

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

2014-0244

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

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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 6402 Pratt Ave which is presently zoned DR-2
 Deed References: 113571/0319 10 Digit Tax Account # 0913858070
 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:

Market Pro Smith, Inc
 Name- Type or Print
WCB BX
 Signature
9201 Corporate Blvd Rockville MD
 Mailing Address City State
20850, 2404980391, DBronstein@
 Zip Code Telephone # Email Address
mdhps homes.com

Attorney for Petitioner:

Andrew L Jiraneck
 Name- Type or Print
Andrew L Jiraneck
 Signature
16 Willow Ave Towson MD
 Mailing Address City State
21286, 410 709 9070, ajiraneck@
 Zip Code Telephone # Email Address
jiraneckcompany.com

Legal Owners (Petitioners):

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

Representative to be contacted:

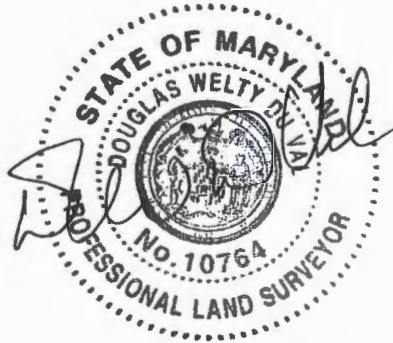
Amanda Mitchell
 Name - Type or Print
A Mitchell
 Signature
1803 Landrake Rd Towson MD
 Mailing Address City State
21204, 443 604 1134, amanda.mitchell@
 Zip Code Telephone # Email Address
cbmore.com

CASE NUMBER 2014-0244-A Filing Date 5/16/14 Do Not Schedule Dates: 6/30-7/4 Reviewer BH

1B02.3.C.1 to permit an existing dwelling on a lot with a side yard setback of 10 ft. and 11.4 ft. In lieu of the required 15 ft. and 25 ft., respectively.

Zoning Description for 6402 Pratt Avenue:

Beginning at a point on the west side of Pratt Avenue, which is 40' wide, at a distance of 112.01' north of the centerline of Bellona Avenue which is 40' wide; thence the following courses and distances: N.66.58'55"W. 140.51', N.23.00'35"E. 85.31', S.66.58'55"E. 140.51', and S.23.00'35"W. 85.31' back to the point of beginning, as recorded in Deed Liber 11357, Folio 319, containing 11,985 square feet. Located in the 9th Election District and 2nd 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/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: 2014-0244-A

Petitioner: Carol Edmund Rybczynski

Address or Location: 6402 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. **110966**

Date: **5/16/14**

PAID RECEIPT

BUSINESS ACTUAL TIME
 5/21/2014 5/16/2014 13:20:03

RECEIVED WALKIN LRS LJR
 5/16/2014
 5 528 ZONING VERIFICATION
 110966

Recpt Int \$75.00
 \$150.00 - CK \$1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
001	Y06	0000		6180				\$75.00

Total: **\$75.00**

Rec From: **America ...**

For: **Zoning Variance**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

***2014-0244-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: # 2014-0244-A

6402 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

Variance: to permit an existing dwelling on a lot with a side yard setback of 10 feet and 11.4 feet in lieu of the required 15 feet and 25 feet, respectively.

Hearing: Thursday, July 10, 2014 at 2:30 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.
6/305 June 19

983578



KEVIN KAMENETZ
County Executive

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

June 4, 2014

NOTICE OF ZONING HEARING

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105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black 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
Amanda Mitchell, 1803 Landrake Road, Towson 21204
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

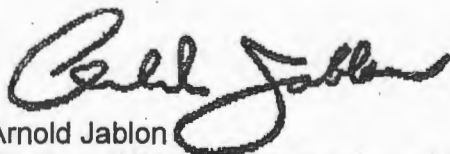
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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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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
6402 Pratt Avenue; W/S Pratt Avenue,	*	
112' N of c/line Bellona Avenue	*	OF ADMINISTRATIVE
9 th Election & 2 nd Councilmanic Districts	*	
Legal Owner(s): Carol Edmund Rybczynski	*	HEARINGS FOR
Contract Purchaser(s): Market Pro South Inc	*	
Petitioner(s)	*	BALTIMORE COUNTY
	*	
	*	2014-244-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 2014-0244-A
Variance
Carol Edmund Rybczynski
6402 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. 2014-0244-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. ^{DAK}Kennedy, 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 # 2014-0244-A
Address 6401 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*

Lot # 1
0916751620

Lot # 4

6406

0913750720

Lot # C

Pt. Bk. 0000014, Folio 0039
0902471330

Lot # D

7111

PDM # 090247

Pt. Bk./Folio # 014039

Lot # C

0913858070
6404

Lot # B

2CD

6402

0901540591

Lot # B

069C3

DR 2

9 ED

NW 8-A

Lot # A

Lot # A

0901540590

Pt. Bk./Folio # 012005

Lot # 50

0915810310

Pt. Bk. 0000012, Folio 0005

BELLONA AVE

PRATT AVE

Lot # 2
0919329510

Lot # 3

1986-0158-A

0923000120

Pt. Bk. 0000012, Folio 0042

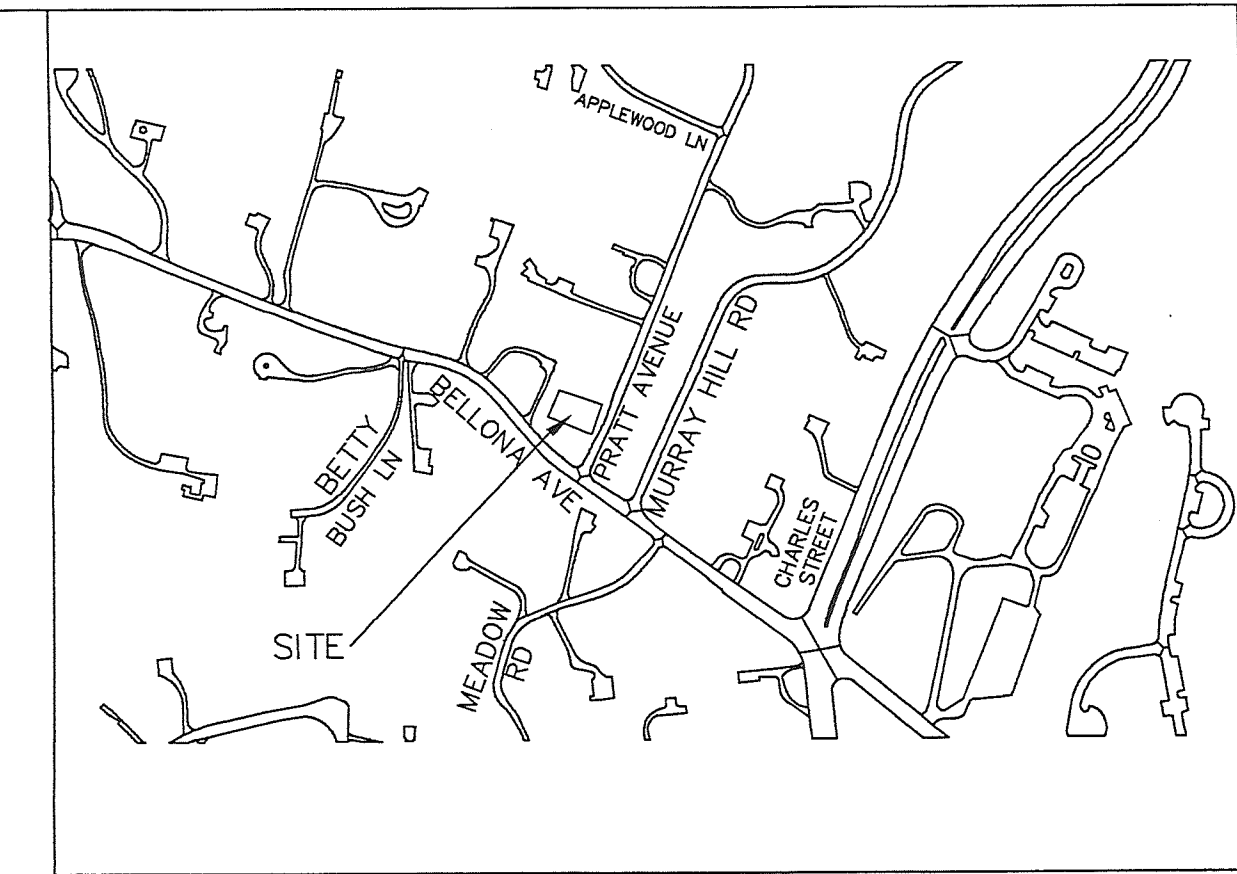
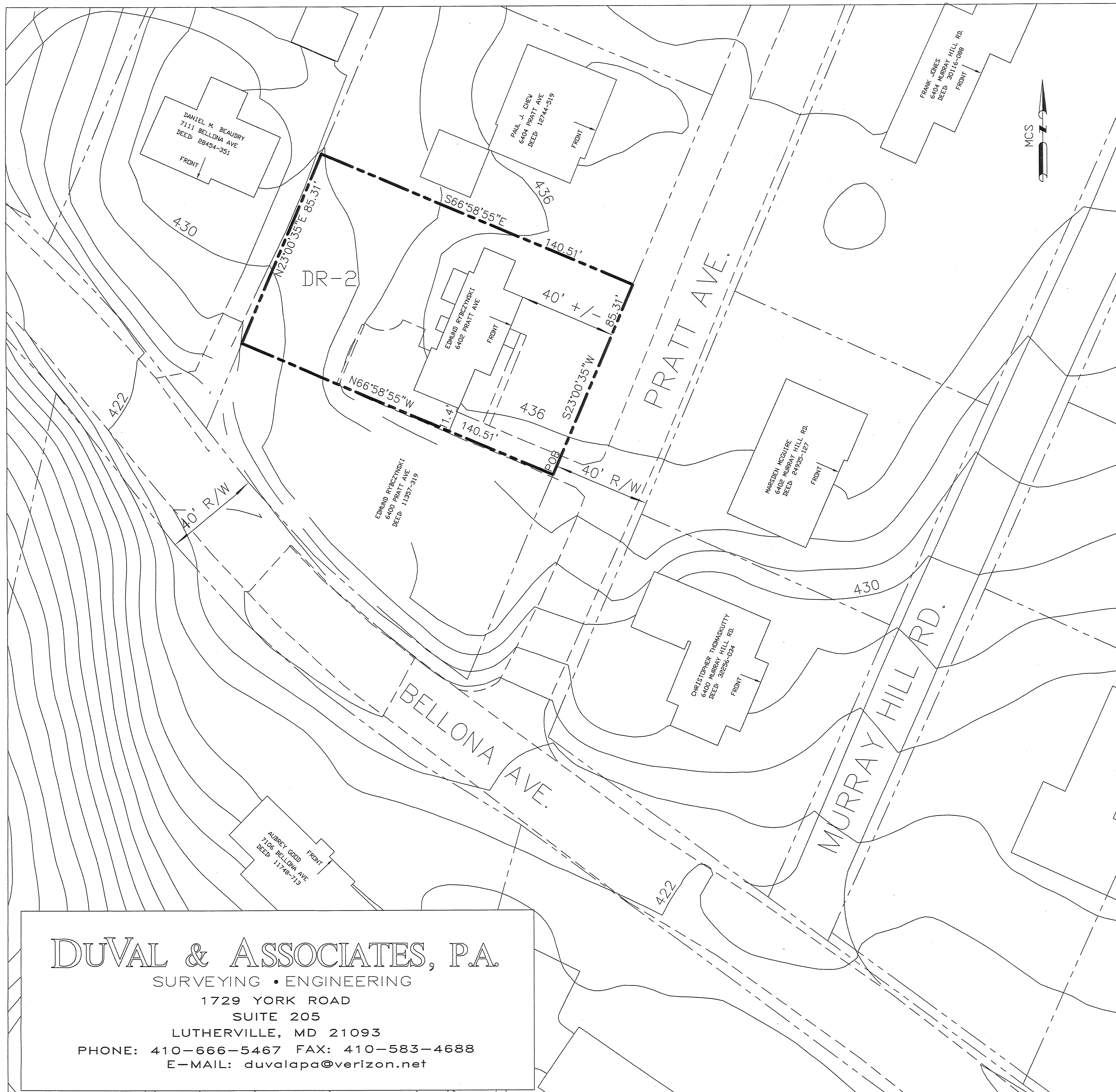
Pt. Bk./Folio # 012043

2003-0247-A
2004-0236-A

0920660230

Lot # 1

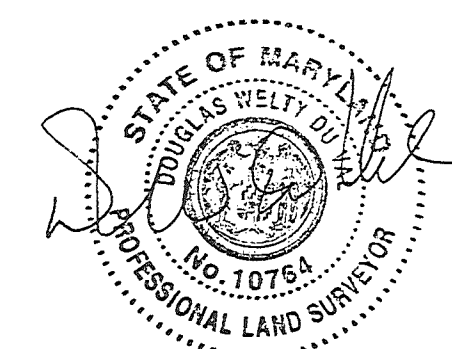
Pt. Bk. 0000012, Folio 0043



VICINITY MAP SCALE 1" = 1000'

NOTES:

1. OWNER: EDMUND RYBCZYNSKI
6402 PRATT AVE
BALTIMORE, MD, 21212
TAX ID#0901540591
DEED REF: 11357-319
TAX MAP 69, P/O PARCEL 854
2. CONTRACT PURCHASER: MARKET PRO HOMES
3. GROSS SITE AREA: 11985 SQ. FT./0.2700 AC±
4. EXISTING ZONING: DR2 (TILE 069C3)
5. EXISTING USE: RESIDENTIAL
6. PROPOSED USE: RESIDENTIAL
7. FEMA INFO: ZONE X
PANEL NUMBER: 240010.0245 F
EFFECTIVE DATE: AUGUST 2, 2011
8. PROPERTY IS NOT HISTORIC, IN THE CBGA OR IN A FLOODPLAIN.
9. PROPERTY IS SERVED BY PUBLIC WATER AND SANITARY SEWER.
10. NO PRIOR ZONING HEARINGS



PLAN TO ACCOMPANY PETITION
FOR VARIANCES
#6402 PRATT AVENUE

9th Election District Baltimore County, Maryland
SCALE: 1"=20' 9C2 Date: MAY 15, 2014



DUVAL & ASSOCIATES, P.A.
SURVEYING • ENGINEERING

1729 YORK ROAD
SUITE 205
LUTHERVILLE, MD 21093
PHONE: 410-666-5467 FAX: 410-583-4688
E-MAIL: duvalapa@verizon.net