

IN RE: PETITION FOR ADMIN. VARIANCE *
& ADMINISTRATIVE WAIVER (FENCE) *
(2701 Maurleen Court) *
3rd Election District *
2nd Council District *

Aron Herschel & Hanna Leah Schnur *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2015-0115-A &
WAIVER NO. 14-034W

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Aron Herschel and Hanna Leah Schnur. The Petitioners are requesting Variance relief from § 427.1.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a 6' fence which adjoins the front yard of another property on which a residence exists, in lieu of the permitted fence height of 42". The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

It is to be noted that this administrative variance case closed on December 15, 2014 but was not received by OAH until January 8, 2015; the whereabouts of the case file between these dates is unknown.

In addition to the zoning relief requested, the Petitioners need administrative waiver (fence) relief to construct a fence higher than allowed in accordance with Part 122.1 of the Baltimore County Building Code. This issue has been delegated to the Office of Administrative Hearings on behalf of the Baltimore County Buildings Engineer, pursuant to the delegation of authority found in Part 122.4 of the Baltimore County Building Code.

ORDER RECEIVED FOR FILING

Date 1-12-15

By [Signature]

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on November 24, 2014, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

The Baltimore County Building Code provides that the maximum height for a residential fence in a front yard is 42". The Petitioners would like to construct a 6' tall fence, to safely contain their two (2) children from a Tier III sex offender (highest level), who sexually abused a minor, and lives 217' from their residence. This is sufficient justification to grant the waiver, in that it will allow the children to play in an enclosed area and shielded from the predator's view.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations (B.C.Z.R.), and for the reasons given above, the requested variance and building code administrative waiver (fence) should be granted.

ORDER RECEIVED FOR FILING

Date 1-12-15

By [Signature]

THEREFORE, IT IS ORDERED, this 12th day of January, 2015, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from § 427.1.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a 6' fence which adjoins the front yard of another property on which a residence exists, in lieu of the permitted fence height of 42", be and is hereby GRANTED.

IT IS FURTHER ORDERED that the waiver to construct a fence 6' in height, in accordance with Parts 122.1 and 122.4 of the Baltimore County Building Code, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 1-12-15

By [Signature]



KEVIN KAMENETZ
County Executive

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

January 15, 2015

Aron Herschel Schnur
Hanna Leah Schnur
2701 Maurleen Court
Baltimore, Maryland 21209

RE: Petition for Administrative Variance & Administrative Waiver (Fence)
Case No. 2015-0115-A & Waiver No. 14-034W
Property: 2701 Maurleen Court

Dear Mr. and Mrs. Schnur:

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure



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 Hearings for Baltimore County for the property located at:

Address 2701 Maurleen Court, Baltimore, MD 21209 **Currently zoned** DR5.5
Deed Reference 34057 / 106 **10 Digit Tax Account #** 0 3 1 2 0 3 3 7 6 0
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)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR: 427.1.B.2 → To permit a 6 foot fence which adjoins the front yard of another property on which a residence exists, in lieu of the permitted fence height of 42 inches.

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

2. ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

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

Attorney for Owner(s)/Petitioner(s):

ORDER RECEIVED FOR FILING
1-12-15
10W

Name- Type or Print _____
Date _____
Signature _____
By _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

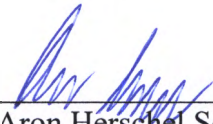
A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

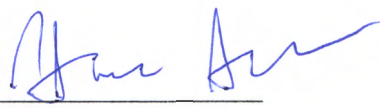
Administrative Law Judge for Baltimore County

CASE NUMBER 2015-0115-A **Filing Date** 11/20/14 **Estimated Posting Date** 11/30/14 **Reviewer** JS

because of trees, hills, and traffic). (3) Finally, this relief will preserve the spirit of the ordinance and secure public safety and welfare because: (a) it will preserve vehicular and pedestrian traffic visibility in this position (it will also be set back at least 5 feet from the sidewalk and 15 feet from the street), (b) the variance will altogether affect a relatively small area of property, and (c) the variance is designed to provide children with a safe area to play (see attachment 2) just as fences of a minimum height are sometimes required near swimming pools. For these reasons, we respectfully request our petition for an administrative variance (and waiver) be granted.

Sincerely,


Aron Herschel Schnur


Hanna Leah Schnur

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 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. 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 necessary for 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: 09/02/2014

Demographic Information

Sex: Male

Date of Birth: 03/31/1982

Current Age: 32

Height: 5'07"

Weight: 180 lbs

Rare: White



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 Zoning Review Office, Room 111, 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 located in Front Side Rear Yard

Fence Height Allowed by Building Code 42 inches

Fence Height Requested 6 feet (Attach fence location drawing.)

Basis for Request:

We seek to build a six foot high fence that includes a small section of our front/side yard adjacent to our neighbor's front/side yard. We believe a six foot fence is necessary because a Tier III sex offender (highest level), who sexually abused a minor, lives ~217 feet from us at 2706 Maurleen Ct. Therefore, it is imperative that our two children, ages 1.5 and 6, have a reasonably sized area to play in that is enclosed and shielded from this predator's view. Our property is unique, unusual, and different from others insofar as it is a corner lot, the structure is set on a diagonal angle, and there is an addition in the rear of the structure (predating our purchase). Therefore, provisions that would allow us to build a six foot fence only in the area of our yard that is behind the front facade of our neighbor would provide our children with an unreasonably small area to play in that is safe, and impacts us disproportionately from other properties. Strict compliance with legal provisions would also result in practical difficulty. (1) It would unreasonably prevent the use of the only useful section of our yard. (continued in attachment 1)

Applicant's Signature Aron Schnur
Hanna Schnur

Date: 11/20/14
11/20/14

(County Use Only)

Waiver

Number 14-034W

Date Property Posted _____

Input/comments/protests received within 15 days?

Yes/No

Has Hearing been requested?

Yes/No

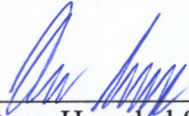
(If Yes, attach record of Hearing)

Final Disposition:

Buildings Engineer _____ **Date** _____

For the same reason, conformance with the legal requirements is unnecessarily burdensome. (2) Granting this waiver (and variance) is the only means to provide substantial relief and justice. This is the only area of our property that can be fenced in without danger to traffic sight-lines compared with erecting this fence on the other side of our house or entirely in the front yard given our corner lot position, and either of those positions would also involve trees and hills that would render a fence pointless. The rear area of our house is, for the reasons explained above (corner lot, diagonal position, the addition), minimally sized and is bisected by a steep incline and retaining wall. One part of that "backyard" would require the same variance/waiver because part of it adjoins another neighbor's front/side yard (albeit in an area that is impractical to fence in because of trees, hills, and traffic). (3) Finally, this relief will preserve the spirit of the ordinance and secure public safety and welfare because: (a) it will preserve vehicular and pedestrian traffic visibility in this position (it will also be set back at least 5 feet from the sidewalk and 15 feet from the street), (b) it will altogether affect a relatively small area of property, and (c) it is designed to provide children with a safe area to play (see attachment 2) just as fences of a minimum height are sometimes required near swimming pools. For these reasons, we respectfully request our petition for a waiver (and administrative variance) be granted.

Sincerely,


Aron Herschel Schnur
Hanna Leah Schnur

ATTACHMENT 2

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 working at any reported address. Such action could result in civil or criminal penalties

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Current Registration Date: 09/02/2014

Demographic Information

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



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.

2015-0115-A

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

No. **119626**

Date: **11/20/14**

PAID RECEIPT

BUSINESS ACTUAL TIME
 11/21/2014 11/20/2014 10:36:51

REG MISC WALKIN P003 LRB
 >> RECEIPT # 772553 11/20/2014 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	0000		0150				\$ 75.00

Dept 5: 528 ZONING VERIFICATION
 CS NO. 119626
 Receipt Tot 175.00
 175.00 CK 1.00 CA
 Baltimore County, Maryland

Total: _____

Rec From: **SCHNUR**

For: **2015-0115 AAD WALKER 14-034W**

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: 2015-0115-A + WAIVER 14-034W

Petitioner: SCHNUR

Address or Location: 2701 MAURLEEN CT.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Aron Herschel Schnur

Address: 2701 Maurleen Court
Baltimore, MD 21209

Telephone Number: 443-875-6377

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0115 -A Address 2701 MAURLEEN CT.

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

Filing Date: 11/20/14 Posting Date: 11/30/14 Closing Date: 12/15/14

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **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.
2. **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.
3. **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.
4. **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 2015- 0115 -A Address 2701 MAURLEEN CT.

Petitioner's Name SCHNUR Telephone 443-875-6377

Posting Date: 11/30/14 Closing Date: 12/15/14

Wording for Sign: TO PERMIT A 6' HIGH FENCE IN A PORTION OF THE FRONT YARD
IN LIEU OF THE MAXIMUM PERMITTED 42 INCHES, AND, TO PERMIT A 6' HIGH FENCE
IN THE SIDE AND FRONT YARD WHICH ADJOINS A NEIGHBORING PROPERTY'S FRONT YARD
IN LIEU OF THE MAXIMUM PERMITTED 42 INCHES (WAIVER # 14-034W)

Revised 7/18/14

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

November 24, 2014

Re:

Case Number: 2015-0115-A

Petitioner / Developer: Aron H. Schnur & Hanna Leah Schnur

Date of Closing: December 15, 2014

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

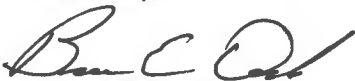
Attention: Kristen Lewis

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 **November 24, 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

ADMINISTRATIVE VARIANCE

CASE NO. 2015-0115-A

**TO PERMIT A 6 FOOT HIGH FENCE IN A
PORTION OF THE FRONT YARD IN LIEU OF
THE MAXIMUM PERMITTED 42 INCHES, AND,
TO PERMIT A 6 FOOT HIGH FENCE IN THE
SIDE AND FRONT YARD WHICH ADJOINS A
NEIGHBORING PROPERTY'S FRONT YARD IN
LIEU OF THE MAXIMUM PERMITTED 42
INCHES (WAIVER #14-034W)**

PUBLIC HEARING?

**PURSUANT TO SECTION 25-127(b)(1) BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC
HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE DECEMBER 15, 2014.**

**ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION
AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVENUE TOWSON, MD 21204
410-557-3391**

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2015-0115-A

TO PERMIT A 6 FOOT HIGH FENCE IN A
PORTION OF THE FRONT YARD IN LIEU OF
THE MAXIMUM PERMITTED 42 INCHES, AND
TO PERMIT A 6 FOOT HIGH FENCE IN THE
SIDE AND FRONT YARD WHICH ADJOINS A
NEIGHBORING PROPERTY'S FRONT YARD IN
LIEU OF THE MAXIMUM PERMITTED 42
INCHES (WAIVER 614-0346)

PUBLIC HEARING?

FORWARD TO THE BOARD OF ZONING ADJUSTMENTS, BALTIMORE COUNTY CODE
ANY INDIVIDUAL OR BUSINESS WHO REQUESTS A PUBLIC
HEARING SHALL BE REQUIRED TO PRESENT A PUBLIC
HEARING TO THE BOARD OF ZONING ADJUSTMENTS, BALTIMORE COUNTY CODE
IS DONE IN THE ZONING NOTICE BOARD MEETING 12, 2014.

ADDITIONAL INFORMATION IS AVAILABLE AT THE BOARD OF ZONING ADJUSTMENTS
AND THE BOARD OF ZONING ADJUSTMENTS
111 W. BALTIMORE AVENUE, BALTIMORE, MD 21201
410-386-3000

MEMORANDUM

DATE: February 12, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0115-A – Appeal Period Expired

The appeal period for the above-referenced case expired on February 11, 2015. 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

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>12-5</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>11-24</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>11-24-12</u> by: <u>Joak</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 03 Account Number - 0312033760							
Owner Information									
Owner Name:		SCHNUR ARON HERSCHEL SCHNUR HANNA LEAH				Use: Principal Residence:		RESIDENTIAL YES	
Mailing Address:		2701 MAURLEEN CT BALTIMORE MD 21209-1418				Deed Reference:		/34057/ 00106	
Location & Structure Information									
Premises Address:		2701 MAURLEEN CT BALTIMORE 21209-1418				Legal Description:		2701 MAURLEEN CT WELLWOOD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: 2
0078	0006	0458		0000	1	K	11	2014	0023/0036
Special Tax Areas:					Town: NONE				
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
1956		2,412 SF				10,350 SF		04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2	NO	SPLIT LEVEL	SIDING	3 full/ 0 half					
Value Information									
			Base Value		Value As of 01/01/2014		Phase-in Assessments As of 07/01/2014 As of 07/01/2015		
Land:			82,800		82,800				
Improvements			170,200		227,100				
Total:			253,000		309,900		271,967		290,933
Preferential Land:			0				0		
Transfer Information									
Seller: DAVIS JAY A				Date: 08/09/2013			Price: \$352,500		
Type: ARMS LENGTH IMPROVED				Deed1: /34057/ 00106			Deed2:		
Seller: KRESHTOOL JEFFREY A				Date: 09/18/1996			Price: \$145,000		
Type: ARMS LENGTH IMPROVED				Deed1: /11803/ 00556			Deed2:		
Seller: LEVY EMANUEL				Date: 09/27/1990			Price: \$152,000		
Type: ARMS LENGTH IMPROVED				Deed1: /08605/ 00742			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		0.00 0.00			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Homestead Application Information									
Homestead Application Status: Approved 02/25/2014									

Baltimore County

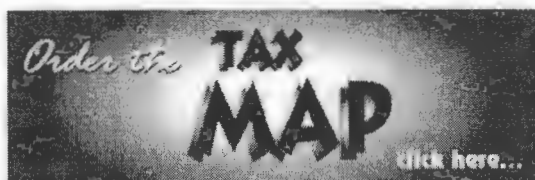
New Search (<http://sdat.resiusa.org/RealProperty/>)District: **03** Account Number: **0312033760**

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/>)

X Loading... Please

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KEVIN KAMENETZ
County Executive

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

January 8, 2014

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

RE: Case Number: 2015-0115 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 November 20, 2014. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

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



MARYLAND DEPARTMENT OF TRANSPORTATION

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

Date: 11/24/14

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

RE: Baltimore County

Item No. 2015-0115-A
Administrative Variance
Aron Herschel & Hanna Leah
Schnur
2701 Maureen 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. 2015-0115-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) extension 5598, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in blue ink, appearing to read "Steven D. Foster".
Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For December 01, 2014
Item No. 2015-0114 and 0115

DATE: December 05, 2014

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\ZAC12012014 -.doc

2015-0115-A



Front/side area for which waiver variances
is requested



2015-0115-A

View of front/side area requiring a waiver/variance
showing angle from front of house to sidewalk

2015-0115-A



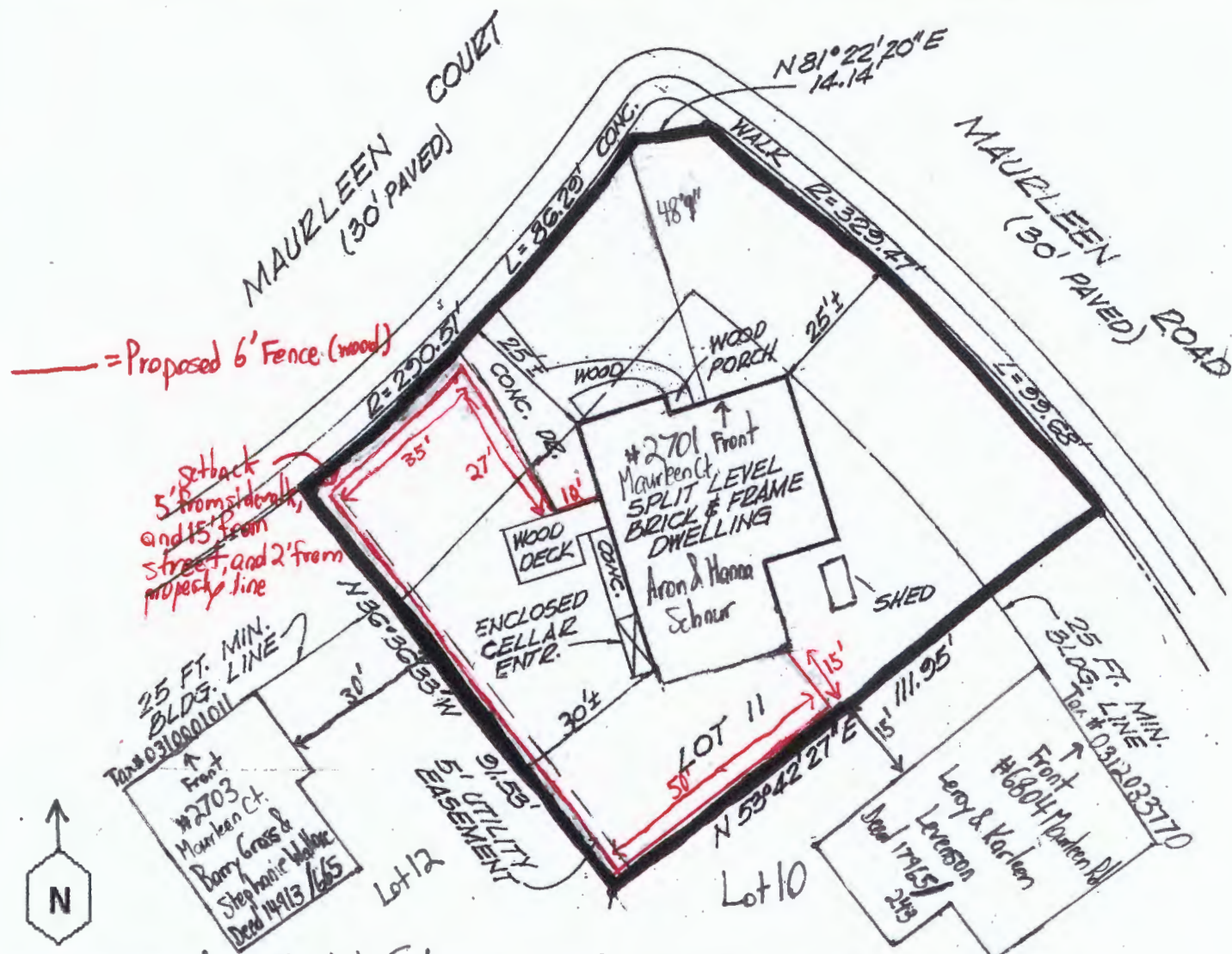


2015-0115-A

Minimal area behind rear-facade of house containing
steep slope with retaining wall - not viable



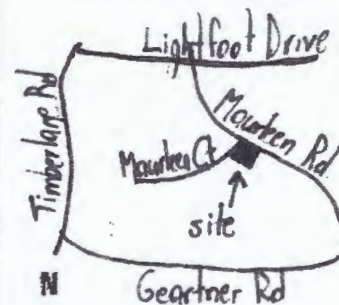
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING ☐ (MARK TYPE REQUESTED WITH X)
ADDRESS 2701 Maurleen Court OWNER(S) NAME(S) Aron Herschel Schnur and Hanna Leah Schnur
SUBDIVISION NAME Wellwood LOT # 11 BLOCK # K SECTION # 1
PLAT BOOK # 23 FOLIO # 36 10 DIGIT TAX # 0312033760 DEED REF. # 340571-106



PLAN DRAWN BY Aron Herschel Schnur DATE 11/19/14 SCALE: 1 INCH = 30 FEET

2015-0115-A

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 ~~X~~ PRIVATE

SEWER IS:

PUBLIC ~~X~~ PRIVATE

PRIOR HEARING? Yes

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

1966-068-A

Granted

2014-0249-A

Withdrawn

VIOLATION CASE INFO:

SITE VICINITY MAP

Lightfoot Drive

Mountain Rd.

Mountain Ct.

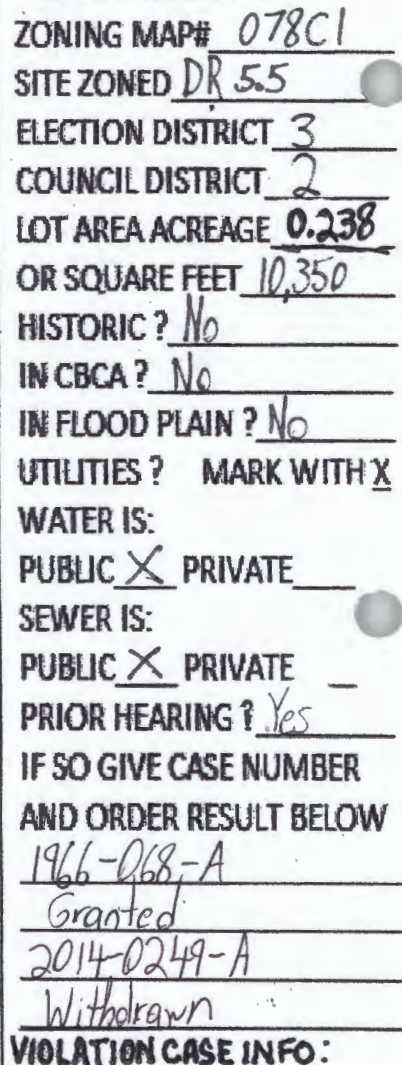
site

Gearhart Rd.

Timberlane Rd.

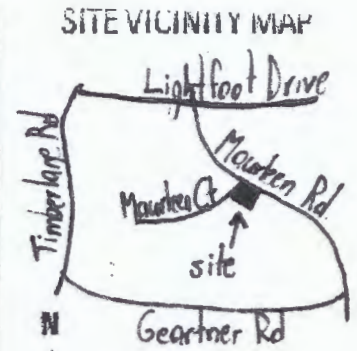
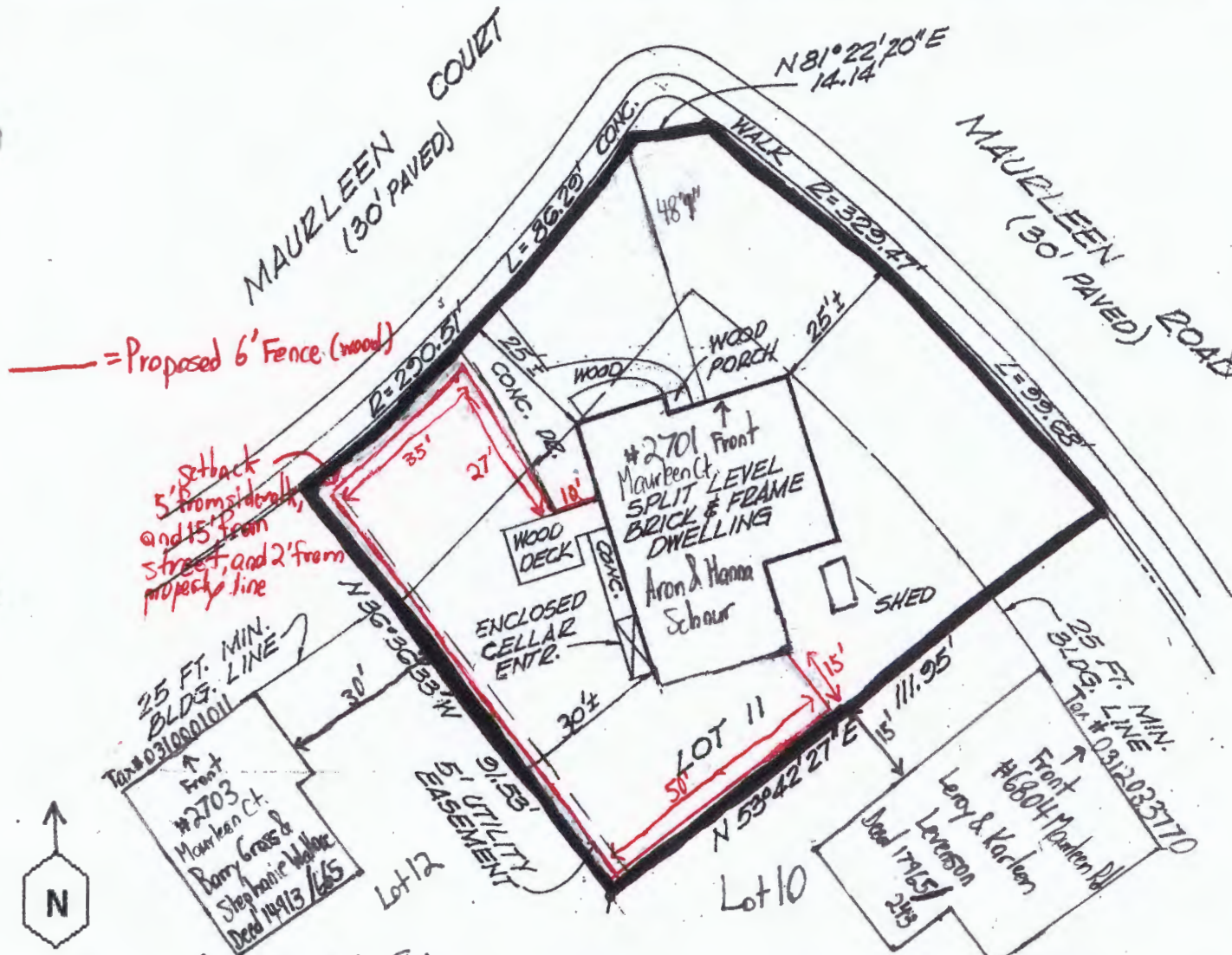
N

MAP IS NOT TO SCALE



PLAN DRAWN BY Aron Herschel Schnur DATE 11/19/14 SCALE: 1 INCH = 30 FEET

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 2701 Maurleen Court OWNER(S) NAME(S) Aron Herschel Schnur and Hanna Leah Schnur
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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? Yes
 IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW
1966-068-A
Granted
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Withdrawn
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2015-0115-A