

IN RE: PETITION FOR VARIANCE

S side of Lansdale Road, 199.72 feet E
of 54th Street
15th Election District
7th Councilmanic District
(8021 Lansdale Road)

Wendy and Michael Piniecki
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **CASE NO. 2010-0178-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 owners of the subject property, Wendy and Michael Piniecki. Petitioners are requesting Variance relief from Section IV "D" Residence Zone C.2 as amended (1953-1955) to permit a front one-story frame addition with a front property line setback and a street centerline setback of 10 feet and 40 feet respectively in lieu of the required 25 feet and 55 feet. The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the variance request were Petitioners Wendy and Michael Piniecki. There were no Protestants or other interested persons in attendance.

Testimony and evidence presented at the hearing revealed that the subject property is rectangular-shaped and consists of approximately 2,070 square feet, or 0.0475 acre, more or less, zoned D.R.10.5. The property is located on the south side of Lansdale Road, north of Eastern Avenue and the Eastpoint Mall and west of Interstate 695, near the Baltimore City/Baltimore County line. The property is part of a row house community known as "Eastwood Heights" and is improved with a single-family row home built in 1956.

ORDER RECEIVED FOR FILING

Date 3.25.10

By pm

Petitioners originally built a covered deck attached to the front of the home that replaced a small landing with steps in early 2006. A copy of the March 10, 2006 permit indicated the deck was to be 16 feet by 15 feet for a total of 240 square feet. However, much of Petitioners' front yard had to be dug up in order to repair a water pipe. As a result, most of the deck had to come down as well. More recently, Petitioners obtained another permit to re-construct the deck, this time as a covered wood deck on the front of the home, with the same 16 foot by 15 foot dimensions.

During the course of construction, Petitioners had a great deal of lumber and other debris strewn about the property. This prompted a Code Enforcement Inspector to visit the property and issue a Correction Notice dated November 5, 2009, which directed Petitioners to removed excess trash and debris and other materials from the property. Inspector Ray Harmon also observed the deck structure on the front of the home, which appeared to be an enclosed structure. He issued a second Correction Notice on November 10, 2009 for violation of the required front setbacks for an addition on the front of the house that does not agree with issued building permit no. B726301.¹ Thereafter, Petitioners filed for the instant variance relief for the deck structure attached to the front porch.

Photographs that were marked and accepted into evidence as Petitioners' Exhibits 3A through 3D show the partially built structure with wooden board sheathing surrounding the front and sides of the structure. Petitioners indicated they initially wanted the wood sheathing for privacy, but now realize it is impractical, especially in front since it blocks their views as well. They indicated that they are not building an addition, per se, but only wished for the extended part of the deck to have some screening. They did not realize that essentially having the deck "enclosed" under the permanent roof structure created setback issues.

¹ CO-0072072

ORDER RECEIVED FOR FILING

Date 3.25.10 ²

By [Signature]

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated February 2, 2010 which states that the partially built front addition is much too massive and incompatible with the existing conditions in the immediate vicinity. The incompatibility of the addition is further exacerbated by the fact that it is five feet above the residences across the street. Nonetheless, the solid walls and foundation shall be removed and no enclosed addition of this type shall be permitted on the front of the dwelling on the subject property. The Petitioners may, however, retain the open deck with a with a safety type railing. The open deck shall be subject to setbacks and any required variances.

In considering a request for variance, I must do so in accordance with the mandate of the Maryland Court of Special Appeals in the case of *Cromwell v. Ward*, 102 Md.App. 691 (1995) and their interpretation of Section 307 of the B.C.Z.R. In that case, the Court interpreted the regulation to require that a two-prong test be met in order for variance relief to be granted. First, it must be shown that the property is unique in some manner and that this uniqueness drives the need for variance relief. Second, upon the determination that the property is unique, it must then be considered whether strict compliance with the regulation would cause a practical difficulty upon the property owner and be unnecessarily burdensome. Finally, I must also determine whether the request is within the spirit and intent of the zoning regulations and its impact, if any, on adjacent properties.

The Petitioners' property is similar in size to that of neighboring properties and the existing dwelling is also similarly situated on the property as that of the neighboring dwellings. Indeed, the subject area is a row home community and the lot sizes and dwelling sizes are all very similar and unremarkable. Although I am certainly understanding and empathetic with

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Date 3.25.10 3

By PM

Petitioners in their desire to construct a covered, enclosed deck as shown in the photographs, in my view, the configuration of the subject property, the orientation of the dwelling, and the lot size do not lend themselves to such a unique and prominent structure, as proposed on the site plan.

Upon due consideration of the evidence presented in the instant case, I am not persuaded that Petitioners have met their burden under Section 307 of the B.C.Z.R. Indeed, *Cromwell* requires that there must be a unique characteristic of the property at issue (i.e., topography, shape, configuration, etc.), in order for relief to be granted. The characteristics of the subject site are not unique when compared to other lots in the neighborhood. I believe the proposed structure and its attachment to the front of the home will overcrowd the land and will have an adverse impact on the overall appearance and character of the neighborhood, especially vis-à-vis other properties nearby. I agree with the comments from the Office of Planning that the partially built front addition is much too massive and incompatible with the existing conditions in the immediate vicinity. Hence, in my judgment, the request is not within the spirit and intent of the Zoning Regulations. Further, I cannot find that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. Thus, I am persuaded in this case to deny the variance.

However, similar to the Office of Planning's recommendation, I will permit the basic structure to remain and for Petitioners to retain the open projection deck with an open railing, rather than the wooden planks that encircle the deck as depicted in the photographs (Petitioners' Exhibits 3A through 3D). This includes the granting of variance relief for the open projection deck, if necessary, from the front property line and street centerline setbacks. The dark colored wood planks that appear on the ground level of the deck may remain, but the main, front door

ORDER RECEIVED FOR FILING

Date 3.25.10

4

By pm

level of the deck shall have the wood plank sheathing removed and replaced with a railing and spindles similar to the railing and spindles along the front concrete steps, as shown in the aforementioned photographs.

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 Petitioners' variance request should be denied in part and granted in part.

THEREFORE, IT IS ORDERED this 25th day of March, 2010 by this Deputy Zoning Commissioner, that Petitioners' Variance request from Section IV "D" Residence Zone C.2 as amended (1953-1955) to permit a front one-story frame addition with a front property line setback and a street centerline setback of 10 feet and 40 feet respectively in lieu of the required 25 feet and 55 feet be is hereby **DENIED**; and

IT IS FURTHER ORDERED that Petitioners may retain the existing open projection deck with an open railing, and a variance from the front property line setback and street centerline setback for the existing open project deck, to the extent required by the Zoning Regulations, be and is hereby **GRANTED**, subject to the following conditions.

1. Petitioners are advised that they may apply for any required building 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 shall remove the solid wooden plank sheathing on the main, front door level that presently encircles the deck as depicted in the photographs that were accepted into evidence as Petitioners' Exhibits 3A through 3D. The dark colored wood planks that appear on the ground level of the deck may remain, but the main, front door level of the deck shall have the wood plank sheathing removed and replaced with a railing and spindles similar to the railing and spindles along the front concrete steps, as shown in the photographs.

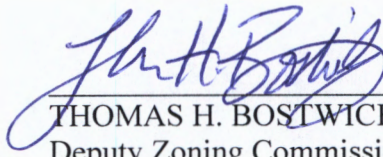
ORDER RECEIVED FOR FILING

Date 3.25.10 5

By [Signature]

3. No enclosed addition shall be permitted on the front of the dwelling on the subject property.

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

ORDER RECEIVED FOR FILING

Date 3.25.10

By pm



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

March 25, 2010

WENDY AND MICHAEL PINIECKI
8021 LANSDALE ROAD
BALTIMORE MD 21224

Re: Petition for Variance
Case No. 2010-0178-A
Property: 8021 Lansdale Road

Dear Mr. and Mrs. Piniecki:

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 cursive script, reading "John H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

Enclosure



TAX. ACCOUNT # 1516451410

Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 8021 LANSDALE RD
which is presently zoned DR 10.5

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) IV - "D" RESIDENCE ZONE C. 2 AS AMENDED (1953-55)
TO PERMIT A FRONT 1 STORY FRAME ADDITION WITH A FRONT PROPERTY LINE SETBACK AND A STREET CENTERLINE SETBACK OF 10 FT. AND 40 FT. RESPECTIVELY IN LIEU OF THE REQUIRED 25 FT. AND 55 FT.

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

TO BE DETERMINED AT HEARING

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):

x Wendy Piniacki
Name - Type or Print _____
Signature _____
x Michael Piniacki
Name - Type or Print _____
Signature _____
x 8021 Lansdale Rd
Address _____
x Balt City _____ MS State _____ 21224 Zip Code _____
w-410 736 5350 oc
c-443 847 8232

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

OFFICE USE ONLY

Case No. 2010 0178 A
ORDER RECEIVED FOR FILING

ESTIMATED LENGTH OF HEARING 1 HR

UNAVAILABLE FOR HEARING -

REV 9/15/98 Date

3-25-10

Reviewed By JC

Date 12/17/09

Bv. pm

0178

ZONING DESCRIPTION FOR 1820 LANSDALE ROAD

Beginning at a point on the South side of Lansdale Road, a 60 foot Right of Way, at a distance of 199.72 feet East of the center line of 54th Street, a 60 ft. Right of Way, Being Lot # 11, Block 11, as recorded on Plat Three of Eastdale Heights as recorded in Plat Book 21, Folio 21. Being 1,843 square feet and located in the 15th Election District, 7th Council District.

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/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 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

2010 0178 ~~0178~~ A

Petitioner: PINIECKI

Address or Location:

8021 LANSDALE RD

PLEASE FORWARD ADVERTISING BILL TO

Name:

Wendy Piniecki

Address:

8021 Lansdale Rd

Balt MD 21224

Telephone Number:

443 847 8232

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

No. **47700**

Date: **12/17/09**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
12/18/2009 12/17/2009 09:11:46 2

REG 0512 WALKIN JEFF JEE
RECEIPT # 666701 12/17/2009 (FL)

5 529 ZWING VERIFICATION
047700

Receipt Tot \$65.00
\$65.00 CR \$65.00 CA
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					65.00

Total: **65.00**

Rec From: **PIN 12/17/09**

For: **RV July**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**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: # 2010-0178-A

8021 Lansdale Road

S/side of Lansdale Road, 199.72 feet east of 54th Street

15th Election District — 7th Councilmanic District

Legal Owner(s): Wendy & Michael Pinlecki

Variance: to permit a front 1 story frame addition with a property line setback and a street centerline setback of 10 feet and 40 feet respectively in lieu of the required 25 feet and 55 feet.

Hearing: Wednesday, March 10, 2010 at 9:00 a.m. in Room 104, Jefferson Building, 105 West Chesapeake 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) 887-4386.

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

2/882 February 23

230602

CERTIFICATE OF PUBLICATION

2/25/, 2010

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 2/23/, 2010.

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

J. Wilkinson

LEGAL ADVERTISING

+ - CERTIFICATE OF POSTING

2010-0178-A

RE: Case No.: _____

Petitioner/Developer: _____
Wendy & Michael Piniecki

March 10, 2010
Date of Hearing/Closing: _____

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

Attn: Kristin Matthews

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: _____
8021 Lansdale Road

February 23 2010
The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

Robert Black 2/26/10
(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)

ZONING NOTICE

CASE 2010-0178-A

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

PLACE

Room 104, JEFFERSON BUILDING 21204
105 WEST CHESAPEAKE AVE. TOWSON

DATE AND TIME WEDNESDAY, MARCH 10, 2010 AT 9:00 A.M.

REQUEST VARIANCE TO PERMIT A FRONT 1 STORY FRAME
ADDITION WITH A PROPERTY LINE SETBACK AND A STREET CENTERLINE
SETBACK OF 10 FEET AND 40 FEET RESPECTIVELY IN LIEU OF THE
REQUIRED 25 FEET AND 55 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

**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: # 2010-0178-A
8021 Lansdale Road
S/side of Lansdale Road,
199.72 feet east of 54th Street
15th Election District
7th Councilmanic District
Legal Owner(s): Wendy &
Michael Piniecki
Variance: to permit a front
1 story frame addition with
a property line setback and
a street centerline setback
of 10 feet and 40 feet re-
spectively in lieu of the re-
quired 25 feet and 55 feet.
Hearing: Thursday, Febru-
ary 11, 2010 at 10:00 a.m.
in Room 106, County Of-
fice Building, 111 West
Chesapeake Avenue,
Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible;
for special accommoda-
tions Please Contact the
Zoning Commissioner's Of-
fice at (410) 887-4386.

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

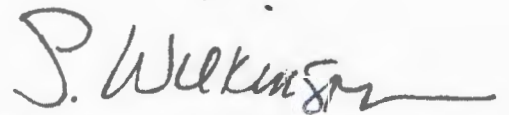
JT/1/847 Jan. 26 227674

CERTIFICATE OF PUBLICATION

1/28/ 2010

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 1/26/ 2010.

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



LEGAL ADVERTISING

CERTIFICATE OF POSTING

2010-0178-A

RE: Case No.: _____

Petitioner/Developer: _____
Wendy & Michael Piniecki

February 11 2010
Date of Hearing/Closing: _____

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

Attn: Kristin Matthews

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: _____
8021 Lansdale Road

January 27 2010,
The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

Robert Black Jan 28, 2010
(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)

ZONING NOTICE

CASE 2010-0178A

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

PLACE Room 106. COUNTY OFFICE BUILDING
111 WEST CHESAPEAKE AVENUE. TOWSON
21204

DATE AND TIME THURSDAY, FEBRUARY 11, 2010 AT 10:00 A.M.

REQUEST VARIANCE TO PERMIT A FRONT 1 STORY FRAME
ADDITION WITH A PROPERTY LINE SETBACK AND A STREET CENTERLINE
SETBACK OF 10 FEET AND 40 FEET RESPECTIVELY IN LIEU OF THE
REQUIRED 25 FEET AND 55 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

TO: PATUXENT PUBLISHING COMPANY
Tuesday, January 26, 2010 Issue - Jeffersonian

Please forward billing to:
Wendy Piniecki
8021 Lansdale Road
Baltimore, MD 21224

410-736-5350

NOTICE OF ZONING HEARING

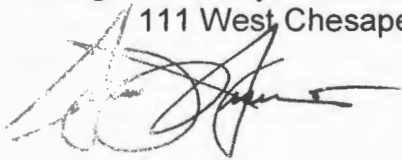
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2010-0178-A

8021 Lansdale Road
S/side of Lansdale Road, 199.72 feet east of 54th Street
15th Election District – 7th Councilmanic District
Legal Owners: Wendy & Michael Piniecki

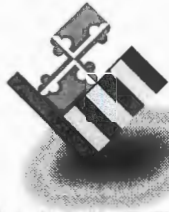
Variance to permit a front 1 story frame addition with a property line setback and a street centerline setback of 10 feet and 40 feet respectively in lieu of the required 25 feet and 55 feet.

Hearing: Thursday, February 11, 2010 at 10:00 a.m. in Room 106, County Office Building,
111 West Chesapeake 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
January 19, 2010

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:

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8021 Lansdale Road
S/side of Lansdale Road, 199.72 feet east of 54th Street
15th Election District – 7th Councilmanic District
Legal Owners: Wendy & Michael Piniecki

Variance to permit a front 1 story frame addition with a property line setback and a street centerline setback of 10 feet and 40 feet respectively in lieu of the required 25 feet and 55 feet.

Hearing: Thursday, February 11, 2010 at 10:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Mr. & Mrs. Piniecki, 8021 Lansdale Road, Baltimore 21224

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JAN. 27, 2010.**
- (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.

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: February 12, 2010

TO: Kristen Matthews
Department of Permits & Development Management

FROM: Patti Zook, Legal Secretary to
Tomas Bostwick, Deputy Zoning Commissioner

RE: Cases To Be Rescheduled Due to Inclement Weather
Case Nos. 2010-0167-SPH and 2010-0178-A

The above-referenced cases need to be rescheduled for hearings because County offices were closed due to inclement weather on Thursday, February 11, 2010.

We are returning the two files to you for further processing, i.e., notifying the Petitioners, posting of the hearing notices, advertising, etc.

Thank you for your attention and cooperation in this matter.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, February 23, 2010 Issue - Jeffersonian

Please forward billing to:

Deborah Kendall-Sipple
Permits & Development Management
111 West Chesapeake Avenue
Towson, MD 21204

410-887-4587

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:

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8021 Lansdale Road

S/side of Lansdale Road, 199.72 feet east of 54th Street

15th Election District – 7th Councilmanic District

Legal Owners: Wendy & Michael Piniecki

Variance to permit a front 1 story frame addition with a property line setback and a street centerline setback of 10 feet and 40 feet respectively in lieu of the required 25 feet and 55 feet.

Hearing: Wednesday, March 10, 2010 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake 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

February 16, 2010

NEW 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: 2010-0178-A

8021 Lansdale Road

S/side of Lansdale Road, 199.72 feet east of 54th Street

15th Election District – 7th Councilmanic District

Legal Owners: Wendy & Michael Piniecki

Variance to permit a front 1 story frame addition with a property line setback and a street centerline setback of 10 feet and 40 feet respectively in lieu of the required 25 feet and 55 feet.

Hearing: Wednesday, March 10, 2010 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Mr. & Mrs. Piniecki, 8021 Lansdale Road, Baltimore 21224

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, FEBRUARY 23, 2010.**
- (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.



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

March 2, 2010

Wendy & Michael Piniecki
8021 Lansdale Rd.
Baltimore, MD 21224

Dear: Wendy & Michael Piniecki

RE: Case Number 2010-0178-A, 8021 Lansdale Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 17, 2009. 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.

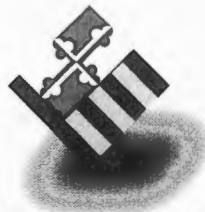
Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel



BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

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

February 2, 2010

Wendy & Michael Piniecki
8021 Lansdale Rd.
Baltimore, MD 21224

Dear: Wendy & Michael Piniecki

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Enclosures

c: People's Counsel



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

December 23, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: December 21, 2009

Item Numbers: 0174, 0177, 0178, 0180 and 0181

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



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

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: JAN. 4, 2010

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

RE: Baltimore County
Item No. 2010-0178-A
8021 LANSDALE RD
PINIECKI PROPERTY
VARIANCE -

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. 2010-0178-A.

Should you have any questions regarding this matter, please 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).

Very truly yours,

For: Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

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.sha.maryland.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For January 4, 2010
Item Nos. 2010-0166, 173, 177, 178,
180 and 181

DATE: January 5, 2010

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

DAK:CEN:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-01052010 -NO COMMENTS.doc

TB 2/11
10 AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 2, 2010

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

SUBJECT: 8021 Lansdale Road

Item Number: 10-178

Petitioner: Wendy Piniecki

Zoning: DR 10.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

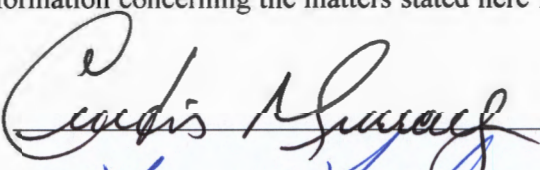
The Office of Planning has reviewed the petitioner's request and accompanying site plan. After visiting the site the following comments are offered:

The partially built front addition is much too massive and incompatible with the existing conditions in the immediate vicinity. The incompatibility of the addition is further exacerbated by the fact that it is on a foundation that is five feet above the residences across the street.

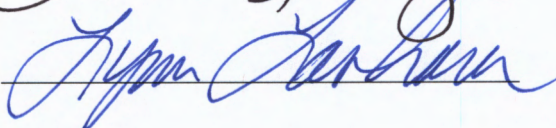
Nonetheless, the solid walls and foundation shall be removed and no enclosed addition of this type shall be permitted on the front of the dwelling on the subject property. The petitioner may however retain the open deck with a safety type railing. The open deck shall be subject to setbacks and any required variances.

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

Prepared by:



Division Chief:
AFK/LL: CM



RECEIVED

FEB 03 2010

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

FEB 02 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: February 2, 2010

SUBJECT: Zoning Item # 10-178-A
Address 8021 Lansdale Road
(Piniecki Property)

Zoning Advisory Committee Meeting of December 21, 2009

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

Reviewer: JWJL

Date: 2/1/2010

RE: PETITION FOR VARIANCE * BEFORE THE
8021 Lansdale Road; S/S Lansdale Road, * ZONING COMMISSIONER
199.72' E of 54th Street *
15th Election & 7th Councilmanic Districts *
Legal Owner(s): Wendy & Michael Piniecki * FOR
Petitioner(s) * BALTIMORE COUNTY
* 10-178-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

DEC 23 2009

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 23rd day of December, 2009, a copy of the foregoing Entry of Appearance was mailed to Wendy & Michael Piniecki, 8021 Lansdale Road, Baltimore, MD 21224, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

H.O.

0170

PER INSPECTOR

This was a complaint driven citation
to get bldg permit. Since
neighbor is complaining it is being
filed for regular hearing

John Lewis.

DIVISION OF CODE INSPECTIONS AND ENFORCEMENT

ACTIVE VIOLATION CASE DOCUMENTS

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: December 28, 2009

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 2010-0178-A
Legal Owner/Petitioner: Piniecki, William
Contract Purchaser: N/A
Property Address: 8021 Lansdale Rd.
Location Description: S/side Lansdale Rd. , 199.72' E/54th St.

VIIOLATION INFORMATION: Case No. CO0072072 – FA0029463
Defendants: Pinidecki, William

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME	ADDRESS
Claude Profili	Bldg. Insp. M.S 1009 Phone Ext, 3953

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- ☐ 1. Complaint letter/memo/email/fax (if applicable)
- ☐ 2. Complaint Intake Form/Code Enforcement Officer's report and notes
- ☒ 3. State Tax Assessment printout
- ☐ 4. State Tax Parcel Map (if applicable)
- ☐ 5. MVA Registration printout (if applicable)
- ☐ 6. Deed (if applicable)
- ☐ 7. Lease-Residential or Commercial (if applicable)
- ☒ 8. Photographs including dates taken
- ☒ 9. Correction Notice/Code Violation Notice
- ☐ 10. Citation and Proof of Service (if applicable)
- ☐ 11. Certified Mail Receipt (if applicable)
- ☐ 12. Final Order of the Code Official/Hearing Officer (if applicable)
- ☐ 13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)
- ☐ 14. Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable).

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

AGB/cp
C: Code Enforcement Officer



Permits & Development Management Complaint Report

Report Criteria:
Complaint Record ID: CO0072072

Record ID	AS/400 Case	Assigned To	Assigned Date	Scheduled Time	Received By	Received Date	Status	Hearing Date	ADC Grid
CO0072072			12/16/2009		Jim Garland <i>Claude Profit</i>	12/16/2009	Open - Normal		36G12

Complaint Description: DECK ON FRONT OF HOUSE DOESN'T AGREE W/PERMIT B726301

Facility: FA0029463 PDM 1516451410 8021 LANSDALE RD BALTIMORE, MD 21224	Owner: PINIECKI WILLIAM J 8021 LANSDALE RD BALTIMORE MD 21224	Complainant: RAY HARMON CODE ENF.
--	---	--

Daily Activity Details - No Data
Violation Details - No Data

Comment Details - No Comments

Lien Information - None

*Owner applied for variance on 12/17/09 2010-0178-A
Copies of file were made for review PV 1/27/10 CJP*

Permits and Development Management
Code Inspections and Enforcement
County Office Building, Rm. 213
111 West Chesapeake Ave
Towson, Maryland 21204



Code Enforcement 410-887-3351
Building Inspection 410-887-3953
Electric Section 410-887-3960
Plumbing Section 410-887-3620
Signs/Fences 410-887-3896

CODE INSPECTIONS AND ENFORCEMENT CORRECTION NOTICE

CASE NUMBER 70662	PROPERTY TAX ID 1516451410	DATE ISSUED 11/10/09
NAME(S): PINIECKI WILLIAM J		
MAILING ADDRESS 8021 LANSDALE RD		
CITY BALT	STATE MD	ZIP CODE 21224
VIOLATION ADDRESS SAME		
CITY BALTIMORE	STATE MARYLAND	ZIP CODE

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

RESIDENTIAL ZONE CLASSIFICATION

- ☐ DR1 ☐ DR2 ☐ DR3.5 ☐ DR5.5 ☐ DR10.5 ☐ DR16 ☐ BL (230) ☐ BR (236) ☐ BM (233)
☐ RC2(1A01) ☐ RC4(1A03) ☐ RC20 & 50 (1A05) ☐ RC6(1A07) ☐ MR (240) ☐ ML (253) ☐ MH (256)
☐ RC3(1A02) ☐ RC5(1A04) ☐ RCC (1A06) ☐ RC7 (1A08)
☐ OTHER: ☐ OTHER:

BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.)

AUTHORITY TO ENFORCE ZONING REGULATIONS: 32-3-102; 32-3-602; 32-3-603; 32-4-114

- | | |
|---|--|
| ☐ 101; 102.1: Definitions; general use | ☐ 415A: License/ remove untagged recreation vehicle |
| ☐ 1B01.1: DR Zones-use regulations | ☐ 415A: Improperly parked recreation vehicle |
| ☐ 428: License/ Remove all untagged/ inoperative or damaged/ disabled motor vehicle(s) | ☐ 415A: One recreational vehicle per property |
| ☐ 1B01.1D: Remove open dump/ junk yard | ☐ 410: Illegal Class II trucking facility |
| ☐ 431: Remove commercial vehicle(s) | ☐ 400: Illegal accessory structure placement |
| ☐ 101; 102.1: Remove contractors equip. storage yard | ☐ 1B02.1; 270; 421.1: Illegal kennel. Limit 3 dogs |
| ☐ 101; 102.1: ZCPM: Cease service garage activities | ☐ 102.5: Residential site line violation /obstruction |
| ☐ 402: Illegal conversion of dwelling | ☐ 408B: Illegal rooming/ boarding house |
| ☐ 101; 102.1: ZCPM: Illegal home occupation | ☐ BCC: 32-3-102; 500.9 BCZR; ZCPM:
Violation of commercial site plan and/or zoning order |

BALTIMORE COUNTY CODE (B.C.C.)

- | | |
|--|--|
| ☐ 13-7-112: Cease all nuisance activity | ☒ 35-2-301: Obtain building/ fence/ sign permit |
| ☐ 13-7-115: County to abate nuisance & lien costs | ☐ 18-2-601: Remove all obstruction(s) at street, alley, road |
| ☐ 13-7-310: Remove all trash & debris from property | ☐ 13-7-310(2): Remove bird seed / other food for rats |
| ☐ 13-7-312: Remove accumulations of debris, materials, etc | ☒ 32-3-102: Violation of development plan/ site plan |
| ☐ 13-7-201(2): Cease stagnant pool water | ☐ IBC 115; BCBC 115: Remove/ Repair unsafe structure board and secure all openings to premise |
| ☐ 12-3-106: Remove animal feces daily | ☐ 13-7-401; 13-7-402; 13-7-403: Cut & remove all tall grass and weeds to three (3) inches in height |
| ☐ 35-5-208(a)(c): Seal exterior openings from rodents & pests | |
| ☐ 13-4-201(b)(d): Store garbage in containers w/tight lids | |

OWNER OCCUPIED HOUSING (B.C.C.)

- | | |
|---|--|
| ☐ 35-5-302(a)(1): Unsanitary conditions. | ☐ 35-5-302(a)(2): Store all garbage in trash cans |
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| ☐ 35-5-302(b)(1)(2): Repair decorative trim, coruices, etc | ☐ 35-5-302(b)(1)(3): Repair exterior extensions |
| ☐ 35-5-302(b)(1)(4): Repair chimney & similar extentions | ☐ 35-5-302(b)(1)(5): Repair metal/wood surfaces |
| ☐ 35-5-302(b)(1)(6): Repair defective door(s) / window(s) | ☐ 35-5-302(b)(1)(7): Repair defective fence |

INVESTMENT PROPERTY (B.C.C.)

- | | |
|--|---|
| ☐ 35-2-404(a)(1)(i): Remove hazardous or unsafe condition | ☐ 35-2-404(a)(1)(ii): Repair ext. walls / vertical members |
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| ☐ 35-2-404(a)(1)(v): Repair ext. plaster or masonry | ☐ 35-2-404(a)(1)(vi): Waterproof walls/ roof /foundations |
| ☐ 35-2-404(a)(1)(vii): Repair exterior construction (see below) | ☐ 35-2-404(a)(1)(2): Remove trash, rubbish, & debris |
| ☐ 35-2-404(a)(1)(3): Repair /remove defective exterior sign(s) | ☐ 35-2-404(a)(4)(i)(ii): Board & secure. Material to match building color of structure |

OTHER VIOLATIONS OR REMARKS: **VIOLATION OF SETBACK**

18.7 FT FROM PROPERTY LINE, AS
PERMIT STATED.
BCZR

☒ NOTICE POSTED AND MAILED

POTENTIAL FINE: ☒ \$200 ☐ \$500 ☐ \$1000 per day, per violation and to be placed as a lien upon your tax bill.

COMPLIANCE DATE: **12/10/09** INSPECTOR NAME: **RAY HARMON**

PRINT NAME (Rev. 5/05)

AGENCY

Permits and Development Management
Inspections and Enforcement
City Office Building, Rm. 213
West Chesapeake Ave
Baltimore, Maryland 21204



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MAILING ADDRESS		
CITY	STATE	ZIP CODE
BALT MD		21224
VIOLATION ADDRESS		
CITY	STATE	ZIP CODE
BALTIMORE	MARYLAND	

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OTHER VIOLATIONS OR REMARKS

NOTICE POSTED AND MAILED

POTENTIAL FINE: \$200 ☒ \$500 ☐ \$1000 per day, per violation and to be placed as a lien upon your tax bill.

COMPLIANCE DATE: 12/5/09 INSPECTOR NAME: RAY HARMON

AGENCY

TIME: 10:04:02 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 10/02/2009
DATE: 12/16/2009 GENERAL PERMIT APPLICATION DATA CPC 10:59:13

PERMIT #: B726301 PROPERTY ADDRESS
RECEIPT #: A613332 8021 LANSDALE RD
CONTROL #: MR SUBDIV: EASTWOOD HEIGHTS
XREF #: B726301 TAX ACCOUNT #: 1516451410 DISTRICT/PRECINCT 15 01

OWNERS INFORMATION (LAST, FIRST)

FEE: 65.00 NAME: PINIECKI, MICHAEL
PAID: 65.00 ADDR: 8021 LANSDALE RD, 21221
PAID BY: APPL

DATES

APPLICANT INFORMATION

APPLIED: 10/02/2009 NAME: MICHAEL PINIECKI

ISSUED: 10/02/2009 COMPANY:

OCCPNY: ADDR1: 8021 LANSDALE RD

FINAL INSPECT: ADDR2: BALTIMORE, MD 21224

INSPECTOR: 15R PHONE #: 410-288-4238 LICENSE #:

NOTES: MR/CPC

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

TIME: 10:04:13 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 10/02/2009
DATE: 12/16/2009 BUILDING DETAIL 1 CPC 11:02:08

DRC#

PERMIT # B726301 PLANS: CONST 0 PLOT 2 PLAT 0 DATA 0 EL 2 PL 2

TENANT

BUILDING CODE: CONTR: OWNER

IMPRV 2 ADDN ENGNR:

USE 01 SFD SELLR:

FOUNDATION BASE WORK: CONSTRUCT COVRD WOOD DECK ON FRONT OF EX. SFTH
16'X15'=240SF, SEE EXPIRED PERMIT B623020

CONSTRUC FUEL SEWAGE WATER (OPEN WALLS NOT ELCOSD)

1E 1E

CENTRAL AIR

ESTIMATED COST

12,000.00 PROPOSED USE: SFTH & DECK

OWNERSHIP: 1 EXISTING USE: SFTH

RESIDENTIAL CAT: 1

#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS:

1 FAMILY BEDROOMS: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

TIME: 10:04:23 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 10/02/2009
DATE: 12/16/2009 BUILDING DETAIL 2 CPC 11:02:08

PERMIT #: B726301

BUILDING SIZE

LOT SIZE AND SETBACKS

FLOOR: 240SF

SIZE: 0018.00 X 0000.00

WIDTH: 16'

FRONT STREET:

DEPTH: 15'

SIDE STREET:

GARBAGE DISP:

POWDER ROOMS:

HEIGHT:

FRONT SETB: 18.7

BATHROOMS:

STORIES:

SIDE SETB: 1'6/1'6

KITCHENS:

SIDE STR SETB:

LOT NOS: 11

REAR SETB: NC

CORNER LOT:

ZONING INFORMATION

ASSESSMENTS

DISTRICT:

BLOCK: 1

LAND: 0040000.00

PETITION:

SECTION:

IMPROVEMENTS: 0094980.00

DATE:

LIBER: 002

TOTAL ASS.:

MAP:

FOLIO: 094

CLASS: 04

PLANNING INFORMATION

MSTR PLAN AREA: SUBSEWER: CRIT AREA: PASSWORD:

ENTER - NEXT DETAIL

PF2 - APPROVALS

PF7 - PREV. SCREEN

PF9 - SAVE

PF1 - GENERAL PERMIT

PF3 - INSPECTIONS

PF8 - NEXT SCREEN

CLEAR - MENU

DATE: 12/21/2009

STANDARD ASSESSMENT INQUIRY (1)

TIME: 14:40:09

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
15 16 451410	15	3-0	04-00	H	NO		10/02/09
PINIECKI WILLIAM J				DESC-1.. IMPS			
				DESC-2.. EASTWOOD HEIGHTS			
8021 LANSDALE RD				PREMISE. 08021 LANSDALE		RD	

00000-0000

BALTIMORE MD 21224-2131 FORMER OWNER: PINIECKI WILLIAM J

----- FCV ----- PHASED IN -----

	PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND:	28,000	40,000		FCV	ASSESS	ASSESS
IMPV:	65,870	94,980	TOTAL..	121,276	121,276	107,573
TOTL:	93,870	134,980	PREF...	0	0	0
PREF:	0	0	CURT...	121,276	121,276	107,573
CURT:	93,870	134,980	EXEMPT.		0	0
DATE:	08/05	08/08				

---- TAXABLE BASIS ---- FM DATE

ASSESS: 121,276 08/20/09

ASSESS: 107,573

ASSESS: 0

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

PHOTOGRAPHIC RECORD

Complaint Number: CO 70662 Facility Number: FA 0029463

Property Address: 8021 LANSDALE RD

Date of Photographs: 12/7/09

OBSERVED JT&D VIOLATIONS CORRECTED

DECK IN FRONT OF HOUSE REMAINS IN VIOLATION



I HEREBY CERTIFY that I took the 4 (number of photos) photographs set out above, and that these photographs fairly and accurately depict the condition of the property that is the subject of the above-referenced complaint number on the date set out above.

RAY

Code Enforcement Officer

501
center of line

Roof has to meet 25 FT set back from line
17 ft set back 8 ft IN set back



20114 10A3 19-45-53 9

16 ft GO TO WATER + SLOPE for



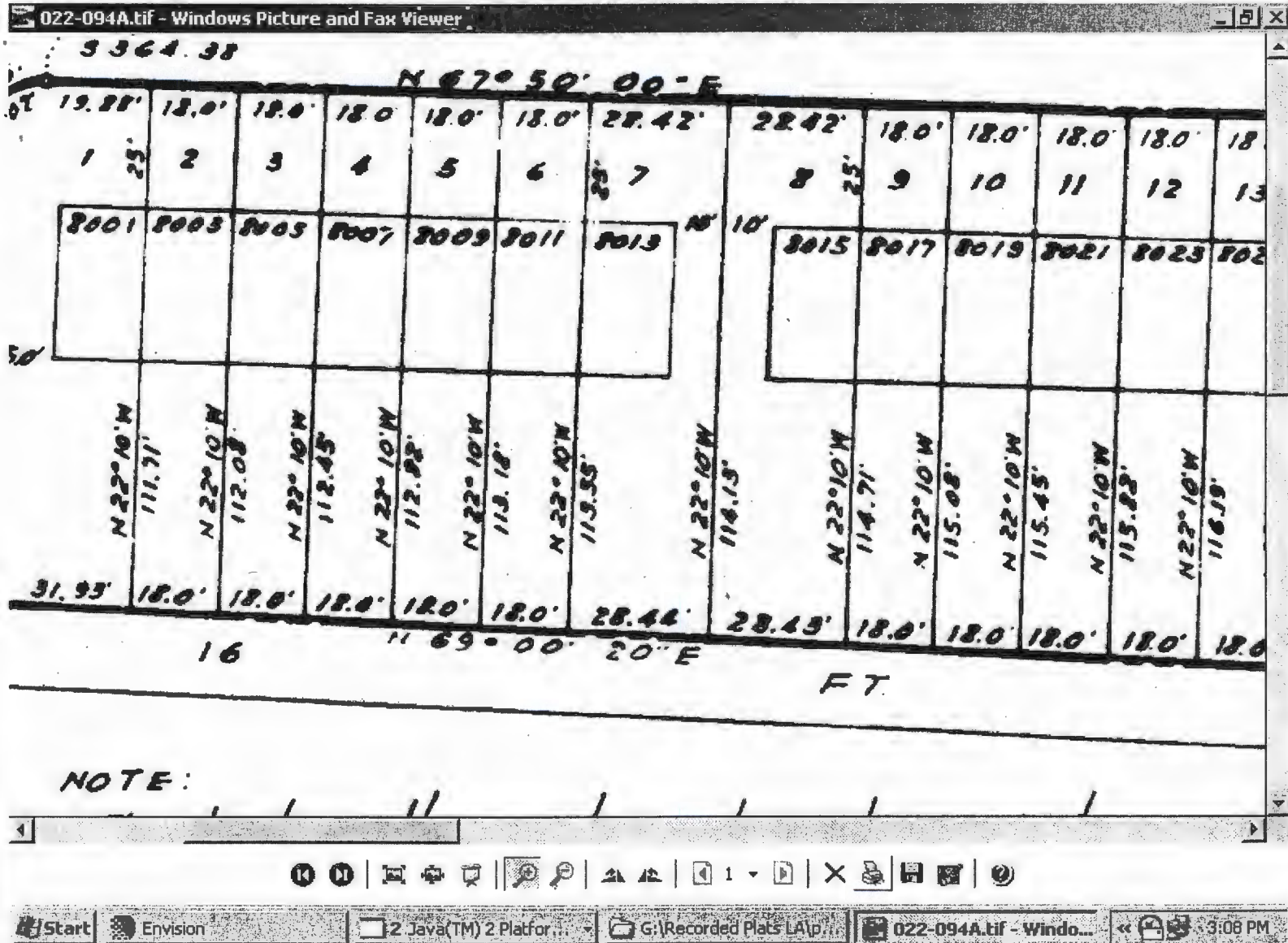
who ever sign of ON ZONING Permit was ISSUED IN ERROR record all (DOUG SWANN
should 25 FT FROM FRONT OF house TO property line Permit Lic)
MAKE CORRECT.

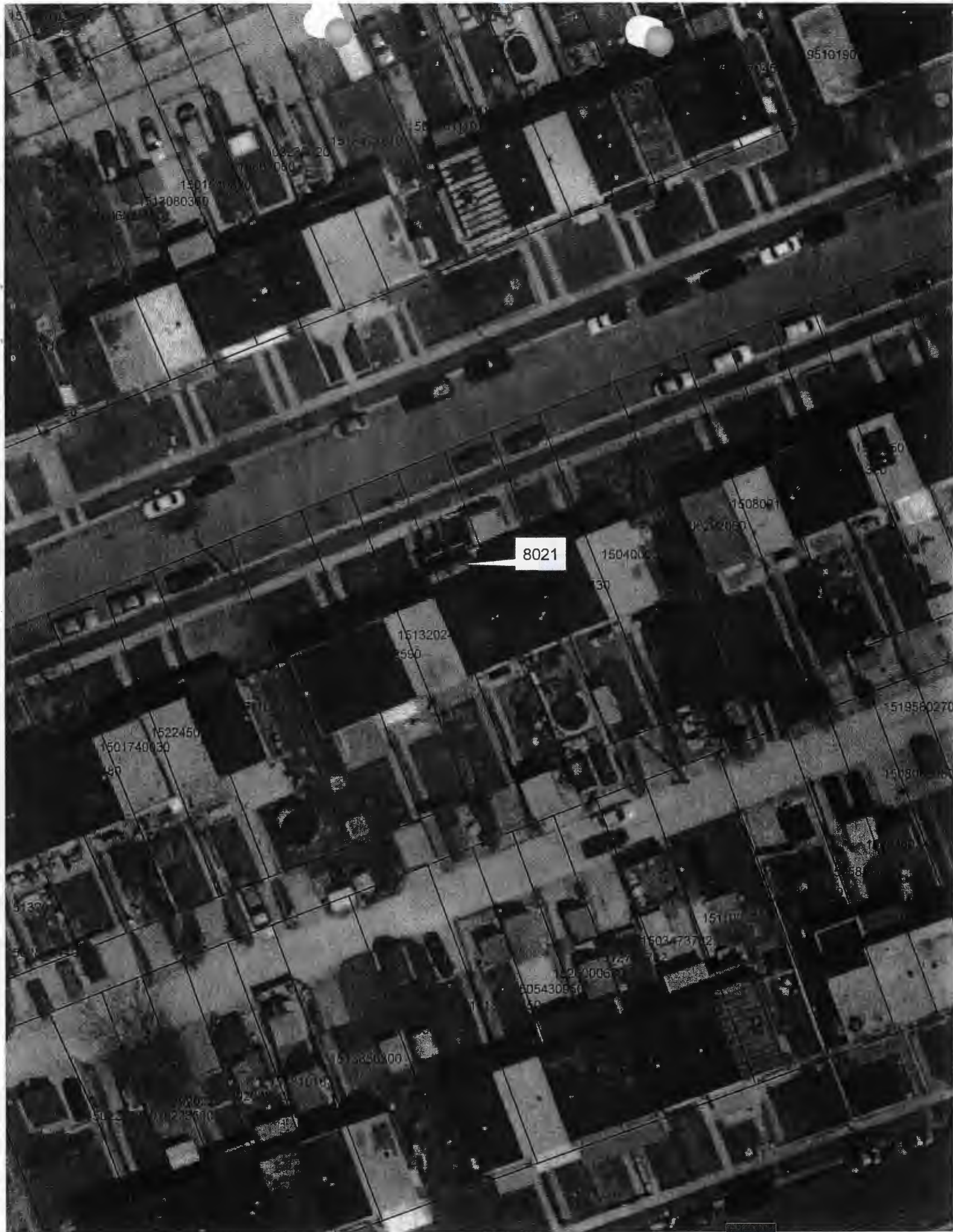
Quint # R 79/241

006

32 FT FRONT

25 FT Set back







1513401008

1518100540

1501350690

1519510190

1516601210

1511770450

1504500970

1508007080

1504920020

1510000250

1504201110

1518472810

1503233020

1516602060

1501540820

1513080360

1506571180

1519712060

1502651580

1506000150

1511152470

1515950020

1504650100

1514101320

1502001180

1508001170

1506202060

8021

1504000390

1511351430

1523350790

1516451410

1513202400

1513202590

1512001640

1519611090

1522450240

1501748030

1502652480

1519480061

1519580270

1508003050

1519480340

1505880000

1513402290

1511001090

1503473782

1512740702

1526000680

1505430960

1518473450

1506350040

1513856300

1518101837

1502002900

1513902220

1502200850

1522350040

1519910230

1511670450

1506100360

DATE: 11/05/2009

STANDARD ASSESSMENT INQUIRY (2)

TIME: 14:29:41

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
15 16 451410	15	3-0	04-00	H	NO		10/02/09
LOT....	11	BOOK....	0022	MAP.....	0096	LOT WIDTH.....	18.00
BLOCK..	11	FOLIO...	0094	GRID....	0017	LOT DEPTH.....	.00
SECTION..				PARCEL..	0180	LAND AREA..	2070.000 S
PLAT..						YEAR BUILT.....	56

-----TRANSFER DATA-----

NUMBER..... 275755
 DATE..... 02/04/04
 PURCHASE PRICE..... 0
 GROUND RENT..... 0
 DEED REF LIBER..... 19545
 DEED REF FOLIO..... 0567
 CONVEYED IND..... 9
 TOT-PART TRAN IND..... T
 GRANTOR ACCT NO.. 15-16-451410

CRITICAL NEW CONST CARD
 AREAS CODE YEAR NO
 24074

-----EXEMPT DATA-----

STATUS.....
 CLASS CODE..... 000
 STATE EXEMPT CODE..... 000
 COUNTY EXEMPT CODE..... 000
 CURR STATE EX ASMT.... 0
 PRIOR STATE EX ASMT... 0
 CURR COUNTY EX ASMT... 0
 PRIOR COUNTY EX ASMT.. 0

-----STRUCTURE-----

CODE SQ. FEET
 1080

ENTER-INQUIRY3 PA1-PRINT PF2-INQUIRY1 PF4-MENU PF5-QUIT PF7-CROSS REF

55
 19-415
 ZONING
 8



From: Patricia Zook
To: Profili, Claude
Date: 3/26/2010 10:31 AM
Subject: Case No. 10-0178-A - Wendy and Michael Piniecki @ 8021 Lansdale Road
Attachments: 10-0178-A denied.doc

Good morning -

The hearing on this matter was held on Wednesday, March 10. Attached is the Order that was signed on March 25, 2010 and was denied in part and granted in part.

A copy of the signed Order was also sent to Helene Kehring.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov

Patricia Zook - 2010-0179-A and 2010-0178-A-hearings next week-comments needed

From: Patricia Zook
To: Murray, Curtis
Date: 2/4/2010 12:59 PM
Subject: 2010-0179-A and 2010-0178-A-hearings next week-comments needed
CC: Bostwick, Thomas

Curtis -

The below-described cases are scheduled for hearings next week and we need Planning comments:

CASE NUMBER: 2010-0179-A

1429 A Providence Road

Location: SE side of Providence Road, 69 feet NE of the c/l of Ellendale Drive.

9th Election District, 3rd Councilmanic District

Legal Owner: Ralph and Judy Weidel

VARIANCE To permit a minimum lot width of 100 feet in lieu of the 150 feet required in the DR-1 zone.

Hearing: Monday, 2/8/2010 at 9:00:00 AM, Jefferson Building, 105 West Chesapeake Avenue, Room 104, Towson, MD 21204

CASE NUMBER: 2010-0178-A

8021 Lansdale Road

Location: S side of Lansdale Road; 199.72 feet E of 54th Street.

15th Election District, 7th Councilmanic District

Legal Owner: Wendy and Michael Piniecki

VARIANCE To permit a front 1 story frame addition with a front property line setback and a street centerline setback of 10 feet and 40 feet respectively in lieu of the required 25 feet and 55 feet.

Hearing: Thursday, 2/11/2010 at 10:00:00 AM, County Office Building, 111 West Chesapeake Avenue, Room 106, Towson, MD 21204

Your help is appreciated.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw2.3d)

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

Account Identifier: District - 15 Account Number - 1516451410

Owner Information

Owner Name: PINIECKI WILLIAM J **Use:** RESIDENTIAL
Mailing Address: 8021 LANSDALE RD **Principal Residence:** YES
 BALTIMORE MD 21224-2131 **Deed Reference:** 1) /19545/ 567
 2)

Location & Structure Information

Premises Address
 8021 LANSDALE RD

Legal Description

8021 LANSDALE RD
 EASTWOOD HEIGHTS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
96	17	180				11	11	3	Plat Ref: 22/ 94

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1956	1,080 SF	2,070.00 SF	04

Stories	Basement	Type	Exterior
2	YES	CENTER UNIT	BRICK

Value Information

	Base Value	Value As Of 01/01/2009	Phase-in Assessments As Of 07/01/2009	As Of 07/01/2010
Land	28,000	40,000		
Improvements:	65,870	94,980		
Total:	93,870	134,980	107,573	121,276
Preferential Land:	0	0	0	0

Transfer Information

Seller: PINIECKI WILLIAM J	Date: 02/04/2004	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /19545/ 567	Deed2:
Seller: WYATT GEORGE C & NIRA J	Date: 06/11/1968	Price: \$9,500
Type: IMPROVED ARMS-LENGTH	Deed1: / 4884/ 167	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

CASE NAME _____
CASE NUMBER 2010-0178-A
DATE 3-10-2010

[illegible]

Case No.:

7016-0178

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	site plan	
No. 2	zoning map	
No. 3 A-D	photographs of deck	
No. 4	drawing of deck on graph paper	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

A



PETITIONER' S

EXHIBIT NO. 3A-D



C



D



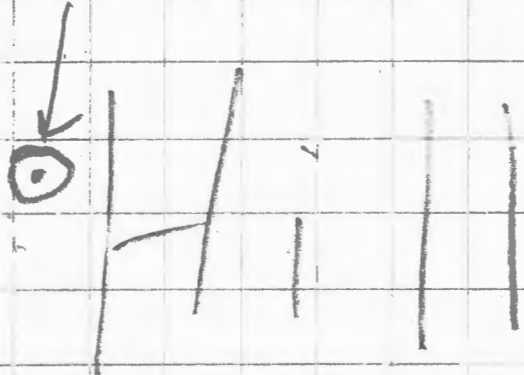
Awning 16'x8'

- Topped with Wonderwrap (tm)
- Grand manner 5 tab shingles
- 5/8" Plywood + metal drip edge

6'x6' posts

- 16'x2'x6" Decking
- 8'x2'x6" Rails
- 8'x4'x4" Posts for Rails
- 2'x2" spindels for lower hand rail & 2'x6" as well
- 36" Deep footers w/ concrete
- Double banded 1/2" metal boards

- Down pipe for sewer cleanout



1 Square = 1' (foot)

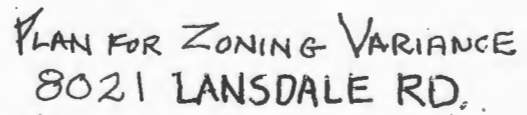
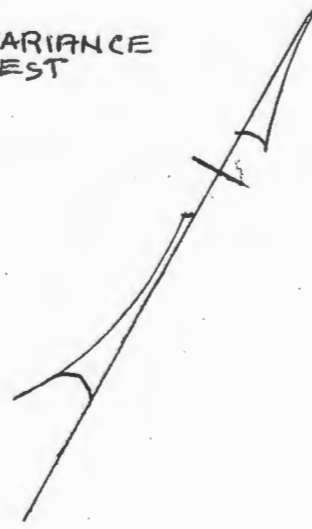
PETITIONER'S

EXHIBIT NO.

4

Side walk

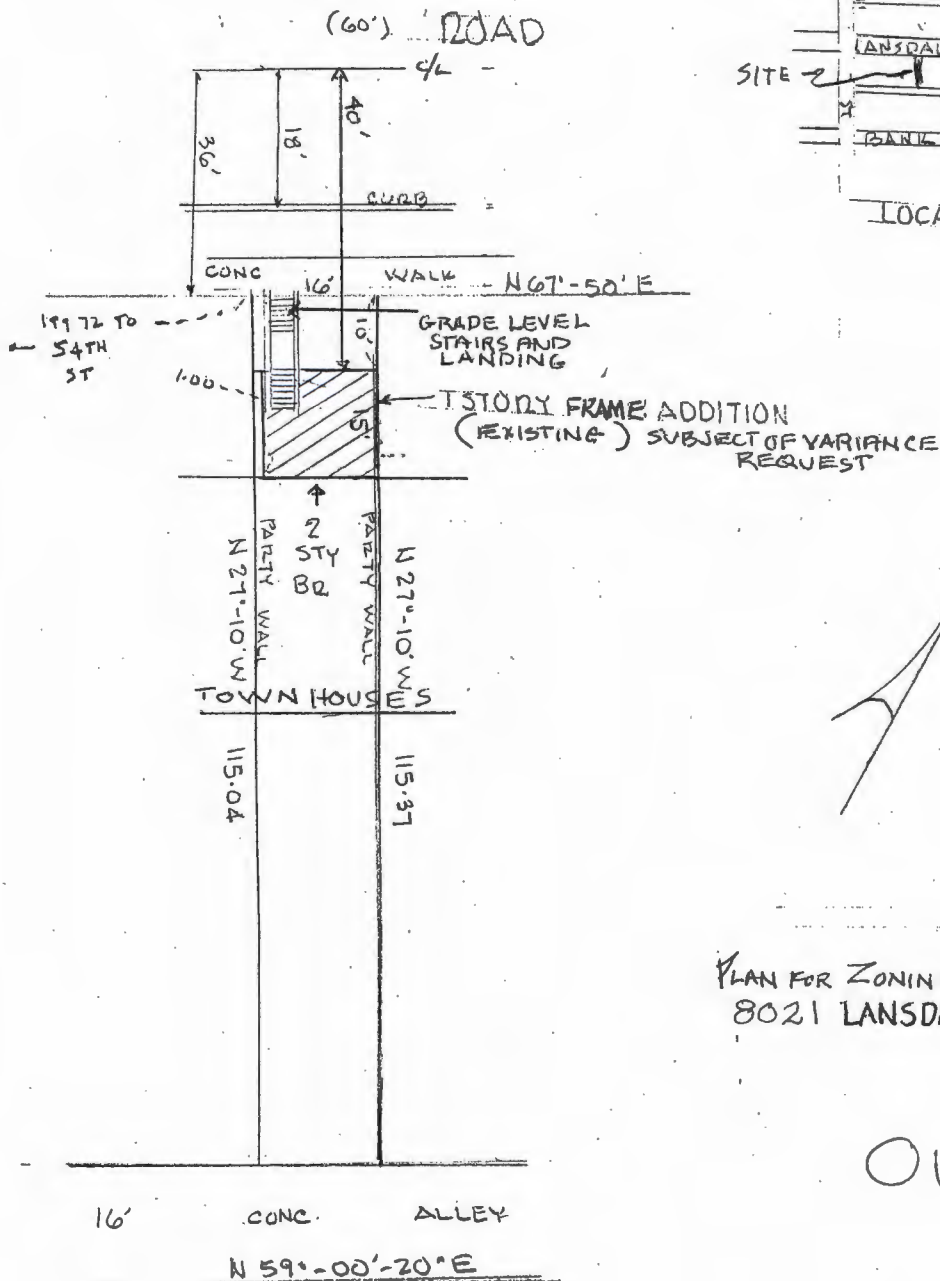
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0178

OWNER

WM. J. PINIECKI
8021 LANSDALE ROAD
BALTO., MD. 21224



PLAN FOR ZONING VARIANCE
8021 LANSDALE RD.

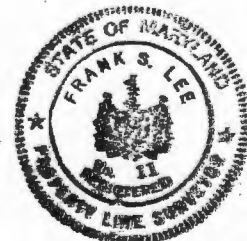
0178

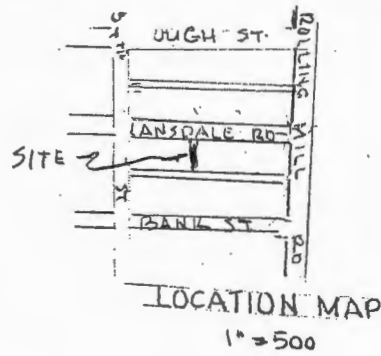
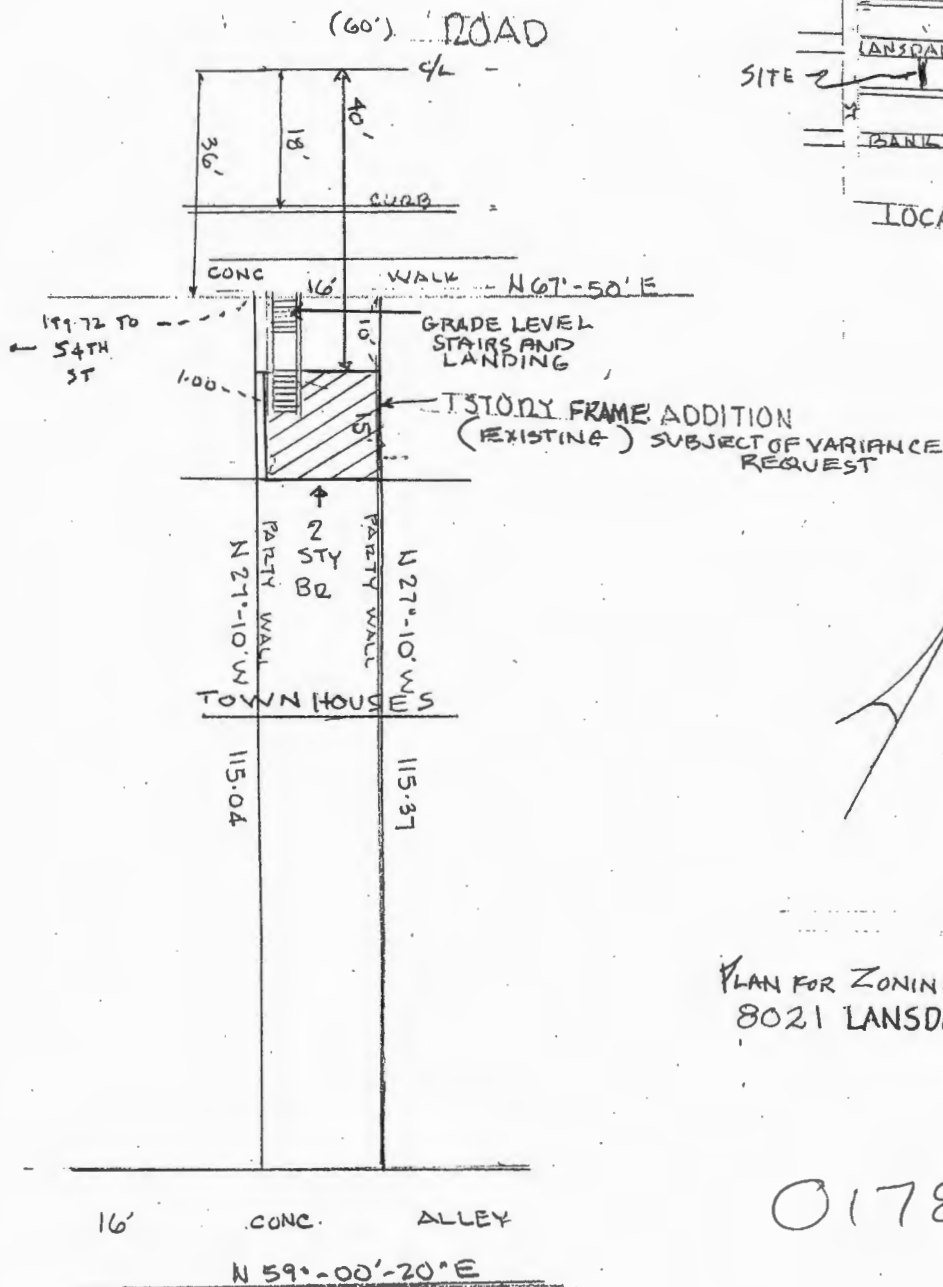
No. 8021
LOT 11 BLOCK 11 PLAT THREE
EASTDALE HEIGHTS
PLAT BOOK 21-21
15TH DISTRICT BALTIMORE CO., MARYLAND
SCALE 1" = 20'
7TH ED.
DATE 11-28-09

OWNED
WM. J. PINIECKI
8021 LANSDALE ROAD
BALTO., MD. 21224
410-491-5936
TAX# 151645H10

EXIST. ZONING DR 10.5
AREA OF LOT - 1843.80 SQ FT
PUBLIC WATER-SEWER SERVICE LOT
NOT FLOOD PLAIN, NO PRIOR ZONING HEARINGS
NOT HISTORIC
NOT CBCA

#2010-0178-A





PLAN FOR ZONING VARIANCE
8021 LANSDALE RD.

0178

No. 8021

LOT 11 BLOCK 11 PLAT THREE
EASTDALE HEIGHTS

PLAT BOOK 21-21

15TH DISTRICT BALTIMORE CO, MARYLAND

SCALE 1" = 20'

7TH E.D.

DATE 11-28-09

PETITIONER'S

EXHIBIT NO.

EXIST. ZONING DR-10.5

AREA OF LOT - 1843.80 SQ FT

PUBLIC WATER-SEWER SERVICE LOT

NOT FLOOD PLAIN, NO PRIOR ZONING HEARINGS

NOT HISTORIC

NOT CBCA

OWNER

W.M. J. PINIECKI

8021 LANSDALE ROAD

BALTO., MD. 21224

410-491-5936

TAX# 151645H10

