

MEMORANDUM

DATE: March 20, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0154-A - Appeal Period Expired

The appeal period for the above-referenced case expired on March 20, 2014. 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

IN RE: PETITION FOR ADMIN. VARIANCE *

(22 Linden Terrace)

9th Election District *

5th Council District *

Karen B. Cicmanec *

Petitioner *

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2014-0154-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owner of the property, Karen B. Cicmanec ("Petitioner"). The Petitioner is requesting Variance relief from § 1B02.3.C of the Baltimore County Zoning Regulations (B.C.Z.R.), as follows: (1) To permit an existing dwelling with an 8 ft. side setback on each side; and (2) To allow a proposed addition with an 8 ft. side setback in lieu of the required 10 ft. 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.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments submitted from any of the County reviewing agencies. However, it is to be noted that the adjacent neighbors, Joseph LaBella and Cassandra Fields (20 Linden Terrace) and Lisa Murray (24 Linden Terrace) submitted letters in support of the Petitioner's request.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on January 26, 2014, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 2-18-14

By bw

The Petitioner has 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 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 Petitioner.

Pursuant to the posting of the property and the provisions of both the B.C.C. and the B.C.Z.R., and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 18th day of February, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from § 1B02.3.C of the Baltimore County Zoning Regulations (B.C.Z.R.), as follows: (1) To permit an existing dwelling with an 8 ft. side setback on each side; and (2) To allow a proposed addition with an 8 ft. side setback in lieu of the required 10 ft. respectively, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

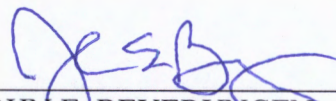
1. The Petitioner may apply for her appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

ORDER RECEIVED FOR FILING

Date 2-18-14

By kw

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 2-18-14

By pw

KEVIN KAMENETZ
County Executive



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

February 18, 2014

Karen B. Cicmanec
22 Linden Terrace
Towson, Maryland 21204

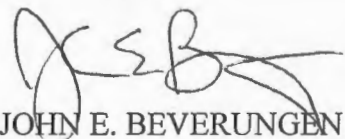
RE: Petition for Administrative Variance
Case No. 2014-0154-A
Property: 22 Linden Terrace

Dear Ms. Cicmanec:

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 Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Lisa Kyle, 406 Dixie Drive, Towson, MD 21204
Joseph LaBella and Cassandra Fields, 20 Linden Terrace, Towson, MD 21204
Lisa Murray, 24 Linden Terrace, Towson, MD 21204



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 22 LINDEN TERRACE which is presently zoned DR-6.5

Deed Reference 15536/0315

10 Digit Tax Account # 0904000630

Property Owner(s) Printed Name(s) KAREN B. CICMANEC

(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: 1B02.3.C → To permit an existing dwelling with 8 feet side set backs on each side, and to allow a proposed addition with an 8 feet side set back in lieu of the required 10 feet respectively.

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

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners:

KAREN B. CICMANEC

Name #1 - Type or Print

Name #2 - Type or Print

Karen Cicmanec

Signature #1

Signature #2

22 LINDEN TERRACE, TOWSON, MD

Mailing Address

City

State

21204 / 410.337.0469 / kcicmanec@

Zip Code

Telephone #

Email Address

comcast.net

Representative to be contacted:

LISA KYLE (ARCHITECT)

Name - Type or Print

Lisa Kyle

Signature

400 DIXIE DR. TOWSON MD 21204

Mailing Address

City

State

21204 / 410-503-7474 / LKylArch@verizon.net

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 _____ 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 2014-0154-A

Filing Date 11/26/14

Estimated Posting Date 2/10/14

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: 22 LINDEN TERRACE TOWSON MD 21286
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)

The Owner proposes to build a one story addition at the rear of the house, connecting to the existing living room. One side of the addition will be in line with the existing exterior side of the house, which is 8'-0" off of the property line. Although a 10'-0" setback is required, moving the addition to comply with the sideyard setback requirement would block the view from the existing window on the exterior level. Because the lot is extremely narrow, moving the addition back 2' more would negatively impact the useable area of the backyard.

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

Signature of Affiant

Signature of Affiant

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 30 day of December, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Karen B. Cromanec

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

Notary Public

Darlene Y. Scarborough
NOTARY PUBLIC

My Commission Expires BALTIMORE COUNTY
MARYLAND

My Commission Expires Sept. 27, 2015

Zoning Description for 22 Linden Terrace Maryland 21286

Beginning at a point on the South side of Linden Terrace
which is 50 feet wide
at the distance of 125'-0" Southwest of the centerline of the
nearest improved street, Maryland Avenue
which is 50 feet wide.

BEGINNING FOR THE SAME on the southwest side of Linden Terrace 60 feet wide, at a point distant North 78 degrees 38 minutes West 97 feet from the corner formed by the intersection of the southwest side of Linden Terrace and the northwest side of Maryland Avenue; running thence, binding on the southwest side of Linden Terrace, North 78 degrees, 38 minutes West 45 feet; running thence, for a line of division and parallel with Maryland Avenue, south 11 degrees 48 minutes west 125 feet to the northeast side of an alley, 20 feet wide there laid out parallel with Linden Terrace and leading unto Maryland Avenue; running thence, binding on said side of said alley, with the use thereof in common, South 78 degrees 38 minutes east 45 feet; and running thence for a line of division, North 11 degrees 48 minutes east 125 feet to the place of beginning. The improvements thereon being known as No. 22 Linden Terrace.

Also known as 22 Linden Terrace

And located in the 9th Election District, 5th Councilmanic District.

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/neighborhood 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: 2014-0154-A

Petitioner: KAREN CICMANEC

Address or Location: 22 Linden Terrace
Towson, MD 21286

PLEASE FORWARD ADVERTISING BILL TO:

Name: Karen Cicmanec

Address: 22 Linden Terrace
Towson, MD
21286

Telephone Number: 410-337-0469

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

No. **108132**

Date: **1/14/14**

PAID RECEIPT

BUSINESS ACTUAL TIME DWM
 1/15/2014 1/14/2014 14:11:45 5

REG 5505 WALKIN RDOS LRB
 RECEIPT # 720348 1/14/2014 OFLN

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

5 528 ZONING VERIFICATION

CR NO. 108132

Receipt Tot \$75.00

\$75.00 CK \$1.00 CA

Baltimore County, Maryland

Total: _____

Rec From: **CICMANEC**

For: **2014-0154-A**

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

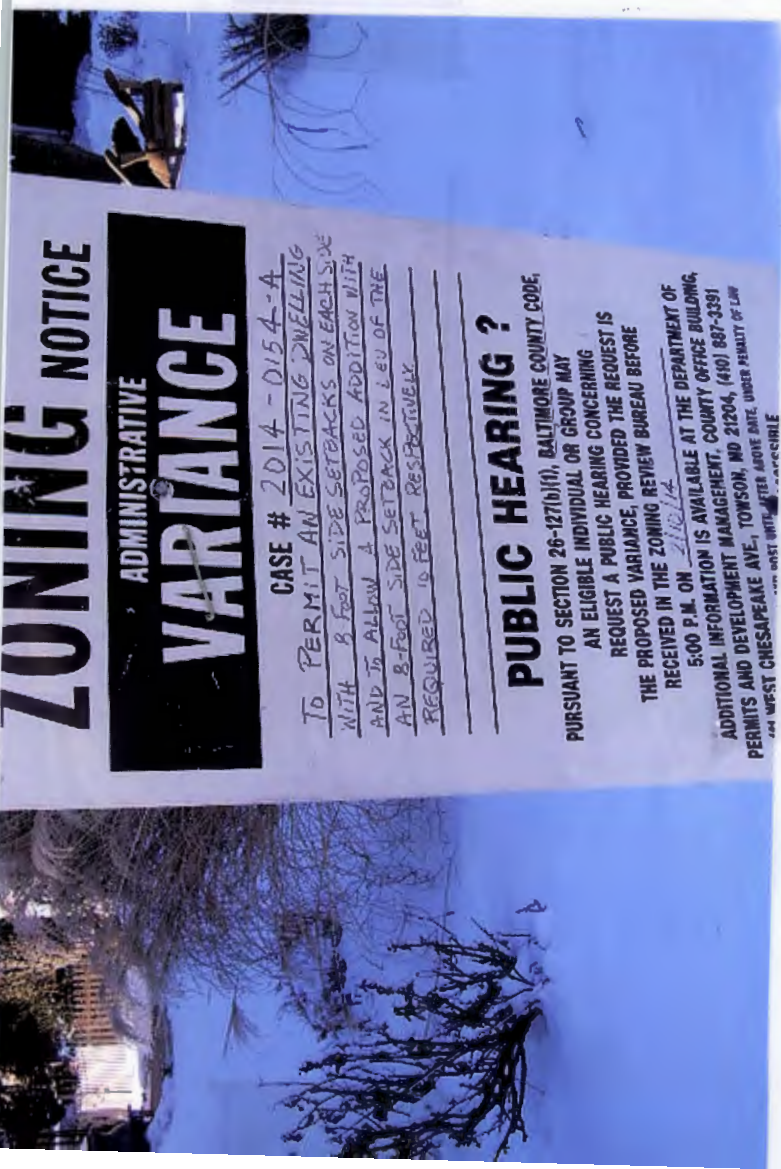
Date: 2-26-14

RE: Case Number: 2014-0154-A

Petitioner/Developer: Karen Cicmanec

Date of Hearing/Closing: 2-10-14

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 22 Linden Terrace



26-14

(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)

Posted
on
1-26-14
not
2-26-14

CHECKLISTSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment1-27

DEVELOPMENT PLANS REVIEW

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

NC

DEPS

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

FIRE DEPARTMENT

PLANNING

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

1-24

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

12-30

ADJACENT PROPERTY OWNERS (2)

Lisa Murray 24Linda TerraceJoseph + Cassandra

ZONING VIOLATION

(Case No. _____)

La Bella20

PRIOR ZONING

(Case No. _____)

Linda Terrace

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: 1-26-14by Pison

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any:

Pressing photos. Sp. to Lisa Kyle on
2-14-14 @ 1:08 PM. Gave Lisa email to send.Rec'd
1:17 PM
2/19/14

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2014- 0154 -A Address 22 LINDEN TERRACE

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

Filing Date: 1/14/14 Posting Date: 1/26/14 Closing Date: 2/10/14

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 2014- 0154 -A Address 22 LINDEN TERRACE

Petitioner's Name CICMANEC Telephone 410-337-0469

Posting Date: 1/26/14 Closing Date: 2/10/14

Wording for Sign: TO PERMIT AN EXISTING DWELLING WITH 8 FEET SIDE SETBACKS
ON EACH SIDE, AND TO ALLOW A PROPOSED ADDITION WITH AN 8 FEET SIDE SETBACK
IN LIEU OF THE REQUIRED 10 FEET RESPECTIVELY.

Revised 7/06/11



KEVIN KAMENETZ
County Executive

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

February 11, 2014

Karen B. Cicmanec
22 Linden Terrace
Towson MD 21286

RE: Case Number: 2014-0154 A, Address: 22 Linden Terrace

Dear Ms. Cicmanec:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 26, 2014. 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
Lisa Kyle, 406 Dixie Drive, Towson MD 21204

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



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 1/24/14

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

RE: Baltimore County
Item No 2014-0154-A
Administrative Variance
Karen B. Cichmanec
22 Linden Terrace

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. 2014-0154-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/
Development Manager
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 - Administrative Variance - 2014-0154-A

From: Debra Wiley
To: Lewis, Kristen; Wisnom, June
Date: 2/12/2014 2:36 PM
Subject: Administrative Variance - 2014-0154-A

Hi,

In reference to the above variance (closing date of 2/10), there are no photos. Can you please check either the "dummy" file or with Reviewer "JS" as to the status.

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

*Sp. to
Lisa Kyle
(Architect)
who will
send
picture
via
email.*

Message Id: 52FBCD22.4A1 : 38 : 53259
Subject: Administrative Variance - 2014-0154-A
Created By: dwiley@baltimorecountymd.gov
Scheduled Date:
Creation Date: 2/12/2014 2:36 PM
From: Debra Wiley

Recipients:

Recipient	Action	Date & Time	Comment
 COB_PO.COB_DOM	Pending		
To: June Wisnom (jwisnom@baltimorecountymd.gov)			
To: Kristen Lewis (klewis@baltimorecountymd.gov)			

Post Offices

Post Office	Delivered	Route
COB_PO.COB_DOM		baltimorecountymd.gov

Files

File	Size	Date & Time
MESSAGE	964	2/12/2014 2:36 PM
TEXT.htm	812	2/12/2014 2:36 PM

Options

Auto Delete: No
 Concealed Subject: No
 Expiration Date: None
 Notify Recipients: Yes
 Priority: Standard
 Reply requested by: None
 Security: Standard
 To Be Delivered: Immediate

Record Id

Record Id:	52FB86D2.NCH_DOM.NCH_PO.100.1687076.1.1B0B7.1
Common Record Id:	52FB86D2.NCH_DOM.NCH_PO.200.2000026.1.46A62.1

Administrative Hearings - Re: Case# 2014-0154-A

From: Administrative Hearings
To: Kyle, Lisa
Date: 2/14/2014 1:25 PM
Subject: Re: Case# 2014-0154-A

Ms. Kyle,

This is to acknowledge receipt of your e-mail and photos in reference to the above Administrative Variance. This will be given to the Judge on Tuesday for his review. Shortly thereafter, you and the Petitioners will receive an Opinion and Order regarding their request.

Thanks for your promptness; it is appreciated.

>>> "Lisa Kyle" <LKyleArch@verizon.net> 2/14/2014 1:15 PM >>>
Hi Debbie,

Thanks you for your call in reference to the Cicmanec Project at 22 Linden Terrace, Towson, MD.

Attached are two photos of the rear of the house. The first photos shows the rear elevation in relation to the houses on either side of the property. The second photo shows the amount of area of the new addition.

If you need any additional photos or information for the review on Tuesday, please do not hesitate to contact me.

Thanks,
Lisa Kyle

Administrative Hearings - Case# 2014154-A

From: "Lisa Kyle" <LKyleArch@verizon.net>
To: <administrativehearings@baltimorecountymd.gov>
Date: 2/14/2014 1:17 PM
Subject: Case# 2014154-A
CC: <kcicmanec2013@comcast.net>
Attachments: P1240195.JPG; P1240196.JPG

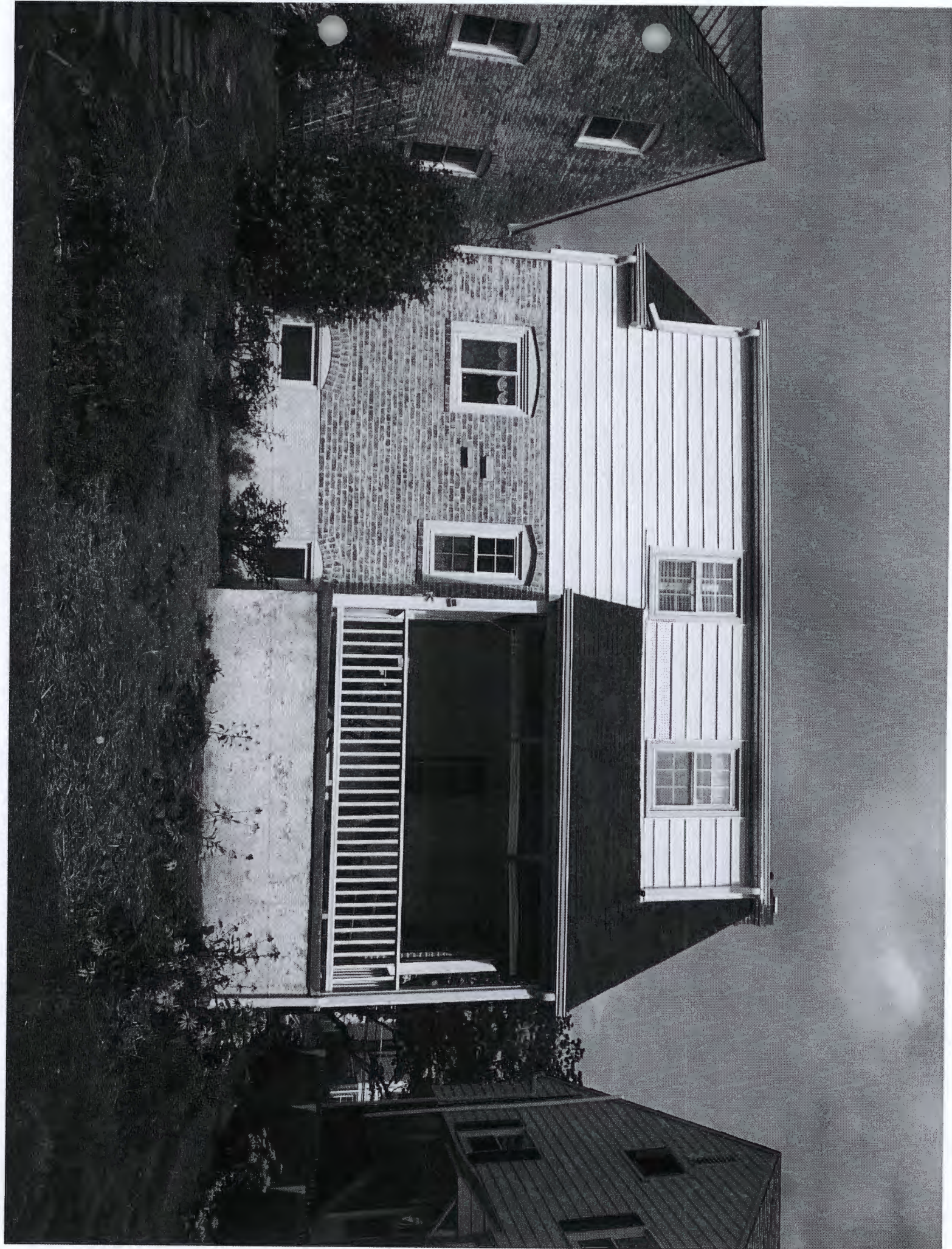
Hi Debbie,

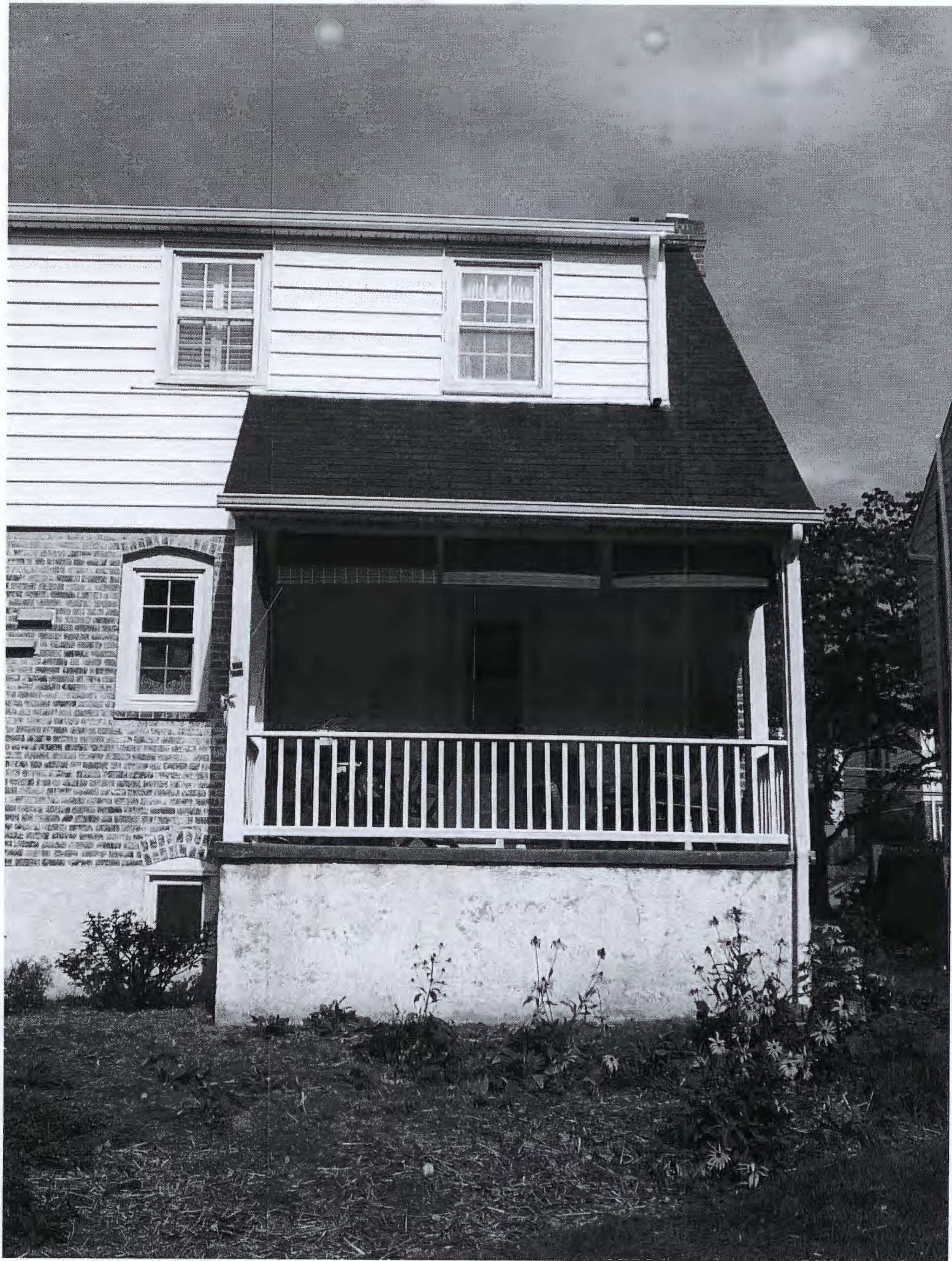
Thanks you for your call in reference to the Cicmanec Project at 22 Linden Terrace, Towson, MD.

Attached are two photos of the rear of the house. The first photos shows the rear elevation in relation to the houses on either side of the property. The second photo shows the amount of area of the new addition.

If you need any additional photos or information for the review on Tuesday, please do not hesitate to contact me.

Thanks,
Lisa Kyle





BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 27, 2014

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For January 27, 2014
Item No. 2014-0146, 0149, 0150, 0151, 0152, 0153, 0154 and 0156

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\ZAC01272014 -.doc

Lisa Murray
24 Linden Terrace
Towson, MD
21286

December 30, 2013

Baltimore County Zoning Review Board
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Baltimore County Zoning Review Board:

My neighbor, Karen Cicmanec, proposes to build a 1-story addition to her property at 22 Linden Terrace. She has provided us with planning documents* that illustrate the impact of the addition on our property. She also notes that the East side of the addition will be in line with the existing exterior side of the house which is 8'0" off of the property line. Although a 10'0" setback is required, we write to you today to inform you that I approve of this addition.

Sincerely,

A handwritten signature in cursive script that reads "Lisa Murray, MD".

Lisa Murray

*planning document on reverse side

Real Property Data Search (w3)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Register
Account Identifier:	District - 09 Account Number - 0923006920	
Owner Information		
Owner Name:	MURRAY LISA	Use: RESIDENTIAL
Mailing Address:	24 LINDEN TER BALTIMORE MD 21286-5209	Principal Residence: YES Deed Reference: 1) /22097/ 000 2)
Location & Structure Information		
Premises Address:	24 LINDEN TER 0-0000	Legal Description: LT SS LINDEN 25 W MARY
Map: 0070	Grid: 0014	Parcel: 0726
Sub District:	Subdivision: 0000	Section:
Block:	Lot: 6	Assessment Year: 2014
Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	
Primary Structure Built 1941	Above Grade Enclosed Area 2,273 SF	Finished Basement Area 600 SF
		Property Land Area 5,625 SF
Stories 2.000000	Basement YES	Type STANDARD UNIT
	Exterior 1/2 BRICK FRAME	Full/Half Bath 3 full/ 1 half
	Garage 1 Detached	Last Major
Value Information		
	Base Value	Value
		As of 01/01/2014
Land:	100,600	85,600
Improvements	314,400	294,700
Total:	415,000	380,300
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2013
		As of 07/01/2014
Transfer Information		
Seller: WATSON F VAUGHAN	Date: 06/23/2005	Price: \$420,000
Type: ARMS LENGTH IMPROVED	Deed1: /22097/ 00601	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
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 10/22/2013		

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)District: **09** Account Number: **0923006920**

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.

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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 (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



(<http://imsweb05.mdp.state.md.us/website/mosp/>)

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Joseph and Cassandra LaBella
20 Linden Terrace
Towson, MD
21286

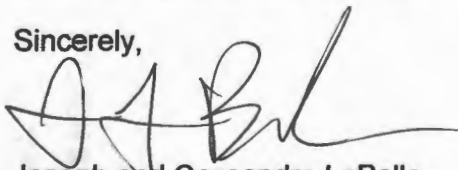
December 30, 2013

Baltimore County Zoning Review Board
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Baltimore County Zoning Review Board:

Our neighbor, Karen Cicmanec, proposes to build a 1-story addition to her property at 22 Linden Terrace. She has provided us with planning documents* that illustrate the impact of the addition on our property. She also notes that the East side of the addition will be in line with the existing exterior side of the house which is 8'0" off of the property line. Although a 10'0" setback is required, we write to you today to inform you that we approve of this addition.

Sincerely,

A handwritten signature in black ink, appearing to be 'J & C LaBella', written over a horizontal line.

Joseph and Cassandra LaBella

*planning document on reverse side

Real Property Data Search (w3)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 09 Account Number - 0908302621		
Owner Information		
Owner Name:	LA BELLA JOSEPH FIELDS CASSANDRA	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	20 LINDEN TER TOWSON MD 21286-5209	Deed Reference: 1) /28596/ 00421 2)
Location & Structure Information		
Premises Address:	20 LINDEN TER 0-0000	Legal Description: 20 LINDEN TER LINDEN TERRACE
Map: 0070	Grid: 0014	Parcel: 0726
Sub District:	Subdivision: 0000	Section:
		Block: 8
		Lot: 2014
		Assessment Year:
		Plat No:
		Plat Ref:
Special Tax Areas:		
Town: NONE		
Ad Valorem:		
Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1941	1,125 SF	5,625 SF
Property Land Area	County Use	
5,625 SF	04	
Stories	Basement	Type
1.500000	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
BRICK	1 full/ 1 half	
Last Major Renovation		
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2014	07/01/2013
		07/01/2014
Land:	100,600	85,600
Improvements	118,400	114,000
Total:	219,000	199,600
Preferential Land:	0	0
Transfer Information		
Seller: KILLEBREW JUSTIN	Date: 09/02/2009	Price: \$248,500
Type: ARMS LENGTH IMPROVED	Deed1: /28596/ 00421	Deed2:
Seller: HELM PAUL C	Date: 02/08/1996	Price: \$132,400
Type: ARMS LENGTH IMPROVED	Deed1: /11424/ 00606	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
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 09/01/2011		

New Search (<http://sdat.resiusa.org/RealProperty>)

[illegible]

Order the **TAX MAP** [click here...](#)

(<http://imsweb05.mdp.state.md.us/website/mosp/>)

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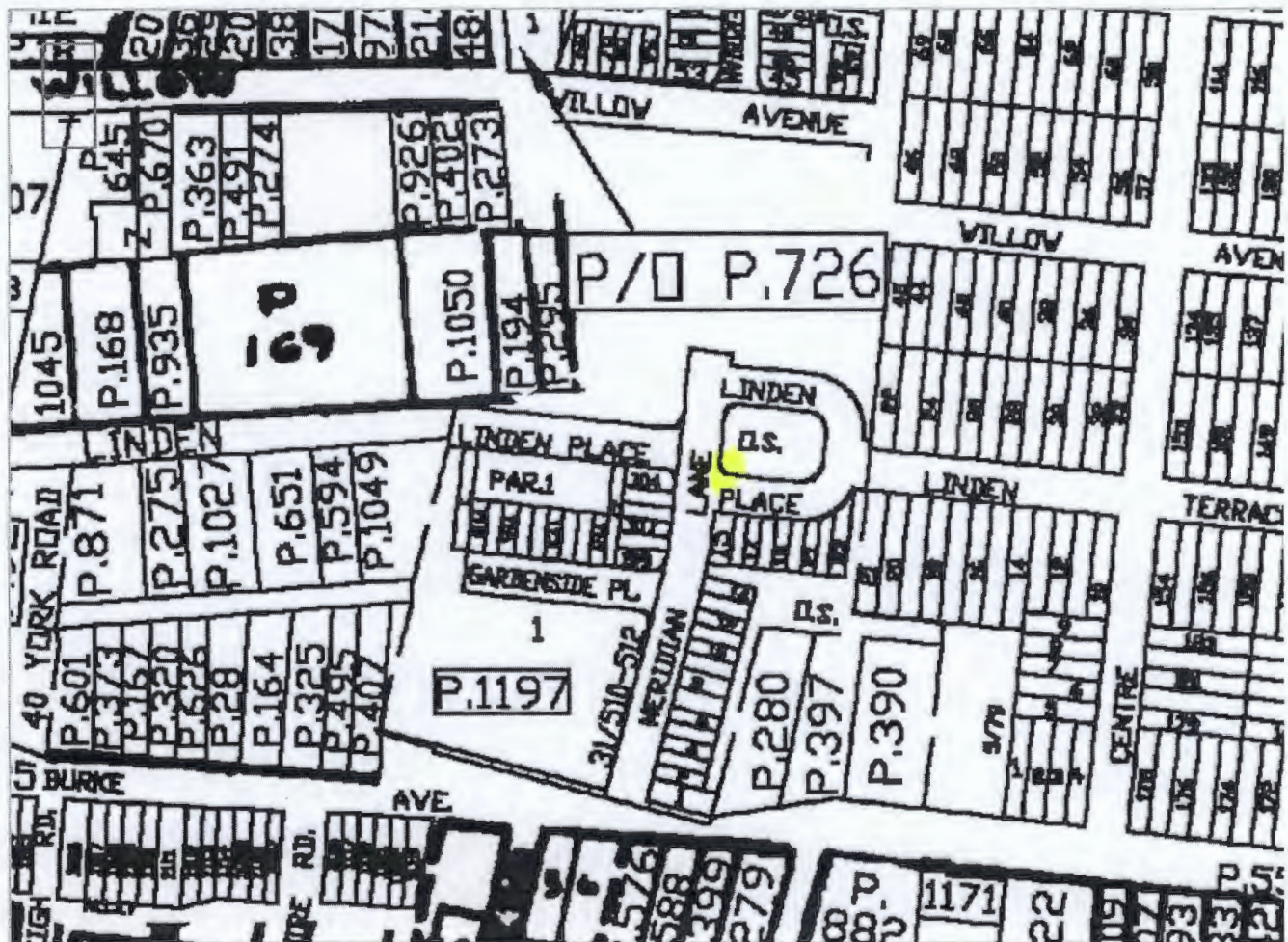
Real Property Data Search (w3)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier:	District - 09 Account Number - 0904000630	
Owner Information		
Owner Name:	CICMANEC KAREN B	Use: RESIDENTIAL
		Principal Residence: YES
Mailing Address:	22 LINDEN TERRACE TOWSON MD 21286-5209	Deed Reference: 1) /15536/ 00315 2)
Location & Structure Information		
Premises Address:	22 LINDEN TER 0-0000	Legal Description: 22 LINDEN TER LINDEN TERRACE
Map:	Grid:	Parcel:
0070	0014	0726
Sub District:	Subdivision:	Section:
	0000	
Block:	Lot:	Assessment Year:
	7	2014
Plat No:	Plat Ref:	
	NONE	
Special Tax Areas:		
Town:	Ad Valorem:	
	Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1943	918 SF	
Property Land Area	County Use	
5,625 SF	04	
Stories	Basement	Type
1.500000	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
BRICK	1 full	1 Detached
Last Major Renovation		
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2014	07/01/2013
Land:	100,600	85,600
Improvements	123,200	107,400
Total:	223,800	193,000
Preferential Land:	0	0
Transfer Information		
Seller: SUTER BONNIE L	Date: 09/05/2001	Price: \$142,000
Type: ARMS LENGTH IMPROVED	Deed1: /15536/ 00315	Deed2:
Seller: SUTER HARRY B/MOREEN D	Date: 04/06/1999	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /13648/ 00601	Deed2:
Seller: SUTER HARRY BUDERER	Date: 04/09/1997	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /12121/ 00294	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
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 05/05/2008		

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)District: **09** Account Number: **0904000630**

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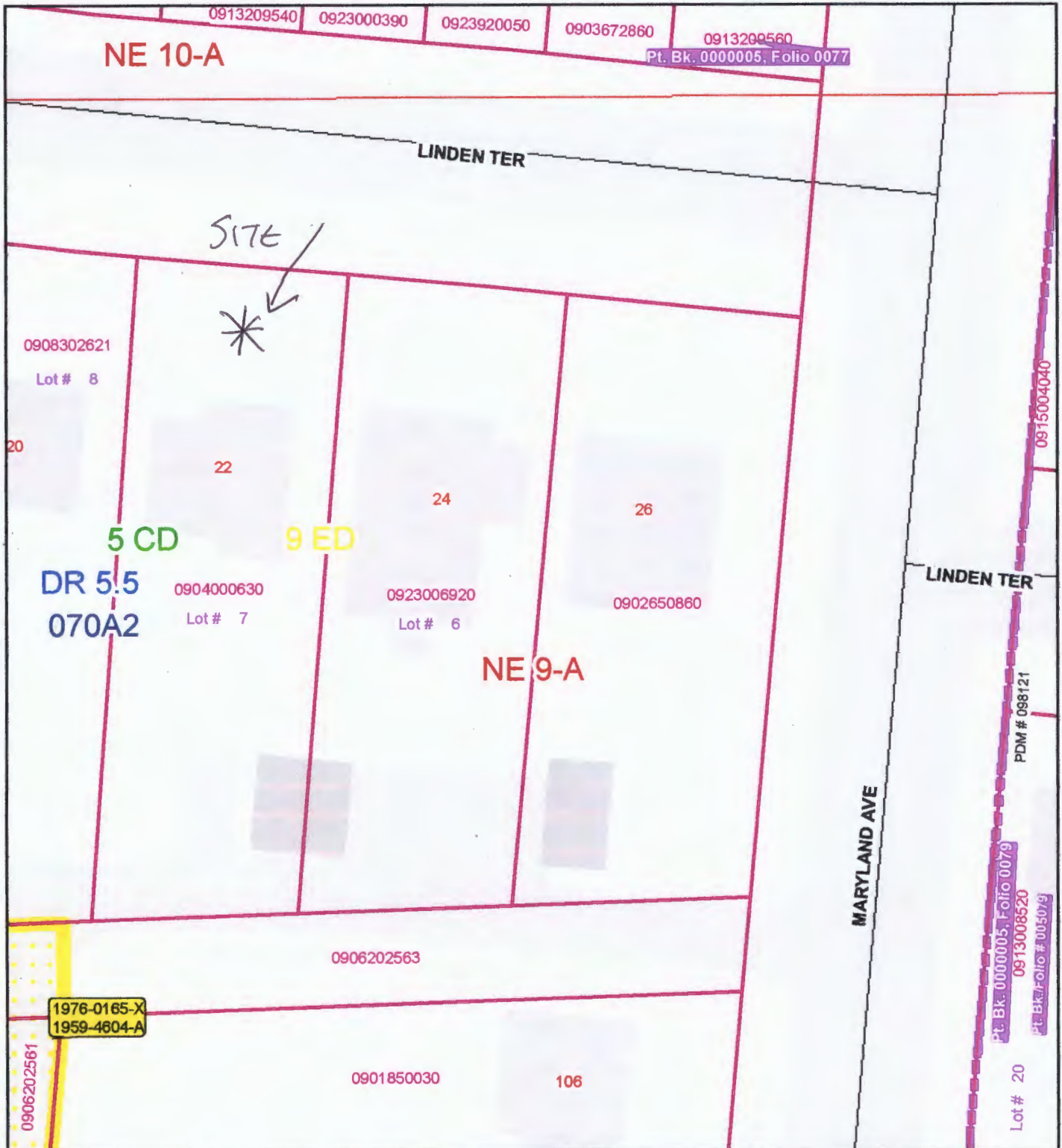
(<http://imsweb05.mdp.state.md.us/website/mosp/>)

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22 Linden Treeace



Publication Date: 12/23/2013



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 5 10 20 30 40
Feet

1 inch = 30 feet

PLAT BOOK # N/A FOLIO # N/A 10 DIGIT TAX # 0904000630 DEED REF. # 15536100315

Yat. Exh. 1



2014-0154-A