



KEVIN KAMENETZ
County Executive

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

April 3, 2012

Nachum Pfeffer
Liya Pfeffer
8112 Anita Road
Baltimore, Maryland 21208

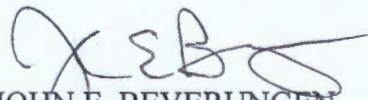
RE: Petition for Variance
Case No.: 2012-0201-A
Property: 8112 Anita Road

Dear Mr. and Mrs. Pfeffer:

Enclosed please find a copy of the decision rendered in the above-captioned matter

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Jason Seidelman, Code Enforcement Officer, Division of Code
Inspections & Enforcement, Department of Permits, Approvals, and Inspections

IN RE: PETITION FOR VARIANCE

E side of Anita Road; 536 feet NE
from Whisperwood Court
3rd Election District
2nd Council District
(8112 Anita Road)

Nachum and Liya Pfeffer
Petitioners

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BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2012-0201-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Variance filed by Nachum and Liya Pfeffer. The Petitioners are requesting Variance relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a shed to be located in the side yard in lieu of the required rear yard. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the public hearing in support of the variance request was Petitioner Nachum Pfeffer. There were no Protestants or other interested parties in attendance. The file reveals that the Petition was properly advertised and the site was properly posted as required by the B.C.Z.R., and the file does not contain any letters of opposition or protest.

This matter is currently the subject of a violation case (Case No. CO-105001) before the Office of Administrative Hearings, and a copy of the Code Enforcement file was made a part of the zoning hearing file. It should be noted that the fact that a code violation is issued is generally not considered in a zoning case. Zoning enforcement is conducted by the Department of Permits, Approvals, and Inspections, which has the authority to issue Correction Notices and Citations and to impose fines and other penalties for violation of law. On the other hand, the role of the

ORDER RECEIVED FOR FILING

Date 4-3-12

By aw

Administrative Law Judge in this matter is to decide the discreet legal issue of whether the Petitioner is entitled to the requested zoning relief.

Testimony and evidence revealed that the subject property is zoned DR 1, and contains a single-family dwelling on a wooded 1.3 acre lot.

Zoning Advisory Committee (ZAC) comments were received and are made a part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

Based upon the testimony and evidence presented, I am persuaded to grant the request for variance relief. I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. I also find that strict compliance with the B.C.Z.R. would result in practical difficulty or unreasonable hardship upon Petitioners.

Under *Cromwell* and its progeny, to obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md 53, 80 (2008).

Petitioners have met this test.

As shown on Exhibit 1, the subject property is irregularly shaped, and the west side of the lot contains a 30' drainage and utility easement, preventing Petitioners from constructing the shed on that side of their home. In addition, Petitioners' rear yard slopes downward from their dwelling, and after rain events the yard becomes muddy and soggy. That in essence forced Petitioners' hands, leaving only the east side of the lot for placement of the shed.

ORDER RECEIVED FOR FILING

Date 4-3-12

By [signature]

If the B.C.Z.R. were strictly enforced, the Petitioners would indeed suffer a practical difficulty and/or hardship. Petitioners would be left with the option of constructing the shed in their rear yard, which as noted above is an unsuitable location for an accessory structure.

Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is amply demonstrated by the lack of community opposition, as well as the absence of comments by County reviewing agencies.

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

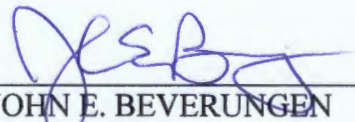
THEREFORE, IT IS ORDERED, this 3rd day of April, 2012, by this Administrative Law Judge that Petitioners' Variance request from Section 400.1 of the Baltimore County Zoning Regulations to permit a shed to be located in the side yard in lieu of the required rear yard, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. The Petitioners may apply for a building permit and may be granted same upon receipt of this Order. However the Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the thirty (30) day appellate process from this Order has expired. If for whatever reason this Order is reversed, the Petitioners will be required to return and be responsible for returning said property to its original condition.

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

JEB:dlw



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 4-3-12

By [Signature]



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 8112 ANITA RD. which is presently zoned DR1
Deed References: 24066/00156 10 Digit Tax Account # 16 00 01 2825
Property Owner(s) Printed Name(s) NACHUM & LIYA PFEFFER

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☐ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a Variance from Section(s) 400.1, TO PERMIT A SHED TO BE LOCATED IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR YARD
VIOLATION CASE No. : 105001

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

NACHUM PFEFFER, LIYA PFEFFER
Name #1 - Type or Print Name #2 - Type or Print

Signature #1

Signature #2

8112 Anita Rd Bethesda MD
Mailing Address City State

21208, 410-486-5434, NUPI53@VERIZON.NET
Zip Code Telephone # Email Address

Representative to be contacted:

NACHUM PFEFFER
Name - Type or Print

Signature

8112 Anita Rd Bethesda MD
Mailing Address City State

21208, 443-904-0150, NUPI53@VERIZON.NET
Zip Code Telephone # Email Address

CASE NUMBER 2012-0201-A Filing Date 2/29/12 Do Not Schedule Dates: Reviewer JCM

ZONING DESCRIPTION
FOR

8112 ANITA ROAD

THAT PROPERTY LOCATED ON THE
EAST SIDE OF ANITA ROAD, ROW, 50ft.,
536ft[±], NE FROM WHISPERWOOD CT.

ED: 3RD

CD: 2ND

ACREAGE: 1.3[±]

2012-0201-A

**NOTICE OF ZONING
HEARING**

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

Case: # 2012-0201-A
8112 Anita Road
E/Side of Anita Road, 536
feet +/- N/east from
Whisperwood Court
3rd Election District
2nd Councilmanic District
Legal Owner(s): Nachum &
Liya Pfeffer
Variance: to permit a shed
to be located in the side
yard in lieu of the required
rear yard.
Hearing: Tuesday, April 3,
2012 at 11:00 a.m. in
Room 205, Jefferson
Building, 105 West Chesapeake
Avenue, Towson
21204.

ARNOLD JABLON, DIRECTOR
OF PERMITS, APPROVALS
AND INSPECTIONS FOR
BALTIMORE COUNTY

NOTES: (1) Hearings are
Handicapped Accessible;
for special accommoda-
tions Please Contact the
Administrative Hearings Of-
fice at (410) 887-3868.

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

JT/3/667 Mar. 20 299701

CERTIFICATE OF PUBLICATION

3/22/2012

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 3/20/2012.

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

S. Wilkinson

LEGAL ADVERTISING



KEVIN KAMENETZ
County Executive

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

March 12, 2012

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2012-0201-A

8112 Anita Road

E/side of Anita Road, 536 feet +/- N/east from Whisperwood Court

3rd Election District – 2nd Councilmanic District

Legal Owners: Nachum & Liya Pfeffer

Variance to permit a shed to be located in the side yard in lieu of the required rear yard.

Hearing: Tuesday, April 3, 2012 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Pfeffer, 8112 Anita Road, Baltimore 21208

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MARCH 19, 2012.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

TO: PATUXENT PUBLISHING COMPANY
Tuesday, March 20, 2012 Issue - Jeffersonian

Please forward billing to:
Nachum Pfeffer
8112 Anita Road
Baltimore, MD 21208

410-486-5434

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2012-0201-A

8112 Anita Road

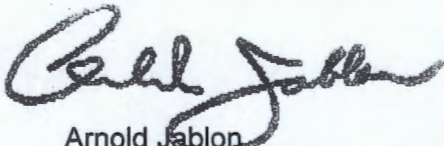
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3rd Election District – 2nd Councilmanic District

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Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: Case# 2012-0201-A

PETITIONER: Nachum & Liya Pfeffer

DATE OF HEARING: April 3, 2012

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: KRISTEN MATTHEWS

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY
SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

(see page 2 for full size photo)

LOCATION:

8112 Anita Road

SIGNATURE OF SIGN POSTER

Bruce E. Doak

GERHOLD, CROSS & ETZEL, LTD

SUITE 100

320 EAST TOWSONTOWN BLVD

TOWSON, MARYLAND 21286

410-823-4470 PHONE

410-823-4473 FAX

POSTED ON: March 16, 2012



KEVIN KAMENETZ
County Executive

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

March 12, 2012

NOTICE OF ZONING HEARING

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

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8112 Anita Road

E/side of Anita Road, 536 feet +/- N/east from Whisperwood Court

3rd Election District – 2nd Councilmanic District

Legal Owners: Nachum & Liya Pfeffer

Variance to permit a shed to be located in the side yard in lieu of the required rear yard.

Hearing: Tuesday, April 3, 2012 at 11:00 a.m. in Room 205, Jefferson Building,
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Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Pfeffer, 8112 Anita Road, Baltimore 21208

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MARCH 19, 2012.**
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- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

ZONING NOTICE

CASE #:2012-0201-A

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

PLACE: Room 205 Jefferson Building
105 West Chesapeake Avenue, Towson, MD
TIME &
DATE : 11:00 am Tuesday April 3, 2012

**Variance to permit a shed to be
located in the side yard in lieu of the
required rear yard.**



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: 2012-0201-A

Petitioner: NACHUM PFEFFER

Address or Location: 8112 ANITA RD, BALTO, Md. 21208

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: _____

SAME

Telephone Number: 410-486-5434

Revised 2/17/11 DT

RE: PETITION FOR VARIANCE
8112 Anita Road; E/s Anita Road, 536' NE
of Whisperwood Court
3rd Election & 2nd Councilmanic Districts
Legal Owner(s): Nachum & Liya Pfeffer
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2012-201-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

MAR 09 2012

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 9th day of March, 2012, a copy of the foregoing Entry of Appearance was mailed to Nachum Pfeffer, 8112 Anita Road, Baltimore, MD 21208, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

4-3-12

Case No.: 2012-201-A

Exhibit Sheet

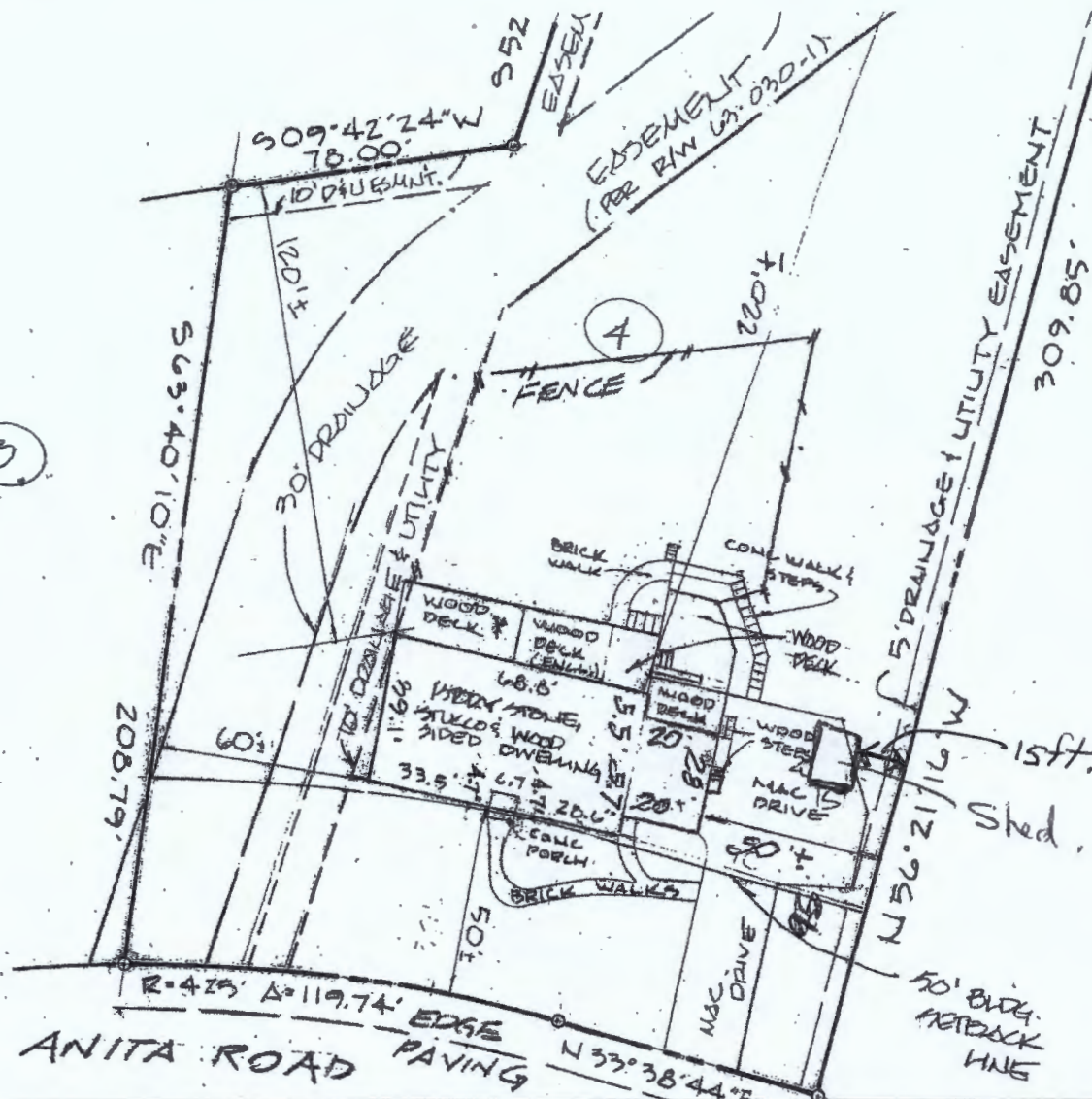
5-7-12 SMA
4-3-12 law

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2	(4) Photos of house + environs	
No. 3	Photo rear yard	
No. 4	Photos (5) of neighboring homes	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

PLAT BOOK # 32 FOLIO # 8 10 DIGIT TAX # 1600012825 DEED REF. # 24066 / 00156



PLAN DONE BY: Nachum PFEFFER

2012-0201-A

Fort Garrison ES

laughtertown



MAP IS NOT TO SCALE

ZONING MAP# 068C2

SITE ZONED DR-1

ELECTION DISTRICT 3

COUNCIL DISTRICT 2

LOT AREA ACREAGE 1.3 AC.

OR SQUARE FEET

HISTORIC?	NO
-----------	----

IN CBCA? *No*

IN FLOOD PLAIN ? NO

UTILITIES ? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE

SEWER IS:

PUBLIC ☒ PRIVATE

PRIOR HEARING ? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

CASE#: 105001

SHEED IN SIDE YD. W/OUT PERMIT.

EX. 1



EX 2









4

12



3

m



MEMORANDUM

DATE: May 7, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0201-A - Appeal Period Expired

The appeal period for the above-referenced case expired on May 3, 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

CHECKLISTSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment3-8

DEVELOPMENT PLANS REVIEW

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

NC

DEPS

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

FIRE DEPARTMENT

PLANNING

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

3-5

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. CO-0105001)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: 3-20-12

SIGN POSTING

Date: 3-16-12 by Doak

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

Owner Name and Address PEPPER NACHUM M		Facility Name and Address PDM 1600012625 8112 ANITA RD Pikesville MD 21208	
Facility ID	FA0264762	PDM	1600012625
Site Location	8112 ANITA RD		
Disposition	Emp #	Date	Time
Received By	EE0000041	Henson, Lee	1/3/2012 10:15:52
Assigned To	EE0000097	Sanderson, Jason	1/3/2012
Complaint	Complainant	Complaint Mode	Status
Complainant	MATTHEW GREENE	EMAIL	ON
Address	Last Activity 6/19/2012 (INITIAL INSPECTION)		
City, St, Zip	Complaint Description		
Country	DRUGGREENE@AOL.COM - SHED BUILT W/O PERMITS		
Work Phone	Ext	Fax	
Home Phone	Ext		
Email Address	DRUGGREENE@AOL.COM		
Contact / Information / Location / Financial / Referral Dates/Agencies / GIS / User-Defined Fields / Daily Activities / Violations / Invoices			

Owner Name and Address PEPPER NACHUM M		Facility Name and Address PDM 1600012625 8112 ANITA RD Pikesville MD 21208	
Facility ID	FA0264762	PDM	1600012625
Site Location	8112 ANITA RD		
Property Info		Owner's Info	
Prop Name PDM 1600012625		Owner Name PEPPER NACHUM M	
Legal Address	St No	Section	Street Name
8112			ANITA RD
Post Dir Unit Type	Unit	Close St	
City, St, Zip	Pikesville MD 21208		
Country	USA		
Home Phone	Ext	Work Phone	Ext
Contact / Information / Location / Financial / Referral Dates/Agencies / GIS / User-Defined Fields / Daily Activities / Violations / Invoices			

Owner Name and Address PEPPER NACHUM M		Facility Name and Address PDM 1600012625 8112 ANITA RD Pikesville MD 21208	
Facility ID	FA0264762	PDM	1600012625
Site Location	8112 ANITA RD		
Location			
Census	3	3rd Election District	
District	2	2nd Councilmanic District	
Location	3	3rd Election District	
Inspected/Resolved		APN 1600012625	
Emp #			
Contact / Information / Location / Financial / Referral Dates/Agencies / GIS / User-Defined Fields / Daily Activities / Violations / Invoices			

Owner Name and Address PEPPER NACHUM M		Facility Name and Address PDM 1600012625 8112 ANITA RD Pikesville MD 21208	
Facility ID	FA0264762	PDM	1600012625
Site Location	8112 ANITA RD		
Payment Received By			
Correspondence and Legal Dates			
Allegation Hearing Date		Allegation Date	
Contact / Information / Location / Financial / Referral Dates/Agencies / GIS / User-Defined Fields / Daily Activities / Violations / Invoices			

Owner Name and Address PEPPER HACHUM M		Facility Name and Address PDM 1800012825 8112 ANITA RD PICESVILLE MD 21208	
Facility ID: FA0284782 --- PDM 1800012825 Site Location: 8112 ANITA RD	Record ID: C00105001		
Contact Information Location Financial Referral Dates/Agencies GIS User-Defined Fields Daily Activities Violations Invoices			

Owner Name and Address PEPPER HACHUM M		Facility Name and Address PDM 1800012825 8112 ANITA RD PICESVILLE MD 21208	
Facility ID: FA0284782 --- PDM 1800012825 Site Location: 8112 ANITA RD	Record ID: C00105001		
Latitude: 39.39866655 Longitude: -76.89135842			
Contact Information Location Financial Referral Dates/Agencies GIS User-Defined Fields Daily Activities Violations Invoices			

Owner Name and Address PEPPER HACHUM M		Facility Name and Address PDM 1800012825 8112 ANITA RD PICESVILLE MD 21208																													
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<table border="0"> <tr> <td>☒ Accessory Structure</td> <td>☒ IBC/IRC NonCompliance</td> <td>☐ Open Dump</td> <td>☐ Sump Pump Discharge</td> </tr> <tr> <td>☒ Board and Secure</td> <td>☐ Illegal Business</td> <td>☐ Other</td> <td>☐ Tall Grass and Weeds</td> </tr> <tr> <td>☒ Cars without Lids</td> <td>☐ Infestation Insects</td> <td>☐ Pool</td> <td>☐ Trash, Junk and Debris</td> </tr> <tr> <td>☒ Commercial Vehicle</td> <td>☐ Infestation Rodents</td> <td>☐ Recreational Vehicle</td> <td>☐ Unsafe Conditions</td> </tr> <tr> <td>☐ Exterior Repair</td> <td>☐ Internal Repair</td> <td>☐ Rental Registration</td> <td>☐ Untagged/Inoperable Vehicle</td> </tr> <tr> <td>☐ Fences</td> <td>☐ Junk Yard</td> <td>☐ Rooming/Boarding House</td> <td></td> </tr> <tr> <td>☒ Gutter/Downspout Discharge</td> <td>☐ No Permit</td> <td>☐ Signs</td> <td></td> </tr> </table>				☒ Accessory Structure	☒ IBC/IRC NonCompliance	☐ Open Dump	☐ Sump Pump Discharge	☒ Board and Secure	☐ Illegal Business	☐ Other	☐ Tall Grass and Weeds	☒ Cars without Lids	☐ Infestation Insects	☐ Pool	☐ Trash, Junk and Debris	☒ Commercial Vehicle	☐ Infestation Rodents	☐ Recreational Vehicle	☐ Unsafe Conditions	☐ Exterior Repair	☐ Internal Repair	☐ Rental Registration	☐ Untagged/Inoperable Vehicle	☐ Fences	☐ Junk Yard	☐ Rooming/Boarding House		☒ Gutter/Downspout Discharge	☐ No Permit	☐ Signs	
☒ Accessory Structure	☒ IBC/IRC NonCompliance	☐ Open Dump	☐ Sump Pump Discharge																												
☒ Board and Secure	☐ Illegal Business	☐ Other	☐ Tall Grass and Weeds																												
☒ Cars without Lids	☐ Infestation Insects	☐ Pool	☐ Trash, Junk and Debris																												
☒ Commercial Vehicle	☐ Infestation Rodents	☐ Recreational Vehicle	☐ Unsafe Conditions																												
☐ Exterior Repair	☐ Internal Repair	☐ Rental Registration	☐ Untagged/Inoperable Vehicle																												
☐ Fences	☐ Junk Yard	☐ Rooming/Boarding House																													
☒ Gutter/Downspout Discharge	☐ No Permit	☐ Signs																													
AS400 Case Number:		Scheduled Time: Service Visit Duration: (005 min - 3.0 hrs)																													
Contact Information Location Financial Referral Dates/Agencies GIS User-Defined Fields Daily Activities Violations Invoices																															

Debra Wiley - ZAC Comments - Distribution Mtg. of 3/5/12

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 3/5/2012 10:50 AM
Subject: ZAC Comments - Distribution Mtg. of 3/5/12

Good Morning,

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.

2012-0198-A (4315 Notchcliff Rd.)
 Administrative Variance - Closing Date: 3/19/12

2012-0199-A (5309 Forge Rd.)
 No hearing date assigned as of 3/5/12

2012-0200-A (8624 Wise Ave.)
 Administrative Variance - Closing Date: 3/19/12

2012-0201-A (8112 Anita Rd.)
 No hearing date assigned as of 3/5/12

2012-0202-A (755 Seawall Rd.) - **CRITICAL AREA**
 Administrative Variance - Closing Date: 3/26/12

2012-0203-A (219 Gateswood Rd.)
 Administrative Variance - Closing Date: 3/26/12

2012-0204-A (8257 Bull Neck Rd.) - **CRITICAL AREA & FLOODPLAIN**
 Administrative Variance - Closing Date: 3/26/12

2012-0205-A (2315 Martin Dr. (Lot 136) - **CRITICAL AREA & FLOODPLAIN**
 No hearing date assigned as of 3/5/12

2012-0206-A (8808 Harkate Way)
 Administrative Variance - Closing Date: 3/26/12

Thanks.

Debbie Wiley
 Legal Administrative Secretary
 Office of Administrative Hearings
 105 West Chesapeake Avenue, Suite 103
 Towson, Md. 21204
 410-887-3868
 410-887-3468 (fax)
 dwiley@baltimorecountymd.gov



KEVIN KAMENETZ
County Executive

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

March 29, 2012

Nachum & Liya Pfeffer
8112 Anita Road
Baltimore MD 21208

RE: Case Number: 2012-0201A, Address: 8112 Anita Road, 21208

Dear Mr. & Ms. Pfeffer:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 24, 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 that reads "W. Carl Richards, Jr." The signature is stylized with a large, flowing "W" and "C".

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: 3-5-12

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

RE: Baltimore County
Item No 2012-0201-A
Variance
Nachum & Liya Pfeffer
8112 Anita 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. 2012-0201-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,

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: March 08, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For March 19, 2012
Item Nos. 2012-198,199,200, 201,202,203,205
And 206

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-03192012-NO COMMENTS.doc



0311003220

Lot # 8

0303053740

Lot # 7

8111

0311048500

Lot # 2

0319048600

0308006501

8108

1600013636

Lot # 6

Pt. Bk./Folio # 034125

0311048501

Lot # 3

8113

Pt. Bk. 34, Folio 125

0311003213

Lot # 5

Pt. Bk./Folio # 032008B

0319048590

PDM # 030101

2 CD

3 ED

NW 10-D

DR 1

2923

068C2

8201

0313026300

Lot # 4

Pt. Bk./Folio # 029009

ANITA RD

Lot # 4

1600012825

Pt. Bk. 32, Folio 8

0302059401

Lot # 2

8114

0311048340

Lot # 5

Pt. Bk. 29, Folio 9

0311003219

8200

Pt. Bk./Folio # 028002

0304003020

Pt. Bk. 28, Folio 2

Lot # 5

0314066290

0311068090

20000438

0311003210

Lot # 6

0319012811

8202

PLAT BOOK # 32 FOLIO # 8 10 DIGIT TAX # 1600012825 DEED REF. # 24066 / 00156



2012-0201-A

SHED IN SIDE YD. W/OUT PERMIT.