

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. 2019-0477-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

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

Although the Department of Planning did not make any recommendations related to the proposed detached garage's height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, or used for commercial purposes.

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

THEREFORE, IT IS ORDERED, this 28th day of **October, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed detached garage (accessory structure) with a height of 20 ft. in lieu of the maximum height of 15 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.

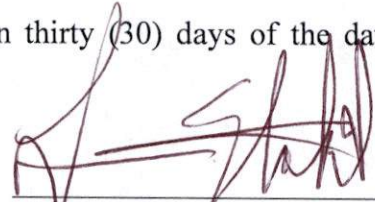
ORDER RECEIVED FOR FILING

Date 10-28-19

By law

- Petitioners or subsequent owners shall not convert the garage into a dwelling unit or apartment. The proposed garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
- The proposed garage shall not be used for commercial purposes.
- Petitioners must comply with the DEPS ZAC comment, dated October 3, 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 10-28-19

By dlw

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
(13853 Thornton Mill Road) *
8th Election District * OFFICE OF ADMINISTRATIVE
3rd Council District * HEARINGS FOR
Sven Camrath & Lauren Snyder * BALTIMORE COUNTY
Petitioners *
* CASE NO. 2019-0477-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the subject property, Sven Camrath and Lauren Snyder (“Petitioners”). The Petitioners are requesting Variance relief pursuant to Section 400.3 of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed detached garage (accessory structure) with a height of 20 ft. in lieu of the maximum height of 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. The property is subject to certain environmental regulations as noted in the ZAC comment, dated October 3, 2019, submitted by the Department of Environmental Protection and Sustainability (DEPS).

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.

ORDER RECEIVED FOR FILING

Date 10-28-19

By [Signature]



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 13853 Thornton Mill Rd Sparks MD 21152 Currently zoned RC6
 Deed Reference 39230 100483 10 Digit Tax Account # 0802003000
 Owner(s) Printed Name(s) SVEN CAMRATH + Lauren Snyder

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. **X** **ADMINISTRATIVE VARIANCE** from Section(s) 400.3

SEE Attached

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):

SVEN CAMRATH / LAUREN SNYDER
 Name #1 – Type or Print Name #2 – Type or Print
SVEN CAMRATH / LAUREN SNYDER
 Signature #1 Signature #2

13853 Thornton Mill Rd Sparks MD
 Mailing Address City State
21152 4108441344 /
 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 443-600-7514 / 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 10 day of October, 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.

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0477-A Filing Date 9/25/19 Estimated Posting Date 10/10/19 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: 13853 Thornton Mill Rd Sparks MD 21152
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 PROPOSING TO CONSTRUCT A 20x24 DETACHED GARAGE. OUR FAMILY DESPERATELY NEEDS THE ADDITIONAL STORAGE SPACE AND ADDING ON TO THE EXISTING HOUSE IS NOT ONLY NOT PRACTICAL, BUT WOULD ALSO BE A LARGER PROJECT AND THUS A LARGER IMPACT THAN WHAT WE ARE PROPOSING. THE PROPOSED GARAGE WILL HAVE A VERY SMALL LOFT TO PROVIDE THE STORAGE SPACE. THIS LOFT WILL ONLY HAVE A CEILING HEIGHT OF 6'-9 1/4", AND WILL NOT BE THE FULL FLOOR AREA, THUS THE LOFT IN NO WAY WILL BE LIVING SPACE. HOWEVER, THE SMALL CEILING HEIGHT WILL STILL RESULT IN AN OVERALL HEIGHT TO PEAK OF 19'-11", THUS WE ARE REQUESTING A VARIANCE OF 4'-11" TO THE REQUIRED 15'. THIS DETACHED GARAGE WILL CLEARLY BE SUBSERVIENT & ACCESSORY TO THE MAIN DWELLING. AND CONSIDERING OUR PROPERTY IS 3.669 ACRES, THIS REQUEST WILL IN NO WAY IMPACT THE GENERAL PLAN.

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

Sven Camrath
Signature of Owner (Affiant)

SVEN CAMRATH
Name- Print or Type

Lauren Snyder
Signature of Owner (Affiant)

Lauren Snyder
Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20th day of September, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Sven Camrath - Lauren Snyder

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
12/27/2020
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: 13853 THORNTON mill Rd Sparks MD 21152
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 PROPOSING TO CONSTRUCT A 20X24 Detached garage. OUR family
DESPERATELY NEEDS THE ADDITIONAL STORAGE SPACE AND ADDING ON TO THE
EXISTING HOUSE IS NOT ONLY NOT PRACTICAL, BUT WOULD ALSO BE A LARGER
PROJECT AND THUS A LARGER IMPACT THAN WHAT WE ARE PROPOSING. THE
PROPOSED GARAGE WILL HAVE A VERY SMALL LOFT TO PROVIDE THE STORAGE
SPACE. THIS LOFT WILL ONLY HAVE A CEILING HEIGHT OF 6'-9 1/4", AND WILL
NOT BE THE FULL FLOOR AREA, THUS THE LOFT IN NO WAY WILL BE LIVING SPACE.
HOWEVER, THE SMALL CEILING HEIGHT WILL STILL RESULT IN AN OVERALL HEIGHT TO
PEAK OF 19'-11", THUS WE ARE REQUESTING A VARIANCE OF 4'-11" TO THE REQUIRED
15'. THIS DETACHED GARAGE WILL CLEARLY BE SUBSERVIENT & ACCESSORY TO THE
MAIN DWELLING. AND CONSIDERING OUR PROPERTY IS 3.669 ACRES, THIS REQUEST
WILL IN NO WAY IMPACT THE GENERAL PLAN.

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

Sven Camrath
Signature of Owner (Affiant)

SVEN CAMRATH
Name- Print or Type

Lauren Snyder
Signature of Owner (Affiant)

Lauren Snyder
Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20th day of September, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Sven Camrath - Lauren Snyder

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
12/27/2020
My Commission Expires



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 13853 Thornton Mill Rd Sparks MD 21152 Currently zoned RC6
 Deed Reference 39230 100483 10 Digit Tax Account # 0802003000
 Owner(s) Printed Name(s) SVEN CAMRATH + Lauren Snyder

(SELECT THE HEARING(S) BY MARKING ☒ 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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)

See Attached

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):

SVEN CAMRATH / LAUREN SNYDER
 Name #1 – Type or Print Name #2 – Type or Print
Sven Camrath Lauren Snyder
 Signature #1 Signature #2
13853 Thornton Mill Rd Sparks MD
 Mailing Address City State
21152 4108441344
 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
P.O. Box 310 Perry Hall MD
 Mailing Address City State
21228 443-60-7514 Michelle @ 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 2019-0477-A Filing Date 9/25/19 Estimated Posting Date 10/1/19 Reviewer gn

Rev 5/5/2016

2019-0477-A

Administrative Variance For: section 400.3 of the BCZR: To permit a proposed detached garage (accessory structure) with a height of 20 feet in lieu of the maximum height of 15 feet.

ZONING PROPERTY DESCRIPTION FOR 13853 THORNTON MILL ROAD, SPARKS MD 21152

Beginning at a point on the east side of Thornton Mill Road which is 50 feet wide at a distance of 800 feet north of the centerline of the nearest improved intersecting street York Road which is 50 feet wide.

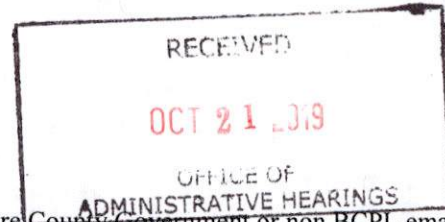
Thence the following courses and distances: (1st Point of Call-"POC") S.75°45' W 27.8', (2nd POC) S.75°45' W 400', (3rd POC) S.75°45' W 97.8', (4th POC) N.29°13'30" W 267.27', (5th POC) S.63°10'30" W 436.50', (6th POC) S.63°10'30" W 18.20', (7th POC) S.49°57'30" E 88.40', (8th POC) S.46°18' E 58.10', (9th POC) S.40°10'30" E 51.20', (10th POC) S.35°49'30" E 47.60', (11th POC) S.29°29'30" E 73.30', (12th POC) S.21°10' E 71.70' back to the point of beginning as recorded in Deed Liber 39230, Folio 00483, containing 3.67 acres. Located in the 8th Election District and 3rd Council District.

2019-0477-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 UNIT

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

SINCERELY,
Marty Ogle 10/16/19
(SIGNATURE OF SIGN POSTER)

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

A photograph of a white sign posted on a lawn. The sign has a black header that reads "ZONING NOTICE" and "ADMINISTRATIVE VARIANCE". Below that, it says "Case Number: 2019-0476-A". There is a section titled "PUBLIC HEARING?" with some text below it. The sign is placed in front of a house with a tree to the left.

CERTIFICATE OF POSTING

CASE NO. 2019-0477-A

PETITIONER/DEVELOPER

LACIA SNYDER

SUEW CHERATH

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

13853 THORNTON MILK RD

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



CERTIFICATE OF POSTING

CASE NO. 2019-DYI-A

PETITIONER/DEVELOPER

LAURA SNYDER

SUEW CARATHI

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

13853 THORTON MILL RD

SIGN #2

THIS SIGN(S) POSTED ON October 6, 2019

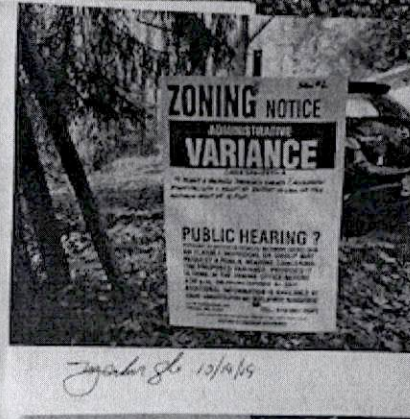
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 10/6/19

SIGNATURE OF SIGN POSTER

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



Sent from my iPhone



CERTIFICATE OF POSTING

CASE NO. 2019-0477-A

PETITIONER/DEVELOPER

LAURA SNYDER

SVEN CAMRATH

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

13853 THORTON MILL RD

SIGN #2

THIS SIGN(S) POSTED ON

October 16, 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

504 #2

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 20A-0477-A

TO PERMIT A PROPOSED DETACHED GARAGE (ACCESSORY
STRUCTURE) WITH A HEIGHT OF 20 FEET IN LIEU OF THE
MAXIMUM HEIGHT OF 15 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, 2014
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. VIOLATION SUBJECT TO FINE.

MEETING IS HANDICAP ACCESSIBLE

myachm 10/6/19



8

9

CERTIFICATE OF POSTING

CASE NO. 2019-0477-A

PETITIONER/DEVELOPER

LAURA SNYDER

SVEN CAMRATH

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

13853 THORTON MILL RD

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

5611 #1

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2019-0477-A
TO PERMIT A PROPOSED DETACHED GARAGE (ACCESSORY
STRUCTURE) WITH A HEIGHT OF 20 FEET IN VIO OF THE
MAXIMUM HEIGHT OF 15 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 5:00PM. VIOLATION SUBJECT TO FINE.
MEETING IS HANDICAP ACCESSIBLE

myaingle 10/6/19

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2019- 0477 -A Address 13853 Thornton Mill Road 21152Contact Person: GARY HUGIT Phone Number: 410-887-3391
Planner, Please Print Your NameFiling 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.

- 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- 0477 -A Address 13853 Thornton Mill Rd 21152Petitioner's Name Lauren Snyder / Sven Camrath Telephone 410-844-1344Posting Date: 10/6/19 Closing Date: 10/21/19Wording for Sign: To Permit a proposed detached garage (accessory structure) with a height of 20 feet in lieu of the maximum height of 15 feet.

Revised 6/30/2019

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

No. **190541**

PAID RECEIPT

Date:

9/25/19

BUSINESS ACTUAL TIME DRW
9/25/2019 9/25/2019 09:43:50 5

Rev Sub
Source/ Rev/

REG WSDS WALKIN LRB

>>RECEIPT # 034117 9/25/2019 OFLN

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0060		6150				75.00

528 ZONING VERIFICATION

190541

Recpt Tot: \$ 75.00

75.00 CK .00 CA

Baltimore County, Maryland

Total:

75.00

Rec

From:

Lauren M Spangler / Sven A Camrath

For:

13853 Thornton Mill Rd

2019-0477-A

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

October 22, 2019

Steven Camrath
13853 Thornton Mill Road
Sparks MD 21152

RE: Case Number: 2019-0477-A, 13853 Thornton Mill 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.", is 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

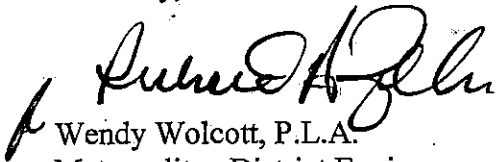
Dear Ms. Lewis:

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. *2019-0477-A*

*Administrative Variance
Sven Comrath & Lauren Snyder
13853 Thornton Mill 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,



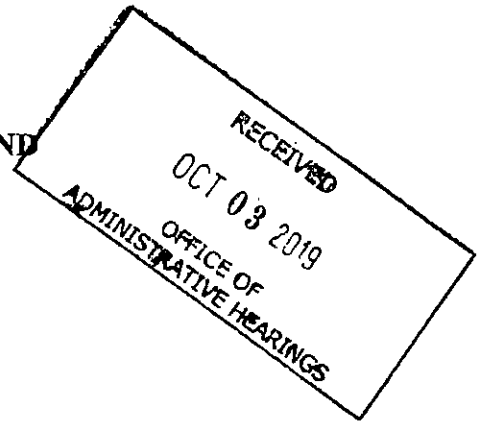
Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

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 # 2019-0477-A
Address 13853 Thornton Mill Road
(Camrath & Snyder Property)

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

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

X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

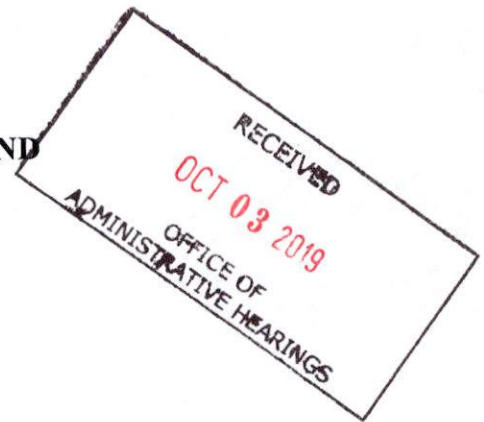
Additional Comments:

A Single Lot Declaration of Intent must be filed with EPS to comply with Forest Conservation Regulations provided no more than 20,000 square feet of forest would be cleared. This Declaration must be filed prior to EPS approval of any permit for the garage.

Reviewer: Glenn Shaffer

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 # 2019-0477-A
Address 13853 Thornton Mill Road
(Camrath & Snyder Property)

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

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

X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

A Single Lot Declaration of Intent must be filed with EPS to comply with Forest Conservation Regulations provided no more than 20,000 square feet of forest would be cleared. This Declaration must be filed prior to EPS approval of any permit for the garage.

Reviewer: Glenn Shaffer

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 # 2019-0477-A
Address 13853 Thornton Mill Road
(Camrath & Snyder Property)

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

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

X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

A Single Lot Declaration of Intent must be filed with EPS to comply with Forest Conservation Regulations provided no more than 20,000 square feet of forest would be cleared. This Declaration must be filed prior to EPS approval of any permit for the garage.

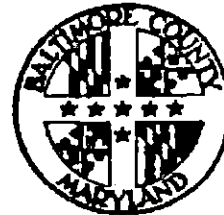
Reviewer: Glenn Shaffer

ORDER RECEIVED FOR FILING

Date 10-28-19

By [Signature]

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 17th day of November, 2021, that SUELL CARLATH & LAUREN SNEYDER located at
(Individual or business name)
13853 THORNTON MILL ROAD should be and the
(Street address)

same is hereby granted permission to operate a: THE LAW APARTMENT

UP. 2021-0004-IL
Permit (or Receipt) Number

C. PETER
Director, Permits, Approvals and Inspections

Planner's Initials SMC

BASEMENT SYSTEMS USA
3000 WOODS END DRIVE
JOPPA, MD 21085

WELLS FARGO BANK, N.A.
www.wellsfargo.com
65-920/550

17015

11-16-21

PAY TO THE
ORDER OF

Baltimore County

\$ 100.00

One hundred and 00/100

DOLLARS

MEMO

Permit fee



Tina M. Reaves

AUTHORIZED SIGNATURE

⑈0000017015⑈ ⑆055003201⑆ 2000020690870⑈

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

No. 211602

Date: 11/17/21

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	806	0006		6150					\$100.00

Total: \$ 100.00

Rec

From:

BASEMENT SYSTEM USA

For:

USE PERMIT

IN-LAW SUITE

UP-2021-0004-IL

DISTRIBUTION

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

GOLD - ACCOUNTING

CASHIER'S
VALIDATION

SL

DECLARATION OF UNDERSTANDING

This Declaration of Understanding (hereinafter referred to as "Declaration") is made on this 17th day of October 2021, by and between Lauren Snyder and Sven Camrath (hereinafter referred to as the "Declarant") and the department of permits, approvals and inspections (hereinafter referred to as "PIA").

RECITALS

The property is located at 13853 Thornton Mill Rd. Sparks Glencoe, MD 21152.

The accessory apartment will be housing for *Jeanne Snyder*. The other residents of there property are *Lauren Snyder & Sven Camrath*. This is the daughter and the son-in-law of the accessory apartment dweller.

We understand the use permit must be renewed with PAI every 2 years by filing a renewal on a PAI approved form, to be dated from the month of the initial approval.

As a condition of approval of the Declarant request, Bill No. 49-11 requires the filing of this declaration among the land records of Baltimore County, to provide notice to any future owners, subsequent bona fide purchasers or users of the property that not part of any improvements or addition on the property may be used for separate living quarters and that all such improvements shall only be used as a single family residence, unless otherwise approved by and at the discretion of PIA.

Now therefore in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Declarant and PIA hereby declare as follows:

1. Any and all improvements now existing or to be constructed on the property shall be used only as single family residence. No such improvements or additions shall ever be used as a separate living quarter or second residential unit. The kitchen(ette) for the accessory apartment will be constructed as part of the property and shall be accessory to the principal use of the property as a single family residence. The accessory apartment shall house only the immediate family member listed in this declaration and it is not to be used as an independent residential unit, nor is it to be used for compensation, and it shall not be used by any other person for any other reason.
2. Once the accessory apartment is no longer occupied by the persons named in this declaration or if the property is sold, or the use permit has not been renewed within the 2 year temporary use permit time limit, the use permit shall terminate, and any proposed changes in occupancy to the accessory apartment by the property owner or subsequent purchaser shall require a new request for use permit.
3. Upon use permit termination: The declarant, upon termination of the use permit will provide written notification to PAI for the closing of the department file.
4. The covenants, conditions and restrictions stated above shall run with and bind the property and shall be enforceable by Baltimore County, MD and by the owners of all or any portion of the property.
5. Enforcement of the covenants shall be by proceedings at law or in. Equity against any person or persons violating or attempting to violate any of the covenants, either to restrain the violation or to recover damages.

x *Sven Camrath* ^{11 17} 10/17/21
Sven Camrath

x *Lauren Snyder* 11/17/21
Lauren Snyder

2019.0477-A

IN WITNESS WHEREOF, the parties hereto have duly executed this Declaration under seal on the date first above written.

WITNESS:

[Signature]

Sven Camrath

State of Maryland, County of Baltimore to wit:

I HEREBY CERTIFY that on this 9th, November day of 2021, before the Subscriber, a Notary Public of State of Maryland, personally appeared

Stacey McCarter

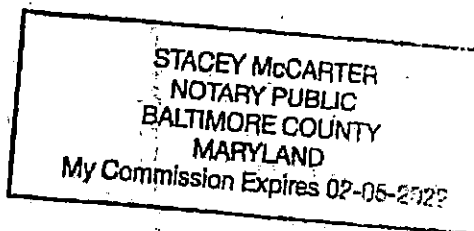
The declarant(s) herein, who is/are also the owner(s) of this property, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and who acknowledged that he/she/they executed for the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, have hereunto set my hand and Notarial Seal.

My Commission Expires:

2-5-22

Stacey McCarter
Notary Public





The Declaration of Understanding for the Accessory Apartment at:

13858 THORNTON MILL RD. SPARKS GLENCOE, MD 21152
Address of property

is approved:

Pete Gutwald
Pete Gutwald, Director of PAI
Department of Permits, Approvals and Inspections

11/17/21
Date

Real Property Data Search (w2)

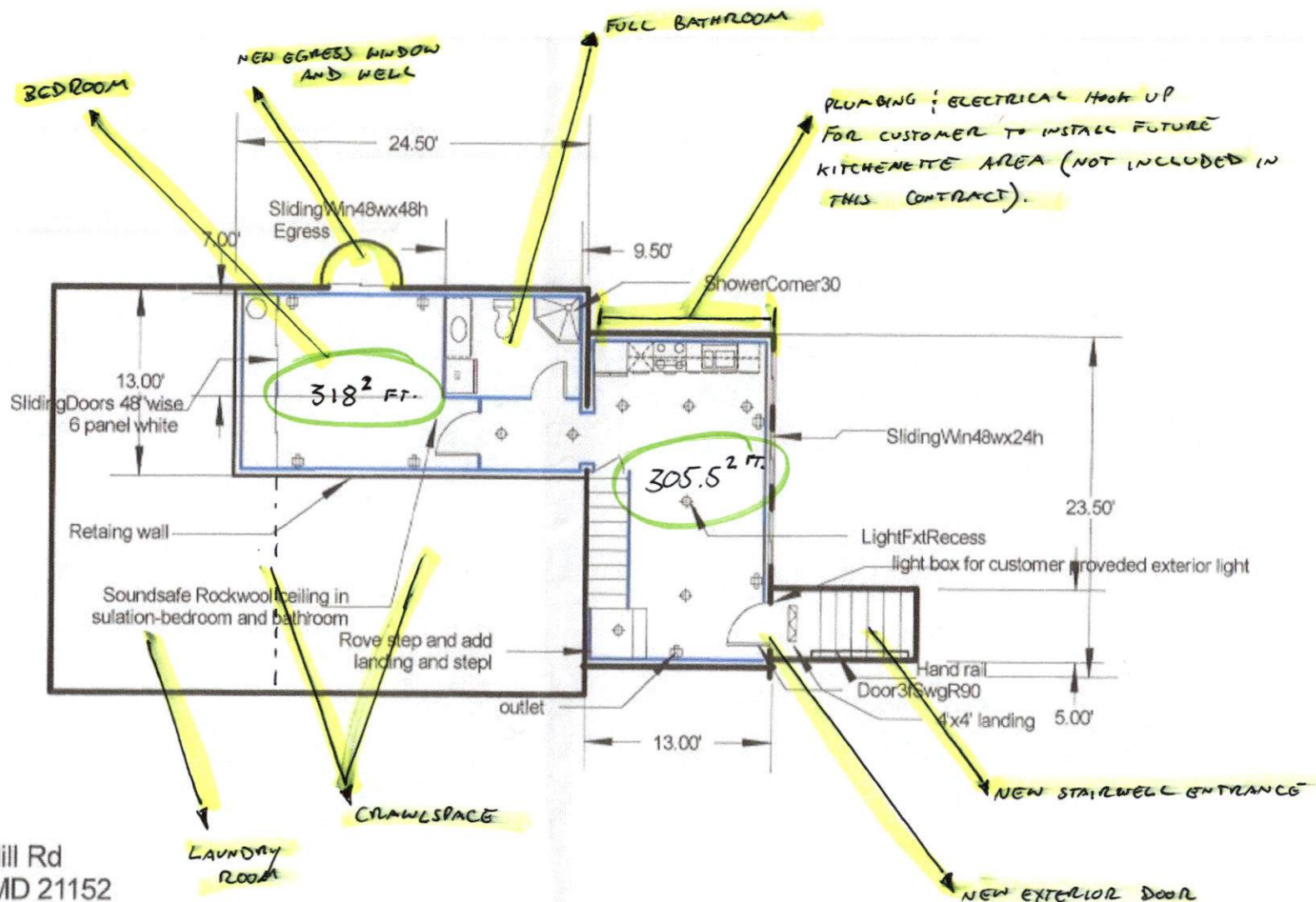
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier:		District - 08 Account Number - 0802003000
Owner Information		
Owner Name:	CAMRATH SVEN SNYDER LAUREN	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	13853 THORNTON MILL RD SPARKS MD 21152-9662	Deed Reference: /39230/ 00483
Location & Structure Information		
Premises Address:	13853 THORNTON MILL RD SPARKS 21152-9662	Legal Description: 3.669 AC NES THORNTON MILL RD 1400 NW YORK RD
Map:	Grid:	Parcel:
0042	0003	0037
Neighborhood:	Subdivision:	Section:
8040089.04	0000	
Block:	Lot:	Assessment Year:
		2020
Plat No:	Plat Ref:	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1953	1,515 SF	
Property Land Area	County Use	
3.6700 AC	04	
Stories	Basement	Type
1	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
FRAME/	2	2 full
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of
		01/01/2020
Land:	221,700	221,700
Improvements	59,300	53,500
Total:	281,000	275,200
Preferential Land:	0	0
		Phase-in Assessments
		As of
		07/01/2021
		As of
		07/01/2022
		275,200
		275,200
Transfer Information		
Seller: SMITH PETER DEWOLF	Date: 07/28/2017	Price: \$285,000
Type: ARMS LENGTH IMPROVED	Deed1: /39230/ 00483	Deed2:
Seller: BALLARD ELSIE S	Date: 09/13/2016	Price: \$215,000
Type: NON-ARMS LENGTH OTHER	Deed1: /37992/ 00135	Deed2:
Seller: GRESSITT TILLMAN J	Date: 12/02/1958	Price: \$18,000
Type:	Deed1: /03455/ 00083	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2021
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
		0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Approved 03/26/2018		
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.

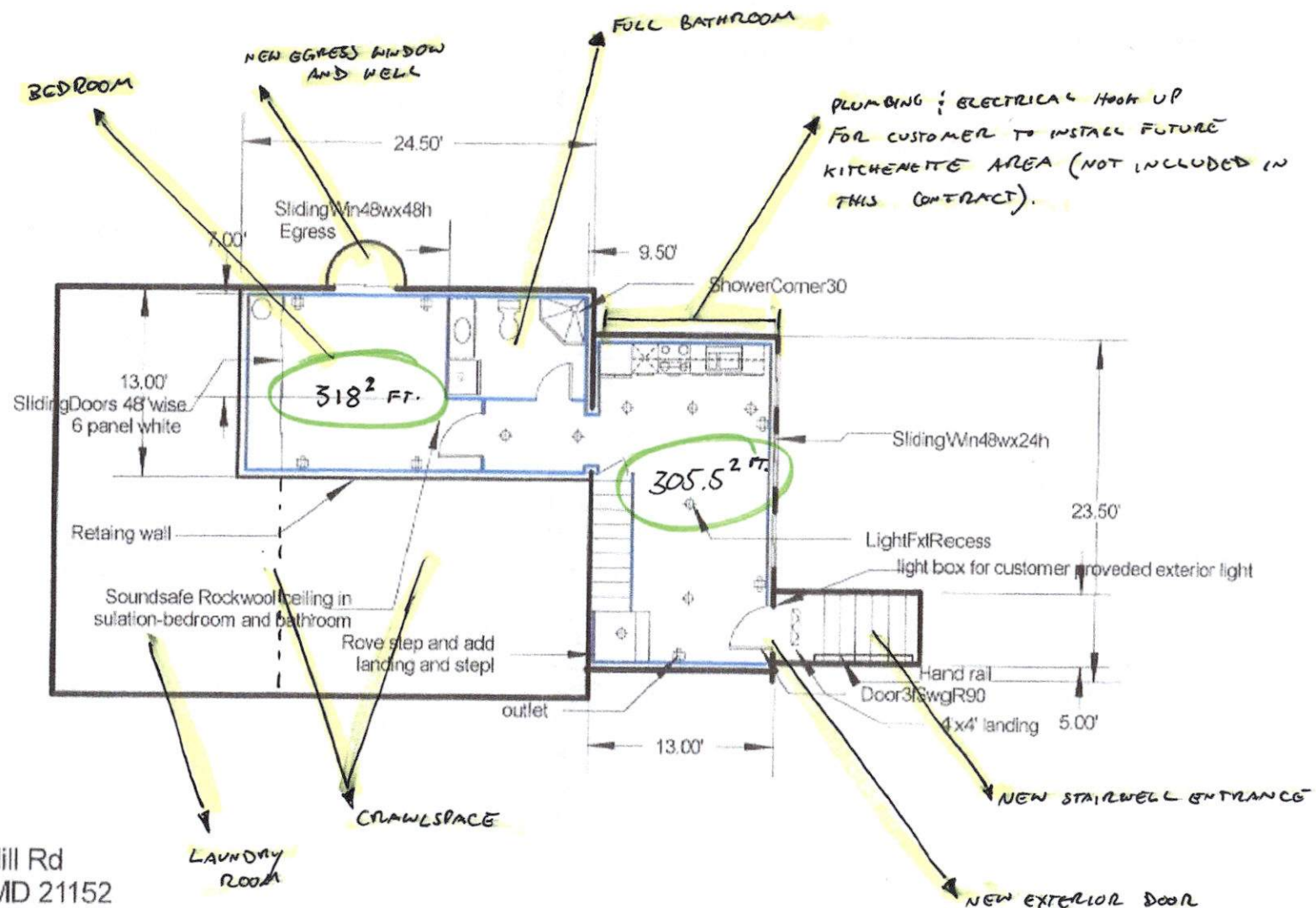
*NEW BASEMENT FINISHED AREA WILL NOT HAVE SEPARATE UTILITY METERS FROM REST OF HOUSE.



Lauren Snyder
13853 Thornton Mill Rd
Sparks Glencoe, MD 21152

Quantities and descriptions listed on order supersede any drawings.

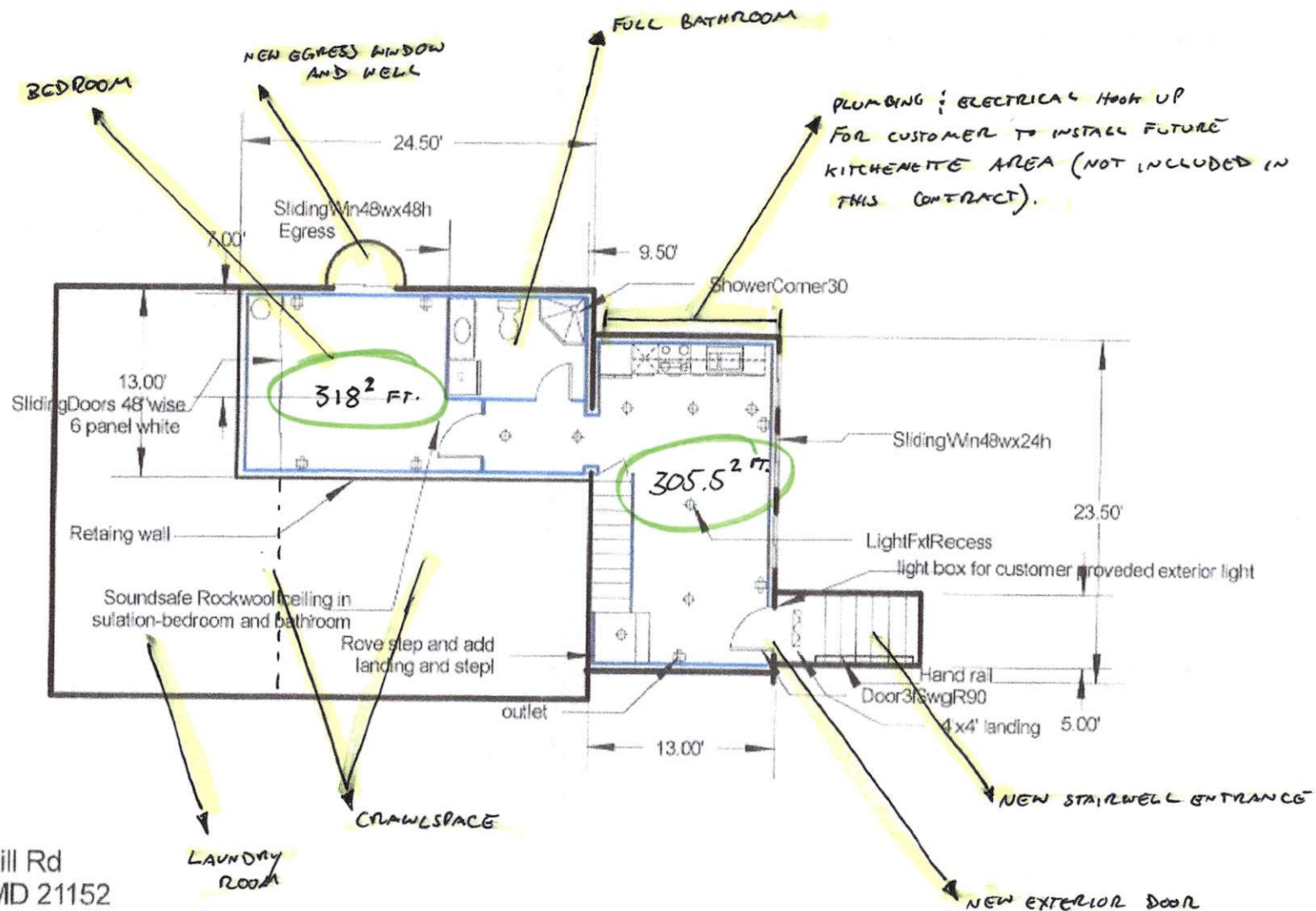
*NEW BASEMENT FINISHED AREA WILL NOT HAVE SEPARATE UTILITY METERS FROM REST OF HOUSE.



Lauren Snyder
13853 Thornton Mill Rd
Sparks Glencoe, MD 21152

Quantities and descriptions listed on order supersede any drawings

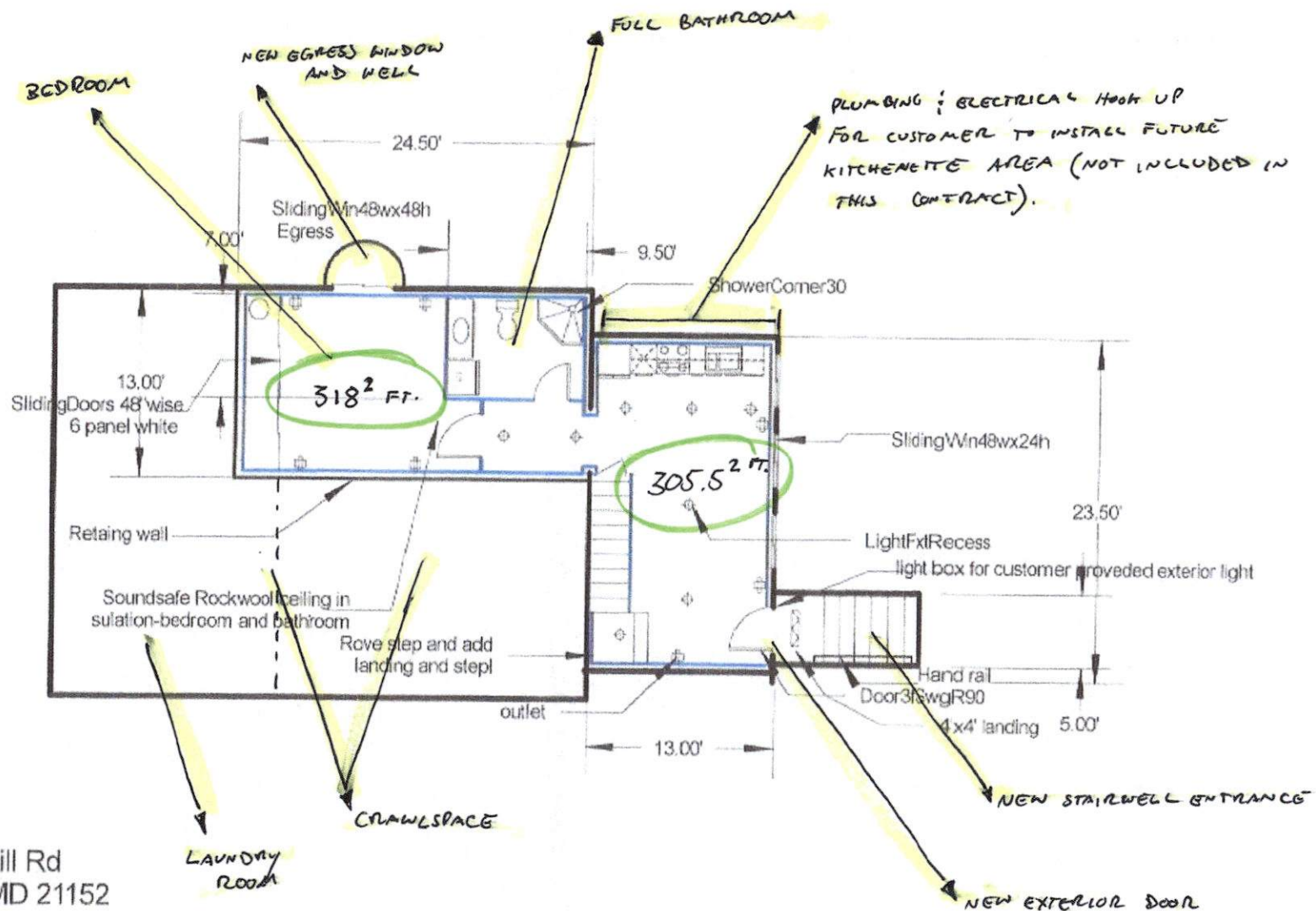
*NEW BASEMENT FINISHED AREA WILL NOT HAVE SEPARATE UTILITY METERS FROM REST OF HOUSE.



Lauren Snyder
13853 Thornton Mill Rd
Sparks Glencoe, MD 21152

Quantities and descriptions listed on order supersede any drawings

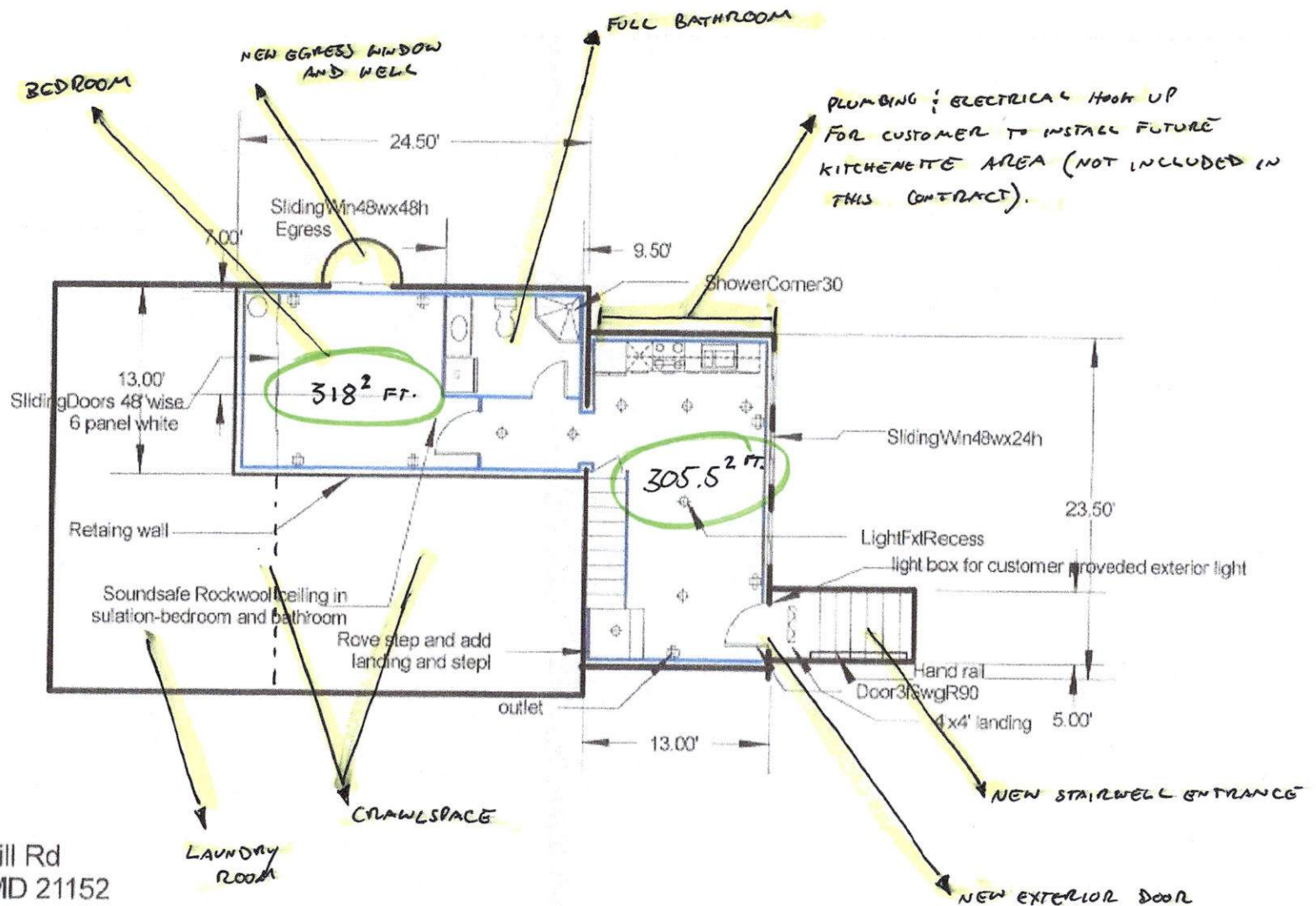
*NEW BASEMENT FINISHED AREA WILL NOT HAVE SEPARATE UTILITY METERS FROM REST OF HOUSE.



Lauren Snyder
13853 Thornton Mill Rd
Sparks Glencoe, MD 21152

Quantities and descriptions listed on order supersede any drawings

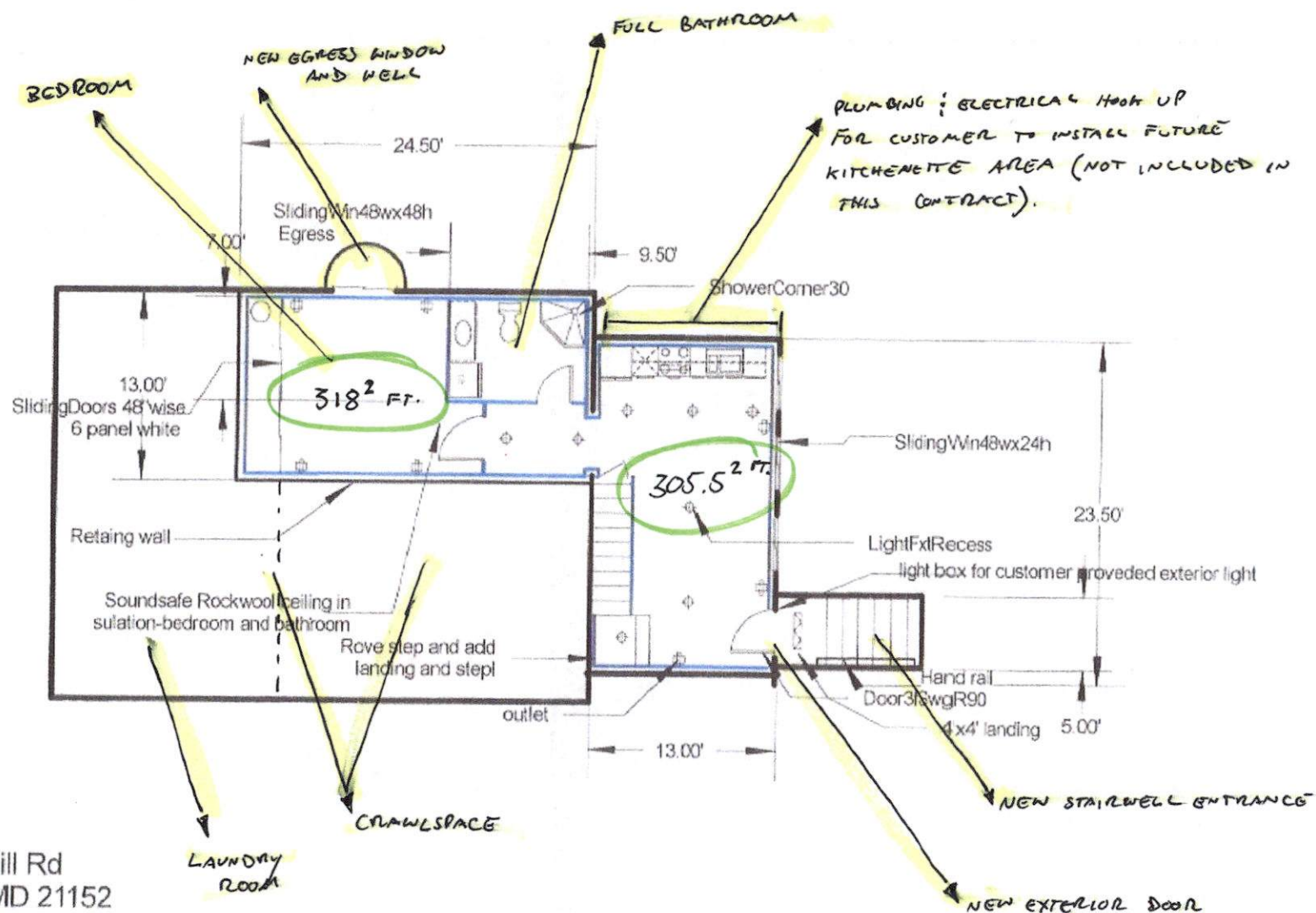
*NEW BASEMENT FINISHED AREA WILL NOT HAVE SEPARATE UTILITY METERS FROM REST OF HOUSE.



Lauren Snyder
13853 Thornton Mill Rd
Sparks Glencoe, MD 21152

Quantities and descriptions listed on order supersede any drawings.

*NEW BASEMENT FINISHED AREA WILL NOT HAVE SEPARATE UTILITY METERS FROM REST OF HOUSE.



Lauren Snyder
13853 Thornton Mill Rd
Sparks Glencoe, MD 21152

Quantities and descriptions listed on order supersede any drawings

2019-04-15

105

PAI # 080691
PAI # 080691

PAI # 080691
Lot # 9

R-1990-0173

Pt. Bk./Folio # 073022
2300010706
Pt. Bk. 0000073, Folio 0022

NW 20-B

0803000625

13921

13917
1700008092

13911

0807030470

RC 6
042B1
3 CD

8 ED

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

13853

0802003000

RC 4

0802020576

13851

0811047400

NW 19-B

THORNTON MILL RD

0802059171

PAI # 080599

Pt. Bk./Folio # 047016

PAI # 080599 MARYLAND MASONIC HOMES
Pt. Bk. 0000047, Folio 0016 1900002500
PAI # 080599 PAI # 080599

0807058076

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>10-3</u>	DEPS (if not received, date e-mail sent _____)	<u>✓</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (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	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>10-6-19</u>	by <u>Ogle</u>
SIGN POSTING (2 nd)	Date: <u>10-19-19</u>	by <u>Ogle</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

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 - 08 Account Number - 0802003000			
Owner Information					
Owner Name:		CAMRATH SVEN SNYDER LAUREN		Use:	RESIDENTIAL
Mailing Address:		13853 THORNTON MILL RD SPARKS MD 21152-		Principal Residence:	YES
				Deed Reference:	/39230/ 00483
Location & Structure Information					
Premises Address:		13853 THORNTON MILL RD SPARKS 21152-9662		Legal Description:	3.669 AC NES THORNTON MILL RD 1400 NW YORK RD
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0042	0003	0037	8040089.04	0000	
			Block:	Lot:	Assessment Year:
					2020
Special Tax Areas: None			Town:	None	
			Ad Valorem:	None	
			Tax Class:	None	
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1953		1,515 SF			
				Property Land Area	
				3.6700 AC	
				County Use	
				04	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
1	YES	STANDARD UNIT	FRAME/	2	2 full
Garage					
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:	221,700	221,700			
Improvements	59,300	59,300			
Total:	281,000	281,000		281,000	
Preferential Land:	0				
Transfer Information					
Seller: SMITH PETER DEWOLF		Date: 07/28/2017		Price: \$285,000	
Type: ARMS LENGTH IMPROVED		Deed1: /39230/ 00483		Deed2:	
Seller: BALLARD ELSIE S		Date: 09/13/2016		Price: \$215,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /37992/ 00135		Deed2:	
Seller: GRESSITT TILLMAN J		Date: 12/02/1958		Price: \$18,000	
Type:		Deed1: /03455/ 00083		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 03/26/2018					
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.

2019-0477-A

ZAC AGENDA

Case Number: 2019-0476-A **Reviewer:** Gary Hucik
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Susan & Paul Tanenholz
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 2007 THISTLEWOOD RD
Location: South side of Thistlewood west 150 to the centerline of Ashdale Road.

Existing Zoning: DR 2 **Area:** 8,030 SQ FT
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
1B01.2.C.1.b & 301.1 To permit a proposed screen porch (open projection) with a setback of 18 feet in lieu of the required 22.5 feet.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date:

Miscellaneous Notes:

Case Number: 2019-0477-A **Reviewer:** Gary Hucik
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Sven Camrath & Lauren Snyder
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 8 **Council Dist:** 3

Property Address: 13853 THORTON MILL RD
Location: East side of Thorton Mill Road North 800 feet to the centerline of York Road.

Existing Zoning: RC 6 **Area:** 3,669 AC
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
To permit a proposed detached garage (accessory structure) with a height of 20 feet in lieu of the maximum height of 15 feet.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 10/21/2019

Miscellaneous Notes:



2019-08-29



1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

2019-0477-A





2019-04-77-A



2019-0477-1A



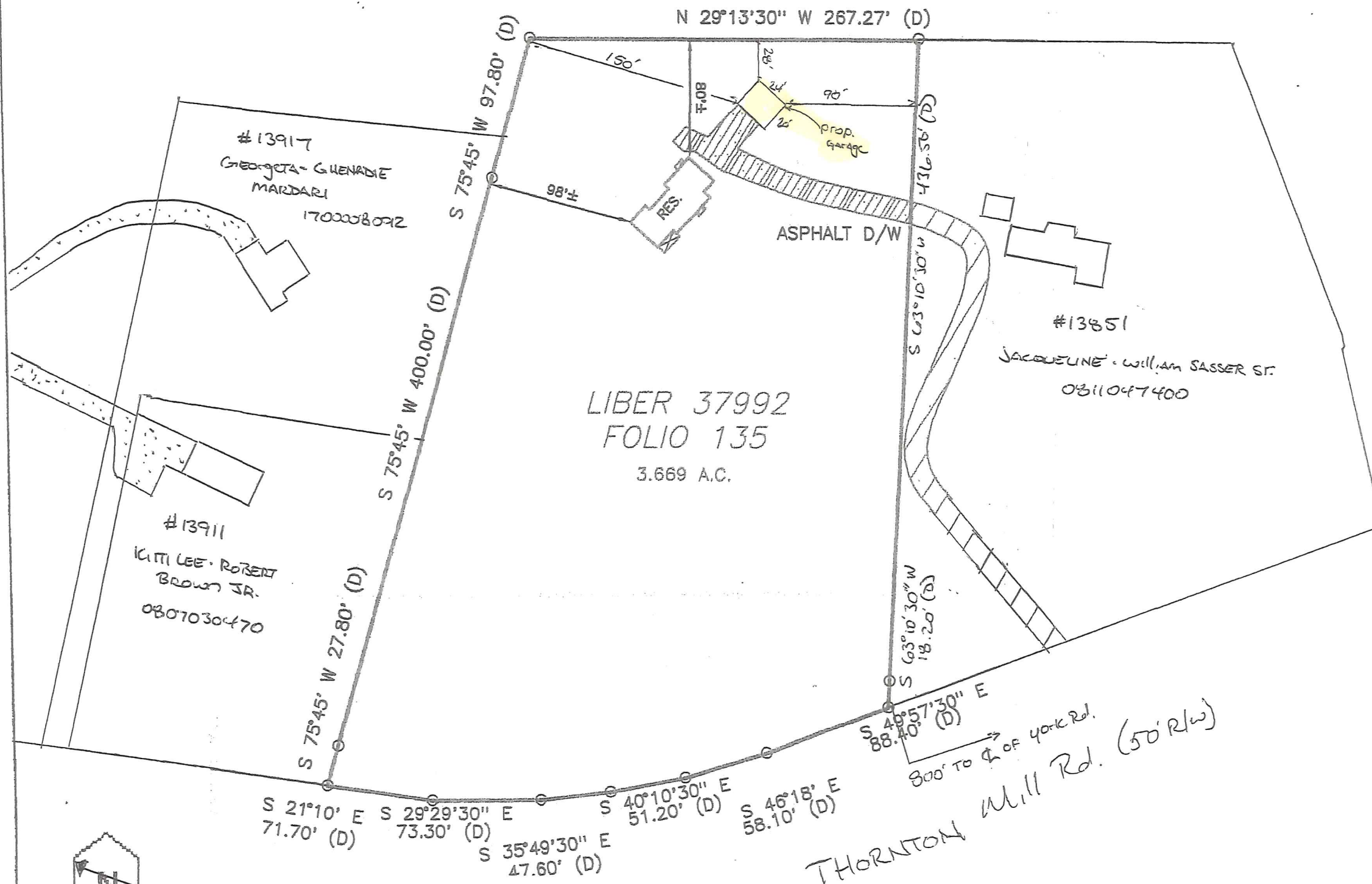
2019-04-77-A

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

ADDRESS 13853 THORNTON Mill Rd Sparks 21152 OWNER(S) NAME(S) LAUREN SNYDER & SVEN CAMRATH

SUBDIVISION NAME N/A LOT # — BLOCK # — SECTION # —

PLAT BOOK # — FOLIO # — 10 DIGIT TAX # 0802003000 DEED REF. # 39230/00483



PLAN DRAWN BY

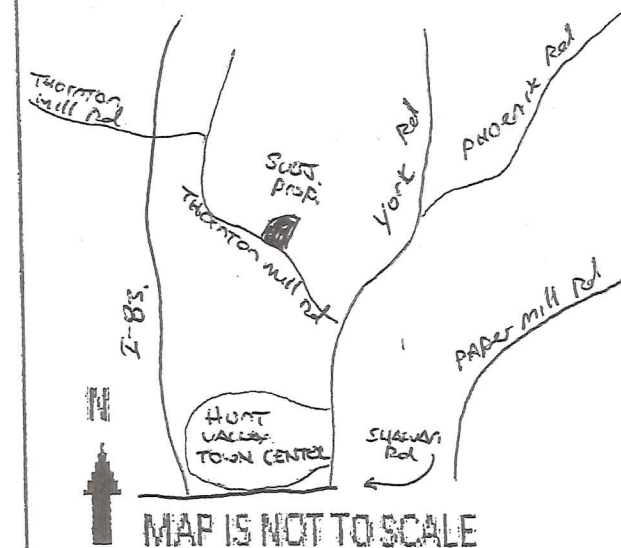
JSC

DATE 9/23/19

SCALE: 1 INCH = 80 FEET

2019-0477-A

SITE VICINITY MAP



ZONING MAP# 04281

SITE ZONED Rc6

ELECTION DISTRICT 8

COUNCIL DISTRICT 3

LOT AREA ACREAGE 3.669 Acres

OR SQUARE FEET 159,821.64

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC — PRIVATE X

SEWER IS:

PUBLIC — PRIVATE X

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

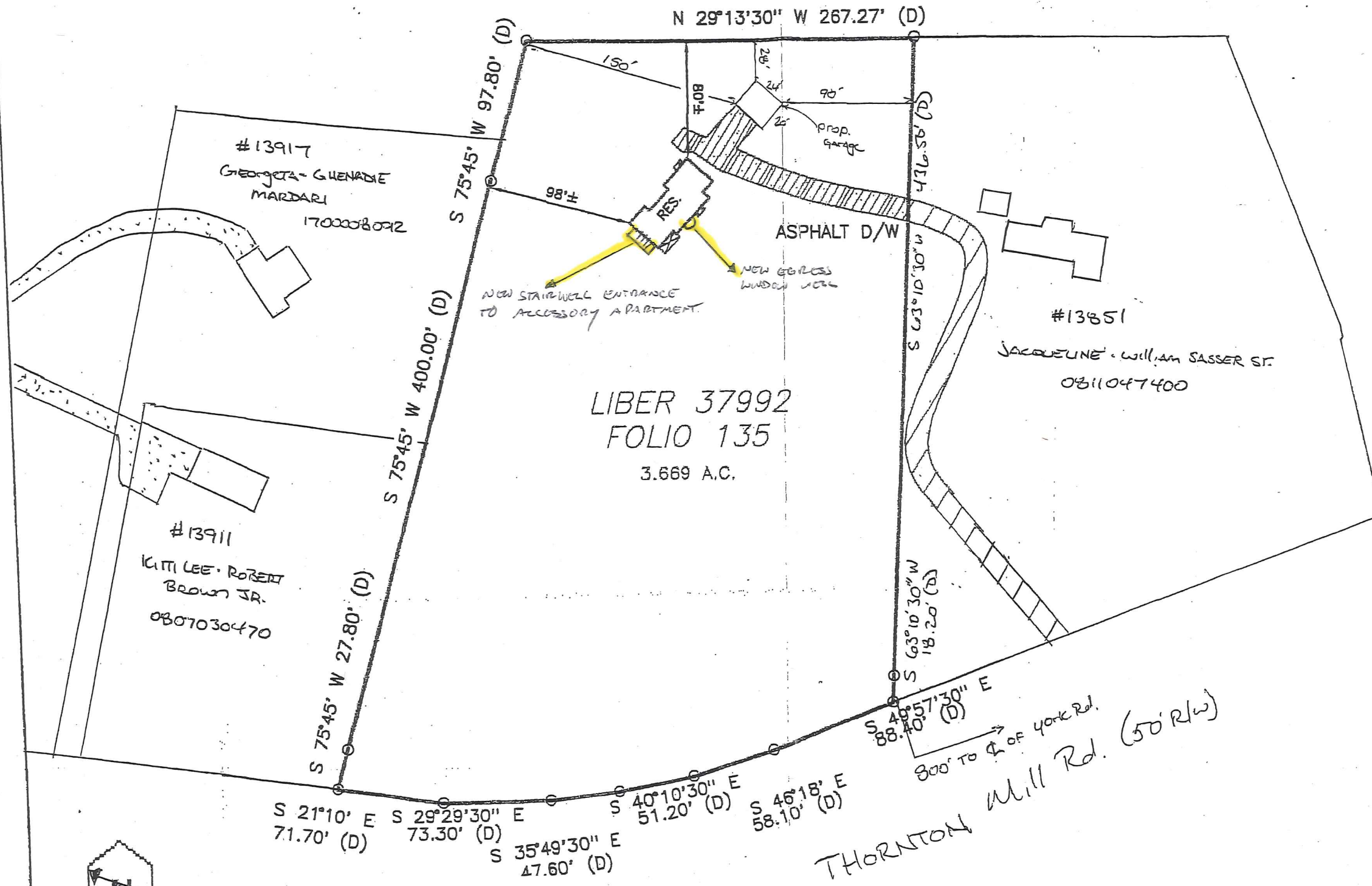
Pet Eor. 1

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

ADDRESS 13853 THORNTON Mill Rd Sparks 21152 OWNER(S) NAME(S) LAUREN SNYDER & EVEN CAMRATH

SUBDIVISION NAME N/A LOT # BLOCK # SECTION #

PLAT BOOK # FOLIO # 10 DIGIT TAX # 0802003000 DEED REF. # 39230/00483

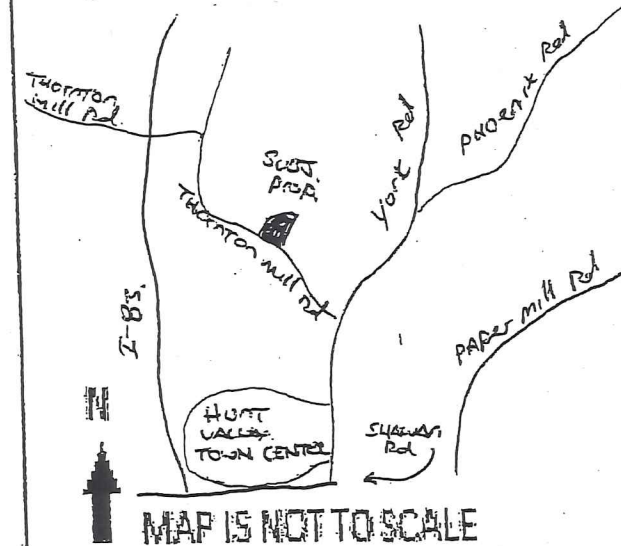


PLAN DRAWN BY

David Ryan

DATE 11/15/21 SCALE: 1 INCH = 80 FEET

SITE VICINITY MAP



ZONING MAP# 04281

SITE ZONED RC6

ELECTION DISTRICT 8

COUNCIL DISTRICT 3

LOT AREA ACREAGE 3.669 acres

OR SQUARE FEET 159,821.64

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC PRIVATE X

SEWER IS:

PUBLIC PRIVATE X

PRIOR HEARING? NO

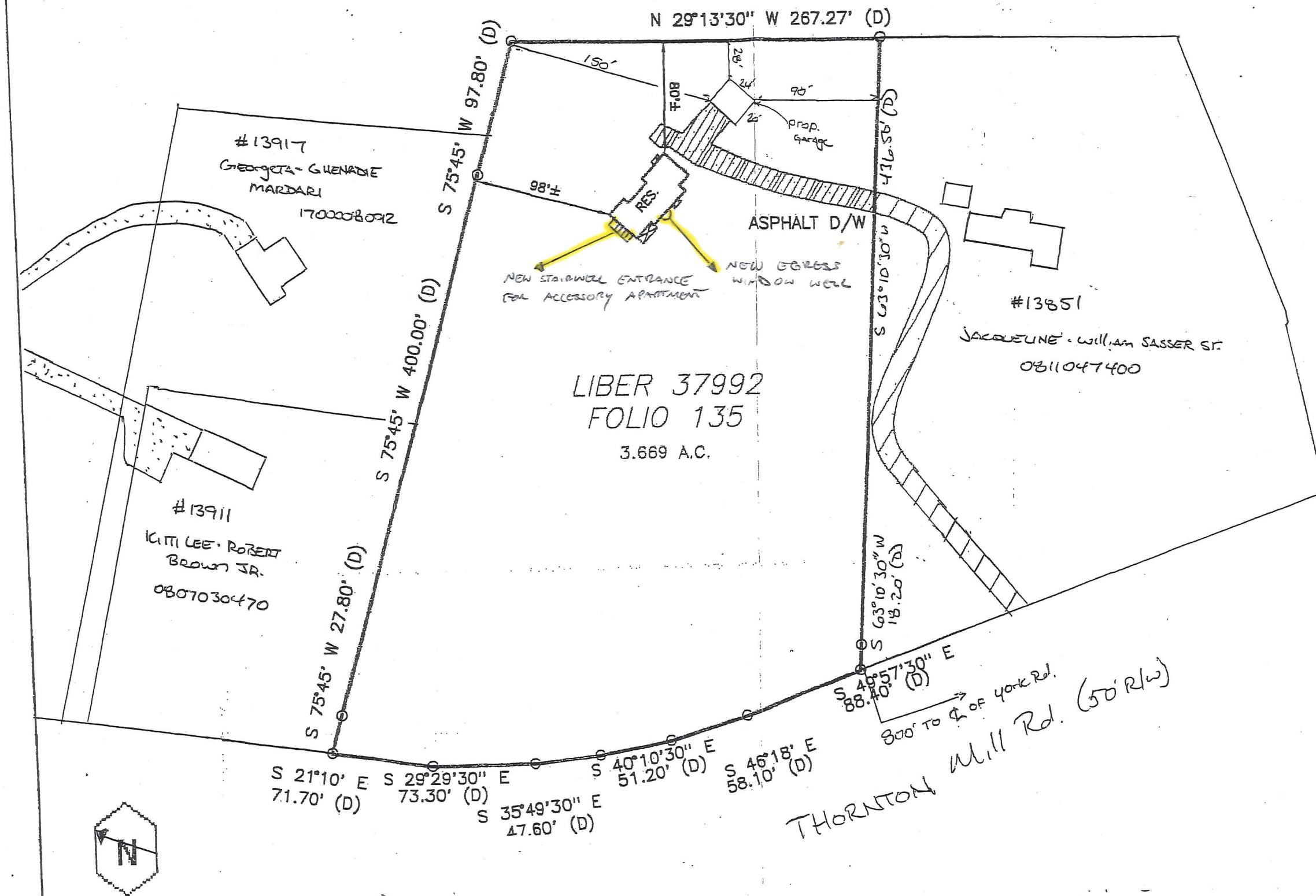
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

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

ADDRESS 13853 THORNTON Mill Rd Sparks 21152 OWNER(S) NAME(S) LAUREN SNYDER & SVEN CAMRATH

SUBDIVISION NAME N/A LOT # _____ BLOCK # _____ SECTION # _____

PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 0802003000 DEED REF. # 39230/00483

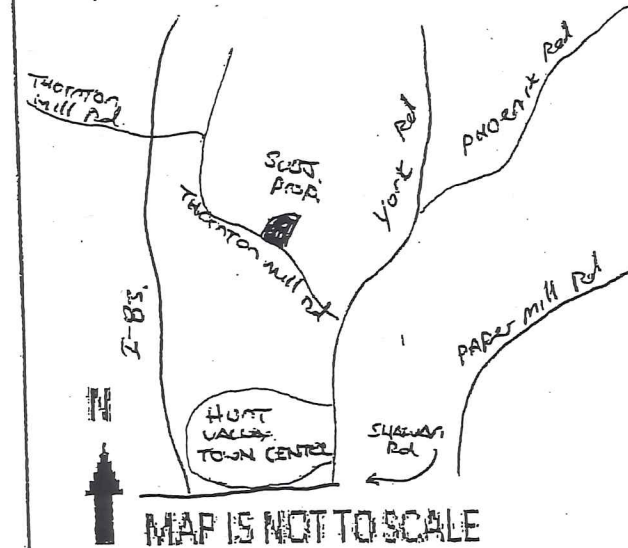


PLAN DRAWN BY

DAVID RYAN

DATE 11/15/21 SCALE: 1 INCH = 80 FEET

SITE VICINITY MAP



ZONING MAP# 04281

SITE ZONED RC6

ELECTION DISTRICT 8

COUNCIL DISTRICT 3

LOT AREA ACREAGE 3.669 ACRES

OR SQUARE FEET 159,821.64 ±

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE X

SEWER IS:

PUBLIC _____ PRIVATE X

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW