

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

DATE: December 2, 2019  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2019-0476-A - Appeal Period Expired

---

The appeal period for the above-referenced case expired on November 27, 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  
(2007 Thistlewood Road) \*  
3<sup>rd</sup> Election District \* OFFICE OF ADMINISTRATIVE  
2<sup>nd</sup> Council District \* HEARINGS FOR  
Susan & Paul Tanenholz \* BALTIMORE COUNTY  
Petitioners \*  
\* CASE NO. 2019-0476-A

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Susan and Paul Tanenholz ("Petitioners"). The Petitioners are requesting Variance relief from Sections 1B01.2.C.1.b and 301.1 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed screen porch (open projection) with a rear yard setback of 18 ft. in lieu of the required 22.5 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 submitted by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 6, 2019, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (BCC). Based upon the information available, there is no evidence in 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

ORDER RECEIVED FOR FILING

Date 10-28-19

By 192

Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

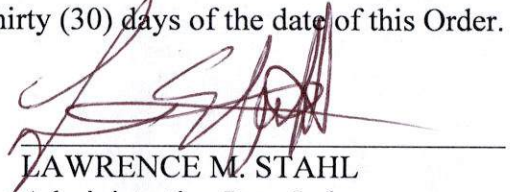
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 28<sup>th</sup> day of **October, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from Sections 1B01.2.C.1.b and 301.1 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed screen porch (open projection) with a rear yard setback of 18 ft. in lieu of the required 22.5 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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 10-28-19

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 2007 Thistlewood Rd Baltimore MD 21209 Currently zoned DR2  
Deed Reference 25993 100345 10 Digit Tax Account # 2400012151  
Owner(s) Printed Name(s) Susan + Paul TANENHOLZ

(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) 1801.2.C.1.b, and 301.1

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):

SUSAN TANENHOLZ / PAUL TANENHOLZ  
Name #1 – Type or Print Name #2 – Type or Print  
[Signature] [Signature]  
Signature #1 Signature #2  
2007 THISTLEWOOD Rd Baltimore MD  
Mailing Address City State  
21209 / 443-540-1011 /  
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:

Michelle Clancy  
Name – Type or Print  
[Signature]  
Signature  
PO Box 310 Perry Hall MD  
Mailing Address City State  
21248 / 443-610-7514 / AppliedAndApproved.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 2019-0476-A Filing Date 9/25/19 Estimated Posting Date 10/6/19 Reviewer gh



# 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: 2007 THISTLEWOOD Rd Baltimore MD 21209  
Print or Type Address of property City State Zip Code

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

WE ARE REQUESTING A VARIANCE TO THE REQUIRED 22.5' REAR SETBACK IN ORDER TO CONSTRUCT A 19'x14' SCREENED PORCH WITH ATTACHED LANDING AND STEPS TO GRADE ON THE REAR OF OUR EXISTING SINGLE FAMILY DWELLING. THE PORCH WE ARE PROPOSING IS MODEST IN NATURE AT ONLY ONE STORY, SCREENED IN INSTEAD OF ENCLOSED ADDITION, AND ONLY 206 SQ. FT. THE RESULTING SETBACK WOULD BE 18', THUS WE ARE ONLY ASKING FOR A 4.5' VARIANCE. THIS REQUEST IN NO WAY WOULD IMPACT THE GENERAL PLAN DUE TO ITS SMALL NATURE. FURTHERMORE, MANY OTHER RESIDENCES IN OUR SUBDIVISION HAVE NEEDED AND OBTAINED A VARIANCE FOR SIMILAR REQUESTS. THESE HOUSES WERE ALL BUILT EITHER RIGHT TO THE BUILDING RESTRICTION LINE, OR WITH 2' TO SPARE. ANY REQUEST THEREFORE WOULD NEED A VARIANCE. WE ATTEMPTED TO MINIMIZE THIS REQUEST. BY UTILIZING OUR EX. DOOR ON THE REAR OF OUR HOUSE, THIS VARIANCE IS THE MINIMUM NECESSARY TO AVOID A PRACTICAL  
Difficulty

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

Susan Tanenholz  
Signature of Owner (Affiant)

Susan Tanenholz  
Name- Print or Type

Paul Tanenholz  
Signature of Owner (Affiant)

Paul TANENHOLZ  
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 21<sup>st</sup> day of September, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Susan + Paul Tanenholz

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

AS WITNESSED by me and Notaries Seal



[Signature]  
Notary Public  
12/27/2020  
My Commission Expires



# 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: 2007 THISTLEWOOD Rd Baltimore MD 21209  
Print or Type Address of property City State Zip Code

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

WE ARE REQUESTING A VARIANCE TO THE REQUIRED 22.5' REAR SETBACK IN ORDER TO CONSTRUCT A 19'x14' SCREENED PORCH WITH ATTACHED LANDING AND STEPS TO GRADE ON THE REAR OF OUR EXISTING SINGLE FAMILY DWELLING. THE PORCH WE ARE PROPOSING IS MODEST IN NATURE AT ONLY ONE STORY, SCREENED IN INSTEAD OF ENCLOSED ADDITION, AND ONLY 266 SQ. FT. THE RESULTING SETBACK WOULD BE 18', THUS WE ARE ONLY ASKING FOR A 4.5' VARIANCE. THIS REQUEST IN NO WAY WOULD IMPACT THE GENERAL PLAN DUE TO ITS SMALL NATURE. FURTHERMORE, MANY OTHER RESIDENCES IN OUR SUBDIVISION HAVE NEEDED AND OBTAINED A VARIANCE FOR SIMILAR REQUESTS. THESE HOUSES WERE ALL BUILT EITHER RIGHT TO THE BUILDING RESTRICTION LINE, OR WITH 2' TO SPARE. ANY REQUEST THEREFORE WOULD NEED A VARIANCE. WE ATTEMPTED TO MINIMIZE THIS REQUEST. BY UTILIZING OUR EX. DOOR ON THE REAR OF OUR HOUSE, THIS VARIANCE IS THE MINIMUM NECESSARY TO AVOID A PRACTICAL

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

Susan Tanenholz  
Signature of Owner (Affiant)

Susan Tanenholz  
Name- Print or Type

Paul Tanenholz  
Signature of Owner (Affiant)

Paul TANENHOLZ  
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 21<sup>st</sup> day of September, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Susan + Paul Tanenholz

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  
12/21/2020  
My Commission Expires

A-0740-PIAC





# 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 2007 Thistlewood Rd Baltimore MD 21209 Currently zoned DR 2  
Deed Reference 25993 1 00345 10 Digit Tax Account # 2400012151  
Owner(s) Printed Name(s) Susan + Paul TANENHOLZ

(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)

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):

SUSAN TANENHOLZ / PAUL TANENHOLZ  
Name #1 - Type or Print Name #2 - Type or Print  
Susan Tanenholz Paul Tanenholz  
Signature #1 Signature #2  
2007 Thistlewood Rd Baltimore MD  
Mailing Address City State  
21209 / 443.540.1011 /  
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:

Michelle Clancy  
Name - Type or Print  
[Signature]  
Signature  
PO Box 310 Perry Hall MD  
Mailing Address City State  
21128 / 443-610-7514 / AppliedAndApproved.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 9 day of September 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 2019-0476-A Filing Date 9/25/19 Estimated Posting Date 10/6/19 Reviewer gh

2019-0476-A

Administrative Variance from sections; 1B01.2.C.1.b & 301.1: To permit a proposed ~~deck~~ (open projection) with a setback of 18 feet in lieu of the required 22.5 feet.

screen  
porch



**ZONING PROPERTY DESCRIPTION FOR 2007 THISTLEWOOD ROAD, BALTIMORE MD 21209**

Beginning at a point on the south side of Thistlewood Road which is 40 feet wide at a distance of 150 feet west of the centerline of the nearest improved intersecting street Ashdale Road which is 40 feet wide.

Being Lot # 118 in the subdivision of Bonnie Wood Estates as recorded in Baltimore County Plat Book # 0078, Folio # 0017, containing 8,030 square feet. Located in the 3<sup>rd</sup> Election District and 2<sup>nd</sup> Council District.

2019-0476-A

(AV) 10-21-19

Debra Wiley

From: Marty Ogle <mert1114@aol.com>  
Sent: Saturday, October 19, 2019 3:42 PM  
To: Administrative Hearings  
Subject: 2019-0476-A & 2019-0477-A



CAUTION: This message from mert1114@aol.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

2nd set of certificates

**CERTIFICATE OF POSTING**

CASE NO. 2019-0476-A  
PETITIONER/DEVELOPER  
SUSAN & PAUL  
TARENHOLZ  
DATE OF HEARING/CLOSING  
10/21/19

BALTIMORE COUNTY DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT  
COUNTY OFFICE BUILDING ROOM 111  
111 WEST CHESAPEAKE AVENUE  
ATTENTION:  
LADIES AND GENTLEMAN:  
THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE  
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON  
THE PROPERTY LOCATED AT 2007 THRISTLEWOOD ROAD SIG. 111

THIS SIGN(S) POSTED ON October 6, 2019 October 19, 2019  
(MONTH, DAY, YEAR)

SINCERELY,  
Marty Ogle 10/19/19  
(SIGNATURE OF SIGN POSTER)

MARTIN OGLE  
9912 MAIDBROOK ROAD  
PARKVILLE, MD. 21234  
443-629-3411

A photograph of a white sign with black and red text. The sign reads "ZONING NOTICE ADMINISTRATIVE VARIANCE" and "PUBLIC HEARING?". It is posted on a wooden post in front of a house with a lawn and trees in the background. Below the photograph, there is a handwritten signature "Marty Ogle" and the date "10/19/19".



CERTIFICATE OF POSTING

CASE NO. 2019-0476-A  
PETITIONER/DEVELOPER  
Sec 211 & Paul  
TAREWALZ  
DATE OF HEARING/CLOSING  
10/21/19

BALTIMORE COUNTY DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT  
COUNTY OFFICE BUILDING ROOM 111  
111 WEST CHESAPEAKE AVENUE  
ATTENTION :

LADIES AND GENTLEMAN :  
THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE  
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON  
THE PROPERTY LOCATED AT

2007 THIRSTLEWOOD ROAD

SIGN #2

THIS SIGN(S) POSTED ON October 16, 2019 October 19, 2019  
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 10/16/19  
SIGNATURE OF SIGN POSTER

MARTIN OGLE  
9912 MAIDBROOK ROAD  
PARKVILLE, MD. 21234  
443-629-3411



10/19/19

RECEIVED

OCT 21 2019

OFFICE OF  
ADMINISTRATIVE HEARINGS

**CERTIFICATE OF POSTING**

CASE NO. 2019-0476-A

PETITIONER/DEVELOPER

SUSAN & PAUL

TARENHOLZ

DATE OF HEARING/CLOSING

10/21/19

BALTIMORE COUNTY DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT  
COUNTY OFFICE BUILDING ROOM 111  
111 WEST CHESAPEAKE AVENUE

ATTENTION :

LADIES AND GENTLEMAN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE  
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON  
THE PROPERTY LOCATED AT

2007 THRISTLEWOOD ROAD

SIGN#2

THIS SIGN(S) POSTED ON

October 6, 2019

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 10/6/19

SIGNATURE OF SIGN POSTER

MARTIN OGLE  
9912 MAIDBROOK ROAD  
PARKVILLE, MD. 21234  
443-629-3411



2007

SIGN # 2

# ZONING NOTICE

## ADMINISTRATIVE VARIANCE

Case Number: 2019-0476-A

TO PERMIT A PROPOSED SCREEN POSE (OPEN PROJECTION)  
WITH A REAR YARD SETBACK OF 18 FEET IN LIEU OF  
THE REQUIRED 22.5 FEET.

### PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE  
AN ELIGIBLE INDIVIDUAL OR GROUP MAY  
REQUEST A PUBLIC HEARING CONCERNING  
THE PROPOSED VARIANCE, PROVIDED IT  
IS DONE IN THE ZONING OFFICE BEFORE  
4:30 p.m. ON MONDAY, OCTOBER 21, 2019.  
ADDITIONAL INFORMATION IS AVAILABLE AT  
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.  
TOWSON, MD. 21204

TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER BOARD DATE. UNDER PENALTY OF LAW.

MEETING IS HANDICAP ACCESSIBLE

*W. J. ... 10/6/19*

# CERTIFICATE OF POSTI

CASE NO. 2019-0476-A

PETITIONER/DEVELOPER

SUSAN & PAUL

TARENHOLZ

DATE OF HEARING/CLOSING

10/21/19

BALTIMORE COUNTY DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT  
COUNTY OFFICE BUILDING ROOM 111  
111 WEST CHESAPEAKE AVENUE  
ATTENTION :

LADIES AND GENTLEMAN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE  
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON  
THE PROPERTY LOCATED AT

2007 THRISTLEWOOD ROAD

SIGN#1

THIS SIGN(S) POSTED ON

October 6, 2019

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 10/6/19

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411



564 #1

# ZONING NOTICE

## ADMINISTRATIVE VARIANCE

Case Number: 2019-0476-A

TO PERMIT A PROPOSED SCREEN PORCH (OPEN PROTECTION)  
WITH A REAR YARD SETBACK OF 18 FEET IN LIEU OF  
THE REQUIRED 22.5 FEET

### PUBLIC HEARING ?

PURSUANT TO SECTION 28-127(b) (1), BALTIMORE COUNTY CODE  
AN ELIGIBLE INDIVIDUAL OR GROUP MAY  
REQUEST A PUBLIC HEARING CONCERNING  
THE PROPOSED VARIANCE, PROVIDED IT  
IS DONE IN THE ZONING OFFICE BEFORE  
4:30 p.m. ON MONDAY, OCTOBER 21, 2019  
ADDITIONAL INFORMATION IS AVAILABLE AT  
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.  
TOWSON, MD. 21204

TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE. UNDER PENALTY OF LAW.  
MEETING IS HANDICAP ACCESSIBLE

*Handwritten signature and date: 10/6/19*

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0476 -A Address 2007 Thistlewood Road  
Contact Person: Gary Hucik Phone Number: 410-887-3391  
Planner/Please Print Your Name

Filing Date: 9/25/19 Posting Date: 10/6/19 Closing Date: 10/21/19

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- 0476 -A Address 2007 Thistlewood Road 21209  
Petitioner's Name Susan & Paul Tarenholz Telephone 443-540-1011  
Posting Date: 10/6/19 Closing Date: 10/21/19  
Wording for Sign: To Permit a ~~proposed deck~~ <sup>screening porch</sup> (open projection) with  
a rear yard setback of 18 feet in lieu of the  
required 22.5 feet.

Revised 6/30/2019





JOHN A. OLSZEWSKI, JR.  
*County Executive*

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

October 22, 2019

Susan Tanenhols  
2007 Thistlewood Road  
Baltimore MD 21209

RE: Case Number: 2019-0476-A, 2007 Thistlewood 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 September 25, 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.", written over a horizontal line.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel  
Michelle Clancy PO Box 310 Perry Hall Road 21128

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

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

Date: 10/2/19

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

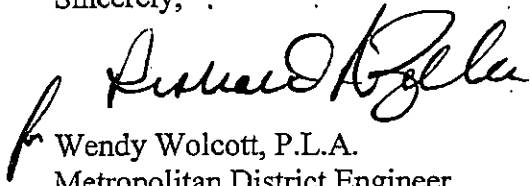
Dear Ms. Lewis:

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. *2019-0476-A*

*Administrative Variance  
Susan & Paul Tanenholz  
2007 Whistlewood 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

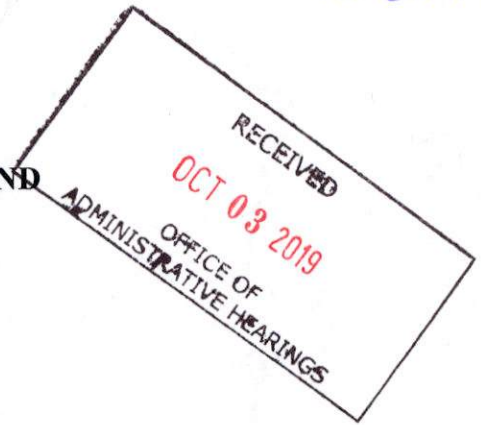
WW/RAZ



10-21-19

**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: October 3, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0476-A  
Address 2007 Thistlewood Road  
(Tanenholz Property)

Zoning Advisory Committee Meeting of **September 27, 2019**.

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

Reviewer: Steve Ford

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<br>(if not received, date e-mail sent _____) | _____                                                   |
| <u>10-3</u>                     | DEPS<br>(if not received, date e-mail sent _____)                     | <u>NO</u>                                               |
| _____                           | FIRE DEPARTMENT                                                       | _____                                                   |
| _____                           | PLANNING<br>(if not received, date e-mail sent _____)                 | _____                                                   |
| <u>10-2</u>                     | STATE HIGHWAY ADMINISTRATION                                          | <u>No objection</u>                                     |
| _____                           | TRAFFIC ENGINEERING                                                   | _____                                                   |
| _____                           | COMMUNITY ASSOCIATION                                                 | _____                                                   |
| _____                           | ADJACENT PROPERTY OWNERS                                              | _____                                                   |
| <hr/>                           |                                                                       |                                                         |
| ZONING VIOLATION                | (Case No. _____)                                                      |                                                         |
| PRIOR ZONING                    | (Case No. _____)                                                      |                                                         |
| <hr/>                           |                                                                       |                                                         |
| NEWSPAPER ADVERTISEMENT         | Date: _____                                                           |                                                         |
| SIGN POSTING (1 <sup>st</sup> ) | Date: <u>10-6-19</u>                                                  | by <u>Ogle</u>                                          |
| SIGN POSTING (2 <sup>nd</sup> ) | Date: <u>10-19-19</u>                                                 | by <u>Ogle</u>                                          |
| <hr/>                           |                                                                       |                                                         |
| PEOPLE'S COUNSEL APPEARANCE     | Yes <input type="checkbox"/> No <input type="checkbox"/>              |                                                         |
| PEOPLE'S COUNSEL COMMENT LETTER | Yes <input type="checkbox"/> No <input type="checkbox"/>              |                                                         |

Comments, if any: \_\_\_\_\_



## Real Property Data Search ( w2)

Search Result for BALTIMORE COUNTY

| View Map                                                  |          | View GroundRent Redemption                |               | View GroundRent Registration |                                                                  |
|-----------------------------------------------------------|----------|-------------------------------------------|---------------|------------------------------|------------------------------------------------------------------|
| Tax Exempt: None                                          |          | Special Tax Recapture: None               |               |                              |                                                                  |
| Exempt Class: None                                        |          |                                           |               |                              |                                                                  |
| Account Identifier:                                       |          | District - 03 Account Number - 2400012151 |               |                              |                                                                  |
| Owner Information                                         |          |                                           |               |                              |                                                                  |
| Owner Name:                                               |          | TANENHOLZ PAUL<br>TANENHOLZ SUSAN         |               | Use:<br>Principal Residence: | RESIDENTIAL<br>YES                                               |
| Mailing Address:                                          |          | 2007 THISTLEWOOD RD<br>BALTIMORE MD 21209 |               | Deed Reference:              | /25993/ 00345                                                    |
| Location & Structure Information                          |          |                                           |               |                              |                                                                  |
| Premises Address:                                         |          | 2007 THISTLEWOOD RD<br>0-0000             |               | Legal Description:           | .184 AC PHASE 2<br>2007 THISTLEWOOD RD SS<br>BONNIE VIEW ESTATES |
| Map:                                                      | Grid:    | Parcel:                                   | Neighborhood: | Subdivision:                 | Section:                                                         |
| 0079                                                      | 0002     | 0083                                      | 3060081.04    | 0000                         |                                                                  |
|                                                           |          |                                           |               |                              | Block:                                                           |
|                                                           |          |                                           |               |                              | 118                                                              |
|                                                           |          |                                           |               |                              | Lot:                                                             |
|                                                           |          |                                           |               |                              | 2020                                                             |
|                                                           |          |                                           |               |                              | Assessment Year:                                                 |
|                                                           |          |                                           |               |                              | Plat No:                                                         |
|                                                           |          |                                           |               |                              | 2                                                                |
|                                                           |          |                                           |               |                              | Plat Ref:                                                        |
|                                                           |          |                                           |               |                              | 0078/ 0017                                                       |
| Special Tax Areas: None                                   |          |                                           |               |                              |                                                                  |
| Town: None                                                |          |                                           |               |                              |                                                                  |
| Ad Valorem: None                                          |          |                                           |               |                              |                                                                  |
| Tax Class: None                                           |          |                                           |               |                              |                                                                  |
| Primary Structure Built                                   |          | Above Grade Living Area                   |               | Finished Basement Area       |                                                                  |
| 2007                                                      |          | 3,380 SF                                  |               | 8,030 SF                     |                                                                  |
| Property Land Area                                        |          | County Use                                |               |                              |                                                                  |
| 8,030 SF                                                  |          | 04                                        |               |                              |                                                                  |
| Stories                                                   | Basement | Type                                      | Exterior      | Quality                      | Full/Half Bath                                                   |
| 2                                                         | YES      | STANDARD UNIT                             | SIDING/       | 5                            | 3 full/ 1 half                                                   |
| Garage                                                    |          |                                           |               |                              |                                                                  |
| 2 Attached                                                |          |                                           |               |                              |                                                                  |
| Last Notice of Major Improvements                         |          |                                           |               |                              |                                                                  |
| Value Information                                         |          |                                           |               |                              |                                                                  |
| Base Value                                                |          | Value                                     |               | Phase-in Assessments         |                                                                  |
|                                                           |          | As of                                     |               | As of                        |                                                                  |
|                                                           |          | 01/01/2017                                |               | 07/01/2019                   |                                                                  |
|                                                           |          |                                           |               | As of                        |                                                                  |
|                                                           |          |                                           |               | 07/01/2020                   |                                                                  |
| Land:                                                     | 158,400  | 158,400                                   |               |                              |                                                                  |
| Improvements                                              | 389,500  | 389,500                                   |               |                              |                                                                  |
| Total:                                                    | 547,900  | 547,900                                   |               | 547,900                      |                                                                  |
| Preferential Land:                                        | 0        |                                           |               |                              |                                                                  |
| Transfer Information                                      |          |                                           |               |                              |                                                                  |
| Seller: BEAZER HOMES CORP                                 |          | Date: 08/02/2007                          |               | Price: \$682,657             |                                                                  |
| Type: ARMS LENGTH IMPROVED                                |          | Deed1: /25993/ 00345                      |               | Deed2:                       |                                                                  |
| Seller:                                                   |          | Date:                                     |               | Price:                       |                                                                  |
| Type:                                                     |          | Deed1:                                    |               | 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: None                                          |          | Special Tax Recapture: None               |               |                              |                                                                  |
| 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.

2019-0476-A



2017-07-18/5





2019-0476-A





2019-2-10-1



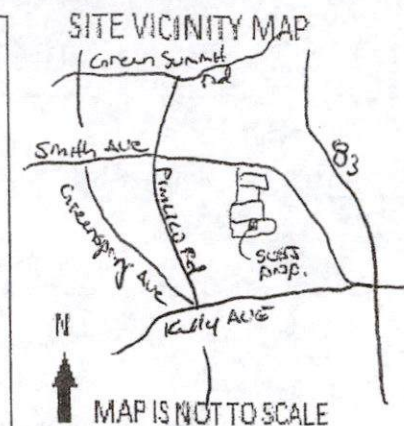
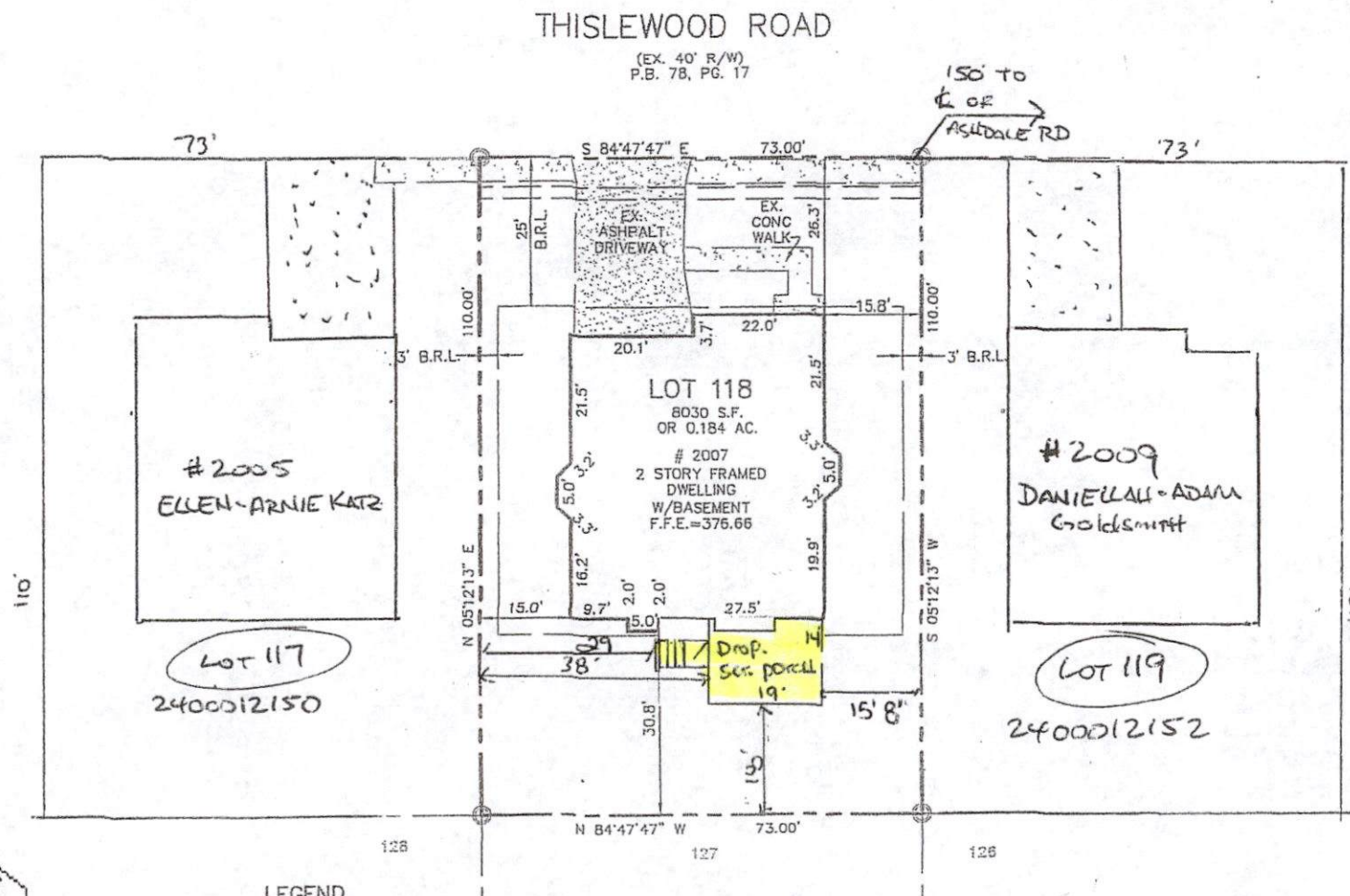


ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING \_\_\_\_\_ (MARK TYPE REQUESTED WITH X)

ADDRESS 2007 THISTLEWOOD Rd Bait 21209 OWNER(S) NAME(S) SUSAN PAUL TANENHOLZ

SUBDIVISION NAME BONNIE VIEW ESTATES LOT# 118 BLOCK# - SECTION# -

PLAT BOOK # 0078 FOLIO # 0017 10 DIGIT TAX # 2400012151 DEED REF. # 25993/00345



ZONING MAP# 079A1

SITE ZONED DR 2

ELECTION DISTRICT 3

COUNCIL DISTRICT 2

LOT AREA ACREAGE 0.184

OR SQUARE FEET 8,030 SF

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE \_\_\_\_\_

SEWER IS:

PUBLIC X PRIVATE \_\_\_\_\_

PRIOR HEARING? YES

IF SO GIVE CASE NUMBER  
AND ORDER RESULT BELOW

1992-0204-SPHA

1988-0056-SPHXA

VIOLATION CASE INFO:

PLAN DRAWN BY JSC.

DATE 9/23/19 SCALE: 1 INCH = 30 FEET

2019-0476-A



ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING \_\_\_\_\_ (MARK TYPE REQUESTED WITH X)

ADDRESS 2007 THISTLEWOOD Rd BALT 21209 OWNER(S) NAME(S) SUSAN PAUL TANENHOLZ

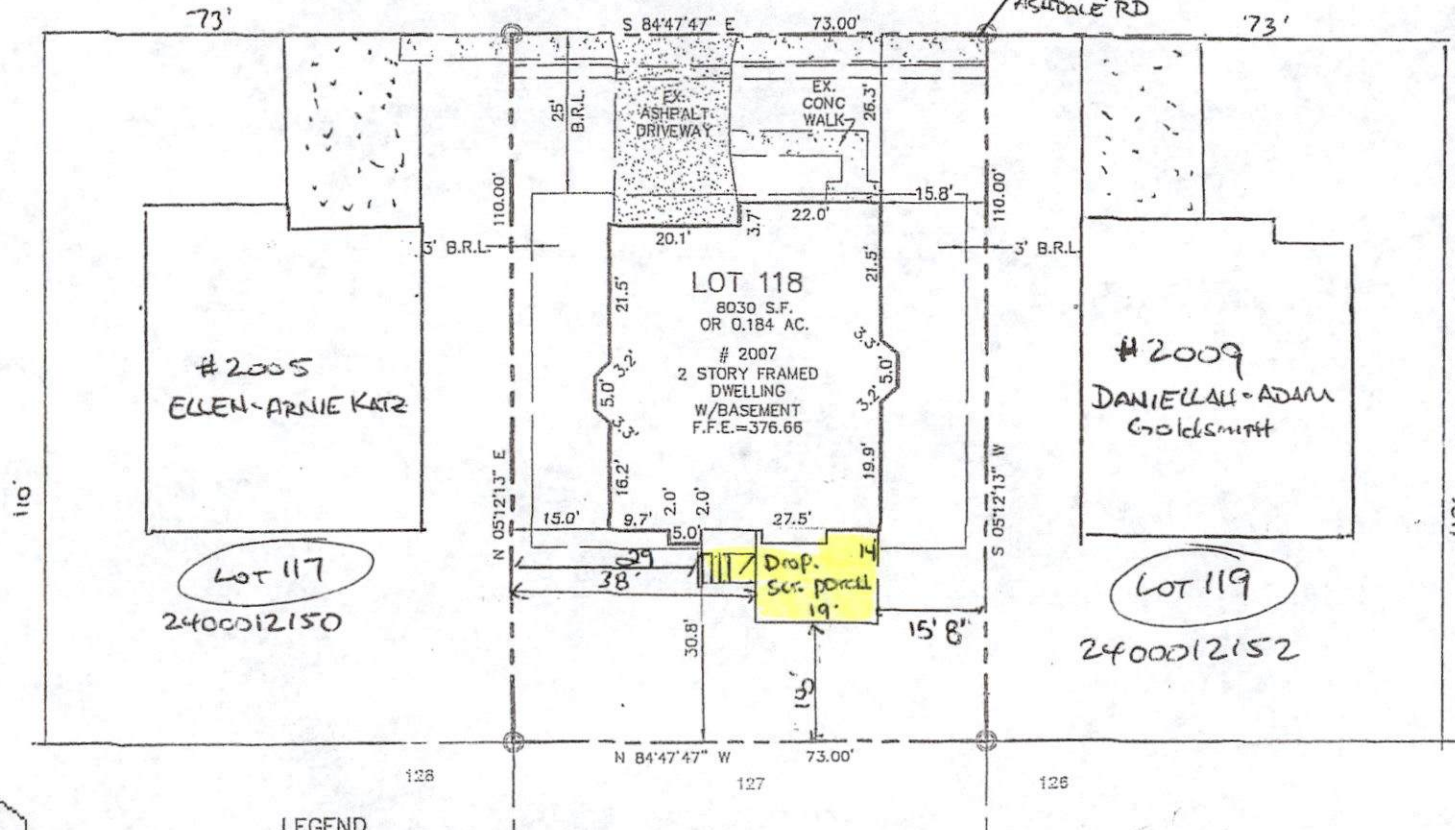
SUBDIVISION NAME BONNIE VIEW ESTATES LOT # 118 BLOCK # - SECTION # -

PLAT BOOK # 0078 FOLIO # 0017 10 DIGIT TAX # 2400012151 DEED REF. # 25993/00345

THISTLEWOOD ROAD

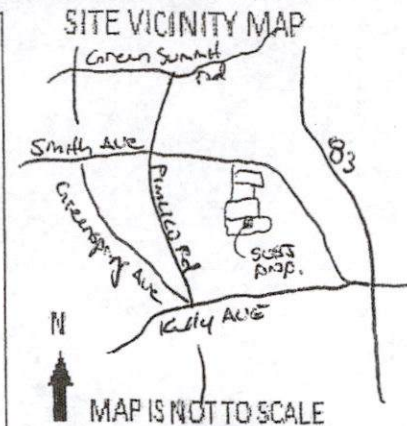
(EX. 40' R/W)  
P.B. 78, PG. 17

150' TO  
E OF  
ASLDALE RD



LEGEND  
B.R.L. = BUILDING RESTRICTION LINE  
○ = CAPPED IRON REBAR SET

PLAN DRAWN BY JSC. DATE 9/23/19 SCALE: 1 INCH = 30 FEET



ZONING MAP# 079A1

SITE ZONED DR 2

ELECTION DISTRICT 3

COUNCIL DISTRICT 2

LOT AREA ACREAGE 0.184

OR SQUARE FEET 8,030 SF

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE \_\_\_\_\_

SEWER IS:

PUBLIC X PRIVATE \_\_\_\_\_

PRIOR HEARING? YES

IF SO GIVE CASE NUMBER  
AND ORDER RESULT BELOW

1992-0204-SPHA

1988-0056-SPHXA

2019-0476-A VIOLATION CASE INFO:

Pet. Ench. 1





BALTIMORE CITY

SAREVA DR



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

No. **190540**

**PAID RECEIPT**

Date:

**9/25/19**

BUSINESS ACTUAL TIME DPM  
 9/26/2019 9/25/2019 09:29:33 3

REG WSD3 WALKIN CAM  
 >>RECEIPT # 031152 9/25/2019 UFLN

328 ZONING VERIFICATION

| Fund | Dept | Unit | Sub Unit | Rev Source/ Obj | Sub Rev/ Sub Obj | Dept Obj | BS Acct | Amount |
|------|------|------|----------|-----------------|------------------|----------|---------|--------|
| 001  | 806  | 0000 |          | 650             |                  |          |         | 75     |
|      |      |      |          |                 |                  |          |         |        |
|      |      |      |          |                 |                  |          |         |        |
|      |      |      |          |                 |                  |          |         |        |
|      |      |      |          |                 |                  |          |         |        |
|      |      |      |          |                 |                  |          |         |        |
|      |      |      |          |                 |                  |          |         |        |

Total: **75.00**

Rec From:

**Michelle Clancy**

For:

**2019-0476-A**

**2007 Timberwood Dr**

**DISTRIBUTION**

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

**CASHIER'S  
 VALIDATION**