

MEMORANDUM

DATE: May 12, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0075-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on May 11, 2020. 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
(3219 Timberfield Lane)
3rd Election District * OFFICE OF ADMINISTRATIVE
2nd Council District * HEARINGS FOR
Daniel and Holly Vanderwalde * BALTIMORE COUNTY
Petitioners *
* CASE NO. 2020-0075-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Daniel and Holly Vanderwalde (“Petitioners”). The Petitioners are requesting Variance relief pursuant to §1B02.3.C.1 of the Baltimore County Zoning Regulations (“BCZR”), to permit an 36' setback in lieu of the required 40' front yard setback; and to permit a 10' setback in lieu of the required 15' side yard setback. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 22, 2020, 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 BCC. Based upon the information available, there is no evidence in the file to indicate that the

ORDER RECEIVED FOR FILING

Date 4/9/2020
By sen

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.

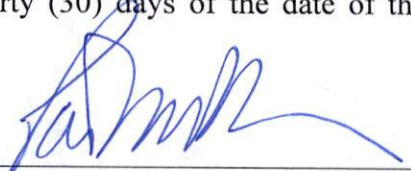
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 9th day of **April, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR") to permit an 36' setback in lieu of the required 40' front yard setback; and to permit a 10' setback in lieu of the required 15' side yard setback, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

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



PAUL M. MAYHEW
Managing Administrative Law Judge
For Baltimore County

ORDER RECEIVED FOR FILING

Date

4/9/2020

By

sen



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 3219 Timberfield Lane which is presently zoned DR-2

Deed Reference 30769 / 364 10 Digit Tax Account # 0315059120

Property Owner(s) Printed Name(s) Daniel VanderWalde & Holly VanderWalde

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

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a

1. ☒ **ADMINISTRATIVE VARIANCE** from section(s) 1B02.3.C.1 to permit an 36' setback in lieu of the required 40' front yard setback, and
1B02.3.C.1 to permit a 10' setback in lieu of the required 15' side yard setback

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

2. ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4- 416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

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

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners:

Daniel Vanderwalde / Holly Vanderwalde

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature # 2

3219 Timberfield Lane Baltimore MD

Mailing Address City State

21208 / 240-678-4771 / daniel@generalpropertyllc.com

Zip Code Telephone # Email Address

Representative to be contacted:

Richardson Engineering, LLC Rick Richardson

Name – Type or Print

Signature

30 E. Padonia Road Timonium MD

Mailing Address City State

21093 / 410-560-1502 / rick@richardsonengineering.net

Zip Code Telephone # Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this 31 day of March, 2020 that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Administrative Law Judge of Baltimore County

CASE NUMBER 2020-0075-A Filing Date 3/11/20 Estimated Posting Date 3/22/20 Reviewer g

Rev 10/12/11

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 to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 3219 Timberfield Lane Baltimore MD 21208
Print or Type Address of property City State Zip Code

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

The existing house has a car port and we intend to construct a garage on the side of the house. The location of the garage is dictated by the interior layout of the house with bedrooms on the right side and the living spaces on the left side. It is not practical to move the house and expansion of the house is not possible without relief from the setbacks requested.

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

[Signature]
Signature of Affiant

Daniel VanderWalde
Name- Print or Type

[Signature]
Signature of Affiant

Holly VanderWalde
Name- Print or Type

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

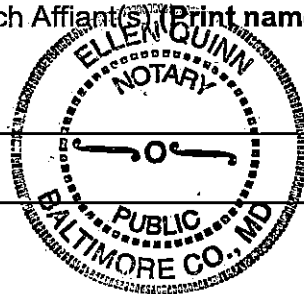
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of March, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Daniel VanderWalde and Holly VanderWalde
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public
June 27 2022
My Commission Expires



**ZONING DESCRIPTION FOR
3219 TIMBERFIELD LANE
3RD ELECTION DISTRICT
2ND COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the East side of Timberfield Lane (50' R.O.W.) and on the north side of the intersection of Lightfoot Avenue (60' R.O.W.)

Being Lot #1, Block D, in the Subdivision known as Midfield Plat-1, Section 2 as recorded in the land records of Baltimore County in Plat Book #26, Folio #127.

Containing a net area of 25,273 square feet, or 0.58 acres of land, more or less.

2020-0075-A

CERTIFICATE OF POSTING

2020-0075-A

RE: Case No.: _____

Petitioner/Developer: _____

Daniel & Holly Vander Wald

April 6, 2020

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

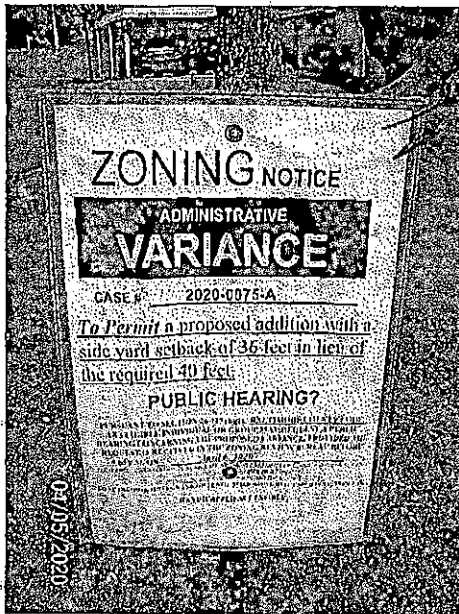
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

3219 Timberfield Lane

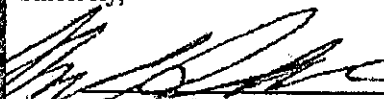
SIGN 1 Recertification

March 22, 2020

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,


(Signature of Sign Poster)

April 5, 2020

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2020-0075-A

RE: Case No.: _____

Petitioner/Developer: _____

Daniel & Holly Vander Wald

April 6, 2020

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

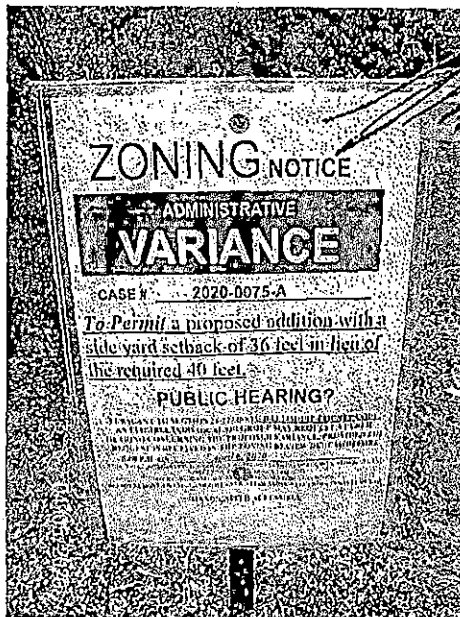
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3219 Timberfield Lane

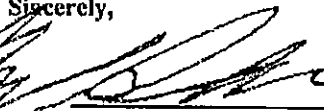
SIGN 2 Recertification

March 22, 2020

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,


(Signature of Sign Poster)

April 5, 2020

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2020-0075-A

RE: Case No.: _____

Petitioner/Developer: _____

Daniel & Holly Vander Wald

April 6, 2020

Date of Hearing/Closing: _____

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County Office Building, Room 111
111 West Chesapeake Avenue
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Attn: Kristen Lewis:

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3219 Timberfield Lane

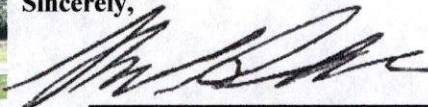
SIGN 1

March 22, 2020

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 **March 22, 2020**

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

12345678910111213141516171819202122232425262728293031323334353637383940414243444546474849505152535455565758596061626364656667686970717273747576777879808182838485868788899091929394959697989910010110210310410510610710810911011111211311411511611711811912012112212312412512612712812913013113213313413513613713813914014114214314414514614714814915015115215315415515615715815916016116216316416516616716816917017117217317417517617717817918018118218318418518618718818919019119219319419519619719819920020120220320420520620720820921021121221321421521621721821922022122222322422522622722822923023123223323423523623723823924024124224324424524624724824925025125225325425525625725825926026126226326426526626726826927027127227327427527627727827928028128228328428528628728828929029129229329429529629729829930030130230330430530630730830931031131231331431531631731831932032132232332432532632732832933033133233333433533633733833934034134234334434534634734834935035135235335435535635735835936036136236336436536636736836937037137237337437537637737837938038138238338438538638738838939039139239339439539639739839940040140240340440540640740840941041141241341441541641741841942042142242342442542642742842943043143243343443543643743843944044144244344444544644744844945045145245345445545645745845946046146246346446546646746846947047147247347447547647747847948048148248348448548648748848949049149249349449549649749849950050150250350450550650750850951051151251351451551651751851952052152252352452552652752852953053153253353453553653753853954054154254354454554654754854955055155255355455555655755855956056156256356456556656756856957057157257357457557657757857958058158258358458558658758858959059159259359459559659759859960060160260360460560660760860961061161261361461561661761861962062162262362462562662762862963063163263363463563663763863964064164264364464564664764864965065165265365465565665765865966066166266366466566666766866967067167267367467567667767867968068168268368468568668768868969069169269369469569669769869970070170270370470570670770870971071171271371471571671771871972072172272372472572672772872973073173273373473573673773873974074174274374474574674774874975075175275375475575675775875976076176276376476576676776876977077177277377477577677777877978078178278378478578678778878979079179279379479579679779879980080180280380480580680780880981081181281381481581681781881982082182282382482582682782882983083183283383483583683783883984084184284384484584684784884985085185285385485585685785885986086186286386486586686786886987087187287387487587687787887988088188288388488588688788888989089189289389489589689789889990090190290390490590690790890991091191291391491591691791891992092192292392492592692792892993093193293393493593693793893994094194294394494594694794894995095195295395495595695795895996096196296396496596696796896997097197297397497597697797897998098198298398498598698798898999099199299399499599699799899910001001100210031004100510061007100810091010101110121013101410151016101710181019102010211022102310241025102610271028102910301031103210331034103510361037103810391040104110421043104410451046104710481049105010511052105310541055105610571058105910601061106210631064106510661067106810691070107110721073107410751076107710781079108010811082108310841085108610871088108910901091109210931094109510961097109810991100110111021103110411051106110711081109111011111112111311141115111611171118111911201121112211231124112511261127112811291130113111321133113411351136113711381139114011411142114311441145114611471148114911501151115211531154115511561157115811591160116111621163116411651166116711681169117011711172117311741175117611771178117911801181118211831184118511861187118811891190119111921193119411951196119711981199120012011202120312041205120612071208120912101211121212131214121512161217121812191220122112221223122412251226122712281229123012311232123312341235123612371238123912401241124212431244124512461247124812491250125112521253125412551256125712581259126012611262126312641265126612671268126912701271127212731274127512761277127812791280128112821283128412851286128712881289129012911292129312941295129612971298129913001

CERTIFICATE OF POSTING

2020-0075-A

RE: Case No.: _____

Petitioner/Developer: _____

Daniel & Holly Vander Wald

April 6, 2020

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

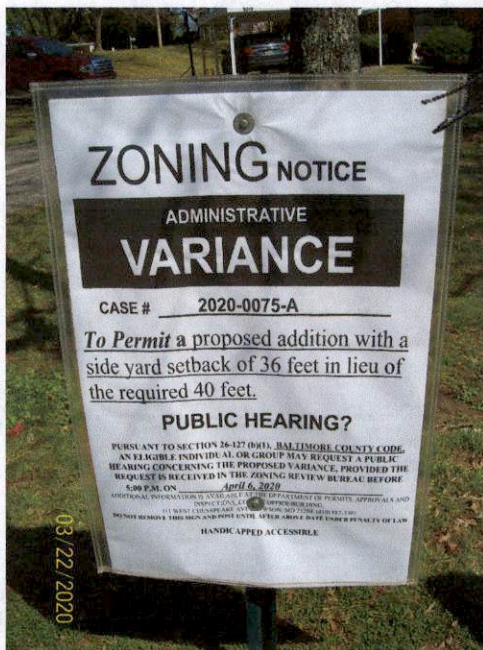
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

3219 Timberfield Lane

SIGN 2

March 22, 2020

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

March 22, 2020

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

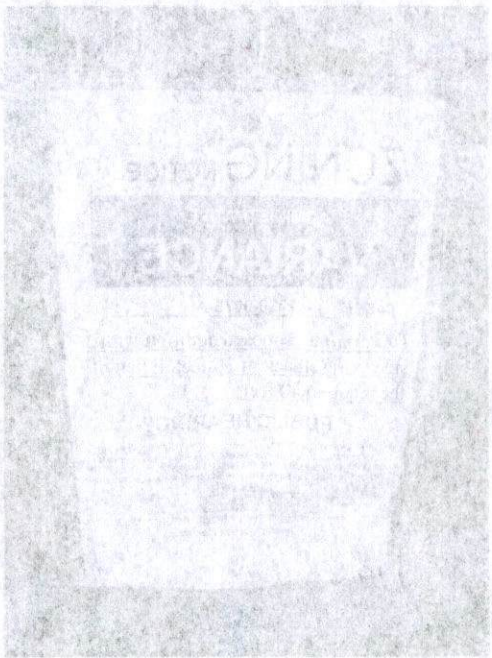
CERTIFICATE OF POSTING

2010-01-01

SIGN 2

March 22, 2010

March 22, 2010



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0075 -A Address 3219 Timberfield Lane 2120

Contact Person: GARY HUCK Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/11/20 Posting Date: 3/22/20 Closing Date: 4/6/20

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 (on the reverse side of this form) 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 an 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 zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The 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 zoning or deputy zoning commissioner), 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 2020- 0075 -A Address: 3219 Timberfield Lane 21208

Petitioner's Name: Daniel VanderWald & Holly VanderWald Telephone: 240-678-4771

Posting Date: 3/22/20 Closing Date: 4/6/2020

Wording for Sign:

To permit a proposed addition with a side yard
set back of 36 feet in lieu of the required
40 feet.

**CASHIER'S
VALIDATION**



JOHN A. OLSZEWSKI, JR.
County Executive

JOANNE R. RUND, Chief
Fire Department

April 07, 2020

Richardson Engineering LLC,
30 E. Padonia Road
Timonium MD 21093

RE: Case Number: 2020-0075-A, 3219 Timberfield Lane

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 March 11, 2020. 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
Daniel & Holly Vanderwalde 3219 Timberfield Lane Baltimore MD 21208



STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Gregory Slater
Acting Secretary
Tim Smith, P.E.
Acting Administrator

Date: 3/23/20

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. 2020-0075-A

*Administrative Variance
Daniel VanderWalde & Holly VanderWalde
3219 Timberfield Lane*

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@mdot.maryland.gov).

Sincerely,

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

WW/RAZ

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: March 17, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0075-A
Address 3219 Timberfield Lane
(VanderWalde Property)

Zoning Advisory Committee Meeting of **March 23, 2020**.

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

Reviewer: Steve Ford

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Gregory Slater
Secretary
Tim Smith, P.E.
Acting Administrator

Date: May 11, 2020

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

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Administrative Variance
Daniel VanderWalde & Holly VanderWalde
3219 Timberfield Lane

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Sincerely,



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

WW/RAZ

Date: May 11, 2020

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

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3219 Timberfield Lane

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@mdot.maryland.gov).

Sincerely,



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

WW/RAZ

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
3/17	DEPS (if not received, date e-mail sent _____)	N/C
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
3/23	STATE HIGHWAY ADMINISTRATION	N/objection
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: 3/22/20	by SSG Robert Black
SIGN POSTING (2 nd)	Date: 4/5/20	by " "
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 03 Account Number - 0315059120

Owner Information

Owner Name: VANDERWALDE DANIEL
VANDERWALDE HOLLY Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 3219 TIMBERFIELD LANE
BALTIMORE MD 21208- Deed Reference: /30769/ 00364

Location & Structure Information

Premises Address: 3219 TIMBERFIELD LN
0-0000 Legal Description: 3219 TIMBERFIELD LN SE
MIDFIELD

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 1
0078 0005 0605 3050061.04 0000 2 D 1 2020 Plat Ref: 0026/ 0127

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1960 2,107 SF 24,570 SF 04

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
1 YES STANDARD UNIT BRICK/ 4 2 full/ 1 half 1 Carport

Value Information

	Base Value	Value As of 01/01/2020	Phase-in Assessments As of 07/01/2019	As of 07/01/2020
Land:	126,000	126,000		
Improvements	190,900	230,400		
Total:	316,900	356,400	316,900	330,067
Preferential Land:	0			0

Transfer Information

Seller: SHARABY ELLIOTT	Date: 05/03/2011	Price: \$342,500
Type: ARMS LENGTH IMPROVED	Deed1: /30769/ 00364	Deed2:
Seller: PECK AMY	Date: 12/22/2010	Price: \$251,000
Type: ARMS LENGTH IMPROVED	Deed1: /30306/ 00083	Deed2:
Seller: PECK AMY	Date: 02/17/1995	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /10946/ 00722	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2019	07/01/2020
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 04/07/2016

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

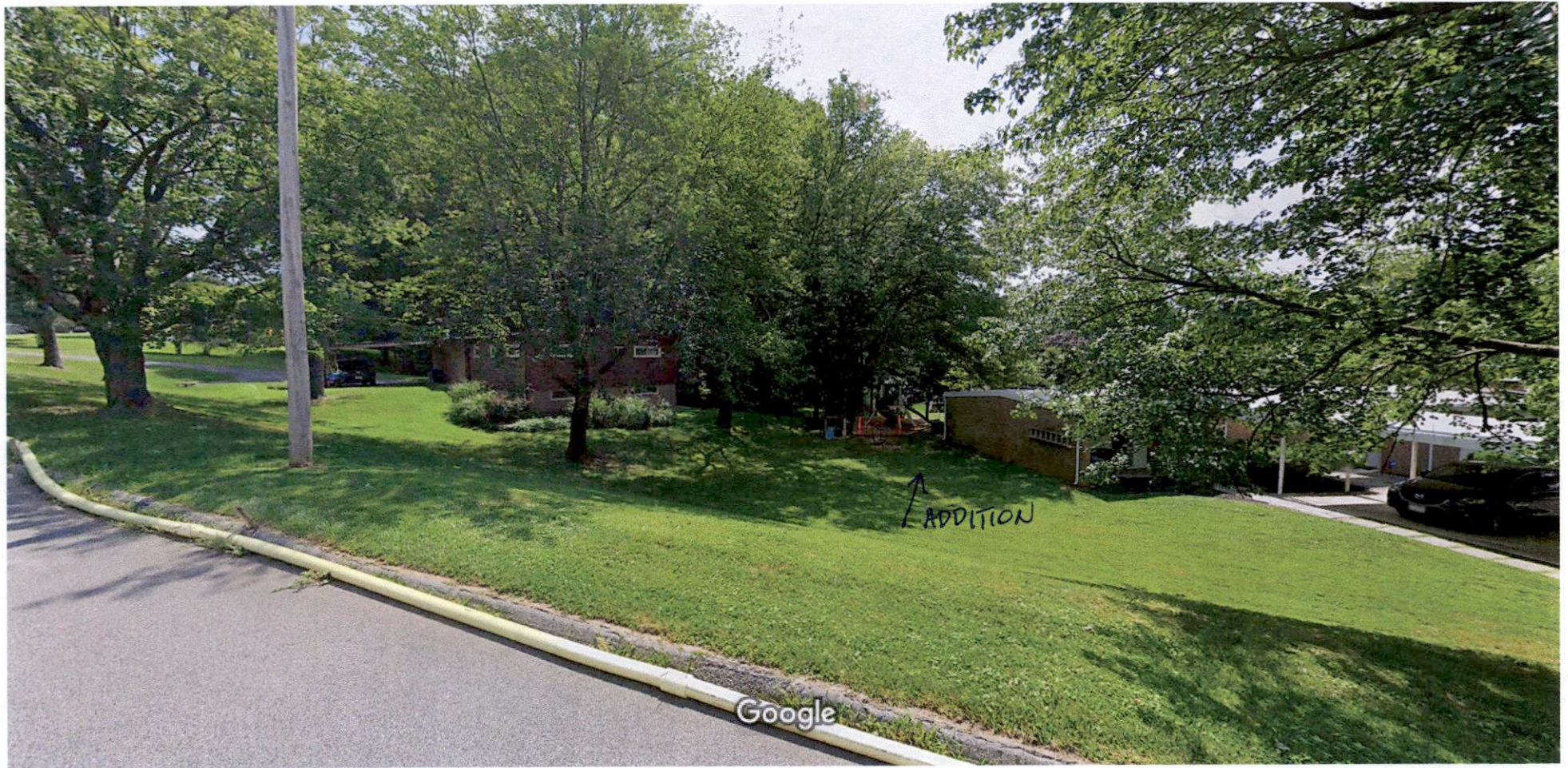
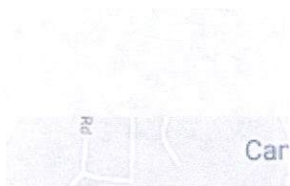


Image capture: Aug 2019 © 2020 Google

Pikesville, Maryland



Street View



2020 0075-A



Image capture: Sep 2019 © 2020 Google

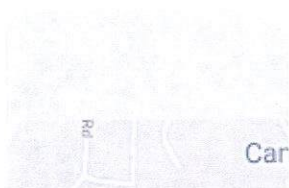
Pikesville, Maryland



Street View

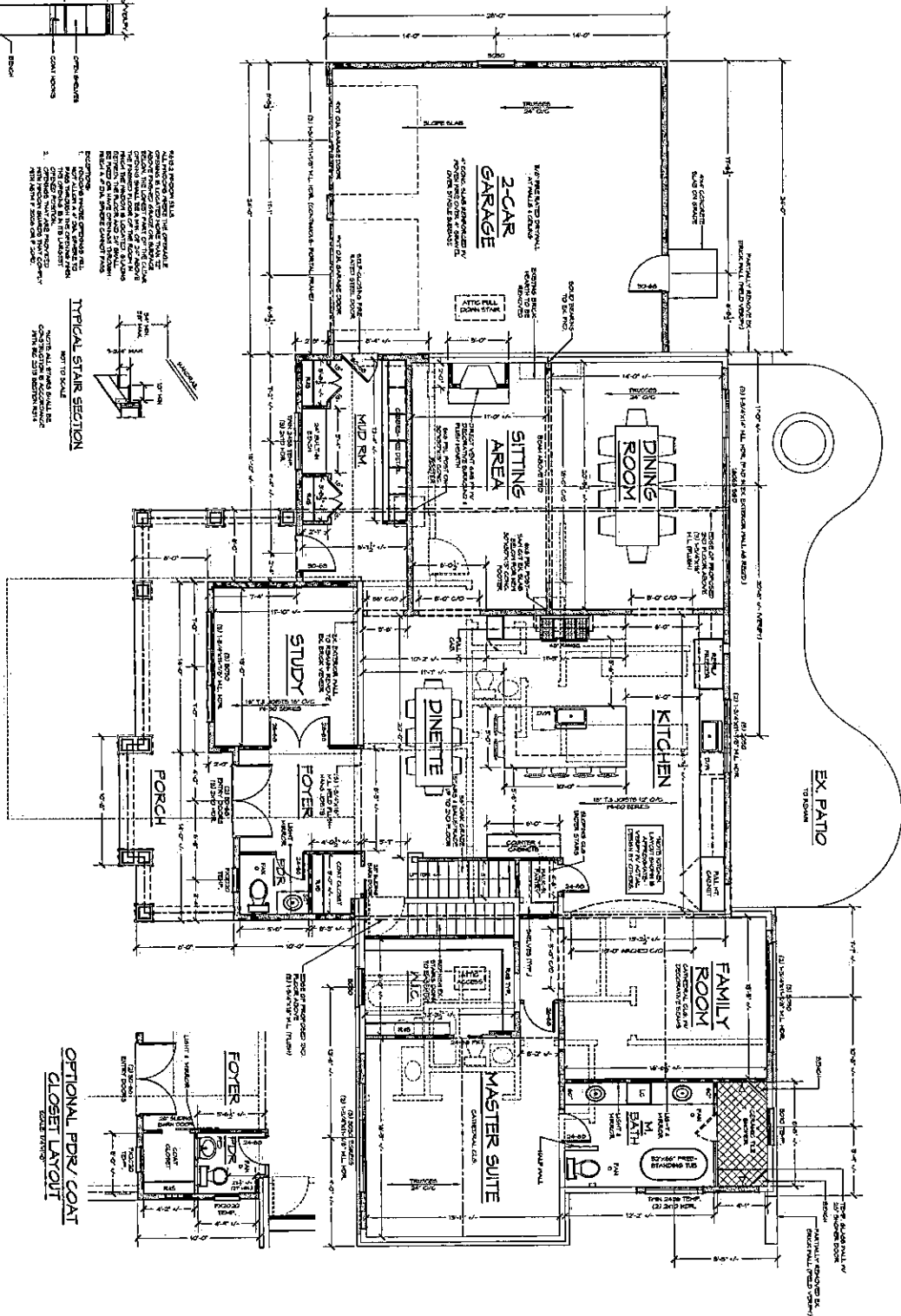
VIEW FROM
LIGHTFOOT

DRIVE



2020-0075-A

OPTIONAL PDR/COAT



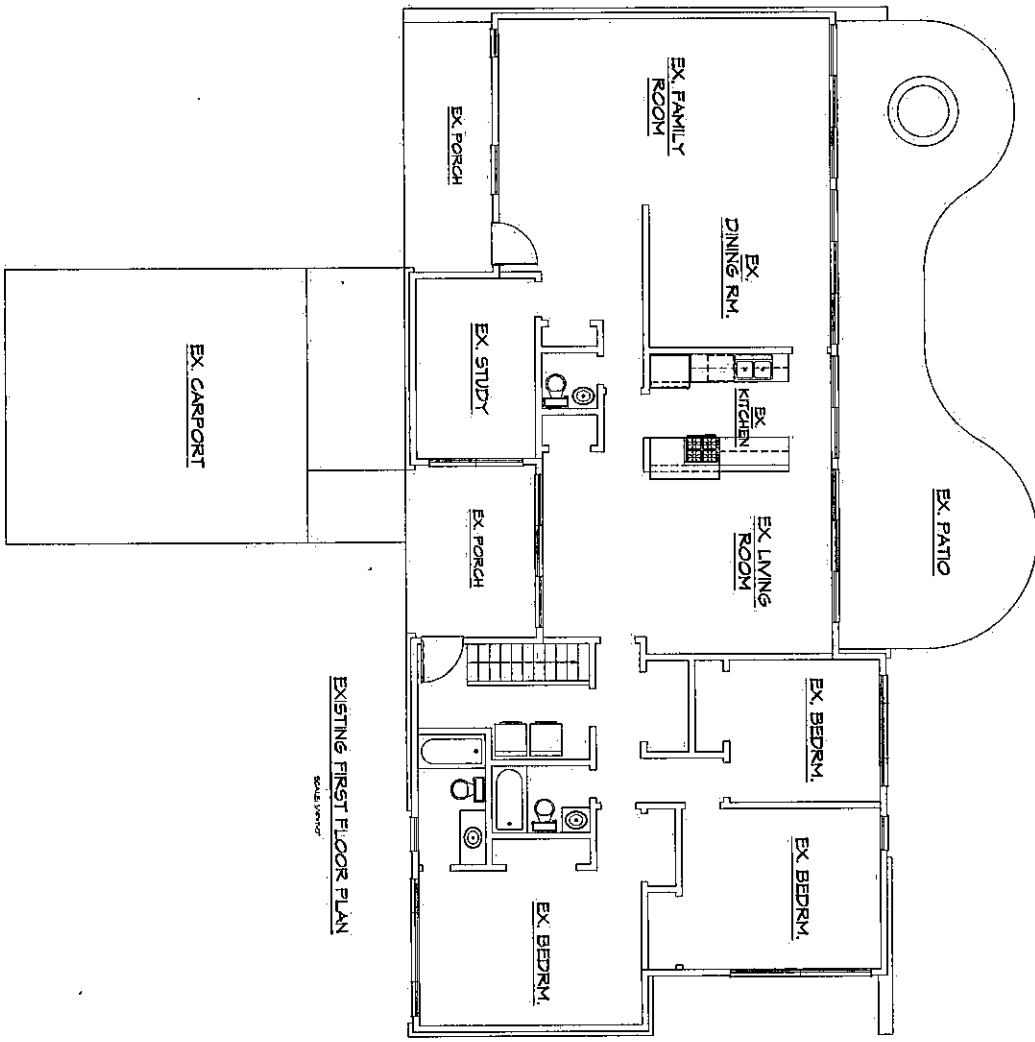
REMODELING & ADDITIONS TO The VanderWalde Residence

SCALE: 1/4"=1'-0"	
DATE: 12/20/14	
SHEET NO.: 1 OF	

**GBL CUSTOM HOME
DESIGN INC.**
PO BOX 237 FRANKSBURG, MO 21045
PHONE 410-833-8320

PROJECT ADDRESS:
324 THUNDERBOLT LANE
SPRINGFIELD, MD. 21150
BALTIMORE COUNTY, MD.

2020-0075-A



REMODELING & ADDITIONS TO The VanderWalde Residence

FILE: VANDERWALDE ADDITIONS

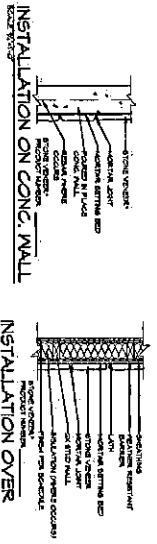
SCALE: 1/8" = 1'-0"	
DATE: 12/2014	
SHEET NO.: 1 OF 1	

**GEL CUSTOM HOME
DESIGN INC.**
PO BOX 237 FARGO, ND 58104
PHONE: 701-785-9000

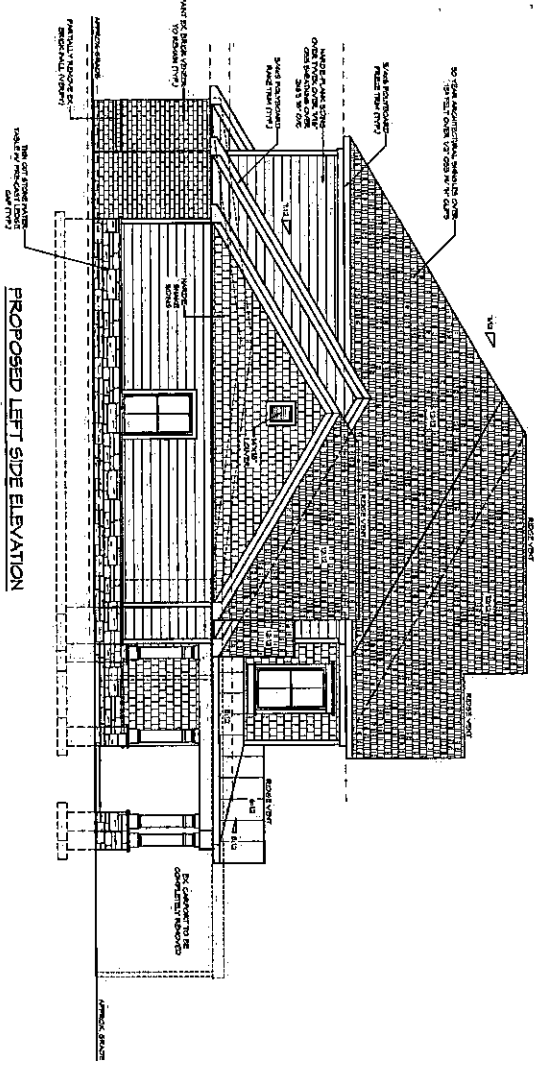
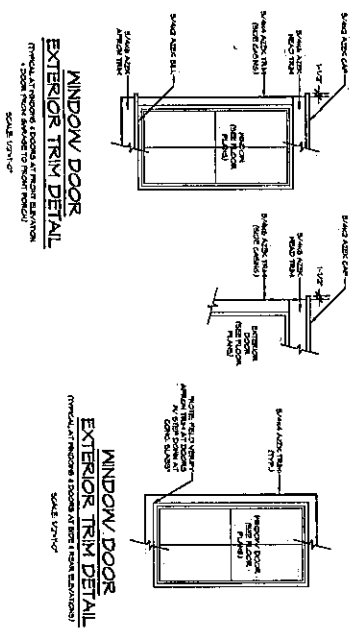
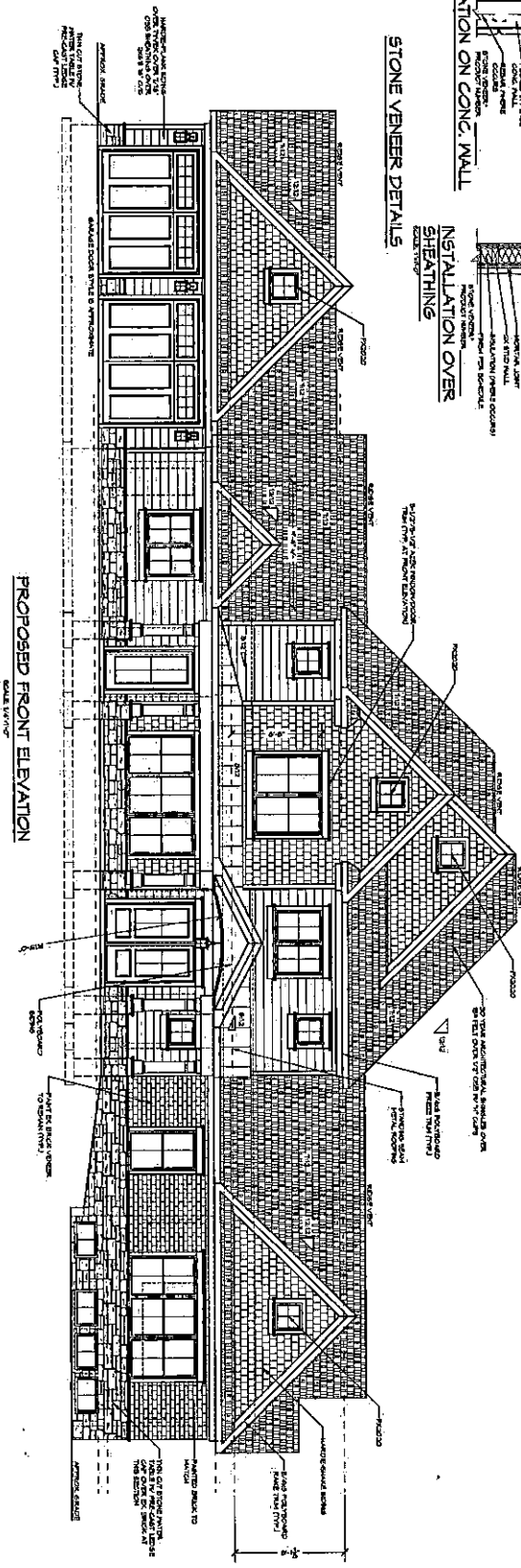
NOTED: 3/14/2015
REVISION: 12/2014
REVISION: 12/2014

NOTED: 3/14/2015
REVISION: 12/2014
REVISION: 12/2014

2020-0075-A



STONE VENEER DETAILS



PLS. VANDERWALDE ADDITIONS

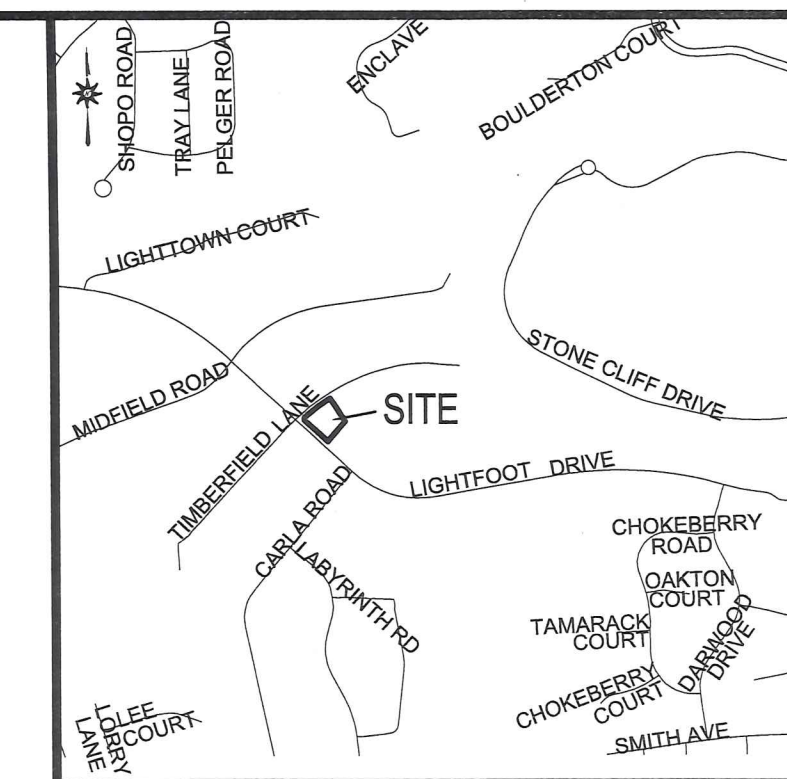
SCALE: 1/8" = 1'-0"	SHEET NO. 1 OF 1 GBL CUSTOM HOME DESIGN INC. PO BOX 237 FRANKLIN, MO 63048 PHONE 410-833-0230
DATE: 12/20/14	
SHEET NO. 1 OF 1	

REMODELING & ADDITIONS TO The VanderWalde Residence

PROJECT LOCATION:
 11111 W. 111TH ST.
 FRANKLIN, MO 63048
 BATHING COMPANY, INC.

2020-0075-A





LOCATION MAP
SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER: DANIEL VANDERWALDE
HOLLY VANDERWALDE
3219 TIMBERFIELD LANE
BALTIMORE MD 21208
- SITE AREA:
NET: 25,273 SF OR 0.58 AC.±
GROSS: 34,429 SF OR 0.79 AC.±
- USE:
EXISTING: 1 RESIDENTIAL DWELLING
PROPOSED: 1 UNIT RESIDENTIAL DWELLING
- UTILITIES: PUBLIC WATER AND SEWER
- DEED REF: 30769/364
- TAX ACCOUNT: 0315059120
- ZONING: DR 2
(PER 1"=200' ZONING MAP 101B1)
- TAX MAP: 78
GRID: 5
PARCEL: 605
LOT: BLOCK D, LOT 1
- PLAT REFERENCE: MIDFIELD SECTION PLAT 1 SECTION 2
- NO KNOWN FLOODPLAINS EXISTS ON SITE PER FLOOD INSURANCE RATE MAP (FIRM) PANEL 2400100240F DATED SEPTEMBER 26, 2008.
- PREVIOUS ZONING CASES: NONE ON FILE.
- PREVIOUS PERMITS: NONE ON FILE.
- SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
- SETBACKS FOR DR 2 (PLANNING BOARD APPROVED PLAT 1960)

	REQUIRED	PROVIDED
FRONT	40'	38'±
STREET CORNER SIDE	40'	51'±
SIDE	15'	10'±
REAR	40'	58'±

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

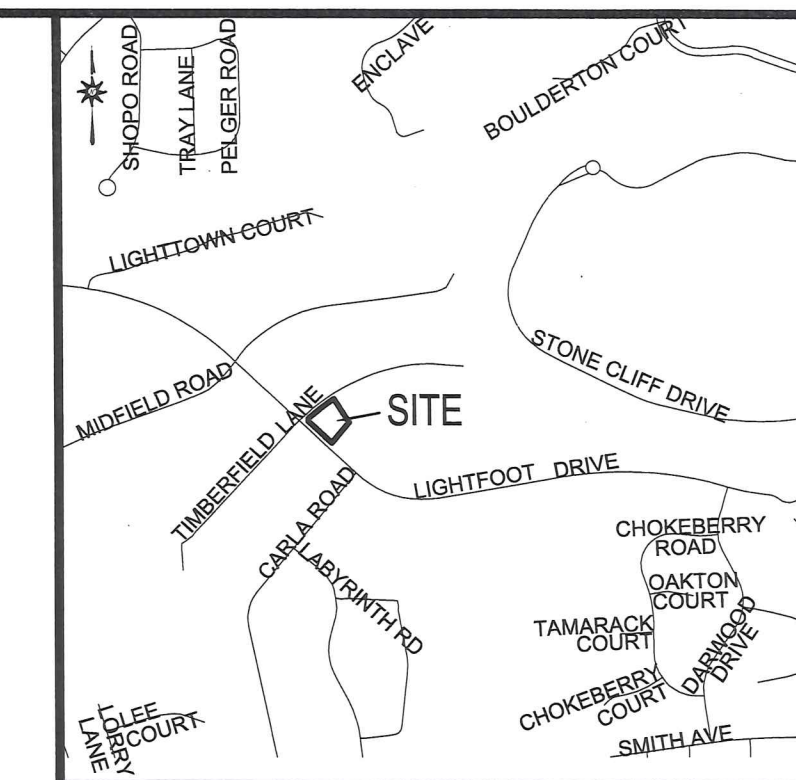
PLAN TO ACCOMPANY ZONING PETITION
FOR
VANDERWALDE RESIDENCE

3219 TIMBERFIELD LANE
BALTIMORE COUNTY MARYLAND
3RD ELECTION DISTRICT 2ND COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	LNR	PCR	1" = 20'
	DATE:	JOB NO.:	SHEET NO.:
	02-28-20	20021	1 OF 1

Pet. GY #1

2020-0075-A



LOCATION MAP

SCALE: 1" = 1000'

GENERAL NOTES:

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HOLLY VANDERWALDE
3219 TIMBERFIELD LANE
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REAR	40'	58'±

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION FOR VANDERWALDE RESIDENCE

3219 TIMBERFIELD LANE
BALTIMORE COUNTY MARYLAND
3RD ELECTION DISTRICT 2ND COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	LNR	PCR	1" = 20'
	DATE:	JOB NO.:	SHEET NO.:
	02-28-20	20021	1 OF 1

2020-0075-A