

June Wisnom - RE: Letter of Withdraw

From: Dan Bronstein <dbronstein@marketprohomes.com>
To: June Wisnom <jwisnom@baltimorecountymd.gov>
Date: 6/12/2014 4:23 PM
Subject: RE: Letter of Withdraw
Attachments: ~WRD000.jpg; image001.jpg

To Whom it May Concern

2014-0243

Please be advised that MarketPro South Inc hereby withdraws the petitions for variance at 6400 and 6402 Pratt ave, Balto Md

Thank you

Daniel Bronstein

From: June Wisnom [mailto:jwisnom@baltimorecountymd.gov]
Sent: Thursday, June 12, 2014 2:52 PM
To: Dan Bronstein
Subject: Letter of Withdraw

Sir, You may send a letter of withdraw through e-mail to my e-mail address or by fax to this office. The fax number is 410-887-3048. Thank you, June Wisnom.

CONNECT WITH BALTIMORE COUNTY

www.baltimorecountymd.gov



PETITION FOR ZONING HEARING(S)

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

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

Address 6400 Pratt Ave which is presently zoned DR-2
Deed References: 11357/0319 10 Digit Tax Account # 0901540590
Property Owner(s) Printed Name(s) Carol Edmund Rybczynski

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

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

1. ☐ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for
3. ☒ a Variance from Section(s)

see attached

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

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

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print Merket Pro South INC
Signature [Signature]
Mailing Address 9201 Corporate Blvd Suite 420 Rockville City MD State MD
Zip Code 20850 Telephone # 2404980391 Email Address DB.WINSTEIN@MKTPROHOMES.COM

Attorney for Petitioner:

Name- Type or Print Andrew L. Jiraneck
Signature [Signature]
Mailing Address 16 Willow Ave Towson City MD State MD
Zip Code 21286 Telephone # 410 769 9070 Email Address ajiraneck@jiraneck.com

Legal Owners (Petitioners):

Name #1 - Type or Print Carol Edmund Rybczynski Name #2 - Type or Print
Signature #1 [Signature] Signature #2
Mailing Address 6402 Pratt Ave Balt City MD State MD
Zip Code 21212 Telephone # 410 377-0372 Email Address

Representative to be contacted:

Name - Type or Print Amanda Mitchell
Signature [Signature]
Mailing Address 1803 Landrake Rd Towson City MD State MD
Zip Code 21204 Telephone # 410-604-1134 Email Address amanda.mitchell@cbmore.com

CASE NUMBER 2014-0243-A Filing Date 5/16/14 Do Not Schedule Dates: 6/30 - 7/4 Reviewer AK

1B02.3.C.1 to permit a proposed dwelling on an existing lot with a side yard setback of 10 ft. In lieu of the required 15 ft., to approve a road side setback of 15 ft. in lieu of the required 40 ft., to approve a rear yard setback of 34 ft. in lieu of the required 40 ft., to approve a lot width of 92.01 ft. in lieu of the required 100 ft., to approve a lot area of 9,792 sq. ft. in lieu of the required 20,000 sq. ft.; and to approve an undersized lot per Section 304.

Zoning Description for 6400 Pratt Avenue:

Beginning at a point on the north side of Bellona Avenue which is 40' wide at the west side of Pratt Avenue which is 40' wide; thence the following courses and distances: N.53.13'12"W. 45.17', N.48.13'07"W. 37.22', N.41.44'12"W. 40.15', N.37.56'24"W. 28.70', N.23.00'35"E. 38.24', S.66.58'55"E. 140.51' and S.23.00'35"W. 92.01', back to the point of beginning, as recorded in Deed Liber 11357, Folio 319, containing 9,792 square feet. Located in the 9th Election District and 2nd Councilmanic District.



6399
6400

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: 2014-0243-A
Petitioner: Carol Edmund Rybczynski
Address or Location: 6400 Pratt Ave. 21212

PLEASE FORWARD ADVERTISING BILL TO:

Name: MarketPro South, Inc
Address: 9201 Corporate Blvd Suite 420
Rockville, MD 20850
Telephone Number: 240 498 0391 (Dan Bronstein)

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

No. **110962**

Date: **5/16/14**

PAID RECEIPT

BUSINESS ACTUAL TIME DAY
 5/20/2014 5/16/2014 13:20:01 1

REC 4501 WALKIN LEAS LTR
 RECEIPT # 510796 5/16/2014 OPEN

Rec 5 520 ZONING VERIFICATION

(0.00) 110742

Receipt for \$75.00

\$150.00 TX \$1.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	406	0000	203	6150					1175.00

Total: **4175.00**

Rec From: **Amelia Mitchell**

For: **Zoning Variance**

DISTRIBUTION

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

GOLD - ACCOUNTING

**CASHIER'S
 VALIDATION**

201-0243-A



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

June 19, 2014

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on June 19, 2014

☐ The Jeffersonian

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

NOTICE OF ZONING HEARING

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

Case: # 2014-0243-A

6400 Pratt Avenue

W/s Pratt Avenue, 112 ft. N/of centerline of Bellona Avenue

9th Election District - 2nd Councilmanic District

Legal Owner(s): Carol Rybczynski

Contract Purchaser/Lessee: Market Pro South, Inc.

Variance: to permit a proposed dwelling on an existing lot with a side yard setback of 10 feet in lieu of the required 15 feet; to approve a road setback of 15 feet in lieu of the required 40 feet; to approve a rear yard setback of 34 feet in lieu of the required 40 feet; to approve a lot width of 92.01 feet in lieu of the required 100 feet; to approve a lot area of 9,792 sq. ft. in lieu of the required 20,000 sq. feet; to approve an undersized lot per section 304.

Hearing: Thursday, July 10, 2014 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations. Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
6/304 June 19

983570



KEVIN KAMENETZ
County Executive

June 3, 2014

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

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9th Election District – 2nd Councilmanic District

Legal Owners: Carol Rybczynski

Contract Purchaser/Lessee: Market Pro South, Inc.

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

Arnold Jablon
Director

AJ:kl

C: Andrew Jiranek, 16 Willow Avenue, Towson 21286
Market Pro South, Inc., 9201 Corporate Blvd., Ste. 420, Rockville 20850
Carol Rybczynski, 6402 Pratt Avenue, Baltimore 21212

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JUNE 20, 2014**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, June 19, 2014 Issue - Jeffersonian

Please forward billing to:
Market Pro South, Inc.
Attn: Dan Bronstein
9201 Corporate Blvd., Ste. 420
Rockville, MD 20850

240-498-0391

NOTICE OF ZONING HEARING

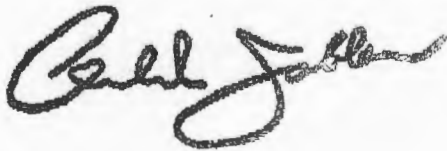
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9th Election District – 2nd Councilmanic District
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Contract Purchaser/Lessee: Market Pro South, Inc.

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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
6400 Pratt Avenue; W/S Pratt Avenue, *
112' N of c/line Bellona Avenue * OF ADMINISTRATIVE
9th Election & 2nd Councilmanic Districts *
Legal Owner(s): Carol Edmund Rybczynski * HEARINGS FOR
Contract Purchaser(s): Market Pro South Inc *
Petitioner(s) * BALTIMORE COUNTY
* 2014-243-A

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

MAY 30 2014

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of May, 2014, a copy of the foregoing Entry of Appearance was mailed to Amanda Mitchell, 1803 Landrake Road, Towson, Maryland 21204 and Andrew Jiranek, 16 Willow Avenue, Towson, MD 21286, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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



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

Date: 6/2/14

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

RE: Baltimore County
Item No 2014-0243-A
Variance
Carol Edmund Rybczynski
6400 Pratt Avenue.

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2014-0243-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/
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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: June 2, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For June 2, 2014
Item Nos. 2014-0240, 0241, 0242, 0243, 0244, 0246, 0247, 0248
and 0249

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

DAK:CEN

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-06022014-NO COMMENTS.doc

7-10
WITHDRAWN

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

JUN 26 2014



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: June 26, 2014

SUBJECT: DEPS Comment for Zoning Item # 2014-0243-A
Address 6400 Pratt Avenue
(Rybczynski Property)

Zoning Advisory Committee Meeting of May 26, 2014.

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

Reviewer: *Jeff Livingston – Development Coordination*



0916751620

7111

Lot # C

6404

0913858070

Lot # C

Lot # D

0902471330

PDM # 090247

Lot # B

Pt. Bk./Folio # 014039

Pt. Bk. 0000014, Folio 0039

6402

0901540591

Lot # B

Lot # A

Pt. Bk. 0000012, Folio 0042

1986-015

0923000120

Lot # 3

Lot # A

0901540590

NW 8-A

069C3

DR 2

2 CD

9 ED

PRATT AVE

Pt. Bk./Folio # 012043

2003-0247-A

2004-0236-A

6400

Pt. Bk. 0000012, Folio 0043

Lot # 1

0920660230

Pt. Bk. 0000012, Folio 0005

Lot # 50

Pt. Bk./Folio # 012005

0915810310

7106

Lot # 51

0902570610

BELLONA AVE

U-57612

