

IN RE: PETITION FOR ADMIN. VARIANCE

N side of Carroll Manor Road, 380 feet N of
the c/l of Alliston Drive
10th Election District
3rd Councilmanic District
(4818 Carroll Manor Road)

Craig S. and Gina Marie Vacovsky
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2010-0342-A**

* * * * *

AMENDED FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Craig S. and Gina Marie Vacovsky for property located at 4818 Carroll Manor Road. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure (garage) with a height of 24 feet in lieu of the required 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners declare that they purchased the home from the estate of Mrs. Vacovsky's father. The home is where Mrs. Vacovsky was raised and they wish to do the same with their daughters. Their intention is to move their legal residence to the subject property once the proposed renovations and additions are complete. Currently they reside seven miles from the property in Harford County.

As shown on the site plan, Petitioners are proposing to add a family room to the front of the dwelling and a master bedroom to the north side of the home. The home is currently 1,662 square feet and the two additions will increase the living area to 2,900 square feet. Petitioners looked at options to include these spaces in a garage not requiring a height variance, but that option put them at odds with the requirement that a garage footprint be smaller than that of the

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Date 8-31-10

By PB

principal dwelling. The second floor of the garage will be used as a craft and sewing room for Mrs. Vacovsky. Mr. Vacovsky will use a portion of the second floor garage for storage of parts and equipment related to his hobby of classic car restoration. Another portion of the second floor garage space will be used as a home gym.

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 June 21, 2010, which recommends that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 20, 2010 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners. Maintaining an accessory structure is a permitted use and failure to grant the variance would deprive them of a reasonable use of their property. *See, Belvoire Farms v. North* 355 Md. 259 (1999). Petitioners propose to construct a substantially sized accessory structure to be located in the rear yard at the east side of the property. The site plan shows an

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By PJ

accessory structure containing a two-story six car garage in the Craftsman style and containing 2,295 square feet. I find that the property is unique in size and shape, contains 11.78 acres zoned RC 2, is served by private well and septic, and is substantially larger than the other properties in the area.

I am, however, concerned about the size and proposed uses of the accessory structure, and the future possibility that the second floor of the garage might be utilized as a living area and, hence, constitute a separate dwelling on the property. Indeed, peoples' needs and desires in terms of future uses for their property often change or evolve over time, and sometimes those needs and desires change from one property owner to another. The Zoning Commissioner or Deputy Zoning Commissioner is empowered to impose restrictions upon the granting of any relief pursuant to Section 32-2-301(c) of the Baltimore County Code in order to meet the spirit and intent of the Zoning Regulations and for the protection of the surrounding and neighboring properties. In light of my concerns and the potential for abuse in the future, a number of restrictions are appropriate here and are enumerated below.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County, this 31st day of August, 2010 that a Variance from Section 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure (garage) with a height of 24 feet in lieu of the required 15 feet is hereby GRANTED, subject to the following which are conditions precedent to the granting of the relief:

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Date 8.31.10

By PB

1. The Petitioners may apply for their building permit 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, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Architectural elevations of the two-story garage accessory structure shall be submitted to the Office of Planning for review and approval prior to the issuance of any building permit.
3. The two-story garage accessory structure shall not be used for any commercial purposes.
4. The Petitioners or subsequent owners shall not convert the subject two-story garage accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, or kitchen and be limited to only a utility sink and/or half bathroom (sink and toilet) on the first floor.
5. It is expressly agreed and understood by Petitioners that the subject two-story garage accessory structure shall indeed be built and utilized as an accessory building or structure as that term is defined in Section 101 of the B.C.Z.R. The accessory structure shown on Petitioners' Exhibit 1 site plan shall be limited to uses incident and subordinate to the residential use of the property and the existing single-family dwelling thereon.
6. When applying for a building permit, the site plan filed must reference this case and set forth and address the conditions and restrictions of this Order.
7. To assure the current and future use of the subject property, Petitioners will, within sixty (60) days of the date hereof, record in the Land Records of Baltimore County a Covenant to the Deed for their property (in the form attached) expressly conditioning the use of the property. To assure compliance with this condition, a copy of the fully executed and recorded Covenant to the Deed shall be submitted to the Office of the Zoning Commissioner within thirty (30) days following the expiration of the sixty (60) day recording requirement. Failure to do so shall render the relief granted herein null and void.
8. Said Covenant shall contain the proviso that the subject two-story garage accessory structure shown on Petitioners' Exhibit 1 site plan shall be limited to uses incident and subordinate to the residential use of the property and the existing single-family dwelling thereon, and shall not be converted to a dwelling unit or apartment, shall not contain any sleeping quarters, living area, or kitchen and be limited to only a utility sink and/or half bathroom (sink and toilet) on the first floor, and shall not be used for any commercial purposes.
9. The decision in this case is not a legal precedent that may be cited as such in any other zoning case involving a residential garage accessory structure.

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By P3

COVENANT TO THE DEED

Whereas, in a Petition for Administrative Variance before the Deputy Zoning Commissioner for Baltimore County, Case No. 2010-0342-A, Craig S. and Gina Marie Vacovsky, the Petitioners, requested an Administrative Variance to permit an accessory structure (garage) with a height of 24 feet in lieu of the required 15 feet. The Deputy Zoning Commissioner, by Order dated the 15th day of July, 2010, granted the Administrative Variance, providing the following Covenant be added to their Deed, which Deed was recorded in the Land Records of Baltimore County, at Liber _____, Folio _____.

Craig S. and Gina Marie Vacovsky, and subsequent owners, hereby covenant that the accessory structure shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, or kitchen and be limited to only a utility sink and/or half bathroom (sink and toilet) on the first floor, and shall not be used for any commercial purposes. It is expressly agreed and understood by Petitioners that the subject two-story garage accessory structure shall indeed be built and utilized as an accessory building or structure as that term is defined in Section 101 of the Baltimore County Zoning Regulations. The accessory structure shown on Petitioners' Exhibit 1 site plan shall be limited to uses incident and subordinate to the residential use of the property and the existing single-family dwelling thereon. Said property is subject to all terms and conditions contained in the Order issued in Case No. 2010-0342-A.

As witness our hands and seals this _____ day of _____, 2010.

_____(SEAL)
Craig S. Vacovsky

_____(SEAL)
Gina Marie Vacovsky

ORDER RECEIVED FOR FILING

Date 8.31.10

By P3

State of Maryland)

To wit

County of Baltimore)

I HEREBY CERTIFY THAT ON THIS _____ day of _____, 2010, before me a Notary Public of the State of Maryland, in and for Baltimore County, personally appeared Craig S. and Gina Marie Vacovsky, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument, and acknowledge that they executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal:

NOTARY PUBLIC

My Commission Expires:

ORDER RECEIVED FOR FILING

Date 8.31.10 _____ 7

By PJ _____



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

September 1, 2010

CRAIG S. AND GINA MARIE VACOVSKY
2605 CLARET DRIVE
FALLSTON MD 21047

Re: Petition for Administrative Variance
Amended Findings of Fact and Conclusions of Law
Case No. 2010-0342-A
Property: 4818 Carroll Manor Road

Dear Mr. and Mrs. Vacovsky:

In response to your letter dated July 28, 2010 requesting a reconsideration of the Order issued July 15, 2010 in the above-referenced matter, enclosed please find the decision rendered in the case. After reviewing your letter and the facts and circumstances of the previously requested relief, please be advised your Request for Reconsideration has been granted. As such, an Amended Findings of Fact and Conclusions of Law has been issued, specifically concerning your ability to have a utility tub and/or half bathroom (toilet and sink) on the first floor of your proposed accessory structure (garage).

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.

Sincerely,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

TB

AV 7/5

July 28, 2010

Thomas H. Bostwick
Deputy Zoning Commissioner
For Baltimore County
105 West Chesapeake Avenue
Suite 103
Towson, Maryland 21204

RECEIVED

JUL 30 2010

ZONING COMMISSIONER

Re: Request for Reconsideration of Administrative Variance
Case No. 2010-0342-A

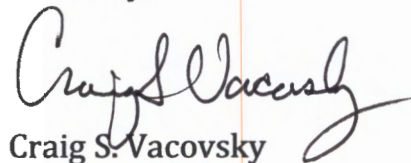
Dear Mr. Bostwick,

This is in response to the above case number in which our request for an administrative variance was granted to allow for a garage with a height of 24' in lieu of the required 15'. We appreciate the fact that the variance was granted but we are asking for reconsideration of parts of Condition Number Four in the list of ten conditions that we, and any subsequent landowner, must adhere to for the use of this structure.

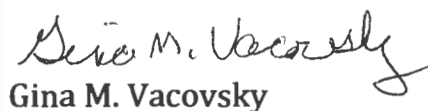
Specifically we are asking for the ability to add a utility sink and half bathroom (or at a minimum, a toilet with a utility sink) on the first floor (garage level) only. We completely understand the reasoning for the requirement of no kitchen or bathroom facilities in the upstairs portion of the structure but what we are trying to do is build a structure that will serve our needs long after it is built. We feel that it is not an unreasonable request to allow for a toilet and utility sink in an area that will be used for many years in the enjoyment of our respective hobbies of classic car restoration and crafting. From the center of the proposed structure to the closest toilet in the home is over 160' (straight line). With the current health challenges that we face and any future health issues that may arise as we continue to age, a closer, serviceable toilet would be more than just a convenience. The utility sink is something that will be utilized heavily in both of our hobbies for numerous uses.

We respectfully ask that you reconsider our ability to construct these fixtures on the first floor only. Please do not hesitate to contact us at 410-877-7869 if you would like to discuss this issue and our intentions further. Thank you for your time with this matter.

Sincerely,



Craig S. Vacovsky



Gina M. Vacovsky

IN RE: PETITION FOR ADMIN. VARIANCE
N side of Carroll Manor Road, 380 feet N of
the c/l of Alliston Drive
10th Election District
3rd Councilmanic District
(4818 Carroll Manor Road)

Craig S. and Gina Marie Vacovsky
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2010-0342-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Craig S. and Gina Marie Vacovsky for property located at 4818 Carroll Manor Road. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure (garage) with a height of 24 feet in lieu of the required 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners declare that they purchased the home from the estate of Mrs. Vacovsky's father. The home is where Mrs. Vacovsky was raised and they wish to do the same with their daughters. Their intention is to move their legal residence to the subject property once the proposed renovations and additions are complete. Currently they reside seven miles from the property in Harford County.

As shown on the site plan, Petitioners are proposing to add a family room to the front of the dwelling and a master bedroom to the north side of the home. The home is currently 1,662 square feet and the two additions will increase the living area to 2,900 square feet. Petitioners looked at options to include these spaces in a garage not requiring a height variance, but that option put them at odds with the requirement that a garage footprint be smaller than that of the

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By ps

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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 June 21, 2010, which recommends that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 20, 2010 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners. Maintaining an accessory structure is a permitted use and failure to grant the variance would deprive them of a reasonable use of their property. *See, Belvoire Farms v. North 355 Md. 259 (1999).* Petitioners propose to construct a substantially sized accessory

structure to be located in the rear yard at the east side of the property. The site plan shows an
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By ps

accessory structure containing a two-story six car garage in the Craftsman style and containing 2,295 square feet. I find that the property is unique in size and shape, contains 11.78 acres zoned RC 2, is served by private well and septic, and is substantially larger than the other properties in the area.

I am, however, concerned about the size and proposed uses of the accessory structure, and the future possibility that the second floor of the garage might be utilized as a living area and, hence, constitute a separate dwelling on the property. Indeed, peoples' needs and desires in terms of future uses for their property often change or evolve over time, and sometimes those needs and desires change from one property owner to another. The Zoning Commissioner or Deputy Zoning Commissioner is empowered to impose restrictions upon the granting of any relief pursuant to Section 32-2-301(c) of the Baltimore County Code in order to meet the spirit and intent of the Zoning Regulations and for the protection of the surrounding and neighboring properties. In light of my concerns and the potential for abuse in the future, a number of restrictions are appropriate here and are enumerated below.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County, this 15th day of July, 2010 that a Variance from Section 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure (garage) with a height of 24 feet in lieu of the required 15 feet is hereby GRANTED, subject to the following which are conditions precedent to the granting of the relief:

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By [Signature]

1. The Petitioners may apply for their building permit 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, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Architectural elevations of the two-story garage accessory structure shall be submitted to the Office of Planning for review and approval prior to the issuance of any building permit.
3. The two-story garage accessory structure shall not be used for any commercial purposes.
4. The Petitioners or subsequent owners shall not convert the subject two-story garage accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
5. It is expressly agreed and understood by Petitioners that the subject two-story garage accessory structure shall indeed be built and utilized as an accessory building or structure as that term is defined in Section 101 of the B.C.Z.R. The accessory structure shown on Petitioners' Exhibit 1 site plan shall be limited to uses incident and subordinate to the residential use of the property and the existing single-family dwelling thereon.
6. When applying for a building permit, the site plan filed must reference this case and set forth and address the conditions and restrictions of this Order.
7. To assure the current and future use of the subject property, Petitioners will, within sixty (60) days of the date hereof, record in the Land Records of Baltimore County a Covenant to the Deed for their property (in the form attached) expressly conditioning the use of the property. To assure compliance with this condition, a copy of the fully executed and recorded Covenant to the Deed shall be submitted to the Office of the Zoning Commissioner within thirty (30) days following the expiration of the sixty (60) day recording requirement. Failure to do so shall render the relief granted herein null and void.
8. Said Covenant shall contain the proviso that the subject two-story garage accessory structure shown on Petitioners' Exhibit 1 site plan shall be limited to uses incident and subordinate to the residential use of the property and the existing single-family dwelling thereon, and shall not be converted to a dwelling unit or apartment, shall not contain any sleeping quarters, living area, kitchen or bathroom facilities, and shall not be used for any commercial purposes.
9. The decision in this case is not a legal precedent that may be cited as such in any other zoning case involving a residential garage accessory structure.

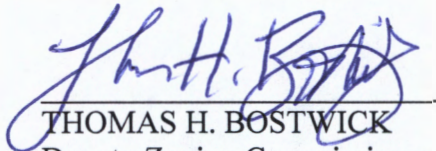
ORDER RECEIVED FOR FILING

Date 7-15-10

By PJ

10. Upon request and reasonable notice, the Petitioners shall permit a representative of the Baltimore County Division of Code Inspections and Enforcement to make periodic inspections of the subject property to ensure compliance with this Order.

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

Attachment

ORDER RECEIVED FOR FILING

Date 7-15-10

By P3

COVENANT TO THE DEED

Whereas, in a Petition for Administrative Variance before the Deputy Zoning Commissioner for Baltimore County, Case No. 2010-0342-A, Craig S. and Gina Marie Vacovsky, the Petitioners, requested an Administrative Variance to permit an accessory structure (garage) with a height of 24 feet in lieu of the required 15 feet. The Deputy Zoning Commissioner, by Order dated the 15th day of July, 2010, granted the Administrative Variance, providing the following Covenant be added to their Deed, which Deed was recorded in the Land Records of Baltimore County, at Liber _____, Folio _____.

Craig S. and Gina Marie Vacovsky, and subsequent owners, hereby covenant that the accessory structure shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes. It is expressly agreed and understood by Petitioners that the subject two-story garage accessory structure shall indeed be built and utilized as an accessory building or structure as that term is defined in Section 101 of the Baltimore County Zoning Regulations. The accessory structure shown on Petitioners' Exhibit 1 site plan shall be limited to uses incident and subordinate to the residential use of the property and the existing single-family dwelling thereon. Said property is subject to all terms and conditions contained in the Order issued in Case No. 2010-0342-A.

As witness our hands and seals this _____ day of _____, 2010.

_____(SEAL)
Craig S. Vacovsky

_____(SEAL)
Gina Marie Vacovsky

State of Maryland)

To wit

County of Baltimore)

I HEREBY CERTIFY THAT ON THIS _____ day of _____, 2010, before me a Notary Public of the State of Maryland, in and for Baltimore County, personally appeared Craig S. and Gina Marie Vacovsky, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument, and acknowledge that they executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal:

NOTARY PUBLIC

My Commission Expires:



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

July 15, 2010

CRAIG S. AND GINA MARIE VACOVSKY
2605 CLARET DRIVE
FALLSTON MD 21047

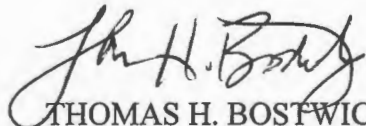
Re: Petition for Administrative Variance
Case No. 2010-0342-A
Property: 4818 Carroll Manor Road

Dear Mr. and Mrs. Vacovsky:

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,


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property
located at 4818 Carroll Manor Road Baldwin, MD 21013
which is presently zoned RC 2

Deed Reference: 118631682 Tax Account # 1026000085

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)

400.3 to permit an
accessory structure with a height of 24 ft. in lieu of
the required 15 ft.

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

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

I, or we, agree to pay expenses of above Administrative 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):

Craig Steven Vacovsky
Name - Type or Print _____
Signature Craig Vacovsky _____
Gina Maria Vacovsky
Name - Type or Print _____
Signature Gina Maria Vacovsky _____
2605 Claret Drive 944-787-7868
Address _____ Telephone No. _____
Fallston MD 21047
City _____ State _____ Zip Code _____

Representative to be Contacted:

Craig Vacovsky
Name _____
2605 Claret Drive cell 443.966.0908
Address _____ Telephone No. _____
Fallston MD 21047
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. 2010-0342-A Reviewed By BHL Date 6/7/10

ORDER RECEIVED FOR FILING Estimated Posting Date 6/20/10

FRM476_09

Date 7-15-10

Rev 3/09

By MB

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 own and reside at ^{will} 4818 Carroll Manor Road
(after renovation) Address number Road or Street name
and that this address is the subject of this variance request as required by law.

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 the hardship or practical difficulty; attach an additional sheet if needed)

Please see "Attachment for Affidavit in
Support of Administrative Variance"

That the Affiant(s) acknowledge(s) that if a formal demand is filed, and the Affiant(s) desire to proceed with their variance request, they will be responsible for reposting the property and for payment of the advertising fees. They also understand that they may be required to provide additional information.

Craig S. Vacovsky
Signature

Craig S. Vacovsky
Name- print or type

Gina M. Vacovsky
Signature

Gina M. Vacovsky
Name- print or type

A Notary Public must complete the following section prior to the filing appointment.

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, this 7 day of June, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

(Name Affiant(s) here): (Craig) Craig S. Vacovsky, Gina M. Vacovsky
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Jennifer A. Wagner
PLACE SEAL HERE:

JENNIFER A WAGNER
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires June 19, 2010

Name of Notary Public

Commission expires

Attachment to Affidavit in Support of Administrative Variance

Craig & Gina Vacovsky

Property Address: 4818 Carroll Manor Road, Baldwin, Maryland 21013

My wife and I purchased this home from the estate of her father. The home is where my wife was raised and we wish to do the same with our daughters. I say this to firmly establish our intentions of moving our legal residence to this property once the renovations and additions that we propose are complete. We currently reside 7.0 miles from the property in Harford County.

We are requesting a height variance for a detached garage from the allowable 15' to ^{24'}23'7". We wish to add additional space above the garage but keep the construction in harmony with the existing structure. We will be adding a family room to the front of the house and a master bedroom on the north side of the home. The home is currently 1,662 SF and by these two additions will bring the size to 2,900 SF. We did look at options to include these spaces in a garage not requiring a height variance but that option put us at odds with the requirement of a garage footprint to be smaller than that of the home.

We wish to utilize the space above the garage for three key uses;

First, part of the space above the garage will be used as a craft and sewing room. My wife is a Girl Scout leader for two Girl Scout troops and an avid crafter. She uses a room in the basement of our current home to store her craft supplies and work with the materials for the scouts and for home use.

Secondly, I am a classic/antique car enthusiast and I wish to utilize not only most of the first level bay space to store and maintain my cars but I would like to utilize space above the garage for storage of parts and equipment related to my hobby.

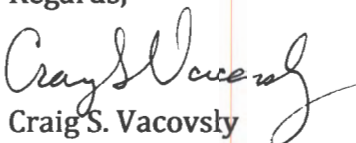
Lastly we want to build a home gym/workout room in space above the garage.

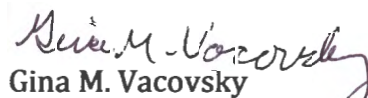
We looked at options in our renovation plan of adding these spaces in the main home but every option we looked at was very difficult because of grade changes and large trees on the south side of the home or there was considerable interference with views of the only level cleared ground in the garden and orchard area (North and Northwest of the home). Other limitations include the 100' well setback and the septic reserve area. We have carefully considered our options and given the terrain, sizable trees to the southeast of the home and the location of the driveway to the northeast of the home, our selected site and proposed use of the space is ideal for our needs.

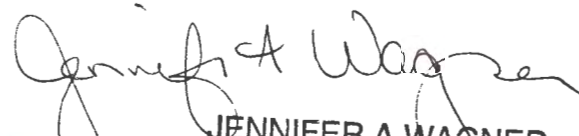
We have discussed our intentions with the three neighbors in closest proximity to the garage and they support our request for the variance as shown in the signed letters to that effect. We feel that the building we propose is fitting with the rural character of our lot and will not adversely affect our neighbors due to the spacing of the homes & outbuildings and considerable landscape cover.

We look forward to answering any questions that may have risen as a result of this application.

Regards,


Craig S. Vacovsky


Gina M. Vacovsky


JENNIFER A. WAGNER
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires June 19, 2025

Zoning Description for 4818 Carroll Manor Road. Baldwin, Baltimore County, Maryland

Beginning for the same at the beginning of a parcel of land which by a Deed dated March 15, 1956 and recorded among the Land Records of Baltimore County in Liber GLB No 2893, folio 84 was conveyed by John R. Shea and wife to Cyrus B. Olson and running thence with and binding on the first and second lines of said parcel of land the two following courses and distances viz: South 29 degrees 29 minutes East 851.50 feet and North 51 degrees 15 minutes East 718.63 feet to the end of said second line; thence leaving said outline and running for lines of division the three following lines viz: North 51 degrees 15 minutes East 56.87 feet, North 70 degrees 47 minutes East 141.99 feet and southeasterly by a line curving toward the right having a radius of 20 feet for a distance of 31.42 feet (the chord of said arc bearing South 64 degrees 13 minutes East 28.28 feet) to a point distant 35 feet measured westerly at a right angle to the ninth line the aforesaid parcel of land which was conveyed by Shea to Olson; thence running for a line of division and parallel with said ninth line South 19 degrees 13 minutes East 1290.41 feet to the center of Carroll Manor Road; thence binding in the center of said road; North 66 degrees 21 minutes East 20.06 feet to a point distant 15.05 feet measured along the center of said road from the end of the eighth line of the first herein mentioned parcel of land; thence leaving said road and running for a line of division now made parallel with and distant 15 feet measured westerly at a right angle to the ninth line of the aforesaid parcel of land which was conveyed by Shea to Olson, North 19 degrees 13 minutes west 1313.86 feet; thence continuing to run for lines of division the three following lines viz: Northwesterly by a line curving toward the left having a radius of 20 feet for a distance of 31.42 feet (the chord of said arc bearing north 64 degrees 13 minutes west 28.28 feet), South 70 degrees 47 minutes west 207.04 feet and North 38 degrees 43 minutes West 372.64 feet to intersect the tenth line of the aforesaid parcel of land which was conveyed by Shea to Olson and thence running with and binding on a part of the tenth line and on the eleventh and twelfth lines of said parcel of land the three following courses and distance viz: South 39 degrees 17 minutes West 240 feet, North 29 degrees 58 minutes West 505 feet and South 48 degrees 40 minutes West 447.28 feet to the place of beginning.

Subject to and together with the right to use thereof in common with others entitled thereto of a private road fifty feet (50') in width extending from Carroll Manor Road in a northerly direction approximately 1313.86 feet, being a continuation of the same private road mentioned in a Deed dated August 24, 1956, recorded among the Land Records of Baltimore County in Liber GLB No 2999, folio 490, from the said Cyrus B. Olson to Jerry F. Businsky and wife, wherein the said Businsky and wife were granted the right of user of said private road in common with others for a distance of 250 feet measured northerly from Carroll Manor Road. See also Agreement dated December 4, 1957, recorded among the Land Records of Baltimore County in Liber GLB No. 3278, folio 476, by and between Cyrus B. Olson, Emory V. Holmes and Madelyn M. Holmes, his wife and Richard A. Zanetti and Ellen T. Zanetti, his wife. Containing 11.78 acres. Also known as 4818 Carroll Manor Road and located in the 10th Election District and 3rd Councilmanic District.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0342 -A Address 4818 Carroll Manor Rd.
Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 6/7/10 Posting Date: 6/20/10 Closing Date: 7/5/10

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (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.
2. **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.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the 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 2010- 0342 -A Address 4818 Carroll Manor Rd.
Petitioner's Name Craig & Gina Vacovsky Telephone 410-877-7869
Posting Date: 6/20/10 Closing Date: 7/5/10
Wording for Sign: To Permit an accessory structure (detached garage) with
a height of 24 ft. in lieu of the required 15 ft.

Revised 8/20/09

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: 2010-0342-A

Petitioner: Craig Vacovsky

Address or Location: ~~2605~~ 4818 Carroll Manor Rd Baldwin, MD 21013

PLEASE FORWARD ADVERTISING BILL TO:

Name: Craig Vacovsky

Address: 2605 Claret Drive

Fallston, MD 21047

Telephone Number: Cell 443.966.0908 Home 410.877.7869

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

No. **55924**

Date: **6/15/12**

PAID RECEIPT

SYSTEMS ACTION TIME NW
 6/17/2012 6/17/2012 10:28:20 2
 REF: 55924 6/17/2012 10:28:20
 RECEIPT 55924 6/17/2012 10:28:20
 5 55924 6/17/2012 10:28:20
 Receipt 1.1 \$65.00
 \$65.00 6/17/2012 10:28:20
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	506	0000		6150				\$ 15.00

Total: **\$ 15.00**

Rec From: **Civil Service**

For: **Asst. to the Director**

DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

Certificate of Posting

RE: Case NO. 2010-0342-A

Petitioner/Developer _____

Craig & Gina Vacovsky

Date of Hearing/Closing 7/5/10

Baltimore County
Department of Permits and Development Managements
County Office Building – Room 111
111 W. Chesapeake Ave.
Towson, Md. 21204

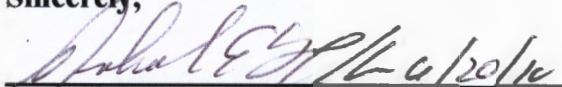
Attention:

This letter is to certify, under penalties of perjury, that the necessary sign as required by law, was posted conspicuously on the property located at _____

4818 Carroll Manor Road

The sign(s) were posted on 6/20/10
(Month, Day, Year)

Sincerely,


(Signature of sign Poster and date)

Richard E. Hoffman
(Printed Name)

See Attached
Photograph

904 Dellwood Drive
(Address)

Fallston, Md. 21047
(City, State, Zip Code)

410-879-3122
(Telephone Number)

Certificate of Posting
Photograph Attachment

Re: 2010-0342-A

Petitioner/Developer: _____

Craig & Gina Vacovsky

Date of Hearing/Closing: 7/5/10



4818 Carroll Manor Road

Posting Date: 6/20/10

Joshua J. H. [Signature]
(Signature and date of sign poster)



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

July 6, 2010

Craig and Gina Vacousky
2605 Claset Dr.
Fallston, MD 21047

Dear: Craig and Gina Vacousky

RE: Case Number 2010-0342-A, 4818 Carroll Manor Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 07, 2010. 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:lnw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 21, 2010

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

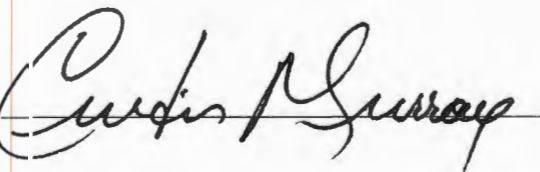
SUBJECT: 10-342 -Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 24 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

For further information concerning the matters stated herein, please contact Jessie Bialek at 410-887-3480.

Prepared by:
AFK/LL: CM



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For June 28, 2010
Item Nos. 2010- 310, 338, 339, 340,
342, 343, and 344

DATE: June 17, 2010

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

DAK:CEN:elm

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-06282010 -NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUL 12 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: July 12, 2010
SUBJECT: Zoning Item # 10-342-A
Address 4818 Carroll Manor Road
(Vacovsky Property)

Zoning Advisory Committee Meeting of June 14, 2010.

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

Any proposed additions (building permits) will be reviewed by Groundwater Mgmt.

Reviewer: Dan Esser; Groundwater Management



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

State Highway
Administration

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 6-18-2010

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

RE: Baltimore County
Item No. 2010-0342-A
4818 CARROLL MANSION RD
YACOVSKY PROPERTY
ADMIN. 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. 2010-0342-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

April 11, 2010

4728 Carroll Manor Road
Baldwin, Maryland 21013

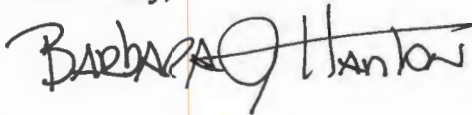
Baltimore County Zoning Review
Department of Permits and Development Management
111 West Chesapeake Avenue
Room 111
Towson, Maryland 21204

RE: Proposed garage construction at 4818 Carroll Manor Road

To Whom It May Concern:

We are writing this letter to notify zoning officials that we have been notified by our neighbors, Craig and Gina Vacovsky, of their intention to construct a detached garage near the property line between our two properties. They have explained that they will be seeking a height variance from the county so that they can build additional space above their new garage. We understand that they want to build above the allowed 15' height to approximately 24'. We support their efforts to improve their property and have no objections to the increased height of the new building.

Sincerely,

Handwritten signature of Barbara Hanlon in black ink.Handwritten signature of Jack Hanlon in black ink.

Jack & Barbara Hanlon

0342

April 13, 2010

4816 Carroll Manor Road
Baldwin, Maryland 21013

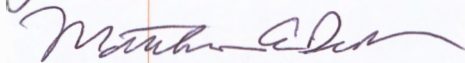
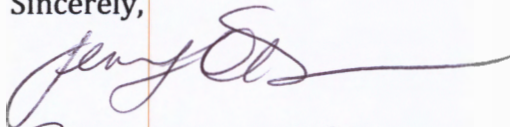
Baltimore County Zoning Review
Department of Permits and Development Management
111 West Chesapeake Avenue
Room 111
Towson, Maryland 21204

RE: Proposed garage construction at 4818 Carroll Manor Road

To Whom It May Concern:

We are writing this letter to notify zoning officials that we have been notified by our neighbors, Craig and Gina Vacovsky, of their intention to construct a detached garage near the property line between their property and the Hanlon's property. They have explained that they will be seeking a height variance from the county so that they can build additional space above their new garage. We understand that they want to build above the allowed 15' height to approximately 24'. We support their efforts to improve their property and have no objections to the increased height of the new building.

Sincerely,



Matt & Jennifer Deuber

April 16, 2010

4808 Carroll Manor Road
Baldwin, Maryland 21013

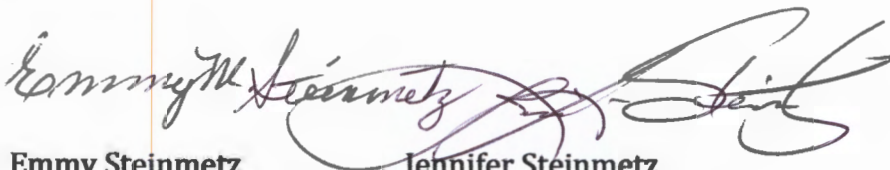
Baltimore County Zoning Review
Department of Permits and Development Management
111 West Chesapeake Avenue
Room 111
Towson, Maryland 21204

RE: Proposed garage construction at 4818 Carroll Manor Road

To Whom It May Concern:

We are writing this letter to notify zoning officials that we have been notified by our neighbors, Craig and Gina Vacovsky, of their intention to construct a detached garage near the property line between their property and the Hanlon's property. They have explained that they will be seeking a height variance from the county so that they can build additional space above their new garage. We understand that they want to build above the allowed 15' height to approximately 24'. We support their efforts to improve their property and have no objections to the increased height of the new building.

Sincerely,



Emmy Steinmetz Jennifer Steinmetz

#0342

CHECKLISTComment
ReceivedDepartmentSupport/Oppose
No Comment6-17-10

DEVELOPMENT PLANS REVIEW

nc7-12-10

DEPRM

-

FIRE DEPARTMENT

6-21-10

PLANNING

conditions

(if not received, date e-mail sent _____)

6-18-10

STATE HIGHWAY ADMINISTRATION

nc-

TRAFFIC ENGINEERING

-

COMMUNITY ASSOCIATION

-

ADJACENT PROPERTY OWNERS

3 support letters

ZONING VIOLATION

(Case No. -)

PRIOR ZONING

(Case No. -)

NEWSPAPER ADVERTISEMENT

Date: -

SIGN POSTING

Date: 6-20-10

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any:

letters of support in file

2010-0342



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw6.3d)

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

Account Identifier: District - 10 Account Number - 1026000085

Owner Information

Owner Name: VACOVSKY CRAIG STEVEN
 VACOVSKY GINA MARIA ZANETTI
Mailing Address: 2605 CLARET DR
 FALLSTON MD 21047-2117
Use: AGRICULTURAL
Principal Residence: NO
Deed Reference: 1) /29126/ 39
 2)

Location & Structure Information

Premises Address 4818 CARROLL MANOR RD
Legal Description 11.78 AC
 4818 CARROLL MANOR RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
44	4	101						2	Plat Ref:

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1958	1,662 SF	11.78 AC	33

Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	STUCCO

Value Information

	Base Value	Value	Phase-in Assessments			
		As Of	As Of	As Of		
		01/01/2008	07/01/2009	07/01/2010		PREFERENTIAL LAND VALUE INCLUDED IN LAND VALUE
Land	116,340	146,340				
Improvements:	144,320	182,200				
Total:	260,660	328,540	305,912	328,540		
Preferential Land:	1,340	1,340	1,340	1,340		

Transfer Information

Seller: ZANETTI RICHARD A	Date: 01/27/2010	Price: \$362,383
Type: IMPROVED ARMS-LENGTH	Deed1: /29126/ 39	Deed2:
Seller: ZANETTI RICHARD A	Date: 10/24/1996	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /11863/ 682	Deed2:
Seller: ZANETTI RICHARD A	Date: 06/08/1993	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 9804/ 725	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:
 AGRICULTURAL TRANSFER TAXFCMA PENALTY

11/4/10

To whom it May Concern;

Please find enclosed copy
of executed and recorded
Covenant to the Deed per
item 7 of Amended Findings
of Fact and Conclusions of
Law For Case No. 2010-0342-A
for 4818 Carroll Manor Rd

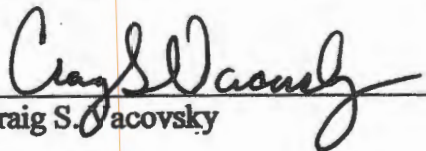
Thank you,
Clerk
Craig Vaccaro

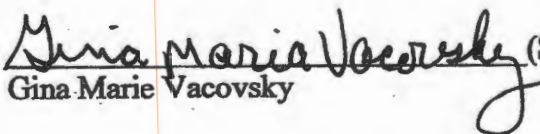
COVENANT TO THE DEED

Whereas, in a Petition for Administrative Variance before the Deputy Zoning Commissioner for Baltimore County, Case No. 2010-0342-A, Craig S. and Gina Marie Vacovsky, the Petitioners, requested an Administrative Variance to permit an accessory structure (garage) with a height of 24 feet in lieu of the required 15 feet. The Deputy Zoning Commissioner, by Order dated the 15th day of July, 2010, granted the Administrative Variance, providing the following Covenant be added to their Deed, which Deed was recorded in the Land Records of Baltimore County, at Liber 11863, Folio 682.

Craig S. and Gina Marie Vacovsky, and subsequent owners, hereby covenant that the accessory structure shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, or kitchen and be limited to only a utility sink and/or half bathroom (sink and toilet) on the first floor, and shall not be used for any commercial purposes. It is expressly agreed and understood by Petitioners that the subject two-story garage accessory structure shall indeed be built and utilized as an accessory building or structure as that term is defined in Section 101 of the Baltimore County Zoning Regulations. The accessory structure shown on Petitioners' Exhibit 1 site plan shall be limited to uses incident and subordinate to the residential use of the property and the existing single-family dwelling thereon. Said property is subject to all terms and conditions contained in the Order issued in Case No. 2010-0342-A.

As witness our hands and seals this 22nd day of September, 2010.

 (SEAL)
Craig S. Vacovsky

 (SEAL)
Gina Marie Vacovsky

RECEIVED

NOV 09 2010

ZONING COMMISSIONER

State of Maryland)

To wit
County of ~~Baltimore~~) Harford

I HEREBY CERTIFY THAT ON THIS 22nd day of September, 2010, before me a Notary Public of the State of Maryland, in and for ~~Baltimore~~ Harford County, personally appeared Craig S. and Gina Marie Vacovsky, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument, and acknowledge that they executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal:


NOTARY PUBLIC

My Commission Expires: 1-23-12

Return to: Craig Vacovsky
2605 Claret Dr.
Fallston, MD 21047

0029952 0821

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☐ County:

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.)

(Type or Print in Black Ink Only—All Copies Must Be Legible)

1	Type(s) of Instruments	☐ Check Box if addendum Intake Form is Attached.																																																																			
	☒ Deed	☐ Mortgage	☐ Other																																																																		
	☐ Deed or Trust	☐ Lease	☐ Other																																																																		
2	Conveyance Type Check Box	☐ Improved Sale	☐ Unimproved Sale																																																																		
	Arms-Length [1]	Arms-Length [2]	Arms-Length [3]																																																																		
3	Tax Exemptions (if Applicable)	☐ Recordation	☐ State Transfer																																																																		
	Cite or Explain Authority	County Transfer: <u>Covenant to the Deed</u>																																																																			
4	Consideration and Tax Calculations	<table border="1"> <tr> <th colspan="2">Consideration Amount</th> <th colspan="2">Finance Office Use Only</th> </tr> <tr> <td>Purchase Price/Consideration</td> <td>\$</td> <td colspan="2">Transfer and Recordation Tax Consideration</td> </tr> <tr> <td>Any New Mortgage</td> <td>\$</td> <td>Transfer Tax Consideration</td> <td>\$</td> </tr> <tr> <td>Balance of Existing Mortgage</td> <td>\$</td> <td>X () % =</td> <td>\$</td> </tr> <tr> <td>Other:</td> <td>\$</td> <td>Less Exemption Amount</td> <td>\$</td> </tr> <tr> <td>Other:</td> <td>\$</td> <td>Total Transfer Tax</td> <td>\$</td> </tr> <tr> <td>Full Cash Value:</td> <td>\$</td> <td>Recordation Tax Consideration</td> <td>\$</td> </tr> <tr> <td></td> <td></td> <td>X () per \$500 =</td> <td>\$</td> </tr> <tr> <td></td> <td></td> <td>TOTAL DUE</td> <td>\$</td> </tr> </table>		Consideration Amount		Finance Office Use Only		Purchase Price/Consideration	\$	Transfer and Recordation Tax Consideration		Any New Mortgage	\$	Transfer Tax Consideration	\$	Balance of Existing Mortgage	\$	X () % =	\$	Other:	\$	Less Exemption Amount	\$	Other:	\$	Total Transfer Tax	\$	Full Cash Value:	\$	Recordation Tax Consideration	\$			X () per \$500 =	\$			TOTAL DUE	\$																														
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Space Reserved for County Validation

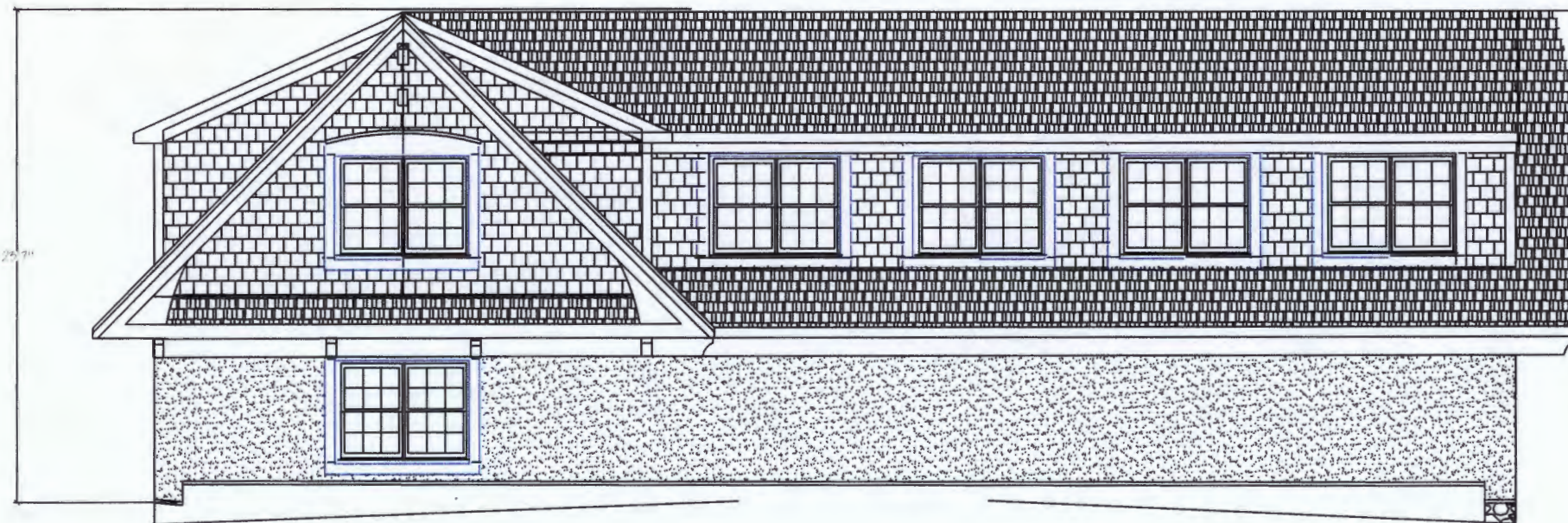
Distribution: White - Clerk's Office
 Canary - SDAT
 Pink - Office of Finance
 Goldenrod - Preparer
 AOC-CC-300 (5/2007)

Date 10/14/10

Space Reserved for Clerk Recording Validation

FD GUNE \$ 20.00
 RECORDING FEE 20.00
 TOTAL 40.00
 REC # 173763
 DIR # 176
 11:00 am





EAST ELEVATION

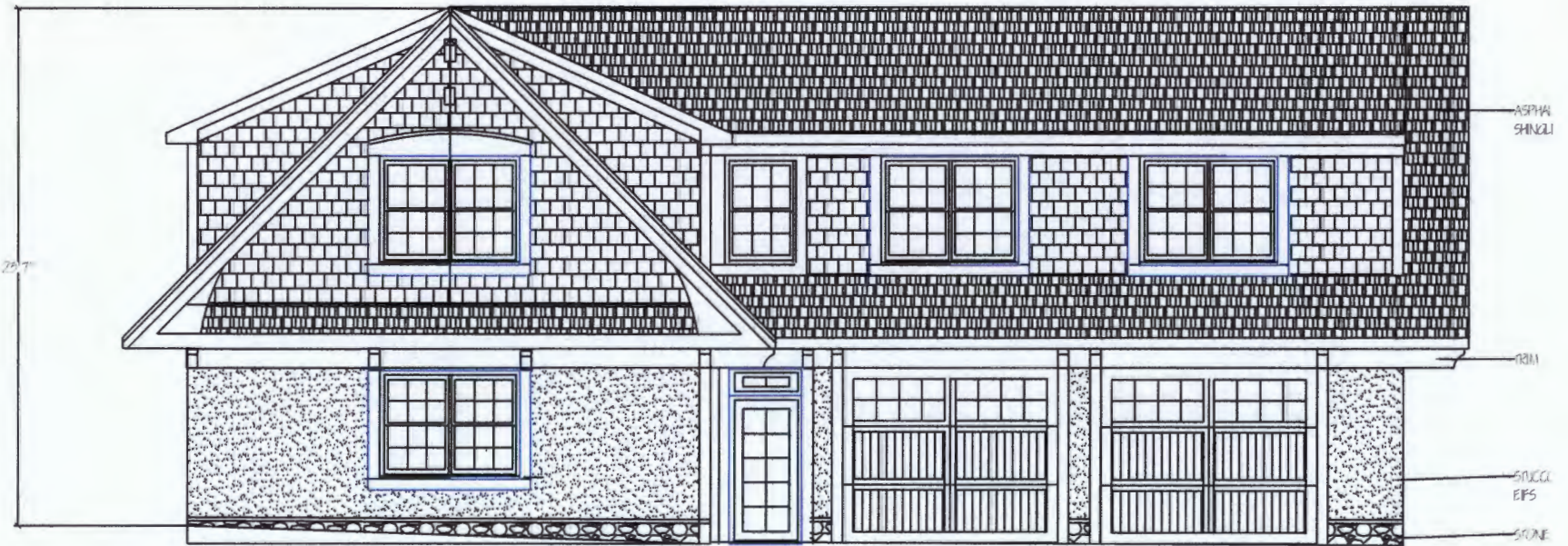
#0342



WEST ELEVATION

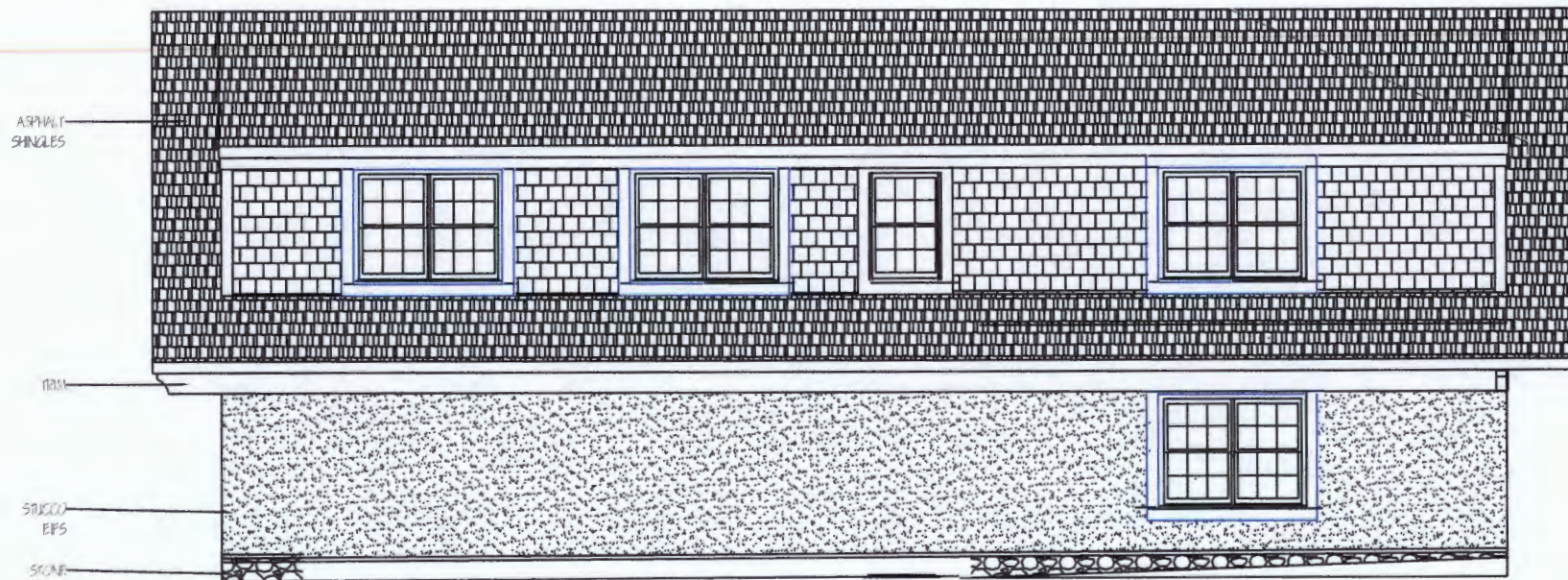


#0342



NORTH ELEVATION

#0342

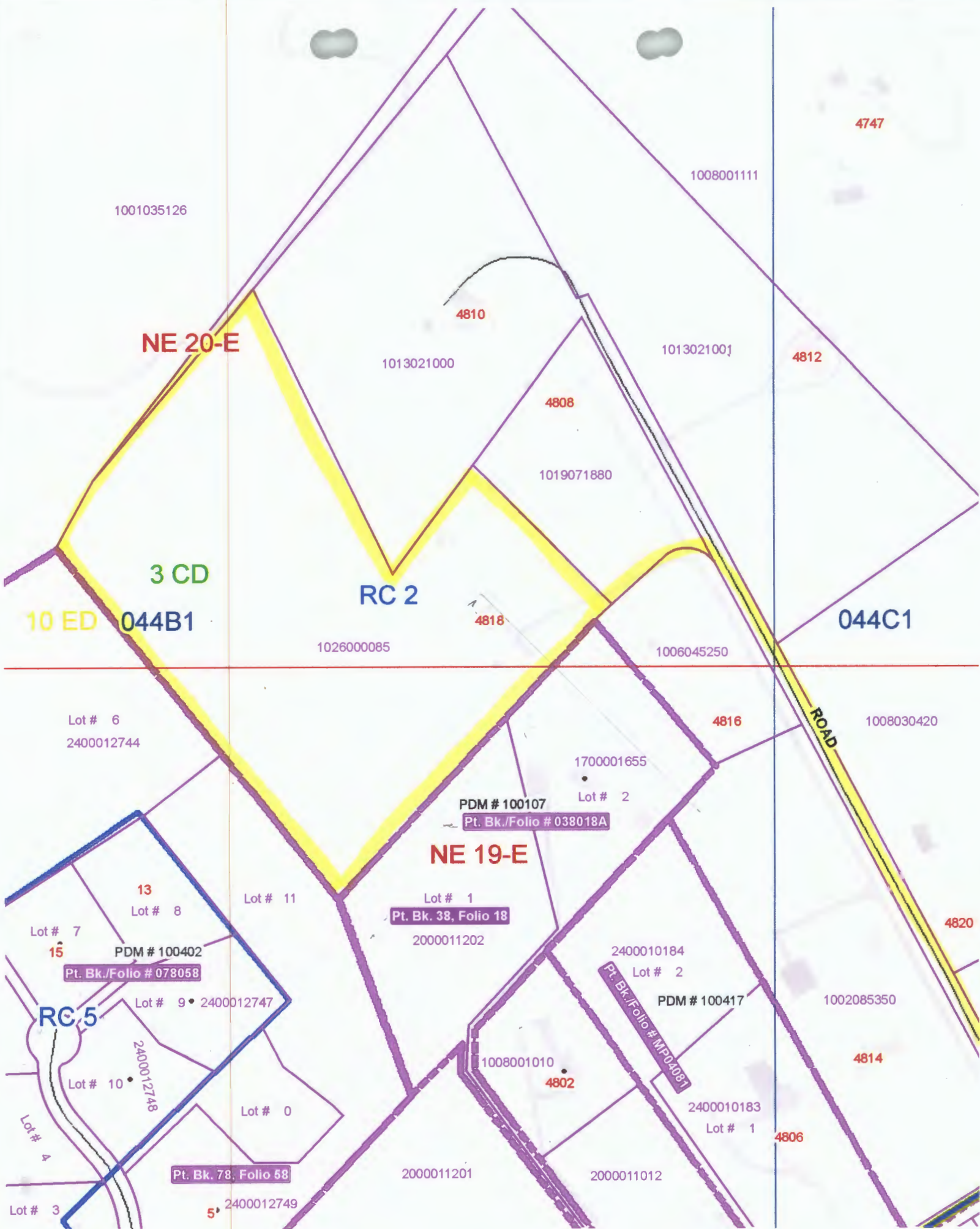


SOUTH ELEVATION









#0342

PLAT TO ACCOMPANY PETITION FOR ZONING

☒ VARIANCE

☐ SPECIAL HEARING

PROPERTY ADDRESS- 4818 CARROLL MANOR ROAD

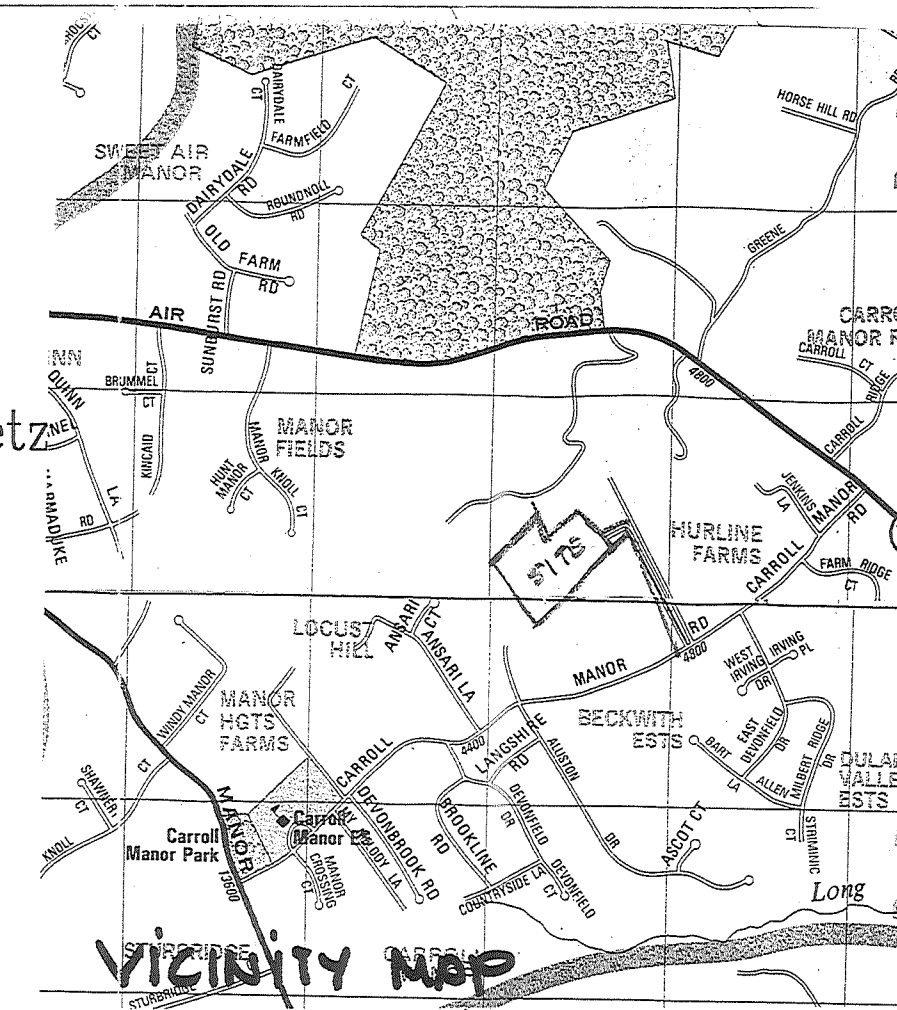
SUBDIVISION NAME:

PLAT BOOK: # 480 FOLIO: LOT: , BLOCK

OWNER: CRAIG & GINA VICOVSKY - 4818 CARROLL MANOR ROAD, BALDWIN MD

1019071880

Emmy & Jennifer Steinmetz
4808 Carroll Manor Road



Councilmanic District: 3rd

Election District: 10th

1" = 200' scale map.

Zoning: RC2

Lot Size: 11.78 AC

Sewer: PRIVATE

Water: PRIVATE

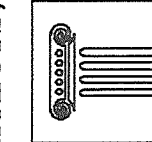
Chesapeake Bay Critical Area: No

100 Year Flood Plain: NONE
FEMA MAP:

Historic Property: No

Prior Zoning Hearings: None

DANIELS & ASSOCIATES
ARCHITECTS, Ltd.



Suite #100
1113 Ivy Hill Road
Hunt Valley, MD 21090
(410) 560-3688

VICOVSKY RESIDENCE

4818 CARROLL MANOR ROAD

BALDWIN, BALTIMORE COUNTY, MARYLAND

Date: 5/20/10

Revisions

No. Date Reference

Drawing Title

SITE
PLAN

Scale 1" = 20'-0"

Drawing Number

SITE

Zoning Office Use Only

reviewed by:

item #:

case #:

3/1

0342

240-0342-A

1026000085

Craig & Gina Vacovsky
4818 Carroll Manor Road

PROPOSED 2 STORY
OUTBUILDING
2295 SF

1700001655

Jack & Barbara Hanlon
4728 Carroll Manor Road

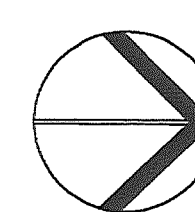
1006045250

Matt & Jennifer Deuber
4816 Carroll Manor Road

BLANK OF USE
Liber A/B no. 2999, folio 490
and Liber A/B no. 3278, folio 470

1002085350

2400012749



NORTH