

M E M O R A N D U M

DATE: March 23, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0164-A- Appeal Period Expired

The appeal period for the above-referenced case expired on March 21, 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

IN RE: PETITION FOR ADMIN. VARIANCE *
(4210 Hollow Spring Lane)
11th Election District *
5th Council District *
Eugene J. and Debra L. Lastner *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2016-0164-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, Eugene J. and Debra L. Lastner. The Petitioners are requesting variance relief from § 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) [Sections 1B01.2.C.4, 400.1 and 504 of the 1970 zoning regulations and Section V.B.6.b of the 1970 Comprehensive Manual of Development Policies (CMDP)] as follows: (1) To permit a proposed addition with a rear yard setback of 23 ft. in lieu of the required 30 ft. (located inside the Residential Transition Area [RTA]) and to permit a window to property line setback of 12 ft. in lieu of the required 15 ft. (located outside the RTA); (2) To permit an existing above ground pool located in the side yard in lieu of the required rear 1/3 of the lot farthest removed from the street side, and (3) To amend the latest Final Development Plan (FDP) for Silvergate South, Lot 24, Block B, Section 1 Only. 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 submitted by any of the County reviewing agencies. The Petitioners having filed a Petition for Administrative Variance and the

ORDER RECEIVED FOR FILING

Date 2-19-16

By EW

subject property having been posted on January 24, 2016, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information and photographs 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 **February, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) [Sections 1B01.2.C.4, 400.1 and 504 of the 1970 zoning regulations and Section V.B.6.b of the 1970 Comprehensive Manual of Development Policies (CMDP)] as follows: (1) To permit a proposed addition with a rear yard setback of 23 ft. in lieu of the required 30 ft. (located inside the Residential Transition Area [RTA]) and to permit a window to property line setback of 12 ft. in lieu of the required 15 ft. (located outside the RTA); (2) To permit an existing above ground pool located in the side yard in lieu of the required rear 1/3 of the lot farthest removed from the street side, and (3) To amend the latest Final Development Plan (FDP) for Silvergate South, Lot 24, Block B, Section 1 Only, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

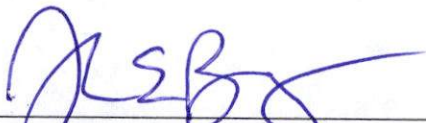
Date 2-19-16

By BS

The relief granted herein shall be subject to the following:

1. 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 2-19-16

By SW



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 4210 Hollow Spring Ln. Currently zoned Residential
 Deed Reference 1 10 Digit Tax Account # 1700008774
 Owner(s) Printed Name(s) Eugene J. Lastner Jr., Debra L. Lastner

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

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

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

1. ☒ ADMINISTRATIVE VARIANCE from Section(s)

SEB Attached

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):

Eugene J. Lastner Jr. / Debra L. Lastner

Name #1 - Type or Print

Name #2 - Type or Print

Eugene J. Lastner Jr. / Debra L. Lastner

Signature #1

Signature #2

4210 Hollow Spring Lane Nottingham, MD

Mailing Address

City

State

21236

410-529-1171

tlr@nc1912c

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:

Roy Yedid

Garrety Glas

Name - Type or Print

Signature

2785 S. Queen St., Dallas

Mailing Address

City

17313

717-881-0350 cell

Rye

Zip Code

Telephone #

Email

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Law Judge for Baltimore County, this 14 day of June, that the subject matter of this petition be set for a public hearing, advertisement as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2016-0164-A

Filing Date 1/14/16

Estimated Posting Date 1/24

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: 4210 Hollow Spring Ln., Baltimore MD 21236
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)

- ① above ground swimming pool - Due to slopes + house being on a corner lot, there isn't any other space to move it. Pool has been there over 20 years.
- ② existing covered porch to be enclosed - This is space that is not usable and needs constant maintenance. Enclosing it will eliminate that and make it a lot more usable. One corner is at 23' set back instead of 30'

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

[Signature]
Affiant
T. LASTNER Jr.

Debra Lastner
Signature of Owner (Affiant)
Debra Lastner
Name- Print or Type

Information is to be completed by a Notary Public of the State of Maryland

CITY OF BALTIMORE, to wit:

day of December 2015, before me a Notary of Maryland, in
ally appeared:

T. LASTNER Jr. + DEBRA LASTNER

satisfactorily identified to me as such Affiant(s).

[Signature]
Notary Public

My Commission Expires





ADMINISTRATIVE ZONING PETITION

ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

With the Department of Permits, Approvals and Inspections

To the Administrative Hearings for Baltimore County for the property located at:

Address 4210 Hollow Spring Ln Currently zoned Residential
 Deed Reference 1 10 Digit Tax Account # 1700008774
 Owner(s) Printed Name(s) Eugene J. Lastner Jr., Debra L. Lastner

(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:

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

SEE Attached

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):

Eugene J. Lastner Jr. / Debra L. Lastner
 Name #1 - Type or Print Name #2 - Type or Print

Eugene J. Lastner Jr. / Debra L. Lastner
 Signature #1 Signature #2

4210 Hollow Spring Lane Nottingham, MD
 Mailing Address City State

21236 / 410-529-1171 / atan@19ncgo.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:

Roy Yedid / Garrety Glass
 Name - Type or Print

Roy Yedid
 Signature

2785 S. Queen St., Dallastown PA
 Mailing Address City State

17313 / 717-881-0350 cell / Ryedid@Garretyglass.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 14 day of April, 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 2016-0164-A

Filing Date 1/4/16

Estimated Posting Date 1/24/16

Reviewer E. A.

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE VARIANCE)

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: 4210 Hollow Spring Ln. Baltimore MD 21236
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)

① above ground swimming pool - Due to slopes + house being on a corner lot, there isn't any other space to move it. Pool has been there over 20 years.

② existing covered porch to be enclosed - This is space that is not usable and needs constant maintenance. Enclosing it will eliminate that and make it a lot more usable. One corner is at 23' set back instead of 30'

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

Eugene J. Lastner Jr.
Signature of Owner (Affiant)
EUGENE J. LASTNER JR.
Name- Print or Type

Debra Lastner
Signature of Owner (Affiant)
Debra Lastner
Name- Print or Type

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

STATE OF MARYLAND, ~~CITY~~ COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of December 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: EUGENE J. LASTNER JR. + DEBRA LASTNER

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

My Commission Expires



of development but, otherwise, which forms any part of the tract boundary, the window shall not be closer than 35 feet to the boundary.

- b. Except as otherwise may be provided under standards adopted pursuant to the authority of Section 504, the minimum distance between the centers of facing windows of different dwelling units on the same subdivision tract shall be 40 feet.

[Bill No. 100, 1970.]

3. Setbacks from Street Centerlines. The minimum distance between any building and the centerline of any street existing prior to the time of development shall be 50 feet or such greater distance as may be prescribed under standards adopted pursuant to the authority of Section 504. [Bill No. 100, 1970.]
4. Minimum Area Standards in Residential Transition Areas. Dwellings (no other principal building permitted) and accessory buildings in residential transition areas, if designated under Subparagraph 1B01.1.B.1 as Group I, Group II, or Group III uses, shall be situated on lots in accordance with the standards set forth in the table below and with the provisions of Section 400, respectively. No more than one principal building shall be situated on any lot in such a residential transition area.

Residential Transition Uses to Which Lot is Limited under Subparagraph B. 1 of Subsection 1B01.1	Zone Within Which Adjacent Dwelling or Lot is Situated	Minimum Standards for Dwelling Permitted					
		Minimum Lot Area, in Square Feet	Minimum Lot Width, in Feet	Minimum Distance from Building to Centerline of Any Street, in Feet	Minimum Rear-Yard Depth in Feet	Minimum Width of Any Side Yard (Except as Otherwise Provided, as on a Corner Lot), in Feet	Minimum Sum of Widths of Side Yards for Any Detached Building
Group I uses	D.R. 1	25,000	125	75	50	20	50
" " "	D.R. 2	13,000	90	65	40	15	30
" " "	D.R. 3.5	7,500	70	55	30	10	25
" " "	D.R. 5.5	5,700	55	50	30	8	20
Group II or Group III uses	D.R. 1 D.R. 2 D.R. 3.5 D.R. 5.5 D.R. 10.5	Two-Family Detached Dwelling	70	50	30	One- or Two-Family Detached Dwelling	20
		One-Family Detached Dwelling	55				
		One-Family Semidetached Dwelling	35				
		Group House	20				
		Group-House Apartment Building	28 per dwelling unit				
		Two-Family Detached Dwelling	70				
		One-Family Detached Dwelling	55				
		One-Family Semidetached Dwelling	35				
		Group House	20				
		Group-House Apartment Building	28 per dwelling unit				
		One- or Two-Family Detached Dwelling	8				
		One-Family Semidetached Dwelling	15				
		Group House, or Group-House Apartment Building					

IN TRANSITION

* SEE SECTION V.B.6.d for Townhouses,
Garage Townhouses and mixed

OUT-OF-TRANSITION

CMDP

V.B.6.b. WINDOW TO PROPERTY LINE (504 & 301, BCZR)

A minimum distance of 15 feet must be maintained between any dwelling unit window or windowed door* and the property line, except in residential transition areas or in small subdivisions as governed by Subsection 1B02.3 of the Zoning Regulations. See Figure 5-6. See Section V.B.6.c. for exceptions.

*A windowed door is a door of which more than 30% of the door area is glass.

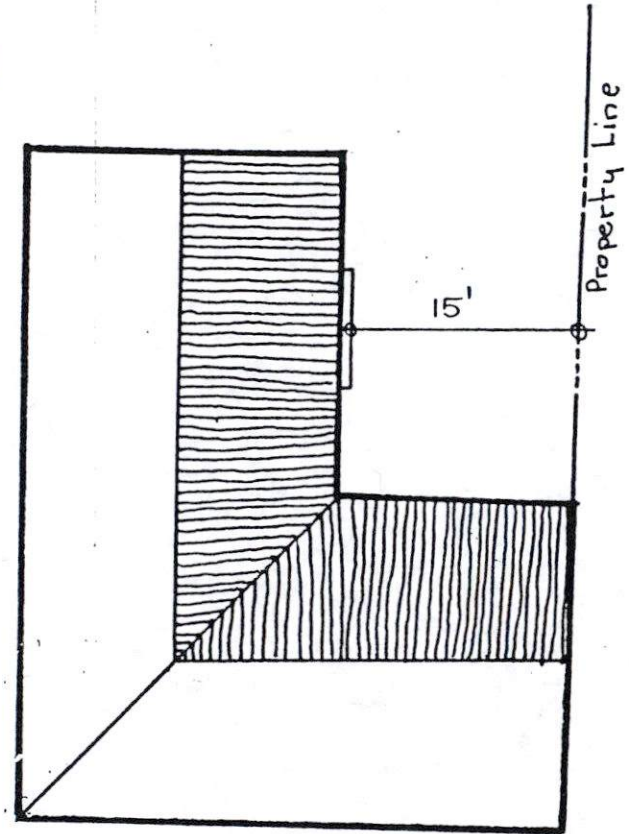


Figure 5-6

ZONING PROPERTY DESCRIPTION FOR: 4210 Hollow Spring Lane, Nottingham, MD 21236-2737

That property located on the northwest corner of Hollow Spring Lane and Silver Meadow Lane.

Lot Area: 6930 sq. feet

Election District: 11

Council District: 5 CD

Being lot number 24 in the subdivision known as "Silvergate South".

2016-0164-A

CERTIFICATE OF POSTING

2016-0164-A

RE: Case No.: _____

Petitioner/Developer: _____

Eugene & Debra Lastner

February 8, 2016

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

4210 Hollow Spring Lane

January 24, 2016

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

Sincerely,

January 24, 2016

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



2-8
closing

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED



FEB 12 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: February 12, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0164-A
Address 4210 Hollow Spring Lane
(Lastner Property)

Zoning Advisory Committee Meeting of February 15, 2016.

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

Reviewer: Steve Ford

Date: 02-12-2016

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2016- 0164 -A Address 4210 Hollow Spring LaneContact Person: Gary Huck Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 1/14/16 Posting Date: 1/24/16 Closing Date: 2/8/16

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- 0164 -A Address 4210 Hollow Spring Lane
Petitioner's Name Eugene & Debra Lastner Telephone 410-529-1171Posting Date: 1/24/16 Closing Date: 2/8/16Wording for Sign: To Permit a proposed addition located in the rear yard with a rear yard setback of 23 feet in lieu of the minimum rear yard set back of 30 feet and to allow an existing above ground swimming pool located in the side yard in lieu of the required rear yard.

Revised 7/21/15

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

No. **134139**

Date: **1/14/16**

Fund	Dept	Unit	Sub Unit	Rev	Sub	Obj	Sub Obj	Dept Obj	BS Acct	Amount
				Source/	Rev/					
501	100	000		130						75.00

Total: **75.00**

Rec From: **James A. Miller**

For: **2015 BUDGETARY UNIT - 470**
2015 STAFF - 480

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*

February 9, 2016

Eugene J & Debra L Lastner
4210 Hollow Spring Lane
Nottingham MD 21236

RE: Case Number: 2016-0164 A, Address: 4210 Hollow Spring Lane

Dear Mr. & Ms. Lastner:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 14, 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
Roy Yedid, Garrety Glass, 2785 S Queen Street, Dallastown PA 17313

closing 2/8

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

JAN 26 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 26, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0164-A
Address 4210 Hollow Spring Lane
(Lastner Property)

Zoning Advisory Committee Meeting of January 25, 2016.

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

Reviewer: Steve Ford

Date: 01-26-2016

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



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

Date: 1/21/16

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

RE: Baltimore County
Item No. 2016-0164-A
Administrative Variance
Eugene J. & Debra Lastner
4210 Hollow Spring Lane.

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. 2016-0164-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 black ink, appearing to read 'David W. Peake'.

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 January 19, 2015
Item No. 2016- 0161 and 0164

DATE: January 28, 2016

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\ZAC01192016.doc

Debra Wiley

From: Debra Wiley
Sent: Friday, February 19, 2016 11:45 AM
To: Gary M Hucik
Subject: RE: Lastner - a couple more pictures

Gary,

Just want to make sure --- only 2 pics?

From: Gary M Hucik
Sent: Friday, February 19, 2016 11:36 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: FW: Lastner - a couple more pictures

From: Roy Yedid [<mailto:RYedid@garrettyglass.com>]
Sent: Friday, February 19, 2016 11:15 AM
To: Gary M Hucik <ghucik@baltimorecountymd.gov>
Subject: Lastner - a couple more pictures

Roy Yedid

Installation Manager
Garretty Glass, Inc.
2785 S. Queen St.
Dallastown, PA 17313
Phone: 717-741-9949 Ext. 21
Fax: 717-741-9948



Debra Wiley

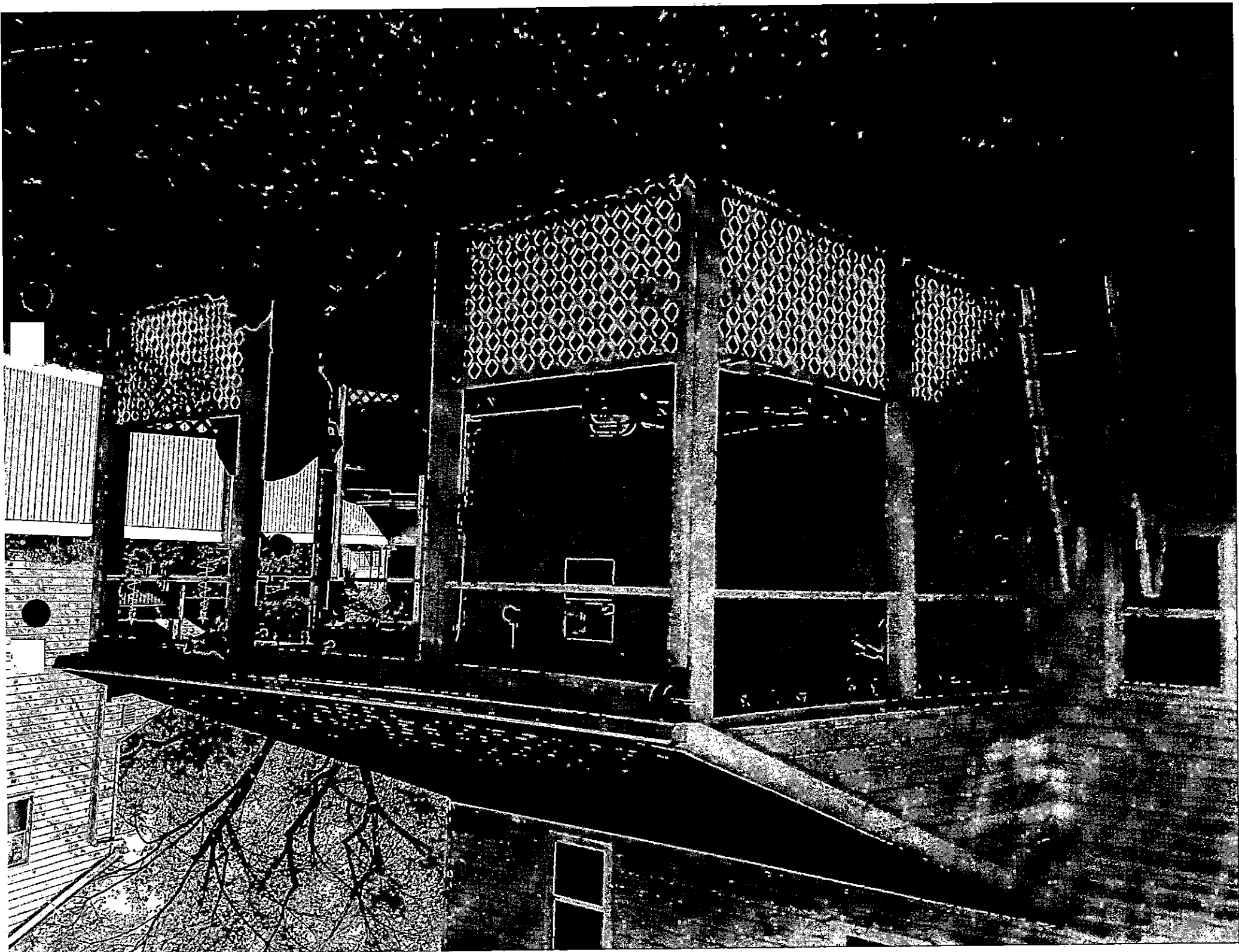
From: Gary M Hucik
Sent: Friday, February 19, 2016 11:36 AM
To: Debra Wiley
Subject: FW: Lastner - a couple more pictures
Attachments: lastner6.jpg; lastner7.jpg

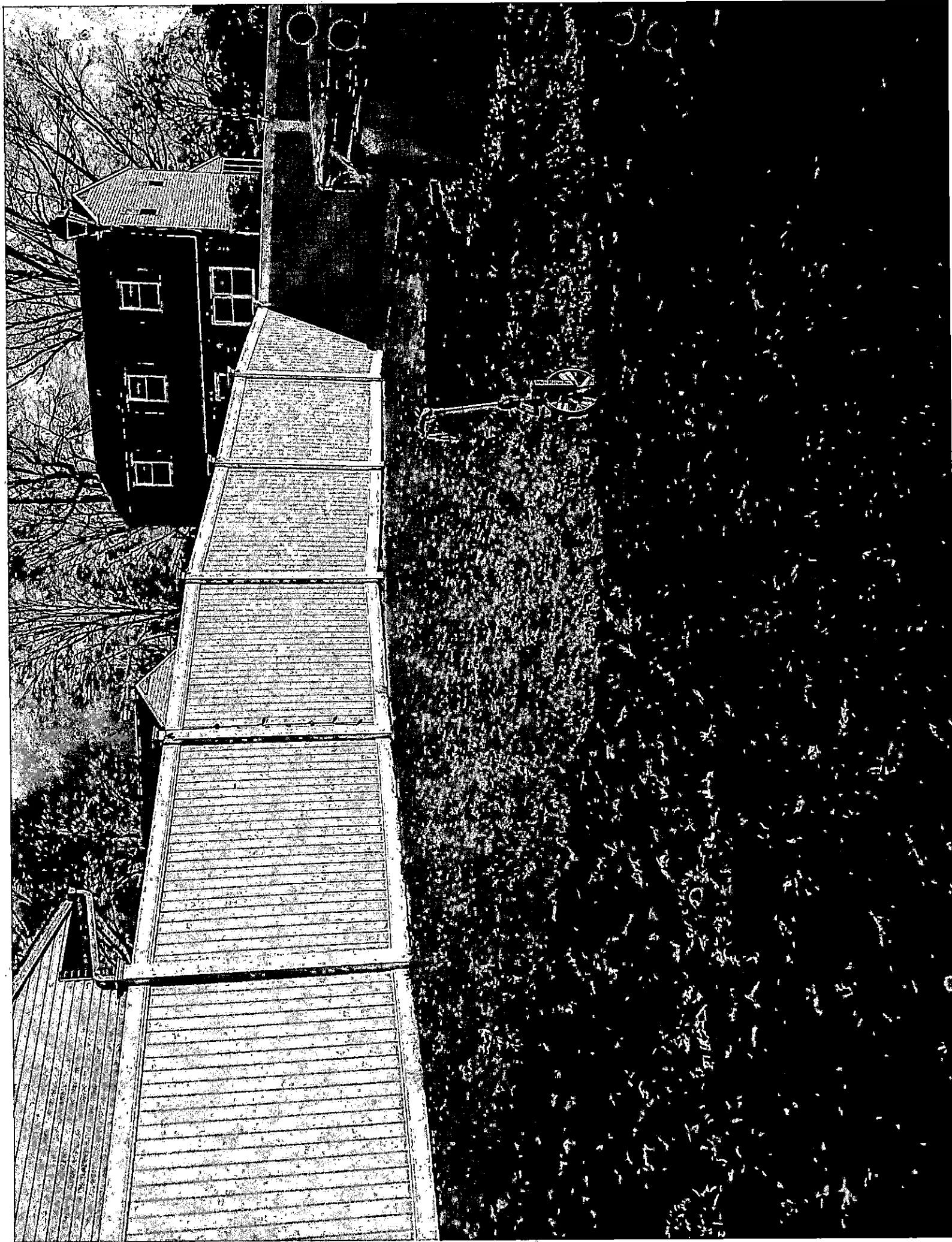
From: Roy Yedid [mailto:RYedid@garrettyglass.com]
Sent: Friday, February 19, 2016 11:15 AM
To: Gary M Hucik <ghucik@baltimorecountymd.gov>
Subject: Lastner - a couple more pictures

Roy Yedid

Installation Manager
Garretty Glass, Inc.
2785 S. Queen St.
Dallastown, PA 17313
Phone: 717-741-9949 Ext. 21
Fax: 717-741-9948







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>1-28</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>1-26+2-12</u>	DEPS (if not received, date e-mail sent _____)	<u>NO/NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>1-21</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>1-24-16</u> by <u>Black</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: No photos. Spoke to June Wisdom @ 10:51 Am,
None in "dummy" file; she'll check w/ Gary Hunk,

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 - 1700008774			
Owner Information					
Owner Name:	LASTNER EUGENE J JR LASTNER DEBRA L		Use:	RESIDENTIAL YES	
Mailing Address:	4210 HOLLOW SPRING LN BALTIMORE MD 21236- 2737		Principal Residence:	/09957/ 00720	
Location & Structure Information					
Premises Address:		4210 HOLLOW SPRING LN 0-0000		Legal Description: 4210 HOLLOW SPRING LA NW SILVERGATE SOUTH	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0072	0019	0508		0000	B
Block:	Lot:	Assessment Year:	Plat No:		
	24	2015	0039/ 0086		
Special Tax Areas:			Town: Ad Valorem: Tax Class:		
			NONE		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1977	1,696 SF		6,930 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	1 full/ 1 half	Last Major Renovation
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		87,000	87,000		
Improvements		145,800	151,700		
Total:		232,800	238,700	234,767	236,733
Preferential Land:		0		0	
Transfer Information					
Seller: KRATZEN EDWARD C		Date: 08/18/1993		Price: \$135,000	
Type: ARMS LENGTH IMPROVED		Deed1: /09957/ 00720		Deed2:	
Seller: TOSKES VINCENT M		Date: 07/05/1985		Price: \$88,500	
Type: ARMS LENGTH IMPROVED		Deed1: /06955/ 00645		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 08/15/2014					

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.

2016-0164-A



Publication Date: 11/25/2015



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

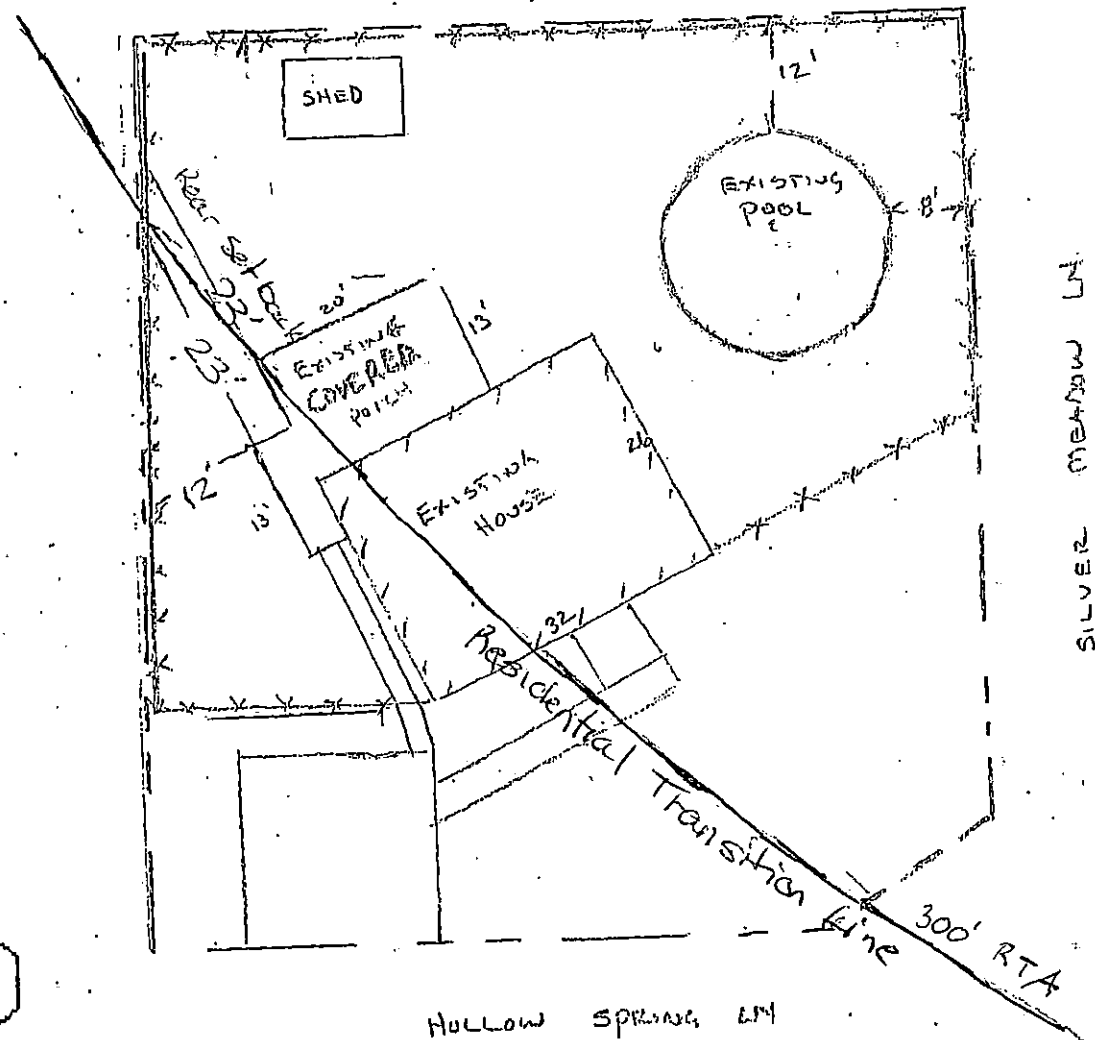


0 5 10 20

1 inch = 2

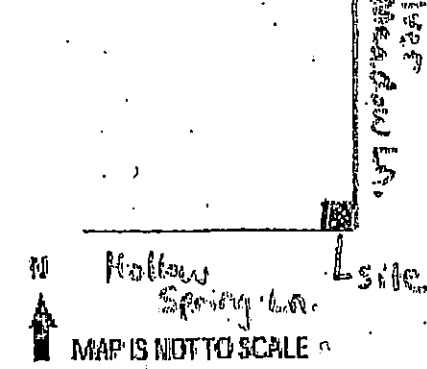
2016-0164-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 4210 Hollow Spring Ln. OWNER(S) NAME(S) Eugene & Debra Lastnek
 SUBDIVISION NAME Silvergate South LOT # 24 BLOCK # B SECTION # 1
 PLAT BOOK # 00039 FOLIO # 0086 10 DIGIT TAX # 1700008774 DEED REF. # 09957100720



PLAN DRAWN BY Roy Yedid DATE 1-12-16 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP

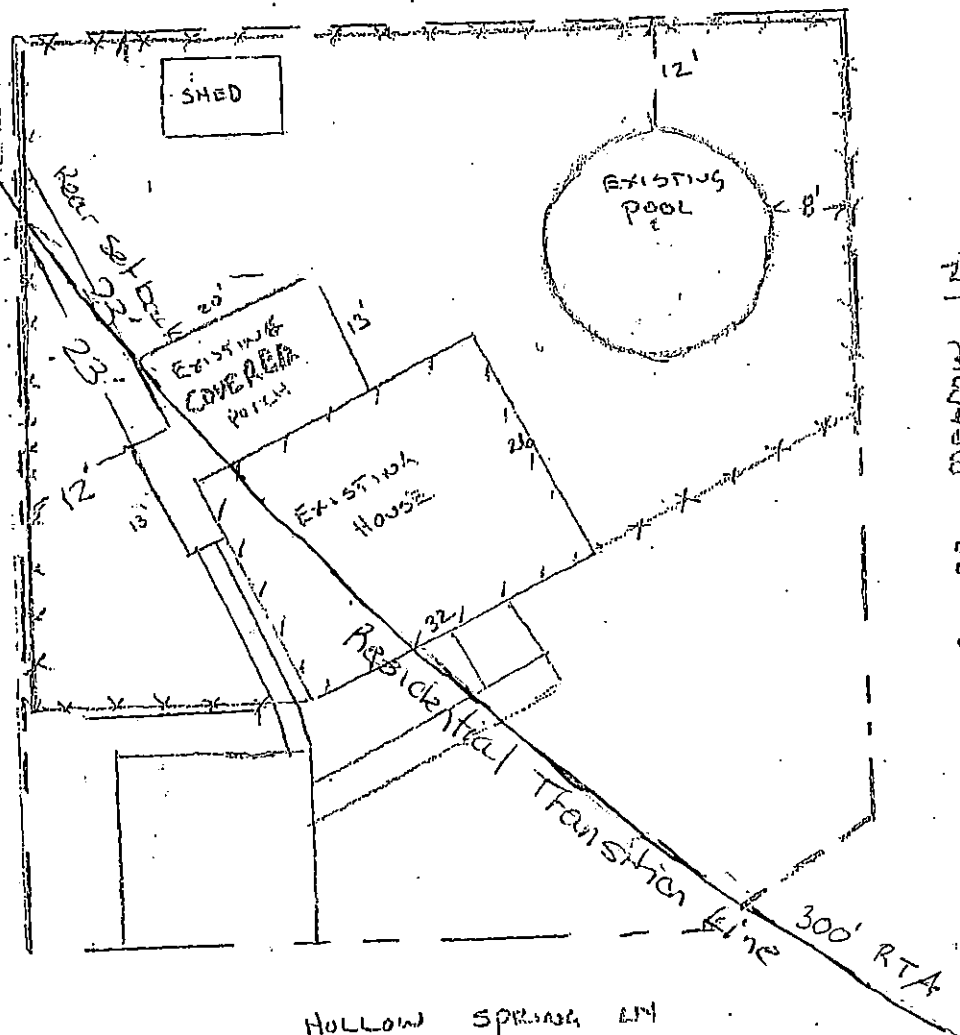


MAP IS NOT TO SCALE
 ZONING MAP 072A3
 SITE ZONED DRS-S
 ELECTION DISTRICT 11
 COUNCIL DISTRICT 5CL
 LOT AREA ACREAGE .159
 OR SQUARE FEET 6930
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE _____
 SEWER IS:
 PUBLIC X PRIVATE _____
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

N/A
 VIOLATION CASE INFO:
NO

2016-0164-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 4210 Hollow Spring Ln. OWNER(S) NAME(S) Eugene & Debra Lastner
 SUBDIVISION NAME Silvergate South LOT # 24 BLOCK # B SECTION # 1
 PLAT BOOK # 00039 FOLIO # 0086 10 DIGIT TAX # 1700008774 DEED REF. # 09957100720



PLAN DRAWN BY Roy Yedid DATE 1/20/16 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP

Hollow Spring Ln. Site
 MAP IS NOT TO SCALE

ZONING MAP 072A3

SITE ZONED DR-5.5

ELECTION DISTRICT 11

COUNCIL DISTRICT 5CD

LOT AREA ACREAGE .159

OR SQUARE FEET 6930

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:

NO

Per. Ex. 1

~~2016-0104A~~