



KEVIN KAMENETZ,
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

October 31, 2012

Anatoliy Roydich
Nelya Roydich
307 Lantana Drive
Owings Mills, Maryland 21117

RE: **PETITION FOR ADMINISTRATIVE VARIANCE**
(307 Lantana Drive)
Case No. 2013-0070-A

Dear Mr. and Mrs. Roydich:

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 410-887-3868.

Very truly yours,

A handwritten signature in black ink, appearing to read "L. Stahl", is written over the typed name "LAWRENCE M. STAHL".

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE *
(307 Lantana Drive)
4th Election District *
Anatoliy and Nelya Roydich *
Petitioners *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2013-0070-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Administrative Variance filed by the legal owners of the subject property, Anatoliy and Nelya Roydich. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an existing accessory structure (shed) to remain in the side yard in lieu of the required rear yard placement. 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. There were no adverse comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 30, 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

ORDER RECEIVED FOR FILING

Date 10-31-12

By [Signature]

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.

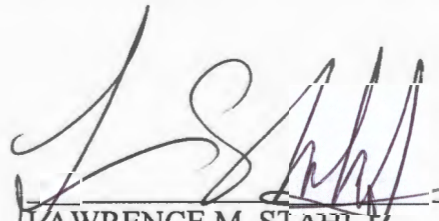
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 31st day of October, 2012 by the Administrative Law Judge for Baltimore County that the Petition for Variance from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an existing accessory structure (shed) to remain in the side yard in lieu of the required rear yard placement, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. The Petitioners may apply for any appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would 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.


LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS/dlw

ORDER RECEIVED FOR FILING

Date 10-31-12 2

By dlw



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 307 LANTANA DR. OWINGS MILLS, MD which is presently zoned BALTIMORE COUNTY

Deed Reference _____ 10 Digit Tax Account # 1800013155

Property Owner(s) Printed Name(s) ANATOLIY & NELYA ROYDICH

(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 plat attached hereto and made a part hereof, hereby petition for a

1. ☒ **ADMINISTRATIVE VARIANCE** from section(s) BLZR 400.1
TO PERMIT AN EXISTING ACCESSORY STRUCTURE (SHED) TO REMAIN IN THE
SIDE YARD, IN LIEU OF THE REQUIRED REAR YARD PLACEMENT.

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

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)

Administrative Special Hearing

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:

ANATOLIY ROYDICH, NELYA ROYDICH

Name #1 – Type or Print

Name #2 – Type or Print

Anatoliy Roydich Nelya Roydich

Signature #1

Signature #2

307 LANTANA DR OWINGS MILLS MD

Mailing Address City State

21117, 410-356-4881

Zip Code Telephone # Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING
10-31-12
DW

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 _____ 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.

Administrative Law Judge of Baltimore County

CASE NUMBER 2013-0070-A Filing Date 9/19/12 Estimated Posting Date 9/30/12 Reviewer JS

Affidavit in Support of Administrative Variance

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

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: 307 LANTANA DRIVE OWINGS MILLS MD 21117
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)

When I purchased the shed was under the impression from my discussion with the salesman that they would locate the shed in its proper location. However it was not and I am placed in a position of Financial Hardship. To relocate includes the cost of moving it as well as clearing an area in addition to placing it too close to the house. The cost of this work has been estimated at \$1500. This is more than I paid for the shed. Please help me it at all possible to keep it where it is. Thank you in advance.

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

Anatoliy Roydich

Signature of Affiant

ANATOLIY ROYDICH

Name- Print or Type

Signature of Affiant

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 08 day of 17, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

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

Baltimore Co.
Notary Public

08.27.2015
My Commission Expires

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013- 0070 -A Address 307 LANTANA DRIVE

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/19/12 Posting Date: 9/30/12 Closing Date: 10/15/12

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

- 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.
- 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.
- 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.
- 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 2013- 0070 -A Address 307 LANTANA DRIVE

Petitioner's Name ROYDICH Telephone 410-356-4881

Posting Date: 9/30/12 Closing Date: 10/15/12

Wording for Sign: To Permit AN EXISTING ACCESSORY STRUCTURE (SHED) TO
REMAIN IN THE SIDE YARD, IN LIEU OF THE REQUIRED REAR YARD
PLACEMENT.

Revised 7/06/11

PROPERTY DESCRIPTION:

307 LANTANA DRIVE

The property located on the north-east corner of the intersection of Lantana Drive and Supreme Court.

Lot numbered 16C, in Block "C", as shown on a plat of a subdivision entitled "Timber Grove, Section II, Plat Three", recorded among the Land Records of Baltimore County, Maryland, at Liber EHK, JR 45 at folio 81. The improvements thereon being known as No. 07 Lantana Drive.

2013-0070-A

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

No. **90152**

Date: **9-19-12**

PAID RECEIPT

BUSINESS ACTUAL DATE 9/19/2012 9/19/2012 09100001

REC WSDS MARYLN 0902 0902
 >>RECEIPT # 234234 9/19/2012 0910

Dept 5 300 00000 VERIFICATION
 CP NO. 090152

Receipt Tot \$75.00
 \$1.00 CH \$100.00 CA
 \$25.00 CG
 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: **ROYDICH**

For: **2013-0070-A**

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

Date: 9-30-12

RE: Case Number: 2013-0070-A

Petitioner/Developer: Nelya Roydech

Date of Hearing/Closing: 10/15/12

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 307 Lantana Dr

30/12

(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2013-0070-A
TO PERMIT AN EXISTING ACCESSORY
STRUCTURE (SHED) TO REMAIN IN THE
SIDE YARD IN LIEU OF THE REQUIRED
REAR YARD PLACEMENT

PUBLIC HEARING ?
PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE

10-15-12
AVAILABLE AT THE DEPARTMENT OF
PLANNING AND ZONING OFFICE BUILDING,
100 N. E. ST. BALTIMORE, MD 21201



KEVIN KAMENETZ
County Executive

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

October 16, 2012

Anatoliy & Nelya Roydich
307 Lantana Drive
Owings Mills MD 21117

RE: Case Number: 2013-0070 A, Address: 307 Lantana Drive, 21117

Dear Mr. & Ms. Roydich:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 19, 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



Darrell B. Mobley, Acting Secretary
Melinda B. Peters, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 9-27-12

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

RE: Baltimore County
Item No. 2013-0070-A
Administrative Variance
Anatoliy & Nelya Roydich
307 Lantana Drive.

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. 2013-0070-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

Debra Wiley - ZAC Comments - Distribution Mtg. of 9/24

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Subject: ZAC Comments - Distribution Mtg. of 9/24

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.

2013-0064-A - 9535 Gunhill Circle
Administrative Variance - Closing Date: 10/8

2013-0066-A - 10904 Liberty Road
Administrative Variance - Closing Date: 10/8

2013-0067-A - 7312 Wenig Avenue
No hearing date as of 9/24

2013-0068-A - 10515 Vincent Road
Administrative Variance - Closing Date: 10/15

2013-0069-A - 11216 Bird River Grove Road
No hearing date as of 9/24

2013-0070-A - 307 Lantana Drive
Administrative Variance - Closing Date: 10/15

2013-0071-SPH - 1600 Frederick Road
No hearing date as of 9/24

Thanks !

AV 10-15

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

OCT 03 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: October 3, 2012

SUBJECT: DEPS Comment for Zoning Item # 2013-0070-A
Address 307 Lantana Drive
(Roydich Property)

Zoning Advisory Committee Meeting of September 24, 2012.

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

Reviewer: *Jeff Livingston – Development Coordination*

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: September 25, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For October 8, 2012
Item Nos. 2013-0064, 0066, 0067, 0068 and 0070

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

DAK
cc: File

M E M O R A N D U M

DATE: December 3, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0070-A - Appeal Period Expired

The appeal period for the above-referenced case expired on November 30, 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

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>9-25</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NO</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>9-27</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>9-30-12</u> by <u>Pleson</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____



307 LANTANA DR.

2013-0070-A

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 - 04 Account Number - 1800013155

Owner Information

Owner Name: ROYDICH ANATOLIY
ROYDICH NELYA
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 307 LANTANA DR
OWINGS MILLS MD 21117-1335
Deed Reference: 1) /14395/ 00495
2)

Location & Structure Information

Premises Address 307 LANTANA DR
0-0000
Legal Description .1472 AC
307 LANTANA DR
TIMBER GROVE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	3
0058	0002	0812		0000	2	C	16	1	Plat Ref:	0045/ 0081

Town NONE

Special Tax Areas

Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1987	1,031 SF	6,414 SF	04

Stories	Basement	Type	Exterior
1.000000	YES	SPLIT FOYER	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2012	07/01/2013
Land	102,400	102,400		
Improvements:	144,900	144,900		
Total:	247,300	247,300	247,300	
Preferential Land:	0			

Transfer Information

Seller:	Date:	Price:
CRANE WILLIAM GORDON	04/06/2000	\$145,000
Type: ARMS LENGTH IMPROVED	Deed1: /14395/ 00495	Deed2:
RYAN HOMES INC	10/09/1987	\$97,400
Type: ARMS LENGTH IMPROVED	Deed1: /07695/ 00629	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	

Tax Exempt:
Exempt Class: **Special Tax Recapture:** NONE

Homestead Application Information

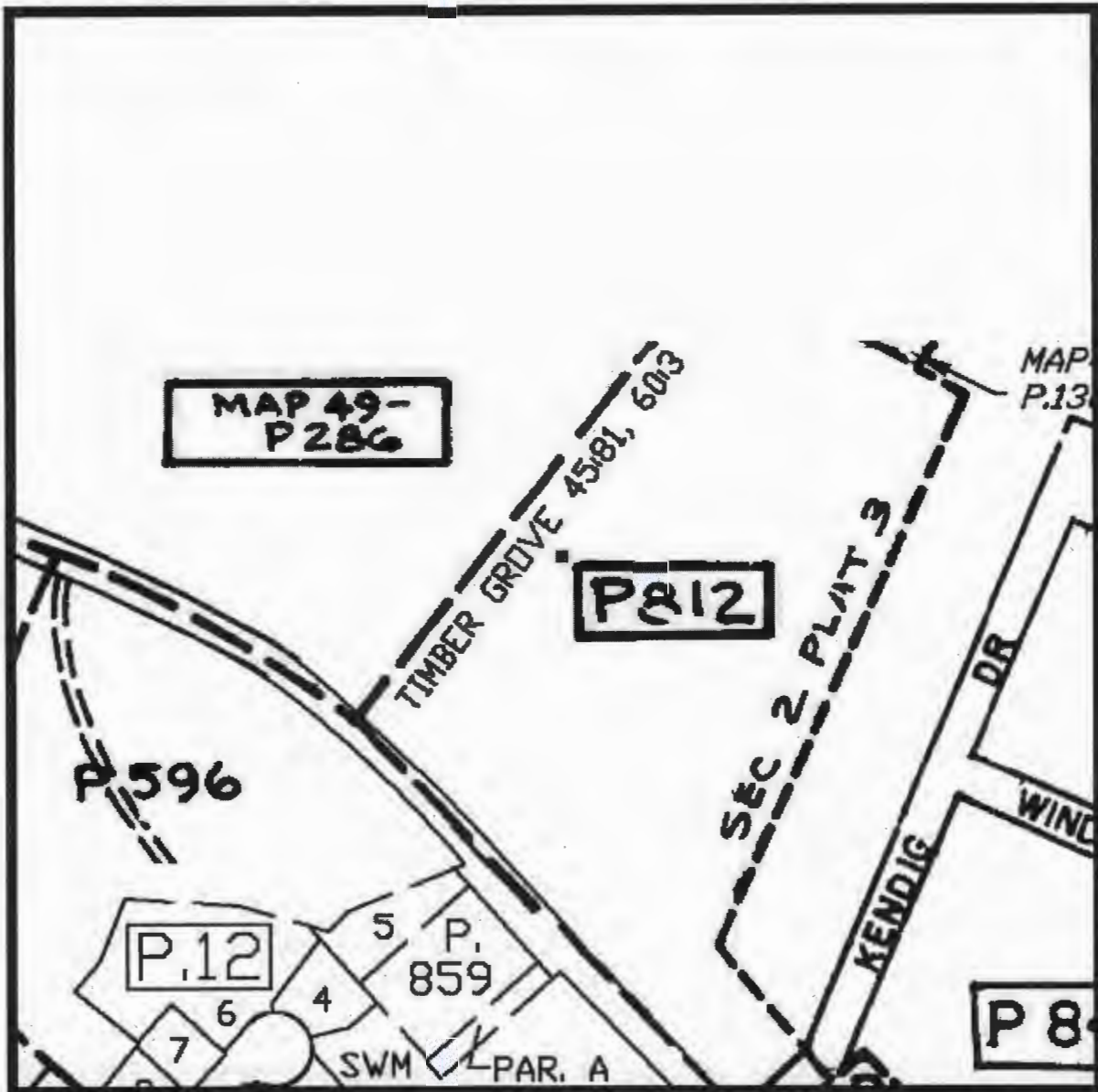
Homestead Application Status: Approved 02/23/2012



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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

District - 04 Account Number - 1800013155



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Property maps provided courtesy of the Maryland Department of Planning ©2011.
 For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

049A3

5

1800009230

Lot # 102B
1800009239

1800009240

Lot # 94B 1800009231

Lot # 101B
1800009238

1800013141
Lot # 2

3
Lot # 95B
1800009232

Lot # 100B
1800009237

CIRCUIT CT

Lot # 96B
1800009233

Lot # 12 1800013151

1800009234
Lot # 97B

Lot # 99B
1800009236

313
1800013152
Lot # 13

Lot # 10
2100011131

306
1800009235
Lot # 98B

311
1800013153
Lot # 14

2100011130
Lot # 9

KEARNEY DR

DR 3.5

Pt. Bk./Folio # 045081

NW 14-I

200
Lot # 20D 1800009261
Pt. Bk. 0000044, Folio 0058

NOT LOCATED

307
1800013155
Lot # 16

PDM # 040121

2100011150
Pt. Bk. 0000060, Folio 0003

2 CD 4 ED

058A1

Lot # 11
2100011132

Pt. Bk./Folio # 061133A

Pt. Bk. 0000061, Folio 0133
2100011133

1800009262

LANTANA DR

SUPREME CT

Lot # 27 1800013166

Lot # 17

Lot # 18
2100011134

303
Lot # 28 1800013167

Lot # 24
2100011140

2100011135
Lot # 19

301
Pt. Bk. 0000045, Folio 0081
1800013168
Lot # 29

Pt. Bk./Folio # 060003

Lot # 23
2100011139

Lot # 22
2100011138

Lot # 20
2100011136

ACADEMY AVE

Lot # 25
2100011141
1990-0342-A

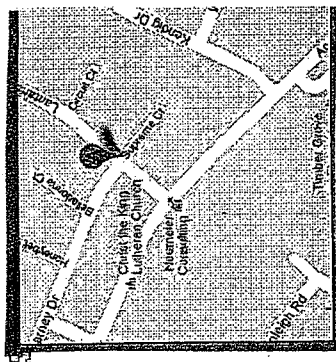
1996-0461-A

Lot # 22

2100011137
9 Lot # 21

2100011142
Lot # 26

2013-0070-A



MAP IS NOT TO SCALE
ZONING MAP# 058A1
SITE ZONED DR 3.5
ELECTION DISTRICT 04
COUNCIL DISTRICT
LOT AREA ACRES 0.15
OR SQUARE FEET 6414
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS:
PUBLIC X PRIVATE
SEWER IS:
PUBLIC X PRIVATE
PRIOR HEARING?
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

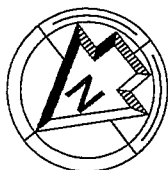
VIOLATION CASE INFO:

0114941

FIELD WORK DATE: 9/13/2012

REVISION HISTORY: (rev.0 9/14/2012)

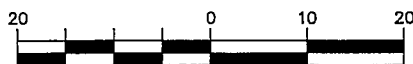
1209.0871
LOCATION DRAWING
LOT 16C, BLOCK C
TIMBER GROVE
BALTIMORE COUNTY, MARYLAND
09-14-2012 SCALE 1"=20'



NOTES:

1. THE FENCE APPEARS TO BE ON THE SIDE PROPERTY LINES AND OFF OF THE REAR PROPERTY LINE.
2. FENCE OWNERSHIP NOT DETERMINED.
3. THE SHED APPEARS TO BE INSIDE OF THE 15' S.B.L.
4. THE PORCH APPEARS TO CROSS THE FRONT 25' S.B.L. BY 4' +/-.

LOT 15C
BLK "C"

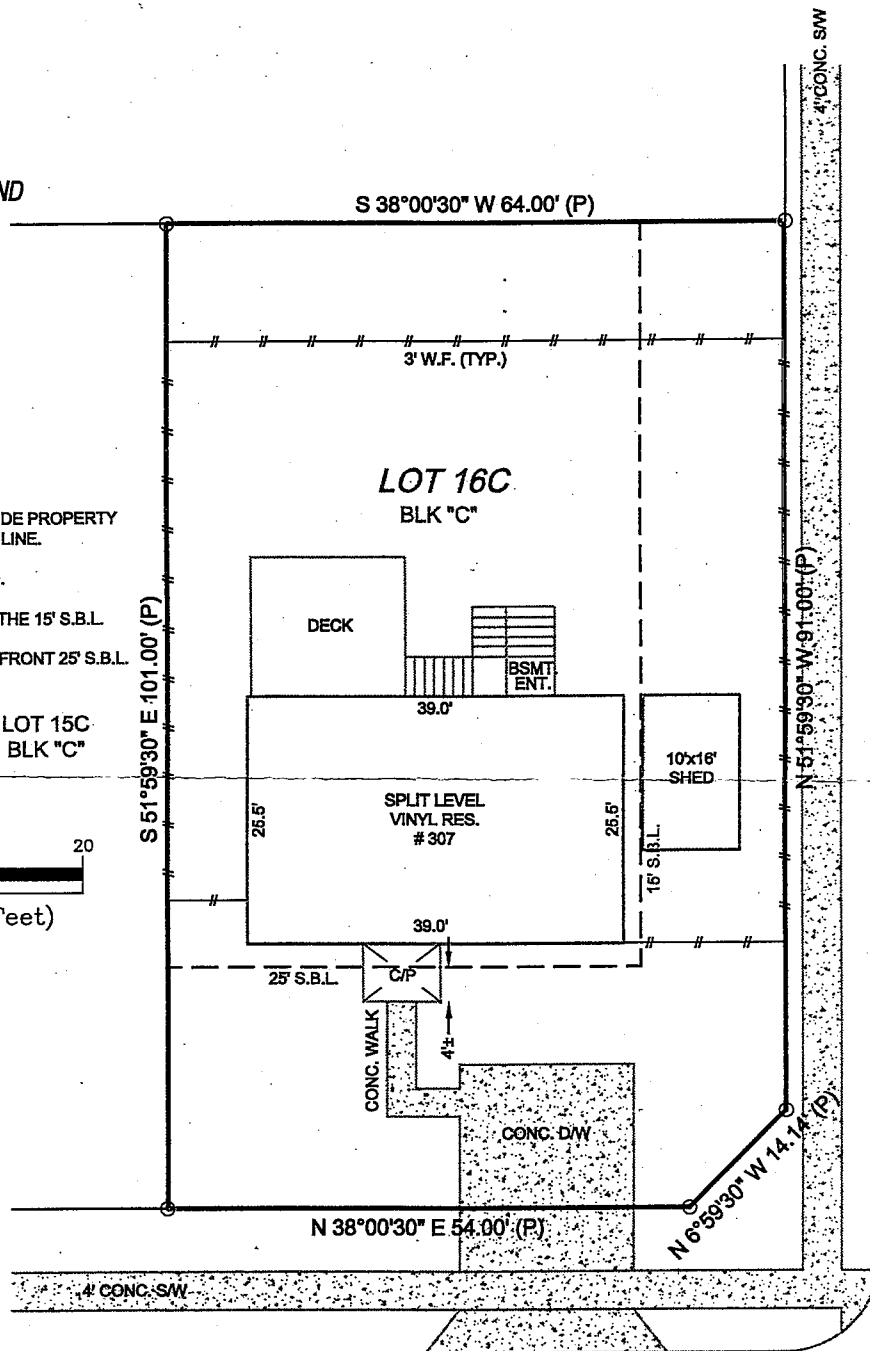


GRAPHIC SCALE (In Feet)
1 inch = 20' ft.

ACCURACY=3±



EXPIRES 12-22-2013



SUPREME COURT
(50' R/W)

LANTANA DRIVE
(R/W WIDTH UNKNOWN)

POINTS OF INTEREST:

1. THE FENCE APPEARS TO BE ON THE SIDE PROPERTY LINES AND OFF OF THE REAR PROPERTY LINE.
2. FENCE OWNERSHIP NOT DETERMINED.
3. THE SHED APPEARS TO BE INSIDE OF THE 15' S.B.L.
4. THE PORCH APPEARS TO CROSS THE FRONT 25' S.B.L. BY 4' +/-.

CLIENT NUMBER:

DATE: 9/14/2012

BUYER: ANATOLIY ROYDICH

SELLER: ROYDICH ANATOLIY

EXACTA CONTACT

Alycia M Klein Marketing Director

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
OWNER(S) NAME(S) ANATOLIY ROYDICH
ADDRESS 307 LANTANA DRIVE
SUBDIVISION NAME TIMBER GROVE
LOT # 16 BLOCK # C SECTION # 2
PLAT BOOK # 3 FOLIO # 0495 TO DIGIT TAX # 1800013155 DEED REF. # 14395/100495

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH ☒)
ADDRESS 307 LANTANA DRIVE OWNER(S) NAME(S) ANATOLIY ROYDICH
SUBDIVISION NAME TIMBER GROVE LOT # 16 BLOCK # C SECTION # 2
PLAT BOOK # 3 FOLIO # 0495 10 DIGIT TAX # 1800013155 DEED REF. # 14395100495

EXACTIA CONTACT

Alycia M Klein Marketing Director

SELLER: ROYDICH ANATOLIY

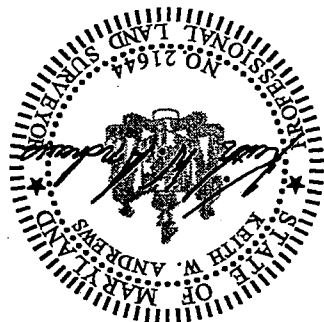
BUYER: ANATOLIY ROYDICH

CLIENT NUMBER:

DATE: 9/14/2012

POINTS OF INTEREST:
1. THE FENCE APPEARS TO BE ON THE SIDE PROPERTY LINES AND OFF OF THE REAR PROPERTY LINE. 2. FENCE OWNERSHIP NOT DETERMINED. 3. THE SHED APPEARS TO BE INSIDE OF THE 15' S.B.L. 4. THE PORCH APPEARS TO CROSS THE FRONT 25' S.B.L. BY 4' +/-.

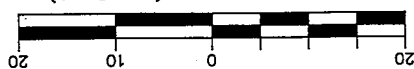
EXPIRES 12-22-2013



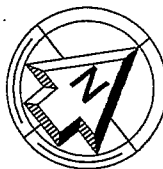
ACCURACY=3/4

1 inch = 20' ft.

GRAPHIC SCALE (In Feet)



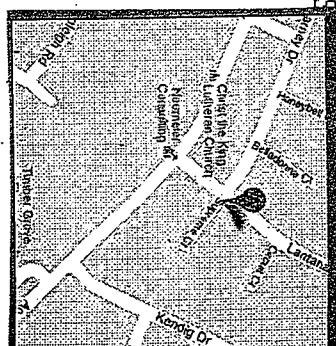
- NOTES:
1. THE FENCE APPEARS TO BE ON THE SIDE PROPERTY LINES AND OFF OF THE REAR PROPERTY LINE.
 2. FENCE OWNERSHIP NOT DETERMINED.
 3. THE SHED APPEARS TO BE INSIDE OF THE 15' S.B.L.
 4. THE PORCH APPEARS TO CROSS THE FRONT 25' S.B.L. BY 4' +/-.



1209.0871
LOCATION DRAWING
LOT 16C, BLOCK C
TIMBER GROVE
BALTIMORE COUNTY, MARYLAND
09-14-2012 SCALE 1"=20'

REVISION HISTORY: (rev.0 9/14/2012)

FIELD WORK DATE: 9/13/2012



MAP IS NOT TO SCALE

ZONING MAP# 058A1
SITE ZONED DR 3.5
ELECTION DISTRICT 04
COUNCIL DISTRICT _____
LOT AREA ACREAGE 0.15
OR SQUARE FEET 6514
HISTORIC? N/O
IN CBQA? N/O
IN FLOOD PLAIN? N/O
UTILITIES? MARK WITH X
WATER IS: _____
PUBLIC ☒ PRIVATE _____
SEWER IS: _____
PUBLIC ☒ PRIVATE _____
PRIOR HEARING? _____
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

0119941

2013-0070-A

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 307 LANTANA DRIVE OWNER(S) NAME(S) ANATOLIY ROYDICH
SUBDIVISION NAME TIMBER GROVE LOT # 16 BLOCK # C SECTION # 2
PLAT BOOK # 3 FOLIO # 0495 10 DIGIT TAX # 1800013155 DEED REF. # 14395100495

EXACTA CONTACT

Alycia M Klein Marketing Director

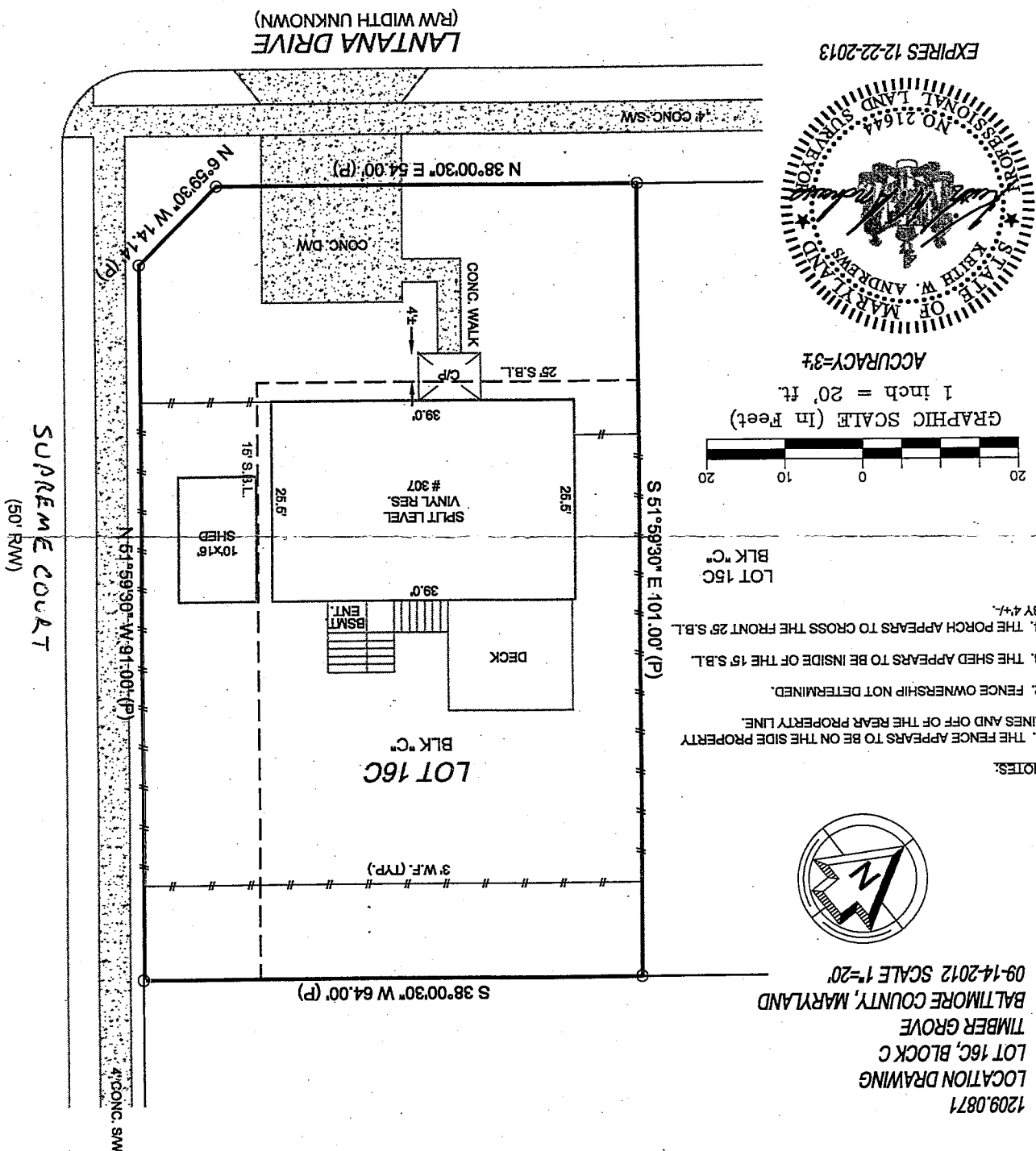
SELLER: ROYDICH ANATOLIY

BUYER: ANATOLIY ROYDICH

DATE: 9/14/2012

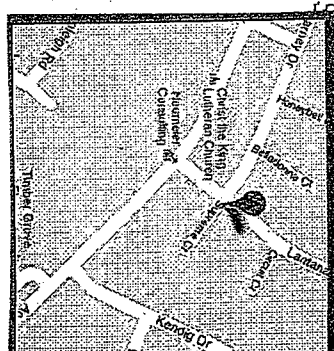
CLIENT NUMBER:

POINTS OF INTEREST:
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REVISION HISTORY: (REV. 0 9/14/2012)

FIELD WORK DATE: 9/13/2012



MAP IS NOT TO SCALE

VIOLATION CASE INFO:

0119941