



KEVIN KAMENETZ
County Executive

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

September 10, 2012

Alice R. Muranko
7313 Holabird Avenue
Dundalk, Maryland 21222

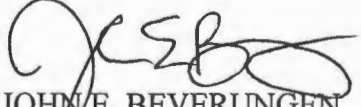
RE: PETITION FOR ADMINISTRATIVE VARIANCE
(7313 Holabird Avenue)
Case No. 2012-0312-A

Dear Ms. Muranko:

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.

Very truly yours,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE

(7313 Holabird Avenue)

Alice R. Muranko
Petitioner

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2012-0312-A

* * * * *

ORDER AND OPINION

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owner of the property, Alice R. Muranko. The Petitioner is requesting Variance relief from §§ 1B02.3.C.1 and 301 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed covered porch addition in the front and side yards connected to a proposed deck and a functionally attached existing carport, with a side yard setback of 2 ½ feet in lieu of the required 7 ½ feet and a functionally attached existing garage with a side and rear yard setback of 0 feet in lieu of the required 10 feet and 30 feet, respectively. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

This matter was originally filed as an Administrative Variance, with a closing date of July 9, 2012. Though a formal demand for a hearing was not filed, on July 23, 2012, Judge Lawrence M. Stahl requested a hearing on this matter due to discrepancies between the description of the relief and the site plan. The hearing was subsequently scheduled for Monday, September 10, 2012 at 10:00 AM in Room 205 of the Jefferson Building, 105 West Chesapeake Avenue, Towson.

The Zoning Advisory Committee (ZAC) comments were received and are made part of

ORDER RECEIVED FOR FILING

Date 9-10-12

By WJ

the record of this case. There were no adverse comments submitted from any of the County reviewing agencies.

Appearing at the public hearing in support for this case was Alice Muranko. 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 Baltimore County Zoning Regulations.

Testimony and evidence revealed that the subject property is 7,000 square feet and is zoned DR 5.5. The file contains several color photographs depicting the subject property and the immediate surroundings. The Petitioner's home is attractive and very well maintained, and she explained that the improvements will add to her living space and enjoyment of her property. Ms. Muranko explained that when the County zoning office first reviewed the plan, officials informed her that the proposed porch in the rear of her home must remain open. But the zoning office subsequently informed the Petitioner that the porch in the rear of the home could be covered, provided variance relief was obtained. The site plan (Exhibit 1) was amended to reflect that the porch in the rear yard will be covered, and the undersigned initialed that amendment.

Based upon the testimony and evidence presented, I will grant the request for variance relief. 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).

Petitioner has met this test.

The property is on a corner lot and Petitioner is faced with site constraints that existed when she purchased the home. In addition, the Petitioner would experience a practical difficulty,

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Date 9-10-12

By MS

if relief were denied, in that she would be unable to construct the covered porch and deck she had planned, as shown on Exhibit 1.

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

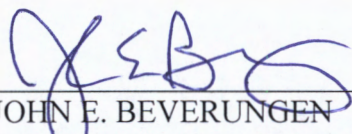
THEREFORE, IT IS ORDERED, this 10th day of September, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §§ 1B02.3.C.1 and 301 of the Baltimore County Zoning Regulations, to permit a proposed covered porch addition in the front and side yards connected to a proposed covered porch and a functionally attached existing carport, with a side yard setback of 2 ½ feet in lieu of the required 7 ½ feet and a functionally attached existing garage with a side and rear yard setback of 0 feet in lieu of the required 10 feet and 30 feet, respectively, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. The Petitioner may apply for appropriate permits and may be granted same upon receipt of this Order. However, the Petitioner is hereby made aware that proceeding at this time is at her 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 Petitioner 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 9-10-12

3

By dlw

**CBCA****ADMINISTRATIVE ZONING PETITION**

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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 7313 HOLABIRD AVENUE which is presently zoned RESIDENTIALDeed Reference 25236/59210 Digit Tax Account # 1202000145Property Owner(s) Printed Name(s) ALICE REGINA MURANKO(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and

Sections: 1B02.3.C.1 and 301

1. ☒ ADMINISTRATIVE

To permit a proposed covered porch addition in the front and side yards connected to a proposed open deck and a functionally attached existing carport, with a side yard set backs of 2 ½ feet in lieu of the required 7 ½ feet and a functionally attached existing garage with a side and rear yard set backs of "0" feet in lieu of the required 10 feet and 30 feet respectively.

of the zoning regulations of

2. ☐ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4-416(a)(2); (indicate type of work in this space to raze, alter or construct addition to building)

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 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:

ALICE MURANKO

Name #1 – Type or Print

Name #2 – Type or Print

Alice Muranko

Signature #1

Signature #2

7313 HOLABIRD AVE BALTO MD

Mailing Address

City

State

21222 410-285-1113

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this 9-10-12 day of SEP, 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.

Administrative Law Judge of Baltimore County

CASE NUMBER 2012-0312-A Filing Date 6/11/12 Estimated Posting Date 6/24/12 Reviewer LW

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE REVIEW HEARING)

4283

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the 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 property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 7313 Notaire Ave Baltimore MD 21228
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

I need a 7' deck for a table and grill and for it to be safe for my family to eat on outside my kitchen. I have a disability problem with my back and knees and the deck at the same level as my living area would surely improve my quality of life outside with my family and friends also, there is no door to access deck without steps. This will enable me to enjoy outside living without the worry of up and down the steps and falling. Thank you.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Alice Muranko
Signature of Affiant

Signature of Affiant

ALICE MURANKO
Name- Print or Type

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

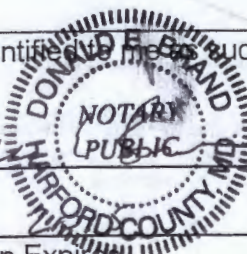
I HEREBY CERTIFY, this 5th day of June, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Alice R. Muranko
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal

Donna E. Grand
Notary Public

12-7
My Commission Expires



IMPORTANT: PLEASE REMOVE
BEFORE DRIVING VEHICLE

638351

Disabled Persons Parking
Identification Placard



EXPIRES

MARYLAND

8

MARYLAND

13
0085551

State of Maryland
Motor Vehicle Administration

MVA Disability Parking Certification
PLEASE REPORT STOLEN PLACARDS TO YOUR
LOCAL LAW ENFORCEMENT AGENCY

Soundex Number: M652048734924

Disability Code: 4

Placard/Plate Expiration Date: Aug 2013

Certification Expiration Date: N/A

Name: ALICE REGINA MURANKO

Address: 7313 HOLABIRD AVE

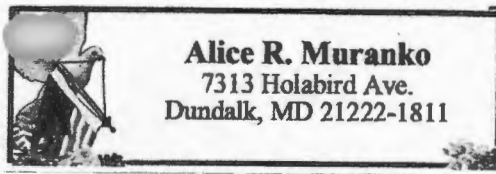
DUNDALK, MD 21222

Date of Birth: 12/04/1946

Sex: F

Placard/Plate Number: 638351





Beginning at a point on the South side of Holabird Avenue which is 46 feet wide at the corner of the East of Bayard Ave, which is 50 feet wide.

Being Lot #51 in the subdivision of Mountain Farms as recorded in Baltimore County Plat Book #12, Folio #41 containing 7006 square feet Located in the 12th Election District and 7th Council District.

Property Description

7313 Holabird Avenue
Dundalk, Maryland 21222

2012-0312-A

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

No. **83489**
 Date: **6/11/12**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 6/11/2012 6/11/2012 09:29:33 6
 REG WSDS WALKIN TTAY TST
 >RECEIPT # 667001 6/11/2012 CPLN
 Dept 5 528 ZONING VERIFICATION
 CR NO. 083489
 Recpt Tot \$75.00
 \$75.00 CK \$0.00 CA
 Baltimore County, Maryland

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

Total: **75.00**

Rec From: **Alice Muranko**
 For: **Administrative Variance**
Case # 2012-0312A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

M E M O R A N D U M

DATE: October 15, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0312-A - Appeal Period Expired

The appeal period for the above-referenced case expired on October 11, 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

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: 2012-0312A
Petitioner: Alicia Muranko
Address or Location: 7313 Holabird Avenue

PLEASE FORWARD ADVERTISING BILL TO:

Name: Alicia Muranko
Address: 7313 Holabird Avenue
Baltimore MD 21222
Telephone Number: 410-285-1113

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2012- 0312 -A Address 7313 Holabird
Contact Person: Gary Huick Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 6/11/12 Posting Date: 6/24/12 Closing Date: 7/9/12

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- 0312 -A Address 7313 Holabird Ave.
Petitioner's Name Alice Muranko Telephone 410-285-1113
Posting Date: 6/24/12 Closing Date: 7/9/12
Wording for Sign: To permit an existing open projection (covered porch) and garage with a side and rear yard setback of "0" feet for both respectively in lieu of the minimum required 7 1/2 feet, 10 feet and 30 feet respectively, functionally attached to a proposed open projection (covered porch) with a side yard setback of 2 1/2 feet in lieu of the minimum required 7 1/2 feet.

Revised 7/06/11

CERTIFICATE OF POSTING

RE: Case No 2012-0312-A

Petitioner/Developer ALICE
MULANKO

Date Of Hearing/Closing: 7/9/12

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

Attention:

Ladies and Gentlemen

This letter is to certify under penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 7313 HOLABIRD AVE

This sign(s) were posted on June 24, 2012
Month, Day, Year

Sincerely,

Martin Ogle 6/24/12
Signature of Sign Poster and Date

Martin Ogle
60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE# 2012-0312-A

TO REMOVE AN EXISTING OPEN PROTECTION (COVERED PORCH)
AND GARAGE WITH A SIDE AND REAR YARD SETBACK OF 0' FEET
TO BE REPLACED WITH A SIDE AND REAR YARD SETBACK OF 7'
FEET, 10' FEET AND 30' FEET RESPECTIVELY, FULLY TRIMMED
TO A PROPOSED OPEN PROTECTION (COVERED PORCH) WITH A SIDE
YARD SETBACK OF 3' FEET IN LIEU OF THE MINIMUM REQUIRED
7' FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 25-27(b)(1) OF THE ZONING CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC
HEARING CONCERNING THE PROPOSED VARIANCE. THE PUBLIC
HEARING WILL BE HELD AT THE ZONING OFFICE, 430 P.M. ON
MONDAY, JULY 9, 2012.
ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT LOCATED
AT 111 W. CHESAPEAKE AVE., TOWSON MD. 21204
TEL. 410-326-5100

THE MEETING ROOMS, TIMES, DATES, AND PLACES WILL BE MADE AVAILABLE TO THE PUBLIC
MEETING IS HANDICAP ACCESSIBLE

06/24/2012

Pratt & Pratt
6/24/12

CERTIFICATE OF POSTING

RE: Case No 2012-0312-A

Petitioner/Developer ALICE
MURANKO

Date Of Hearing/Closing: 9/10/12

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

Attention:

Ladies and Gentlemen

This letter is to certify under penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 7313 HOLABIRD AVENUE

This sign(s) were posted on August 21, 2012
Month, Day, Year

Sincerely,

Martin Ogle 8/21/12
Signature of Sign Poster and Date

Martin Ogle
60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411

ZONING NOTICE

CASE # 2012-0312-A

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

ROOM 205 JEFFERSON BUILDING 105 WEST

PLACE: CHESAPEAKE AVENUE, TOWSON 21204

DATE AND TIME: MONDAY, SEPTEMBER 10, 2012
AT 10:00 A.M.

REQUEST: VARIANCE TO PERMIT A PROPOSED COVERED
PORCH ADDITION IN THE FRONT AND SIDE YARDS
CONNECTED TO A PROPOSED OPEN DECK AND A FUNCTIONALLY
ATTACHED EXISTING CARPORT, WITH A SIDE YARD SETBACK OF
2 1/2 FT. IN LIEU OF THE REQUIRED 7 1/2 FT. AND A FUNCTIONALLY
ATTACHED EXISTING GARAGE WITH A SIDE AND REAR YARD
SETBACKS OF 0' 6" FT. IN LIEU OF THE REQUIRED 10 FEET
AND 30 FEET RESPECTIVELY.

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

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

Yachin Ogle 8/21/12

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: # 2012-0312-A

7313 Holabird Avenue

Corner of Holabird Avenue and Bayard Avenue

12th Election District - 7th Councilmanic District

Legal Owner(s): Alice Muranko

Variance: to permit a proposed covered porch addition in the front and side yards connected to a proposed open deck and a functionally attached existing carport, with a side yard setback of 2 1/2 ft. in lieu of the required 7 1/2 ft. and a functionally attached existing garage with a side and rear yard setbacks of "0" ft. in lieu of the required 10 feet and 30 feet respectively.

Hearing: Monday, September 10, 2012 at 10:00 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 accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
JT 8/657 Aug. '12 870027



501 N. Calvert Street, Baltimore, MD 21278

August 23, 2012

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on August 21, 2012.

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

PATUXENT PUBLISHING COMPANY

By: Susan Wilkinson

Susan Wilkinson

July 31, 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: 2012-0312-A

7313 Holabird Avenue

Corner of Holabird Avenue and Bayard Avenue

12th Election District – 7th Councilmanic District

Legal Owners: Alice Muranko

Variance to permit a proposed covered porch addition in the front and side yards connected to a proposed open deck and a functionally attached existing carport, with a side yard setback of 2 ½ ft. in lieu of the required 7 ½ ft. and a functionally attached existing garage with a side and rear yard setbacks of "0" ft. in lieu of the required 10 feet and 30 feet respectively.

Hearing: Monday, September 10, 2012 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director

AJ:kl

C: Alice Muranko, 7313 Holabird Avenue, Baltimore 21222

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, AUGUST 21, 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, August 21, 2012 Issue - Jeffersonian

Please forward billing to:

Permits, Approvals & Inspections
111 West Chesapeake Avenue, Directors Office
Towson, MD 21204

410-887-3353

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2012-0312-A

7313 Holabird Avenue
Corner of Holabird Avenue and Bayard Avenue
12th Election District – 7th Councilmanic District
Legal Owners: Alice Muranko

Variance to permit a proposed covered porch addition in the front and side yards connected to a proposed open deck and a functionally attached existing carport, with a side yard setback of 2 ½ ft. in lieu of the required 7 ½ ft. and a functionally attached existing garage with a side and rear yard setbacks of "0" ft. in lieu of the required 10 feet and 30 feet respectively.

Hearing: Monday, September 10, 2012 at 10:00 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 ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Debra Wiley - 2012-0312-A - 7313 Holabird Ave.

From: Debra Wiley
To: Lewis, Kristen
Date: 9/6/2012 12:36 PM
Subject: 2012-0312-A - 7313 Holabird Ave.
CC: Fisher, June

Hi Kristen,

I do not see a Hearing Notice in the above-referenced file for Monday, Sept. 10th @ 10 AM.

Can you send it via e-mail or fax. Thanks in advance.

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

CASE NAME Muranko
CASE NUMBER 2012-0312-A
DATE 9-10-12

[illegible]

CASE NO. 2017-

0312-A

CHECKLIST

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

6-27

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

NC

7-11

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

NC

FIRE DEPARTMENT

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

6-19

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: 8-21-12

SIGN POSTING

Date: 8-21-12

Jeffersonin
by Dgle 20 days ✓

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: Was AV (closing 7/1) Formal Demand -

Discrepancy b/w description of relief and site plan.

Maryland Department of Assessments and Taxation
Real Property Data Search (vw1.1A)
BALTIMORE COUNTY

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

Account Identifier:

District - 12 Account Number - 1202000145

Owner Information

Owner Name: MURANKO ALICE REGINA **Use:** RESIDENTIAL
Mailing Address: 7313 HOLABIRD AVE **Principal Residence:** YES
BALTIMORE MD 21222- **Deed Reference:** 1) /25236/ 00592
2)

Location & Structure Information

Premises Address **Legal Description**
7313 HOLABIRD AVE
0-0000 7313 HOLABIRD AVE
MOUNTAIN FARMS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	1
0103	0010	0515		0000			51	3	Plat Ref:	0012/ 0041

Town NONE
Ad Valorem
Tax Class

Special Tax Areas

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1948	1,352 SF	7,000 SF	04

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT BRICK	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2011	07/01/2012
Land	49,000	49,000		
Improvements:	138,200	94,600		
Total:	187,200	143,600	187,200	143,600
Preferential Land:	0			0

Transfer Information

Seller: GASPICH ALBERT	Date: 02/21/2007	Price: \$205,000
Type: ARMS LENGTH IMPROVED	Deed1: /25236/ 00592	Deed2:
Seller: BAUER BESSIE V	Date: 12/22/1972	Price: \$32,000
Type: ARMS LENGTH IMPROVED	Deed1: /05324/ 00780	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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: **Special Tax Recapture:**
Exempt Class: NONE

Homestead Application Information

Homestead Application Status: Approved 06/27/2012

Debra Wiley - 012-0312-A (9-10-12).doc

From: Kristen Lewis
To: Wiley, Debra
Date: 9/6/2012 12:44 PM
Subject: 012-0312-A (9-10-12).doc
Attachments: 012-0312-A (9-10-12).doc

Hi Debbie,

I believe the attached is the hearing notices that you were asking for.

9/10 10AM
205
AV
7-9-12

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: July 23, 2012

TO: Kristen Lewis
Dept. of Permits, Approvals and Inspections

FROM: Patricia Zook, Legal Secretary to
Lawrence M. Stahl, Managing Administrative Law Judge
Office of Administrative Hearings

RE: **Petition for Administrative Variance – Closing Date of 7-9-12**
Case No. 2012-0312-A – located at 7313 Holabird Avenue
Hearing Is Required

After a review of the above-captioned case file, Judge Stahl has determined that this case shall be set in for a formal hearing. There is a discrepancy between the description of the variance relief sought listed on the Petition and the accompanying site plan.

An e-mail was sent to Leonard Wasilewski on July 16, 2012 seeking clarification:

“The description says 'existing open projection (covered porch)', however on the site plan it shows the 'proposed covered porch' across the front of the dwelling and down the side of the dwelling. The site plan doesn't show the 'existing open projection (covered porch)'.”

On July 17, 2012 Leonard Wasilewski replied:

“It should read “existing carport and garage and a proposed covered porch.” ”

The Petition shall be revised/corrected to accurately reflect what relief is sought. The site plan shall also be revised/corrected as needed to reflect what relief is sought.

We are returning the file to you for further processing, i.e., notifying the Petitioners, posting of the hearing notice with revised/corrected description of relief being sought, advertising, etc.

Thank you for your attention and cooperation in this matter.

c: Debbie Wiley, Office of Administrative Hearings
Kristen Lewis, Zoning Review Office.

Patricia Zook - Re: Case 2012-0312-A (description and site plan)

From: Leonard Wasilewski
To: Zook, Patricia
Date: 7/17/2012 12:02 PM
Subject: Re: Case 2012-0312-A (description and site plan)
CC: Stahl, Lawrence

It should read "existing carport and garage and a proposed covered porch".

>>> Patricia Zook 7/16/2012 4:01 PM >>>
Lenny -

Please see the description below:

CASE NUMBER: 2012-0312-A
7313 Holabird Avenue
Location: Corner of Holabird Avenue and Bayard Avenue
12th Election District, 7th Council District
Legal owner: Alice Regina Muranko

ADMINISTRATIVE VARIANCE To permit an existing open projection (covered porch) and garage with a side yard and rear yard setback of 0 feet for both, in lieu of the minimum required 7.5 feet and 10 feet for side yard and 30 feet for the rear yard, respectively, functionally attached to a proposed open projection (covered porch) with a side yard setback of 2.5 feet in lieu of the minimum required 7.5 feet.

Closing: 7/9/2012

The description says 'existing open projection (covered porch)', however on the site plan it shows the 'proposed covered porch' across the front of the dwelling and down the side of the dwelling. The site plan doesn't show the 'existing open projection (covered porch)'. Should the description have referenced the 'existing garage' and 'proposed covered porch'?

Please clarify this for us.

Patti Zook
Baltimore County
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov



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DR 5.5

1948-1334-SPH

BL

NOT LOCATED

HOLABIRD AVE

DR 10.5

SE 3-E
103B1

7 CD

Lot # 51

12 CD

7313

1202000145

Lot # 52

1222035230

RO

7317

1212059150

Lot # 53

7319

1204020170

Lot # 54

Pl. Bk./Folio # 012041B

ALLEY

ALLEY

PDM # 128011

BAYARD AVE

Pl. Bk. 0000014, Folio 0048

DR 5.5

Lot # 60

1225045340

Lot # 61

1208001200

Lot # 62

1202002140

1203067655

Lot # 63

9/17/12 - from my waterworks

Patricia Zook - Re: Case 2012-0312-A (description and site plan)

From: Patricia Zook
To: Stahl, Lawrence; Wasilewski, Leonard
Date: 7/17/2012 12:42 PM
Subject: Re: Case 2012-0312-A (description and site plan)

Lenny-

I will check with Larry about processing since the description you have just provided me does not match what was posted. The petition wording may need to be revised and reposted. I will let you know.

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From: Leonard Wasilewski
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Subject: Re: Case 2012-0312-A (description and site plan)
CC: Stahl, Lawrence

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From: Patricia Zook
To: Wasilewski, Leonard
Date: 7/16/2012 4:01 PM
Subject: Case 2012-0312-A (description and site plan)
CC: Stahl, Lawrence

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Subject: Case 2012-0312-A (description and site plan)
Created By: pzook@baltimorecountymd.gov
Scheduled Date:
Creation Date: 7/16/2012 4:01 PM
From: Patricia Zook

Recipient

CC: Lawrence Stahl (lstahl@baltimorecountymd.gov)

To: Leonard Wasilewski (lwasilewski@baltimorecountymd.gov)

Action	Date & Time	Comment
Delivered	7/16/2012 4:01 PM	
Delivered	7/16/2012 4:01 PM	

Subject: Case 2012-0312-A (description and site plan)
Created By: pzook@baltimorecountymd.gov
Scheduled Date:
Creation Date: 7/16/2012 4:01 PM
From: Patricia Zook

Recipient

CC: Lawrence Stahl (lstahl@baltimorecountymd.gov)
To: Leonard Wasilewski (lwasilewski@baltimorecountymd.gov)

Action	Date & Time	Comment
Read	7/17/2012 9:02 AM	
Read	7/17/2012 9:42 AM	

JB 9/10
10am

Case No.: 2012-0312-A

Exhibit Sheet

Petitioner/Developer

Protestants DW 10-15-12
DW 9-10-12

No. 1	Sitz Plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

[illegible]

Patricia Zook - Case No. 2012-0312-A -- located at 7313 Holabird Avenue -- set in for a formal hearing

From: Patricia Zook
To: Lewis, Kristen
Date: 7/23/2012 11:39 AM
Subject: Case No. 2012-0312-A -- located at 7313 Holabird Avenue -- set in for a formal hearing
CC: Fisher, June; Wiley, Debra
Attachments: IO-2012-0312-A description does not match SP; set in for hearing.doc

Kristen -

Please see the memorandum to the file regarding this administrative variance request that shall be set in for a formal hearing.

Patti Zook
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pzook@baltimorecountymd.gov



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Created By: pzook@baltimorecountymd.gov
Scheduled Date:
Creation Date: 7/23/2012 11:39 AM
From: Patricia Zook

Recipient	Action	Date & Time	Comment
CC: Debra Wiley (dwiley@baltimorecountymd.gov)	Delivered	7/23/2012 11:39 AM	
CC: June Fisher (jafisher@baltimorecountymd.gov)	Pending		
To: Kristen Lewis (klewis@baltimorecountymd.gov)	Pending		

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: July 23, 2012

TO: Kristen Lewis
Dept. of Permits, Approvals and Inspections

FROM: Patricia Zook, Legal Secretary to
Lawrence M. Stahl, Managing Administrative Law Judge
Office of Administrative Hearings

RE: **Petition for Administrative Variance – Closing Date of 7-9-12
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Hearing Is Required**

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CC: Stahl, Lawrence

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7/17/12 - from Henry Wassenaar

Patricia Zook - Re: Case 2012-0312-A (description and site plan)

From: Patricia Zook
To: Stahl, Lawrence; Wasilewski, Leonard
Date: 7/17/2012 12:42 PM
Subject: Re: Case 2012-0312-A (description and site plan)

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From: Patricia Zook
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Subject: Case 2012-0312-A (description and site plan)
CC: Stahl, Lawrence

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Created By: pzook@baltimorecountymd.gov
Scheduled Date:
Creation Date: 7/16/2012 4:01 PM
From: Patricia Zook

Recipient	Action	Date & Time	Comment
CC: Lawrence Stahl (lstahl@baltimorecountymd.gov)	Delivered	7/16/2012 4:01 PM	
To: Leonard Wasilewski (lwasilewski@baltimorecountymd.gov)	Delivered	7/16/2012 4:01 PM	

Subject: Case 2012-0312-A (description and site plan)
Created By: pzook@baltimorecountymd.gov
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Recipient	Action	Date & Time	Comment
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To: Leonard Wasilewski (lwasilewski@baltimorecountymd.gov)	Read	7/17/2012 9:42 AM	

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>6-27</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>nc</u>
<u>7-11</u>	DEPS (if not received, date e-mail sent _____)	<u>nc</u>
_____	FIRE DEPARTMENT	<u>—</u>
_____	PLANNING (if not received, date e-mail sent _____)	<u>—</u>
<u>6-19</u>	STATE HIGHWAY ADMINISTRATION	<u>nc</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	<u>—</u>
_____	ADJACENT PROPERTY OWNERS	<u>—</u>
ZONING VIOLATION	(Case No. <u>—</u>)	
PRIOR ZONING	(Case No. <u>—</u>)	
NEWSPAPER ADVERTISEMENT	Date: <u>—</u>	
SIGN POSTING	Date: <u>6-24</u> by <u>Ogle</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Pictures

7313 Holabird Ave.
Dundalk, Maryland
21222

2012-0312-A

Front View

7313 Holabird Avenue
Dundalk, Maryland 21222

South
↑



EAST ←

→ WEST

↓
NORTH

2012-0312-A

Right Side South

7313 Holabird Avenue
Bundick, Maryland 21222



Looking South on Bayard Ave.

2012-0312-A

Left Side South

7313 Holabird Avenue
Bundick, Maryland 21222



Looking South on driveway of
7315 Holabird Ave.

Left Side South

7313 Holabird Avenue
Dundalk, Maryland 21222



Looking South down property

2012-0312-A

Left Side North
7313 Holabird Avenue
Dundalk, Maryland 21222



Looking North upside of House

2012-0312-A

Back of Home East

7313 Holabird Avenue
Dundalk, Maryland 21222



Facing East

2012-0312-A

North View

7313 Holabird Avenue
Dundalk, Maryland 21222



Facing North on Bayard Avenue
in alley at corner of property
2012-0312-A

South View

7313 Holabird Avenue
Dundalk, Maryland 21222

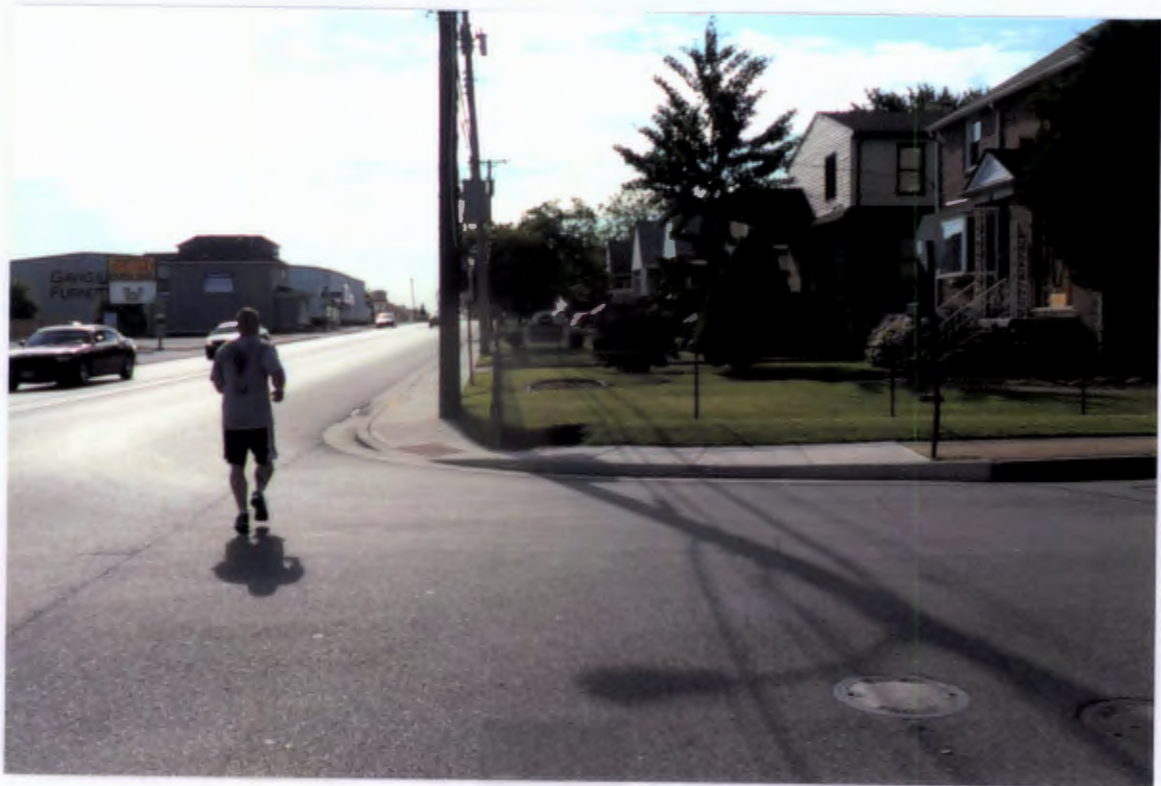


Facing South on Bayard Avenue
From front corner of property on Holabird.

2012-0312-A

● East View ●

7313 Holabird Avenue
Dundalk, Maryland 21222



Facing East at corner of Holabird
and Bayard Avenue.

2012-0312-A

West View in Back

7313 Holabird Avenue
Dundalk, Maryland 21222



Facing West down the alley.

2012-0312-A

North View

7313 Holabird Avenue
Dundalk, Maryland 21222



North View of back yard from alley

2012-0312-A

AV
7-9-12

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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: July 11, 2012

SUBJECT: DEPS Comment for Zoning Item # 2012-0312-A
Address 7313 Holabird Avenue
(Muranko Property)

Zoning Advisory Committee Meeting of June 18, 2012.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: *Jeff Livingston; Development Coordination*

RECEIVED
JUL 11 2012
OFFICE OF ADMINISTRATIVE HEARINGS

Maryland Department of Assessments and Taxation
Real Property Data Search (vw2.2A)
BALTIMORE COUNTY

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

2012-0312-A

Account Identifier: District - 12 Account Number - 1202000145

Owner Information

Owner Name: MURANKO ALICE REGINA **Use:** RESIDENTIAL
Mailing Address: 7313 HOLABIRD AVE **Principal Residence:** YES
BALTIMORE MD 21222- **Deed Reference:** 1) /25236/ 00592
2)

Location & Structure Information

Premises Address **Legal Description**
7313 HOLABIRD AVE
0-0000 7313 HOLABIRD AVE
MOUNTAIN FARMS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	1
0103	0010	0515		0000			51	3	Plat Ref:	0012/ 0041

Town NONE

Special Tax Areas **Ad Valorem**
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1948	1,352 SF	7,000 SF	04

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT BRICK	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2011	07/01/2012
Land	49,000	49,000		
Improvements:	138,200	94,600		
Total:	187,200	143,600	187,200	143,600
Preferential Land:	0			0

Transfer Information

Seller: GASPICH ALBERT	Date: 02/21/2007	Price: \$205,000
Type: ARMS LENGTH IMPROVED	Deed1: /25236/ 00592	Deed2:
Seller: BAUER BESSIE V	Date: 12/22/1972	Price: \$32,000
Type: ARMS LENGTH IMPROVED	Deed1: /05324/ 00780	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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: **Special Tax Recapture:**
Exempt Class: NONE

Homestead Application Information

Homestead Application Status: Approved 06/27/2012

Debra Wiley - ZAC Comments - Distribution Mtg. of June 18, 2012

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 6/19/2012 8:28 AM
Subject: ZAC Comments - Distribution Mtg. of June 18, 2012

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.

2012-0310-A - 32 Bramleigh Rd.
Administrative Variance - Closing Date: 7/2

2012-0311-A - 6624 Baltimore National Pike
No hearing date in data base as of 6/18

2012-0312-A - 7313 Holabird Avenue - **CRITICAL AREA**
Administrative Variance - Closing Date: 7/9

2012-0313-SPH - 6915 Markel Avenue
No hearing date in data base as of 6/18

2012-0314-A - 12235 Jerico Road - **HISTORIC**
Administrative Variance - Closing Date: 7/9

2012-0315-X - 9831 Van Buren Lane
No hearing date in data base as of 6/18

2012-0316-A - 6 Saxony Court
Administrative Variance - Closing Date: 7/9

2012-0318-A - 12301 Harford Road
Administrative Variance - Closing Date: 7/9

2012-0319-A - 313 Weatherbee
Administrative Variance - Closing Date: 7/9

2012-0320-X - 6850 Sunshine Avenue
No hearing date in data base as of 6/18

2012-0321-A - 6506 Hal Court
Administrative Variance - Closing Date: 7/9

2012-0322-X - 10307 Davis Avenue
No hearing date in data base as of 6/18



KEVIN KAMENETZ
County Executive

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

July 10, 2012

Alice Muranko
7313 Holabird Avenue
Baltimore MD 21222

RE: Case Number: 2012-0312-A, Address: 7313 Holabird Avenue, 21222

Dear Ms. Muranko:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 11, 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: jaf

Enclosures

c: People's Counsel

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



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

Date: 6-19-12

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

RE: Baltimore County
Item No 2012-0312-A
Administrative Variance
Alice Muranko
7313 Holabird Avenue.

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. 2012-0312-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: June 27, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For July 02, 2012
Item Nos. 2012-0310, 0311, 0312, 0313, 0314, 0315, 0316, 0318, 0319
0321 and 0322

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-07022012-NO COMMENTS.doc

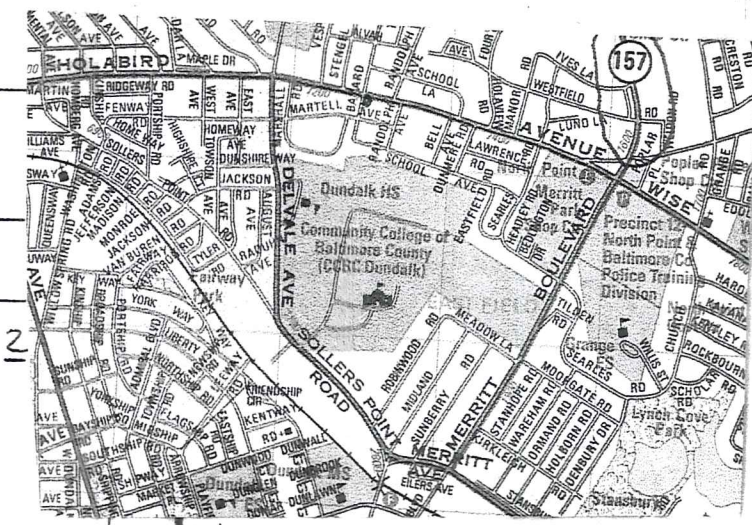
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 7313 HOLABIRD AVENUE OWNER(S) NAME(S) ALICE MURANKO

SUBDIVISION NAME MOUNTAIN FARMS, PLAT 1 LOT # 51 BLOCK # _____ SECTION # _____

PLAT BOOK # 12 FOLIO # 41 10 DIGIT TAX # 1202000145 DEED REF. # 25236/00592

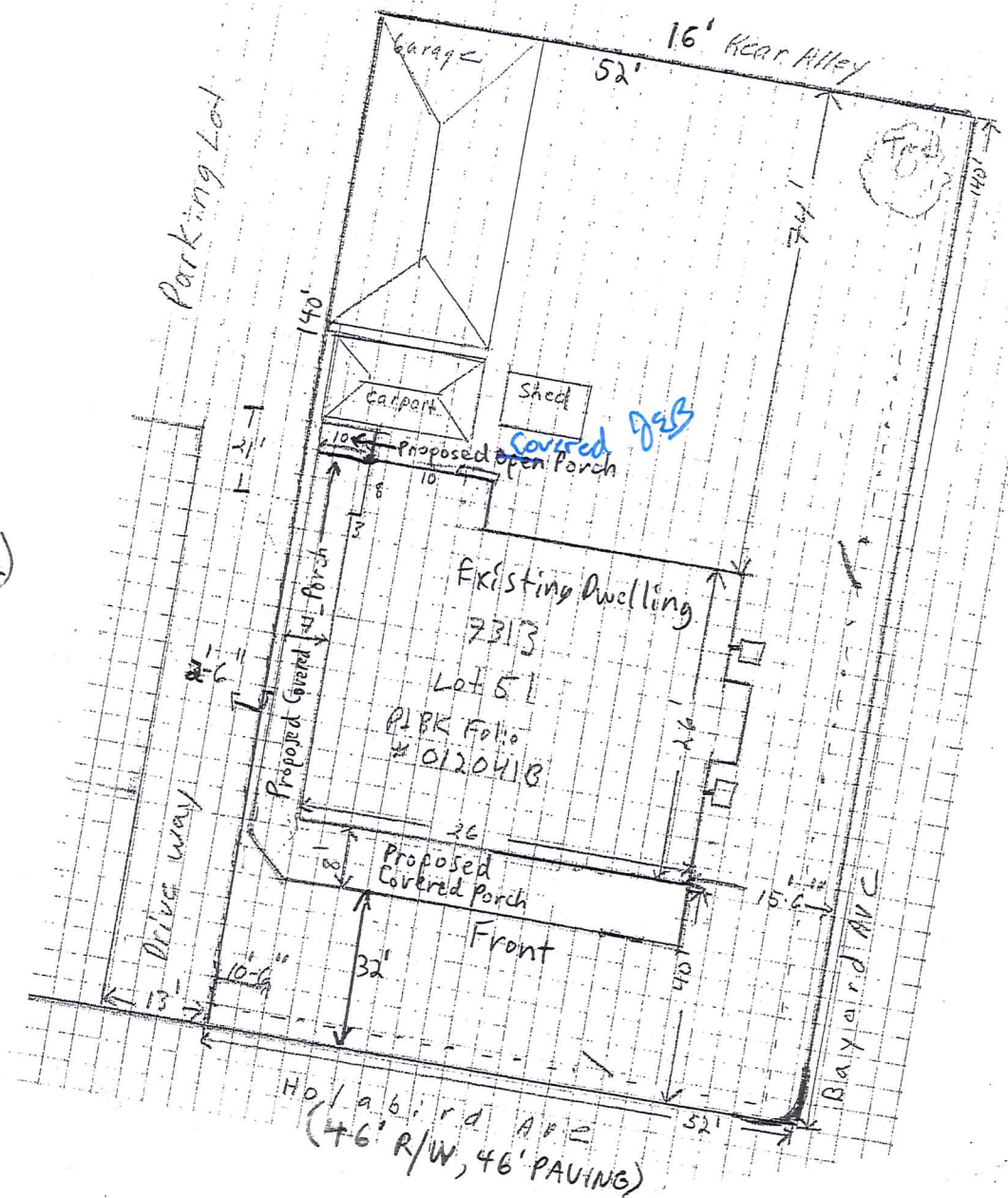
SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 103 B1
SITE ZONED DR S.5
ELECTION DISTRICT 12th
COUNCIL DISTRICT 7th
LOT AREA ACREAGE _____
OR SQUARE FEET 7000 sq. ft.
HISTORIC? NO
IN CBCA? YES
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS:
PUBLIC X PRIVATE _____
SEWER IS:
PUBLIC X PRIVATE _____
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

7315
Holabird
(Lot 52)



7291
Holabird
(Lot 36)



PLAN DRAWN BY ALICE MURANKO

DATE 6/5/2012 SCALE: 1 INCH = 50 FEET

2012-0312A

VIOLATION CASE INFO:

PETITIONER'S

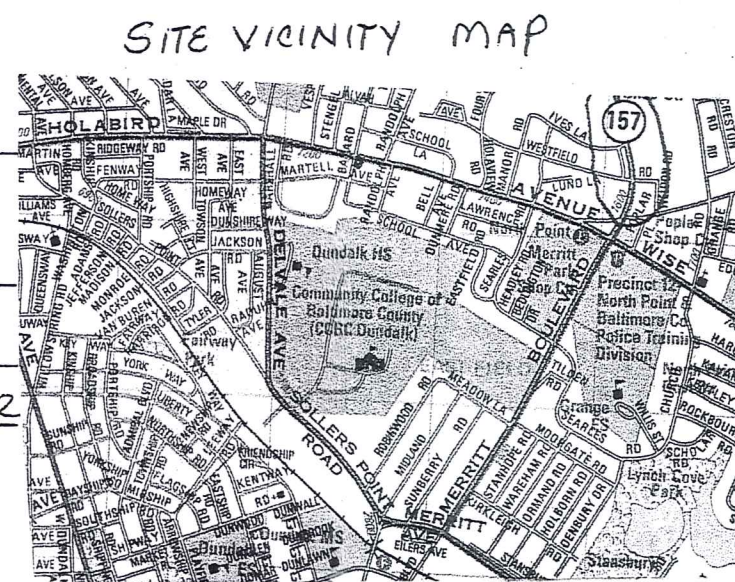
EXHIBIT NO. 1

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 7313 HOLABIRD AVENUE OWNER(S) NAME(S) ALICE MURANKO

SUBDIVISION NAME MOUNTAIN FARMS, PLAT 1 LOT # 51 BLOCK # _____ SECTION # _____

PLAT BOOK # 12 FOLIO # 41 10 DIGIT TAX # 1202000145 DEED REF. # 25236/00592



MAP IS NOT TO SCALE

ZONING MAP# 103 B1

SITE ZONED DR S.5

ELECTION DISTRICT 12th

COUNCIL DISTRICT 7th

LOT AREA ACREAGE _____

OR SQUARE FEET 7000 sq. ft.

HISTORIC? NO

IN CBCA? YES

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

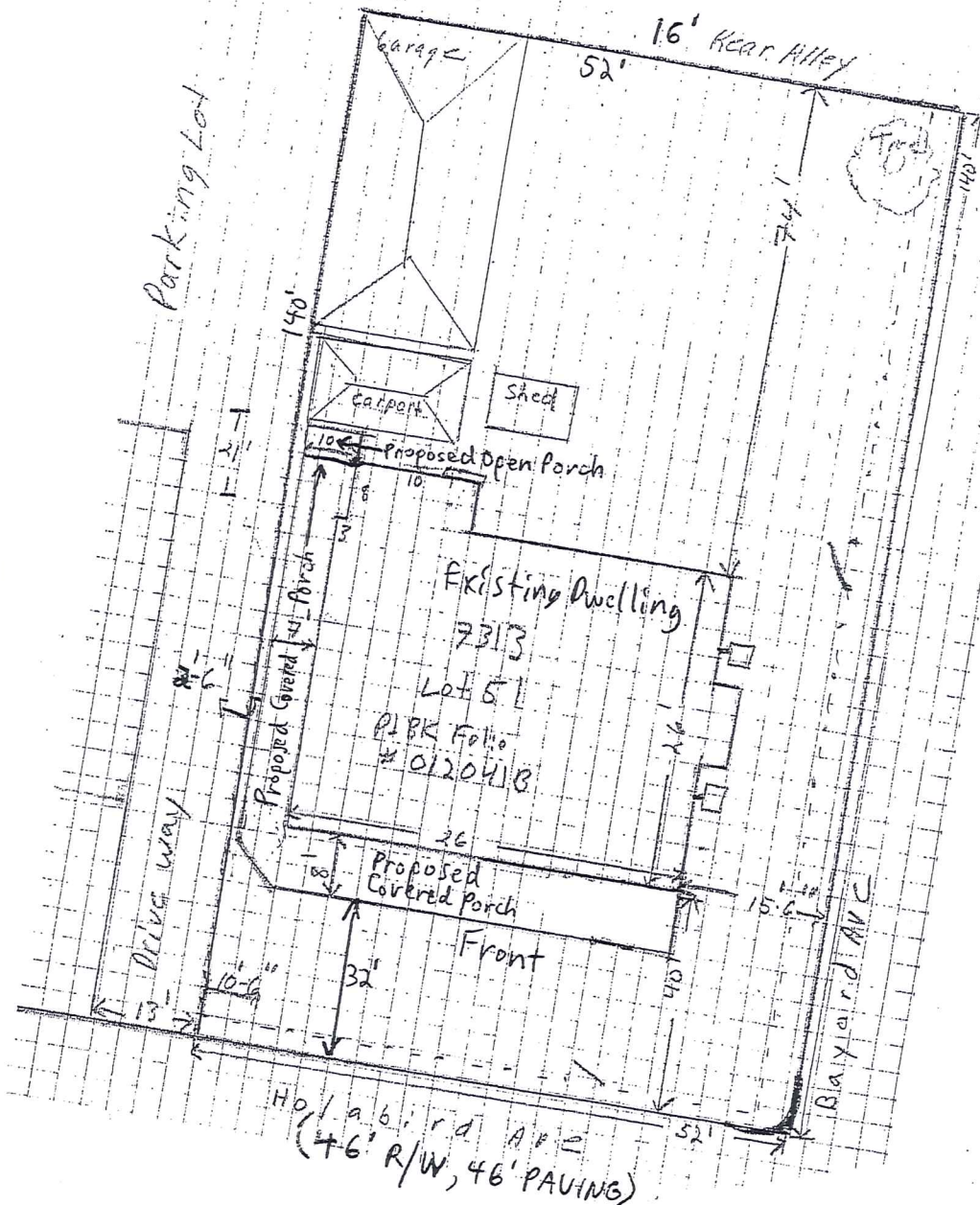
PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

2012-0312-A VIOLATION CASE INFO:

7315
Holabird
(Lot 52)



7291
Holabird
(Lot 36)



PLAN DRAWN BY ALICE MURANKO

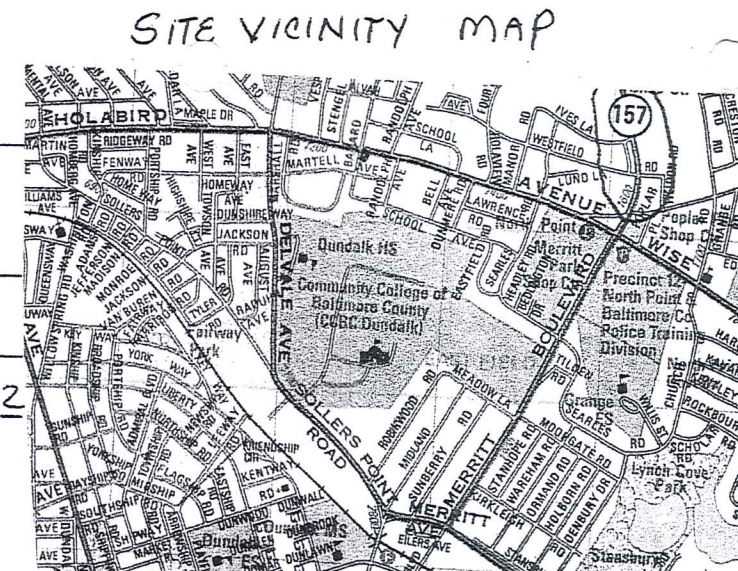
DATE 6/5/2012 SCALE: 1 INCH = 50 FEET

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ADDRESS 7313 HOLABIRD AVENUE OWNER(S) NAME(S) ALICE MURANKO

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PLAT BOOK# 12 FOLIO# 41 10 DIGIT TAX# 1202000145 DEED REF.# 25236/00592



MAP IS NOT TO SCALE

ZONING MAP# 103 B1

SITE ZONED DR S.5

ELECTION DISTRICT 12th

COUNCIL DISTRICT 7th

LOT AREA ACREAGE _____

OR SQUARE FEET 7000 sq. ft.

HISTORIC? NO

IN CBCA? YES

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UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

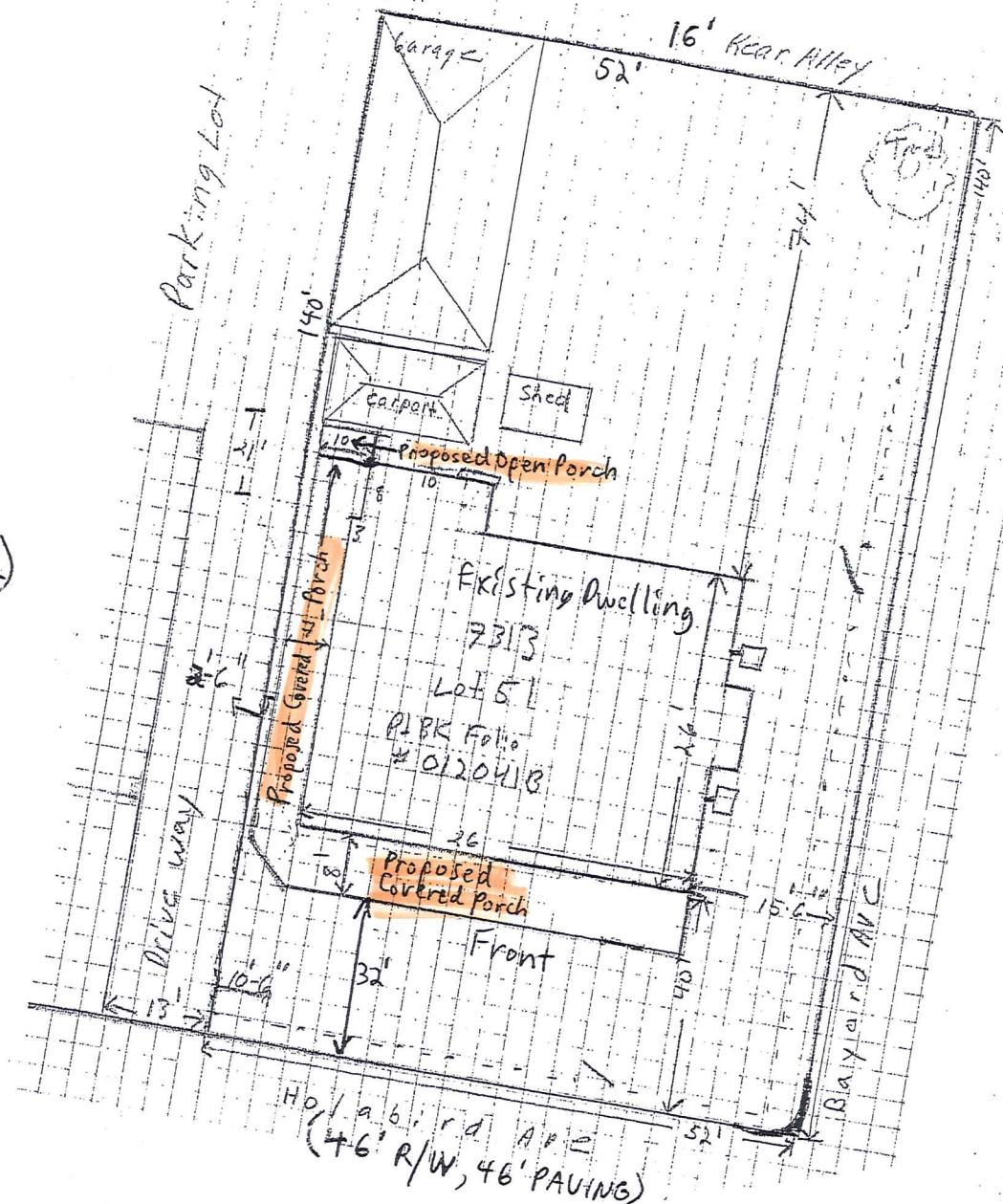
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(Lot 52)



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Holabird
(Lot 36)



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DATE 6/5/2012 SCALE: 1 INCH = 50 FEET

2012 0312A