MEMORANDUM

DATE: February 11, 2016

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2016-0124-A– Appeal Period Expired

The appeal period for the above-referenced case expired on February 10, 2016. 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

KEVIN KAMENETZ
County Executive

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

January 11, 2016

Marie P. Zellers
8934 Satyr Hill Road
Baltimore, Maryland 21234

RE: Petition for Variance
Case No. 2016-0124-A
Property: 8934 Satyr Hill Road

Dear Ms. Zellers:

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,

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: John M. Fisher, 22 Deer Woods Court, Glen Arm, Maryland 21057
Lance Rowland, 8936 Satyr Hill Road, Parkville, MD 21234
August L. DeVos, 8924 Satyr Hill Road, Parkville, MD 21234
Kathy Weidle, 3927 Forest Valley Road, Parkville, MD 21234
Sharon Oakey, 3925 Forest Valley Road, Parkville, MD 21234

IN RE: PETITION FOR VARIANCE **(8934 Satyr Hill Road)** 9th Election District 5th Council District Marie P. Zellers Petitioner	* * * * *	BEFORE THE OFFICE OF ADMINISTRATIVE HEARINGS FOR BALTIMORE COUNTY **CASE NO. 2016-0124-A**

* * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of Marie P. Zellers, owner of the subject property ("Petitioner"). The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) § 402 to permit an existing single family dwelling to be converted to a two family dwelling (Duplex) with side yard setbacks of 19 ft. in lieu of the minimum side setbacks of 20 ft. A site plan was marked as Petitioners' Exhibit 1.

The owner appeared in support of the Petition, and several neighbors opposed the request. The Petition was advertised and posted as required by the B.C.Z.R. A substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Planning (DOP). That agency outlined several factors that influenced its recommendation that the petition should be denied.

The subject property is approximately 21,562 square feet and is zoned DR 3.5. The property is improved with a single-family dwelling. Petitioner received permission from Baltimore County in or about 2007 to construct an "in law" apartment for her aging parents. Petitioner constructed at that time a second floor addition to the rancher, which was a self-contained living unit with separate exterior access. Her parents never occupied the apartment, and Petitioner now rents the property to a family with extended relatives who also live in the dwelling.

ORDER RECEIVED FOR FILING

Date 1-11-16

By DW

ORDER RECEIVED FOR FILING

Date

The neighbors object to the request, and contend the property is not properly maintained. They submitted photos which they contend depict building code or safety violations, and they note Petitioner never obtained from Baltimore County a rental license, which is required by Baltimore County Code (B.C.C.) § 35-6-101.

While I am sympathetic to Petitioner's financial plight, I cannot grant the variance petition. The property is being occupied in violation of the rental housing law, and a zoning petition cannot be granted if the subject property is not in compliance with the B.C.C. and B.C.Z.R. In addition, and as noted by the DOP, the site plan (which was not prepared by a professional engineer or surveyor) shows the dwelling situated parallel to the lot lines, which is apparently not the case. Instead, the DOP conducted a site visit and determined the dwelling was rectangular in shape (and not a parallelogram as shown on the plan) which calls into question the accuracy of the 19 ft. side yard setbacks shown on the plan.

THEREFORE, IT IS ORDERED, this **11th** day of **January, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") § 402 to permit an existing single family dwelling to be converted to a two family dwelling (Duplex) with side yard setbacks of 19 ft. in lieu of the minimum side setbacks of 20 ft., be and is hereby DENIED.

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 1-11-16

By DW

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 8934 SATYR HILL ROAD, BALTO. 21234 **which is presently zoned** DR.3.5

Deed References: 15497 / 00403 10 Digit Tax Account # 0901350441

Property Owner(s) Printed Name(s) MARIE P. ZELLERS

(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.____ **a Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

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

3. X **a Variance** from Section(s)

SEE Attached

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

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.
Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

N/A
Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

MARIE P. ZELLERS
Name #1 – Type or Print Name #2 – Type or Print

Marie P. Zellers
Signature #1 Signature # 2

8934 SATYR HILL Rd. BALTO MD
Mailing Address City State

21234 443.604.7763 MPZELLERS@HOTMAIL.COM
Zip Code Telephone # Email Address

Attorney for Petitioner:

N/A
Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING
Date 1-11-16
By

Representative to be contacted:

JOHN M. FISHER
Name – Type or Print

John M. Fisher
Signature

22 DEER WOODS CT. GLEN ARM MD.
Mailing Address City State

21057 (443) 604.1473 FISHER120606@GMAIL.COM
Zip Code Telephone # Email Address

CASE NUMBER 2016-0124-A Filing Date 11/13/15 Do Not Schedule Dates: _____ Reviewer GH

REV. 10/4/11

November 13, 2015

Case # 2016-0124-A

Variance: Section: 402 BCZR. To permit an existing single family dwelling to be converted to a two family dwelling (Duplex) with side yard setbacks of 19 feet in lieu of the minimum side setbacks of 20 feet .

November 13, 2015

Zoning Property Description For:
8934 Satyr Hill Road.
Beginning point on the west side of Satyr Hill Road which is 50 feet wide at a distance 820 feet north of the centerline of the nearest improved intersecting Forest Valley Road which is 50 feet wide.

Case # 2016-0124-A

BEGINNING for the same in the center of Satyr Hill Road at the beginning point of that lot of ground conveyed by Kathryn A. Wigner et al, to Charles W. Held, Jr. and wife, by a Deed dated October 3, 1950, and recorded among the Land Records of Baltimore County in Liber T.B.S. No. 1889, folio 544, running thence as now surveyed, and binding on a part of the first line in said deed and in the center of Satyr Hill Road, South 11 degrees 9 minutes West 95.16 feet thence leaving the road for a line of division now made (passing over a stake at the end of 18 feet) North 50 degrees 46 minutes West 251.98 feet to a stake planted in the third line of the aforesaid deed thence with a part of said third line North 8 degrees 28 minutes East 103.46 feet to an iron pipe heretofore planted at the end of said third line thence binding on the last line in said deed (passing over a pipe at the end of 243.22 feet) South 49 degrees 41 minutes East 260.14 feet to the place of beginning. Containing 0.495 of an acre of land more or less.

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: 2016-0124-A

Petitioner: MARIE P. ZELLERS

Address or Location: 8934 SATYR HILL Rd. BALTO MD 21234

PLEASE FORWARD ADVERTISING BILL TO:

Name: MARIE P. ZELLERS

Address: 22 DEER WOODS CT
GLEN ARM MD 21057

Telephone Number: (443) 604-7763 (443) 604-1473

THE BALTIMORE SUN MEDIA GROUP

501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 3832854

Sold To:
Marie Zellers - CU00510265
22 Deer Woods Ct
Glen Arm,MD 21057-9111

Bill To:
Marie Zellers - CU00510265
22 Deer Woods Ct
Glen Arm,MD 21057-9111

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Dec 22, 2015

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: # 2016-0124-A
8934 Satyr Hill Road
W/s Satyr Hill Road, N 820 ft. to centerline of Forest Valley Road
9th Election District - 5th Councilmanic District
Legal Owner(s) Marie Zellers

Variance: to permit an existing single family dwelling to be converted to a two family dwelling (duplex) with side yard setbacks of 19 feet in lieu of the minimum side setbacks of 20 feet.

Hearing: Monday, January 11, 2016 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.

JT 12/792 Dec. 22 3832854

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

CERTIFICATE OF POSTI

CASE NO: 2016-0124-A

PETITIONER/DEVELOPER

JOHN FISHER

DATE OF HEARING/CLOSING:

1/11/16

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING,ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERITFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY SIGN(S)REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY AT

8934 SATYR HILL RD

THIS SIGN(S)WERE POSTED ON December 22, 2015.
(MONTH,DAY,YEAR)

SINCERELY,

12/22/15

SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE,MD 21220
(ADDRESS)
PHONE NUMBER:443-629-3411

ZONING NOTICE

CASE # 2016-0124-A

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

PLACE: ROOM 205 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE, TOWSON 21204

DATE AND TIME: MONDAY JANUARY 11, 2016 AT 11:00 A.M.

REQUEST:
VARIANCE TO PERMIT AN EXISTING SINGLE FAMILY DWELLING TO BE CONVERTED TO A TWO FAMILY DWELLING (DUPLEX) WITH SIDE YARD SETBACKS OF 19 FEET IN LIEU OF THE MINIMUM SIDE SETBACKS OF 20 FEET.

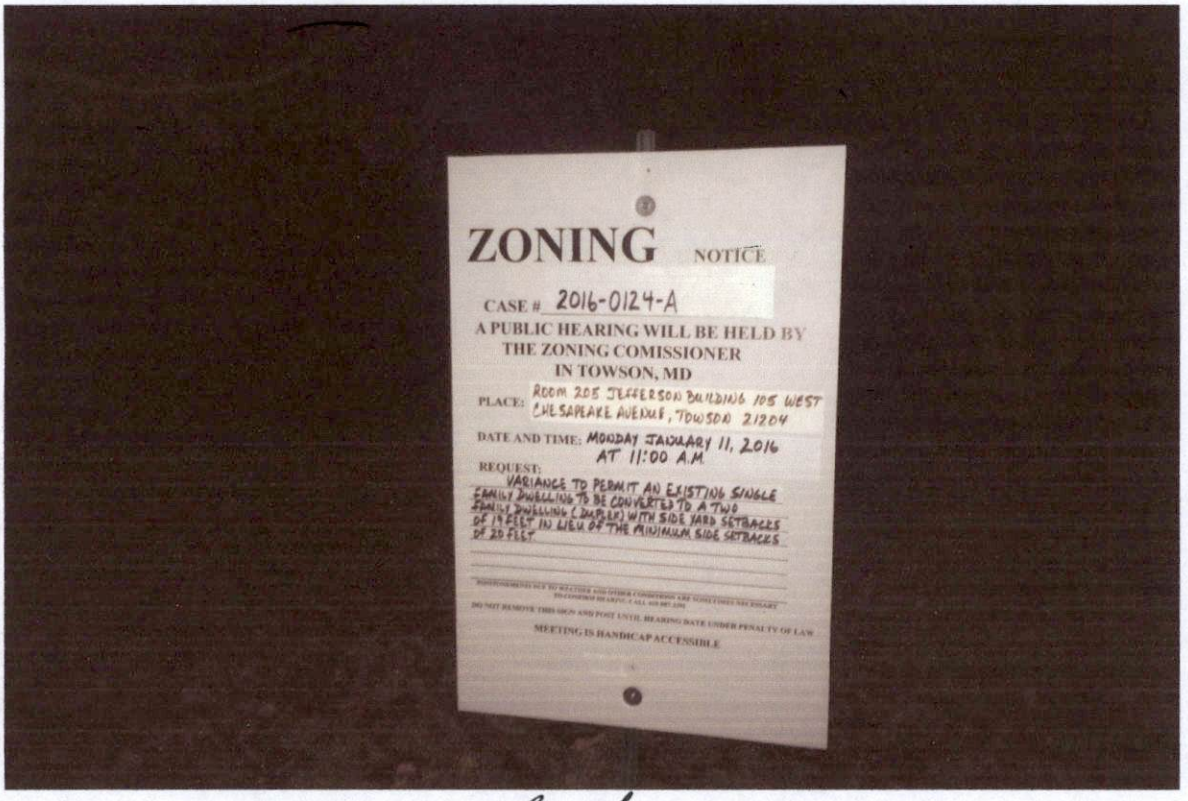
POSTPONEMENTS DUE TO WEATHER AND OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CONFIRM HEARING CALL 410-887-3391

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

MEETING IS HANDICAP ACCESSIBLE

Prot. Ex. 2

NISSAN
ALTIMA
986732


ZONING NOTICE
CASE # 2016-0124-A
A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMISSIONER
IN TOWSON, MD
PLACE: ROOM 205 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE, TOWSON 21204
DATE AND TIME: MONDAY JANUARY 11, 2016 AT 11:00 A.M.
REQUEST:
VARIANCE TO PERMIT AN EXISTING SINGLE FAMILY DWELLING TO BE CONVERTED TO A TWO FAMILY DWELLING (DUPLEX) WITH SIDE YARD SETBACKS OF 19 FEET IN LIEU OF THE MINIMUM SIDE SETBACKS OF 20 FEET
DO NOT REMOVE THIS SIGN AND POST UNTIL HEARING DATE UNDER PENALTY OF LAW
MEETING IS HANDICAP ACCESSIBLE

12/22/15

KEVIN KAMENETZ
County Executive

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

December 3, 2015

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: 2016-0124-A
8934 Satyr Hill Road
W/s Satyr Hill Road, N 820 ft. to centerline of Forest Valley Road
9th Election District – 5th Councilmanic District
Legal Owners: Marie Zellers

Variance to permit an existing single family dwelling to be converted to a two family dwelling (duplex) with side yard setbacks of 19 feet in lieu of the minimum side setbacks of 20 feet.

Hearing: Monday, January 11, 2016 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director

AJ:kl

C: Marie Zellers, 8934 Satyr Hill Road, Baltimore 21234
John Fisher, 22 Deer Woods Court, Glen Arm 21057

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, DECEMBER 22, 2015**
(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, December 22, 2015 Issue - Jeffersonian

Please forward billing to:
Marie Zellers
22 Deer Woods Court
Glen Arm, MD 21057

443-604-7763

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:

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8934 Satyr Hill Road
W/s Satyr Hill Road, N 820 ft. to centerline of Forest Valley Road
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Hearing: Monday, January 11, 2016 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.

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

No. 128787

Date: 11/13/15

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				75.00

Total: 75.00

Rec From: Marie Zellers

For: 8934 Satyr Hill Rd

2015 0041-A

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

PAID RECEIPT
BUSINESS ACTUAL TIME DRW
11/13/2015 11/13/2015 09:55:02 2
STN 0002 WALKIN JENA LEE
>> RECEIPT # 947480 11/13/2015 OFLN
Rmk 5 528 ZONING VERIFICATION
CK NO. 128787
Recpt Tot 75.00
75.00 CK 0.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

KEVIN KAMENETZ
County Executive

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

January 5, 2016

Marie P Zellers
8934 Satyr Hill Road
Baltimore MD 21234

RE: Case Number: 2016-0124 A, Address: 8934 Satyr Hill Road

Dear Ms. Zellers:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 13, 2015. 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,

W. Carl Richards Jr.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
John M Fisher, 22 Deer Woods Court, Glen Arm MD 21057

1-11

RECEIVED

DEC 03 2015

OFFICE OF ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and Sustainability (EPS) - Development Coordination

DATE: December 3, 2015

SUBJECT: DEPS Comment for Zoning Item # 2016-0124-A
Address 8934 Satyr Hill Road
(Zellers Property, LLC)

Zoning Advisory Committee Meeting of November 30, 2015.

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

Reviewer: *Jeff Livingston – Development Coordination*

C:\Users\snuffer\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\WPHS9SSK\ZAC 16-0124-A 8934 Satyr Hill Road.doc

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: December 28, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-124

INFORMATION:
Property Address: 8934 Satyr Hill Road
Petitioner: Marie P. Zellers
Zoning: DR 3.5
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to permit an existing single family dwelling to be converted to a two family dwelling (duplex) with side yard setbacks of 19 feet in lieu of the minimum side setbacks of 20 feet.

The Department objects to granting of the petitioned zoning relief.

The predominantly established land use pattern along this section of Satyr Hill Road is of owner occupied single family detached (SFD) dwellings situated on large lots providing setbacks conforming to regulation. The atypical multi-family use directly across from the subject site is contained within buildings having greater setbacks from the roadway than the established norm. The conversion of the SFD requires additional parking which is proposed to be located in front of the structure directly adjacent to the travel way. The Department does not support parking immediately adjacent to the travel way. Parking so close to the road is not an established or desirable arrangement nor does it provide an opportunity for landscaping in order to mitigate the impacts of the intensified use of the property.

This property was the subject of Baltimore County Building Permit B770637 which permitted separate second living quarters for an in-law suite to be installed subject to a "Declaration of Understanding" being recorded among the land records for Baltimore County. That notwithstanding, the Department has concerns that the property is currently being used as a multi-family rental unit which by definition and function is a substantially different than an in-law apartment and an undesirable use of this property. The Maryland Department of Assessments and Taxation, Real Property Data Search indicates that 8934 Satyr Hill Road is not the principal residence of the person who signed the Zoning Petition as legal owner thereby bringing into question the status of the in-law apartment as defined in BCZR Section 101.1. Two key defining characteristics of an in-law apartment is that the occupants of both the apartment and the principal dwelling be immediate family and that there is no compensation for the use of the apartment. This is important in that these requirements tend to ensure the property is maintained by an interested

owner who lives on-site. This in turn serves to protect adjacent owner occupied properties from the kinds of blight oftentimes found in owner-absentee rental property situations. To replace the limitations of the Declaration of Understanding with a multi-family rental unit is to remove those protections from the neighboring properties. The Department has no objection to the continued use of the property for the purpose of an in-law accessory apartment. The Department does not support a permanent second principal dwelling on site.

The petition as submitted is deficient in that does not seek relief from the required 40' combined interior side yards. The submitted site plan indicates a parallelogram shaped dwelling paralleling the property lines that are the subject of the case. This information was not confirmed when the Department conducted its site visit on November 30, 2015. The house is in fact rectangular in shape. This discrepancy leads the Department to question if the actual setbacks are correct or in fact much less than that cited.

For further information concerning the matters stated herein, please contact Laurie Hay at 410-887-3480.

Prepared by:

Lloyd T. Moxley

Division Chief:

Kathy Schlabach

AVA/KS/LTM/ka

c: Laurie Hay
John M. Fisher
Office of the Administrative Hearings
People's Counsel for Baltimore County

Larry Hogan, *Governor*
Boyd K. Rutherford, *Lt. Governor*

State Highway Administration
Maryland Department of Transportation

Pete K. Rahn, *Secretary*
Gregory C. Johnson, P.E., *Administrator*

Date: 11/24/15

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

RE: Baltimore County
Item No. 2016-0124-A
Variance
Marie P. Zellers
8934 Saylor Hill 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. 2016-0124-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

for David W. Peake
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

DWP/RAZ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: November 23, 2015

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

DAK

SUBJECT: Zoning Advisory Committee Meeting
For November 30, 2015
Item No. 2016-0121, 0124, 0125 and 0128

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

DAK
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC11232015.doc

PLEASE PRINT CLEARLY

CASE NAME 2016-0124-A
CASE NUMBER 8934 SATYR Hill Rd.
DATE 1-11-2016

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
MARIE ZELLERS	8934 SATYR Hill Rd.	PARKVILLE MD	MPZELLERS@HOTMAIL.COM

PLEASE PRINT CLEARLY

CASE NAME 2016-124-A
CASE NUMBER
DATE 1-11-2016

CITIZEN'S SIGN - IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E - MAIL
Lance Rowland	8936 Satyr Hill Rd	Parkville, MD 21234	lanceandalicia3@verizon.net
August J. DeVos	8924 SATYR HILL RD	PARKVILLE MD 21234	CMMDEVOS@VERIZON.NET
Kathy Weidle	3927 Forest Valley Rd.	Parkville MD 21234	skweidle@comcast.n
Sam Oakey	3925 Forest Valley Rd	Parkville MD 21234	soakey3925@yahoo.com

CASE NO. 2016-0124-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
11-23	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	NC
12/3	DEPS (if not received, date e-mail sent _____)	N/C
	FIRE DEPARTMENT	
12/28	PLANNING (if not received, date e-mail sent _____)	C
11-24	STATE HIGHWAY ADMINISTRATION	No objection
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 12-22-15

SIGN POSTING Date: 12-22-15 by Ogle

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 - 09 Account Number - 0901350441

Owner Information

Owner Name:	ZELLERS MARIE	Use:	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	22 DEER WOODS CT GLEN ARM MD 21057-9111	Deed Reference:	/15497/ 00403

Location & Structure Information

Premises Address:	8934 SATYR HILL RD BALTIMORE 21234-1403	Legal Description:	0.495 AC 8934 SATYR HILL RD 1320 FT N OF JOPPA RD

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0071	0007	0993		0000				2014	Plat Ref:

Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1961	3,564 SF	994 SF	21,562 SF	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
2	YES	STANDARD UNIT	FRAME	2 full		2012

Value Information

	Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2015	As of 07/01/2016
Land:	194,300	165,800		
Improvements	232,800	210,900		
Total:	427,100	376,700	376,700	376,700
Preferential Land:	0			0

Transfer Information

Seller: ZELLERS CHARLES S	Date: 08/22/2001	Price: $0
Type: NON-ARMS LENGTH OTHER	Deed1: /15497/ 00403	Deed2:
Seller: ALBRIGHT IRVEEN	Date: 10/21/1997	Price: $136,500
Type: ARMS LENGTH IMPROVED	Deed1: /12450/ 00606	Deed2:
Seller: SPERL JOHN E	Date: 03/14/1962	Price: $19,000
Type: ARMS LENGTH IMPROVED	Deed1: /03965/ 00515	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2015	07/01/2016
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

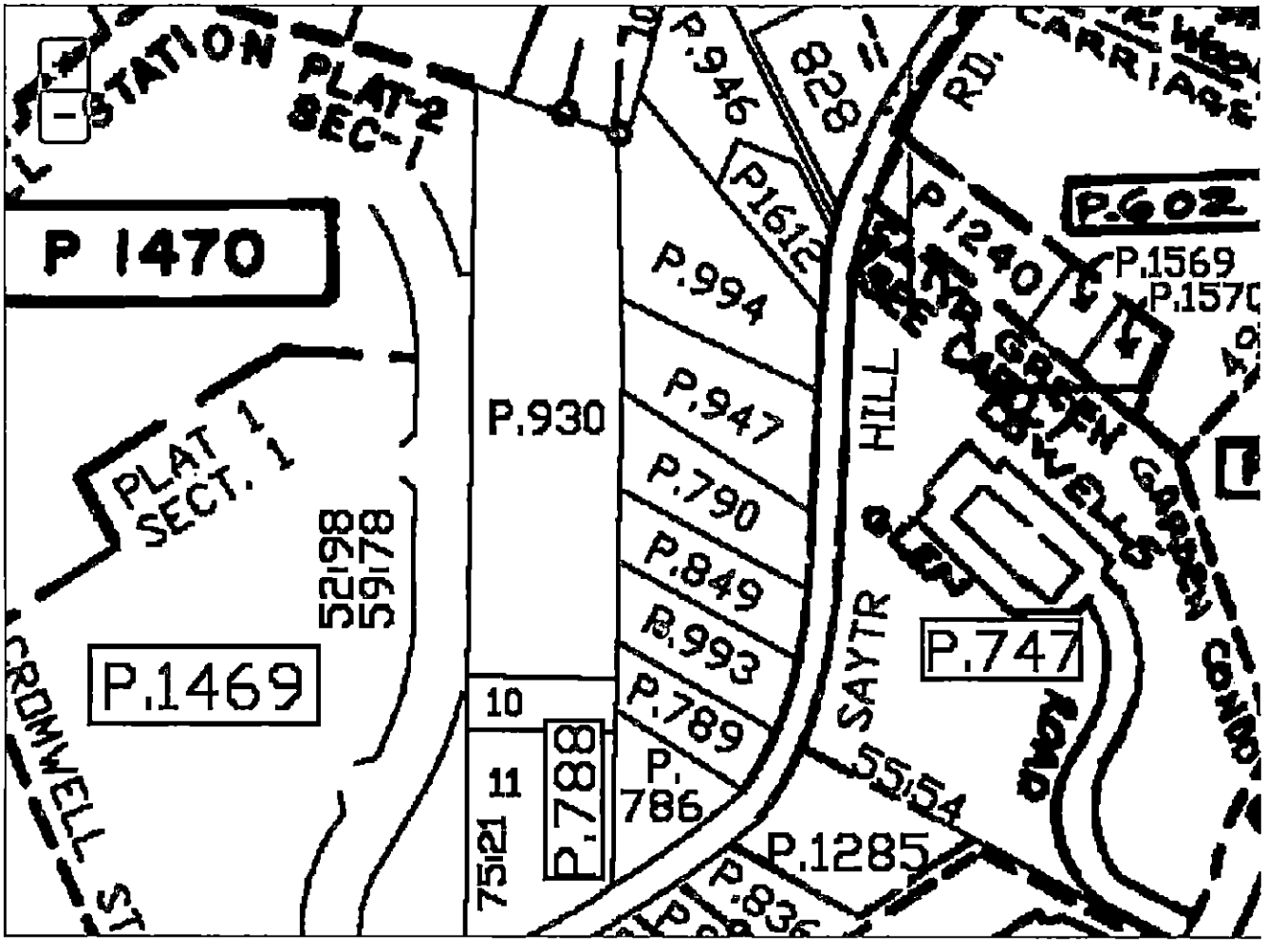
Homestead Application Information

Homestead Application Status: No Application

Baltimore County

New Search (http://sdat.dat.maryland.gov/RealProperty)

District: **09** Account Number: **0901350441**



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.

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).

Case No.: 2016-0124-A

Exhibit Sheet

DW 2-11-16

Petitioner/Developer

Protestant

DW 1-11-16

No. 1	site plan	Petition from Neighbors
No. 2	statement from Petitioner	photos
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

DATE: **JANUARY 11, 2016**

TO: **ZONING REVIEW**

CASE #2016-0124-A

RE: **DOCUMENTATION TO SUPPORT OPPOSITION OF VARIANCE**

- The attached petition contains the **signatures of 26 surrounding neighbors** that are **OPPOSED** to the "Variance to permit the existing single family home at 8934 Satyr Hill Road to be converted to a two family dwelling (Duplex).
- **The surrounding homes to the subject property are the principal residences of the petitioners.**
- **The owner of 8934 Satyr Hill Rd, Marie Zellers, no longer lists this as her principal residence (SDAT Real Property Search).**
- The current owner purchased the house in Oct 1997.
- The house was a single story rancher at the time of purchase.
- Also, during that time, a deck and 2 swimming pools were constructed in the backyard. (the first pool side wall blew out as a result of weeds growing through the liner)
- In 2005, the renovation began to add a second story to this rancher.
- Over the next several years, the renovation progressed at a slow pace.
- **Over the years, several neighbors have called Code Enforcement for issues involving tall grass and weeds, trash, and improper pool fencing.**

Prots. Ex-1

DATE: JANUARY 11, 2016

TO: ZONING REVIEW

CASE #2016-0124-A

RE: DOCUMENTATION TO SUPPORT OPPOSITION OF VARIANCE

- The attached petition contains the signatures of 26 surrounding neighbors that are OPPOSED to the variance to permit the existing single family home at 6034 Sayr Hill Road to be converted to a two family dwelling (Duplex).
- The surrounding homes to the subject property are the principal residences of the petitioners.
- The owner of 6034 Sayr Hill rd. Marie Kellers, no longer lists this as her principal residence (SDAT Real Property Search).
- The current owner purchased the house in Oct 1997.
- The house was a single story rancher at the time of purchase.
- Also, during that time, a deck and 2 swimming pools were constructed in the backyard. (the first pool side wall b w out as a result of weeds growing through the liner)
- In 2005, the renovation began to add a second story to this rancher.
- Over the next several years, the renovation progressed at a slow pace.
- Over the years, several neighbors have called Code Enforcement for issues involving tall grass and weeds, trash, and improper pool fencing.

- In the winter of 2010, there appeared to be people renting the top floor of the house.
- In early 2014, it appeared that no one was living in the house on a regular basis.
- The house was listed for sale in the Fall of 2014 for 409K
- One potential buyer (our daughter's classmate) had a contractor look at the house and the estimate to fix the existing work and to finish the renovation was $35,900 on the low end. **This potential buyer thought it was very strange that the addition wasn't connected to the first level inside the building. Was this is accordance with the original plans that were approved by Baltimore County?**
- The house was taken off the market in November 2015 and was rented again.
- **Currently, there are people living on all three levels of this house and there have been as many as 6 vehicles parked in the driveway and front yard of this property**
- On December 22, 2015 the Zoning Notice was posted on the property.
- **This property is not listed as a registered rental property.**
- **The original dwelling was built in 1961 and to be compliant with MDE laws, it must be listed on the Lead Rental Registry.**
- Given the condition of this property, it is doubtful that it would be granted an occupancy permit.
- **The Zoning in this area allows for no more than 3.5 dwelling units per acre; the subject house is on 0.495 acres.**

- **The location of the subject property lies less than 10 feet from the property line between 8934 and 8936 Satyr Hill Road.**
- **Furthermore, the property line extends approximately 3 feet onto the driveway of 8934 Satyr Hill Road.**

Any financial hardship from this property is the result of the applicants own actions. The renovation was very poorly conceived and carried out. The overall neglect by the homeowner has only added to the difficulty in selling this house.

The poor renovation and lack of upkeep have made this house the eyesore of the neighborhood.

The residents of Satyr Hill take pride in their homes. Our property values have been negatively affected by this property. If this variance is granted allowing the owner to convert this house into a multi-family dwelling, this will result in a further decrease in property values. The residents of Satyr Hill do not envision the overall condition and value of this house increasing should a variance be granted.

Sincerely,

Lance H. Rowland
8936 Satyr Hill Road Parkville, MD 21234

Case No.: 2016-0124-A

Exhibit Sheet

DW 2-11-16

DW 1-11-16

	Petitioner/Developer	Protestant
No. 1	site plan	Petition from Neighbors
No. 2	statement from Petitioner	photos
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

RE: PETITION FOR VARIANCE 8934 Satyr Hill Road; W/S Satyr Hill Road, N 820' c/line of Forest Valley Road 9th Election & 5th Councilmanic Districts Legal Owner(s): Marie P. Zellers Petitioner(s)	*	BEFORE THE OFFICE
	*	OF ADMINSTRATIVE
	*	HEARINGS FOR
	*	BALTIMORE COUNTY
	*	2016-124-A

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4th day of December, 2015, a copy of the foregoing Entry of Appearance was mailed to John M. Fisher, 22 Deer Woods Court, Glen Arm, Maryland 21057, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

PETITION to the Zoning Commissioner in Towson, MD

Zoning Review	Variance to permit the existing single family home at 8934 Satyr Hill to be converted to a two family home (Duplex)
Case#2016-0124-A	We, the undersigned, are concerned neighbors who urge The Zoning Commissioner to **NOT** grant a variance to the aforementioned request.

Printed Name	Signature	Address	Comment	Date
Janet St. Pierre	Janet St Pierre	8939 Satyr Hill Rd. Parkville 21234	as above	1/2/2016
Greg Martell	Gregory Martell	8932 Satyr hill rd. 21234	as above	1/2/2016
George Ecopomas	[illegible]	8928 Satyr Hill Rd. 21234	AS above	1/2/2016
Sharon Oakley	[illegible]	3925 Forest Valley Rd	as above	1/2/2016
Jane Cullen	Jane Cullen	3923 Forest Valley Rd	as above	1/2/2016
Christine Woods	[illegible]	3919 Forest Valley Rd	as above	1/2/2016
Jeffrey Woods	[illegible]	3919 Forest Valley Rd	as above	1/2/2016
Michael Reed	[illegible]	3917 Forest Valley Rd	as above	1/2/2016
Tom Surock		3921 Forest valley rd	as above	1/2/2016
Arthur Sidon	[illegible]	3929 Forest Valley Rd	as above	1/2/16
Craig Van Cutsem	[illegible]	3931 FOREST VALLY	AS above	1/2/16
Steve Weidle	[illegible]	3927 Forest Valley Rd	AS above	1-10-16

PETITION to the Zoning Commissioner in Towson, MD

Zoning Review	Variance to permit the existing single family home at 8934 Satyr Hill to be converted to a two family home (Duplex)
Case#2016-0124-A	We, the undersigned, are concerned neighbors who urge The Zoning Commissioner to **NOT** grant a variance to the aforementioned request.

Printed Name	Signature	Address	Comment	Date
POECHLMAN, JON		8917 SATYR HILL RD.	RENTAL EYE SORE TO NEIGHBORHOOD	1-5-16
Colleen Poechlman		8917 SATYR HILL RD	Reducing Property values in neighborhood	1-5-16
CHRISTOPHER SMITH		1810 FORREST AV 21234	DEGREDATION OF NEIGHBORHOOD	1/5/16
Kimberly		7928 BERKLY AVE	I SUPPORT 8917 SATYR	1/5/16
Craig Gallagher		12916 Kanes Rd	Friend of 8917 Satyr Hill	1/5/16
NICK FLEISCHMANN		2904 SUMMIT AVE	Friend of 8917 Satyr Hill	1-5-16

PETITION to the Zoning Commissioner in Towson, MD

Zoning Review	Variance to permit the existing single family home at 8934 Satyr Hill to be converted to a two family home (Duplex)
Case#2016-0124-A	We, the undersigned, are concerned neighbors who urge The Zoning Commissioner to **NOT** grant a variance to the aforementioned request.

Printed Name	Signature	Address	Comment	Date
Elsie Smith	Elsie Smith	8944 Satyr Hill Rd.	No!	1/2/16
ROBERT TURNER	Robert Turner	8945 SATYR HILL RD	NO! THERE HAS ALREADY BEEN TO MUCH DEVELOPMENT	1/3/16
Cindy Turner	Cindy Turner	" "	WHY DIDNT THEY SEEK THIS VARIANCE WHEN THEY BUILT THE MONSTROUSITY	1/3/16
John Gosnell	John Gosnell	8920 Satyr Hill	Do not Allow to effect value	1/5/16

PETITION to the Zoning Commissioner in Towson, MD

Zoning Review	Variance to permit the existing single family home at 8934 Satyr Hill to be converted to a two family home (Duplex)
Case#2016-0124-A	We, the undersigned, are concerned neighbors who urge The Zoning Commissioner to **NOT** grant a variance to the aforementioned request.

Printed Name	Signature	Address	Comment	Date
Ryan Wenrich	[illegible]	8944A Satyr Hill Rd, Parkville, MD 21234	Agree to Not grant variance	1/3/16
Alicia Rowland	[illegible]	8936 Satyr Hill Rd. Parkville, MD 21234	Rental Eyesore	1-3-16
Lance Rowland	[illegible]	8936 Satyr Hill RD	to neighborhood!	1/3/16
			Decreased property values.	

PETITION to the Zoning Commissioner in Towson, MD

Zoning Review	Variance to permit the existing single family home at 8934 Satyr Hill to be converted to a two family home (Duplex)
Case#2016-0124-A	We, the undersigned, are concerned neighbors who urge The Zoning Commissioner to **NOT** grant a variance to the aforementioned request.

Printed Name	Signature	Address	Comment	Date
JOHN MEYERS	[illegible]	8937 SATYR HILL RD	NOT IN FAVOR OF GRANTING THE VARIANCE	1-4-16

January 4, 2016

George Economas
8928 Satyr Hill Rd.
Baltimore, MD 21234

Baltimore County Zoning Commission
Case # 2016-0124-A

Dear Commissioner:
We are writing this letter asking that the variance requested in Case #2016-0124A be denied. The community along Satyr Hill Rd has a long history of proud property owners who value their homes and property and take the necessary steps to maintain them.

The property in question, located at 8934 Satyr Hill Rd., was a single family rancher until approximately six years ago when the owner embarked on a renovation project that raised the roof and added a second floor. The sole intention was to create a multi-tenant dwelling not to take are of family members but to create income through renting.

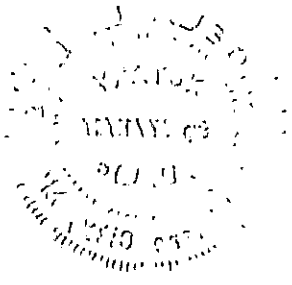
I know the following statement is subjective and not based in fact, but when the property failed to sell after being on the market for over 12 months, it is my opinion that the owner is now seeking the Commission's variance (after the fact) to make it more attractive to a buyer as an investment property one that can generate revenue as a multitenant rental property.

Thank you for your time and consideration in this matter.

Sincerely,

George Economas

Angela A Rew 01/04/16



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 - 09 Account Number - 0901350441

Owner Information

Owner Name:	ZELLERS MARIE	**Use:**	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	22 DEER WOODS CT GLEN ARM MD 21057-9111	**Deed Reference:**	/15497/ 00403

Location & Structure Information

Premises Address:	8934 SATYR HILL RD BALTIMORE 21234-1403	**Legal Description:**	0.495 AC 8934 SATYR HILL RD 1320 FT N OF JOPPA RD

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0071	0007	0993		0000				2014	Plat Ref:

Special Tax Areas:		**Town:**	NONE
		Ad Valorem:	
		Tax Class:	

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1961	3,564 SF	994 SF	21,562 SF	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
2	YES	STANDARD UNIT	FRAME	2 full		2012

Value Information

	Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2015	Phase-in Assessments As of 07/01/2016
Land:	194,300	165,800		
Improvements	232,800	210,900		
Total:	427,100	376,700	376,700	376,700
Preferential Land:	0			0

Transfer Information

Seller: ZELLERS CHARLES S	Date: 08/22/2001	Price: $0
Type: NON-ARMS LENGTH OTHER	Deed1: /15497/ 00403	Deed2:
Seller: ALBRIGHT IRVEEN	Date: 10/21/1997	Price: $136,500
Type: ARMS LENGTH IMPROVED	Deed1: /12450/ 00606	Deed2:
Seller: SPERL JOHN E	Date: 03/14/1962	Price: $19,000
Type: ARMS LENGTH IMPROVED	Deed1: /03965/ 00515	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2015	07/01/2016
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: No Application

Home Property Details Help

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map	View Ground Rent Redemption		View Groundrent Registration

Account Identifier: **District - 09 Account Number - 0801360441**

Owner Information

Owner Name:	ZELLERS MARIE	**Use:**	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	22 DEER WOODS CT GLEN ARM MD 21057-9111	**Deed Reference:**	/16497/ 00403

Location & Structure Information

Premises Address:	8934 SATYR HILL RD BALTIMORE 21234-1403	**Legal Description:**	0.495 AC 8934 SATYR HILL RD 1320 FT N OF JOPPA RD

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0071	0007	0003		0000				2014	Plat Ref:

Special Tax Areas:		**Town:**	NONE
		Ad Valorem:	
		Tax Class:	

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
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Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
2	YES	STANDARD UNIT	FRAME	2 full		2012

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Improvements:	232,800	210,900		
Total:	427,100	376,700	376,700	376,700
Preferential Land:	0			0

Transfer Information

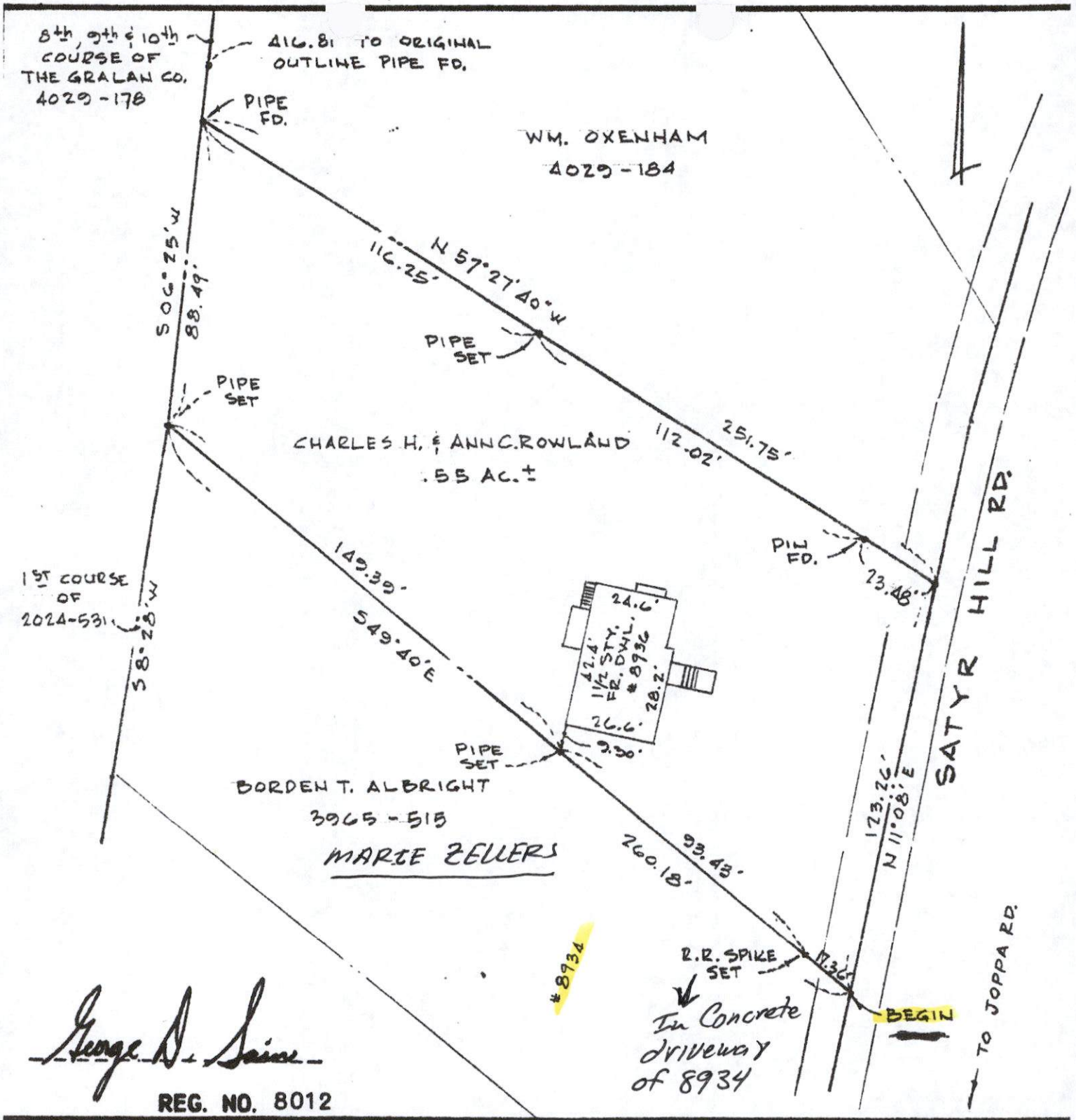
Seller: ZELLERS CHARLES S	**Date:** 08/22/2001	**Price:** 50
Type: NON-ARMS LENGTH OTHER	**Deed1:** /15497/ 00403	**Deed2:**
Seller: ALBRIGHT IRVEEN	**Date:** 10/24/1997	**Price:** $136,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /12480/ 00606	**Deed2:**
Seller: SPERL JOHN E	**Date:** 03/14/1962	**Price:** $15,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /03980/ 00516	**Deed2:**

Exemption Information

Partial Exempt Assessments:	**Class**	07/01/2015	07/01/2016
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: No Application



George D. Saine

REG. NO. 8012

SCALE 1" = 40'	**PROPERTY SURVEY** 8936 Satyr Hill Road 9th District Balto. Co., Md.	STATE OF MARYLAND GEORGE D. SAINE, JR. NO. 8012 REGISTERED PROFESSIONAL LAND SURVEYOR
DATE 5/11/79	**GENERAL SURVEYING CO.** LAND & TOPOGRAPHIC SURVEYS	
JOB No. S-7904	9 Lake Forest Court Baltimore, Md. 21236	

VARIANCE REQUEST FOR 8934 SATYR HILL ROAD, BALTIMORE, MD 21234 CASE #2016-0124-A

I built the 2nd story addition for my sickly Mother and Father in 2007 when they were 83 years old. I followed all of the zoning requirements for the construction of an "In Law Quarters". My Mother has since died and my Father moved in with my brother. The house was put on the market to sell in January 2015 for its appraised value of $411,000 and has not sold even though I have dropped the selling price to $370,000. The real estate taxes on that property have skyrocketed from around $2,400 annually to $6,603 in less than 8 years. My mortgage payment on 8934 is now approaching $1,800 per month . This does not include the additional $500 per month for utilities. In addition to these fixed living expenses I must provide food, auto gas and repairs along with many other cash outlays. I have my 21 year old daughter, a college student living with me who I am helping with tuition. I cannot afford the mortgage and expenses as my take home salary is approx. $2,600 per month. I built that upper structure in 2007 prior to the real estate CRASH. I simply cannot afford to stay in that home without some additional revenue being generated from the top floor and its 1,600 square feet of living space going without any return to me. The improvement cost me over $130,000 for which I borrowed the money from a friend and am paying interest upon.

The addition to my home has increased the worth of the neighborhood and all of the neighbors were impressed at how beautiful the addition was. I love my home and want to keep it for my daughter and I to live there; I do not desire to sell the home. The extra rental revenue that I could possibly attain will reduce a tremendous financial hardship I now suffer. For several years I had two senior family friends staying with me who helped with the groceries and utilities, they have since moved.

I could have not foreseen the great practical difficulty that this project would have caused a single mother like me as my efforts were originally to improve my family's living conditions as well as the neighborhood. When the real estate market collapsed in 2008 and 2009 property values plummeted by over ONE THIRD. I have never been able to secure a reasonable return for my good faith investment only a horrible loss due to the economy that I had no control over.

My daughter and I were forced to move out of my home as I could not afford to live there without any additional revenue from these improvements knowing that the current zoning would not allow it. The entire home is now being rented on a "month to month" arrangement to a beautiful family until I can again move back to my beautiful home that I raised my 3 children in and have owned since 1997.

Please allow me this simple balance of equity; my efforts were in good faith. The beautiful neighborhood that me and my good neighbors live in has been enhanced markedly by the improvements to my home; I will protect and perpetuate this forever. My home is directly across the street from a well maintained apartment complex named Kenilworth at Satyr Hill containing thousands of individual apartments with as many cars, trucks and trash dumpsters along with extremely busy traffic on Satyr Hill road.

Thank you for this opportunity to help my dire financial situation and keep my home from foreclosure.

Marie P. Zellers

PETITIONER'S

EXHIBIT NO. 2

8934
SATVR HILL RD

ORIGINAL
Dwelling

Photos taken
Aug 9, 2006

Renovation
Started in
Spring/Summer
2005

Car port
Roof has been
Removed.

Photos
Taken
Jan 4, 2016
8934 lot size
is 0.495 Acre.
Zoning is
DR 3.5

House is less
than 10feet
~~from~~ from the
Property line
on the right side
of this picture
8934/8936
line

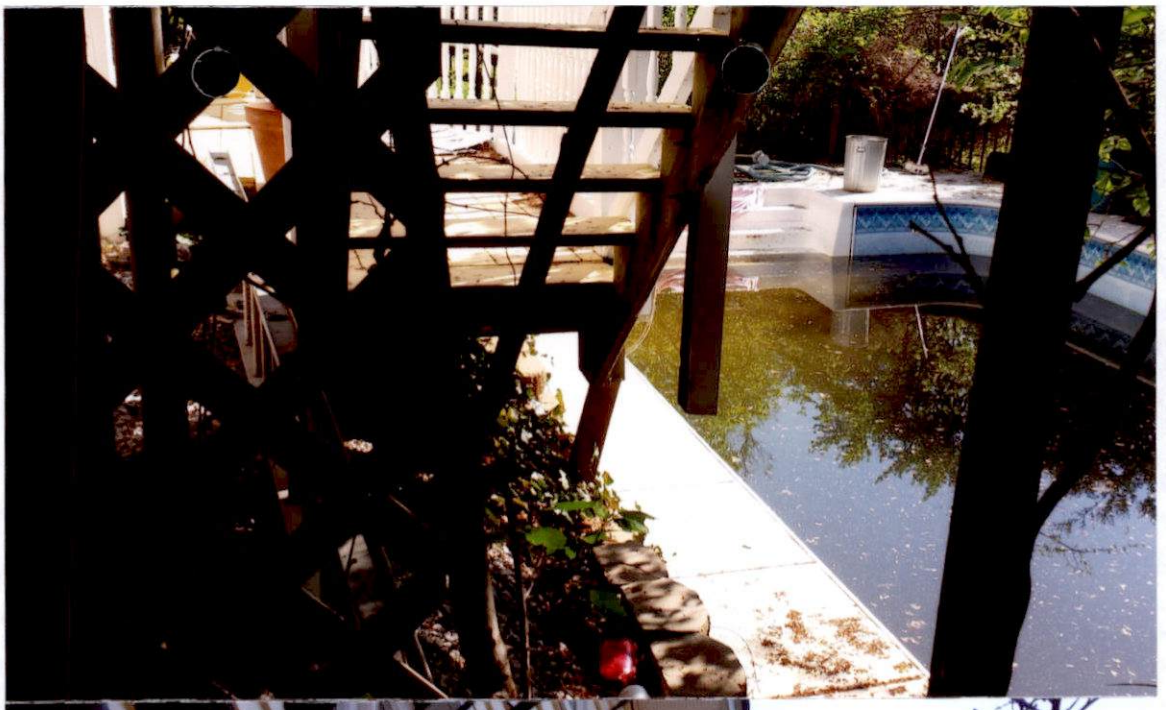
Photos
Taken
Aug 9, 2006

Temporary
Support for
main Power
and cable lines

Brick planter
on Car port is
gone.
Showing exposed
block wall.

Photos
Taken
Jan 4, 2016

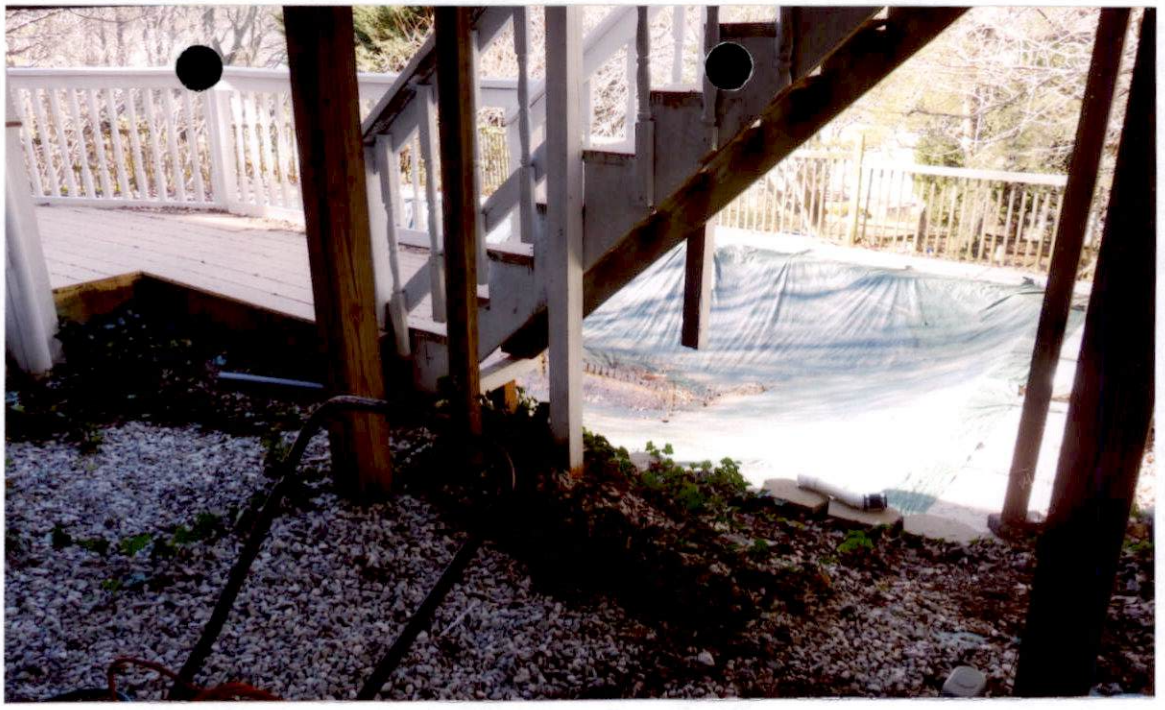
Photo taken May 11, 2014



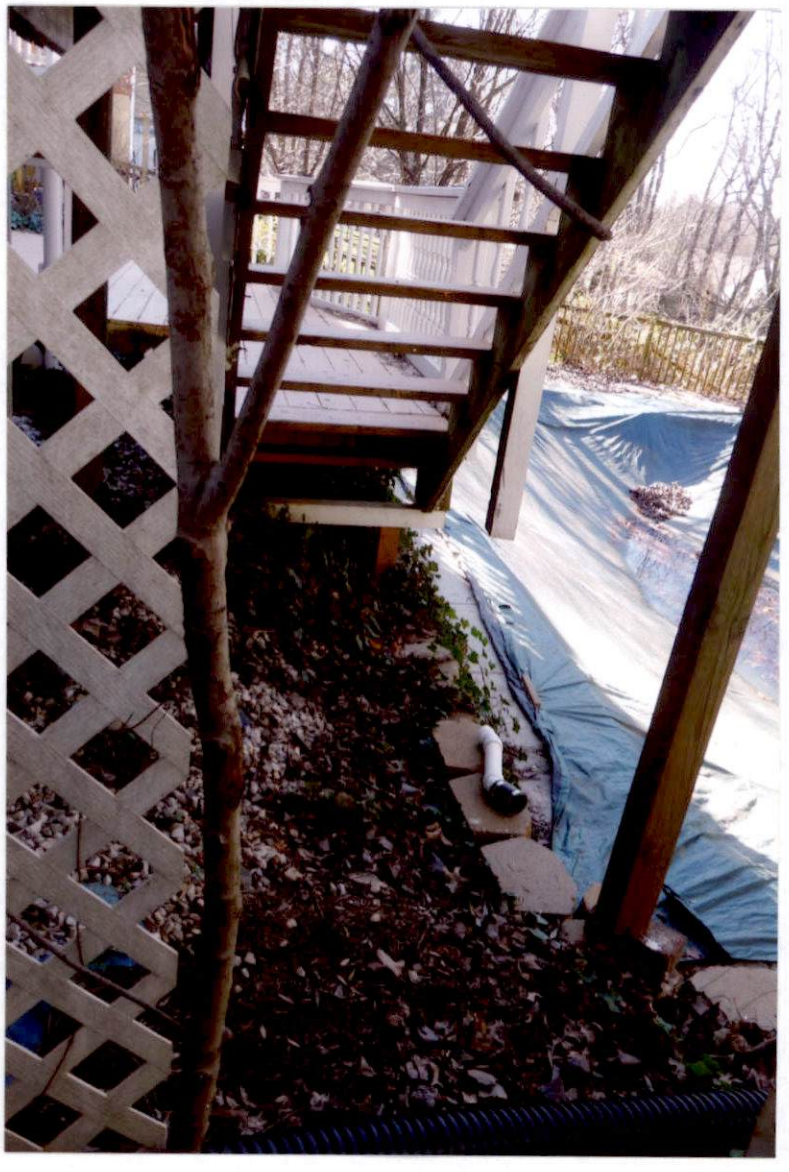
~~Pot~~ Photos Taken Jan 4, 2016 missing railing on balcony

Deck balusters spacing greater than 4"

Photos
Taken
Jan 4, 2016



Deck Stairs
Supports cut
to install
Retaining wall



photos taken Aug 9, 2006

Carport floor is collapsing

Uphill view of pool excavation

Photos
Taken
Jan 4, 2016

Photos
Taken
Jan 4, 2016

Backyard
Pool

Photos
Taken
Jan 4, 2016

Backyard
Pool Area

Photos Taken Jan 4, 2016

Uphill view of Pool fence

Pool pump and debris

Photos
Taken
Jan 4, 2016

Fence around
pool.

Photos
Taken
Jan 4, 2016

Broken Pool
fence gate

Back Pool
Fence gate
is not Self closing

Photos
Taken
Jan 4, 2016

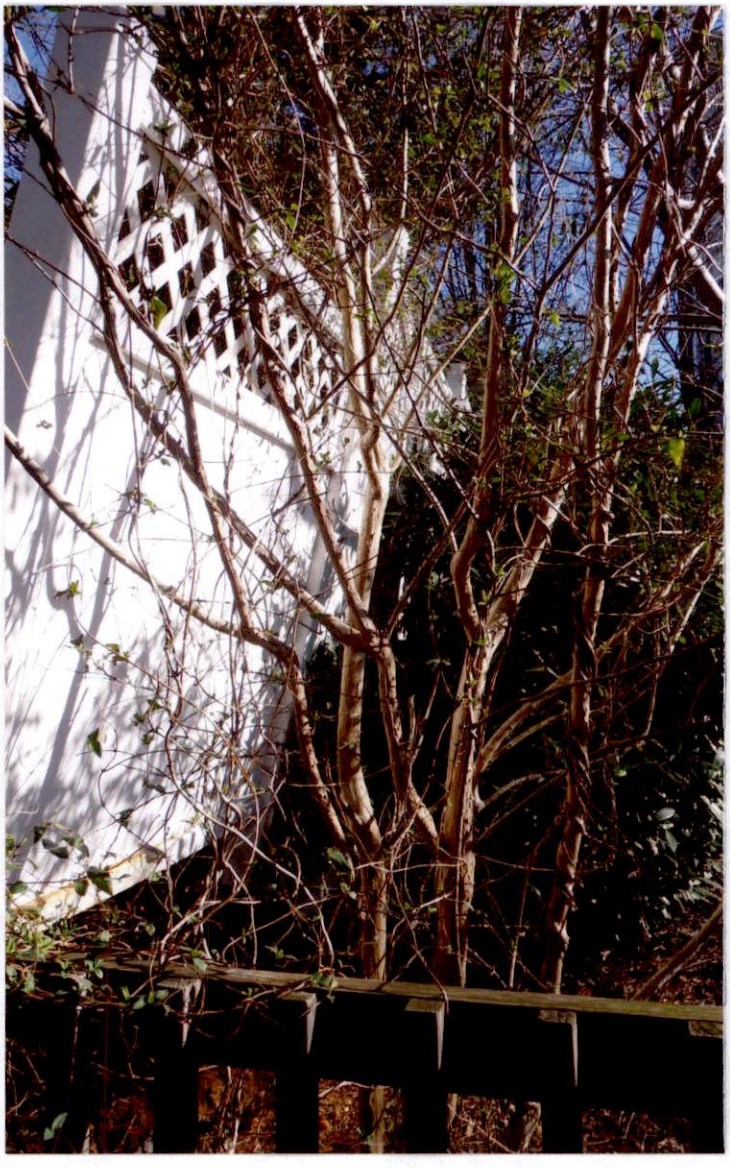
Backyard
Deck Views

Photos Taken Jan 4, 2016

Backyard Deck views

Photos Taken Jan 4, 2016

Pool Fence Views



Photos Taken Jan 4, 2016

lower backyard views

Storage Shed

Collapsing Roof

Lance & Alicia Rowland

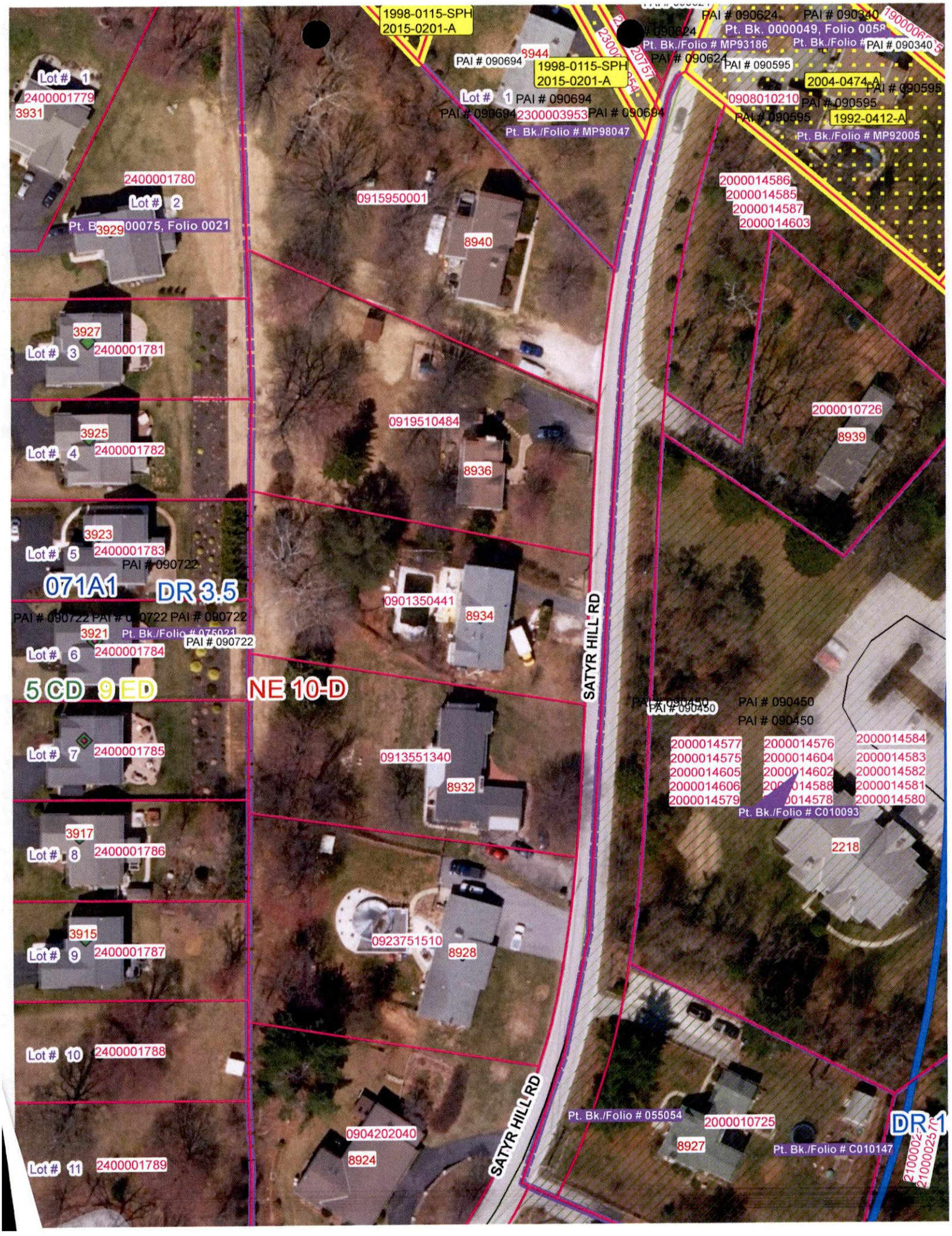
From: Jon and April <abcandjbc@outlook.com>
Sent: Sunday, January 03, 2016 4:37 PM
To: Lance & Alicia Rowland
Subject: Re: 8934 Satyr Hill

Hi-
Happy New Year and Merry Christmas to you all!

We never got that far to make an offer. The house needed a lot of work. Plus the work that was already done to it looked unprofessional and we became nervous
about the safety of their repairs. The whole experience was overwhelming and we had decided to not go further with any offers. We had a handyman come out to look at the house
with us to see what would cost us to repair and fix so we could live there. Our guy was on the low side and he estimated about $35,900 give or take.
if there is anything else we could do to help you please let us know. Sorry we could not help with more info.
thanks
april

On 1/3/2016 9:52 AM, Lance & Alicia Rowland wrote:

> Hi Jon, April & Leah,
>
> We hope that you had a Merry Christmas and wish you a Happy New Year.
>
> The house next to us was taken off the market and John Fisher is renting it out. On December 22nd, a Zoning Hearing sign was posted seeking to convert this structure into a Duplex.
> We have started a petition to stop this from happening and we have the full support of our neighbors. The hearing is on Monday January 11th.
>
> The listed price was 379K when the house was taken off of the market. We think that they are going to claim that they hadn't received a good offer on the house and they are now forced to rent it.
> We were wondering if you could tell us what offer you made to John for the house along with the estimate for all of the repairs that are needed.
>
> This could be a big help to us!
>
> Thanks!
>
> Lance & Alicia Rowland


1998-0115-SPH
2015-0201-A
PAI # 090624
PAI # 090340
Pt. Bk. 0000049, Folio 0058
Pt. Bk./Folio # MP93186
PAI # 090624
PAI # 090595
2004-0474-A
PAI # 090595
0908010210
PAI # 090595
PAI # 090595
1992-0412-A
Pt. Bk./Folio # MP92005
PAI # 090694
8944
1998-0115-SPH
2015-0201-A
Lot # 1 PAI # 090694
PAI # 090694 2300003953 PAI # 090694
Pt. Bk./Folio # MP98047
Lot # 1
2400001779
3931
2400001780
Lot # 2
Pt. B 00075, Folio 0021
3929
0915950001
8940
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2000014585
2000014587
2000014603
3927
Lot # 3
2400001781
3925
Lot # 4
2400001782
0919510484
8936
2000010726
8939
3923
Lot # 5
2400001783
PAI # 090722
071A1
DR 3.5
PAI # 090722 PAI # 090722 PAI # 090722
3921
Pt. Bk./Folio # 075021
PAI # 090722
Lot # 6
2400001784
0901350441
8934
SATYR HILL RD
5 CD
9 ED
NE 10-D
PAI # 090450
PAI # 090450
PAI # 090450
2000014577
2000014575
2000014605
2000014606
2000014579
2000014576
2000014604
2000014602
2000014588
2000014578
2000014584
2000014583
2000014582
2000014581
2000014580
Pt. Bk./Folio # C010093
Lot # 7
2400001785
0913551340
8932
3917
Lot # 8
2400001786
2218
3915
Lot # 9
2400001787
0923751510
8928
Lot # 10
2400001788
SATYR HILL RD
Pt. Bk./Folio # 055054
2000010725
DR 1
0904202040
8927
Pt. Bk./Folio # C010147
Lot # 11
2400001789
8924

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** - 09 **Account Number** - 0901350441

Owner Information

Owner Name:	ZELLERS MARIE	Use:	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	22 DEER WOODS CT GLEN ARM MD 21057-9111	Deed Reference:	/15497/ 00403

Location & Structure Information

Premises Address:	8934 SATYR HILL RD BALTIMORE 21234-1403	Legal Description:	0.495 AC 8934 SATYR HILL RD 1320 FT N OF JOPPA RD

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0071	0007	0993		0000				2014	Plat Ref:

Special Tax Areas:		Town:	NONE
		Ad Valorem:	
		Tax Class:	

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1961	3,564 SF	994 SF	21,562 SF	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
2	YES	STANDARD UNIT	FRAME	2 full		2012

Value Information

	Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2015	As of 07/01/2016
Land:	194,300	165,800		
Improvements	232,800	210,900		
Total:	427,100	376,700	376,700	376,700
Preferential Land:	0			0

Transfer Information

Seller: ZELLERS CHARLES S Type: NON-ARMS LENGTH OTHER	Date: 08/22/2001 Deed1: /15497/ 00403	Price: $0 Deed2:
Seller: ALBRIGHT IRVEEN Type: ARMS LENGTH IMPROVED	Date: 10/21/1997 Deed1: /12450/ 00606	Price: $136,500 Deed2:
Seller: SPERL JOHN E Type: ARMS LENGTH IMPROVED	Date: 03/14/1962 Deed1: /03965/ 00515	Price: $19,000 Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2015	07/01/2016
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

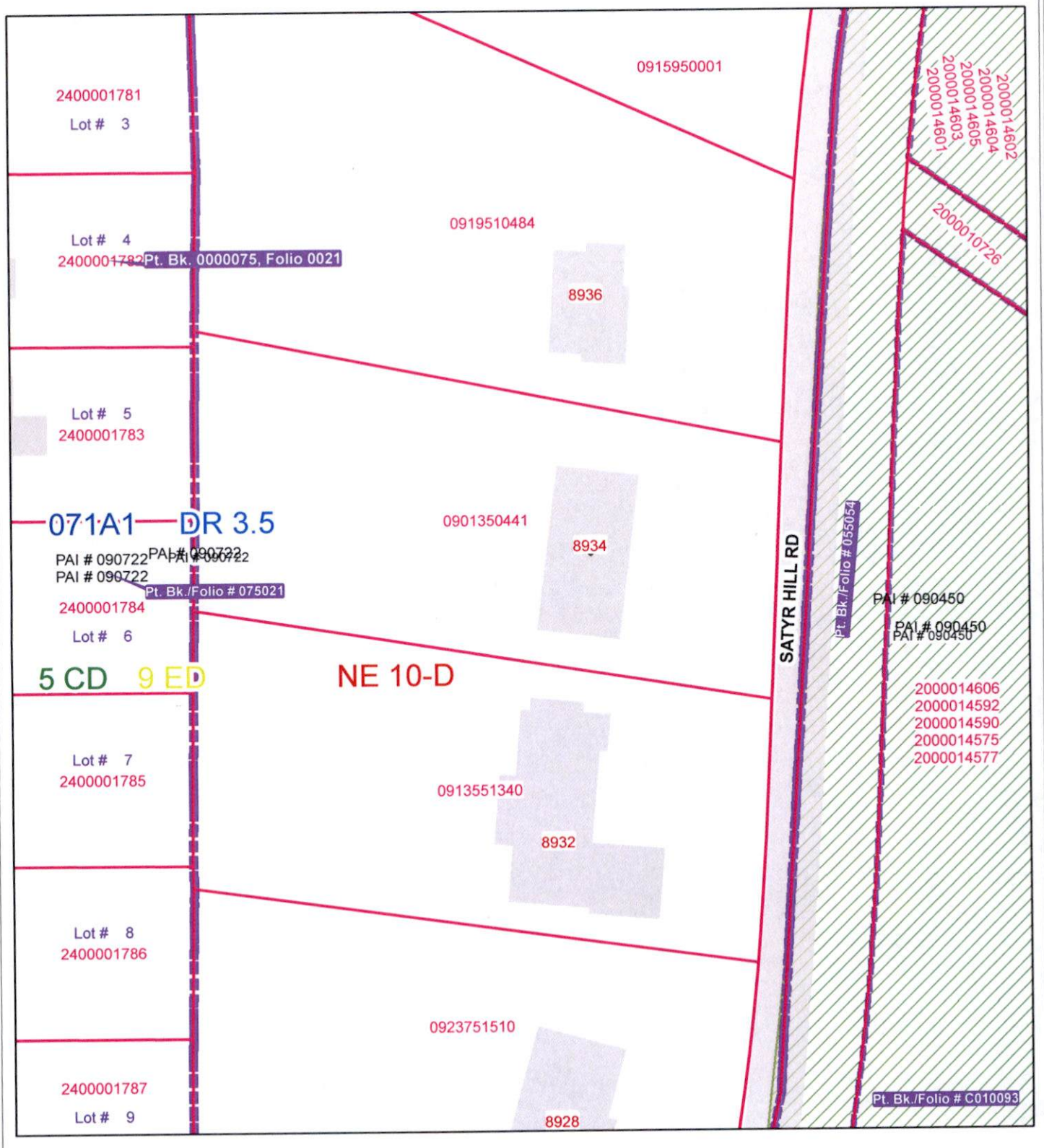
Tax Exempt:	Special Tax Recapture:
Exempt Class:	NONE

Homestead Application Information

Homestead Application Status: No Application

1. This screen allows you to search the Real Property database and display property records.
2. Click here for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

8934 Satyr Hill Road



Publication Date: 11/10/2015

Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

N
W E
S

0 12.5 25 50 75 100 Feet

1 inch = 50 feet

Baltimore County

New Search (http://sdat.dat.maryland.gov/RealProperty)

District: **09** Account Number: **0901350441**

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.

20 20

SDE-SDMC

DR 3

90'

DUPLEX

17 SEP 2020

M2 BUILT 2ND STORY for MOM & DAD - ~~DAD~~ MOM DIED 2013
M2 ALLOWED FRIENDS TO STAY IN 2ND STORY "IN LAW-QTRS
RELATIVES

NOW M2 HAD TO RENT 8934 - MOVE IN WITH FRIEND JMF
HAS DAUGHTER 21 IN COLLEGE.
TOO EXPENSIVE TO LIVE ALONE WITH CHILD 21
TAXES INCREASED TOO HIGH ASSES = 134 000 → 376 700
TAX
$1186 6603
+5500 ÷ 12
= 500 PER MONTH
WAS 150 PER MONTH

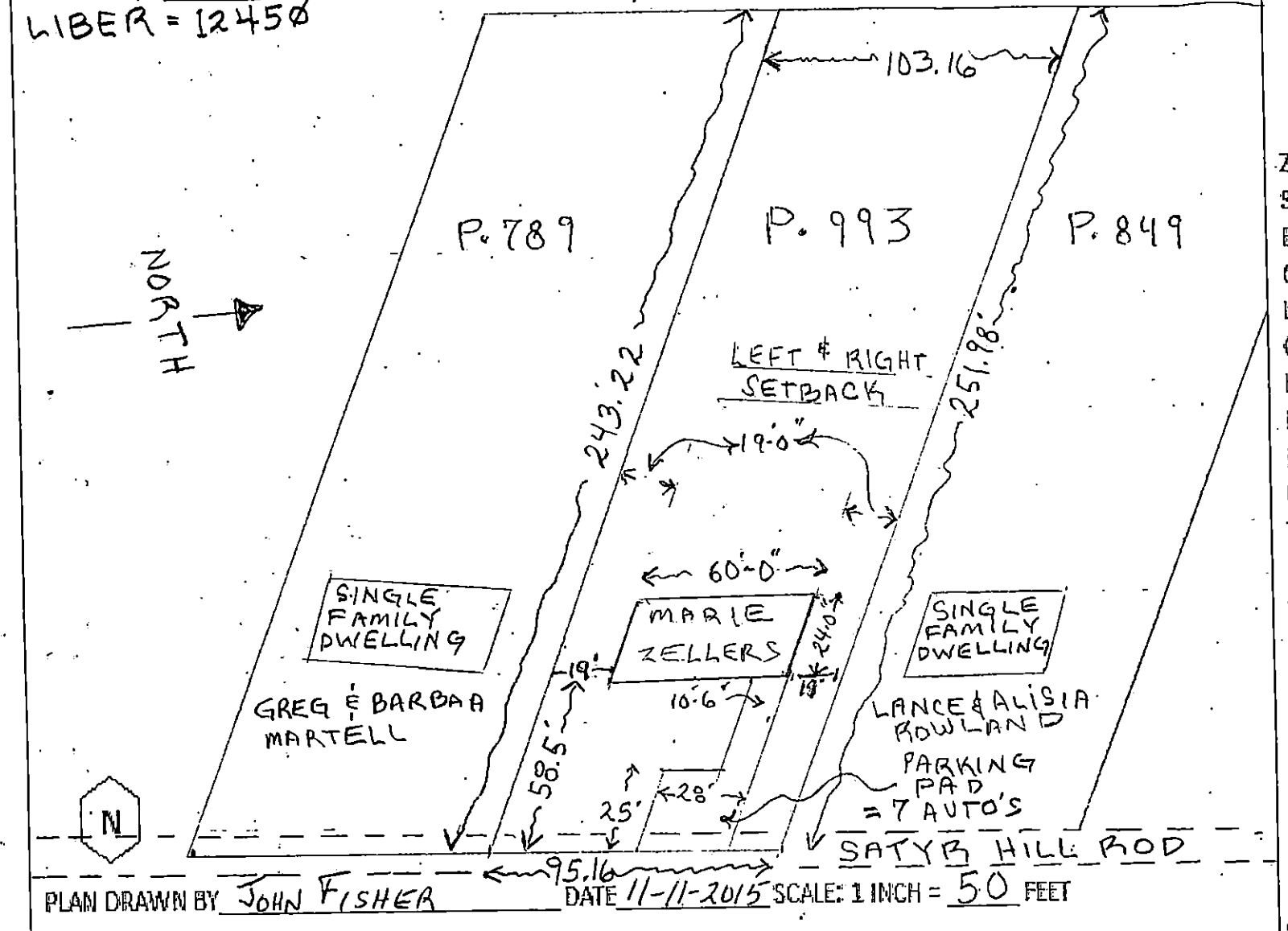
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING ____ (MARK TYPE REQUESTED WITH X)

ADDRESS 8934 SATYR HILL Rd. BALTO. MD 21234 OWNER(S) NAME(S) MARIE P. ZELLERS

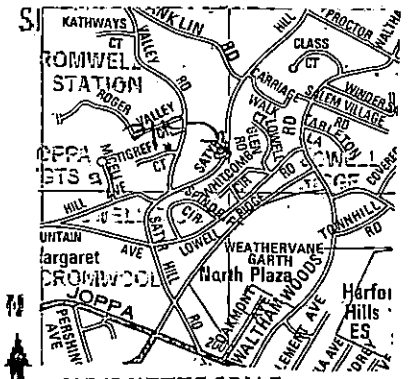
SUBDIVISION NAME SATYR HILL LOT # ____ BLOCK # 1 SECTION # ____

PLAT BOOK # ____ FOLIO # 606 10 DIGIT TAX # 0901350441 DEED REF. # 15497/00403

LIBER = 12450



PLAN DRAWN BY JOHN FISHER DATE 11-11-2015 SCALE: 1 INCH = 50 FEET



MAP IS NOT TO SCALE

ZONING MAP# 071A1

SITE ZONED DR-3.5

ELECTION DISTRICT 09

COUNCIL DISTRICT 5

LOT AREA ACREAGE .49

OR SQUARE FEET 21,562

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 ? NO

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

NONE

Petitioner's Ex. 1 2016-0124-A

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

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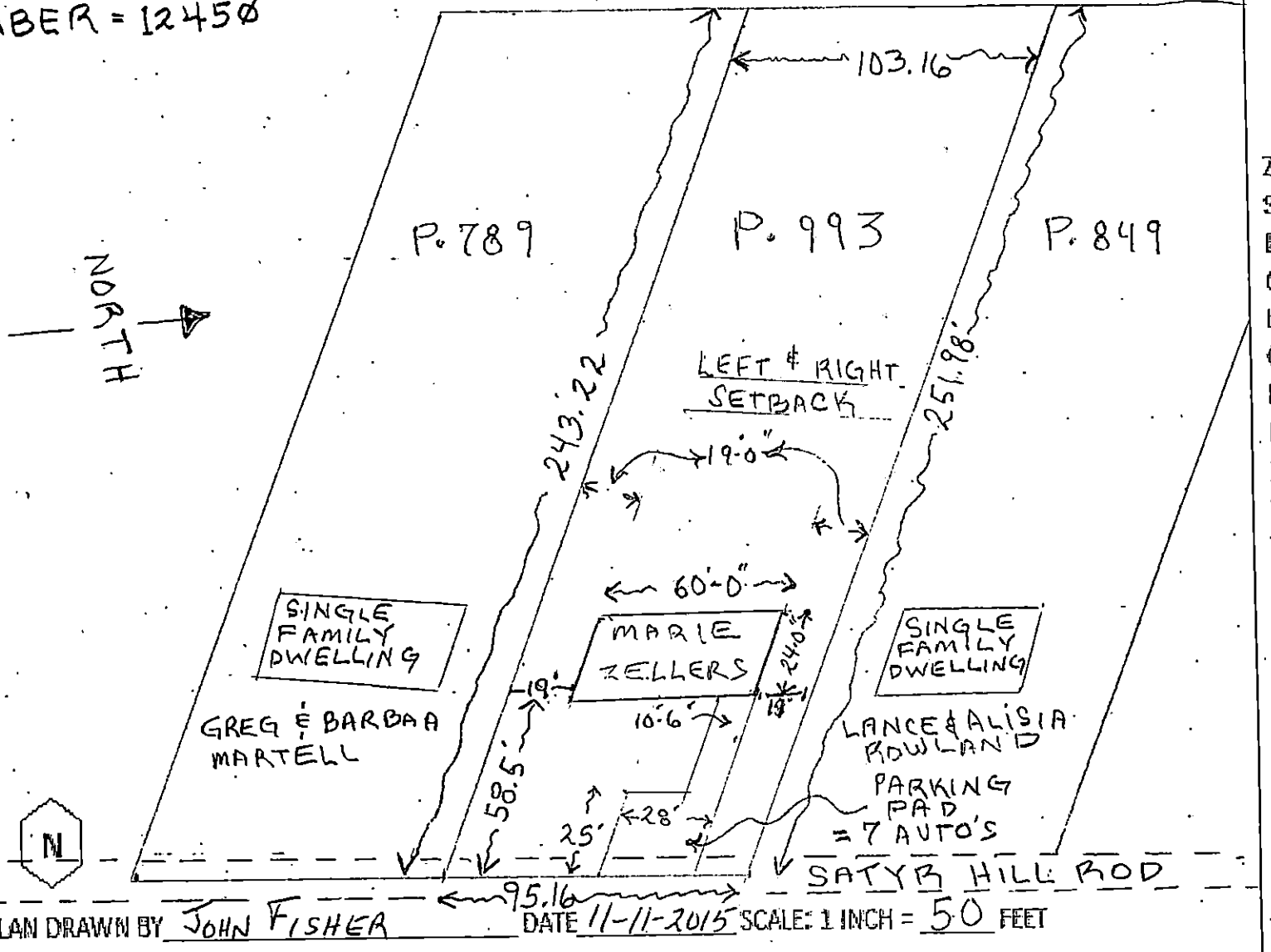
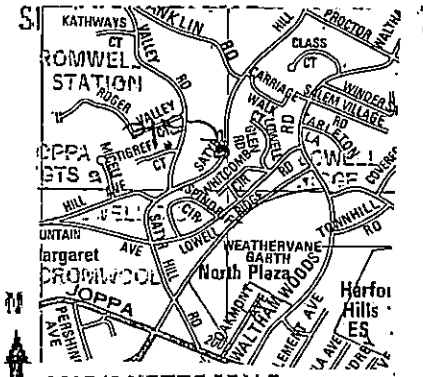
PLAT BOOK # ____ FOLIO # 606 10 DIGIT TAX # 0901350441 DEED REF. # 15497100403

LIBER = 12450



PLAN DRAWN BY JOHN FISHER DATE 11-11-2015 SCALE: 1 INCH = 50 FEET



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2016-0124-A