

IN RE: PETITION FOR ADMIN. VARIANCE

N side of Willowcrest, 29 feet W

c/line of Ashdale

3rd Election District

2nd Councilmanic District

(2006 Willowcrest Drive)

Stanislav Melnik and Olog Melnik

Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

BALTIMORE COUNTY

*

CASE NO. 07-191-A

* * * * *

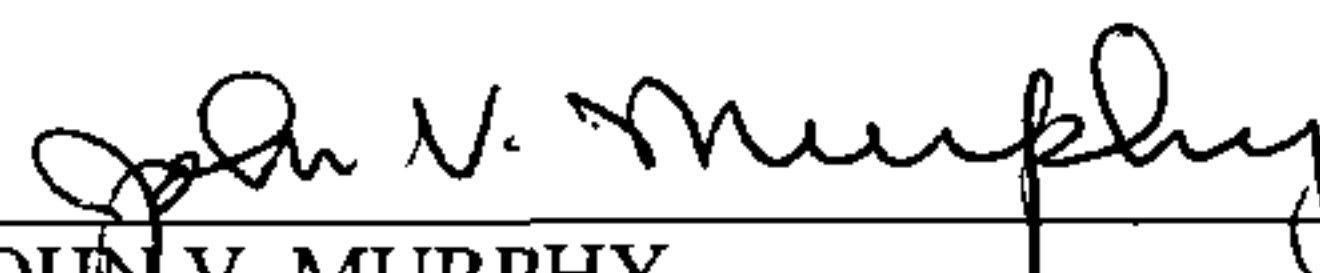
ORDER OF DISMISSAL

The Petitioners herein filed a Petition for Administrative Variance for the property located at 2006 Willowcrest Drive. An Administrative Variance was requested from Section 1B02.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing single family dwelling with open projection (deck) to have a rear yard of 14 feet in lieu of the required 22.5 feet.

On December 11, 2006, the undersigned sent a letter to the Petitioners advising them that the Office of Planning was opposed to their variance request. The Petitioners were given the opportunity to modify the site plan and comply with the required setback and thus not need the administrative variance, or a public hearing could be scheduled.

On June 1, 2007, the contractor, Steve Walder, with Creative Deck Designs, called to advise the undersigned that the size of the deck was reduced, is already constructed and built within the required setbacks. Therefore, the administrative variance is no longer necessary.

IT IS THEREFORE, ORDERED, by the Deputy Zoning Commissioner of Baltimore County, this 20th day of June, 2007 that the hereinabove Petition for Administrative Variance be and is hereby DISMISSED without prejudice.


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

June 20, 2006

STANISLAV AND OLGA MELNIK
2006 WILLOWCREST ROAD
BALTIMORE MD 21209

Re: Petition for Administrative Variance
Case No. 07-191-A
Property: 2006 Willowcrest Road

Dear Mr. and Mrs. Melnik:

Enclosed please find the Order of Dismissal in the above-captioned case. Your contractor, Steve Walder, indicated that the deck is constructed within the required setbacks and the administrative variance is no longer necessary.

Very truly yours,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:pz

Enclosure

c: Steve Walder, Creative Deck Designs, 9223 Harford Road, Baltimore MD 21234



TO AMEND FDP OF BONNIE VIEW ESTATES.

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2006 Willowcrest Dr.
which is presently zoned Residential/Detached
DR 2

This Petition shall be filed with the Department of Permits and Development Management. 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 Variance from Section(s) 1B01.2.c.1.b.(DCZR)

To permit an existing single family dwelling with open
projection (Deck) To have a rear yard of 14' in lieu of the required 22.5'

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

I, or we, agree to pay expenses of above Variance, 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.

I/We do 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 Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

* Stanislav Melnik
Name - Type or Print

* [Signature]
Signature

* Olga Melnik
Name - Type or Print

* [Signature]
Signature

* 2006 Willowcrest Rd. 410-653-6111
Address Telephone No.

* Balto MD 21209
City State Zip Code

Representative to be Contacted:

Warren Ray Burke Jr.
Name

2613 Bayside Drive 410 686-9542
Address Telephone No.

Essex MD 21221
City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of ___ 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.

Zoning Commissioner of Baltimore County

CASE NO. 07-191-A

REV 10/25/01

Reviewed By [Signature] Date 10/26/06

Estimated Posting Date 11/15/06

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that 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 Affiant(s) does/do presently reside at 2006 Willowcrest dr.
Address
Balto. MD 21209
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

To gain greater reasonable use of property,
The backyard does not have a level grade & slopes downward away from the house. The owner of the house is unable to change the sloped grade of the yard because it is designed for water run off to a shared drain. The difficulties is peculiar to the subjects property in contrast with other properties & the hardship was not the result of applicant's own actions.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

S. Melnik
Signature
Stanislav Melnik
Name - Type or Print

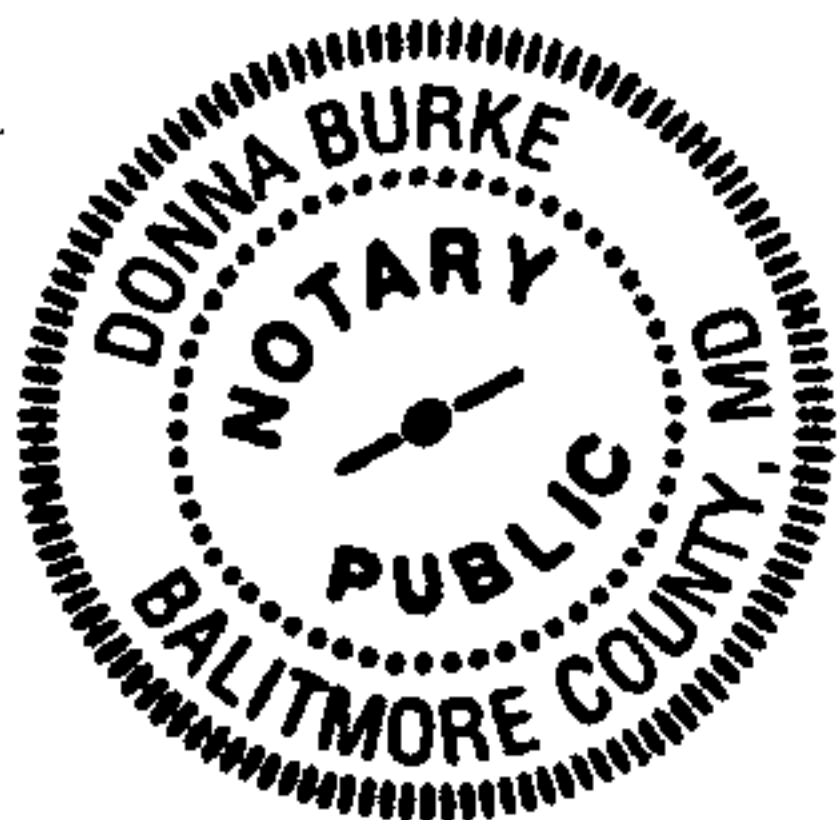
O. Melnik
Signature
OLGA MELNIK
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26th day of October, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal



Donna Burke
Notary Public
My Commission Expires 2/1/2010



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2006 Willowcrest Dr
which is presently zoned Residential Detached
DR 2

This Petition shall be filed with the Department of Permits and Development Management. 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 Variance from Section(s) 1 B01.2.C.1.b (BC22)

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING
WITH OPEN PROJECTION ^(DECK) TO HAVE A REARYARD OF
14' IN LIEU OF THE REQUIRED 22.5'

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

I, or we, agree to pay expenses of above Variance; 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.

I/We do 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 Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

* Stanislav Melnik
Name - Type or Print

Signature

* Olgia Melnik
Name - Type or Print

Signature

* 2006 Willowcrest Rd.
Address

410-653-6111
Telephone No.

* Balto.
City

MD
State

21209
Zip Code

Representative to be Contacted:

Warren Ray Burke Jr.
Name

2613 Bayside drive
Address

410-686-9542
Telephone No.

Ellex
City

MD
State

21221
Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 10 day of October, 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.

Zoning Commissioner of Baltimore County

CASE NO. 07-191-A

Reviewed By CMS Date 10/26/06

Estimated Posting Date 11/5/06

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that 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 Affiant(s) does/do presently reside at

2006 Willowcreek dr.
Address
Baltimore MD 21209
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

To gain greater reasonable use of property.
The backyard does not have a level grade & slopes downward away from the house. The owner of the house is unable to change the sloped grade of the yard because it is designed for water run off to a shared drain. The difficulties is peculiar to the subjects property in contrast with other properties & the hardship was not the result of applicant's own actions

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

S. Melnik
Signature
Stanislaw Melnik
Name - Type or Print

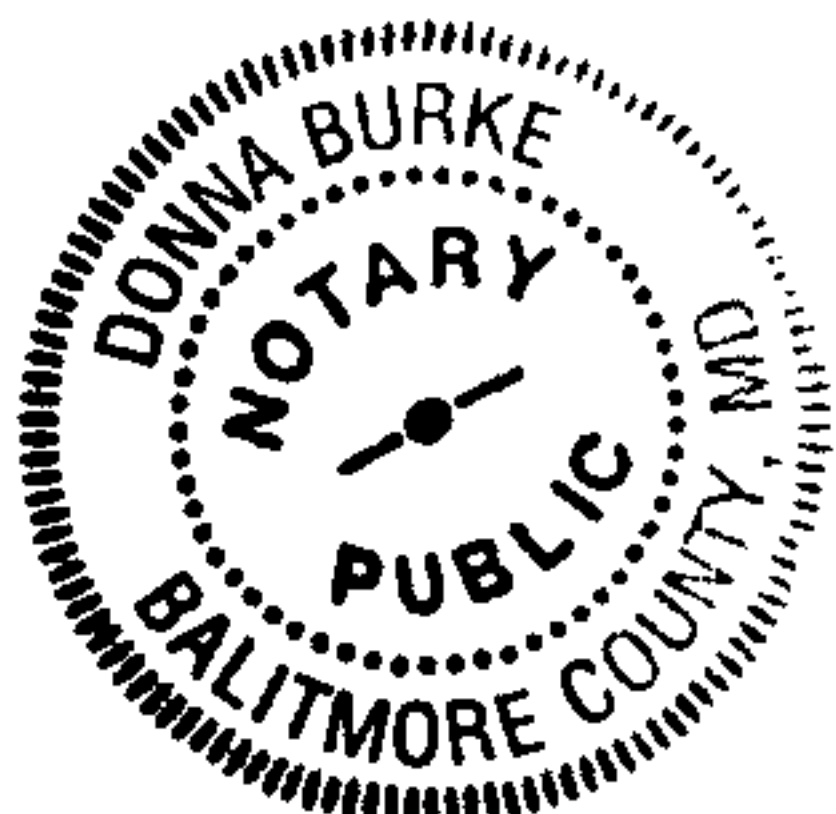
O. Melnik
Signature
OLGA MELNIK
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26th day of October, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal



Donna Burke
Notary Public
My Commission Expires 2/1/2010

Zoning Description for 2006 Willowcrest Circle.

Beginning at a point on the North side of

Willowcrest Rd. which is 40' wide at the distance of 29' west of the centerline of the nearest improved intersecting street Ashdale Rd. which is 40' wide, * Being

Lot # 94 in the subdivision of Bonnie View Estates as recorded in Baltimore County Plat Book # 78, Folio # 80

Containing 8030 sqft. Also known as 2006 Willowcrest Circle and located in the 3rd election district, 2nd Councilmanic District.

No. 21354

10/26/06

ACCOUNT

100 000 650

AMOUNT \$

0050

RECEIVED
FROM:

0451

FOR:

07-191-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

[illegible]

THE MILITARY

2010-01-01

THE UNIVERSITY OF CHICAGO

SECRET

THE CHINESE

[illegible]

1990

SECRET

THE UNIVERSITY OF CHICAGO

Public Safety

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 11/06/06

Case Number: 07-191-A

Petitioner/Developer: STANISLOV & OLGA MECHIK

Date of Hearing (Closing): 11/20/06

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: 2006 WILLOWCREST CIRCLE

The sign(s) were posted on: 11/04/06

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 07-191-A

TO PERMIT AN EXISTING SINGLE
FAMILY DWELLING WITH OPEN
PROJECTION (DECK) TO HAVE A REAR-
YARD OF 14 FEET IN LIEU OF THE
REQUIRED 22.5 FEET.
2006 WILLOWCREST CIRCLE

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 THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON MON. NOVEMBER 20, 2006
ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE. UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley Maryland 21030
(City, State, Zip Code of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number ⁰⁷ ~~08~~-191 -A Address 2006 WILLOWCREST CIR
Contact Person: LYOYD T. MOXLEY Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 10/26/06 Posting Date: 11/5/06 Closing Date: 11/20/06

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 (typically within 7 to 10 days of the closing date) 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 ⁰⁷ ~~08~~-191 -A Address 2006 WILLOWCREST CIR
Petitioner's Name STANISLOV, OLGA MELNIK Telephone _____
Posting Date: 11/5/06 Closing Date: 11/20/06
Wording for Sign: To Permit AN EXISTING SINGLE FAMILY DWELLING
WITH OPEN PROJECTION (DECK) TO HAVE A REAR YARD
OF 14' IN LIEU OF THE REQUIRED 22.5'

WCR - Revised 6/25/04

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighborhood 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 petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the 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:

Item Number or Case Number: 07-191-A
Petitioner: Stanislav & Olga Melnik
Address or Location: 2006 Willowcrest Circle

PLEASE FORWARD ADVERTISING BILL TO:

Name: Stanislav Melnik
Address: 2006 Willowcrest Circle
Balto MD 21209

Telephone Number: 410-653-6111

MAP 79A1

DR 2

DR 3.5

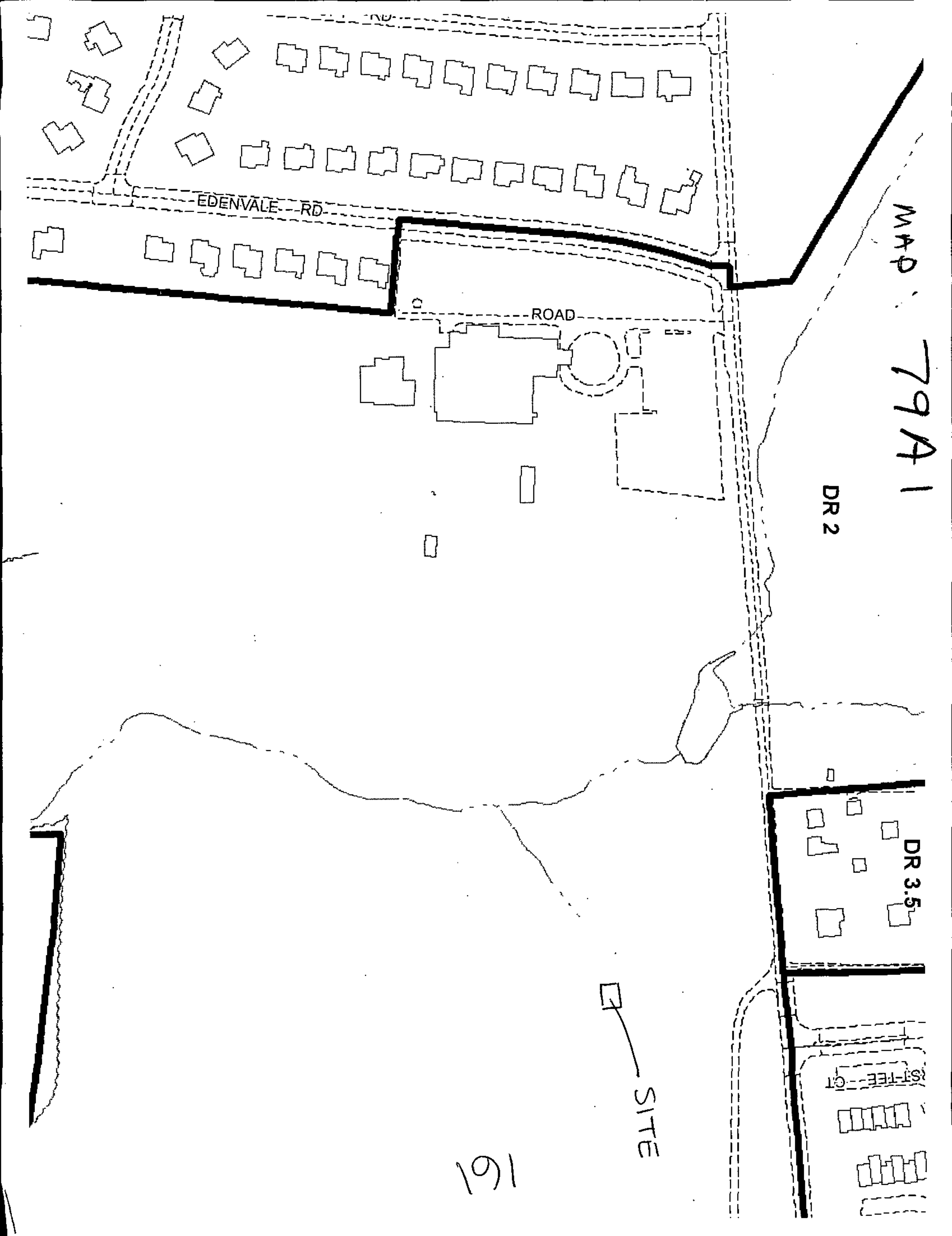
STEELE CT

SITE

161

EDENVALE RD

ROAD



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

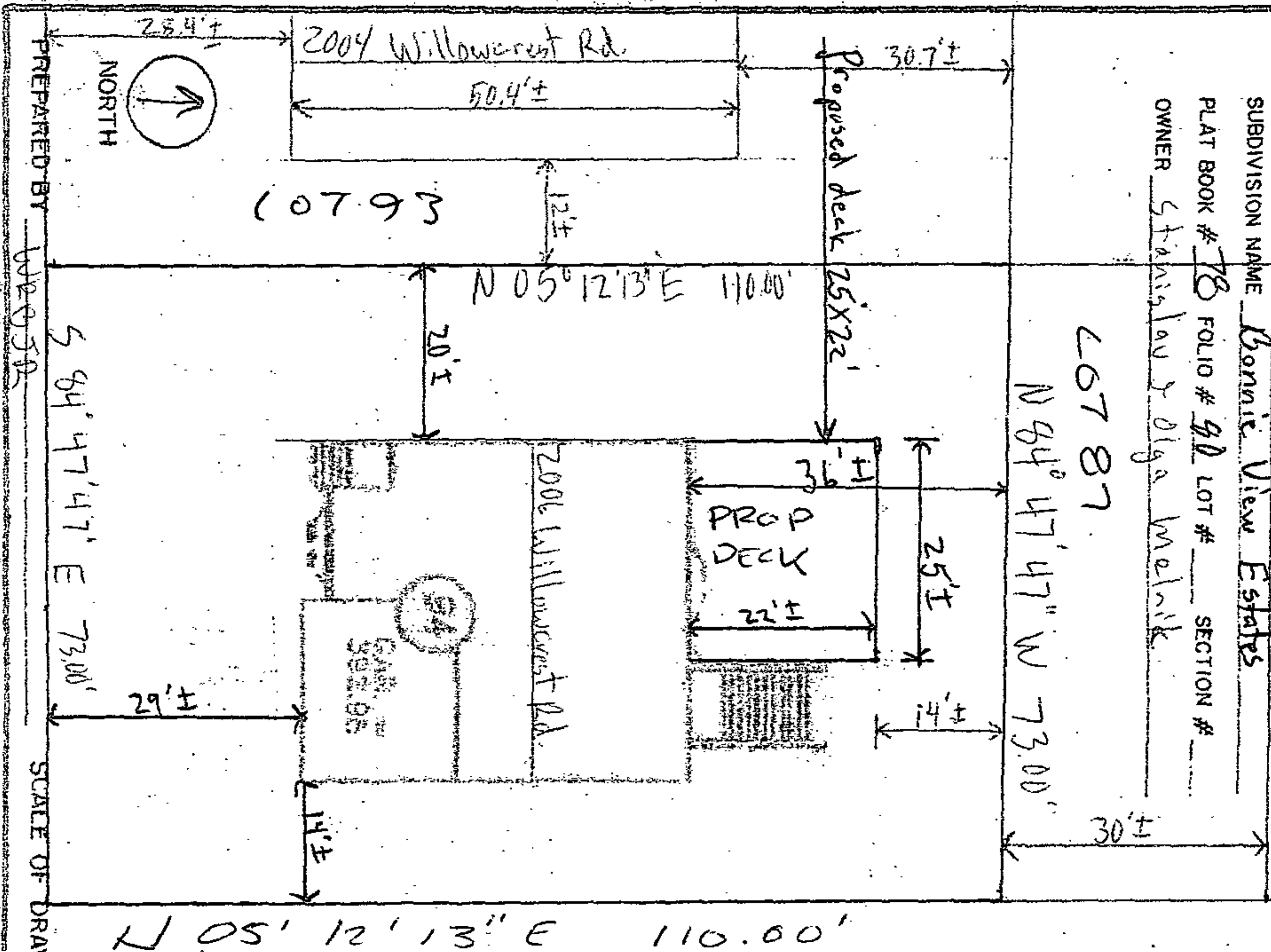
PROPERTY ADDRESS 2006 Willowcrest Rd

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

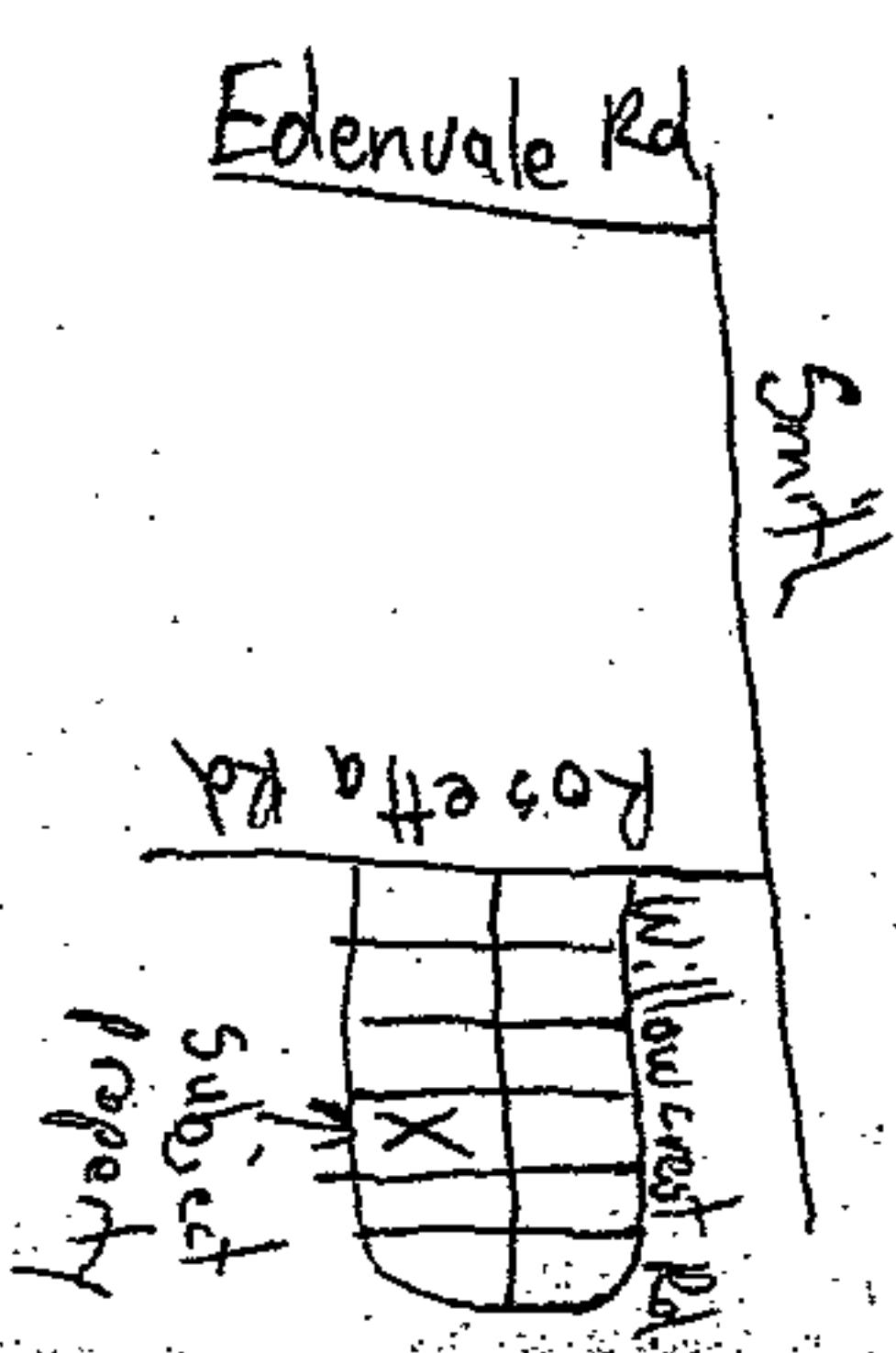
SUBDIVISION NAME Bonnie View Estates

PLAT BOOK # 78 FOLIO # 40 LOT # SECTION #

OWNER Stanislav & Olga Melnik



VICINITY MAP
SCALE: 1" = 1000'



LOCATION INFORMATION

ELECTION DISTRICT 3rd

COUNCILMANIC DISTRICT 2nd

1" = 200' SCALE MAP # 79A1

ZONING DR-2

LOT SIZE 8030

ACREAGE SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY / BUILDING ☐ ☒

PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

CTM 191

WILLOWCREST CIRCLE 40' WIDE



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

November 20, 2006

Stanislav Melnik
Olga Melnik
2006 Willowcrest Road
Baltimore, MD 21209

Dear Mr. and Mrs. Melnik:

RE: Case Number: 07-191-A, 2006 Willowcrest Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 26, 2006.

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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Warren Ray Burke, Jr. 2613 Bayside Drive Essex 21221



Robert L. Ehrlich, Jr., Governor
Michael S. Steele, Lt. Governor

Robert L. Flanagan, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: OCTOBER 31, 2006

Ms. Kristen Matthews
Baltimore County Office Of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 7-191-A
2006 WILLOWCREST DRIVE
MEINIK PROPERTY
VARIANCE - OPEN PROJECTION
(DECK)

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. 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 Item No. 7-191-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

A handwritten signature in black ink that reads "Michael P. Bailey".

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

October 31, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: October 30, 2006

Item Number(s): 183 through 192

191

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

December 11, 2006

STANISLAV AND OLGA MELNIK
2006 WILLOWCREST ROAD
BALTIMORE MD 21209

Re: Petition for Administrative Variance
Case No. 07-191-A
Property: 2006 Willowcrest Road

Dear Mr. and Mrs. Melnik:

Your request for Administrative Variance has been given to me for review. Upon my review of your file, it came to my attention that the Zoning Advisory Committee (ZAC) comment prepared by the Office of Planning is opposed to your request. I am enclosing a copy of this ZAC comment for your review.

Please write to me at your earliest convenience if you are able to modify the site plan and comply with the required setback, and thus not needing the administrative variance. If not, I will schedule a public hearing on this matter.

Thank you for your attention and cooperation in this matter.

Very truly yours,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:pz

Enclosure

c: Diana Itter, Office of Planning
Warren Ray Burke, Jr., 2613 Bayside Drive, Essex, MD 21221

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: November 13, 2006

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: 2006 Willowcrest Drive

INFORMATION:

Item Number: 7-191

Petitioner: Stanislav and Olga Melnik

Zoning: DR 2

Requested Action: Administrative Variance

The subject property is within a new subdivision known as Bonnie View Estates. The proposed rear yard variance is to permit a rear setback of 14 feet in lieu of 22.5 feet to allow a 22' x 25' deck to be constructed.

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not support the requested variance. The amount of slope in the back yard is very gradual and does not present a significant hardship or practical difficulty.

If the deck was reduced in depth, it could comply with the required setback.

For further information concerning the matters stated here in, please contact Diana Itter at 410-887-3480.

Prepared by:

Division Chief:
AFK/LL: CM



Off: 410-661-4002

Fax: 410-661-4740

Cell: 443-864-0318

creativedeckdesigns.com

stevenwalder@comcast.net

9223 Harford Rd. Baltimore. MD 21234

"Leading the way in Maintenance Free and Composite Decking"

FAX COVER SHEET

To: John V. Murphy	From: Steven Walder, GM
Fax: 410-887-3468	Date: 2-28-07
Phone: 410-887-3868	Pages (Including Cover): 3
RE: Case No. 07-191-A	

Comments:

Mr. Murphy,

Good morning! I am now representing the Melniks in their petition for a variance/design modification for the case referenced above. Please advise me of any future hearings or meetings in regard to this application. I am attempting to modify the request so that all parties are satisfied.

Thank you in advance for your help.

Steven Walder, GM

If you have any questions, or have not received all pages, please call our office at (410)661-4002.

Stanislav and Olga Melnik
2006 Willowcrest Circle
Baltimore, Maryland 21209
410-653-6111

February 6, 2007

Baltimore County Department of Zoning
401 Bosley Avenue, Suite 405
Towson, Maryland 21204

To Whom It May Concern:

We have designated Steven Walder, General Manager of Creative Deck Designs, as our personal representative in dealing's with our proposed deck project. We authorize Mr. Walder to make decisions which will best represent what we are trying to accomplish with our home.

If there is anything additional that is required by your office or Baltimore County, we will only be too happy to oblige.

Thank you for your cooperation and for past help for us.

Stanislav Melnik



Olga Melnik





BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

December 11, 2006

STANISLAV AND OLGA MELNIK
2006 WILLOWCREST ROAD
BALTIMORE MD 21209

Re: Petition for Administrative Variance
Case No. 07-191-A
Property: 2006 Willowcrest Road

Dear Mr. and Mrs. Melnik:

Your request for Administrative Variance has been given to me for review. Upon my review of your file, it came to my attention that the Zoning Advisory Committee (ZAC) comment prepared by the Office of Planning is opposed to your request. I am enclosing a copy of this ZAC comment for your review.

Please write to me at your earliest convenience if you are able to modify the site plan and comply with the required setback, and thus not needing the administrative variance. If not, I will schedule a public hearing on this matter.

Thank you for your attention and cooperation in this matter.

Very truly yours,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:pz

Enclosure

c: Diana Iiter, Office of Planning
Warren Ray Burke, Jr., 2613 Bayside Drive, Essex, MD 21221

Patricia Zook - Re: Fwd: zoning hearing – Case No. 07-191-A

From: Patricia Zook
To: Itter, Diana; Matthews, Kristen
Date: 2/5/2007 9:32:29 AM
Subject: Re: Fwd: zoning hearing – Case No. 07-191-A

Hello Kristen and Diana -

This administrative variance file is our office. John Murphy sent a letter to the Petitioners on December 11, 2006 to see if they could modify the site plan to comply with the required setback and not need the administrative variance. Otherwise, we were going to set this in for a hearing.

Planning was opposed to the request. As of Friday, we still had not heard from the Petitioners.

Patti Zook
Legal Secretary
Baltimore County
Office of the Zoning Commissioner
410-887-3868
pzook@baltimorecountymd.gov

>>> Kristen Matthews 2/5/2007 9:05:03 AM >>>
Hi Patti,

Below is a message I received from Diana Itter, regarding 07-191-A. I am unable to locate the file in this office. Can you check for me to see if the file is in your office or the status of it. The closing date was 11/20/06.

Thanks

>>> Diana Itter 02/02/07 3:37 PM >>>
Do you have a hearing scheduled for 07-191a, 226 Willowcrest Road? I have gone to the web-site and have not seen anything? Please let me know if and when you have scheduled anything.
Thanks,
Diana

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: November 13, 2006

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: 2006 Willowcrest Drive

INFORMATION:

Item Number: 7-191

Petitioner: Stanislav and Olga Melnik

Zoning: DR 2

Requested Action: Administrative Variance

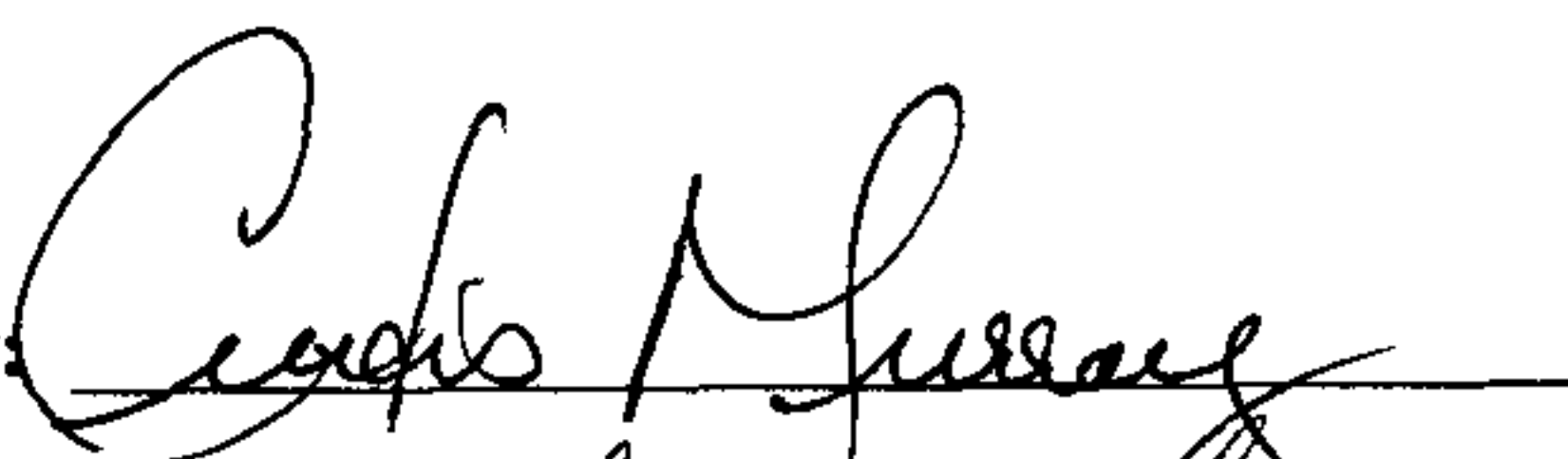
The subject property is within a new subdivision known as Bonnie View Estates. The proposed rear yard variance is to permit a rear setback of 14 feet in lieu of 22.5 feet to allow a 22' x 25' deck to be constructed.

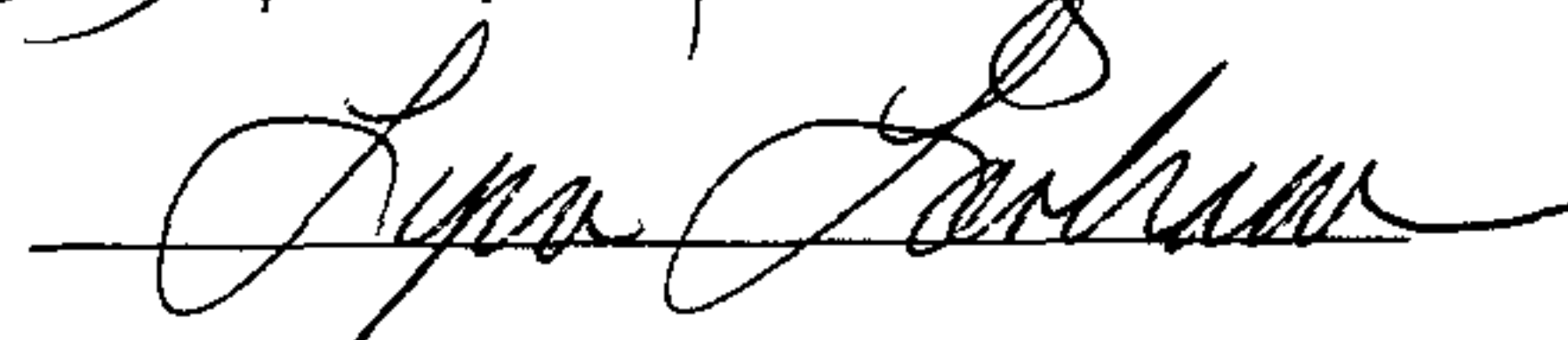
SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not support the requested variance. The amount of slope in the back yard is very gradual and does not present a significant hardship or practical difficulty.

If the deck was reduced in depth, it could comply with the required setback.

For further information concerning the matters stated here in, please contact Diana Itter at 410-887-3480.

Prepared by: 

Division Chief: 
AFK/LL: CM

RECEIVED

NOV 17 2006

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development
Management

DATE: November 3, 2006

FROM: Dennis A. ^{Don}Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For November 6, 2006
Item Nos. 07-055, 183, 184, 185, 186, 187, 189, and 191

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

DAK:CEN:clw

cc: File

ZAC-NO COMMENTS-11032006.doc

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

PROPERTY ADDRESS 2006 Willowcrest Rd

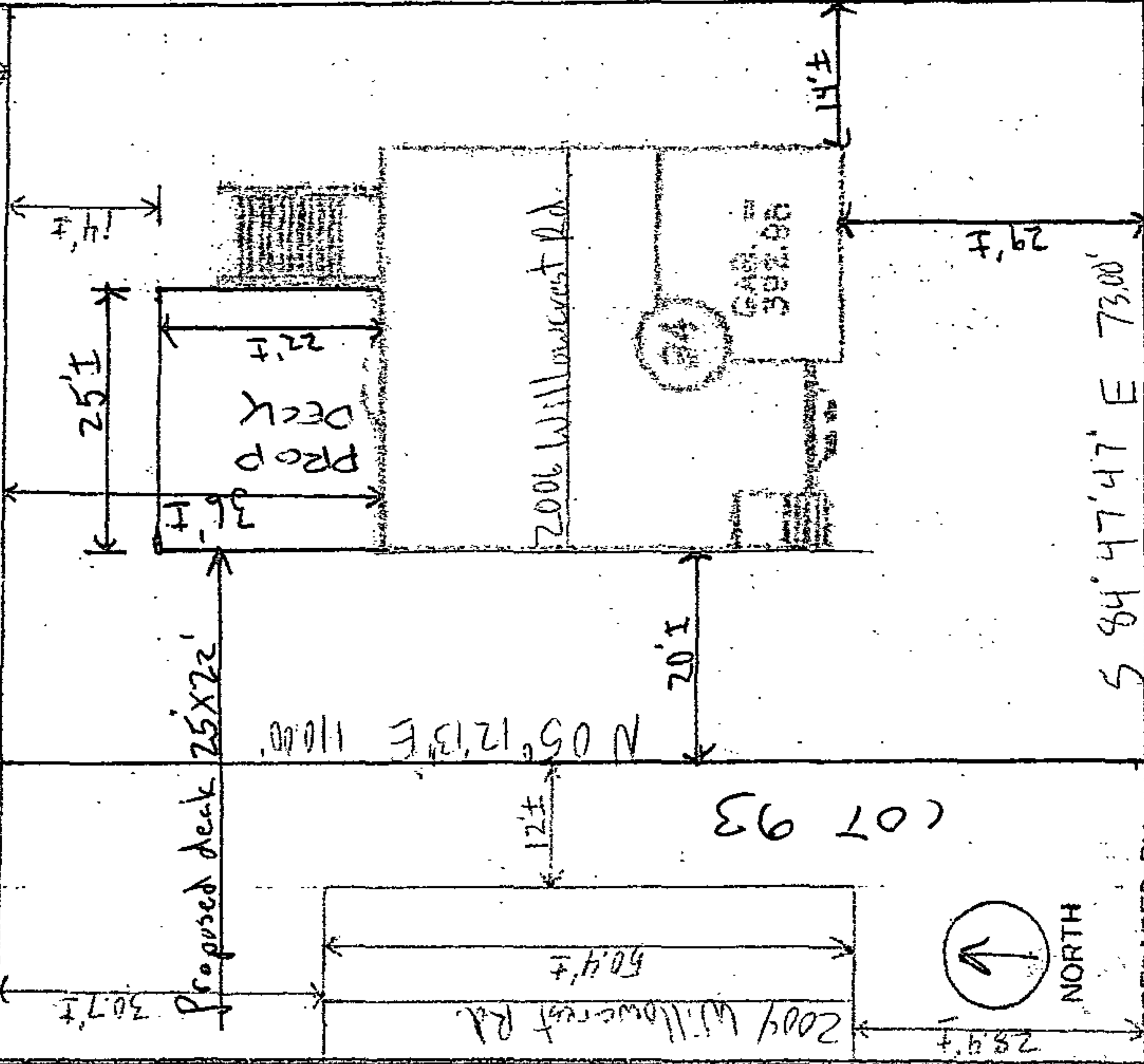
SUBDIVISION NAME Bonnie View Estates

PLAT BOOK # 78 FOLIO # 98 LOT # SECTION #

OWNER Stanislav & Olga Melnik

LOT 87

N 84° 47' 47" W 73.00'



Proposed deck 25'x22'

N 05° 12' 13" E 110.00'

2006 Willowcrest Rd.



SCALE OF DRAWING: 1" = 20'

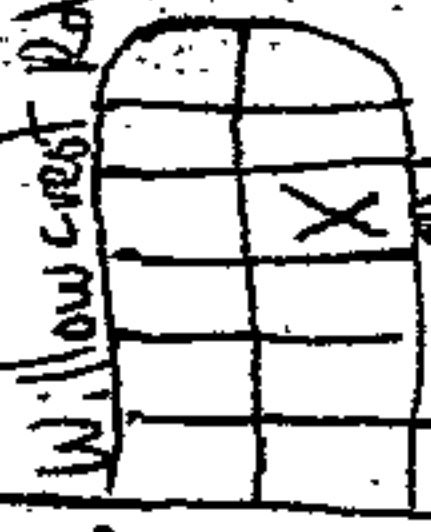
PREPARED BY W2052

WILLOWCREST CIRCLE 40' WIDE

Smith

Edenville Rd

Rosetta Rd



subject property



VICINITY MAP

SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 3rd

COUNCILMANIC DISTRICT 2nd

1" = 200' SCALE MAP # 74A1

ZONING DR-2

LOT SIZE 8030 SQUARE FEET

ACREAGE PUBLIC ☒ PRIVATE ☐

SEWER ☒ WATER ☒

CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒

100 YEAR FLOOD PLAIN YES ☐ NO ☒

HISTORIC PROPERTY/BUILDING YES ☐ NO ☒

PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

TM 191

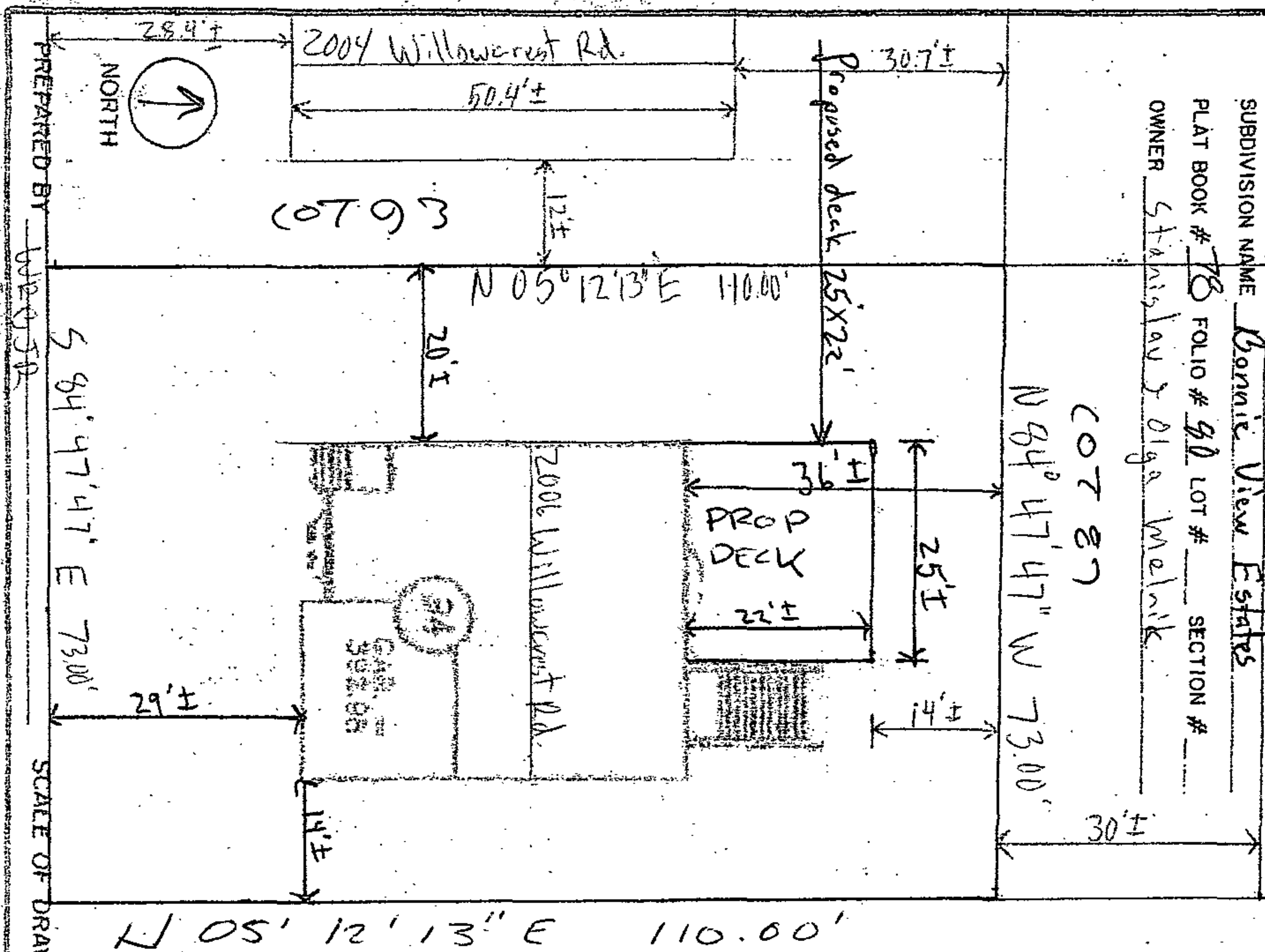
PROPERTY ADDRESS 2006 Willowcreek Rd

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Gornic View Estates

PLAT BOOK # 78 FOLIO # 50 LOT # _____ SECTION # _____

OWNER Stanislaw & Olga Melnik



N 05' 12' 13" E 110.00'

60795

SCALE OF DRAWING: 1" = 20'

PREPARED BY 1120150

11111 CREST CIRCLE 40' WIDE

☒ VARIANCE ☐ SPECIAL HEARING

LOCATION INFORMATION

ELECTION DISTRICT 3rd

COUNCILMANIC DISTRICT 2nd

1"=200' SCALE MAP # 79441

ZONING DR-2

LOT SIZE 8030

ACREAGE **SQUARE FEET**

PUBLIC PRIVATE

SEWER ☒ 1

WATER ☒ ☐

CHESAPEAKE BAY
CRITICAL AREA

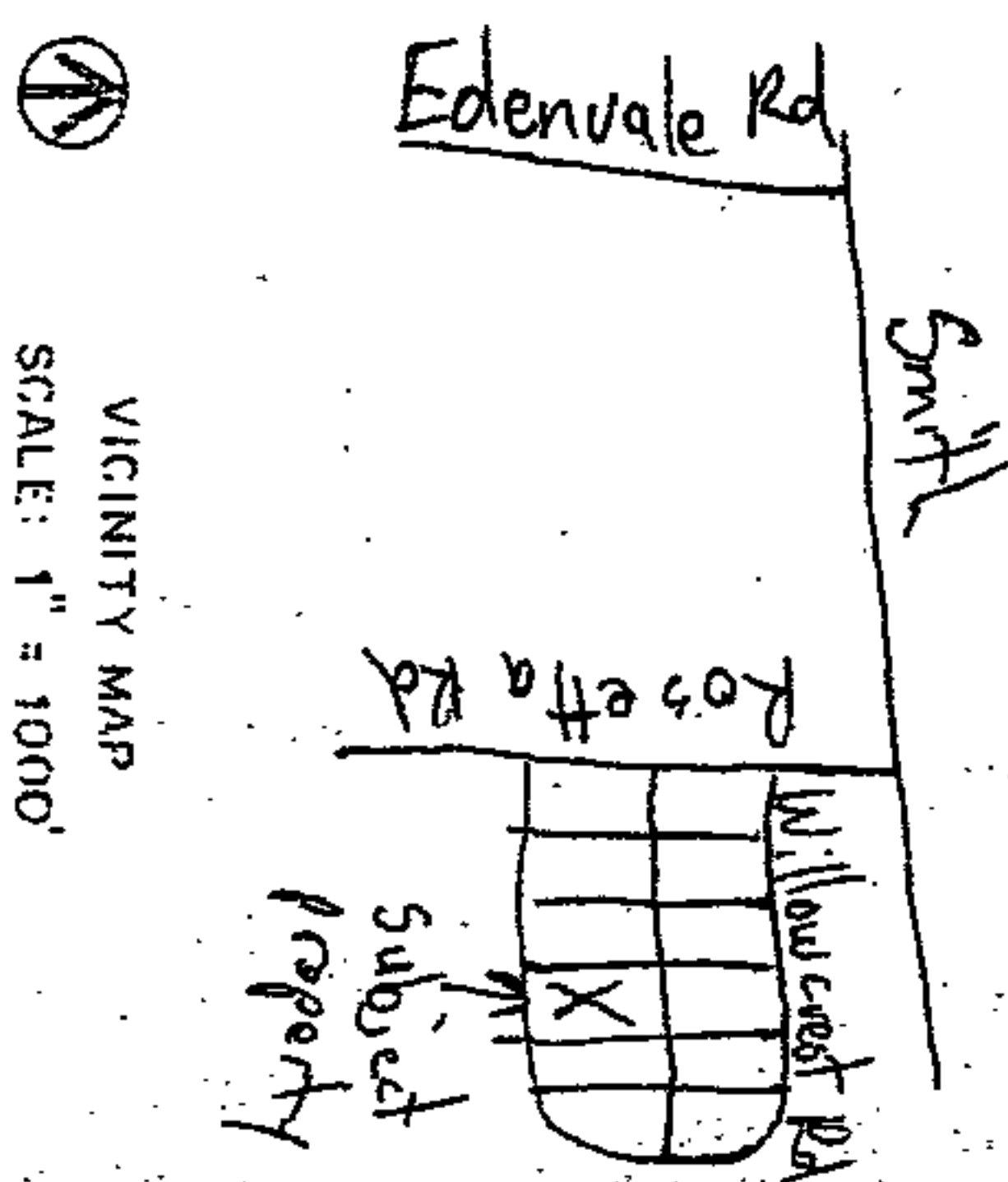
100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/
BUILDING ☐ ☒

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

TM 191



VICINITY MAP
SCALE: 1" = 1000'





