

Aron H. Schnur
2701 Maurleen Ct.
Baltimore, MD 21209

August 8, 2014

VIA CERTIFIED MAIL, U.S. MAIL, AND FAX

ATTN: Kristen Lewis
Zoning Review - County Office Building
111 W. Chesapeake Ave., Room 111
Towson, MD 21204

Dear Ms. Lewis:

I hereby withdraw my petition for a variance and waiver in Case Number 2014-0249-A.
Please cancel the hearing scheduled for Monday, August 18, 2014 at 10:00 a.m.

If you have any questions, please call (443) 875-6377. Thank you.

Sincerely,



Aron H. Schnur



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 2701 Maurleen Court, Baltimore, MD 21209

which is presently zoned DR 5.5

Deed Reference Liber 0034057, Folio 106

10 Digit Tax Account # 0312033760

Property Owner(s) Printed Name(s) Aron Herschel Schnur and Hanna Leah Schnur

(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

- ADMINISTRATIVE VARIANCE** from section(s) 427.1.B.2; BCZR, To PERMIT A 6ft. FENCE which ADJOINS THE FRONT YARD OF ANOTHER ON WHICH A RESIDENCE EXISTS, IN LIEU OF THE PERMITTED 3.5ft. HIGH FENCE.

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

- 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:

Aron Herschel Schnur, Hanna Leah Schnur

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

2701 Maurleen Court Baltimore MD

Mailing Address City State

21209, 443-875-6377, aronschnur@gmail.com

Zip Code Telephone # Email Address

Representative to be contacted:

Aron Herschel Schnur

Name - Type or Print

Signature

2701 Maurleen Court Baltimore MD

Mailing Address City State

21209, 443-875-6377, aronschnur@gmail.com

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 2014-0249-A Filing Date 5/2/14 Estimated Posting Date 6/1/14 Reviewer JCM

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: 2701 Maurleen Court	Baltimore	MD	21209
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)**

A Tier III sex offender, the highest level offender, who was convicted of sexually abusing a middle-school child, lives only a couple of houses away from us at 2706 Maurleen Court. See Attachment A. We have two children, a five year-old girl and ten month-old boy, that we would like to be able to play in our yard while safe from the view of this predator. Therefore, we would like our children to be able to play within a six foot privacy fence. Due to the fact that we own a corner lot and the diagonal position of our house in relation to the corner, our rear yard does not provide much usable space. Also, part of our rear yard is significantly sloped. Therefore, our side and front yards contain the most usable space on our property. Among those areas, the only practical area to fence in is the west side, and front (west of the driveway) and rear sides adjacent to the west side. The reasons are as follows: The east side of our lot is also significantly sloped, contains several trees, and might present traffic concerns because it is adjacent to the intersection at which our property is located. Also, we realize that it is unlikely we would be granted a variance to fully fence in our front yard with six foot fencing, particularly the area near the intersection. Finally, there would be an unreasonably small amount of space for our children to play in if we were limited to fencing in the area on the west side of our property that would be permitted to fence in at a height of six feet without a variance. Therefore, we respectfully request permission to to fence in at a height of six feet the west side of our property, including the front (west of the driveway) and rear areas adjacent to the west side, in order to provide our children a reasonable amount of space to play in that will keep them safe and provide protection from the view of a sexual predator who has a history of harming young children. We believe these facts rise to the level of undue hardship, to the extent applicable, and practical difficulty to strictly comply with height restrictions.

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

Aron Herschel Schnur
 Signature of Affiant
Aron Herschel Schnur
 Name- Print or Type

Hanna Leah Schnur
 Signature of Affiant
Hanna Leah Schnur
 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 20th day of May, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Aron Herschel Schnur and Hanna Leah Schnur
 the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s)

AS WITNESS my hand and Notaries Seal

Deborah R. Melnyk
 Notary Public
5/27/17
 My Commission Expires



ATTACHMENT A

Maryland SOR Search

[Back to results](#)

New Search

Warning - Do not use this information to unlawfully injure, harass, or commit a crime against any individual named in the registry working at any reported address. Such action could result in civil or criminal penalties

Selected Registrant

LIPIN, ANTON NIKOLAYEVICH

Aliases:

Lipin, Anton N • Lipin, Anton

Address Information

Primary Residence : 2706 Maurleen Ct, Baltimore MD 21209
Date of Last Change of Address: 12/09/2010
Temporary Residence: NA
Employment Address: 1551 Florida Ave, Severn MD 21144
School Address: NA



Conviction Information

Conviction Date: 11/07/2005 **Location:** Baltimore, MD
Registration Authority: Maryland Law
Charges:

- Sexual Abuse Of A Minor - CI § 3-602

This offense involved criminal sexual conduct with an underage minor victim. When the offense occurred the victim was a middle school aged child. The offender was 22 years of age. Court records for this case indicate that the registrant's sexually abusive behavior occurred once.

The Criminal Procedure Article, § 11-717, Annotated Code of Maryland states that, "The Department shall post on the internet... can be understood without special knowledge of the criminal laws of the State, a factual description of the crime of the offender registration, excluding details that would identify the victim."

Custody/Supervision Information

Not currently under supervision

Registration Information

Registration Status: COMPLIANT
Tier: Tier III Registrant
Information Contact: Baltimore County Police Department
Current Registration Date: 03/02/2014

Demographic Information

Sex: Male
Date of Birth: 03/31/1982
Current Age: 32
Height: 5'07"

Weight: 180 lbs
Race: White
Skin Tone: Olive
Eye Color: Brown
Hair Color: Black

Vehicle Information

Vehicle #1: Black - BMW License Plate Number: MD 5AD0903

[Redacted]

[Redacted]

[Redacted]

[Redacted]

ZONING PROPERTY DESCRIPTION – 2701 MAURLEEN COURT

Zoning property description for 2701 Maurleen Court, Baltimore, MD 21209, located on the SOUTHEAST corner of the intersection of Maurleen Court, which is 30 feet wide, and Maurleen Road, which is 30 feet wide.

Being Lot No. 11, Block K, as shown on a Plat entitled "Plat II, Section I, Wellwood," which Plat is recorded among the Land Records of Baltimore County in Plat Book G.L.B. No. 23, folio 36, containing 10,350 square feet. Located in the 3rd Election District and 2nd Council District.

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

No. **112204**

Date: **5/21/14**

PAID RECEIPT

BUSINESS ACTUAL TIME DEW
 5/21/2014 3/21/2014 11:13:48
 REC'D BY WALKIN LRAJ LJR
 RECEIPT # S11414 5/21/2014 OFLN
 5 528 ZONING VERIFICATION
 CR NO. 112204
 Recpt Tot \$75.00
 \$75.00 CR \$0.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				75.-

Total: **75.-**

Rec From: **ARON SCHNUR**

For: **2014-0249-A**

**CASHIER'S
 VALIDATION**

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

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

June 1, 2014

Re:

Administrative Waiver of Building Code Fence Height *14- 017 W*

Petitioner / Owner: Aron Schnur

Date of Closing: June 16, 2014

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at **2701 Maurleen Court**.

The sign(s) were posted on **May 30, 2014**.

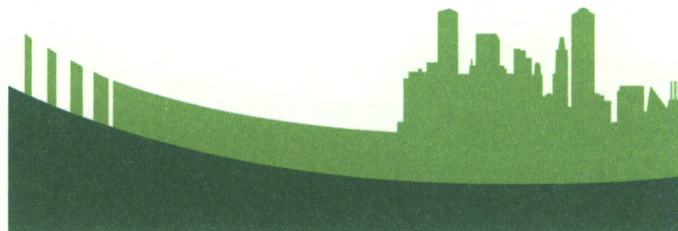
Sincerely,



Bruce E. Doak

MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor

NOTICE

A request has been made for a waiver to construct a fence higher than allowed in accordance with PART 122.4 of the Baltimore County Building Code.

Fence location: Front Yard

Height allowed: 42"

Height requested: 6'

Anyone living within 1,000' feet of this property may request a public hearing on this matter if such request is made within 15 days of the posting date set forth below or submit written comments for consideration to the address below.

Posting Date: May 28, 2014

Address: 2701 Maurleen Court

**Building Engineer for Baltimore County
Department of Permits and Development Management
111 West Chesapeake Avenue, Room 105
Towson, MD 21204**

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

June 1, 2014

Re:

Case Number: 2014- 0249-A

Petitioner / Owner: Aron Schnur

Date of Closing: June 16, 2014

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

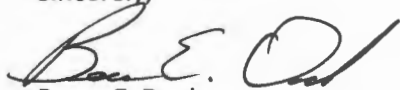
Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at **2701 Maurleen Court**.

The sign(s) were posted on **May 30, 2014**.

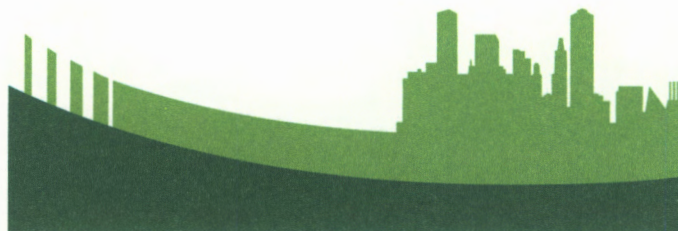
Sincerely,



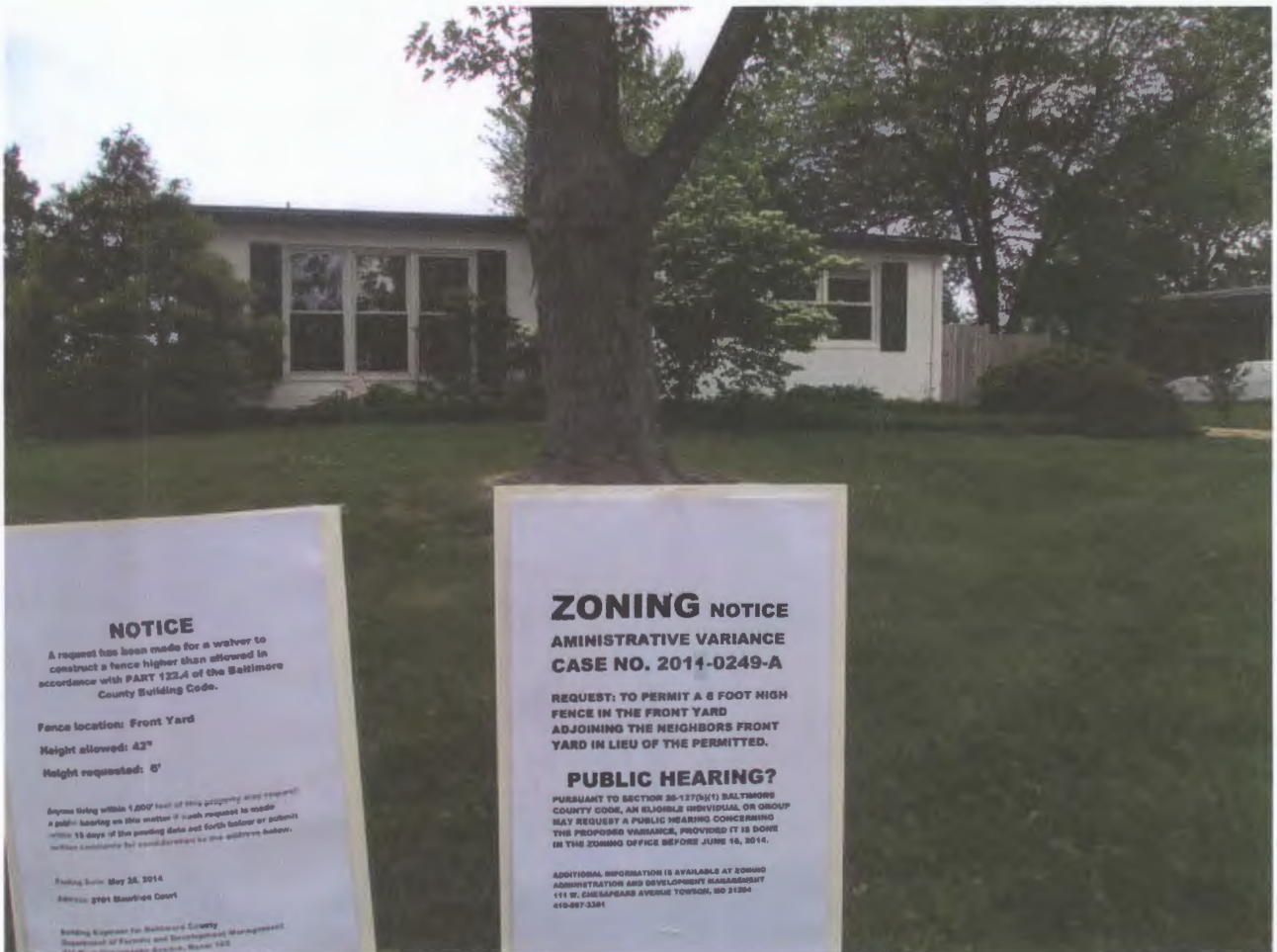
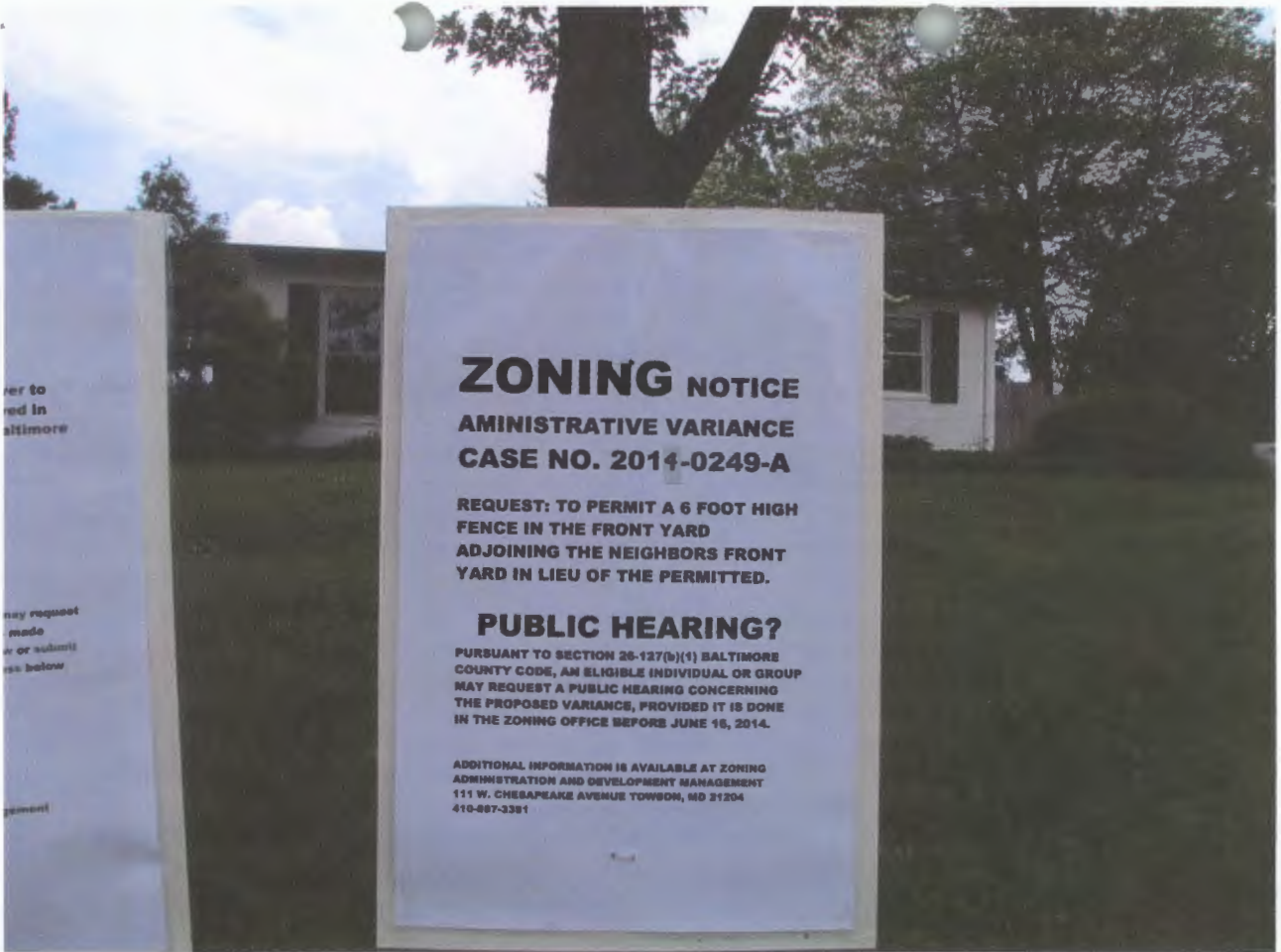
Bruce E. Doak

MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor



Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

July 11, 2014

Re:

Case Number: 2014- 0249-A

Petitioner / Developer: Aron Herschel & Hanna Leah Schnur

Date of Hearing: August 1, 2014

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

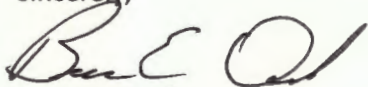
Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at **2701 Maurleen Court**.

The sign(s) were posted on **July 10, 2014**.

Sincerely,



Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor



ZONING NOTICE

CASE NO. 2014-0249-A

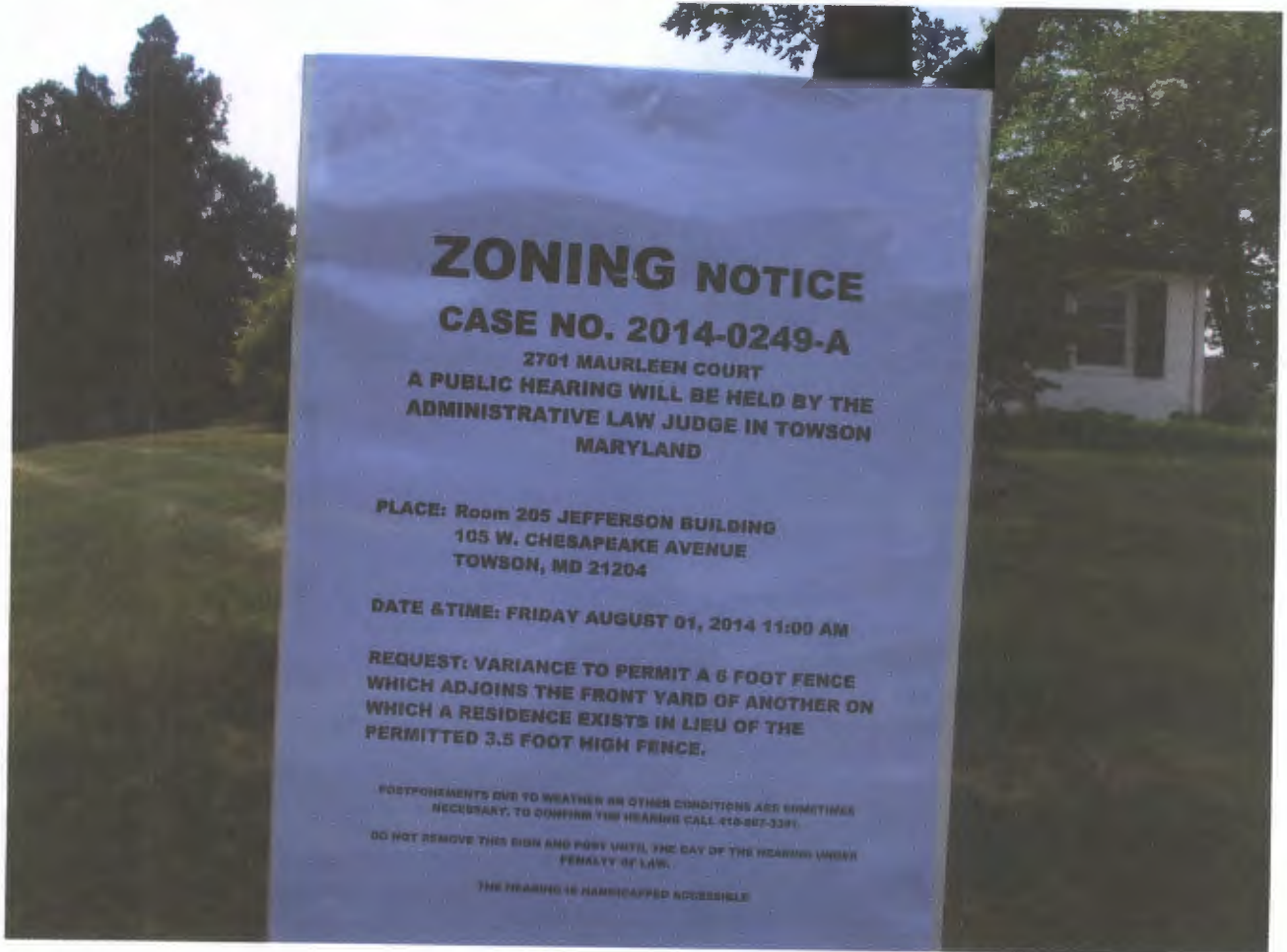
**2701 MAURLEEN COURT
A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE IN TOWSON
MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MD 21204**

DATE & TIME: FRIDAY AUGUST 01, 2014 11:00 AM

**REQUEST: VARIANCE TO PERMIT A 6 FOOT FENCE
WHICH ADJOINS THE FRONT YARD OF ANOTHER ON
WHICH A RESIDENCE EXISTS IN LIEU OF THE
PERMITTED 3.5 FOOT HIGH FENCE.**

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.
DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER
PENALTY OF LAW.
THE HEARING IS HANDICAPPED ACCESSIBLE



ZONING NOTICE

CASE NO. 2014-0249-A

**2701 MAURLEEN COURT
A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE IN TOWSON
MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING
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PENALTY OF LAW.

THE HEARING IS HANDICAPPED ACCESSIBLE

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

July 30, 2014

Re:

Case Number: 2014- 0249-A

Petitioner / Developer: Aron Herschel & Hanna Leah Schnur

Date of Hearing: August 18, 2014

Baltimore County Department of Permits, Approvals & Inspections
County Office Building, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at **2701 Maurleen Court**.

The sign(s) were posted on **July 29, 2014**.

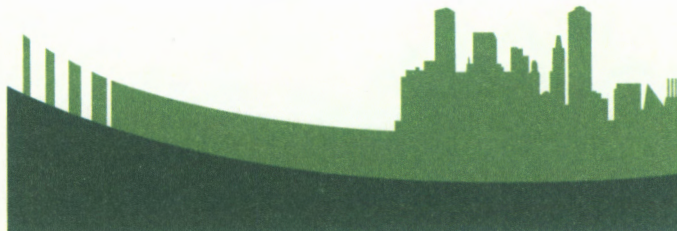
Sincerely,



Bruce E. Doak

MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor



ZONING NOTICE

CASE NO. 2014-0249-A

2701 MAURLEEN COURT

**A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE IN TOWSON
MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MD 21204**

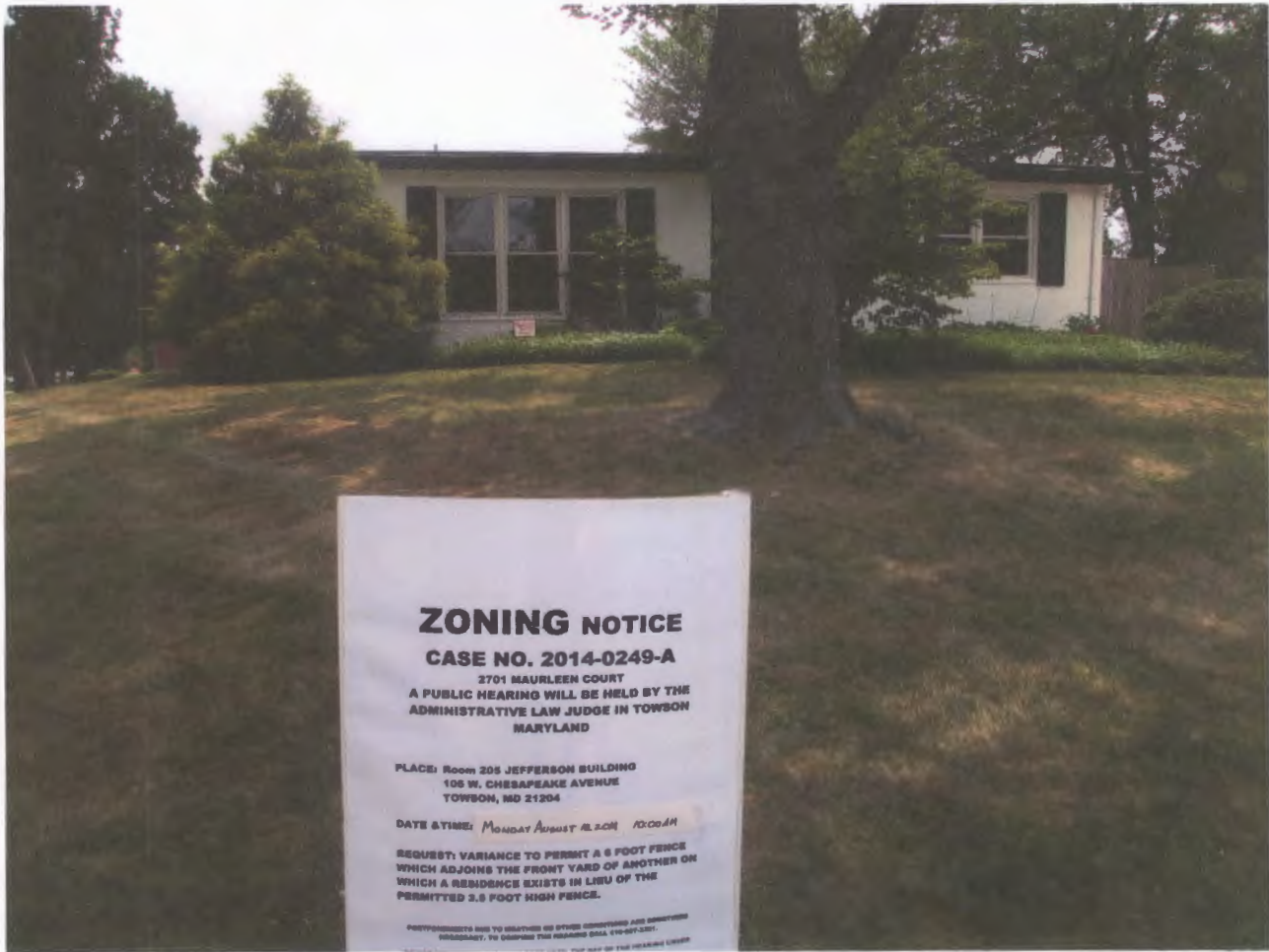
DATE & TIME: MONDAY AUGUST 18, 2014 10:00 AM

**REQUEST: VARIANCE TO PERMIT A 6 FOOT FENCE
WHICH ADJOINS THE FRONT YARD OF ANOTHER ON
WHICH A RESIDENCE EXISTS IN LIEU OF THE
PERMITTED 3.5 FOOT HIGH FENCE.**

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-667-3361.

DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER
PENALTY OF LAW.

THE HEARING IS HANDICAPPED ACCESSIBLE



ZONING NOTICE

CASE NO. 2014-0249-A

2701 MAURLEEN COURT

**A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE IN TOWSON
MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MD 21204**

DATE & TIME: MONDAY AUGUST 18, 2014 10:00 AM

**REQUEST: VARIANCE TO PERMIT A 6 FOOT FENCE
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NECESSARY. TO CONFIRM THE HEARING CALL 410-667-3361.

THE HEARING IS HANDICAPPED ACCESSIBLE



**THE BALTIMORE SUN
MEDIA GROUP**

Baltimore, Maryland 21278-0001

July 10, 2014

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, the publication appearing on July 10, 2014.

- The Jeffersonian
- Arbutus Times
- Catonsville Times
- Towson Times
- Owings Mills Times
- NE Booster/Reporter
- North County News

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: #2014-0249-A

2701 Maurleen Court

Located NE corner of intersection of Maurleen Court and Maurleen Road

3rd Election District - 2nd Councilmanic District

Legal Owner(s): Aron Herschel & Hanna Leah Schnur

Variance to permit a 6 ft. fence which adjoins the front yard of another on which a residence exists in lieu of the permitted 3.5 ft. high fence

Hearing: Friday, August 1, 2014 at 11:00 a.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.
7/298 July 10 986518

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2014- 0249 -A Address 2701 MAURLEEN CT.

Contact Person: J. MERREY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/21/14 Posting Date: 6/1/14 Closing Date: 6/16/14

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- 0249 -A Address 2701 MAURLEEN CT.

Petitioner's Name ARON SCHNUR Telephone 443-875-6377

Posting Date: 6/1/14 Closing Date: 6/16/14

Wording for Sign: To Permit A ~~FE~~ 6ft. High FENCE IN THE FRONT YARD ADJOINING THE NEIGHBORS FRONT YARD IN LIEU OF THE PERMITTED.

Revised 7/06/11

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: 2014-0249-A
Petitioner: Aron Herschel Schnur and Hanna Leah Schnur
Address or Location: 2701 Maurleen Ct., Baltimore, MD 21209

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____
Address: _____

Telephone Number: 443-875-6377

TO: PATUXENT PUBLISHING COMPANY
Thursday, July 10, 2014 Issue - Jeffersonian

Please forward billing to:
Aron H. Schnur
2701 Maurleen Court
Baltimore, MD 21209

443-875-6377

NOTICE OF ZONING HEARING

The Administrative Law Judge 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 NUMBER: 2014-0249-A

2701 Maurleen Court

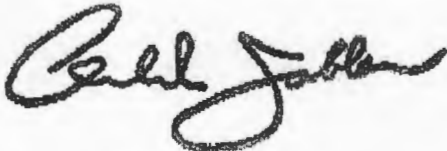
Located NE corner of intersection of Maurleen Court and Maurleen Road

3rd Election District – 2nd Councilmanic District

Legal Owners: Aron Herschel & Hanna Leah Schnur

Variance to permit a 6 ft. fence which adjoins the front yard of another on which a residence exists in lieu of the permitted 3.5 ft. high fence.

Hearing: Friday, August 1, 2014 at 11:00 a.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 ACCOMODATIONS, 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.



KEVIN KAMENETZ
County Executive

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

July 3, 2014

NOTICE OF ZONING HEARING

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CASE NUMBER: 2014-0249-A

2701 Maurleen Court

Located NE corner of intersection of Maurleen Court and Maurleen Road

3rd Election District – 2nd Councilmanic District

Legal Owners: Aron Herschel & Hanna Leah Schnur

Variance to permit a 6 ft. fence which adjoins the front yard of another on which a residence exists in lieu of the permitted 3.5 ft. high fence.

Hearing: Friday, August 1, 2014 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over the typed name and title.

Arnold Jablon
Director

AJ:kl

C: Aron & Hanna Schnur, 2701 Maurleen Court, Baltimore 21209
Stephane Wallace, 2703 Maurleen Court, Baltimore 21209
Joseph Frydman, 6807 Maurleen Court, Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JULY 12, 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
Tuesday, July 29, 2014 Issue - Jeffersonian

Please forward billing to:
Aron H. Schnur
2701 Maurleen Court
Baltimore, MD 21209

443-875-6377

NOTICE OF ZONING HEARING

The Administrative Law Judge 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 NUMBER: 2014-0249-A

2701 Maurleen Court

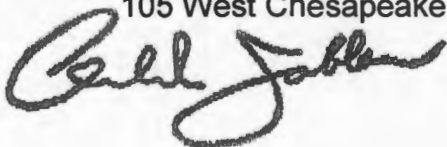
Located NE corner of intersection of Maurleen Court and Maurleen Road

3rd Election District – 2nd Councilmanic District

Legal Owners: Aron Herschel & Hanna Leah Schnur

Variance to permit a 6 ft. fence which adjoins the front yard of another on which a residence exists in lieu of the permitted 3.5 ft. high fence.

Hearing: Monday, August 18, 2014 at 10:00 a.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 ACCOMODATIONS, 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.



KEVIN KAMENETZ
County Executive

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

July 16, 2014

NEW 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 NUMBER: 2014-0249-A

2701 Maurleen Court

Located NE corner of intersection of Maurleen Court and Maurleen Road

3rd Election District – 2nd Councilmanic District

Legal Owners: Aron Herschel & Hanna Leah Schnur

Variance to permit a 6 ft. fence which adjoins the front yard of another on which a residence exists in lieu of the permitted 3.5 ft. high fence.

Hearing: Monday, August 18, 2014 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink that reads "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Aron & Hanna Schnur, 2701 Maurleen Court, Baltimore 21209
Stephane Wallace, 2703 Maurleen Court, Baltimore 21209
Joseph Frydman, 6807 Maurleen Court, Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JULY 29, 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.



KEVIN KAMENETZ
County Executive

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

June 17, 2014

Aron Herschel & Hanna Leah Schnur
2701 Maurleen Court
Baltimore MD 21209

RE: Case Number: 2014-0249 A, Address: 2701 Maurleen Court

Dear Mr. & Ms. Schnur:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 21, 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 that reads "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel



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

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

Maryland Department of Transportation

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 2014-0249-A
Administrative Variance
Aron Herschel, Hanna Leah Schuur
2701 Marleen Court.

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. *2014-0249-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

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



**Baltimore County Department of
Permits and Development Management**
Building Engineer's Office
111 West Chesapeake Avenue
Towson, MD 21204
410-887-3391
FAX 410-887-2824

**FORMAT FOR NOTICE OF FILING OF APPLICATION
FOR FENCE HEIGHT WAIVER**

The sign to be posted must be obtained from any of the county's list of approved sign posters. The sign will be the standard 24" x 36" size used for zoning variances, and will contain the following language:

NOTICE

A request has been made for a waiver to construct a fence higher than allowed in accordance with PART 122.4 of the Baltimore County Building Code.

Fence location: FRONT YARD

Height allowed: 42"

Height requested: 6'

Anyone living within 1,000 feet of this property may request a public hearing on this matter if such request is made within 15 days of the posting date set forth below or submit written comments for consideration to the address below.

Posting Date: _____

Address: _____

Please contact 410-887-3391 for information

Building Engineer for Baltimore County
Department of Permits and Development Management
111 West Chesapeake Avenue, Rm. 105
Towson, MD 21204



WAIVER APPLICATION SITE PLAN FILING REQUIREMENTS

1. **Scale:** For property area less than 40 acres use one inch equals 20, 30, 40 or 50 feet. If larger, use one inch equals 100 feet.
2. **Property Boundaries:** Depict using heavy bold line with dimensions. Show north arrow.
3. **Streets/Rights-of-Way:** Show boundary streets and rights-of way; show internal roads and rights-of-way; show impervious areas such as paving and widths.
4. **Adjacent Ownership:** Show names and addresses of owners of your lot and all adjacent lots.
5. **Buildings & Setbacks:** Show building front and side set backs and indicate with an arrow the locations of the fronts of all buildings.
6. **Aerial Map:** Provide an aerial map view of requested fence location. (This may be obtained from the Zoning Office in Room 111).
7. **Fence:** Include fence type, height, location and setbacks from the property lines.

ALL OF THE ABOVE INFORMATION MUST BE COMPLETE AND ACCURATE OR THE APPLICATION WILL NOT BE PROCESSED. THE PLANNERS IN THE ZONING OFFICE CAN EXPLAIN THE ABOVE REQUIREMENTS IN MORE DETAIL, IF REQUIRED.

Questions? Contact the Zoning Office by phone at 410-887-3391 and in person at Room 111, County Office Building, 111 W. Chesapeake Avenue, Towson, MD 21204.



Application for Administrative Waiver Of Building Code Fence Height Limitations

Instructions: Fill out the information below above the signature line, sign & date. Prepare and submit a **Site Plan** (see requirements on the back of this page) and **Certification of Posting** (provided by the sign poster) to the Building Engineer, Room 105, County Office Building, 111 W. Chesapeake Avenue, Towson, MD 21204. Note that if no public hearing is requested, the waive decision will be based on evidence presented along with County maintained information about the site.

Property Address 2701 Maurleen Court
Baltimore, MD 21209

Owner Aron Herschel Schnur and Hanna Leah Schnur
Owner Address 2701 Maurleen Court
Baltimore, MD 21209

Corner Lot? Yes No (fence not near corner) Fence located in Front Side Rear Yard

Fence Height Allowed by Building Code 42"-6'
Fence Height Requested 6' (Attach fence location drawing.)

Basis for Request:
A Tier III sex offender, who was convicted of sexually abusing a middle school child, lives a couple of houses away from us at 2706 Maurleen Ct. We believe it is essential that our children - ages 5 years and 10 months - be able to play while safe from the view of this predator. The corner location of our lot and diagonal position of our house give us a minimal amount of space in our rear yard and side yard behind the foundation. The rest of our yard is useless for our children due to the dangerous sexual predator nearby. If not fenced. Therefore, we would like to build a six-foot fence enclosing the side (west) and front yard adjacent to that side.

Applicant's Signature [Signature] Date: 5/21/14

(County Use Only)	Waiver Number <u>14-017W</u>
Date Property Posted _____	
Input/comments/protests received within 15 days? _____	Yes/No
Has Hearing been requested? _____	Yes/No
(If Yes, attach record of Hearing)	
Final Disposition:	

Buildings Engineer _____	Date _____

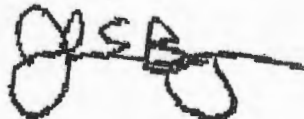
BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: June 18, 2014

TO: Kristen Lewis, Office of Zoning Review
Department of Permits, Approvals & Inspections (PAI)

FROM: John Beverungen, Administrative Law Judge
Office of Administrative Hearings



RE: Petition for Administrative Variance – 06/16/14 Closing Date & Fence Waiver
Case No. 2014-0249-A – 2701 Maurleen Court, 21209 (Formal Demand) and
Accompanying Fence Waiver

After a review of the above-captioned case files, I am requesting that the administrative variance and accompanying fence waiver be set in for a public hearing.

Our office is returning the file to you for further processing such as notifying the Petitioners, posting and advertising of the hearing notices.

In addition, **please send hearing notification to the following:**

Stephanee Wallace
2703 Maurleen Court
Baltimore, MD 21209

Joseph I. Frydman, Esq.
6807 Maurleen Road
Baltimore, MD 21209

Thank you for your attention and cooperation in this matter.

JEB:dlw
Attachment

c: Office of People's Counsel

L/M 6/19 @ 8:56 AM

June Wisnom - Fence Height Dispute - 2701 Maurleen Ct - Case 2014-0249-A

From: stephanee wallace <stepheelynn@gmail.com>
To: <jwisnom@baltimorecountymd.gov>
Date: 6/9/2014 12:08 PM
Subject: Fence Height Dispute - 2701 Maurleen Ct - Case 2014-0249-A

Good afternoon Ms. Wisnom,

I am writing to dispute the 6' fence waiver in the front yard of 2701 Maurleen Ct. Pikesville, MD 21209.

I have lived at 2703 Maurleen Ct for over 14 years. My property joins 2701 Maurleen Ct. and it is our shared property line that is the proposed location for this fence. **I am respectfully disputing this request for the following reasons:**

1. **SAFETY!** This fence height will make it impossible to see pedestrians on the sidewalk as I am pulling out of my driveway. This is a predominately Orthodox Jewish neighborhood and all of my religious neighbors walk the sidewalk on their way to prayer many times throughout the week (Their religious beliefs forbid driving from sundown on Friday until Sundown on Saturday so they must walk everywhere). Hence, there is a constant stream of pedestrian traffic that passes in front of both of our properties. Additionally, there are many small children in this neighborhood that ride their bicycles up & down the sidewalk.
2. **More SAFETY!** This fence height will make it impossible for me to see traffic entering the court as I am backing out of my driveway. I will be half way into the road before I have a clear line of site.
3. **More SAFETY!** Just as I will be unable to safely exit my driveway, the homeowners requesting this waiver will **ALSO** be **UNABLE** to see pedestrians & vehicles as they back out of their driveway as this fence will impede their vision as well.
4. My house faces my neighbors property (My "front door" is located on the side of the house) This fence will impede my view of the neighborhood & intersection. Leaving my family only to stare at a 6' fence.
5. The shared property line where the proposed fence will be constructed runs only 1 foot off the edge of my driveway so there is no space for me to plant anything (shrubs) between the fence & my driveway to lessen the unsightliness of a 6' fence. Additionally, I am unsure if there are property line "set backs" so am concerned that I will not be able to fully open my car door.
6. I am considering placing my house up for sale in the next couple of years and am concerned this will directly impact the sale-ability and value of my property.

Please confirm receipt of my communication and reconsider this fence height variance.

Thank you for your consideration in this matter,

Sincerely,

Stephanee Wallace

*An order of
submission!*

From: Joseph Frydman <j.frydman@yahoo.com>
To: <jwisnom@baltimorecountymd.gov>
Date: 6/16/2014 12:51 PM
Subject: Case 2014-0249-A

June 16, 2014

Dear Baltimore County,

I am writing in support of the 6 foot wood fence Aron and Hanna Schnur desire to construct in Case 2014-0249-A. I live across the street from the Schnur family at 6807 Maurleen Road and believe that they are in a unique situation that necessitates a waiver and variance from normal fence height requirements.

A sex offender convicted of sexually abusing a middle school child lives only a couple of houses away from the Schnur family. The Schnur family has two young children for whom this presents an extremely dangerous situation. A fence six feet high is necessary to prevent this sexual predator from watching the Schnur family's children at play.

Unlike my backyard and nearly all others in our neighborhood, Mr. Schnur does not have any meaningful yard space in his backyard due to the position of his house on a corner lot and an extension in the rear of his house constructed by a prior owner. Therefore, while my children can play in our fenced backyard safe from the view of this sexual predator, the Schnur family's children must utilize their side or front yards to play. Considering the features of their side and front yards and additional corner-lot fence restrictions, their side/front yard next to 2703 Maurleen Court provides the only reasonable area that can be fenced in. Because this area itself does not provide much usable space, the Schnur family should be permitted to construct a fence utilizing as much of their yard as possible on that side of their house next to 2703 Maurleen Court.

The Schnur family conducted a significant amount of work on their yard last fall, including the removal of a short picket fence and hedges on their property line, because they had an agreement with the residents of 2703 Maurleen Court that a 6 foot privacy fence would be constructed. I find it difficult to understand why the residents of 2703 Maurleen Court are now backtracking from this agreement. I know that Mr. Schnur has conducted measurements and boundary surveys to ensure that his proposed fence will provide ample room for safety considerations such as traffic and children, and he has made every effort to be sensitive to the concerns of the residents of 2703 Maurleen Court (who were happy to have such a fence built several months ago).

Based on these facts, I believe the Schnur family should be granted their full request for a waiver and variance in Case Number 2014-0249-A.

Sincerely,

Joseph I. Frydman, Esq.
6807 Maurleen Road
Baltimore, MD 21209

Reviewed 11-19-14

Aron H. Schnur
2701 Maurleen Court
Baltimore, MD 21209
(443) 875-6377

RE: Case Number 2014-0249-A (2701 Maurleen Court, Baltimore, MD 21209)

Dear Baltimore County:

I would like to clarify several issues related to my requested waiver and administrative variance for a proposed 6' fence that I believe were misunderstood or mischaracterized by Ms. Stephanie Wallace in her email on June 9, 2014. See Attachment 1. Although I attempted to clarify these issues with Ms. Wallace both prior and subsequent to her submission of comments, Ms. Wallace rebuffed my attempts to clarify the proposed project or seek a compromise.

1. Ms. Wallace's claims in Reasons Number 1, 2, and 3 amount to a concern that she and I will be unable to safely exit our driveways due to pedestrian and vehicular traffic.¹ Based on these claims, Ms. Wallace appears to believe that the proposed fence would be erected immediately adjacent to the sidewalk. In fact, I have proposed building the fence 7.5 feet from the sidewalk, and 16.5 feet away from the street. Considering the actual distance of the proposed fence from the sidewalk and street, I believe Ms. Wallace's concerns regarding pedestrian and vehicular traffic are moot. In fact, the proposed 6' fence likely provides *greater* visibility of small children walking on the sidewalk than a permissible 42" fence immediately adjacent to the sidewalk.²
2. Ms. Wallace claims in Reason Number 4 that her house "faces [my] property" more than an ordinary home because her front door is located on the side of her house, and the proposed fence will therefore impede her view of the neighborhood and intersection. Again, I believe that the proposed 16.5 foot distance from my fence to the street will provide ample visibility from her home to the neighborhood and intersection. Additionally, the proposed fence will be over 30 feet away from Ms. Wallace's front door. I do not believe the mere presence of her front door on the side of her home will require her to constantly "stare at a 6 foot fence," particularly considering these distances.

Moreover, the fact that Ms. Wallace's front door is uniquely situated on the side of her home nearly 20 feet past the front façade should carry no greater weight than the

¹ To the extent this is relevant, note that there are factual inaccuracies regarding the neighborhood being "predominately Orthodox Jewish," with residents walking "to prayer many times throughout the week" and a "constant stream of pedestrian traffic" in front of Ms. Wallace's property. There are 10 houses on our street, Maurleen Court, and only 3 of them are inhabited by Orthodox Jewish families. Only 1 of those families passes by Ms. Wallace's home during the 1 day each week that they walk to synagogue. Because our street is a very short cul-de-sac, we typically do not get pedestrian traffic from non-residents. Therefore, Ms. Wallace's statements are highly exaggerated. If anything, our short cul-de-sac results in less pedestrian traffic than the average street.

² If Baltimore County deems it necessary to erect the proposed fence slightly more distant from the sidewalk (e.g., 10 feet from the sidewalk and 19 feet from the street) for safety reasons, I would certainly abide by such a requirement if that would facilitate approval of my request.

following facts: (1) Ms. Wallace chooses to permanently keep a car covered by a tarp at the front of her driveway throughout the year, already obstructing her view of the neighborhood and intersection; (2) this car is often covered only partially by a tarp (See Attachment 2) that is far more unsightly than a properly built fence; and (3) other homes in our immediate vicinity utilize a wall of trees far taller than the proposed fence, both between properties and immediately adjacent to their sidewalks, to circumvent Baltimore County regulations, presenting far more significant visibility and safety issues than my proposed fence.

3. In Reason Number 5, Ms. Wallace claims that the proximity of her driveway to the property line presents additional concerns. Ms. Wallace fails to account for the fact that she would be equally concerned about these issues if I erected a permissible 42" fence immediately adjacent to the property line. The fact that Ms. Wallace owns a driveway longer and wider than my own (and most others in our immediate vicinity) two feet away from our property line that presents concerns regardless of the height of my fence should not be considered relevant to this determination. Nevertheless, despite the adversarial process Ms. Wallace has chosen to pursue, I do not plan to erect my fence immediately adjacent to the property line both to protect my own investment and as a matter of common courtesy.³
4. In Reason Number 6, Ms. Wallace claims that she is considering selling her house in the next couple of years and is concerned about the "sale-ability and value of [her] property." This speculative claim should generally not be considered relevant to this determination, and should carry even less weight considering the above explanation regarding Ms. Wallace's visibility and safety concerns.

Ms. Wallace and I agreed in September 2013 that I would remove an existing 42" wood fence and a system of hedges that ran along both of our properties **in order to construct a 6' privacy fence**. Ironically, at the time of this agreement, Ms. Wallace was concerned only about maintaining the health of her maple tree's root system, and **ensuring that she would still have privacy from the new fence despite the removal of the hedges and old fence**. As a result, we had the following email exchange:

"Me: I will also have a new fence built that ensures your privacy as soon as possible.

...
Ms. Wallace: Aron, I will agree to your 2 emails below as long as the shrubs are removed by hand digging only."

See Attachment 3. In reliance on this agreement, I paid nearly \$1,000 for the removal of these hedges and the existing 42" wood fence as part of a \$3,000 project that was primarily intended to facilitate the 6' privacy fence project. See Attachment 4. Although this is not the venue for seeking damages for Ms. Wallace backtracking now from this agreement, I believe the

³ The proposed fence will be constructed at least 2 feet from the property line near the driveway area that Ms. Wallace actually utilizes (the half driveway closest to the street), 1-2 feet from the property line near the driveway area where one of Ms. Wallace's cars permanently resides (the half driveway farthest from the street), and 1 foot from the property line from the end of Ms. Wallace's driveway until the rear corner of my property.


agreement is material to evaluating the validity of Ms. Wallace's concerns. It seems highly inequitable that Ms. Wallace now opposes my proposed fence after an agreement was reached and funds were expended because of her initial support for the project.

As explained in my petition for a waiver and administrative variance, there is a Tier III sex offender (the highest level), convicted of sexually abusing a middle school child, living only a couple of houses away from me at 2706 Maurleen Court. See Attachment 5. It is well-known that sexual predators have a propensity to commit such crimes again. It is neither responsible nor safe to permit my two children (ages 11 months and 5 years) to play in an area that provides this predator with a view of them on a regular basis. As a result, a six foot privacy fence is the *minimum* height necessary to ensure my children can play safely. If I'm not mistaken, there are minimum height requirements for certain types of swimming pools to ensure the safety of children and the general population. By analogy, I believe that similar considerations are applicable in this situation as well.

As a practical matter, my rear yard does not contain any reasonable area to fence in or play because half of the rear yard is on a steep hill, and my house is situated on a corner lot, built diagonally facing the intersection in accordance with setbacks, and contains an extension in the rear of the house built many years ago. Consequently, the side of my house adjacent to Ms. Wallace provides the only useful yard space that Baltimore County would likely even consider allowing a fence due to rules regulating fences near intersections. Restricting my proposed six foot fence to an area less than the proposed amount would not provide a meaningful area for my children to play safe from the view of this sex offender.⁴

Thank you very much for your time and consideration. If you have any questions, please do not hesitate to call (443) 875-6377.

Respectfully,



Aron H. Schnur

⁴ Finally, as a threshold matter, I do not believe that Ms. Wallace's concerns regarding the part of the fence adjacent to her property are even responsive to issues related to the waiver requested from Baltimore County Building Code, Section 4, Part 122.1.

According to the Building Code, a waiver is required for fences above 42" in a "front yard." It was explained to me at the time I submitted my petition for a variance and waiver that the "front yard" area requiring a waiver is determined by extending the front wall of my house in a straight line across the yard. The attached picture represents a view of my house, my side yard, and Ms. Wallace's driveway. See Attachment 2 (the circled stake in the ground represents the property line based on a boundary survey). A line extended from the front wall of my house across the yard eventually reaches a point adjacent to the sidewalk, not Ms. Wallace's driveway.

Therefore, the area of my yard adjacent to Ms. Wallace's property entirely consists of my side yard, not my front yard.

ATTACHMENT 1

June Wisnom - Fence Height Dispute - 2701 Maurleen Ct - Case 2014-0249-A

From: stephanee wallace <stepheelynn@gmail.com>
To: <jwisnom@baltimorecountymd.gov>
Date: 6/9/2014 12:08 PM
Subject: Fence Height Dispute - 2701 Maurleen Ct - Case 2014-0249-A

Good afternoon Ms. Wisnom,

I am writing to dispute the 6' fence waiver in the front yard of 2701 Maurleen Ct. Pikesville, MD 21209.

I have lived at 2703 Maurleen Ct for over 14 years. My property joins 2701 Maurleen Ct. and it is our shared property line that is the proposed location for this fence. **I am respectfully disputing this request for the following reasons:**

1. **SAFETY!** This fence height will make it impossible to see pedestrians on the sidewalk as I am pulling out of my driveway. This is a predominately Orthodox Jewish neighborhood and all of my religious neighbors walk the sidewalk on their way to prayer many times throughout the week (Their religious beliefs forbid driving from sundown on Friday until Sundown on Saturday so they must walk everywhere). Hence, there is a constant stream of pedestrian traffic that passes in front of both of our properties. Additionally, there are many small children in this neighborhood that ride their bicycles up & down the sidewalk.
2. **More SAFETY!** This fence height will make it impossible for me to see traffic entering the court as I am backing out of my driveway. I will be half way into the road before I have a clear line of site.
3. **More SAFETY!** Just as I will be unable to safely exit my driveway, the homeowners requesting this waiver will **ALSO** be **UNABLE** to see pedestrians & vehicles as they back out of their driveway as this fence will impede their vision as well.
4. My house faces my neighbors property (My "front door" is located on the side of the house) This fence will impede my view of the neighborhood & intersection. Leaving my family only to stare at a 6' fence.
5. The shared property line where the proposed fence will be constructed runs only 1 foot off the edge of my driveway so there is no space for me to plant anything (shrubs) between the fence & my driveway to lessen the unsightliness of a 6' fence. Additionally, I am unsure if there are property line "set backs" so am concerned that I will not be able to fully open my car door.
6. I am considering placing my house up for sale in the next couple of years and am concerned this will directly impact the sale-ability and value of my property.

Please confirm receipt of my communication and reconsider this fence height variance.

Thank you for your consideration in this matter,

Sincerely,

Stephanee Wallace

ATTACHMENT 2

corner
of my
property



ATTACHMENT 3



Aron Schnur <aronschnur@gmail.com>

Hedges on Property Line

stephane wallace <stepheelynn@gmail.com>
To: Aron Schnur <aronschnur@gmail.com>

Fri, Sep 6, 2013 at 10:38 AM

Aron,

I will agree to your 2 emails below as long as the shrubs are removed by hand digging only. You have assured me that the landscape company will not be using any mechanized equipment and/or machinery (backhoe, mini excavators, bobcat, trencher, etc) to remove the shrubs so not to damage the Maple tree's root system.

I really appreciate you recognizing my concerns regarding the potential damage/disease/death that could be caused to the Maple tree if it's root system were to become severely damaged. We have agreed, and your landscape company has confirmed that the tree is currently in a full healthy condition with no signs of damage or disease so I am hopeful you & your landscaper will make every effort to work around the root system to keep the tree's integrity intact.

Additionally, I appreciate the neighborly approach you have taken and look forward to your family moving into their new home.

Happy New Year to you and yours,

Stephane

On Tue, Sep 3, 2013 at 8:40 PM, Aron Schnur <aronschnur@gmail.com> wrote:

Hi Stephanie,

Following up from our conversation this evening, I'm writing to document my responsibilities related to the proposed removal of the hedge system on our property line, including those parts that are on your property. In addition to being responsible for drainage issues that this work causes, I will also be responsible if this work causes the death or collapse of the maple tree on your property. As discussed, this work is subject to your discussion with Randy Bernstein of Arbormasters tomorrow.

Also, I looked into the property rights issue we discussed earlier. In Maryland, "a landowner has a self-help remedy. Thus, the landowner has a right to cut encroaching branches, vines, and roots back to the property line." See *Melnick v. C.S.X. Corp.*, 312 Md. 511, 514 (Md. 1988). So, although I am not your attorney, it seems pretty straightforward that a landowner can remove encroaching vegetation, including tree roots, all the way to the property line. However, I would like to try to avoid that wherever possible with any potential fence project.

I look forward to speaking with you tomorrow.

Thanks,

Aron

On Thu, Aug 15, 2013 at 10:45 AM, Aron Schnur <aronschnur@gmail.com> wrote:

Hi Stephanie,

I hope all is well. As mentioned in a voicemail I left for you a few minutes ago, I was assured by a landscaper that the hedges on our property line can be removed (including their roots) without tearing up your lawn other than what is immediately below the hedges. There also should not be any drainage/runoff issues that result from this work. That seems to be in line with what you indicated would be alright with you.

As we've discussed, I take full responsibility for replacing topsoil above the area that the hedges are removed and having new grass seed planted there. I will also have a new fence built that ensures your privacy as soon as possible. Finally, if any unforeseen drainage/runoff issues arise that are the result of this work, I take full responsibility for remediating them.

Please confirm that you agree to have the hedge system on our property line removed up to the utility pole at the corner of my lot.

Thanks,

Aron

ATTACHMENT 4

Shmuel Simhi
 2426 Diana Road
 Baltimore, MD 21209
 MHIC# 126283

Phone: 410-415-LAWN
 FAX: 410-602-2341
 Email: groundscapeinc@gmail.com
 Website: www.groundscapeinc.com

Proposal/Contract

Date	8/23/2013
------	-----------

Customer Info.
 Schnur
 2701 Maurleen Ct.
 Baltimore, MD 21209

Property Address

Proposal remains valid for one month from above date.

Description Of Service	Total Cost
Applying appx. 5-6 tons of topsoil to area between shed and house Applying seeds and straw as needed price for above 2 items	1,200.00
removing hedge along property line - including roots- and hauling away brush removing wire and wood fences between 2 driveways and hauling away debris removing 5 rose bushes and hauling away debris price for above 3 items	950.00
grading-applying topsoil, seeds and straw to wall next to basement steps and rear wall applying topsoil and mulch as needed to wall on left side of property facing the house removing all perennials (liriope, Vinca, etc...) removing butterfly and Nandina bushes, applying topsoil and seeds as needed price for above 4 items	875.00
Total Cost	3,025.00

We guarantee all materials used in this contract to be as specified above and the entire job to be done in a neat, workmanlike manner. All seeds, plants and trees purchased by us are guaranteed for 1 year from the date of planting. It is the customer's responsibility to water and care for all new plantings as instructed. Any variation from this plan requiring extra labor or materials will be performed only upon written order and billed in addition to the sum covered by this contract. All agreements are contingent upon strikes, accidents or delays beyond our control.

Unpaid invoices not paid in full within 7 calendar days of work completion, will attract interest at a rate of 2% per month, 24% per annum, unless specified otherwise in this contract. Payment is accepted in the form of cash, check or money order. For your convenience, payment may also be accepted by credit card however, please note that there is a \$25.00 convenience fee per charge for this service.

Acceptance of Bid: The above specifications, terms and contract are satisfactory. I / we authorize that the work be performed as described above.
 Customer's Signature: _____ Date: _____

Every home improvement contract must contain a notice that gives the telephone number of MHIC. Each contractor and subcontractor must hold a current MHIC license and anyone can ask MHIC about a contractor or subcontractor.
 MHIC Website: <http://www.dllr.state.md.us/license/mhic/>. MHIC Phone: 410-230-6309.
FAILURE TO DISCLOSE FULL PAYMENT ON REQUEST MAY RESULT IN OUR TAKING LEGAL ACTION FOR THE FULL AMOUNT INCLUDING COURT COSTS AND ALL COLLECTION AND ATTORNEY'S FEES

ATTACHMENT 5

Maryland SOR Search

[Back to results](#)

New Search

Warning - Do not use this information to unlawfully injure, harass, or commit a crime against any individual named in the registry or reworking at any reported address. Such action could result in civil or criminal penalties

Selected Registrant

LIPIN, ANTON NIKOLAYEVICH

Aliases:

Lipin, Anton N • Lipin, Anton

Address Information

Primary Residence : 2706 Maurleen Ct, Baltimore MD 21209
Date of Last Change of Address: 12/09/2010
Temporary Residence: NA
Employment Address: 1551 Florida Ave, Severn MD 21144
School Address: NA



Conviction Information

Conviction Date: 11/07/2005 **Location:** Baltimore, MD
Registration Authority: Maryland Law
Charges:

- **Sexual Abuse Of A Minor - CI § 3-602**

This offense involved criminal sexual conduct with an underage minor. The registrant knew the victim. When the offense occurred the victim was a middle school aged child. The offender was 22 years of age. Court records for this case indicate that the registrant's sexually abusive behavior occurred once.

The Criminal Procedure Article, § 11-717, Annotated Code of Maryland states that, "The Department shall post on the Internet...in plain language that can be understood without special knowledge of the criminal laws of the State, a factual description of the crime of the offender that is consistent with the registration, excluding details that would identify the victim."

Custody/Supervision Information

Not currently under supervision

Registration Information

Registration Status: COMPLIANT
Tier: Tier III Registrant
Information Contact: Baltimore County Police Department
Current Registration Date: 06/02/2014

Demographic Information

Sex: Male
Date of Birth: 03/31/1982
Current Age: 32
Height: 5'07"
Weight: 180 lbs
Race: White

Skin Tone: Olive
Eye Color: Brown
Hair Color: Black

Vehicle Information

Vehicle #1: Black - BMW License Plate Number: MD 5AD0903



7/11/14.
CASE 2014-0249-A

7/11/14
TO KL
OK

To whom it may concern,

I am writing to request a postponement for the hearing scheduled for August 1st 2014, Case 2014-0249-A, 2701 Maurieen Ct.

I am the neighbor whose front yard is adjoining the proposed fence. I am also the person that wrote to the County in opposition of this fence.

I will be out of town from Wednesday July 30th until Monday August 4th and request this hearing be rescheduled so I may be in attendance.

Thank you for your consideration,

Stephane Wallace
2703 Maurieen Ct
Baltimore, MD 21209
(410-) 350-9721



Your Flight for Wednesday, July 30, 2014

This is your confirmation and itinerary.

WED 07/30/14 - Fort Myers

AIR

to Ft. Myers, FL - RSW



07/30/2014 - 08/04/2014

Confirmation #
M994N8

Passenger(s)

STEPHANE WALLACE **EB**

00000625301600

<p>JUL 30 WED</p>	<p>08:10 AM Depart Baltimore/Washington, MD (BWI) on AirTran (RSW)</p>	<p>#5234  Operated by</p>	<p>Wednesday, July 30, 2014 Travel Time 2 h 40 m (Nonstop) Wanna Get Away Seat selection for AirTran flights only</p>
<p>AUG 4 MON</p>	<p>10:15 AM Depart Ft. Myers, FL (RSW) Baltimore/Washington, MD (BWI)</p>	<p>#1763 </p>	<p>Monday, August 4, 2014 (Nonstop) Wanna Get Away</p>

This itinerary is operated by both Southwest Airlines and AirTran.

What you need to know to travel:

Don't forget to check in for your flight(s) 24 hours before your trip on [Southwest.com](#) or your mobile device. This will secure your boarding position on the Southwest portion of your trip.

assigned seat for a variable, nonrefundable cost (based upon seat location). Seat selection is not available within 24 hours of departure time. If you choose not to select a seat in advance, you will receive a

Southwest Airlines does not have assigned seats, so you can choose your seat when you board the plane. You will be assigned a boarding position based on your checkin time. The earlier you check in, within 24 hours of your flight, the earlier you get to board.

If you are scheduled to change airlines when you change planes, don't worry - we'll transfer your checked bags for you. If you need to check a bag or print a boarding pass, be sure to go to the ticket counter or kiosk of the airline operating the first portion of your trip.

From: John Beverungen
To: Donald Brand
CC: Debra Wiley; Kristen Lewis; Sherry Nuffer
Date: 6/19/2014 12:02 PM
Subject: 2014-249-A- Fence case

Don,

I am on a short break from an all day case, but Sherry said you called about the above. I assume Kristen will advise the Petitioner that they must re-post the property, and that a public hearing will be held. A neighbor sent a long letter objecting to the request, and I treated that as a request for a hearing, so it cannot be done as an administrative variance.

I will take care of it.

Thanks,

John.,

LIGHTFOOT RD

Lot # 16
0314001070

2701 0311078420

Lot # 23
Pt. Bk./Folio # 025010

Lot # 14
0312060700

Lot # 15
0311048070

2603
0303025350
Lot # 16

6824
Lot # 15 0319036330
Pt. Bk. 0000020, Folio 0085

PDM # 030050

Pt. Bk./Folio # 020085 6822
0311048140

Pt. Bk. 0000025, Folio 0010

Lot # 22 0311003020

Lot # 13
0310001020
6813

Lot # 14

6812
0312060710
Lot # 21

0313060870
Lot # 12
6811

0302071580
Lot # 13

2700
0318052470
Lot # 20

0319043000
Lot # 11

0306059460
Lot # 12

Lot # 19
0302037610

6807
Lot # 10 0323053500

0319013300
Lot # 12

Lot # 18 0302003870

2 CD
NW 8-D

Lot # 11 0312033760
1966-0268-A

078C1 DR-5:5
MAURLEEN CT

6805
Lot # 9 0307050800

2703
Lot # 12
0310001011

6804
Lot # 10 0312033770

0311067970
Lot # 8

Pt. Bk./Folio # 023036

2705
Lot # 13
0312074730

6802
Lot # 9 0303004050

6801

0319043010
Lot # 7

0308006940
Lot # 15

0307050780
Lot # 14
Pt. Bk. 0000028, Folio 0036

MAURLEEN RD

2708
0314000726
Lot # 4

Lot # 5
0302048640
2706

2704
0318051960
Lot # 6

Lot # 7
0306022170
2702

2700
Lot # 8 0312035500

0313059080

GEARTNER RD

1991-0486-A

0309075220

0311078410

0319002000

0302003850

0302026470

Lot # 16

1995-0168-A

0311035900

Lot # 15

LIGHTFOOT DR

0314001070

2701 0311078420
Lot # 23

Lot # 15
0311048070

2603
0303025350
Lot # 16

Lot # 15 0319036330
Pt. Bk. 0000020, Folio 0085

Lot # 14
0312060700
Pt. Bk./Folio # 025010

Lot # 14 0311048140
Pt. Bk. 0000023, Folio 0035
PDM # 030050

Lot # 22 0311003020
6814

Lot # 13 0310001020
6813

0313060870
Lot # 12
6811

6822
0302071580
Lot # 13

6812
0312060710
Pt. Bk. 0000025, Folio 0010

0319043000

Lot # 12
0306059460

Lot # 21

Lot # 11
Pt. Bk. 0000023, Folio 0036

2700
0318052470
Lot # 20

6807
Lot # 10 0323053500

0302003870 Lot # 18

Lot # 19
0302037610

3 D NW 8-D
078C1 DR-5.5

2 CD
Lot # 11 0312033760
1966-0268-A

6805
Lot # 9 0307050800

MAURLEEN CT

2703 Lot # 12
0310001011

Lot # 10 0312033770

Lot # 8 0311067970

Pt. Bk./Folio # 023036

2705
Lot # 13
0312074730

6802
Lot # 9 0303004050

0306006940 Lot # 15

0307050780
Lot # 14

Pt. Bk. 0000028, Folio 0036

Lot # 9 0303004050

6801
0319043010
Lot # 7

0316062010 Lot # 15

2708
0314000726
Lot # 4

Lot # 5
0302048640

2704
0318051960
Lot # 6

Lot # 7
0306022170
2702

Lot # 8 2700
0312035500

0313059080

GEARTNER RD

1995-0168-A
0311035900
Lot # 15

0309075220
1991-0486-A

0311078410

0319002000
Lot # 18

Lot # 17
0302003850
2705

0302026470
Lot # 16

0312042580 Lot # 6

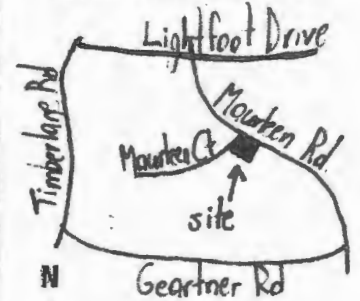
ZONING HEARING PLAN FOR VARIANCE FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 2701 Maurleen Court OWNER(S) NAME(S) Aron Herschel Schmur and Hanna Leah Schmur

SUBDIVISION NAME Wellwood LOT # 11 BLOCK # K SECTION # 1

PLAT BOOK # 23 FOLIO # 36 10 DIGIT TAX # 0312033760 DEED REF. # 340571--106

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 078C1

SITE ZONED DR 5.5

ELECTION DISTRICT 3

COUNCIL DISTRICT 2

LOT AREA ACREAGE 0.238

OR SQUARE FEET 10,350

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC PRIVATE _____

SEWER IS:

PUBLIC PRIVATE _____

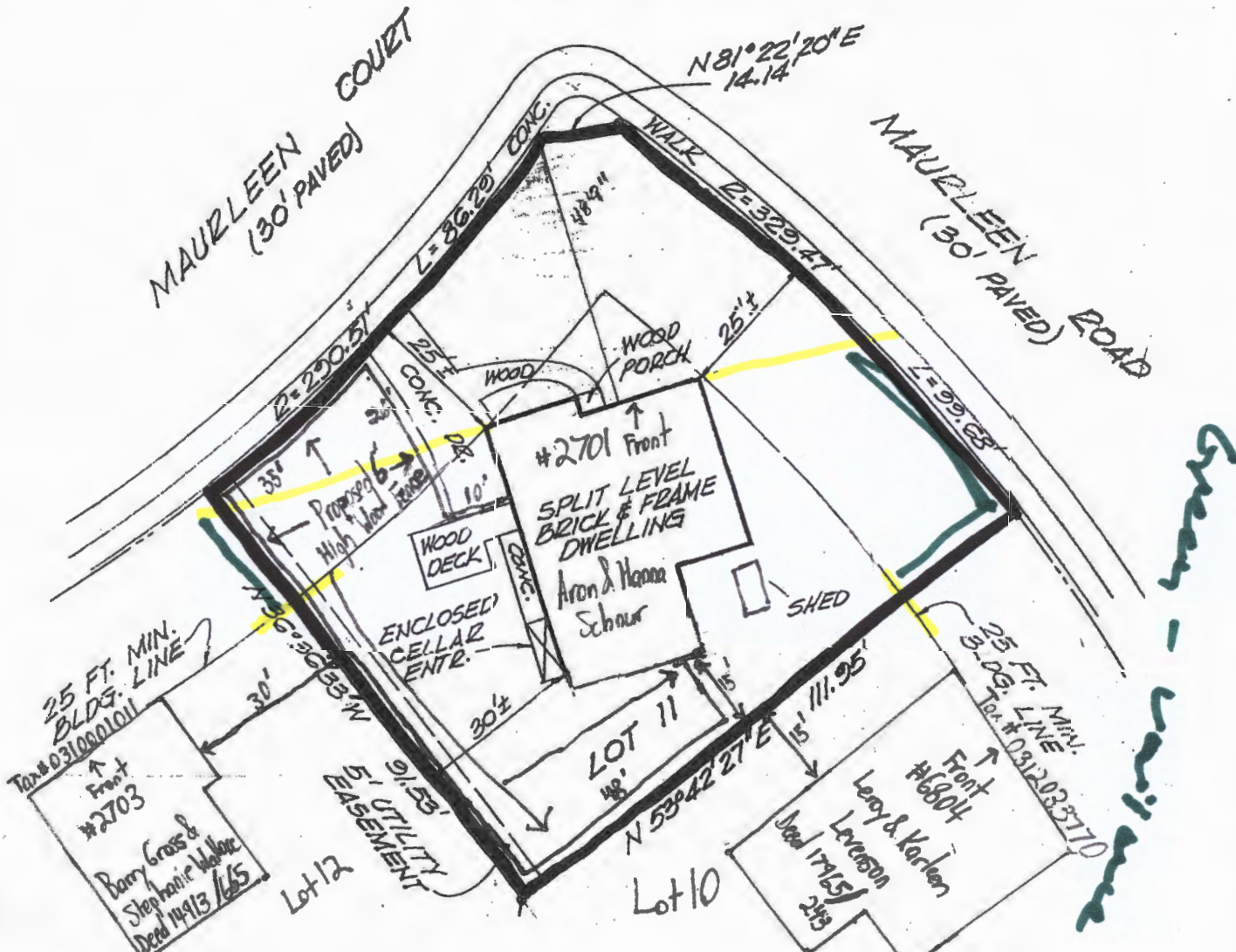
PRIOR HEARING? No

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

1966-0249-A

GRANTED



PLAN DRAWN BY Aron Herschel Schmur DATE 5/20/14 SCALE: 1 INCH = 30 FEET

VIOLATION CASE INFO:

Front Yard Area desired to be fenced
(standing on street in front of
neighbor at 2703 Maureen Ct.)



Front & Side areas desired to be
fenced (standing on street in front
of 2701 Maarten Ct.)



Front and Side yards desired to be fenced (standing on street in front of 2701 Maurleen Ct.) - Red brick house is 2703 Maurleen Ct.



Rear Area desired to be fenced.
(standing on west side of
2701 Maurbeen Ct.)
(Red brick house is 6804 Maurbeen Rd.)

