

KEVIN KAMENETZ
County Executive



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

August 25, 2014

Joseph Wayne Sloboda
1918 Sunberry Road
Baltimore, Maryland 21222

RE: Petition for Special Hearing
Property: 1918 Sunberry Road
Case No.: 2014-0284-SPH

Dear Mr. Sloboda:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

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

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the typed name.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure

c: Dale Schnepf, 4 Missi Court, Owings Mills, Maryland 21117
Richard Ostovitz, 407 Neeper Road, Catonsville, Maryland 21228

IN RE: PETITION FOR SPECIAL HEARING *
(1918 Sunberry Road) *
12th Election District *
7th Councilmanic District *
Joseph Wayne Sloboda *
Petitioner *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2014-0284-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed on behalf of the legal owner. The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve a legal non-conforming use for two (2) dwelling units in an existing building.

Appearing at the public hearing in support of the requests was Joseph Wayne Sloboda. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. There were no Protestants in attendance at the hearing, nor does the file contain any letters of opposition. There were no Substantive Zoning Advisory Committee (ZAC) comments received.

The subject property is 10,875 square feet and is zoned DR 3.5. The property is improved with a dwelling that was constructed in 1950. The Petitioner testified that the dwelling as originally constructed contained an "apartment" on the second floor, containing approximately 550 square feet of living space. The second floor apartment (which is accessed by a set of exterior stairs) has living quarters, kitchen facilities and a bathroom, and Mr. Sloboda testified that through the years various family members have lived in the upstairs unit, and that for the past 25 years the apartment has been occupied by a friend.

ORDER RECEIVED FOR FILING

Date

8/25/14

By

Den

Two witnesses (Dale Schnepf and Richard Ostovitz) also provided testimony at the hearing. Both gentlemen were childhood friends and neighbors of the Petitioner, and they recall the "upstairs apartment" from their earliest years visiting the home. In these circumstances, the Petitioner enjoys nonconforming use status with respect to the two (2) dwelling units within the property. That use pre-dated the adoption of the B.C.Z.R., and may be continued as a lawful nonconforming use under B.C.Z.R. §104.

Pursuant to the advertisement, posting of the property, and the public hearing, I find that the Petition for Special Hearing should be granted.

THEREFORE, IT IS ORDERED this 25th day of August 2014, by this Administrative Law Judge, that the Petition for Special Hearing pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve a legal non-conforming use for two (2) dwelling units in an existing building, be and is hereby GRANTED.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING

Date 8/25/14
By sln



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 1918 SUNBERRY RD. 21222 which is presently zoned _____
Deed References: _____ 10 Digit Tax Account # 121219048210
Property Owner(s) Printed Name(s) JOSEPH WAYNE SLOBODA

(SELECT THE HEARING(S) BY MARKING X 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. X a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve A legal non-conforming use for a two(2) dwelling units in an existing building pursuant to Section 104.1 of B.C.Z.R.

2. _____ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for _____

3. _____ a Variance from Section(s) _____

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 _____

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 (Petitioners):

JOSEPH WAYNE SLOBODA

Name #1 - Type or Print

Name #2 - Type or Print

Joseph Wayne Sloboda

Signature #1

Signature #2

1918 SUNBERRY RD DUNDACK MD. 21222

Mailing Address _____ City _____ State _____

21222 / 410 284 1639 / SLOBODA100@AOL.COM

Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

Name - Type or Print _____

Signature _____

Mailing Address _____ City _____ State _____

Zip Code _____ Telephone # _____ Email Address _____

ORDER RECEIVED FOR FILING

Date 8/25/14

By Den

CASE NUMBER

2014-0284-SPH

Filing Date

6/25/14

Do Not Schedule Dates: _____

Reviewed by

AT

PROPERTY DESCRIPTION FOR 1918 SUNBERRY ROAD
BALTIMORE, MD 21222

Beginning for the same on the northwest side of Sunberry Road 40 feet wide as shown on the Plat of Dundalk Farms, which Plat is recorded among the Land Records of Baltimore County in Plat Book L.LcL.M. 10, folio 53, at the distance of 450 feet southwesterly along the northwest side of Sunberry Road from southwest side of Meadow Lane, said point of beginning being at the division line between Lots Nos. 43 and 44 on said Plat, and running thence with and binding on the northwest side of Sunberry Road northeasterly 75 feet to meet the beginning of the second line of the parcel of ground which by Deed dated September 28, 1949 and recorded among the Land Records of Baltimore County in Liber T.B.S. No. 1780, folio 490, was conveyed by Joseph F. Sloboda, Jr. and wife to George Stanciu and wife, and running thence with and binding on the second line of said deed and parallel with the division line between Lots Nos. 43 and 44 aforesaid northwesterly 145 feet to meet the end of the third line of the parcel of land which by deed dated May 16, 1950 and recorded among the Land Records of Baltimore County in Liber T.B.S. No. 1841, folio 196 was conveyed by Joseph F. Sloboda, Jr. and wife to Albert V. Perseghin and wife and running thence with and binding reversely on said third line and parallel with the northwest side of Sunberry Road, southwesterly 75 feet to intersect the division line between Lots 43 and 44 aforesaid and running thence with and binding on said division line southeasterly 145 feet to the place of beginning. The improvements thereon being known as No. 1918 Sunberry Road.

Being the same property which by Deed dated April 10, 1985 and recorded among the Land Records of Baltimore County in Liber 6902 folio 130 which was granted and conveyed by Joseph W. Sloboda unto Joseph W. Sloboda and Deborah Sloboda.

Being part of Lot #44, in the subdivision named Dundalk Farms as recorded in the Baltimore County Plat Book L.LcL.M.10, Folio # 53, containing 10,875 square feet. Located in the 12th Election District and the 7th Council District.

2014-0284-SPH

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

No. **113819**
 Date: **6/25/14**

PAID RECEIPT

BUSINESS ACTIVITY TIME
 6/27/2014 6/25/2014 11:23:37
 REG 0001 WITH 1005 LTR
 RECEIPT # 517894 6/25/2014 OFLH
 9. SUN AMING VERIFICATION
 11/2012
 Proprietary \$75.00
 077.001 00
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
0001	806	0000		6150				\$75 -

Total: **\$75 -**

Rec From: **JOSEPH SLOBODA**
 For: **1918 SUNBERRY RD**
2014-0284-SPH

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

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 - 0284 - SPH

Petitioner: JOSEPH SLOBODA

Address or Location: 1918 SUNBERRY ROAD, BALTIMORE, MD 21222

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOSEPH SLOBODA

Address: 1918 SUNBERRY ROAD
BALTIMORE, MD 21222

Telephone Number: 410 - 284 - 1639



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

July 31, 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 July 31, 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: #2014-0284-SPH

1918 Sunberry Road

NW/s Sunberry Road, 450 ft. s/w of centerline of Meadow Lane

12th Election District - 7th Councilmanic District

Legal Owner(s): Joseph Wayne Sloboda

Special Hearing to approve the legal non-conforming use for two dwelling units in an existing building pursuant to Section 104.1 of the BCZR.

Hearing: Thursday, August 21, 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.

7/577 July 31

988508

CERTIFICATE OF POSTING

2014-0284-SPH

RE: Case No.: _____

Petitioner/Developer: _____

Joseph W. Slaboda

August 21, 2014

Date of Hearing/Closing: _____

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

Attn: 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: _____

1918 Sunberry Rd

August 1, 2014

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 August 1, 2014

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ZONING NOTICE

CASE # 2014-0284-SPH

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

ROOM 205, JEFFERSON BUILDING

PLACE: 105 W. CHESAPEAKE AVE, TOWSON MD 21204

DATE AND TIME: Thursday, August 21, 2014 at 1:30 p.m.

**REQUEST: Special Hearing to approve the legal
non-conforming use for two dwelling units in an
existing building pursuant to Section 104.1. of
BCZR.**

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

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

HANDICAPPED ACCESSIBLE



KEVIN KAMENETZ
County Executive

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

July 22, 2014

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: 2014-0284-SPH

1918 Sunberry Road

NW/s Sunberry Road, 450 ft. s/w of centerline of Meadow Lane

12th Election District – 7th Councilmanic District

Legal Owners: Joseph Wayne Sloboda

Special Hearing to approve the legal non-conforming use for two dwelling units in an existing building pursuant to Section 104.1. of the BCZR.

Hearing: Thursday, August 21, 2014 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Joseph Sloboda, 1918 Sunberry Road, Dundalk 21222

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, AUGUST 1, 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, July 31, 2014 Issue - Jeffersonian

Please forward billing to:
Joseph Sloboda
1918 Sunberry Road
Baltimore, MD 21222

410-284-1639

NOTICE OF ZONING HEARING

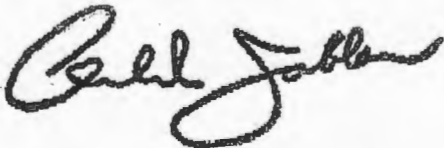
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2014-0284-SPH

1918 Sunberry Road
NW/s Sunberry Road, 450 ft. s/w of centerline of Meadow Lane
12th Election District – 7th Councilmanic District
Legal Owners: Joseph Wayne Sloboda

Special Hearing to approve the legal non-conforming use for two dwelling units in an existing building pursuant to Section 104.1. of the BCZR.

Hearing: Thursday, August 21, 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 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.

RE: PETITION FOR SPECIAL HEARING
1918 Sunberry Road; NW/S of Sunberry
Road, 450' SW of c/line Meadow Lane
12th Election & 7th Councilmanic Districts
Legal Owner(s): Joseph Wayne Sloboda
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2014-284-SPH

* * * * *

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.

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

RECEIVED

JUL 02 2014

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of July, 2014, a copy of the foregoing Entry of Appearance was mailed to Joseph Wayne Sloboda, 1918 Sunberry Road, Dundalk, MD 21222, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

MEMORANDUM

DATE: September 26, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0284-SPH - Appeal Period Expired

The appeal period for the above-referenced case expired on September 24, 2014. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

CASE NAME

CASE NUMBER 2014-284

DATE 8-21-14

PETITIONER'S SIGN-IN SHEET

[illegible]

CASE NO. 2014- 0284-SPH

C H E C K L I S T

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

7/7/14

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

N/C

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

FIRE DEPARTMENT

7/15/14

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

NOT OPPOSED

6/30/14

STATE HIGHWAY ADMINISTRATION

NO Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

7/31/14

SIGN POSTING

Date:

8/1/14

by

SSg Black

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 12 Account Number - 1219048210			
Owner Information					
Owner Name:		SLOBODA JOSEPH W		Use:	RESIDENTIAL
Mailing Address:		1918 SUNBERRY RD BALTIMORE MD 21222-4881		Principal Residence:	YES
				Deed Reference:	/19618/ 00338
Location & Structure Information					
Premises Address:		1918 SUNBERRY RD 0-0000		Legal Description:	PT LT 44 1918 SUNBERRY RD DUNDALK FARMS
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0103	0017	0445		0000	44 2015 0010/0053
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	Property Land Area
1950		1,504 SF			10,875 SF
					County Use
					04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1.000000	NO	STANDARD UNIT	STUCCO	2 full	1 Attached
Last Major Renovation					
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2012	07/01/2014	07/01/2015
Land:		61,800	61,800		
Improvements		102,900	102,900		
Total:		164,700	164,700	164,700	
Preferential Land:		0			
Transfer Information					
Seller: SLOBODA JOSEPH WAYNE		Date: 02/20/2004		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /19618/ 00338		Deed2:	
Seller: SLOBODA JOSEPH W		Date: 10/30/1996		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /11873/ 00246		Deed2:	
Seller: HOEFER JUANITA H		Date: 04/12/1985		Price: \$39,500	
Type: ARMS LENGTH IMPROVED		Deed1: /06902/ 00130		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class	07/01/2014	07/01/2015	
County:		000	0.00		
State:		000	0.00		
Municipal:		000	0.00	0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 12/31/2012					

Baltimore County

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

District: 12 Account Number: 1219048210



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



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

☒ Loading... Please Wait. Loading... Please Wait.

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KEVIN KAMENETZ
County Executive

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

August 14, 2014

Joseph Wayne Sloboda
1918 Sunberry Road
Dundalk MD 21222

RE: Case Number: 2014-0284 SPH, Address: 1918 Sunberry Road

Dear Mr. Sloboda:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 25, 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." The signature is fluid and cursive.

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

Date: 6/30/14

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

RE: Baltimore County
Item No 2014-0284-SPH
Special Hearing
Joseph Wayne Sloboda
1918 Senberry Road.

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2014-0284-SPA.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in dark ink, appearing to read 'Steven D. Foster', is written over a horizontal line.

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

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: July 15, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 1918 Sunberry Road

RECEIVED

INFORMATION:

Item Number: 14-284

JUL 17 2014

Petitioner: Joseph Wayne Sloboda

OFFICE OF ADMINISTRATIVE HEARINGS

Zoning: DR 3.5

Requested Action: Special Hearing

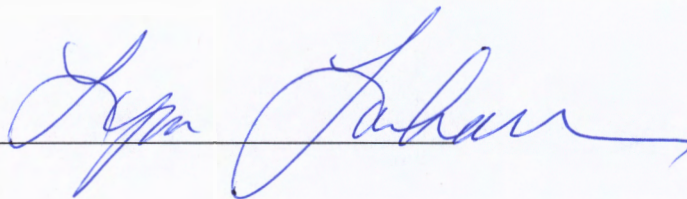
SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. This property has two dwelling units and two addresses (1918 and 1918A). 1918A is located above a two-car garage and has an exterior entrance via a stairway on the side of the building.

The property can accommodate the off-street parking of at least 4 cars (2 in the garage and 2 in the driveway). Also, on-street parking is available for at least 2 cars in front of the building. The Department of Planning does not oppose the requested relief.

For further information concerning the matters stated here in, please contact Dennis Wertz at 410-887-3480.

Division Chief:
AVA/LL



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 7, 2014

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

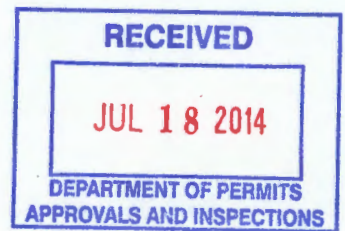
SUBJECT: Zoning Advisory Committee Meeting
For July 7, 2014
Item No. 2014-0272, 0273, 0274, 0281, 0282, 0284, 0285 and 0287

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\ZAC07072014 -.doc

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE



TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: July 15, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 1918 Sunberry Road

INFORMATION:

Item Number: 14-284

Petitioner: Joseph Wayne Sloboda

Zoning: DR 3.5

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. This property has two dwelling units and two addresses (1918 and 1918A). 1918A is located above a two-car garage and has an exterior entrance via a stairway on the side of the building.

The property can accommodate the off-street parking of at least 4 cars (2 in the garage and 2 in the driveway). Also, on-street parking is available for at least 2 cars in front of the building. The Department of Planning does not oppose the requested relief.

For further information concerning the matters stated here in, please contact Dennis Wertz at 410-887-3480.

Division Chief:
AVA/LL

Case No.:

2014-284-SPH

Exhibit Sheet

Petitioner/Developer

103
9-26-14

Protestants

SEN
8/25/14

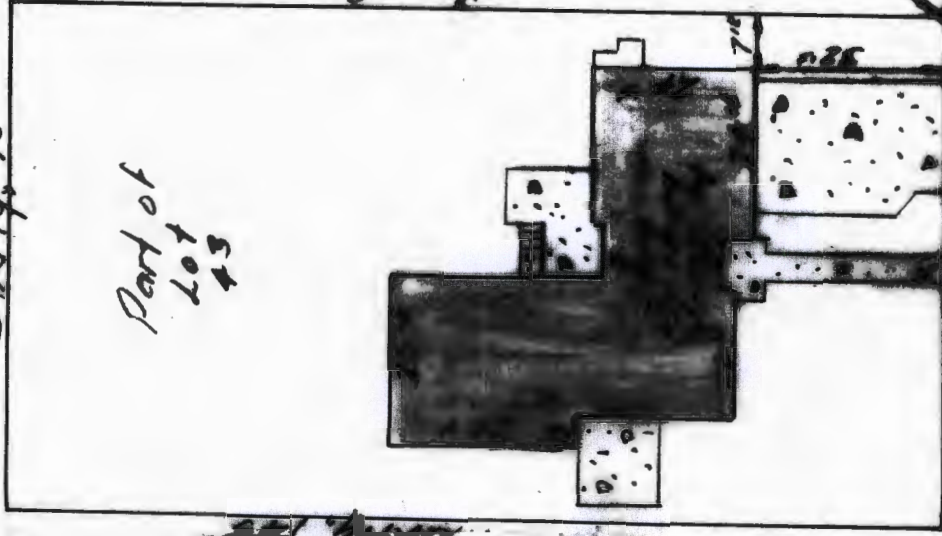
No. 1	Plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Part of Lot 43 as
shown on Plot
recorded among the
Land Records of
Baltimore County in
Plot Book 10, Folio 53
entitled "Dundalk
Farms."

Lot
44

54' 1/4" 75'

Part of
Lot
43



54' 1/4" 75'

P.O.B.

100' to Meadow Lane

NE 1/4 75'

SUNBERRY ROAD
(10' wide)

2014 - 0284 - SPH

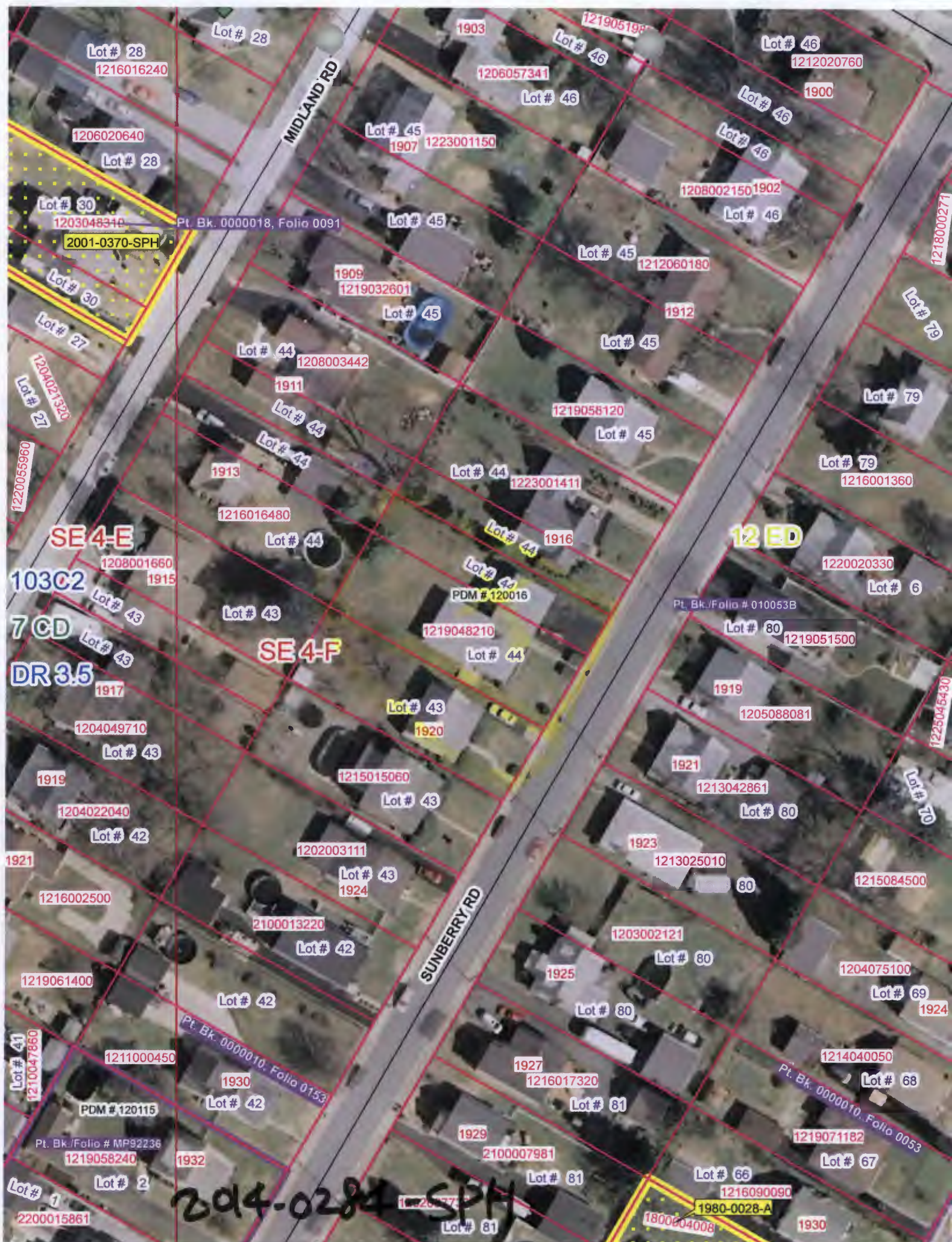
Real Property Data Search (w2)

Search Help

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 12 Account Number - 1219048210		
Owner Information		
Owner Name:	SLOBODA JOSEPH W	Use: RESIDENTIAL
		Principal Residence: YES
Mailing Address:	1918 SUNBERRY RD BALTIMORE MD 21222-4651	Deed Reference: 1) /19618/ 00338 2)
Location & Structure Information		
Premises Address:	1918 SUNBERRY RD 0-0000	Legal Description: PT LT 44 1918 SUNBERRY RD DUNDALK FARMS
Map: 0103	Grid: 0017	Parcel: 0445
Sub District:	Subdivision: 0000	Section:
Block:	Lot: 44	Assessment Year: 2012
Plat No:	Plat Ref: 0010/ 0053	
Special Tax Areas:	Town: NONE	
	Ad Valorem:	
	Tax Class:	
Primary Structure Built 1950	Above Grade Enclosed Area 1,504 SF	Finished Basement Area 10,875 SF
Property Land Area 10,875 SF	County Use 04	
Stories 1.000000	Basement NO	Type STANDARD UNIT
Exterior STUCCO	Full/Half Bath 2 full	Garage 1 Attached
Last Major Renovation		
Value Information		
	Base Value	Value
		Phase-in Assessments
		As of 07/01/2013
		As of 07/01/2014
Land:	61,800	61,800
Improvements	143,400	102,900
Total:	205,200	164,700
Preferential Land:	0	164,700
		0
Transfer Information		
Seller: SLOBODA JOSEPH WAYNE	Date: 02/20/2004	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /19618/ 00338	Deed2:
Seller: SLOBODA JOSEPH W	Date: 10/30/1996	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /11873/ 00246	Deed2:
Seller: HOEFER JUANITA H	Date: 04/12/1985	Price: \$39,500
Type: ARMS LENGTH IMPROVED	Deed1: /06902/ 00130	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	000	07/01/2013
State:	000	0.00
Municipal:	000	0.00
Tax Exempt:		0.00 0.00
Exempt Class:	Special Tax Recapture:	0.00 0.00
	NONE	
Homestead Application Information		
Homestead Application Status: Approved 12/31/2012		

2014-0284-SPH



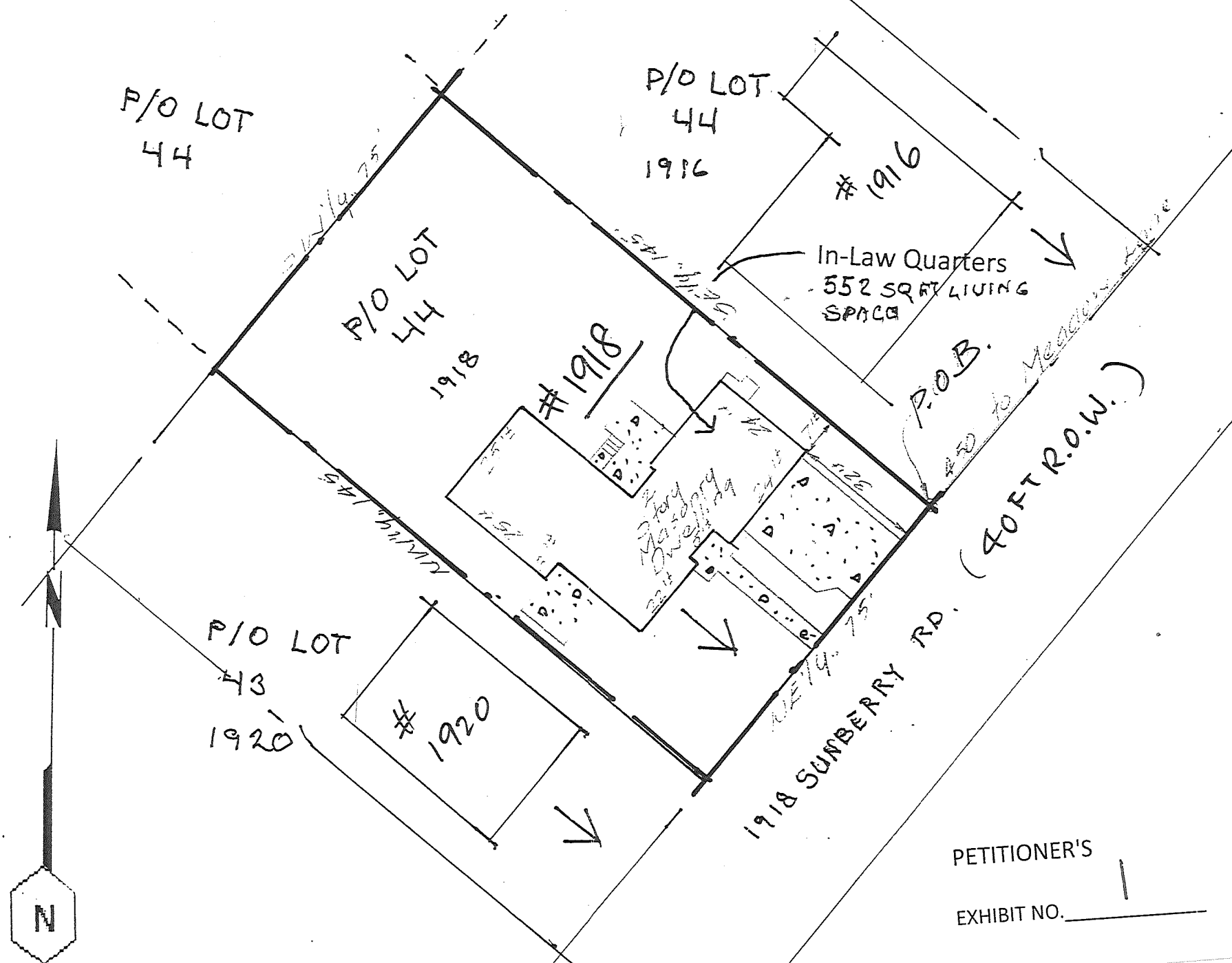
ZONING HEARING PLAN FOR VARIANCE FOR SPECIAL HEARING

(READ TYPE REQUESTED WITH X)

ADDRESS 1918 Sunberry Road Dundalk, MD 21222 OWNER(S) NAME(S) Joseph Wayne Sloboda

SUBDIVISION NAME Dundalk Farms LOT # 44 BLOCK # - SECTION # 2

PLAT BOOK L.C.L.M. 10 FOLIO # 53 10 DIGIT TAX # 1219048210 DEED REF. # 19618 / 338



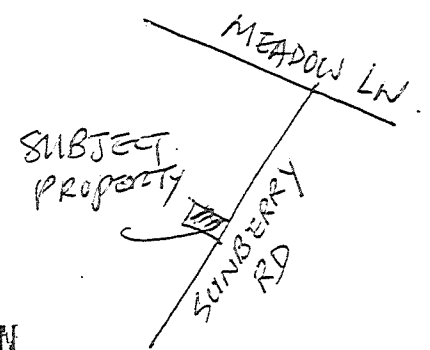
PLAN DRAWN BY WAYNE SLOBODA

DATE 6-12-2014 SCALE: 1 INCH = 30 FEET

PETITIONER'S

EXHIBIT NO. 1

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 103C2

SITE ZONED DR 3.5

ELECTION DISTRICT 12 ED

COUNCIL DISTRICT 7 CD

LOT AREA ACREAGE -

OR SQUARE FEET 10875

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

VIOLATION CASE INFO:

N/A

2014-0284-SPH