

MEMORANDUM

DATE: June 17, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0234-A - Appeal Period Expired

The appeal period for the above-referenced case expired on June 14, 2013. 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



KEVIN KAMENETZ
County Executive

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

May 15, 2013

Scott Krosnowski
Michelle Krosnowski
12852 Stone Eagle Road
Phoenix, Maryland 21131

Re: Petition for Administrative Variance
Case No. 2013-0234-A
Property: 12852 Stone Eagle Road

Dear Mr. and Mrs. Krosnowski:

Enclosed please find the decision rendered in the above-captioned case.

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

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", with a long, sweeping horizontal line extending to the right.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE *
(12852 Stone Eagle Road)
10th Election District *
3rd Council District *
Scott and Michelle Krosnowski *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2013-0234-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Scott and Michelle Krosnowski. The Petitioners are requesting Variance relief pursuant to Section 1A01.3.B.2 (1972 RSC) of the Baltimore County Zoning Regulations ("B.C.Z.R.), to permit an addition (In-Law Apartment) with a side setback of 17' in lieu of the required 50' to any lot line. 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.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC 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 April 21, 2013, 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 (B.C.C.). 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

ORDER RECEIVED FOR FILING

Date 5-15-13

By SW

welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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 15th day of May, 2013 by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 1A01.3.B.2 (1972 RSC) of the Baltimore County Zoning Regulations ("B.C.Z.R.), to permit an addition (In-Law Apartment) with a side setback of 17' in lieu of the required 50' to any lot line, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

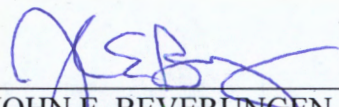
1. Petitioners may apply for any appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The relief granted herein pertains only to the side yard setback requirements of the RC 6 zone. The administrative special hearing procedure can only be utilized for variances of height and area regulations. As such, approval for an in-law apartment will require a use permit and/or special hearing in the OAH, as set forth in Baltimore County Council Bill No. 49-11.

ORDER RECEIVED FOR FILING

Date 5-15-13

By DW

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 5-15-13

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 13852 Stone Eagle Rd which is presently zoned RC6 (RSC)

Deed Reference 30482/00127 10 Digit Tax Account # 1600007089

Property Owner(s) Printed Name(s) Scott Carroll and Michelle Krosnowski

(SELECT THE HEARING(S) BY MARKING **X** 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)

BCZR: 1A01.3.B.2 → (1972 RSC) → To permit an addition (In-Law Apartment) with a side set back of 17 feet in lieu of the required 50 feet to any lot line.

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)

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

Legal Owners:

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having formally demanded and/or this day of that the regulations of Baltimore County and that the property be re

CASE NUMBER 2013-0234-A

Filing Date 4/11/13

Estimated Posting Date 4/11/13

Reviewer JJ

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: 12852 Stone Eagle Road Phoenix MD 21131
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)

See attached

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

Michelle Krosnowski
Signature of Affiant
Michelle Krosnowski
Name- Print or Type

Scott C Krosnowski
Signature of Affiant
SCOTT C KROSNOWSKI
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 10 day of April, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Michelle Krosnowski, Scott C Krosnowski
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



Angela Hunsicker
Notary Public

12-2-14
My Commission Expires

April 10, 2013

Hardship Information for Krosnowski Residence
Location 12852 Stone Eagle Road Phoenix MD 21131
Ph 410-960-2478 Michelle Krosnowski
Ph 410-913-0320 Scott Krosnowski
Ph 410-877-1975 Carol Carty

The reason the administrative variance due to hardship we are requesting is described as follows. My mother's condition is called post phlebotic syndrome due to blood clots in her leg that permanently damaged the valves in her veins. It causes daily swelling, water retention, poor circulation, and the potential for additional blood clots. She wears Jobst support stockings prescribed by Dr. Montague for the swelling and also takes medication to reduce same. She also has arthritis in both knees and hips.

A recent surgery on October 23, 2012 for torn cartilage in the knee has left her with a limp in the left leg and additional difficulty in walking. She has been certified for a handicapped parking sticker by Dr. Ragu.

My Mother is a widow and is almost 72 years of age. Stairs have become an issue for her in her split level home where she lives alone. I am her only child and only close relative in this area. I live 30 minutes away and am concerned for my Mother's safety. The proposed addition would make this a much more manageable situation and solve my concerns for her continued well being.

Thank you for your consideration of our situation and our request for the Hardship Exception for the proposed addition.
Michelle Krosnowski

2013-0234-A

Information regarding reasons for variance aside from hardship.

A-The property in question is at the end of a dead end. The side we are requesting to add to faces multiple acres of uninhabited and undevelopable wooded area.

B-The original structure built in 1974 has an all glass back with both the septic reserve and large patios across the entire back side and wooded area. The side of the home of the proposed addition is a non invasive place to locate this that would seamlessly add to the original architecture. The placement of the home on the property at an angle does not permit for any addition on the The original unique architecture would be compromised if a variance was to be located in any other other plane of the existing home rendering the home awkward looking and unsaleable in the future.

C-Had we been the original builders, we would have positioned the home to accommodate any future improvements to comply with the standard county setback requirements.

D- The neighbors have all been made aware of our intent and are very excited for us with the exception of the Oconors at who I have not seen recently. They put an in law addition on their home as well for the same reason so I would hope they would not object to us following suit as this would have no impact on their home but to increase the value in the comps.

E-The homes in this custom neighborhood range from approx 2000-9000 s/f in size so this would put ours at the median footage in that range.

203-0334-1

Zoning Property Description for 12852 Stone Eagle Road Phoenix MD 21131

Beginning at the North point on the West side on Stone Eagle Road; 204.27' South with a radius of 939' to POC; South west 13.94' to POC, West 398.44' to POC; 211.70' North to POC; 428.88 back to beginning point.

Being known and designated lot No. 7, Block B, as shown on the Plat entitled PLAT TWO, EAGLES NEST", which plat is recorded among the Land Record of Baltimore County in Plat Book OTG No. 35, folio 82. Containing 2.02 acres in the 10th election district and the 3rd council district.

Tax #1600007089

This information was recorded February 8, 2011 in the Land Records for the County of Baltimore, in Liber 30482, at folio 127

2013-0834-A

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: 2013-0834-A

Petitioner: KROSNOWSKI

Address or Location: 12852 STONE EAGLE RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: KROSNOWSKI

Address: 12852 STONE EAGLE RD

PHOENIX, MD 21131

Telephone Number: 410-960-2479

No. 96142

Date: 9/11/13

PAID RECEIPT

BUSINESS	ACTUAL	TIME	PGM
4/12/2013	4/11/2013	10:34:50	2

REC'DS WALKIN BOLD ID#
 RECEIPT # 661593 4/11/2013 OFLN

Dept: 5 528 JEWELL VERIFICATION
CR 10. 096142

Recpt Tot. \$75.00
\$75.00 DE \$1.00 CA
Baltimore County, Maryland

[illegible]

Total:

Rec
From: KAUSNOWSKI

For: 001-0234-A

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

Date: 4/24/13

RE: Case Number: 2013-0234-A

Petitioner/Developer: Scott Krosnawski

Date of Hearing/Closing: 5/6/13

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 12852 Stone Eagle Rd

The signs(s) were posted on 4/24/13
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)



CASE NO. 2013- 0234-A

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>4-25</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>5-3</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>4-29</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: 4-21-13 by P.ison

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: Missing photos. Sp to Michael K. 5/13 9:25am

5/13 11:30 Sp to Michael - he'll drop off photos on Tuesday

Declaration of Understanding

This declaration of understanding (hereinafter referred to as "Declaration") is made on this 10th day of April , 2013 by and between Michelle and Scott Krosnowski and the Department of Permits (hereinafter referred to as "PIA")

Recitals

- A- We would like to add an addition to our current home to include an in law apartment as well as a garage for our use. The property is located at 12852 Stone Eagle Road Phoenix MD 21131 and is more particularly described by metes and bounds in Exhibit A (the property) and Exhibit B (the use permit or hearing plans) attached hereto and made a part hereof. The property is zoned RC-6 which is the particular zone in which the property is located.
- B- The Administrative Law Judge has approved the Declaration request to create an Accessory Apartment complete with dedicated bathing and cooking facilities, located on this owner occupied property. The accessory apartment will be the housing for Carol J. Carty who is Michelle Carty Krosnowski's Mother. The other occupants of the property are Michelle Carty Krosnowski (wife), Scott Carroll Krosnowski (husband), Kendall Michelle Clark (daughter of Michelle Krosnowski) and Grayson Scott Krosnowski (son of Scott and Michelle Krosnowski). All but Carol Carty live in upstairs bedrooms in the current structure. The use permit must be renewed with PAI every two years by filing a renewal on a PAI approved form, to be dated from the month of the initial approval.
- C- As a condition of approval of the Declarant(s) request, Bill No. 49-11 requires filing of this Declaration among the Land Records of Baltimore County, to provide notice to any future owners, subsequent bona fide purchasers or users of the Property that no part of any improvements or addition on the Property may be used for separate living quarters and that all such improvements shall only be used as a single-family residence, unless otherwise approved by and at the discretion of the PIA

2013-0834-1

Declaration of Understanding page 2

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledge, the Declarants and PIA hereby declare as follows:

- 1-Any and all improvements now existing or to be constructed on the Property shall be used only as a single family residence. No such improvements or additions shall ever be used as a separate living quarter or second residential unit. The kitchen for the Accessory Apartment will be constructed as part of the Property and shall be accessory to the principal use of the Property as a single family residence. The Accessory Apartment shall house only the immediate family member(s) listed in this Declaration and it is not to be used as an independent residential unit, nor is it to be used for compensation, and it shall not be used by any other person or for any reason. The use permit and this Declaration are subject to the order, conditions or restrictions of any required zoning hearing. The hearing order is to be made part of this Declaration when it is recorded in Land Records.
- 2-Once the Accessory Apartment is no longer occupied by the persons named in this Declaration or if the property is sold, or the use permit has not been renewed within the 2 year temporary use permit time limit, the use permit shall terminate, and any proposed changes in occupancy to the Accessory Apartment by the property owner or subsequent purchaser shall require a new request for a use permit.
- 3-Upon use permit termination in the Accessory Apartment in the principal dwelling, use permit termination requires removal of the second kitchen and the former Accessory Apartment space to be occupied by the Declarant(s) or subsequent purchaser. The Declarant(s) upon termination of the use permit will provide written notification to PAI for the closing of the Department file.
- 4-There is no four..
- 5-The covenants, conditions, and restrictions stated above shall run with and bind the Property and shall be enforceable by Baltimore County, MD and by the owners of all or any portion of the Property.
- 6-Enforcement of the Covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any of the covenants, either to restrain the violation or to recover damages.

Declaration of Understanding page 3

IN WITNESS WHEREOF, the parties hereto have duly executed this Declaration under seal on the date first above written.

WITNESS: _____

State of Maryland, County of Baltimore to wit:

I HEREBY CERTIFY that on this 11th day of April 2013, before the Subscriber, a Notary Public of State of Maryland, personally appeared.

The declarant(s) herein, who are the owners of this property, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and who acknowledged that they executed for the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, have hereunto set my hand and Notarial Seal.

My commission expires:

Notary Public

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2013- 0234 -AAddress 12852 STONE EAGLE RD.Contact Person: JASON SEIDELMAN
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 4/11/13Posting Date: 4/21/13Closing Date: 5/6/13

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 2013- 0234 -AAddress 12852 STONE EAGLE RDPetitioner's Name KROSNOWSKITelephone 410-960-2478Posting Date: 4/21/13Closing Date: 5/6/13Wording for Sign: To Permit AN ADDITION (IN-LAW APARTMENT) WITH A SIDE SETBACK OF 17 FEET IN LIEU OF THE REQUIRED 50 FEET.

Revised 7/06/11

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 25, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For April 29, 2013
Item Nos. 2013-0211,0224, 0233,0234,0235,0237,0238,0239 and 0240.

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

DAK:CEN
Cc: file

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: May 2, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0234-A
Address 12852 Stone Eagle Road
(Krosnowski Property)

Zoning Advisory Committee Meeting of April 22, 2013.

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

Reviewer: *Jeff Livingston – Development Coordination*

RECEIVED

MAY 03 2013

OFFICE OF ADMINISTRATIVE HEARINGS



KEVIN KAMENETZ
County Executive

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

May 7, 2013

Scott & Michelle Krosnowski
12852 Stone Eagle Road
Phoenix MD 21131

RE: Case Number: 2013-0234 A, Address: 12852 Stone Eagle Road, 21131

Dear Ms. Slade:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 11, 2013. 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: 4-29-13

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

RE: Baltimore County
Item No 2013-024-A
Administrative Variance
Scott & Mary Krosnowski
12852 Stone Eagle 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. 2013-0234-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

Maryland Department of Assessments and Taxation
Real Property Data Search (vw5.1A)
BALTIMORE COUNTY

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

Account Identifier:

District - 10 Account Number - 1600007089

Owner Information

Owner Name: KROSNOWSKI SCOTT
KROSNOWSKI MICHELLE
Use: RESIDENTIAL
Mailing Address: 12852 STONE EAGLE RD
PHOENIX MD 21131-2318
Principal Residence: YES
Deed Reference: 1) /30482/ 00127
2)

Location & Structure Information**Premises Address**12852 STONE EAGLE RD
0-0000**Legal Description**12852 STONE EAGLE RD
EAGLES NEST

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	2
0053	0006	0388		0000		B	7	2	Plat Ref:	0035/ 0082

Town

NONE

Special Tax Areas**Ad Valorem****Tax Class**

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1974	3,825 SF	2.0200 AC	04

Stories	Basement	Type	Exterior
2.000000	NO	STANDARD UNIT BRICK	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2012	07/01/2013
Land	176,320	176,300		
Improvements:	474,210	423,200		
Total:	650,530	599,500	599,500	599,500
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
ZOGRAFOS FOTIS	02/08/2011	\$550,000
Type: ARMS LENGTH IMPROVED	Deed1: /30482/ 00127	Deed2:
Seller: KOLLMAN THERESA A	Date: 11/13/2001	Price: \$410,000
Type: ARMS LENGTH IMPROVED	Deed1: /15749/ 00344	Deed2:
Seller: MAY DONALD E	Date: 08/30/1996	Price: \$350,000
Type: ARMS LENGTH IMPROVED	Deed1: /11773/ 00692	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	0.00

Tax Exempt:**Exempt Class:****Special Tax Recapture:**

NONE

Homestead Application Information

Homestead Application Status:	No Application
-------------------------------	----------------



12882 STONE LANE
MILWAUKEE, WI 53221



KANSASIAN LEFT SIDE VIEW

RIGHT SIDE



RIGHT SIDE



CASE # 2013 0234-A



Front (Left)

2013-0234-A



Front (Left)



Front

KasNowSKI

RC 7

1013040192

044A3

RC 6

1900011458

12858

043C3

RC 4

Pt. Bk. 0000078, Folio 0315

Pt. Bk./Folio # 078316

PDM # 100429

NE 17-D

10 ED

3 CD NE 17-C

1600007089

Lot # 7 7

PDM # 100073

Pt. Bk./Folio # 035082

Lot # 6

6

1600007088

Pt. Bk. 0000035, Folio 0082

3612

12852

SITE

Lot # 11

2500003718

STONE EAGLE RD

12851

1600007101

Lot # 1

1

Lot # 2 1600007102

12849

2

1600007092

Lot # 3

3

3613

Lot # 2 2

1600007091

052C1

053A1

Lot # 4 12850

1600007093

4

Lot # 3 3

1600007103

12847

RC 6

Lot # 5 5

1600007094

12848

Lot # 6

1600007095

6

12846

Lot # 4

12843

1600007104

57398 - 20080228

Lot # 6

6559 - 19700066
6559 - 20020173
6559 - 19890423
6559 - 19860435
6559 - 19970251

600000947

Lot # 5
1600007105

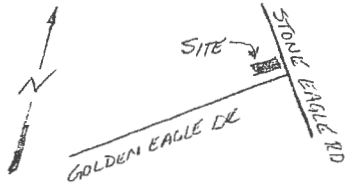
Lot # 5 1600007087

GOLDEN EAGLE DR

VE EAGLE RD

2013-0234-A

SITE VICINITY MAP

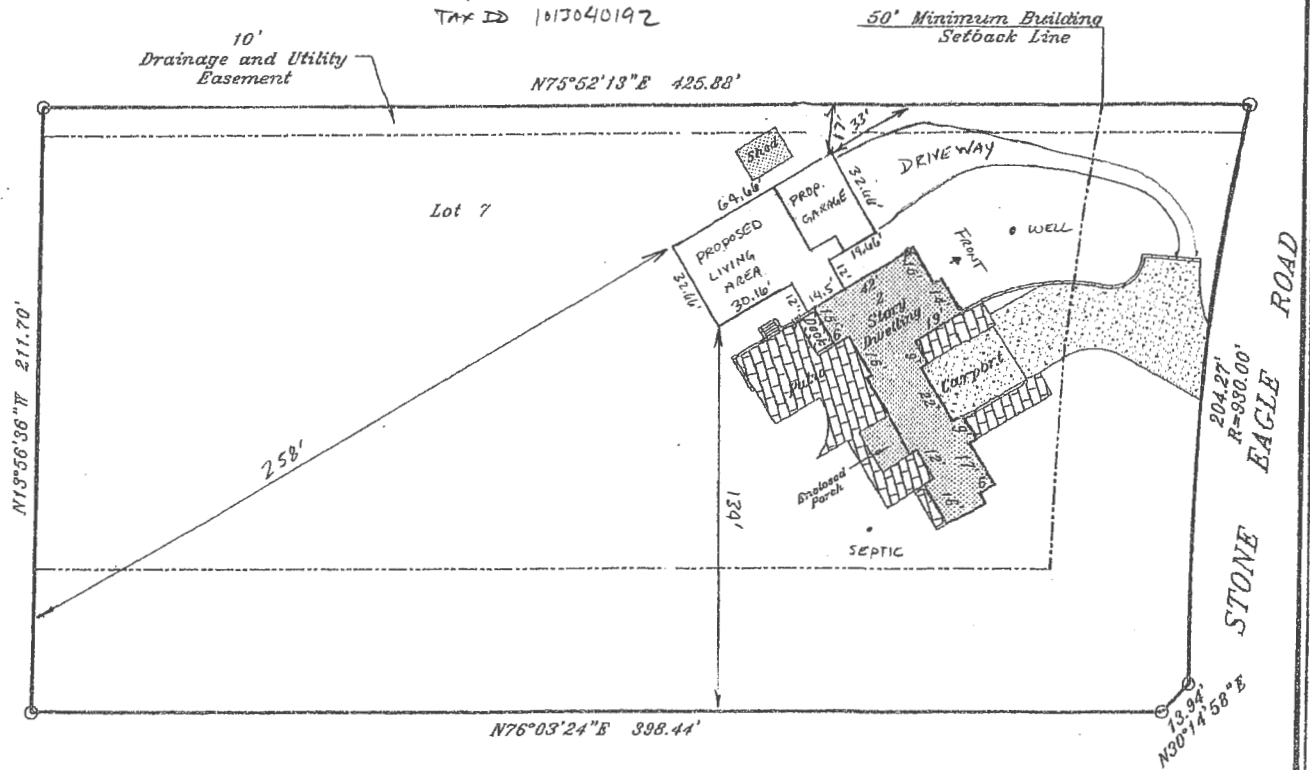


MAP IS NOT TO SCALE
 ZONING MAP # 043C3/04443
 SITE ZONE - RC6
 ELECTION DISTRICT - 10th
 COUNCIL DISTRICT - 3rd
 LOT AREA ACREAGE - 2.0200 AC
 HISTORIC - NO
 IN CBCA - NO
 IN FLOOD PLAIN - NO
 UTILITIES?
 WATER IS:
 PUBLIC PRIVATE X
 SEWER IS:
 PUBLIC PRIVATE X
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING
 ADDRESS: 12852 STONE EAGLE RD OWNER(S) NAME(S) SCOTT AND MICHELLE KRZEMOWSKI
 SUBDIVISION NAME: EAGLE'S NEST PLAT 2 LOT# 7 BLOCK# E SECTION# N/A
 PLAT BOOK# 35 FOLIO# 82 10DIGIT TAX# 1600007089 DEED REF# 30482/00127

Property of Robert MEYERHOFF
 TAX ID 1013040192



PLAN DRAWN BY: TOM HUSKINS JR. DATE: 4/9/13 SCALE: 1" = 50'

GOLDEN EAGLE DRIVE

2013-0234-A

Pet. Exp 1