

IN RE: PETITION FOR VARIANCE

N side of Harford Road, 127 feet S of
c/l of Ontario Avenue
(9929 Harford Road)
11th Election District
5th Councilmanic District

Mark W. Wolinski
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 07-560-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the legal owner of the subject property, Mark W. Wolinski. Petitioner is requesting variance relief from Section 402.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit the conversion of a one-family dwelling into a two-family dwelling, with a minimum side setback of 13 feet in lieu of the required 15 feet. The subject property and requested relief are more particularly described on the site plan which was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the variance request was Petitioner Mark W. Wolinski. Also appearing as an interested citizen opposed to the relief was a neighboring homeowner, Judy Schlothauer, of 9937 Harford Road.

Testimony and evidence from Petitioner revealed that the subject property is a rectangular-shaped parcel containing 13,026 square feet, zoned DR 5.5, and is improved with a 1½-story vinyl-sided dwelling. The subject property is located north of East Joppa Road in the Cub Hill area of Baltimore County. The dwelling is a cape cod style dwelling, which contains two apartments, and is approximately 24 feet wide by 34 feet deep, built in the 1950's. It is situated approximately 51 feet from the front property line at Harford Road, approximately 80 feet from the back property line, and approximately 39 feet from the side yard property line to

~~ORDER RECEIVED FOR FILING~~

8.24.07

PJ

the north. The side yard setback on the south side of the property is approximately 13 feet. The property also contains a detached vinyl-sided garage, set on the southeast corner of the property. Entry and exit to and from the property from Harford Road is via a macadam driveway, with a parking area for at least two vehicles in the front of the property and running along the south side of dwelling to the garage, and a parking area for an additional two vehicles located behind the dwelling.

Petitioner purchased the property in 1998. At that time, he converted the single-family dwelling into two apartments. The basement stairs were removed and the doorway from the first floor to the basement was converted into a closet. The basement was modeled as an apartment with a separate entry from the back of the dwelling. The first and second floor was modeled as a second separate apartment, with entry from the front door facing Harford Road. In addition, Petitioner re-routed plumbing and electrical systems and separated the heating and air conditioning for the two apartments. However, the dwelling contains one meter for BGE and Petitioner currently pays the gas and electric expenses. Although the dwelling has been rented continuously as two separate apartments for approximately nine years, Petitioner has been unable to obtain separate meters for the apartments from BGE because the apartments are under the singular 9929 Harford Road address. As a result, Petitioner desires variance relief in order to formally convert the dwelling from a one-family dwelling into a two-family dwelling, and in order to permit a side setback of 13 feet in lieu of the required 15 feet.

Testimony and evidence from the adjacent neighbor, Ms. Schlothauer, revealed that she resides next door, north of Petitioner's property. Ms. Schlothauer indicated that Petitioner's choice of tenants has been a problem, with a number of cars constantly parked in the immediate area and unsavory activity on the part of some tenants. Ms. Schlothauer also pointed out that the

homes located near Petitioner's property are owner-occupied, and that Petitioner's use of the property as a rental cheapens the neighborhood.

The Zoning Advisory Committee (ZAC) comments were received from the Department of Environmental Protection and Resource Management dated August 2, 2007. The comments indicate that development of the property must comply with the regulations for protection of water quality, streams, wetlands and floodplains. Moreover, any construction and/or grading on the property must comply with Baltimore County requirements for the protection of the stream, which runs between Petitioner and Ms. Schlothauer's properties. The ZAC comment from the Office of Planning dated July 9, 2007 indicates they do not oppose Petitioner's requested relief.

After due consideration of the testimony and evidence presented, I am persuaded to grant the requested relief. Obviously, Petitioner is unable to meet the 15 foot side setback requirement, based on the present location of the dwelling. Thus, it is clear that strict compliance with Section 402.1 of the B.C.Z.R. would result in practical difficulty and unreasonable hardship for Petitioner. It is equally clear that the house has existed on the property since at least the 1950's and its use as a two-family dwelling has been ongoing for a number of years, without prior complaint until this public hearing. In addition, there were no adverse Zoning Advisory Committee comments, and in fact, the Office of Planning has no objection to Petitioner's requested relief.

Finally, I find this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. However, as a condition of relief, Petitioner shall be required to regularly maintain the property in good condition, free of trash and debris and in visual harmony with the surrounding community. Petitioner shall also remain in compliance with all zoning, building code, and code enforcement regulations. In so doing, Petitioner shall, upon reasonable notice,

make the property available for inspection by Baltimore County Code Inspectors when so notified.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered, I find that Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED, this 29th day of August, 2007 by this Deputy Zoning Commissioner, that Petitioner's variance request from Section 402.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit the conversion of a one-family dwelling into a two-family dwelling with a minimum side setback of 13 feet in lieu of the required 15 feet is hereby GRANTED subject to the following:

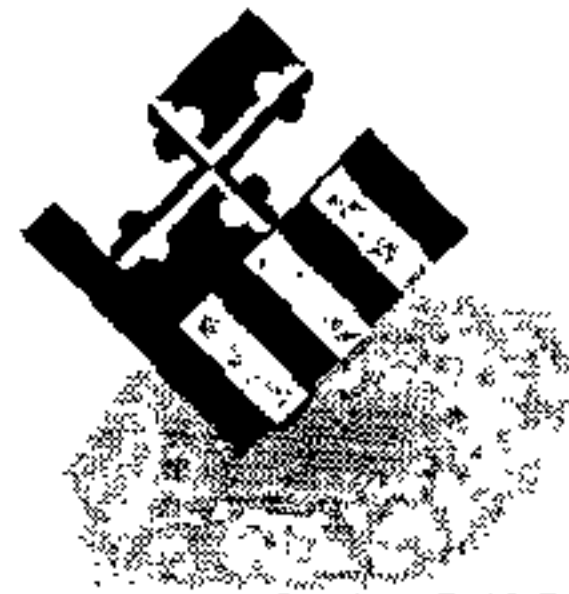
1. Petitioner may act in reliance on this Order upon receipt; however, Petitioner is hereby made aware that proceeding in reliance on this Order at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code), and any construction and/or grading on the property must comply with Baltimore County requirements for the protection of the stream running between Petitioner and Ms. Schlothauer's property.
3. Petitioner shall regularly maintain the property in good condition, free of trash and debris and in visual harmony with the surrounding community. Petitioner shall also remain in compliance with all zoning, building code, and code enforcement regulations. Petitioner shall, upon reasonable notice, make the property available for inspection by Baltimore County Code Inspectors when so notified.

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


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

RECEIVED FOR FILE
8-24-07
PB



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

August 24, 2007

MARK W. WOLINSKI
6737 MT. VISTA ROAD
KINGSVILLE MD 21087

Re: Petition for Variance
Case No. 07-560-A
Property: 9929 Harford Road

Dear Mr. Wolinski:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Th. H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Judy Schlothauer, 9937 Harford Road, Baltimore MD 21234



Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 9929 HARFORD RD.
which is presently zoned D.R.5.5

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) 402.1 (BCZR)

TO PERMIT THE CONVERSION OF A ONE-FAMILY DWELLING INTO A TWO-FAMILY DWELLING WITH A MINIMUM SIDE SETBACK OF 13-FEET IN LIEU OF THE REQUIRED 15-FEET.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

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):

Mark W Wolinski

Name - Type or Print

Signature

Name - Type or Print

Signature

9929 Harford Rd (410) 340-4427

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Mark Wolinski (410)

Name

6737 Mt Vistard 340-4427

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

Case No. 07-560-A

ESTIMATED LENGTH OF HEARING _____

REV 9/15/98

~~NOT RECEIVED FOR FILING~~

UNAVAILABLE FOR HEARING _____

Reviewed By

D.T.

Date 6/15/07

8-24-07

pb

ZONING DESCRIPTION FOR: 9929 HARFORD ROAD, Parkville MD 21234

Beginning at the point on the North side of Harford Road which is 50' wide at the distance of 127' south of the centerline of the nearest improved intersecting street Ontario Avenue which is 23' wide. Containing 13,026 Sq. Ft. Also known as 9929 Harford Road and located in the 11 election District, 5 Councilman District. As Recorded in Deed Liber 12832 Folio 749 with the following metes and bounds: S53° 58' 50"E 168.61', S27° 22' 50"W 70.14', N80° 00' 10"W 166.87', N27° 22' 50"E 87.85' to the place of beginning.

07-560-A

**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/neighbors 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: 07-560-A

Petitioner: WOLINSKI

Address or Location: 9929 HARFORD RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. MARK WOLINSKI

Address: 6737 MT. VISTA RD.

KINGSVILLE, MD 21087

Telephone Number: 410-340-4427

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 28446

DATE 6/12/07

ACCOUNT

0010061150

AMOUNT \$

65.00

RECEIVED FROM: MARK WOLINSKI

FOR: ITEM # 5100 07540-A

9939 HARFORD RD D. THOMPSON

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTIVITY TIME DATE

6/20/2007 6/19/2007 14:07:24

REC NO. 0010061150

SYNOPSIS 8/18/2007

REPT. 5 528 ZHANG VERIFICATION

OR. NO. 028446

Receipt Tot. \$65.00

\$65.00

CA Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 07-560-A
9929 Harford Road,
N/side of Harford Road,
127 feet south of centerline
of Ontario Avenue
11th Election District
5th Councilmanic District
Legal Owner(s): Mark
Wolinski

Variance: to permit the conversion of a one-family dwelling into a two-family dwelling with a minimum side setback of 13 feet in lieu of the required 15 feet.
Hearing: Wednesday, August 22, 2007 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped * Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 8/610 Aug. 7 144496

CERTIFICATE OF PUBLICATION

8/9/2007

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/7/2007.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING



MERRITT DEVELOPMENT CONSULTANTS INC.

2416 EAST JOPPA ROAD, BALTIMORE MD, 21234

PHONE: 410-663-5525 FAX: 410-663-4315

MERRITDC@COMCAST.NET

TRANSMITTAL FORM

TO: ZONING

DATE: 8/6/07

PROJECT NAME: _____

OUR PROJECT NO.: _____

ATTN: KRISTEN

WE ARE SUBMITTING THE FOLLOWING:

FOR APPROVAL _____ FOR YOUR USE/FILE _____ FOR REVIEW _____

QUANTITY DESCRIPTION

1	SIGU POSTING
	CASE NO- 07-560-A
	RECEIVED
	AUG 7 2007
	DEPT. OF PERMITS AND DEVELOPMENT MANAGEMENT

COMMENTS: _____

SINCERELY,

Chuck

CHARLES MERRITT
PRESIDENT

CERTIFICATE OF POSTING

Date: 8/6/07

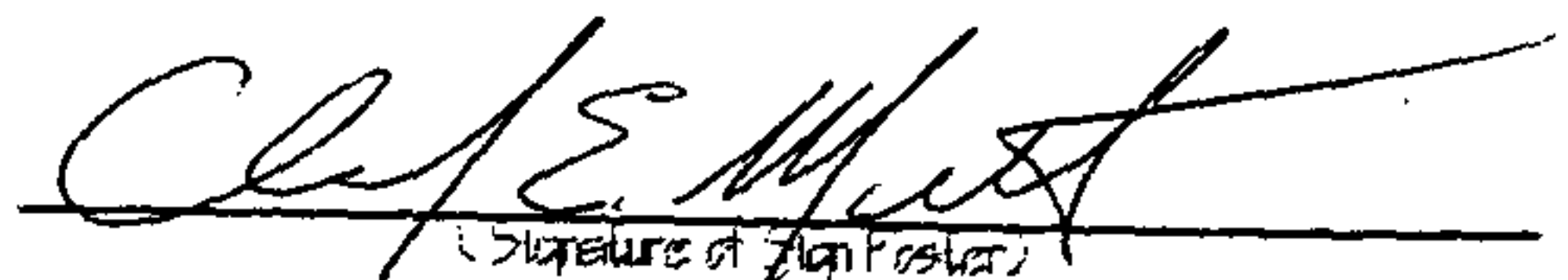
RE: Case Number: 07-560-A

Petitioner/Developer: MARK WOLINSKI

Date of Hearing/Closing: 8/22/07

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 9929 HARFORD ROAD

The sign(s) were posted on 8/3/07
(Month, Day, Year)


(Signature of Sign Poster)

Charles E. Merritt
9831 Mapledt Road
Baltimore, MD 21234
410-665-5562

ZONING NOTICE

CASE # 07-560-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

COUNTRY COURTS BLVD., ROOM 407
PLACE: 401 BOSLEY AVE. TOWSON MD 21204
DATE AND TIME: WEDNESDAY, AUGUST 22, 07 11AM
REQUEST: VARIANCE TO PERMIT THE CONVERSION OF
A ONE-FAMILY DWELLING INTO A TWO-FAMILY DWELLING
WITH A MINIMUM SIDE SETBACK OF 15 FEET IN lieu
of the Required 15 Feet

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE





BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

July 2, 2007
TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 07-560-A

9929 Harford Road

N/side of Harford Road, 127 feet south of centerline of Ontario Avenue

11th Election District – 5th Councilmanic District

Legal Owners: Mark Wolinski

Variance to permit the conversion of a one-family dwelling into a two-family dwelling with a minimum side setback of 13 feet in lieu of the required 15 feet.

Hearing: Wednesday, August 22, 2007 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

Handwritten signature of Timothy Kotroco in black ink.

Timothy Kotroco
Director

TK:klm

C: Mark Wolinski, 6737 Mt. Vista Road, Kingsville 21087

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, AUGUST 7, 2007.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday August 7, 2007 Issue - Jeffersonian

Please forward billing to:
Mark Wolinski
6737 Mt. Vista Road
Kingsville, MD 21087

410-340-4427

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 07-560-A

9929 Harford Road

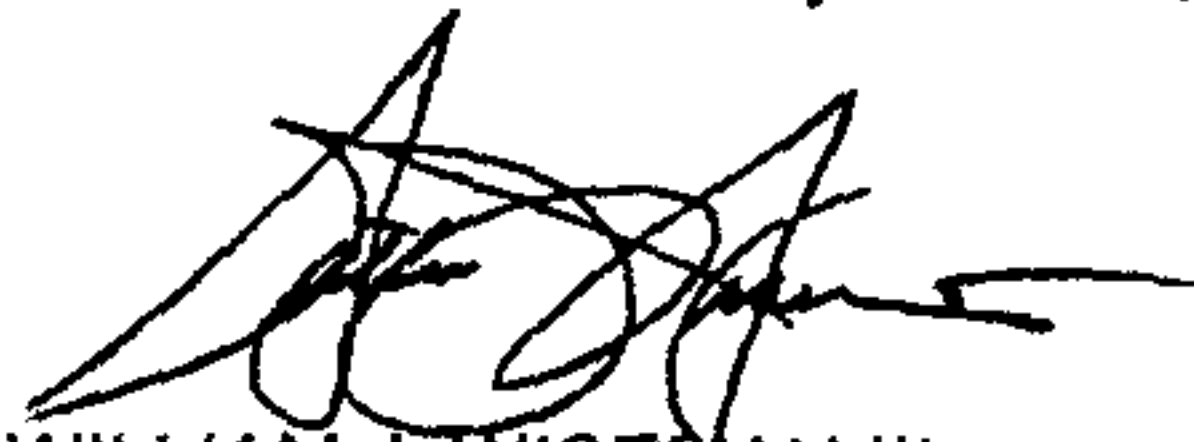
N/side of Harford Road, 127 feet south of centerline of Ontario Avenue

11th Election District – 5th Councilmanic District

Legal Owners: Mark Wolinski

Variance to permit the conversion of a one-family dwelling into a two-family dwelling with a minimum side setback of 13 feet in lieu of the required 15 feet.

Hearing: Wednesday, August 22, 2007 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

August 15, 2007

Mark Wolinski
6737 Mt. Vista Road
Kingsville, MD 21087

Dear Mr. Wolinski:

RE: Case Number: 07-560-A, 9929 Harford Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 15, 2007. 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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

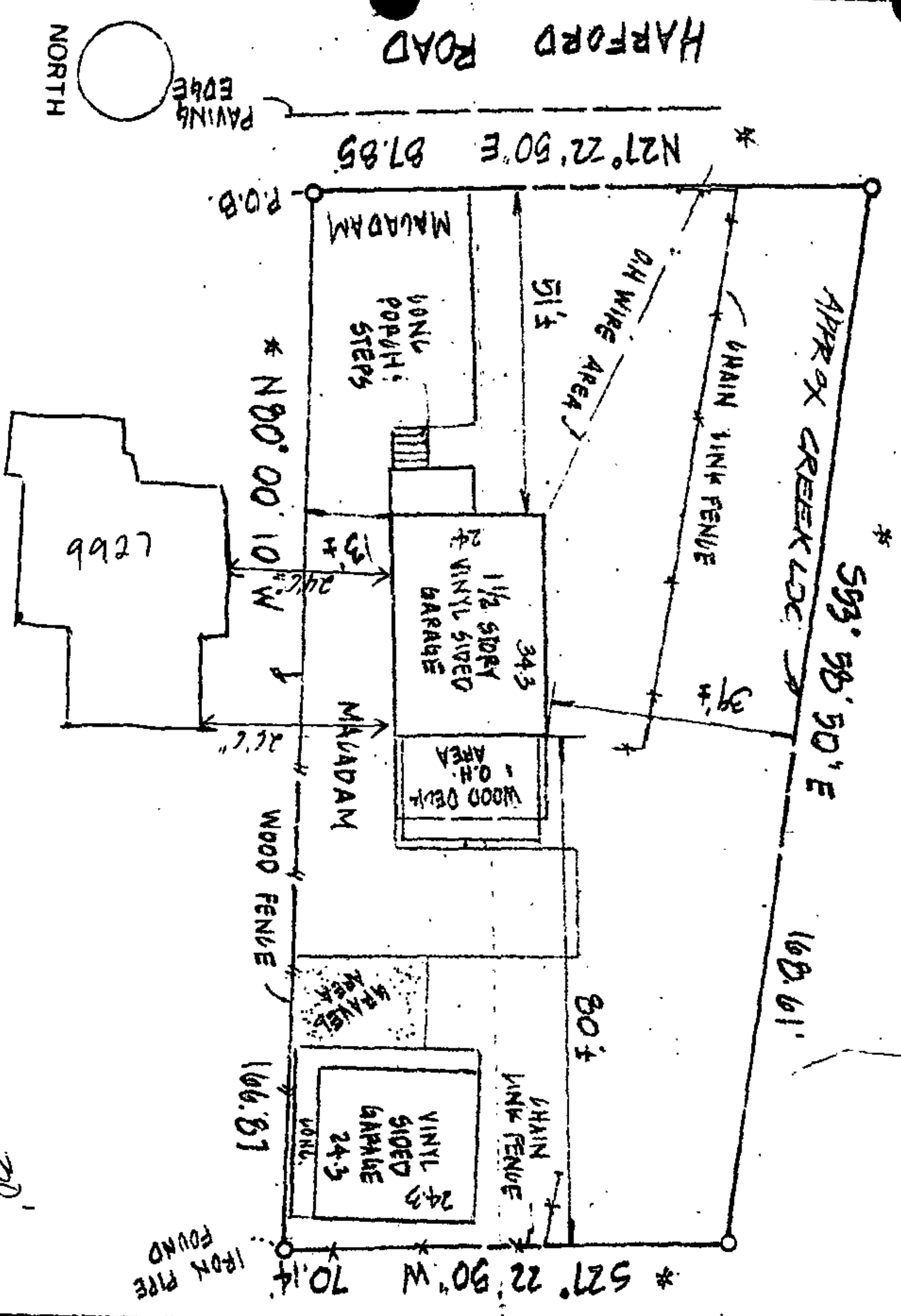
Enclosures

c: People's Counsel

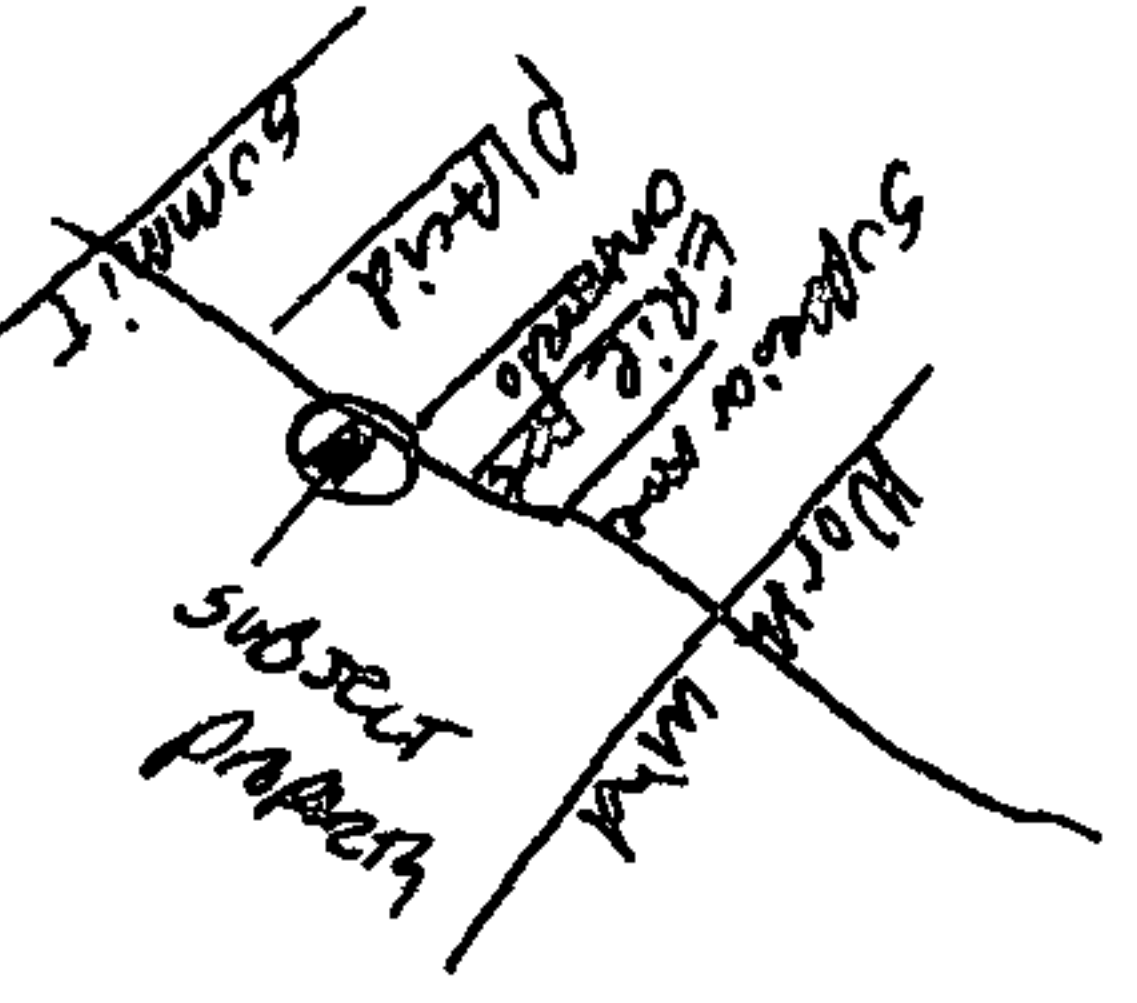
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 9929 Harford Road SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME _____
 PLAT BOOK # _____ FOLIO # _____ LOT # _____ SECTION # _____
 OWNER MARK WILSON



VICINITY MAP
 SCALE: 1" = 2000'



LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 5

1" = 200' SCALE MAP # 07101

ZONING DR 5.5

LOT SIZE 13.026

ACREAGE 0.3026

SQUARE FEET 3580

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 #

D.T. 560 07-560-A

4.1

9ED

9939

325.2

3CD

P.B.005089

11ED

DR 5.5

9929

5CD

071B1

NE 10-E

9927

9927

DR 3.5

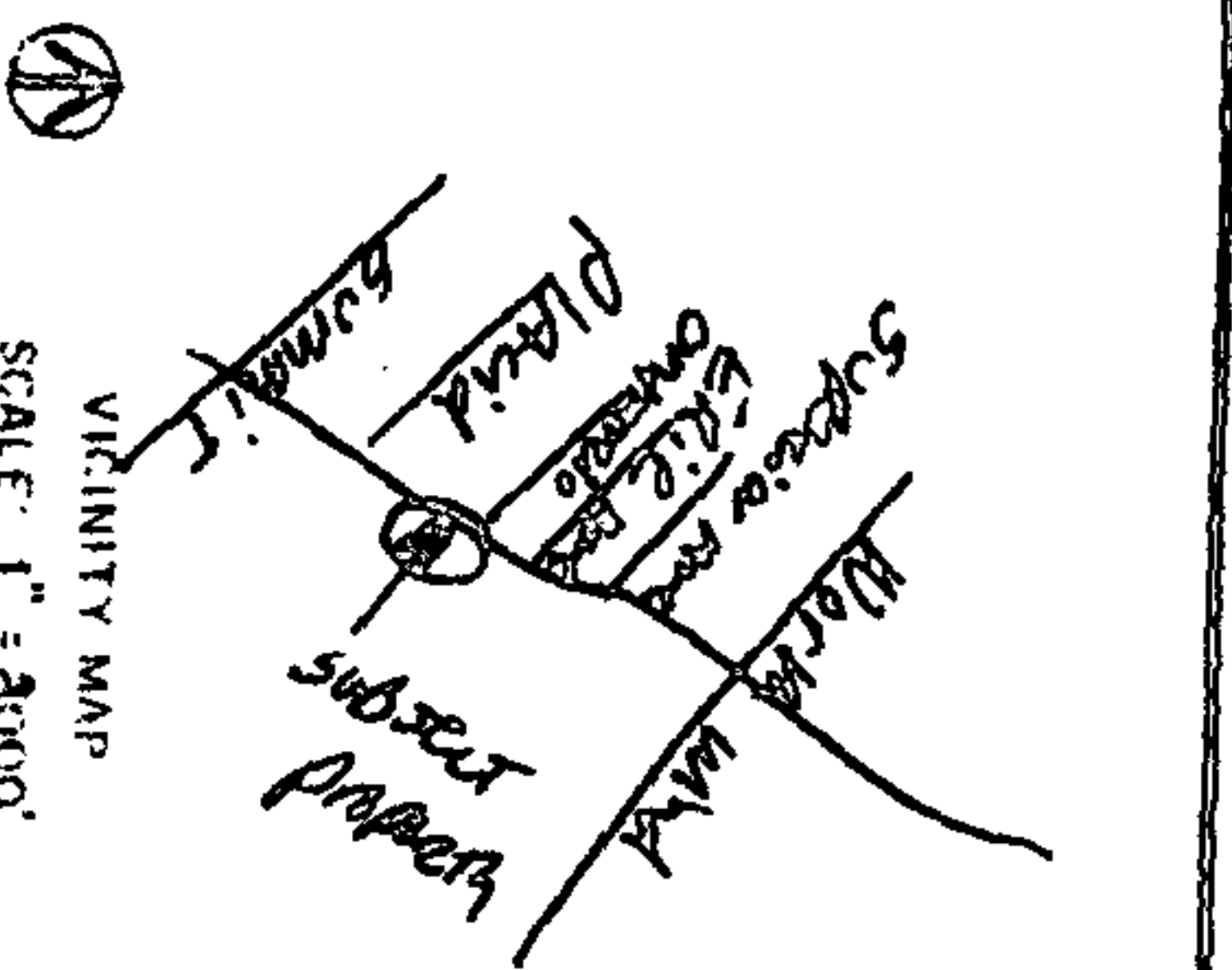
9925

9923
9923

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

PLAT BOOK # 1 FOLIO # 1 LOT # 1 SECTION # 1
OWNER MARIE WOLIN SKI

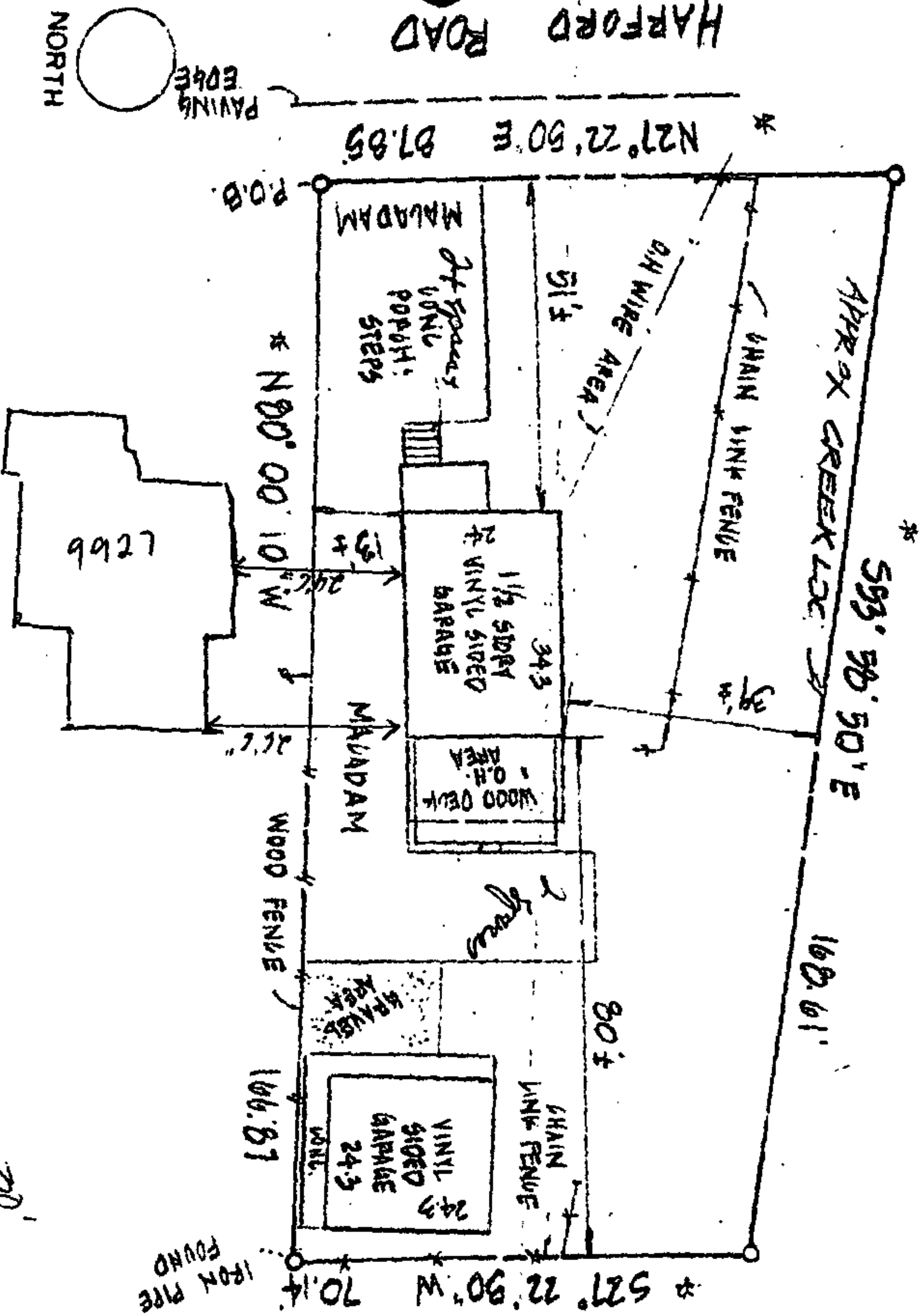
EXHIBIT NO. 7



VICINITY MAP
SCALE: 1" = 2000'

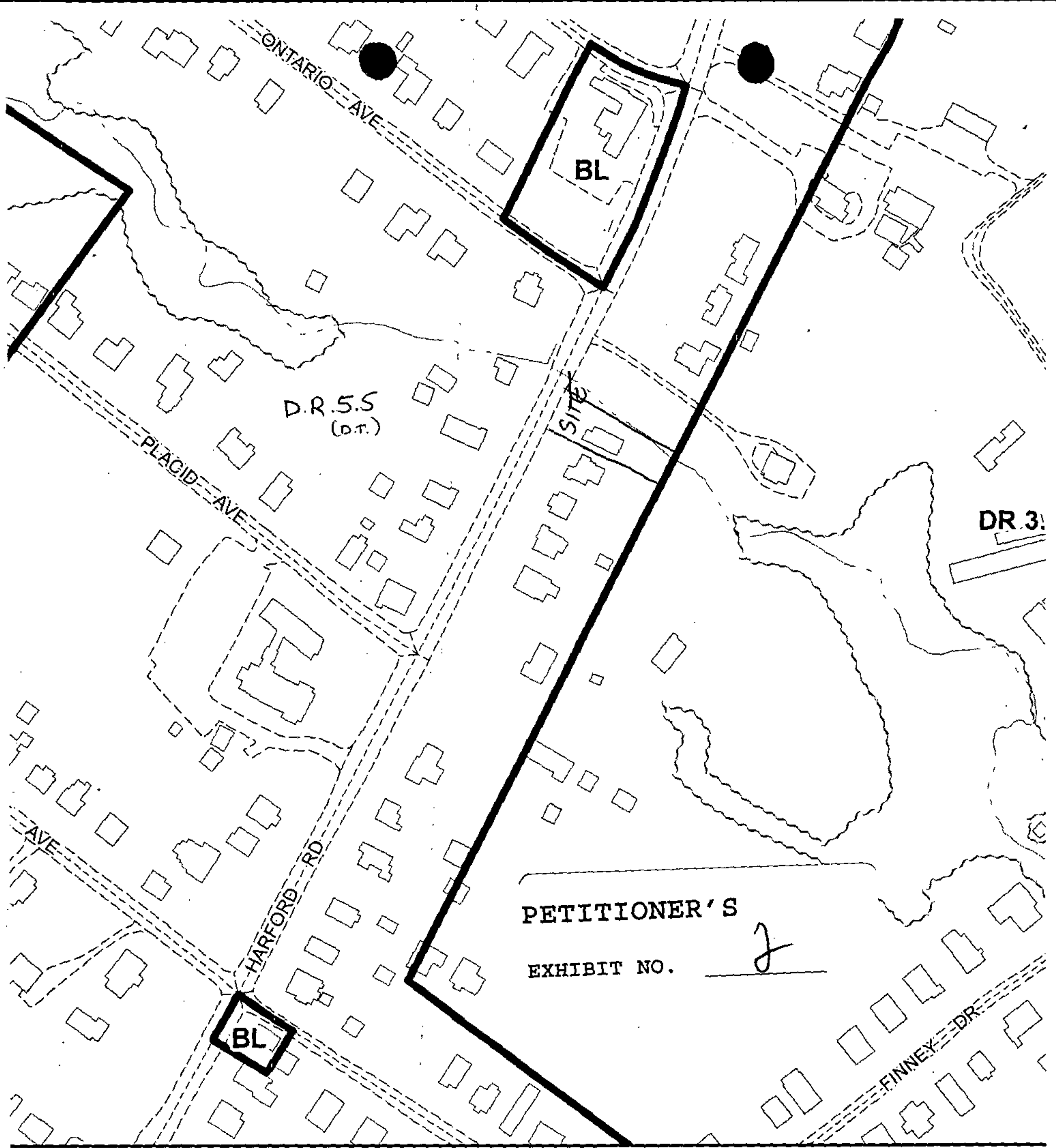
ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

D.T. | 560 | 07-5780-A



PREPARED BY

SCALE OF DRAWING: 1" = 10'



062B3	062C3	063A3
071B1	071C1	072A1
071B2	071C2	072A2

Scale

1" = 200'

0 100 200 400 Feet



D:
Pl.
Ol.
1:
Zc
1:

CASE NAME _____
CASE NUMBER 07-560-A
DATE _____

PETITIONER'S SIGN-IN SHEET

[illegible]

DATE _____

E-MAIL

[illegible]

RE: PETITION FOR VARIANCE * BEFORE THE BOARD
9929 Harford Road; N/S Harford Road, *
127' S c/line Ontario Avenue * OF APPEALS
11th Election & 5th Councilmanic Districts *
Legal Owner(s): Mark W. Wolinski * FOR
Petitioner(s) * BALTIMORE COUNTY
* 07-560-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 3rd day of July, 2007, a copy of the foregoing Entry of Appearance was mailed to, Mark Wolinski, 6737 Mt. Vista Road, Kingsville, MD 21087, Petitioner(s).

RECEIVED

JUL - 3 2007

Per _____

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

OR. 5.6

[Click here for a plain text ADA compliant screen.](#)

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)
[Ground Rent](#)

Account Identifier: District - 11 Account Number - 1105015221

Owner Information

Owner Name: WOLINSKI MARK W
Mailing Address: 9929 HARFORD RD
BALTIMORE MD 21234-1205

Use: RESIDENTIAL
Principal Residence: YES
Deed Reference: 1) /12832/ 749
2)

Location & Structure Information

Premises Address
9929 HARFORD RD

Legal Description
LT SES HARFORD RD
9929 HARFORD RD SE
N OF SUMMIT AVE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
71	4	188						3	

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built
1954

Enclosed Area
1,224 SF

Property Land Area
13,026.00 SF

County Use
04

Stories
1 1/2

Basement
YES

Type
STANDARD UNIT

Exterior
SIDING

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2006	As Of 07/01/2007
Land:	38,500	78,500		
Improvements:	67,470	98,400		
Total:	105,970	176,900	129,613	153,256
Preferential Land:	0	0	0	0

Transfer Information

Seller:	SECRETARY OF VETERANS AFFAIRS	Date:	05/04/1998	Price:	\$96,000
Type:	NOT ARMS-LENGTH	Deed1:	/12832/ 749	Deed2:	
Seller:	MAST ROBERT E	Date:	01/08/1997	Price:	\$102,717
Type:	NOT ARMS-LENGTH	Deed1:	/11977/ 743	Deed2:	
Seller:	ECKERT JACOB W	Date:	06/21/1994	Price:	\$111,300
Type:	IMPROVED ARMS-LENGTH	Deed1:	/10601/ 484	Deed2:	

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For July 2, 2007
Item Nos. 07-521, 555, 557, 558, 559, 560,
561, 562, 563, 564, 565, 566, 567, 568, 569,
570, 571, and 572

DATE: June 27, 2007

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-06272007.doc



Martin O'Malley, *Governor*
Anthony G. Brown, *Lt. Governor*

State Highway
Administration

John D. Porcari, *Secretary*
Neil J. Pedersen, *Administrator*

Maryland Department of Transportation

June 22, 2007

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

RE: Baltimore County
Item No. 07-560-A
MD 147 (Harford Road)
127' south of Ontario Avenue
Wolinski Property
Variance

Dear Ms. Matthews:

We have reviewed the plat to accompany petition for zoning variance on the subject of the above captioned, which was received on June 20, 2007. A field inspection reveals that the MD 147 (Harford Road) location shows that an entrance is provided to serve the 9929 Harford Road property. Based on available information this office has no objection to Mark Wolinski Property Item # 07-560-A approval.

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

Very truly yours,

for Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

Cc: Mr. David Malkowski, District Engineer, SHA
Mr. Michael Pasquariello, Utility Engineer, SHA

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 9, 2007

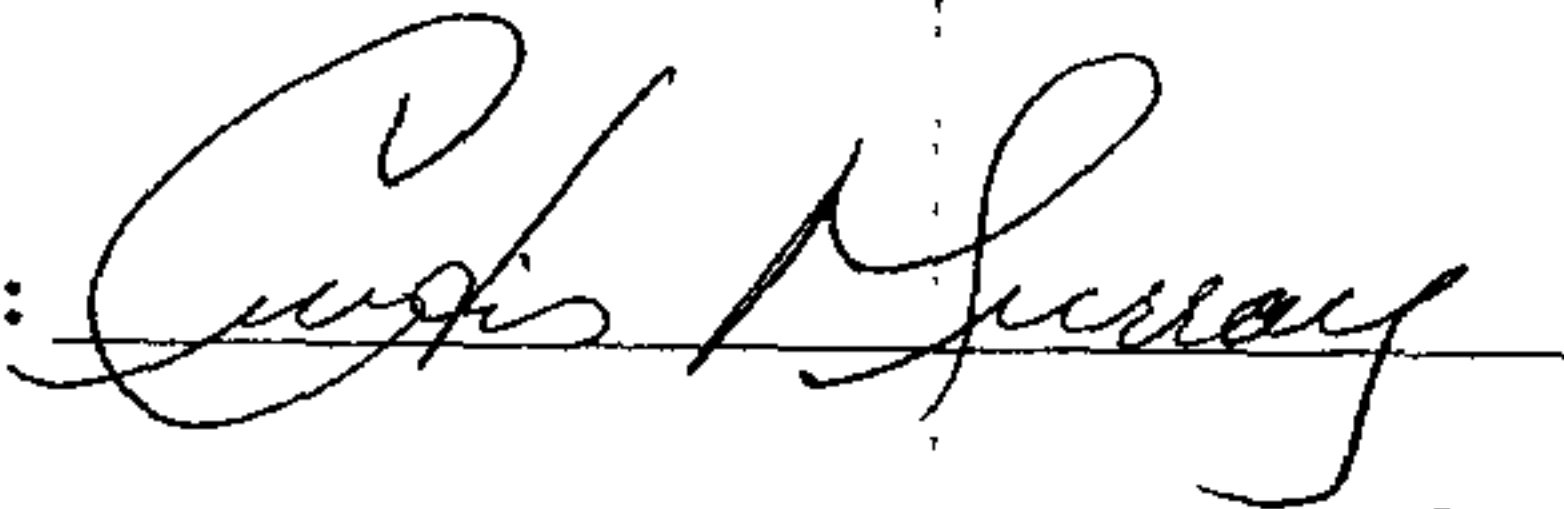
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 07-560- Variance

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request.

For further questions or additional information concerning the matters stated herein, please contact Kevin Gambrell in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



CM/LL

Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
Tel: 410-887-4500



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

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

July 3, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: June 25, 2007

560

Item Number: 555 through 572

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

Visit the County's Website at www.baltimorecountyonline.info



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TB
8-22-07

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
AUG 02 2007

BY:

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination *swl*

DATE: August 2, 2007

SUBJECT: Zoning Item # 07-560-A
Address 9929 Harford Road
(Wolinski Property)

Zoning Advisory Committee Meeting of June 25, 2007

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

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

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

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

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

Any construction and/or grading on the property must comply with Baltimore County requirements for the protection of the stream.

Reviewer: Paul A. Dennis

Date: 7/23/07

TB 8/22
11am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 9, 2007

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

RECEIVED
JUL 11 2007

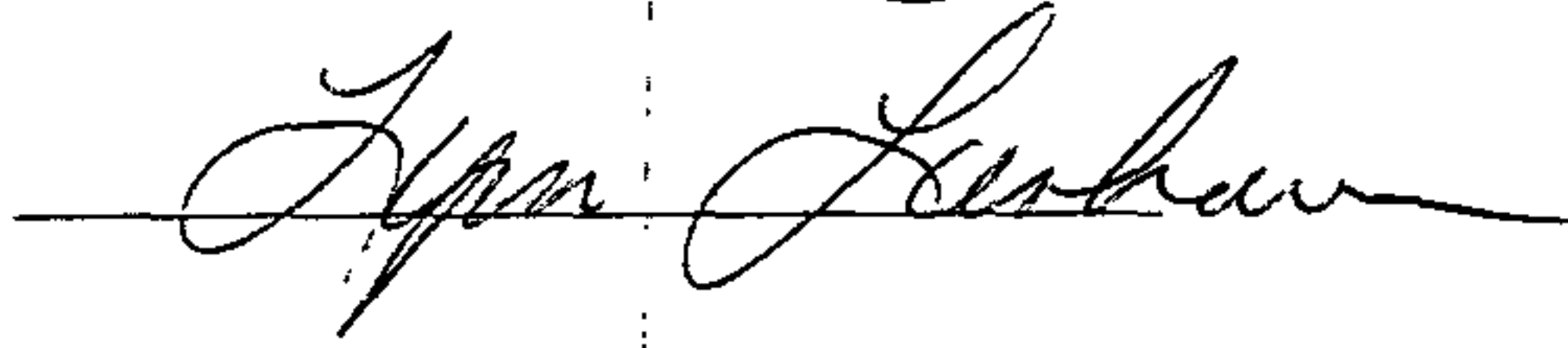
SUBJECT: Zoning Advisory Petition(s): Case(s) 07-560- Variance

BY:.....

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request.

For further questions or additional information concerning the matters stated herein, please contact Kevin Gambrell in the Office of Planning at 410-887-3480.

Prepared By: 

Division Chief: 

CM/LL