



JOHN A. OLSZEWSKI, JR.
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

November 22, 2023

John and Vickie Zyla john-zyla@comcast.net
2910 Anderson Road
White Hall, MD 21161

RE: Petition for Administrative Variance
Case No. 2023-0207-A
Property: 2910 Anderson Road

Dear Mr. and Mrs. Zyla:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), "a person aggrieved or feeling aggrieved" by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink that reads "Maureen E. Murphy". The signature is written in a cursive style.

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(2910 Anderson Road)		
7 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
John & Vickie Zyla	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2023-0207-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, John and Vickie Zyla (“Petitioners”) for the property located at 2910 Anderson Road, White Hall (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), §400.3, to permit an accessory structure (detached garage) to have a height of 22 ft in lieu of the maximum allowed 15 ft.

The Property is more fully depicted on the site plan which was marked and accepted into evidence as Petitioners’ Exhibit 1. Street view photographs of the Property were provided. (Pet. Exs. 2A-2H). A ZAC comment was received from the Department of Environmental Protection and Sustainability (“DEPS”) dated October 19, 2023, indicating that the property is subject to certain forest conservation regulations. Department of Plans Review (“DPR”) provided a ZAC comment which did not oppose the requested relief.

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on October 22, 2023 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by §32-3-303 of the

Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in the file to indicate that the requested Variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of §307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners. I find that 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.

Although the Department of Planning did not make any recommendations related to the detached garage, I will impose conditions that the detached garage shall not be converted into a dwelling unit or apartment, shall not contain any sleeping quarters, living area, kitchen or bathroom facilities, and will not have separate electric or utility connections, 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.

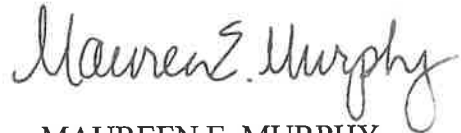
THEREFORE, IT IS ORDERED, this 22nd day of **November, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations (“BCZR”), §400.3, to permit an accessory structure (detached garage) to have a height of 22 feet in lieu of the maximum allowed 15 feet height, be and is hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

1. 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.

2. Petitioners and subsequent owners shall not convert the detached garage into a dwelling unit or apartment. The detached garage shall not contain any sleeping quarters, living area, bathroom facilities or kitchen facilities.
3. The detached garage shall not have a separate utility or electric connection and shall connect all electrical to the home.
4. The detached garage shall not be used for commercial or industrial purposes.
5. Petitioners must comply with the DEPS ZAC comment dated October 19, 2023, 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.

A handwritten signature in dark ink, reading "Maureen E. Murphy". The signature is fluid and cursive, with the first name "Maureen" and last name "Murphy" clearly distinguishable.

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlw

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2023-0207-A Address 2910 ANDERSON ROAD

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/11/23 Posting Date: 10/22/23 Closing Date: 11/6/23

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.

Petitioner: This Part of the Form is for the Sign Poster Only (Detach Along Dotted Line)

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number: 2023-0207-A Address 2910 ANDERSON ROAD

Petitioner's Name: JASON SEIDELMAN Telephone (Cell) 410-218-1933

Posting Date: 10/22/23 Closing Date: 11/6/23

Wording for Sign: To Permit _____

☐ To permit a proposed accessory structure (detached garage) to have a height of 22 feet in lieu of the
☐ maximum allowed 15 feet.

Revised 1/2022

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/ neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.*

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2023-0207-A
Property Address: 2910 ANDERSON ROAD
Legal Owners (Petitioners): JOHN & VICKIE ZYLA
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): JOHN ZYLA
Address: 2910 ANDERSON ROAD
WHITE HALL, MD 21161

Telephone Number: 410-218-1933

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

Revised 3/2022



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 2910 Anderson Rd. White Hall, MD 21161 Currently Zoned RC 2
Deed Reference 06964 / 0169 10 Digit Tax Account # 1800001254
Owner(s) Printed Name(s) John Michael Zyla, Vickie T. Zyla

(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)

BCZR: 400.3 → To permit a proposed accessory structure (detached garage) to have a height of 22 feet
in lieu of the maximum allowed 15 feet.

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 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/ 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):

John Michael Zyla, Vickie T. Zyla
Name #1 – Type or Print Name # 2 – Type or Print

John Michael Zyla Signature #1
Signature # 2

2910 Anderson Rd White Hall MD
Mailing Address City State

21161 410 218 1933 john-zyla@comcast.net
Zip Code Telephone #'s (Cell and Home) 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:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for

Baltimore County, this _____ 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 2023-0707-4 Filing Date 10 / 11 / 23 Estimated Posting Date 10 / 22 / 23 Reviewer JS

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: 2910 Anderson Rd. White Hall Maryland 21161
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)

Request for variance is based on:

- ① Three car garage to be built on our property for personal daily use.
- ② Size of three car garage 36' x 30 and necessary roof slope cause building height to be above 15 feet.
- ③ Age related issues which make clearing cars and parking area difficult in inclement weather. We are both 67 and vision and mobility are becoming compromised

PROPOSED HEIGHT = 22 FEET

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

John Michael Zyla
Signature of Owner (Affiant)

John Michael Zyla
Name - Print or Type

Vickie Theresa Zyla
Signature of Owner (Affiant)

VICKIE THERESA ZYLA
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 06th day of October, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: John Michael Zyla and Vickie Theresa Zyla

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

AS WITNESS my hand and Notaries Seal

Notary Public

05-21-2024
My Commission Expires

REEMA BHATIA
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND

My Commission Expires 05-21-2024

THE ZONING PETITION PROPERTY DESCRIPTION
FOR

2910 ANDERSON RD.

WHITE HALL, MD, 21161

BEING KNOWN AND DESIGNATED as Lot No. 54, as shown on the Plat entitled, "Plat Two, Shane Valley", which Plat is recorded among the Land Records of Baltimore County in Plat Book E. H. K. Jr. No. 40, folio 49, containing 2.34 acres. Located in the 7th Election District, 3rd Council District.

BEING the same lot of ground which by Deed dated January 17, 1984 and recorded among the Land Records of Baltimore County in Liber E. H. K. Jr. No. 6660, folio 597, was granted and conveyed by William A. Rasmussen and Kathleen M. Rasmussen, his wife, unto Louis A. Spiegel, III and Kathryn C. Spiegel, his wife, the grantors herein.

2023-0207-A



ADMINISTRATIVE ZONING PETITION
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Owner(s)/Petitioner(s):

John Michael Zyla , Vickie T. Zyla
Name #1 – Type or Print Name #2 – Type or Print

John Michael Zyla , Vickie T. Zyla
Signature #1 Signature #2

2910 Anderson Rd White Hall MD
Mailing Address City State

21161 410 218 1933 , john-zyla@comcast.net
Zip Code Telephone #s (Cell and Home) 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:

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Signature

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Zip Code Telephone # Email Address

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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.

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Case Number 2023-0707-4 Filing Date 10 / 11 / 23 Estimated Posting Date 10 / 22 / 23 Reviewer JS

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Print name(s) here: John Michael Zyla and Vickie Theresa Zyla

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

AS WITNESS my hand and Notaries Seal

Notary Public

05.21.2024
My Commission Expires

REEMA BHATIA
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND

My Commission Expires 05-21-2024

THE ZONING PETITION PROPERTY DESCRIPTION
FOR

2910 ANDERSON RD.

WHITE HALL, MD, 21161

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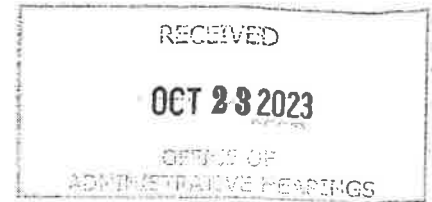
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2023-0207-A

(AV) 11-6

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: October 19, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0207-A
Address: 2910 ANDERSON RD
Legal Owner: John & Vickie Zyla

Zoning Advisory Committee Meeting of October 23, 2023.

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:

This property is greater than 40,000-sf therefore the forest conservation law applies. However, since clearing appears to be less than 20,000-sf a Single Lot Declaration of Intent should satisfy this requirement.

Reviewer: Jannifer Anderson

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 10/22/2023

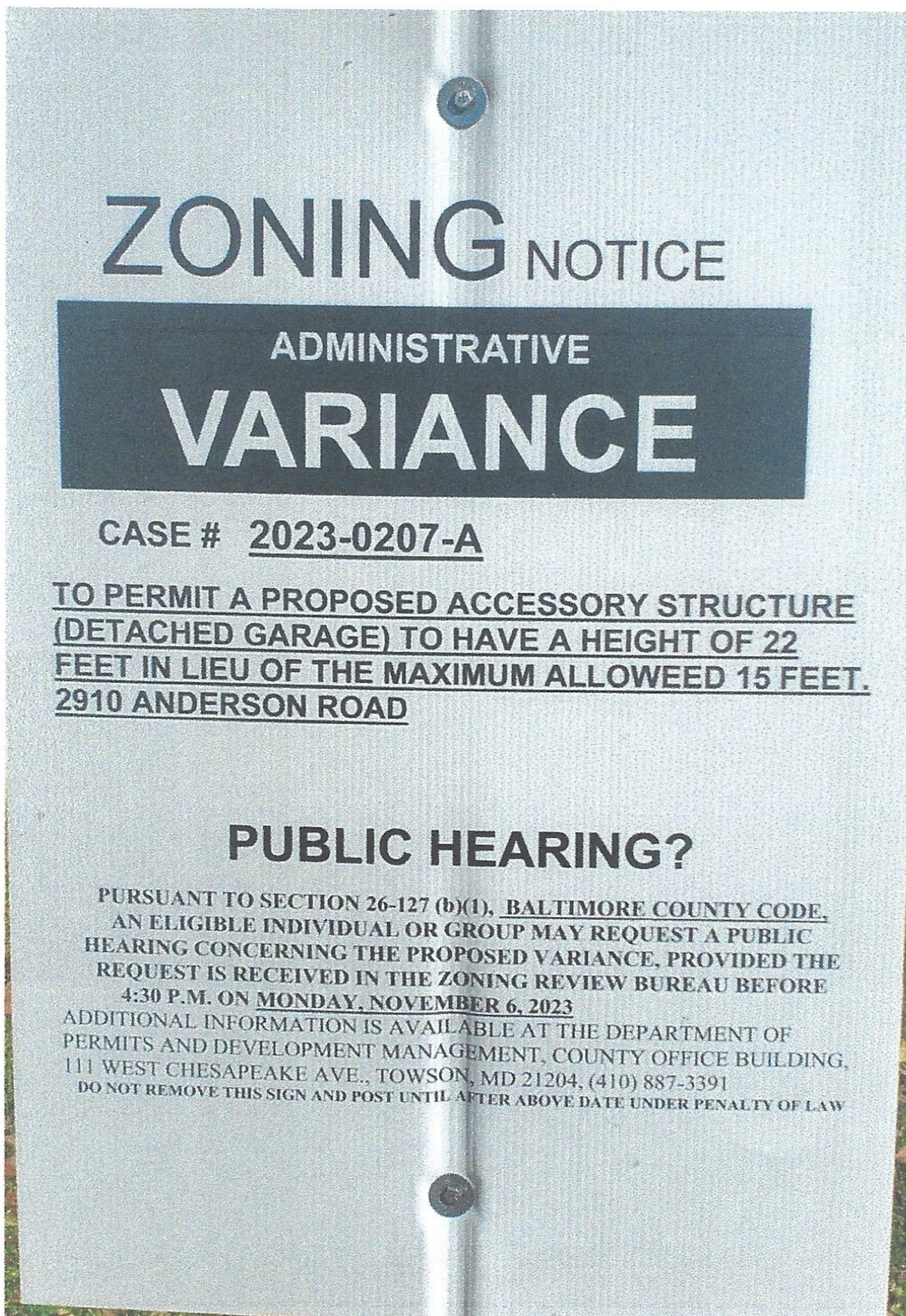
Case Number: 2023-0207-A

Petitioner / Developer: JOHN ZYLA

Date of Closing: NOVEMBER 6, 2023

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property at:
2910 ANDERSON ROAD

The sign(s) were posted on: OCTOBER 22, 2023



Linda O'Keefe

(Signature of Sign Poster)

Linda O'Keefe

(Printed Name of Sign Poster)

523 Penny Lane

(Street Address of Sign Poster)

Hunt Valley, MD 21030

(City, State, Zip of Sign Poster)

410-666-5366

(Telephone Number of Sign Poster)

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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Additional Comments:

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Reviewer: Jannifer Anderson

Zoning Hearing Plan for Variance X for Special Hearing _____ Mark Type Requested with (X)
 Address 2910 Anderson Road Owners(s) Name(s) John M. Zyla, Vickie T Zyla
 Subdivision Name Shane Valley Lot # 54 Block # _____ Section # _____
 Plat Book # _____ Folio # 49 10 Digit Tax # 1800001254 Deed Reference # 69641-169
EHR No 40

Site Vicinity Map

MAP IS NOT TO SCALE

Zoning Map # 00802

Zoning RC2

Election District 08

Council District 03

Lot Area Acreage 2.34

Lot Square Footage _____

Historic (Yes or No) NO

CBCA (Yes or No) NO

Flood Plain (Yes or No) NO

Utilities - Mark with (X)

Water is: _____

Sewer is: _____

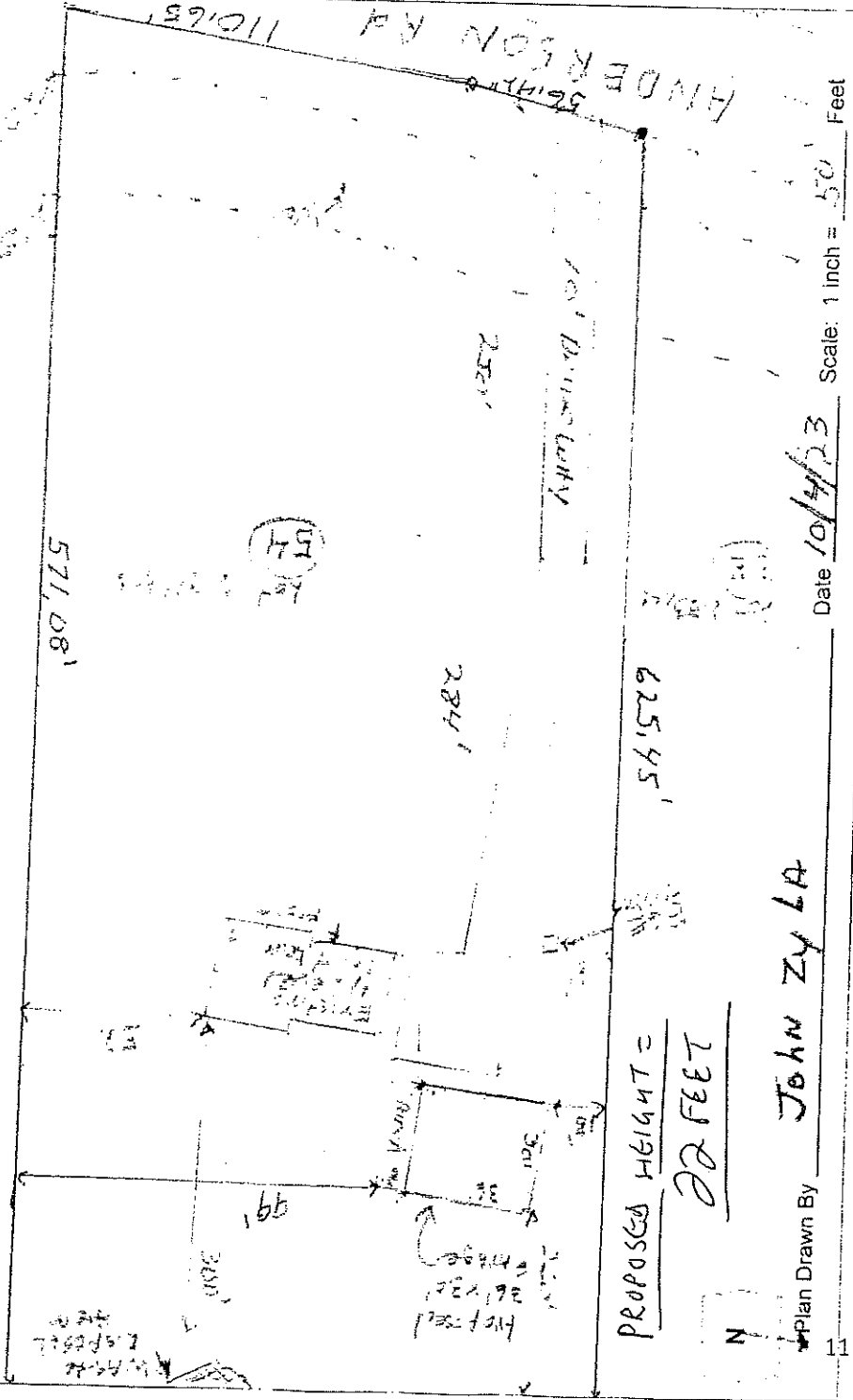
Public _____ Private X

Public _____ Private X

Prior Hearing (Yes or No) NO

If (Yes) list Case Number(s) and order result(s) below:

Violation Case Number(s)



Plan Drawn By John Zyla

Date 10/4/23

Scale: 1 inch = 50 Feet

2023-0207-A



**Permits, Approvals and
Inspections**

111 W CHESAPEAKE AVE
TOWSON, MD 21204
4108873353

<https://www.baltimorecountymd.gov>

Cashier: Jason S.
06-Oct-2023 10:16:11A

Transaction **101963**

1 Revised Peition Documents	\$75.00
--------------------------------	---------

Total	\$75.00
--------------	----------------

CREDIT CARD SALE VISA 3589	\$75.00
-------------------------------	---------

Retain this copy for statement
validation

Station: Permit Processing - Mini

06-Oct-2023 10:16:20A

\$75.00 | Method: EMV

VISA CREDIT

XXXXXXXXXXXX3589

JOHN ZYLA

Reference ID: 327900550827

Auth ID: 08618D

MID: *****2995

AID: A0000000031010

AthNtwkNm: VISA

SIGNATURE

Clover ID: TZA0NJ43BR4K0
Payment 5DGJEQ4M5FMKM



Background Photo 1st Sign

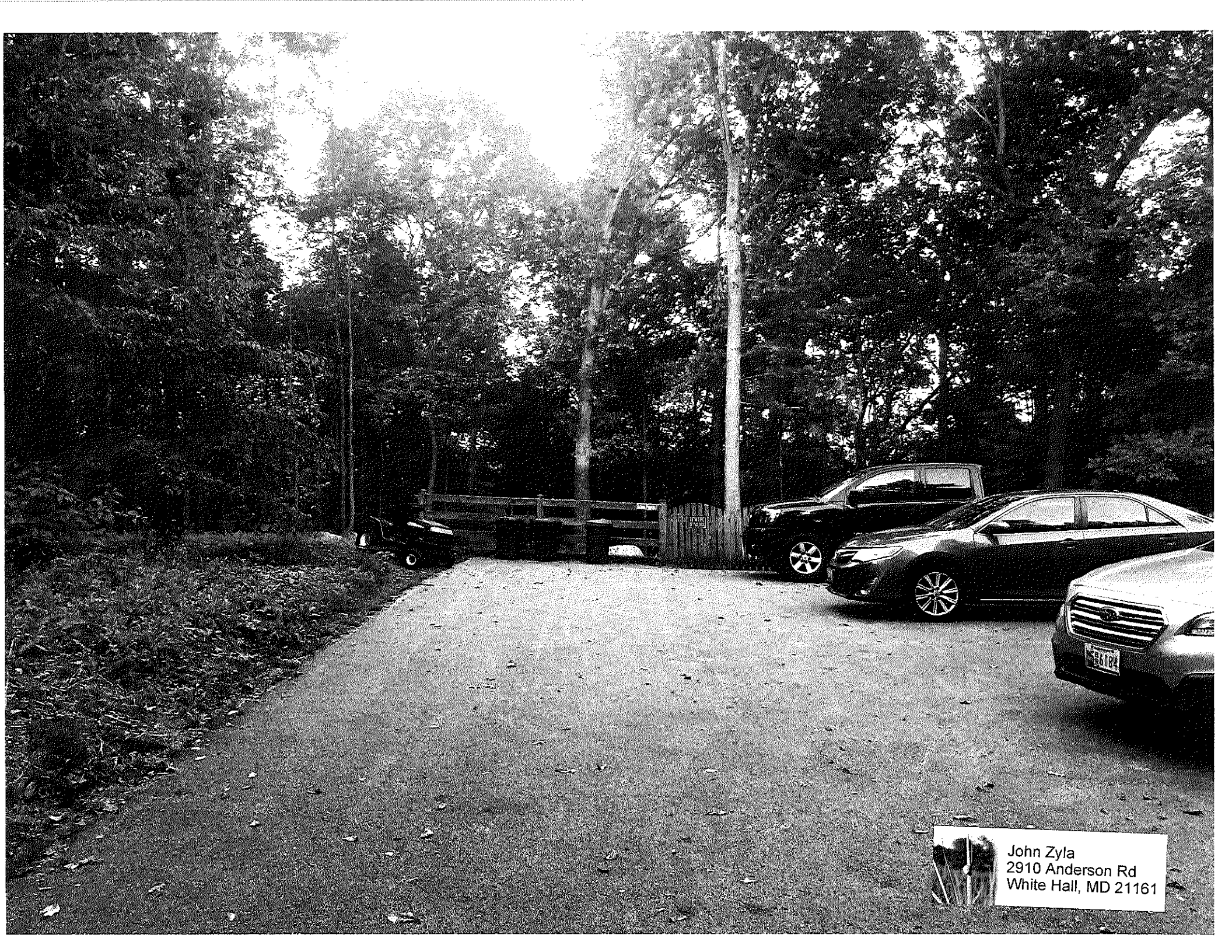
Background Photo 2nd Sign ~ 10/22/23

Posted @ 2910 Anderson Road

CASE # 2023-0207-A



 John Zyla
2910 Anderson Rd
White Hall, MD 21161



John Zyla
2910 Anderson Rd
White Hall, MD 21161



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White Hall, MD 21161



John Zyla
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White Hall, MD 21161



John Zyla
2910 Anderson Rd
White Hall, MD 21161

2016-0025-SPH

PAI # 078026, Bk. 0000079, Folio 0914

PAI # 078026

Lot # 57 1800001257

Lot # 56 1800001256

Lot # 55 1800001255

2906

2908

3 CD

NE 37-B

PAI # 070075

Pt. Bk. 0000040, Folio 0049

Lot # 54

1800001254

PAI # 070075

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

2910

Pt. Bk. / Folio # 040049

008C2

NE 37-C

008B2

RC 2

7 CD

ANDERSON RD

Lot # 38

1800001240

Lot # 53 1800001253

1900011509

2912

2911

Lot # 39

1800001241

3000

Lot # 52 1800001252

Lot # 40

1800001242

Lot # 49 1800001251

ZELDA CT

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

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

Special Tax Recapture: None

Account Identifier: District - 07 Account Number - 1800001254

Owner Information

Owner Name:	ZYLA JOHN MICHAEL ZYLA VICKIE T	Use:	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	2910 ANDERSON RD WHITE HALL MD 21161-9021	Deed Reference:	/06964/ 00169

Location & Structure Information

Premises Address:	2910 ANDERSON RD WHITE HALL 21161-9021	Legal Description:	2.34 AC 154 NW ZELDA CT SHANE VALLEY
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Map:Grid:Parcel:Neighborhood:Subdivision:Section:Block:Lot:Assessment Year: Plat No: 2
0008 0010 0216 7010003.04 0000 54 2023 Plat Ref: 0040/ 0049

Town: None

Primary Structure BuiltAbove Grade Living AreaFinished Basement AreaProperty Land AreaCounty Use
1986 1,968 SF 2,3400 AC 04

StoriesBasement Type ExteriorQualityFull/Half Bath GarageLast Notice of Major Improvements
2 NO SPLIT LEVEL SIDING/4 1 full

Value Information

	Base Value	Value As of 01/01/2023	Phase-in Assessments As of 07/01/2023 As of 07/01/2024	
Land:	112,200	164,400		
Improvements	168,600	201,400		
Total:	280,800	365,800	309,133	337,467
Preferential Land:	0	0		

Transfer Information

Seller: SPIEGEL LOUIS A,3RD	Date: 07/29/1985	Price: \$25,900
Type: ARMS LENGTH IMPROVED	Deed1: /06964/ 00169	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments: Class		07/01/2023	07/01/2024
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 12/31/2012

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2016-0025-SPH

PAI # 078026, Bk. 0000079, Folio 0914

PAI # 078026

Lot # 57 1800001257

Lot # 56 1800001256

2906

Lot # 55 1800001255

2908

3 CD

PAI # 070075

NE 37-B

Pt. Bk. 0000040, Folio 0049

Lot # 54 1800001254

PAI # 070075

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

2910

Pt. Bk. /Folio # 040049

008C2

NE 37-C

008B2

ANDERSON RD

RC 2

Lot # 38
1800001240

Lot # 53 1800001253

1900011509

2912

Lot # 39 1800001241

3000

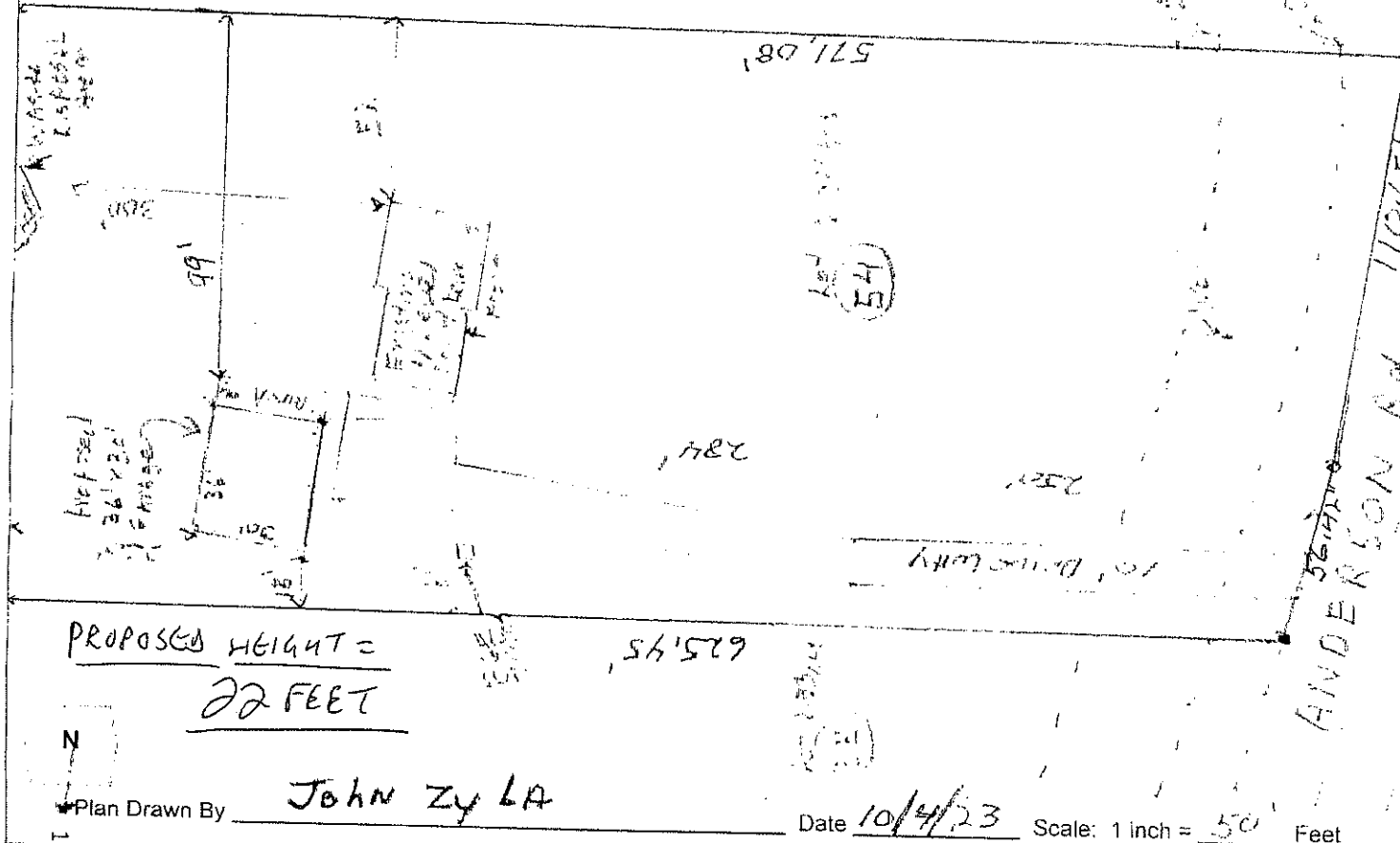
Lot # 52 1800001252

Lot # 40
1800001242

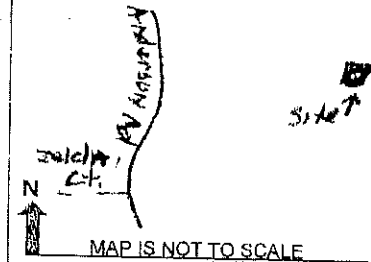
ZELDA CT

Lot # 49 1800001251

Zoning Hearing Plan for Variance X for Special Hearing _____ Mark Type Requested with (X)
Address 2910 Anderson Road Owners(s) Name(s) John M. Zyla Vickie T Zyla
Subdivision Name Shane Valley Lot # 54 Block # _____ Section # _____
Plat Book # _____ Folio # 49 10 Digit Tax # 1800001254 Deed Reference# 69641 169
EHK Jr No 40



Site Vicinity Map



MAP IS NOT TO SCALE
Zoning Map # 00882
Zoning RC2
Election District 08
Council District 03
Lot Area Acreage 2.34
Lot Square Footage _____
Historic (Yes or No) NO
CBCA (Yes or No) NO
Flood Plain (Yes or No) NO
Utilities - Mark with (X)
Water is:
Public _____ Private X
Sewer is:
Public _____ Private X
Prior Hearing (Yes or No) NO
If (Yes) list Case Number(s)
and order result(s) below:

Violation Case Number(s)

2073-0207-A