

M E M O R A N D U M

DATE: February 22, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0144-A- Appeal Period Expired

The appeal period for the above-referenced case expired on February 18, 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 19, 2016

Derek Siehler
Milana Vayner
2342 Sweet Meadow Road
Baltimore, Maryland 21209

RE: Petition for Administrative Variance
Case No. 2016-0144-A
Property: 2342 Sweet Meadow Road

Dear Petitioners:

Enclosed please find a copy of the Order 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.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Michelle Clancy, P.O. Box 310, Perry Hall, Maryland 21128

IN RE: PETITION FOR ADMIN. VARIANCE *
(2342 Sweet Meadow Rd.)
3rd Election District *
2nd Council District *
Derek Siehler & Milana Vayner *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2016-0144-A

* * * * *

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, Derek Siehler & Milana Vayner ("Petitioners"). The Petitioners are requesting Variance relief from §§ 1B01.2.C.1.b, 504.2 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a deck with a rear yard setback of 16 ft. in lieu of the required 22.5 ft. 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.

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 December 27, 2015, 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

ORDER RECEIVED FOR FILING

Date 1-19-16

MS

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.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 19th day of **January, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §§ 1B01.2.C.1.b, 504.2 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a deck with a rear yard setback of 16 ft. in lieu of the required 22.5 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said 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 1-19-16

By DLW



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 2342 Sweet Meadow Rd. Baltimore MD 21209 Currently zoned DR 2
 Deed Reference 36446 100142 10 Digit Tax Account # 2500007378
 Owner(s) Printed Name(s) DEREK SIKHLER - MILANA VAYNER

(SELECT THE HEARING(S) BY MARKING ☒ 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:

- ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 1801.2.C.1.b; BCZR 504.2; BCZR(CZMP) 301.1.A; BLR TO PERMIT A ~~REAR~~ DECK WITH A REAR YARD SETBACK OF 16ft. IN LIEU OF THE REQUIRED 22.5 ft.

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

- ☐ **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):

DEREK SIKHLER / MILANA VAYNER
 Name #1 - Type or Print Name #2 - Type or Print
[Signature] / [Signature]
 Signature #1 Signature #2
2342 Sweet Meadow Rd Baltimore MD 21209
 Mailing Address City State
21209 / 410-263-1460 / N/A
 Zip Code Telephone # Email Address

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

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

Representative to be contacted:

JEREMY CLANCY
 Name - Type or Print
[Signature]
 Signature
PO Box 310 Perry Hall MD
 Mailing Address City State
21128 / 443-340-1224 / JEREMY@AppliedLand.com
 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 2016-0144-A Filing Date 12/16/15 Estimated Posting Date 12/27/15 Reviewer JCM

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 2342 Sweet Meadow Rd Baltimore MD 21209
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

We are requesting a variance to the required rear yard setback for an open deck of 22 1/2 feet in order to construct a proposed 16' x 22' open deck with steps. Our house has an existing sliding glass door on the main level that currently leads to nothing. We wish to utilize our rear yard by constructing a deck outside of this door. The house is currently setback 32' to rear line. Requiring 22 1/2 feet of distance means we could only have a 9 1/2' deck without a variance. This barely affords us room to have furniture and does not even allow us to use our grill with the required 10' distance from the house. So if we are going to have to request the variance anyway, we wanted a size that allows the most use while still not impacting neighbors or the general plan, and is still modest in nature... Hence the 16' projection.

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

Derek Siebler
Signature of Owner (Affiant)

Derek Siebler
Name- Print or Type

Milana Vayner
Signature of Owner (Affiant)

Milana Vayner
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

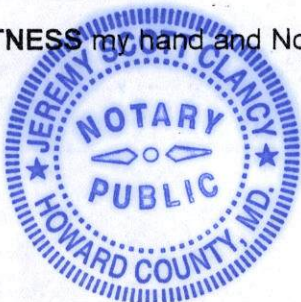
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13th day of December, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Derek Siebler - Milana Vayner

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal



[Signature]
Notary Public

12/27/16
My Commission Expires

Affidavit in Support of Administrative Variance
(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

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Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

We are requesting a variance to the required rear yard setback for an open deck of 22 1/2 feet in order to construct a proposed 16' x 22' open deck with steps. Our house has an existing sliding glass door on the main level that currently leads to nothing. We wish to utilize our rear yard by constructing a deck outside of this door. The house is currently setback 32' to rear line. Requiring 22 1/2 feet of distance means we could only have a 9 1/2' deck without a variance. This barely affords us room to have furniture and does not even allow us to use our grill with the required 10' distance from the house. So if we are going to have to request the variance anyway, we wanted a size that allows the most use while still not impacting neighbors or the general plan, and is still modest in nature... hence the 16' projection

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

[Signature]
Signature of Owner (Affiant)

DEREK SIEHLER
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

Milana Vayner
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

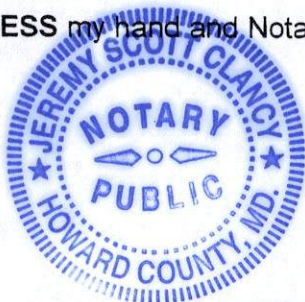
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13th day of DECEMBER, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: DEREK SIEHLER - MILANA VAYNER

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal



[Signature]
Notary Public
12/27/16
My Commission Expires



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 2342 Sweet Meadow Rd. Baltimore MD 21209 Currently zoned DR 2
Deed Reference 36446 / 00142 10 Digit Tax Account # 2500007378
Owner(s) Printed Name(s) DEREK SIEHLER - MILANA VAYNER

(SELECT THE HEARING(S) BY MARKING ☒ 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/plot attached hereto and made a part hereof, hereby petition for an:

1. ☒ ADMINISTRATIVE VARIANCE from Section(s) 1B01.2.C.1.b; BCZR E 504.2; BCZR (CZMP) E 301.1.A; BCZR to permit a Deck with a rear yard setback of 10ft in lieu of the Required 22.5ft

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):

DEREK SIEHLER / MILANA VAYNER
Name #1 - Type or Print Name #2 - Type or Print

[Signature]
Signature #1

[Signature]
Signature #2

2342 Sweet Meadow Rd Baltimore MD 21209
Mailing Address City State

21209 / 410-263-1460 / N/A
Zip Code Telephone # Email Address

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Jeremy Clancy
Name - Type or Print

[Signature]
Signature

Po Box 310 Perry Hall MD
Mailing Address City State

21128 / 443-340-1229 / Jeremy@appliedand.com
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 19 day of 12, 2015 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 2016-0144A

Filing Date 12/16/15

Estimated Posting Date 12/27/15

Reviewer JCM

Zoning Hearing Property Description

Zoning Property Description for 2342 Sweet Meadow Road, Baltimore Maryland 21209

Beginning at a point on the North side of Sweet Meadow Road, which is 40' wide at the distance of 120' West of the centerline of the nearest improved intersecting street, Milburn Road, which is 40' wide.

Being Lot #165 in Phase Four B in the subdivision of Bonnie View Estates as recorded in Baltimore County Plat Book #0079, Folio #0114, containing 7,840 square feet. Located in the 3rd Election District and Council District.

CERTIFICATE OF POSTING

CASE NO: 2016-0144-A

PETITIONER/DEVELOPER

APPLIED & APPROVED

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 CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE
PROPERTY AT** _____

2342 SWEET MEADOW RD

THIS SIGN(S) WERE POSTED ON December 27, 2015
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 12/27/15

SIGNATURE OF SIGN POSTER AND DATE:

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



replied 12/07/15

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0144 -A

Address 2342 SWEET MEADOW Rd.

Contact Person: J. MERRY
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 12/16/15

Posting Date: 12/27/15

Closing Date: 1/11/16

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 2016- 0144 -A

Address 2342 SWEET MEADOW Rd.

Petitioner's Name DEREK SICHLER

Telephone 410-263-1460

Posting Date: 12/27/15

Closing Date: 1/11/16

Wording for Sign: To Permit A DECK WITH A REAR YARD SETBACK
OF 16 ft. IN LIEU OF THE REQUIRED 22.5 ft.

Revised 7/21/15

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/neighbor 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: 2016-0144A

Petitioner: DEREK SICHLER

Address or Location: 2342 SWEAT MEADOW Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: JEREMY CLANCY

Address: P.O. Box 310 Perry Hall, Md. 21228

Telephone Number: 443-340-1229

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

No. **134180**

Date: **12-16-15**

PAID RECEIPT

WORKSHEET TOTAL \$75.00
 CHECK NO. 123456789
 DATE 12/16/15
 AMOUNT \$75.00
 DEPT. 0000
 OBJ. 6150
 SUB. 0000
 BAL. 0000
 TOTAL \$75.00

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

Total: **75.00**

Rec From: **Application & Approval - 12/16/15**

For: **2016-0144-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**



KEVIN KAMENETZ
County Executive

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

January 15, 2016

Derek Sichler & Milana Vayner
2342 Sweet Meadow Road
Baltimore MD 21209

RE: Case Number: 2016-0144 A, Address: 2342 Sweet Meadow Road

Dear Mr. Sichler & Ms. Vayner:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on December 16, 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Jeremy Clancy, P O Box 310, Perry Hall MD 21128

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



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

Date: 12/22/15

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

RE: Baltimore County

Item No. 2016-0144-A

Administrative Variance
Derek Sichter & Milana Wagner
2342 Sweet Meadow 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. 2016-0144-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,

A handwritten signature in dark ink, appearing to read 'David W. Peake', is written over a horizontal line.

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

DWP/RAZ

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1-800-735-2258 Statewide Toll-Free

Street Address: 320 West Warren Road • Hunt Valley, Maryland 21030 • Phone 410-229-2300 or 1-866-998-0367 • Fax 301-527-4690
www.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 6, 2015

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

SUBJECT: Zoning Advisory Committee Meeting
For December 22, 2015
Item No. 2016-0143, 0144, 0145, 0146 and 0147

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\ZAC12222015.doc



**County Council
of
Baltimore County**

Court House
Towson, Maryland 21204

410-887-3196
Fax: 410-887-5791

Tom Quirk
FIRST DISTRICT

Vicki Almond
SECOND DISTRICT

Wade Kach
THIRD DISTRICT

Julian E. Jones, Jr.
FOURTH DISTRICT

David Marks
FIFTH DISTRICT

Cathy Bevins
SIXTH DISTRICT

Todd K. Crandell
SEVENTH DISTRICT

Thomas J. Peddicord, Jr.
LEGISLATIVE COUNSEL
SECRETARY

February 2, 2016

Lawrence M. Stahl, Esquire
Managing Administrative Law Judge
The Jefferson Building
105 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Stahl:

Attached please find a copy of Resolution 19-16 concerning the public disclosure of Milana Vayner, an employee with the Baltimore County Office of Law. Ms. Vayner has applied for a variance to construct a deck on the rear of her residence located at 2342 Sweet Meadow Road, Baltimore, Maryland 21209.

This Resolution was approved by the County Council at its February 1, 2016 meeting and is being forwarded to you for appropriate action.

Sincerely,

Thomas J. Peddicord, Jr.
Legislative Counsel/Secretary

TJP:jlh
Enclosure

cc: Milana Vayner

2016-0144-A

AV 1-11-16

Granted 1-19-16

RECEIVED

FEB 03 2016

OFFICE OF ADMINISTRATIVE HEARINGS

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2016, Legislative Day No. 3

Resolution No. 19-16

Mrs. Vicki Almond, Councilwoman

By the County Council, February 1, 2016

A RESOLUTION of the Baltimore County Council concerning the public disclosure of Milana Vayner, an employee with the Baltimore County Office of Law.

WHEREAS, Milana Vayner, an employee with the Baltimore County Office of Law, has applied for a variance to construct a deck on the rear of her residence located at 2342 Sweet Meadow Road, Baltimore, Maryland 21209; and

WHEREAS, this Resolution is intended to provide full public disclosure under Section 32-1-102 of the Baltimore County Code;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the zoning request filed by Milana Vayner does not contravene the public welfare.

READ AND PASSED this 1st day of **FEBRUARY**, 2016.

BY ORDER

A handwritten signature in cursive script, appearing to read "Thomas J. Peddicord, Jr.", written over a horizontal line.

Thomas J. Peddicord, Jr.
Secretary

ITEM: **RESOLUTION 19-16**

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>1-6</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>1-13</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>12-22</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>12-27-15</u> by <u>Ogle</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search (w3)

Guide to searching the database

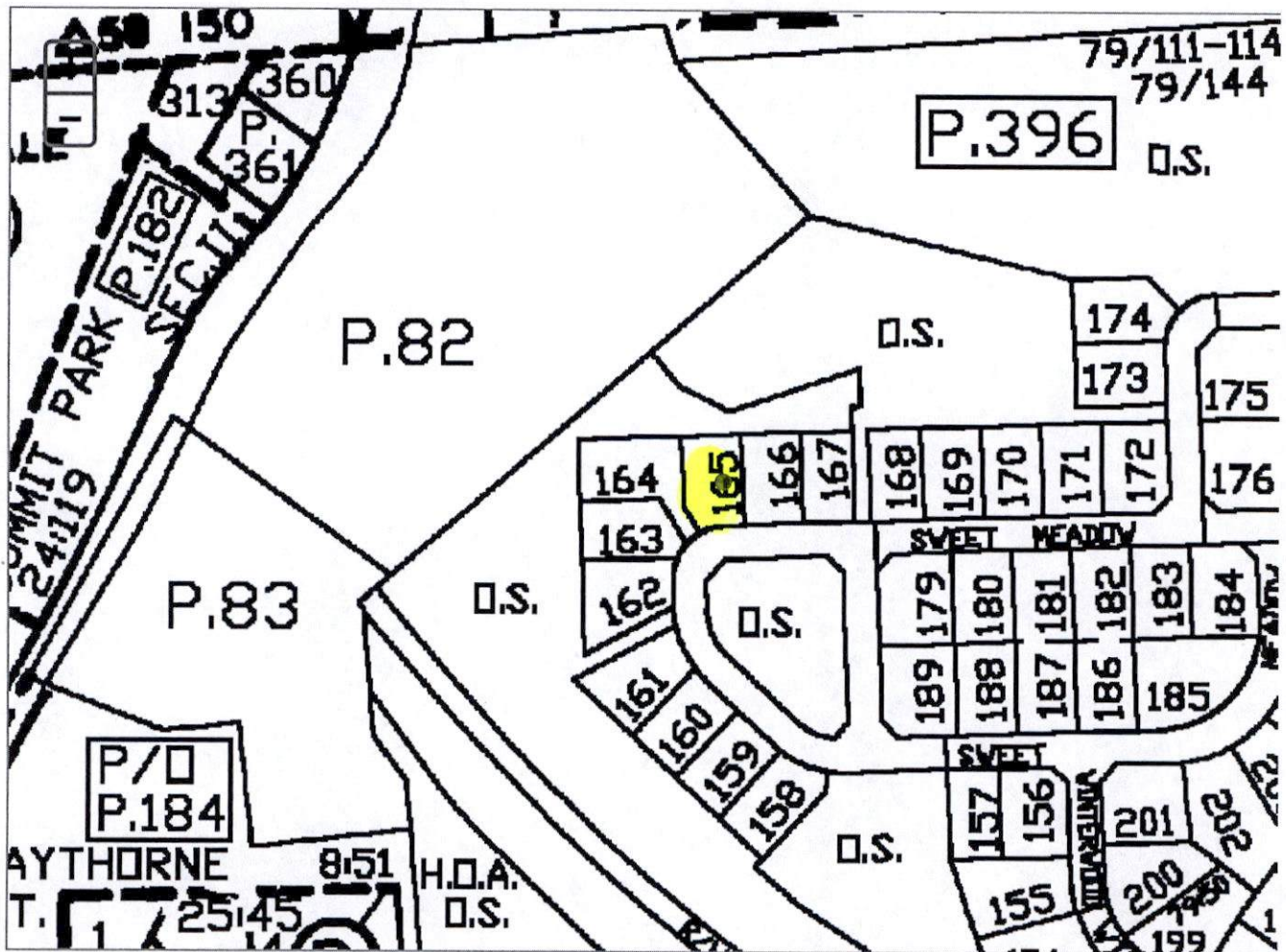
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 03 Account Number - 2500007378			
Owner Information					
Owner Name:	SIEHLER DEREK VAYNER MILANA		Use:	RESIDENTIAL	
Mailing Address:	2342 SWEET MEADOW RD BALTIMORE MD 21209-		Principal Residence:	YES	
			Deed Reference:	/36446/ 00142	
Location & Structure Information					
Premises Address:		2342 SWEET MEADOW RD BALTIMORE 21209-0000		Legal Description:	0.180 AC PHAS FOUR B 2342 SWEET MEADOW RD NS BONNIE VIEW ESTATES
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0079	0002	0396		0000	165 2014 4 0079/0114
Special Tax Areas:			Town: Ad Valorem: Tax Class:		
			NONE		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
2015	3,500 SF	1000 SF	7,840 SF	04	
Stories	Basement	Type	Exterior SIDING	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT		4 full/ 1 half	2 Attached
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		157,900	157,900		
Improvements		507,616	437,600		
Total:		665,516	595,500	595,500	595,500
Preferential Land:		0			0
Transfer Information					
Seller: BEAZER HOMES CORP		Date: 07/22/2015		Price: \$675,239	
Type: ARMS LENGTH IMPROVED		Deed1: /36446/ 00142		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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: Approved 11/17/2015					

Baltimore County

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

District: 03 Account Number: 2500007378



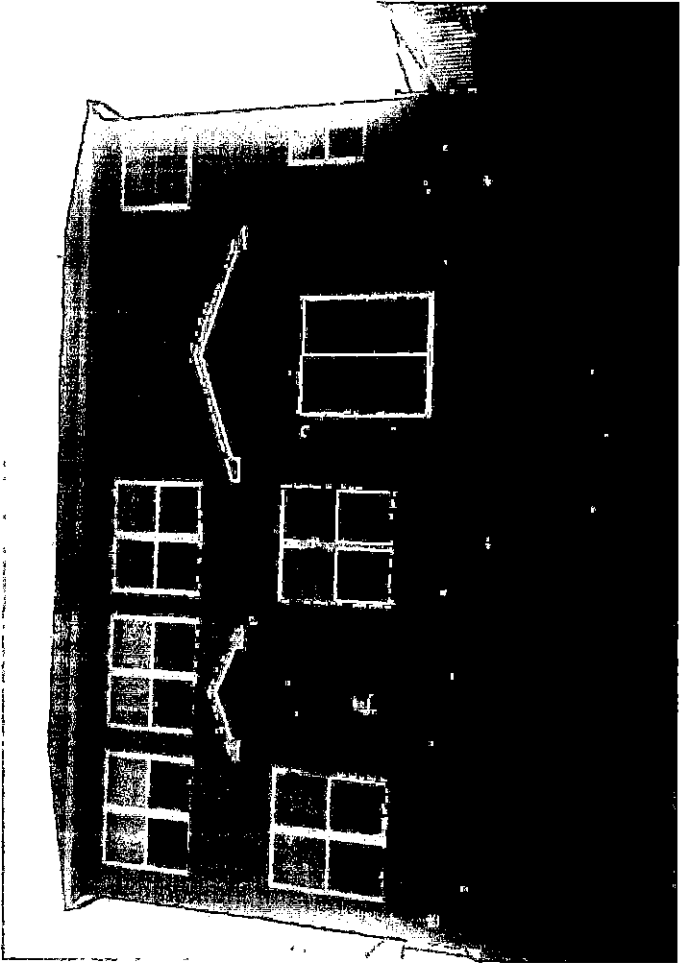
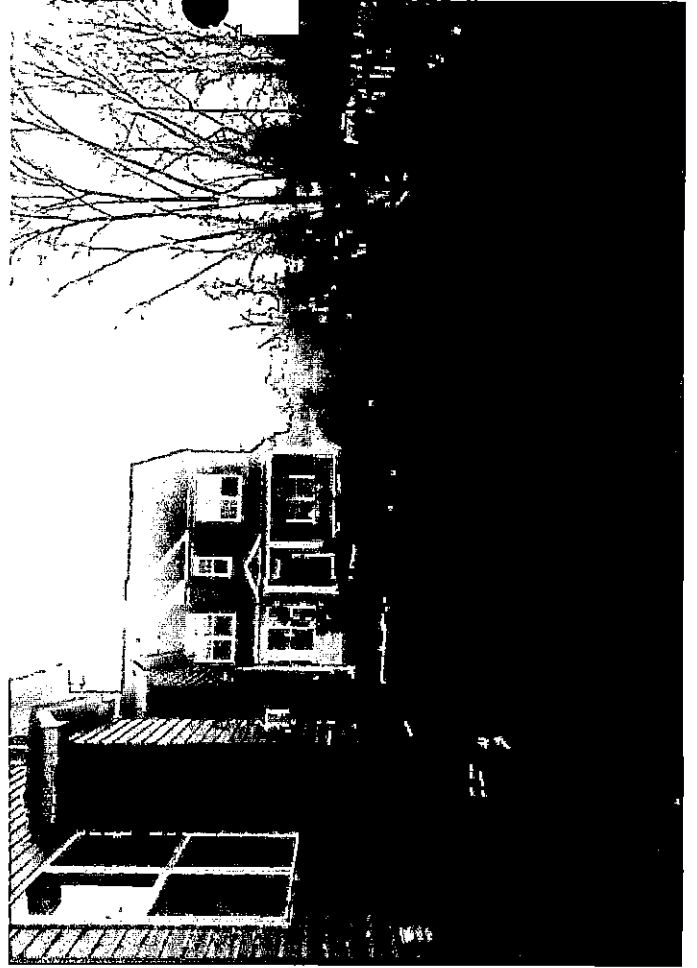
The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

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>).

2342 Sweet Meadow Rd



BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

JAN 13 2016

OFFICE OF ADMINISTRATIVE HEARINGS



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: January 13, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0144-A
Address 2342 Sweet Meadow Road
(Sichler/Vayner Property)

Zoning Advisory Committee Meeting of December 21, 2015.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

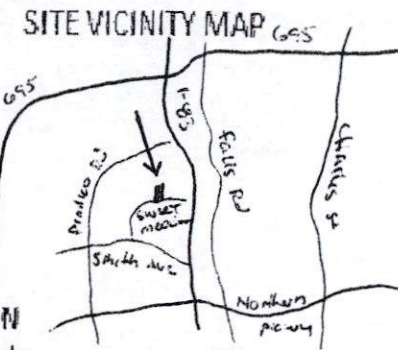
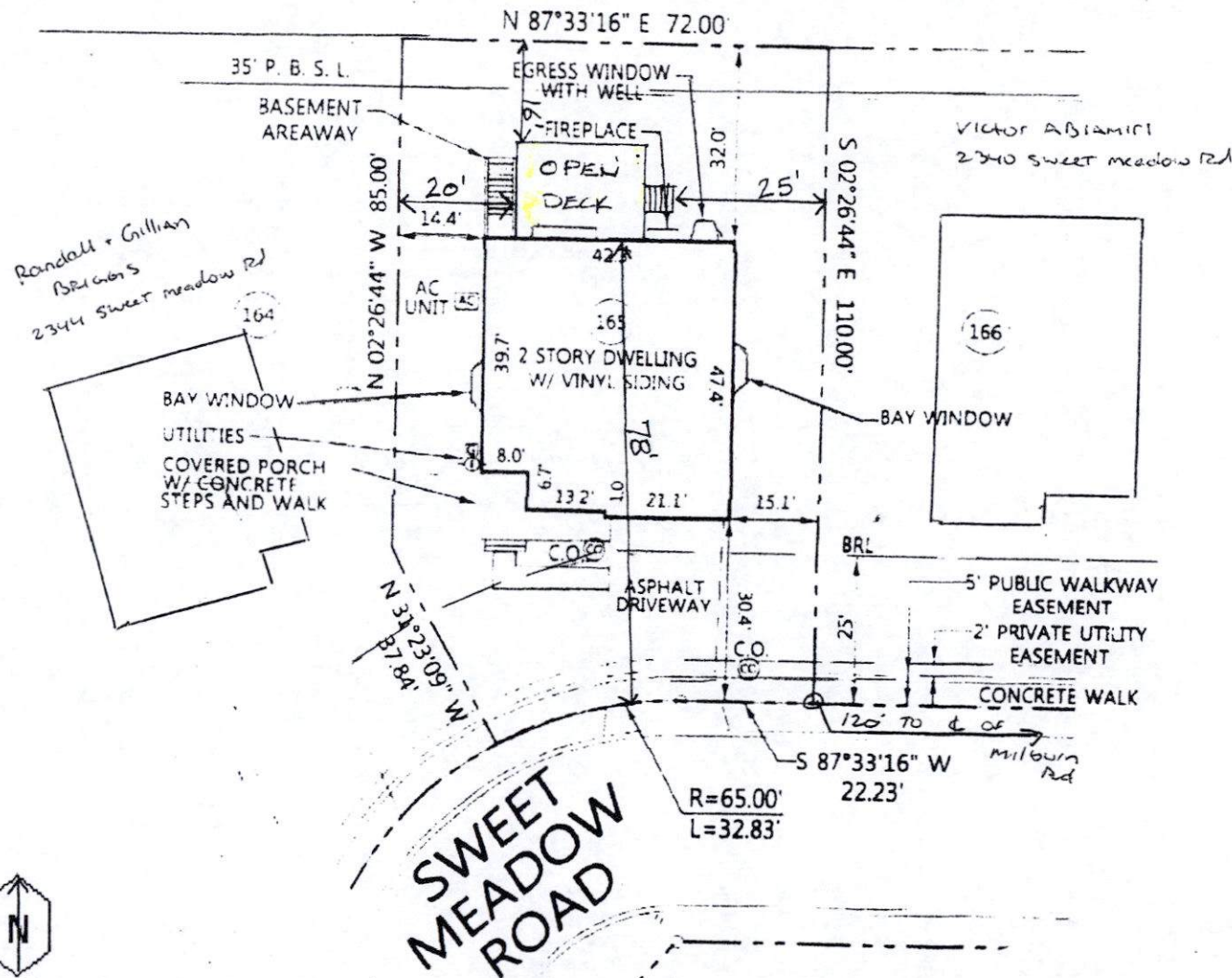
Reviewer: *Jeff Livingston – Development Coordination*

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

ADDRESS 2342 Sweet Meadow Rd. OWNER(S) NAME(S) DEREK SEHLER + MILANA VALNER

SUBDIVISION NAME Bonnie View Estates LOT # 165 BLOCK # — SECTION # —

PLAT BOOK # 0079 FOLIO # 0114 10 DIGIT TAX # 2500007378 DEED REF. # 36446/00142



MAP IS NOT TO SCALE

ZONING MAP# _____
SITE ZONED DR 2
ELECTION DISTRICT 03
COUNCIL DISTRICT _____
LOT AREA ACREAGE .18
OR SQUARE FEET 7840 ±
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

VIOLATION CASE INFO:

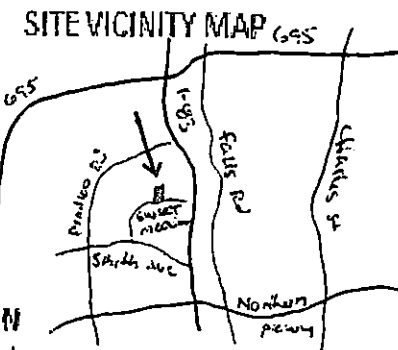
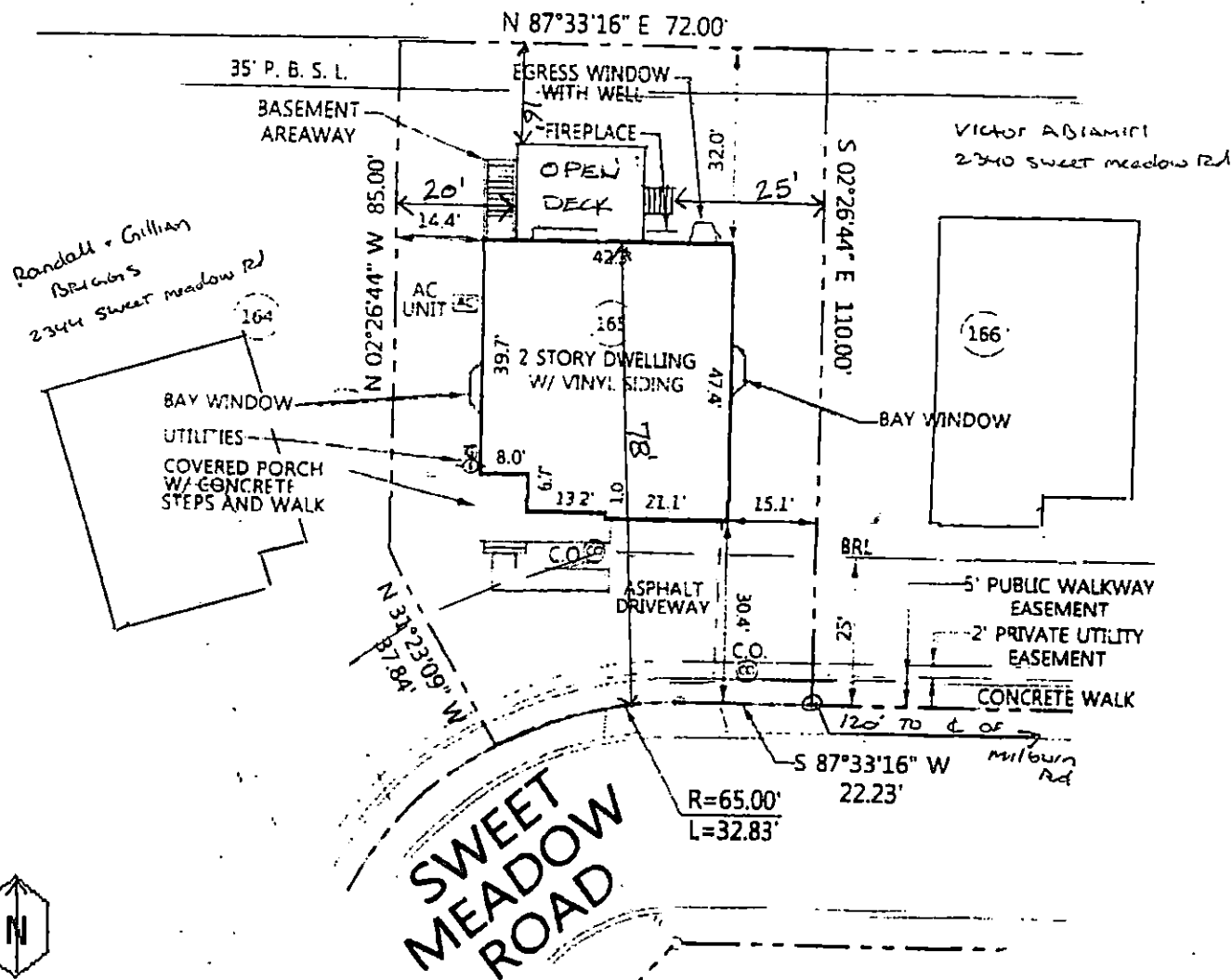
PLAN DRAWN BY Jeremy Clancy DATE 12/10/15 SCALE: 1 INCH = 30 FEET

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

ADDRESS 2342 Sweet meadow Rd. OWNER(S) NAME(S) DEREK SEHLER + MILANA VALNER

SUBDIVISION NAME Bonnie View ESTATES LOT # 165 BLOCK # - SECTION # -

PLAT BOOK # 0079 FOLIO # 0114 10 DIGIT TAX # 2500007378 DEED REF. # 36446/00142



MAP IS NOT TO SCALE

ZONING MAP# _____

SITE ZONED DR 2

ELECTION DISTRICT 03

COUNCIL DISTRICT _____

LOT AREA ACREAGE .18

OR SQUARE FEET 7840 ±

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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

VIOLATION CASE INFO:

PLAN DRAWN BY Jeremy Clancy

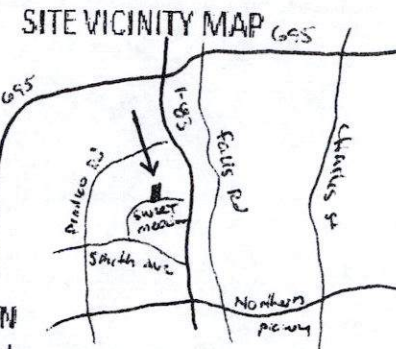
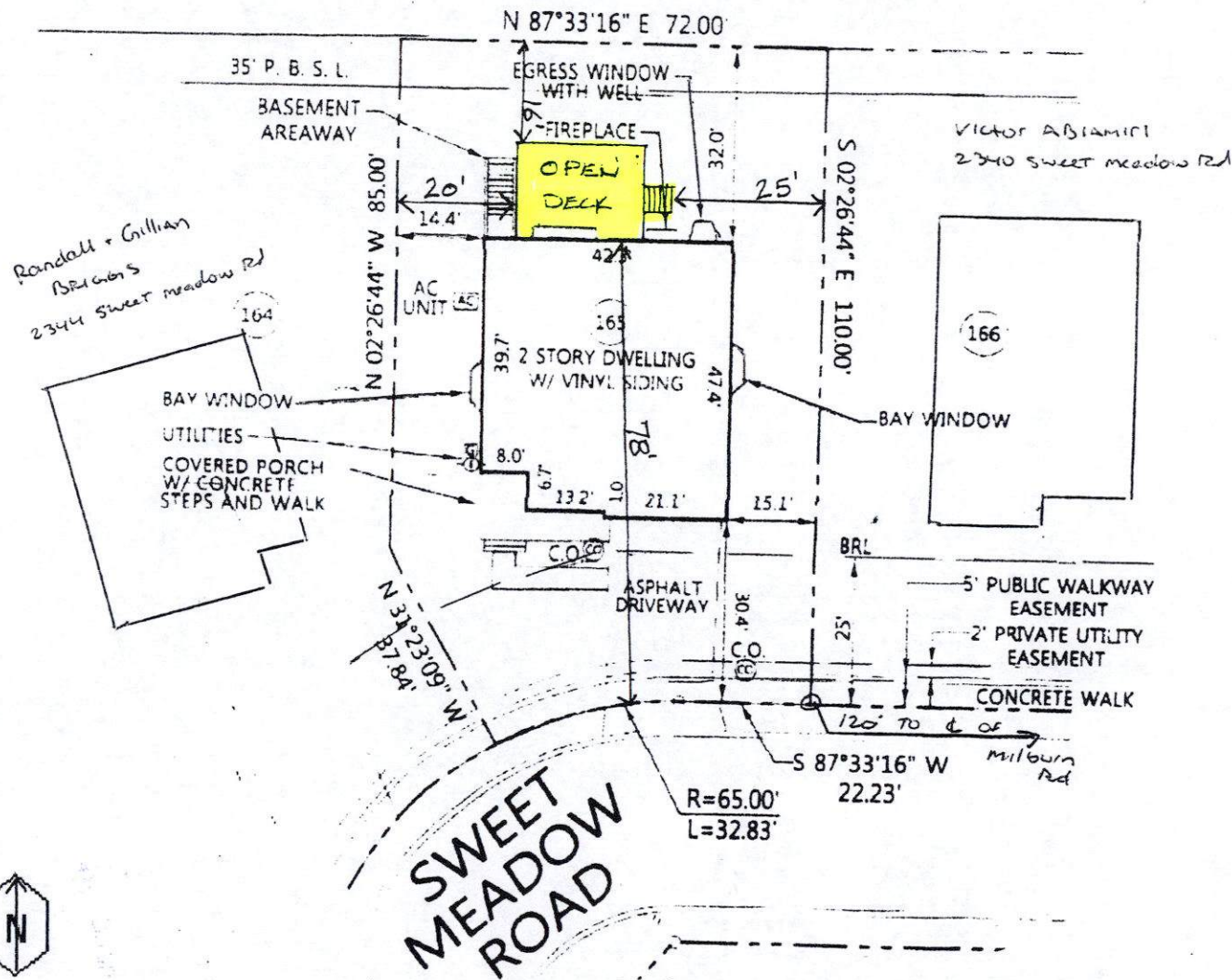
DATE 12/10/15 SCALE: 1 INCH = 30 FEET

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

ADDRESS 2342 Sweet Meadow Rd. OWNER(S) NAME(S) DEREK SEHLER + MILANA VAYNER

SUBDIVISION NAME Bonnie View Estates LOT # 165 BLOCK # - SECTION # -

PLAT BOOK # 0079 FOLIO # 0114 10 DIGIT TAX # 2500007378 DEED REF. # 36446/00142



MAP IS NOT TO SCALE

ZONING MAP# _____

SITE ZONED DR 2

ELECTION DISTRICT 03

COUNCIL DISTRICT _____

LOT AREA ACREAGE .18

OR SQUARE FEET 7840 ±

HISTORIC? NO

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WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Per. ECR. 1

