

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. 2016-0147-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

Pavel Gordiychuk
Natalya Kovalenko
9204 Sandra Park Road
Perry Hall, Maryland 21128

RE: Petition for Administrative Variance
Case No. 2016-0147-A
Property: 9204 Sandra Park Road

Dear Mr. Gordiychuk and Ms. Kovalenko:

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 of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(9204 Sandra Park Road)		
11 th Election District	*	OFFICE OF ADMINISTRATIVE
5 th Council District		
Pavel Gordiychuk & Natalya Kovalenko	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2016-0147-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, Pavel Gordiychuk & Natalya Kovalenko ("Petitioners"). The Petitioners are requesting Variance relief from § 427 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed fence which adjoins a residential front yard with a height of 6 ft. in lieu of the maximum height of 42 in. permitted. 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 26, 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

Bv

BW

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 § 427 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed fence which adjoins a residential front yard with a height of 6 ft. in lieu of the maximum height of 42 in. permitted, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- The 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 9204 Sandra Park Rd Currently zoned DR S.5
Deed Reference 35643 / 00361 10 Digit Tax Account # 1800004460
Owner(s) Printed Name(s) Pavel Gordiyechuk Natalya Kovalenko

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST).

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

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

- X **ADMINISTRATIVE VARIANCE** from Section(s) 427 BCZR To permit a proposed fence which adjoins a residential front yard with a height of 6 feet high in lieu of the maximum height of 42 inches.

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):

Pavel Gordiyechuk , Natalya Kovalenko
Name #1 - Type or Print Name #2 - Type or Print

P Gordiyechuk , Natalya Kovalenko
Signature #1 Signature #2

9204 Sandra Park Rd Perry Hall MD
Mailing Address City State

21128 , 443-934-5687 , pgord99@gmail.com
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:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2016-0147-A Filing Date 12/16/15 Estimated Posting Date 12/27/15 Reviewer GH

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: 9204 Sonda Park Rd Perry Hall MD 21128
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)

Living at the house for just about a year, we have found out that we do not have any privacy in my back yard or the house. Our bedroom window faces the neighbors driveway and his front door, so I had to put up blinds and keep them closed all the time because the neighbor has a camera by his garage that faces our bedroom. Also every time anybody goes out to the back yard, it feels like we are being watched not just by the neighbor through the camera but also all of the neighbors. We also have a son that we want to be able to play in the back yard and have some privacy and not be able to run out on the street. Finally I have a dog that could jump over a 42" fence

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

P. Gordiychuk
Signature of Owner (Affiant)

Pavel Gordiychuk
Name- Print or Type

Natalya Kovalenko
Signature of Owner (Affiant)

Natalya Kovalenko
Name- Print or Type

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

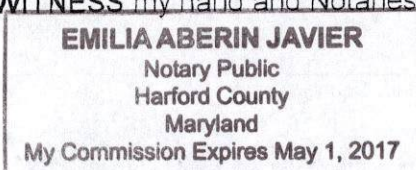
Harford
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15th day of December 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Pavel Gordiychuk and Natalya Kovalenko

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

05/01/17
My Commission Expires

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE VARIANCE AL 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: 9204 Sondra Park Rd Perry Hall MD 21128
Print or Type Address of property City State Zip Code

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

P. Gordiychuk
Signature of Owner (Affiant)

Pavel Gordiychuk
Name- Print or Type

Natalya Kovalenko
Signature of Owner (Affiant)

Natalya Kovalenko
Name- Print or Type

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

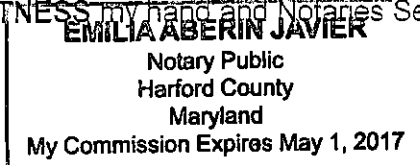
Harford
STATE OF MARYLAND, COUNTY OF BAITIMORE, to wit:

I HEREBY CERTIFY, this 15th day of December 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Pavel Gordiychuk and Natalya Kovalenko

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
05/01/17
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 9204 Sandra Park Rd Currently zoned DR 5.5

Deed Reference 1 10 Digit Tax Account # 1200004460

Owner(s) Printed Name(s) Pavel Gerdychuk Natalya Kovalenko

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

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

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

- X **ADMINISTRATIVE VARIANCE** from Section(s) 427 BCZR To permit a proposed fence which adjoins a residential front yard with a height of 6 feet in lieu of the maximum height of 42 inches

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):

Pavel Gerdychuk / Natalya Kovalenko
Name #1 - Type or Print Name #2 - Type or Print

P Gerdychuk / Natalya Kovalenko
Signature #1 Signature #2

9204 Sandra Park Rd Perry Hall MD
Mailing Address City State

21128 / 443-934-5687 / pgerd99@gmail.com
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

ORDER RECEIVED FOR FILING
1-19-16

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 19 day of January, 2016 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 2016-0147-A Filing Date 12/16/15 Estimated Posting Date 12/27/15 Reviewer G K

ZONING PROPERTY DESCRIPTION FOR 9204 SANDRA PARK RD.

Beginning at a point on the north west side of Sandra Park Rd. which is 50 feet wide at the distance of 343 feet south west of the centerline of the nearest improved intersecting street Sandravale Rd. which is 50 feet wide. Being Lot #24, Block B, Section #1 in the subdivision of Perry Hall Village as recorded in Baltimore County Plat Book #34, Folio #61 containing 8,585 square feet. Located in the 11th Election District and 5th Council District.

2016-0147-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0147 -A Address 9204 Sandra Park Rd
Contact Person: Gary Hucik Phone Number: 410-887-3391
Planner, Please Print Your Name

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.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2016- 0147 -A Address 9204 Sandra Park Rd 21128
Petitioner's Name Pavel Gordiychuk Telephone 443-934-5687
Posting Date: 12/27/15 Closing Date: 1/11/16
Wording for Sign: To Permit a propose fence which adjoins a
residential front yard with a height of 6 feet in
lieu of a maximum height of 42 inches

Revised 7/21/15

CERTIFICATE OF POSTING

CASE NO: 2016-0147-A

PETITIONER/DEVELOPER

PASHA GORD

DATE OF HEARING/CLOSING:

1/17/16

**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**

9204 SANDRA PARK RD

THIS SIGN(S) WERE POSTED ON December 26, 2015
(MONTH, DAY, YEAR)

SINCERELY,

 12/26/15
SIGNATURE OF SIGN POSTER AND DATE:

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



msdun gl 12/24/15

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

No. 134182

Date: 12/16/15

PAID RECEIPT

BUSINESS ACTUAL TIME BOM
12/17/2015 12/16/2015 14:24:14 2
B32 WALKIN JENA JEE
RECEIPT # 952226 - 12/16/2015 GLP
5 570 ZONING VERIFICATION
12/16/2015

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	306	0000		6150					75.00

Remit for \$75.00
P.O. NO \$75.00 CA
Baltimore County, Maryland

Total: 75.00

Rec From: Pavel Gordiychuk

For: Administrative Variance
Case # 2016 Q147-A
9204 Santa Park RD

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 12, 2016

Pavel Gordiychuk & Natalya Kovalenko
9204 Sandra Park Road
Perry Hall MD 21128

RE: Case Number: 2016-0147 A, Address: 9204 Sandra Park Road

To Whom It May Concern:

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

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. 2016-0147-A
Administrative Variance
Pavel Gordiyenko & Natalya Kovalenko
9204 Sandra Park 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. 2016-0147-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 'Richard Zeller', is written over the word 'Sincerely,'.

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

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

DATE: January 6, 2015

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

C H E C K L I S T

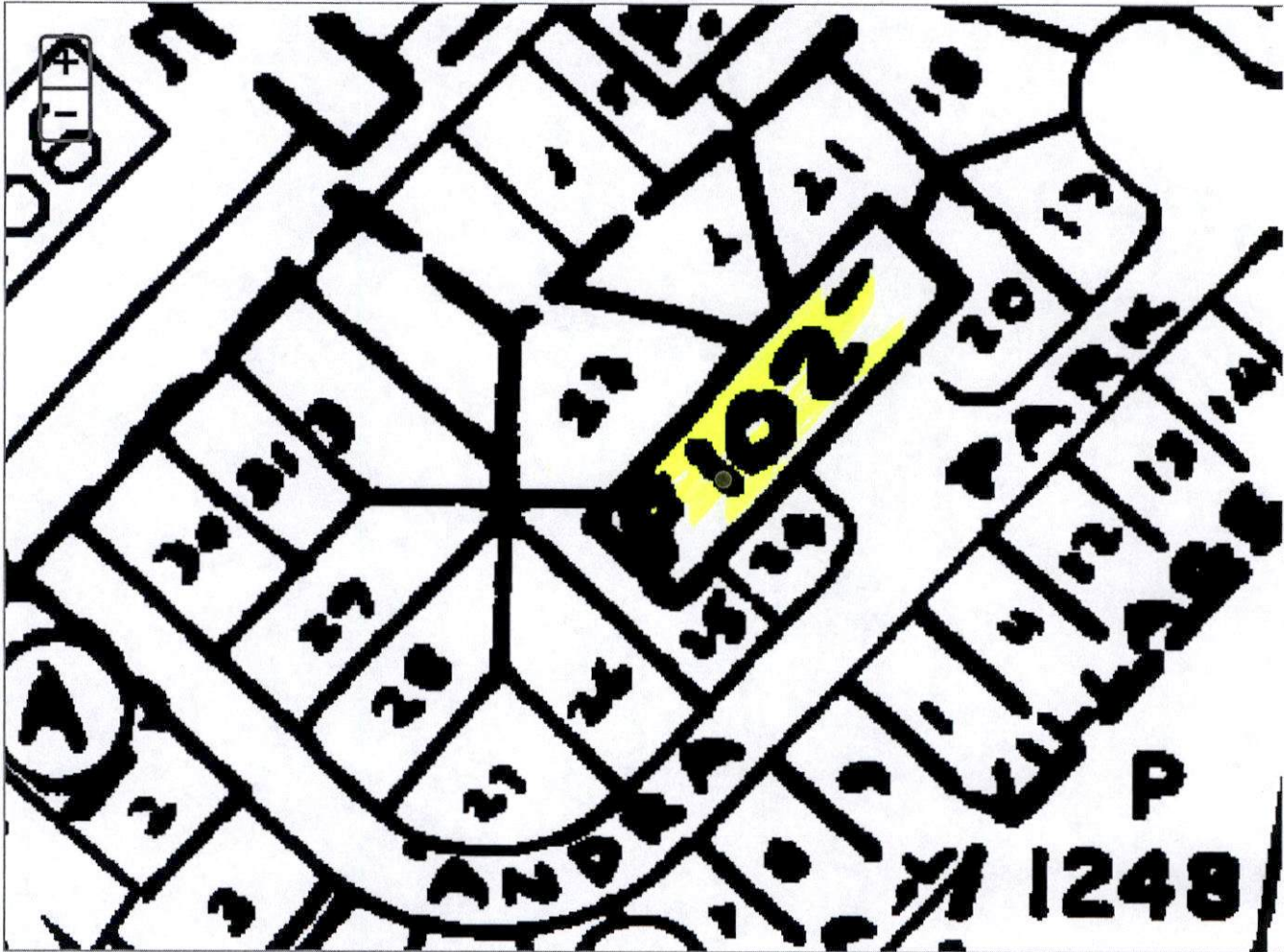
<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>1-6</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, 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>12-26-15</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 (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 11 Account Number - 1600004460			
Owner Information					
Owner Name:		GORDIYCHUK PAVEL GORDIYCHUK NATALYA		Use: RESIDENTIAL Principal Residence: YES	
Mailing Address:		9204 SANDRA PARK RD PERRY HALL MD 21128-9408		Deed Reference: /35643/ 00361	
Location & Structure Information					
Premises Address:		9204 SANDRA PARK RD PERRY HALL 21128-9408		Legal Description: 9204 SANDRA PARK RD PERRY HALL VILLAGE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: 2
0072	0009	1027		0000	1 B 24 2015 Plat Ref: 0034/0061
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1973	1,446 SF	750 SF	8,585 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	YES	STANDARD UNIT	SIDING	2 full/ 1 half	
Value Information					
	Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015 As of 07/01/2016		
Land:	99,800	99,800			
Improvements	150,200	184,000			
Total:	250,000	283,800	261,267	272,533	
Preferential Land:	0			0	
Transfer Information					
Seller: FEDERAL HOME LOAN MORTGAGE		Date: 12/10/2014		Price: \$165,000	
Type: ARMS LENGTH IMPROVED		Deed1: /35643/ 00361		Deed2:	
Seller: MCDANIEL WILLIAM W 3RD		Date: 09/24/2014		Price: \$220,150	
Type: NON-ARMS LENGTH OTHER		Deed1: /35395/ 00230		Deed2:	
Seller: PRILL JOHN C		Date: 08/28/2003		Price: \$210,000	
Type: ARMS LENGTH IMPROVED		Deed1: /18678/ 00607		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 02/09/2015					

Baltimore County[New Search \(http://sdat.dat.maryland.gov/RealProperty\)](http://sdat.dat.maryland.gov/RealProperty)District: **11** Account Number: **1600004460**

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>).









Neighbor front yard

2016-0147-A

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 - 11 Account Number - 1600004460			
Owner Information					
Owner Name:	GORDIYCHUK PAVEL GORDIYCHUK NATALYA		Use:	RESIDENTIAL YES	
Mailing Address:	9204 SANDRA PARK RD PERRY HALL MD 21128-9408		Principal Residence:	YES	
			Deed Reference:	/35643/ 00361	
Location & Structure Information					
Premises Address:		9204 SANDRA PARK RD PERRY HALL 21128-9408		Legal Description: 9204 SANDRA PARK RD PERRY HALL VILLAGE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0072	0009	1027		0000	1
					B
					24
					2015
					2
					0034/0061
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1973	1,446 SF	750 SF	8,585 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	SIDING	2 full/ 1 half	
Value Information					
	Base Value	Value As of 01/01/2015	Phase-in Assessments		
			As of 07/01/2015	As of 07/01/2016	
Land:	99,800	99,800			
Improvements	150,200	184,000			
Total:	250,000	283,800	261,267	272,533	
Preferential Land:	0			0	
Transfer Information					
Seller: FEDERAL HOME LOAN MORTGAGE		Date: 12/10/2014		Price: \$165,000	
Type: ARMS LENGTH IMPROVED		Deed1: /35643/ 00361		Deed2:	
Seller: MCDANIEL WILLIAM W 3RD		Date: 09/24/2014		Price: \$220,150	
Type: NON-ARMS LENGTH OTHER		Deed1: /35395/ 00230		Deed2:	
Seller: PRILL JOHN C		Date: 08/28/2003		Price: \$210,000	
Type: ARMS LENGTH IMPROVED		Deed1: /18678/ 00607		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 02/09/2015					

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.

2016-0147-A

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

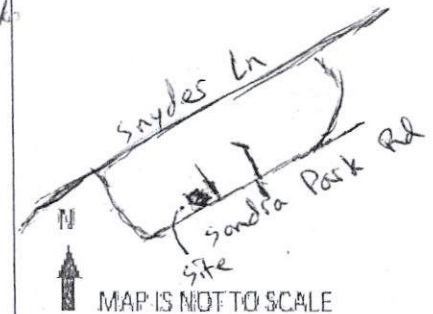
ADDRESS 9204 Sandra Park Rd OWNER(S) NAME(S) Pavel Gordiychuk Natalya Kovalenko

SUBDIVISION NAME Perry Hall Village LOT # 24 BLOCK # B SECTION # 1

PLAT BOOK # 34 FOLIO # 61 10 DIGIT TAX # 1600004460 DEED REF. # 35643/00361



SITE VICINITY MAP



ZONING MAP# 072B2

SITE ZONED DR 5.5

ELECTION DISTRICT 11th

COUNCIL DISTRICT 5th

LOT AREA ACREAGE _____

OR SQUARE FEET 8,585

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

N/A

PLAN DRAWN BY Pavel Gordiychuk DATE 12-14-15 SCALE: 1 INCH = 30 FEET

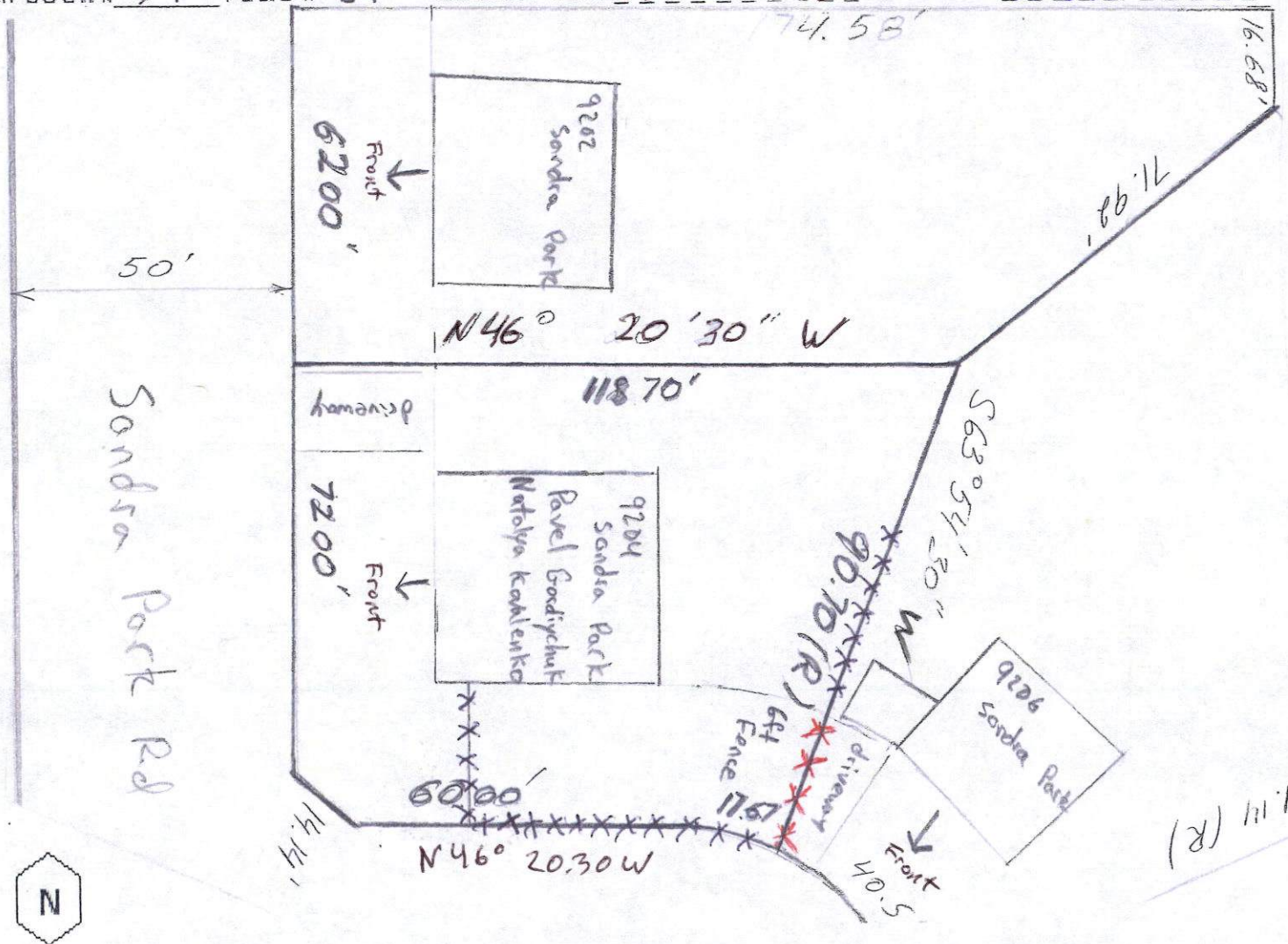
2016-0147-A

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

ADDRESS 9204 Sandra Park Rd OWNER(S) NAME(S) Pavel Gordiychuk Natalya Kovalenko

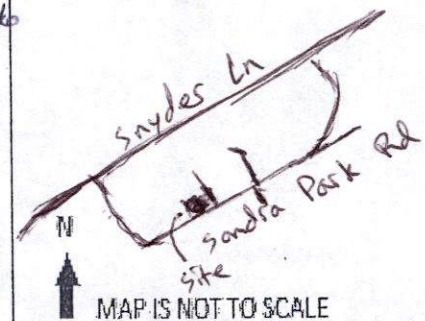
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VIOLATION CASE INFO:

N/A

Per. Exp. 1

2016-0147-A

