTIONS TO BE
PLACED IN THIS AREA.



TRASH PA

VALLEY ESTATES
Δ 17/31

2019-0448-A