

IN RE: PETITION FOR ADMIN. VARIANCE

NE side of Bletzer Road; 530 feet SE
of the c/l of Glenhurst Road
15th Election District
7th Councilmanic District
(8322 Bletzer Road)

Kevin J. and Susanne V. Machlinski
Petitioners

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* **Case No. 2012-0170-A**

* * * * *

OPINION AND ORDER

This matter comes before this Office of Administrative Hearings for Baltimore County as a Petition for Administrative Variance filed by the legal owners of the subject waterfront property, Kevin J. and Susanne V. Machlinski. The variance request is from Sections 400.1, 400.3 and 303.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed detached accessory structure (garage) to be located in the front yard, and with a height of 25 feet, and a front yard average setback of 19 feet in lieu of the required rear yard, maximum allowed 15 feet height, and front yard average of 40 feet, respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Department of Environmental Protection and Sustainability dated February 15, 2012, which state:

"The subject property is located within the Chesapeake Bay Critical Area. According to BCZR Section 500.14, no decision shall be rendered on any petition for special exception, zoning variance, or zoning special hearing for a property within the Critical Area until the Department of Environmental Protection and Sustainability (EPS) has provided written recommendations describing how the proposed request would:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

ORDER RECEIVED FOR FILING

Date 2-28-12

By pm

The subject property is located within a Limited Development Area (LDA), and is subject to Critical Area lot coverage requirements. Critical Area lot coverage differs from BCZR lot coverage and is defined in Natural Resources Article §8-1802(a)(17), as follows:

(17) (i) "Lot coverage" means that percentage of total lot or parcel that is:

- 1. Occupied by a structure, parking area, driveway, walkway, or roadway; or*
- 2. Covered with gravel, stone, shell impermeable decking, a paver, permeable pavement, or any manmade material.*

(ii) "Lot coverage" includes the ground area covered or occupied by a stairway or impermeable deck.

(iii) "Lot coverage" does not include:

- 1. A fence or wall that is less than 1 foot in width that has not been constructed with a footer;*
- 2. A walkway in the buffer or expanded buffer, including a stairway, that provides direct access to a community or private pier;*
- 3. A wood mulch pathway; or*
- 4. A deck with gaps to allow the water to pass freely.*

The petitioner is requesting a height and setback variance for a proposed accessory structure. In order to minimize impacts on water quality, the applicant should comply with the LDA lot coverage requirement, which, for a property this size, is 25%. With approval and mitigation, this amount may be exceeded up to 31 ¼% of the property size. The property is also located within a Buffer Management Area (BMA), which further restricts impervious surfaces and structures within 100 feet landward of mean high tide (100 foot buffer). According to the plan submitted for this review, there are no proposed impervious surfaces within the 100-foot buffer, however, the proposed, overall lot coverage may exceed the 31 ¼% limit. This limit must be maintained and mitigation for the amount of lot coverage between 25% and 31 ¼% may be required; therefore, by allowing the items requested by the petitioner, impacts on water quality will be minimized.

- 2. Conserve fish, wildlife, and plant habitat; and*

The current development proposal for the property will be reviewed for application of the LDA and BMA requirements, which will improve buffer functions, and conserve fish, wildlife and plant habitat in Galloway Creek.

- 3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts.*

The height and front yard setback requested will be consistent with established land use policies, provided that the applicants meet any LDA and BMA requirements applicable to the proposal. The request, if granted, will avoid environmental impacts."

ORDER RECEIVED FOR FILING

Date 2-28-12 2

By pm

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on February 4, 2012, 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 Administrative Law Judge, 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.

Although the Office of Planning did not make any recommendations related to the garage height and usage, I will impose conditions 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.

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 Administrative Law Judge for Baltimore County, this 28th day of February, 2012 that a variance from Sections 400.1, 400.3 and 303.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed detached accessory structure (garage) to be located in the front yard, and with a height of 25 feet, and a front yard average setback of 19 feet in lieu of the required rear yard, maximum allowed 15 feet height, and front yard average of 40 feet, respectively, be and is hereby GRANTED, subject to the following:

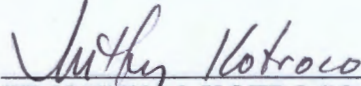
ORDER RECEIVED FOR FILING

Date 2-28-12 3

By pm

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. The Petitioners 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.
3. The accessory structure shall not be used for commercial purposes.
4. Compliance with the ZAC comments made by the Department of Environmental Protection and Sustainability dated February 15, 2012, a copy of which is attached hereto and made a part hereof.

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


TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK:pz

ORDER RECEIVED FOR FILING

Date 2-28-12

4

By 

AV
2-20-12

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
FEB 15 2012
OFFICE OF ADMINISTRATIVE HEARINGS

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: February 15, 2012

SUBJECT: DEPS Comment for Zoning Item # 0170-A
Address 8322 Bletzer Road
(Kevin Machlinski Property)

Zoning Advisory Committee Meeting of January 30, 2012.

The subject property is located within the Chesapeake Bay Critical Area. According to BCZR Section 500.14, no decision shall be rendered on any petition for special exception, zoning variance, or zoning special hearing for a property within the Critical Area until the Department of Environmental Protection and Sustainability (EPS) has provided written recommendations describing how the proposed request would:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA), and is subject to Critical Area lot coverage requirements. Critical Area lot coverage differs from BCZR lot coverage and is defined in Natural Resources Article §8-1802(a)(17), as follows:

(17) (i) "Lot coverage" means that percentage of total lot or parcel that is:

1. Occupied by a structure, parking area, driveway, walkway, or roadway; or
2. Covered with gravel, stone, shell impermeable decking, a paver, permeable pavement, or any manmade material

(ii) "Lot coverage" includes the ground area covered or occupied by a stairway or impermeable deck.

(iii) "Lot coverage" does not include:

1. A fence or wall that is less than 1 foot in width that has not been constructed with a footer;

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ORDER RECEIVED FOR FILING

Date 2-28-12

By

2. A walkway in the buffer or expanded buffer, including a stairway, that provides direct access to a community or private pier;

3. A wood mulch pathway; or

4. A deck with gaps to allow the water to pass freely.

The petitioner is requesting a height and setback variance for a proposed accessory structure. In order to minimize impacts on water quality, the applicant should comply with the LDA lot coverage requirement, which, for a property this size, is 25%. With approval and mitigation, this amount may be exceeded up to 31 1/4% of the property size. The property is also located within a Buffer Management Area (BMA), which further restricts impervious surfaces and structures within 100 feet landward of mean high tide (100 foot buffer). According to the plan submitted for this review, there are no proposed impervious surfaces within the 100-foot buffer, however, the proposed, overall lot coverage may exceed the 31 1/4% limit. This limit must be maintained and mitigation for the amount of lot coverage between 25% and 31 1/4% may be required; therefore, by allowing the items requested by the petitioner, impacts on water quality will be minimized.

2. Conserve fish, wildlife, and plant habitat; and

The current development proposal for the property will be reviewed for application of the LDA and BMA requirements, which will improve buffer functions, and conserve fish, wildlife and plant habitat in Galloway Creek.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts.

The height and front yard setback requested will be consistent with established land use policies, provided that the applicants meet any LDA and BMA requirements applicable to the proposal. The request, if granted, will avoid environmental impacts.

Reviewer: Thomas Panzarella; Environmental Impact Review

ORDER RECEIVED FOR FILING

Date 2-28-12

By [Signature]



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

February 28, 2012

KEVIN J. AND SUSANNE V. MACHLINSKI
8322 BLETZER ROAD
BALTIMORE MD 21222

Re: Petition for Administrative Variance
Case No. 2012-0170-A
Property: 8322 Bletzer Road

Dear Mr. and Mrs. Machlinski:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file with the Department of Permits, Approvals and Inspections an appeal within thirty (30) days from the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "Timothy Kotroco", is written over a light blue horizontal line.

TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK:pz

Enclosure

CBCA

Petition for Administrative Variance



to the Zoning Commissioner of Baltimore County for the property

located at 8322 Bletzer Rd, Baltimore MD 21222

which is presently zoned Residential DE5.5

Deed Reference: 16973/101 Tax Account # 1520550360

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)

garage Sections 400.1, 400.3, and 303.1 – to permit a proposed detached accessory structure (shed) to be located in the front yard with a height of 25 feet and a front yard average setback of 19 feet in lieu of the required rear, maximum allowed 15, and front yard average of 40, respectively; and any other variances deemed necessary by the administrative judge *garage*

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):

Kevin J. Machlinski

Name - Type or Print

Signature

Susanne V Machlinski

Name - Type or Print

Signature

8322 Bletzer Rd

Address

City

State

(410) 477-2604

Telephone No.

21222

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

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.

Case No. 2012-0170-A

Reviewed By KJP

Date 1/23/12

Estimated Posting Date 2/5/12

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 8322 Bletzer Rd, 21222
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) _____

SEE ATTACHED

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.

Kevin I. Machlinski
Signature

Kevin I Machlinski
Name- print or type

Susanne V. Machlinski
Signature

Susanne V. Machlinski
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 30th day of November, 2011, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

(Name Affiant(s) here): Kevin + Susanne Machlinski
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Inde Laverne Gubish 6/2012
Name of Notary Public Commission expires

PLACE SEAL HERE:



Affidavit in Support of Administrative Variance

Based upon personal knowledge, the following are the facts upon which we base the request for an Administrative Variance at 8322 Bletzer Rd, Dundalk, 21222:

We are applying for this Administrative Variance so we can have a detached garage, over 15' in height built on the front, left portion of our property. This part of our property is an ideal location to build the garage because it is congruent with the rest of the garages in the neighborhood. Also, it would not be ideal to build the garage on the rear of the lot because the flood plain goes through the rear portion of the property.

The bottom floor of the garage will be used to store our vehicles as well as a tool bench. The second floor will be used for storage. The second floor is vital storage to free up space inside our house.

Item #0170

Affidavit in Support of Administrative Variance

Based upon personal knowledge, the following are the facts upon which we base the request for an Administrative Variance at 8322 Bletzer Rd, Dundalk, 21222:

We are applying for this Administrative Variance so we can have a detached garage, over 15' in height built on the front, left portion of our property. This part of our property is an ideal location to build the garage because it is congruent with the rest of the garages in the neighborhood. Also, it would not be ideal to build the garage on the rear of the lot because the flood plain goes through the rear portion of the property.

The bottom floor of the garage will be used to store our vehicles as well as a tool bench. The second floor will be used for storage. The second floor is vital storage to free up space inside our house.

Item #0170

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 02/05/2012

Case Number: 2012-0170-A

Petitioner / Developer: KEVIN & SUE MACHLINSKI~
DOMINIC CARNAHAN

Date of Hearing (Closing): FEBRUARY 20, 2012

This is to certify under the penalties of perjury that the necessary sign(s)
required by law were posted conspicuously on the property located at:
8322 BLETZER ROAD

The sign(s) were posted on: FEBRUARY 4, 2012



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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

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

No. **73625**

Date: **1/23/12**

PAID RECEIPT

BUSINESS ACTUAL TIME
 1/23/2012 1/23/2012 11:44:03

REG 0005 WALKIN INCL IND
 >RECEIPT # 600235 1/23/2012 07:14

DEPT 5- 526 ZONING VERIFICATION
 CR NO: 073625

Recpt tot \$75.00
 1.00 11 \$75.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150						75.00

Total: **75.00**

Rec From:

For: **zoning hearing - case # 2012-0170-A**

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2012- 0170 -A

Address 8322 Bletzer Rd

Contact Person: David Duvall
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 1/23/12

Posting Date: 2/5/12

Closing Date: 2/20/12

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 2012- 0170 -A

Address 8322 Bletzer Rd

Petitioner's Name K J Machlinski

Telephone 410 477 2604

Posting Date: 2/5/12

Closing Date: 2/20/12

Wording for Sign: To Permit a proposed detached accessory structure (shed) to be located in the front yard with a height of 25 feet and a front yard average setback of 19 feet in lieu of the required rear, maximum allowed 15 and front yard average of 40, respectively; and any other variances deemed necessary by the administrative judge.

Revised 7/06/11

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
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: 2012-0170-A
Petitioner: Kevin Machlinski
Address or Location: 8322 Bletzer Rd Dundalk, MD 21222

PLEASE FORWARD ADVERTISING BILL TO:

Name: Kevin Machlinski
Address: 8322 Bletzer Rd Dundalk, MD 21222

Telephone Number: (410) 477-2604



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

February 14, 2012

Kevin J & Suzanne Machlinski
8322 Bletzer Road
Baltimore MD 21222

RE: Case Number: 2012-0170A, Address: 8322 Bletzer Road

Dear Mr. & Ms. Machlinski:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 23, 2012. 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:mcn

Enclosures

c: People's Counsel

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



Beverley K. Swaim-Staley, Secretary
Melinda B. Peters, Administrator

Date: 1-30-12

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

RE: Baltimore County
Item No 2012-0170-A
Administrative Variance
Kevin Machlinski
8322 Bletzer Road.

Dear Ms. Lewis:

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. 2012-0170-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in blue ink, appearing to read "Steven D. Foster".
Steven D. Foster, Chief
Access Management Division

SDF/raz

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.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: February 06, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For February 13, 2012
Item Nos. 2012-166,167,168,169,170,171,172,173,174,175,176
And 177.

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

DAK:CEN

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-02132012-NO COMMENTS.doc

MEMORANDUM

DATE: April 02, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0170-A - Appeal Period Expired

The appeal period for the above-referenced case expired on March 29, 2012. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: Case File
Office of Administrative Hearings

Debra Wiley - ZAC Comments - Distribution Mtg. of 1/30/12

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 1/30/2012 3:40 PM
Subject: ZAC Comments - Distribution Mtg. of 1/30/12

Good Afternoon,

Please see the cases listed below and the hearing date, if assigned. If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If it's not received by the hearing date, it will not be considered in our decision.

2012-0166-A - 825 W. Padonia Rd.
(Administrative Variance - Closing Date: 2/13/12)

2012-0167-A - 6901 Copperbend Lane
(Administrative Variance - Closing Date: 2/13/12)

2012-0168-A - 3901 Schroeder Avenue
(Administrative Variance - Closing Date: 2/20/12)

2012-0169-X - 3 Harko Circle
(No hearing date assigned)

2012-0170-A - 8322 Bletzer Road - **CBCA**
(Administrative Variance - Closing Date: 2/20/12)

2012-0171-A - 3402 Hiss Avenue
(Administrative Variance - Closing Date: 2/20/12)

2012-0172-A - 7312 Wenig Avenue
(Administrative Variance - Closing Date: 2/20/12)

2012-0173-SPH - 14120 Jarrettsville Pike
(No hearing date assigned)

2012-0174-SPH - 14200 Jarrettsville Pike
(No hearing date assigned)

2012-0175-A - 10501 Falls Road
(No hearing date assigned)

2012-0176-SPHA - 5661 Gunpowder Road
(No hearing date assigned)

2012-0177-A - 56 W. Timonium Road
(No hearing date assigned)

Maryland Department of Assessments and Taxation
Real Property Data Search (vw6.2A)
BALTIMORE COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent](#)
[Redemption](#)
[GroundRent](#)
[Registration](#)

2012-0170-A

Account Identifier:

District - 15 Account Number - 1520550360

Owner Information

Owner Name:	MACHLINSKI KEVIN J MACHLINSKI SUSANNE V	Use:	RESIDENTIAL
Mailing Address:	8322 BLETZER RD BALTIMORE MD 21222-2829	Principal Residence:	YES
		Deed Reference:	1)/16973/ 00101 2)

Location & Structure Information**Premises Address**

8322 BLETZER RD
0-0000

Legal Description

8322 BLETZER RD NE
Waterfront 530 SE GLENHURST RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0104	0003	0504		0000				3	Plat Ref:

Special Tax Areas

Town	NONE
Ad Valorem	
Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2003	2,346 SF	15,198 SF	34

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT SIDING	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2011	07/01/2012
Land	147,200	147,300		
Improvements:	362,500	196,700		
Total:	509,700	344,000	509,800	344,000
Preferential Land:	0			0

Transfer Information

Seller:	WHITLOW GLENN E	Date:	10/21/2002	Price:	\$250,000
Type:	NON-ARMS LENGTH OTHER	Deed1:	/16973/ 00101	Deed2:	
Seller:	WHITLOW GLENN W	Date:	06/04/2002	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/16469/ 00137	Deed2:	
Seller:	WHITLOW GLENN	Date:	03/12/1994	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/10401/ 01514	Deed2:	

Exemption Information

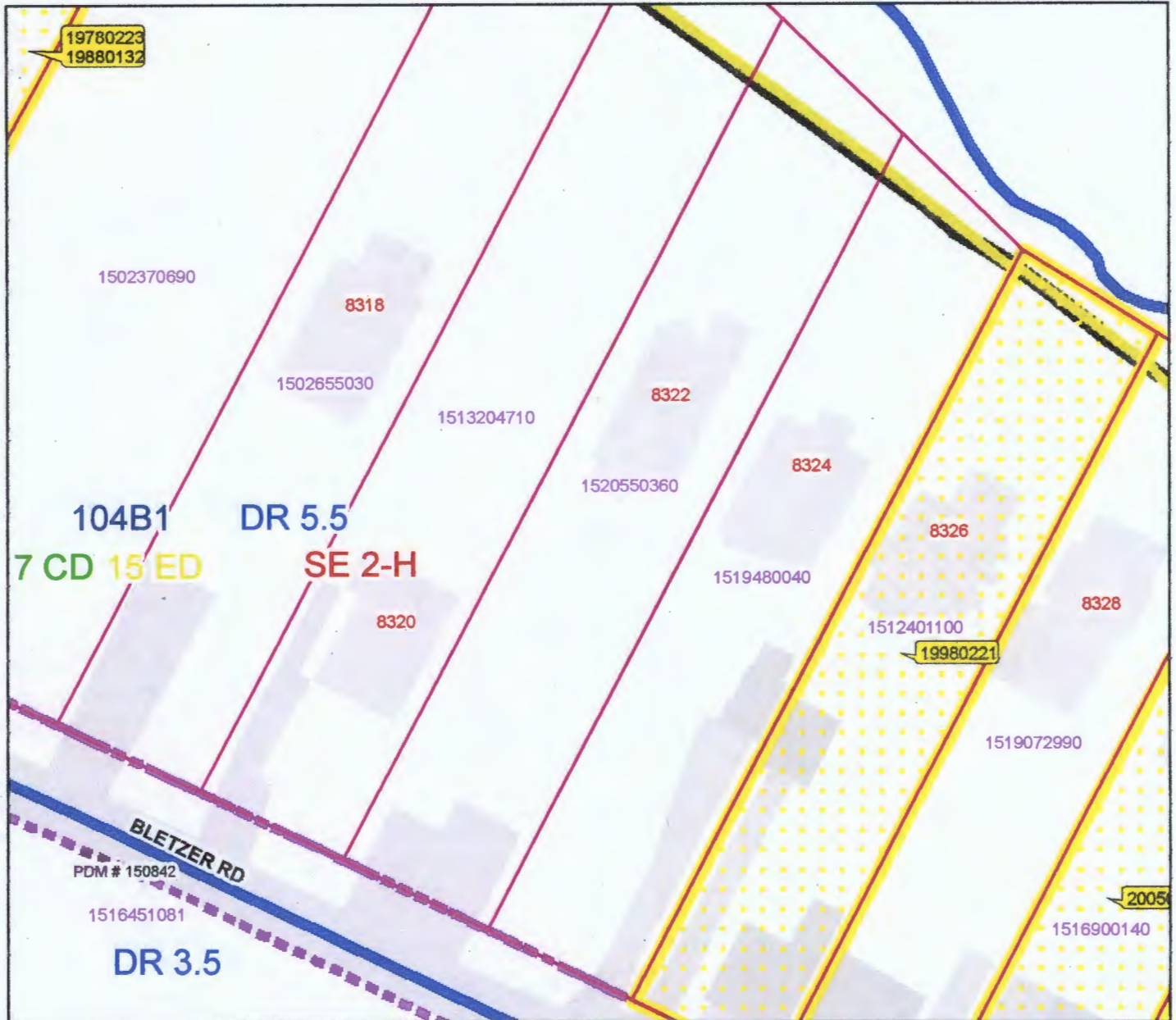
Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt:

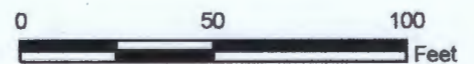
Exempt Class:

Special Tax Recapture:

8322 Bletzer Road



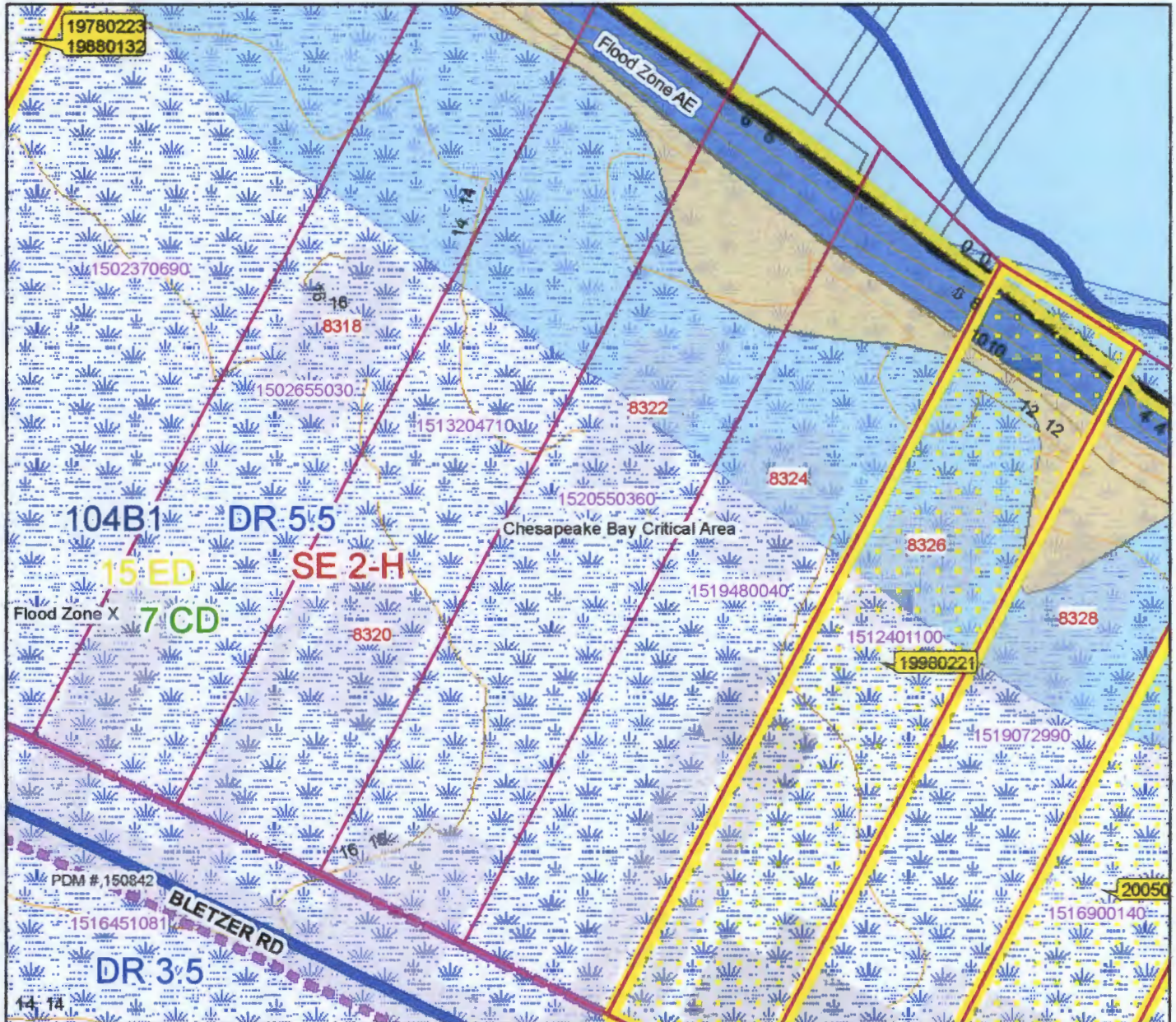
Publication Date: January 23, 2012
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



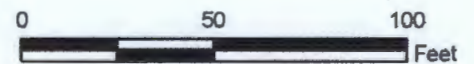
1 inch = 50 feet

Item #0170

Elevations & Flood Hazards



Publication Date: January 23, 2012
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



1 inch = 50 feet

Item #0170



Item #0170



Item #0170



Item #0170



Item #0170



Item #0170



Item #0170

Case No.: 2012-0170-A

Exhibit Sheet

2/29/12
RZ

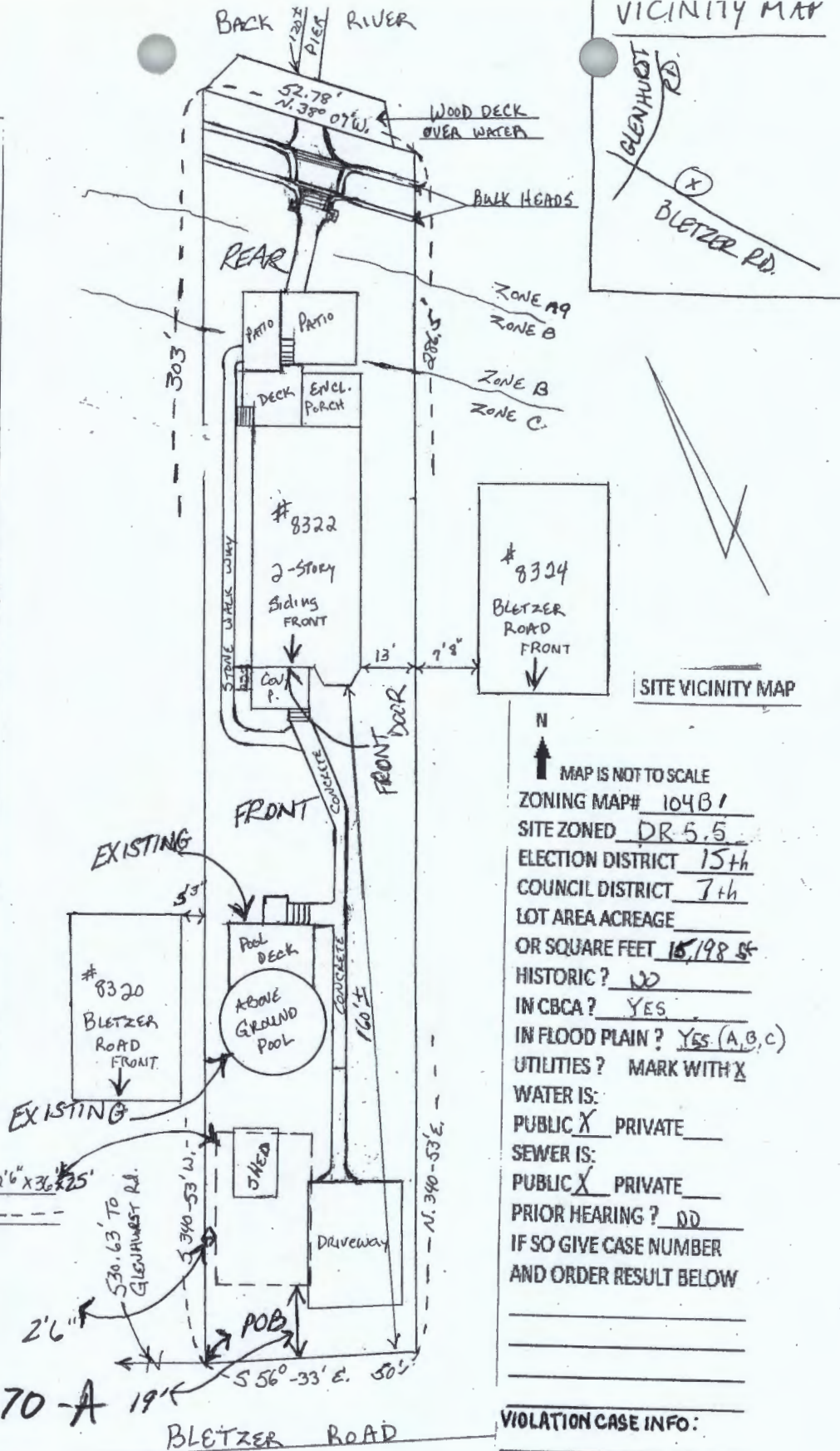
Petitioner/Developer

Protestant

4-2-12
DW

No. 1	Site plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
 ADDRESS 8322 Bletzer Rd., 21222 (OWNERS' NAMES) Keen + Susanne Machlinski
 SUBDIVISION NAME 0000 LOT # 1 BLOCK # 1 SECTION # 1
 PLAT BOOK # 1 FOLIO # 10 DIGIT TAX # 1520550360 DEED REF. # 169731101



#2012-0170-A

PLAN DRAWN BY GEORGE W. CARNAHAN

Petitioners Exhibit 1

THE LOT SHOWN HEREON IS IN
 FLOOD ZONE C, B, A9 PER F.E.M.A.
 FLOOD INSURANCE RATE MAP PANEL
 # 240010 0440 B

LOCATION DRAWING
 # 8322 BLETZER ROAD
 LIBER 5. M. 16973, FOLIO 101
 BALTIMORE COUNTY, MARYLAND
 DATE 1-3-2012 SCALE 1"=30'