

M E M O R A N D U M

DATE: May 18, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0184-A- Appeal Period Expired

The appeal period for the above-referenced case expired on May 16, 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 VARIANCE

(6921 Sollers Point Road)

12th Election District

7th Council District

Robert L. Poole

Legal Owner,

Stewart Majerowicz

Lessee

Petitioners

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2016-0184-A

Building Code Waiver

No. 16-006-W

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance and Building Code Waiver on behalf of Robert L. Poole, legal owner of the subject property and Stewart Majerowicz, lessee ("Petitioners"). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) § 427.1.B to permit a residential occupancy fence with a height of 54 inches in lieu of the maximum allowed 42 inches when situated within 10 feet of an adjoining front yard property line. A site plan was marked as Petitioners' Exhibit 1.

Stewart Majerowicz appeared in support of the Petition. The Petition was advertised and posted as required by the B.C.Z.R. No Protestants or interested citizens attended the hearing. A Zoning Advisory Committee (ZAC) comment was submitted by the Bureau of Development Plans Review (DPR), and will be discussed below.

The subject property is approximately 4,361 square feet and is zoned DR 5.5. The property is improved with a single-family dwelling (1,088 sq. ft.) constructed in 1941. Petitioners constructed a fence around their home to contain their two dogs. They were issued a correction notice by the County, indicating the fence exceeded the 42" height limit. This caused Petitioners to seek zoning relief.

ORDER RECEIVED FOR FILING

Date 4/14/16

By SEN

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

Petitioners have met this test. The property is on a corner lot bound by two public roadways. As such it is unique. If the Regulations were strictly interpreted, Petitioners would experience a practical difficulty because they would be required to remove the fence. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of Baltimore County and/or community opposition. The Bureau of DPR noted in its ZAC comment that the fence must not obstruct sight lines, and Petitioners explained they reconstructed a portion of the fence at the corner of the property to address this concern.

THEREFORE, IT IS ORDERED, this 14th day of April, **2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") § 427.1.B to permit a residential occupancy fence with a height of 54 inches in lieu of the maximum allowed 42 inches, when situated within 10 feet of an adjoining front yard property line, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the request for Waiver pursuant to Part 122 of the Baltimore County Building Code, to permit a fence with a height of 54 inches, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date

4/14/16

2 By

SEN

The relief granted herein shall be subject to the following:

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

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING

Date 4/14/16
By sln



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 6921 Sellers Point Rd which is presently zoned DR.55
Deed References: _____ 10 Digit Tax Account # 1216035070
Property Owner(s) Printed Name(s) Robert L. Poole

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. ✓ a **Variance** from Section(s) 427.1.B, BCZR, to permit a residential occupancy fence with a height of 54 inches in lieu of the maximum allowed 42 inches, when situated within 10 feet of an adjoining front yard property line.
of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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

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

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Stewart Majerowicz
Name- Type or Print

[Signature]
Signature

6921 Sellers Point Rd Dundalk MD
Mailing Address City State

21222 443-6907553 Majerstew@verizon.net
Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Robert L. Poole / _____
Name #1 - Type or Print Name #2 - Type or Print

[Signature] / _____
Signature #1 Signature #2

5229 Benson Ave Halethorpe MD
Mailing Address City State

21227 410-800-4836 rob@webzign.net
Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING
11/14/16

Date

By

(3)

ZONING DESCRIPTION
#6921 SOLLERS POINT ROAD

BEGINNING at a point on the southwest side of Sollers Point Road which is 60 feet wide at the distance of 20 feet southeast of the centerline of Adams Road which is 40 feet wide. Being Lot #5, Block 3 in the subdivision of "Willow Spring Park/Dundalk" as recorded in Baltimore County Plat Book #12, Folio #58, containing 4,361 S.F. Also known as 6921 Sollers Point Road and located in the 12th Election District, 2nd 7th Councilmanic District.

2016-0184-A
(16-006-w)



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

WE HEREBY CERTIFY, that the annexed advertisement of Order No 4030372

Sold To:

Stewart Majerowicz - CU00524992
6921 Sollers Point Rd
Dundalk, MD 21222-2927

Bill To:

Stewart Majerowicz - CU00524992
6921 Sollers Point Rd
Dundalk, MD 21222-2927

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

Mar 17, 2016

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2016-0184-A
6921 Sollers Point Road
S/s Sollers Point Road at the corner of E/s Adams Road
12th Election District - 7th Councilmanic District
Legal Owner(s) Robert Poole
Contract Purchaser/Lessee: Stewart Majerowicz

Variance: to permit a residential occupancy fence with a height of 54 inches in lieu of the maximum allowed 42 inches, when situated within 10 feet of an adjoining front yard property line.

Hearing: Friday, April 8, 2016 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

3/15/16 March 17 4030372

CERTIFICATE OF POSTING

2016-0184-A

RE: Case No.: _____

Petitioner/Developer: _____

Stewart Majerowicz

April 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: _____

6921 Sollers Point Road

March 19, 2016

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



Sincerely,

March 19, 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)

TO: PATUXENT PUBLISHING COMPANY
Thursday, March 17, 2016 Issue - Jeffersonian

Please forward billing to:
Stewart Majerowicz
6921 Sollers Point Road
Dundalk, MD 21222

443-690-7553

NOTICE OF ZONING HEARING

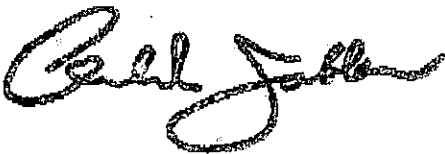
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S/s Sollers Point Road at the corner of E/s Adams Road
12th Election District – 7th Councilmanic District
Legal Owners: Robert Poole
Contract Purchaser/Lessee: Stewart Majerowicz

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105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

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

March 1, 2016

NOTICE OF ZONING HEARING

The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2016-0184-A

6921 Sollers Point Road
S/s Sollers Point Road at the corner of E/s Adams Road
12th Election District – 7th Councilmanic District
Legal Owners: Robert Poole
Contract Purchaser/Lessee: Stewart Majerowicz

Variance to permit a residential occupancy fence with a height of 54 inches in lieu of the maximum allowed 42 inches, when situated within 10 feet of an adjoining front yard property line.

Hearing: Friday, April 8, 2016 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Robert Poole, 5229 Benson Avenue, Halethorpe 21227
Stewart Majerowicz, 6921 Sollers Point Road, Dundalk 21222

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MARCH 19, 2016**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
6921 Soller Point Road; S/S of Sollers Poin Rd	*	
at corner of E/S of Adams Road	*	OF ADMINSTRATIVE
12 th Election & 7 th Councilmanic Districts	*	
Legal Owner(s): Robert L. Poole	*	HEARINGS FOR
Contract Purchaser(s): Stewart Majerowicz	*	
Petitioner(s)	*	BALTIMORE COUNTY
	*	2016-184-A

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

RECEIVED

FEB 18 2016

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of February, 2016, a copy of the foregoing Entry of Appearance was mailed to Stewart+ Majerowicz, 6921 Sollers Point Road, Dundalk, Maryland 21222 and Robert Poole, 5229 Benson Avenue, Halethorpe, Maryland 21227, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2016-0184-A (BUILDING CODE/FENCE WAIVER #16-006-W)

Petitioner: Robert Poole

Address or Location: 6921 Sallers Point RD Dundalk MD 21222

PLEASE FORWARD ADVERTISING BILL TO:

Name: Stewart Majerewicz

Address: 6921 Sallers Point RD Dundalk MD 21222

Telephone Number: 443-690-7553

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

No. **135705**

Date: **2/12/2016**

PAID PERMIT

BUSINESS 1000 1000 1000
 2/12/2016 10:00:00 AM 1
 RECEIPT # 135705 1/1/2016 2016
 5 500 1000 1000 1000
 135705
 Dept 10 1000 1000
 1000 1000 1000 1000
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
000	206	2000		6150				75.00

Total: **75.00**

Rec From: **Stellar - Majerswicz**

For: **Zoning Variance & Building Code Waiver (Fence)**
10421 Solter Point Road (Robert L. Poole, Prop. Owner)
2016-0184-A (Zoning)

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*

March 30, 2016

Robert L Poole
5229 Benson Avenue
Halethorpe MD 21227

RE: Case Number: 2016-0184 A, Address: 6921 Sollers Point Road

Dear Mr. Poole:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 12, 2016. 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
Stewart Majerowicz, 6921 Sollers Point Road, Dundalk, MD 21222

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



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

Date: 2/17/16

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

RE: Baltimore County
Item No. 2016-0184-A
Variance
Robert L. Poole
6921 Sellers Point 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. 2016-0184-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

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

INTER-OFFICE MEMORANDUM

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

DATE: March 2, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-184

RECEIVED

MAR 07 2016

OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:

Property Address: 6921 Sollers Point Road
Petitioner: Robert L. Poole
Zoning: DR 5.5
Requested Action: Variance

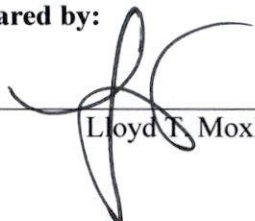
The Department of Planning has reviewed the petition for a Variance to permit a residential occupancy fence with a height of 54 inches in lieu of the maximum allowed 42 inches, when situated within 10 feet of an adjoining front yard property line.

A site visit was conducted on February 23, 2016.

The Department of Planning has no objection to granting the petitioned zoning relief.

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

Prepared by:



Lloyd F. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Robert L. Poole
Krystle Patchak
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND**Inter-Office Correspondence**

RECEIVED

FEB 19 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 19, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0184-A
Address 6921 Sollers Point Road
(Poole Property)

Zoning Advisory Committee Meeting of February 22, 2016.

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

Reviewer: Steve Ford

Date: 02-19-2016

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For February 22, 2016
Item No. 2016-0184

DATE: February 18, 2016

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

We have no objection as long as sight distance is not blocked.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 16-0184- 02222016.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: March 2, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-184

INFORMATION:

Property Address: 6921 Sollers Point Road
Petitioner: Robert L. Poole
Zoning: DR 5.5
Requested Action: Variance

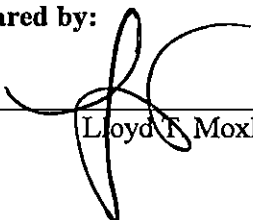
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Prepared by:



Lloyd N. Moxley

AVA/KS/LTM/ka

Division Chief:



Kathy Schlabach

c: Robert L. Poole
Krystle Patchak
Office of the Administrative Hearings
People's Counsel for Baltimore County

CASE NAME 6921 Sollers Pt.
CASE NUMBER 2016-184-A
DATE 4-8-16

[illegible]

CASE NO. 2016- 0184-A

C H E C K L I S T

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

2/18

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

NO
Obj /w Comment

2/19

DEPS
(if not received, date e-mail sent _____)

N/C

3/2

FIRE DEPARTMENT

no Obj

2/17

PLANNING
(if not received, date e-mail sent _____)

no Obj

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. 001514572)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

3/17/16

SIGN POSTING

Date:

3/19/16

by

SSG Black

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 - 12 Account Number - 1216035070							
Owner Information									
Owner Name:		POOLE ROBERT L				Use:		RESIDENTIAL	
Mailing Address:		5229 BENSON AVE				Principal Residence:		NO	
		HALETHORPE MD 21227-0000				Deed Reference:		/35692/ 00014	
Location & Structure Information									
Premises Address:		6921 SOLLERS POINT RD BALTIMORE 21222-				Legal Description:		6921 SOLLERS POINT RD WILLOW SPRING PARK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0103	0010	0530		0000		3	5	2015	Plat Ref: 0012/0058
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
1941		1,088 SF				4,361 SF		04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
1 1/2	YES	STANDARD UNIT	SIDING	1 full/ 1 half					
Value Information									
			Base Value	Value	Phase-in Assessments				
				As of	As of		As of		
				01/01/2015	07/01/2015		07/01/2016		
Land:			48,300	48,300					
Improvements			67,200	74,100					
Total:			115,500	122,400	117,800		120,100		
Preferential Land:			0				0		
Transfer Information									
Seller: DEUTSCHE BANK TRUST				Date: 12/24/2014		Price: \$69,701			
Type: NON-ARMS LENGTH OTHER				Deed1: /35692/ 00014		Deed2:			
Seller: BARABASH ALEXANDER				Date: 12/06/2013		Price: \$114,400			
Type: NON-ARMS LENGTH OTHER				Deed1: /34503/ 00262		Deed2:			
Seller: PHELPS CHARLES				Date: 08/22/2006		Price: \$87,700			
Type: ARMS LENGTH IMPROVED				Deed1: /24346/ 00164		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2015		07/01/2016			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Homestead Application Information									
Homestead Application Status: No Application									

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

The map shows a residential area with the following streets and lot numbers:

- Fenway:** Lots 1 through 15, 17 through 20, 22 through 25, 27 through 30, 32 through 35, 37 through 40, 42 through 45, 47 through 50, 52 through 55, 57 through 60, 62 through 65, 67 through 70, 72 through 75, 77 through 80, 82 through 85, 87 through 90, 92 through 95, 97 through 100.
- Wash:** Lots 1 through 15, 17 through 20, 22 through 25, 27 through 30, 32 through 35, 37 through 40, 42 through 45, 47 through 50, 52 through 55, 57 through 60, 62 through 65, 67 through 70, 72 through 75, 77 through 80, 82 through 85, 87 through 90, 92 through 95, 97 through 100.
- Adams:** Lots 1 through 15, 17 through 20, 22 through 25, 27 through 30, 32 through 35, 37 through 40, 42 through 45, 47 through 50, 52 through 55, 57 through 60, 62 through 65, 67 through 70, 72 through 75, 77 through 80, 82 through 85, 87 through 90, 92 through 95, 97 through 100.
- Jeff:** Lots 1 through 15, 17 through 20, 22 through 25, 27 through 30, 32 through 35, 37 through 40, 42 through 45, 47 through 50, 52 through 55, 57 through 60, 62 through 65, 67 through 70, 72 through 75, 77 through 80, 82 through 85, 87 through 90, 92 through 95, 97 through 100.
- Madison:** Lots 1 through 15, 17 through 20, 22 through 25, 27 through 30, 32 through 35, 37 through 40, 42 through 45, 47 through 50, 52 through 55, 57 through 60, 62 through 65, 67 through 70, 72 through 75, 77 through 80, 82 through 85, 87 through 90, 92 through 95, 97 through 100.
- Monroe:** Lots 1 through 15, 17 through 20, 22 through 25, 27 through 30, 32 through 35, 37 through 40, 42 through 45, 47 through 50, 52 through 55, 57 through 60, 62 through 65, 67 through 70, 72 through 75, 77 through 80, 82 through 85, 87 through 90, 92 through 95, 97 through 100.
- Willow:** Lots 1 through 15, 17 through 20, 22 through 25, 27 through 30, 32 through 35, 37 through 40, 42 through 45, 47 through 50, 52 through 55, 57 through 60, 62 through 65, 67 through 70, 72 through 75, 77 through 80, 82 through 85, 87 through 90, 92 through 95, 97 through 100.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>)

Case No.: 2016-0184-A - 6921 Sollers
Point Rd.

4/8
10 AM

Exhibit Sheet

Petitioner/Developer

DW
5-18-16

Protestants

4-14-16
Sen

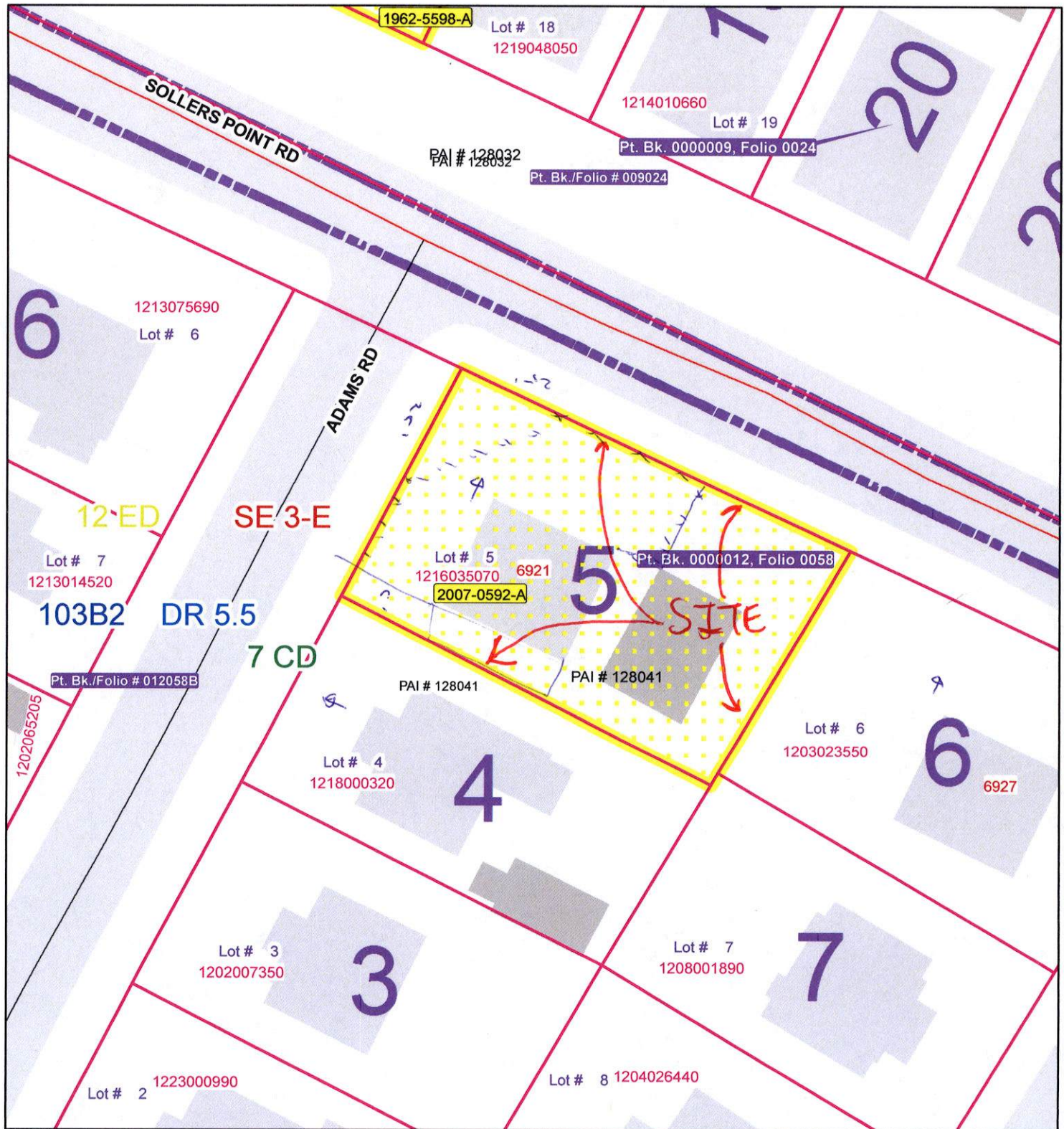
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No. 2	photos	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



Petitions 'Ex-2



6921 Sollers Point Road



Publication Date: 2/5/2016



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



0 5 10 20 30 40
 Feet

1 inch = 30 feet

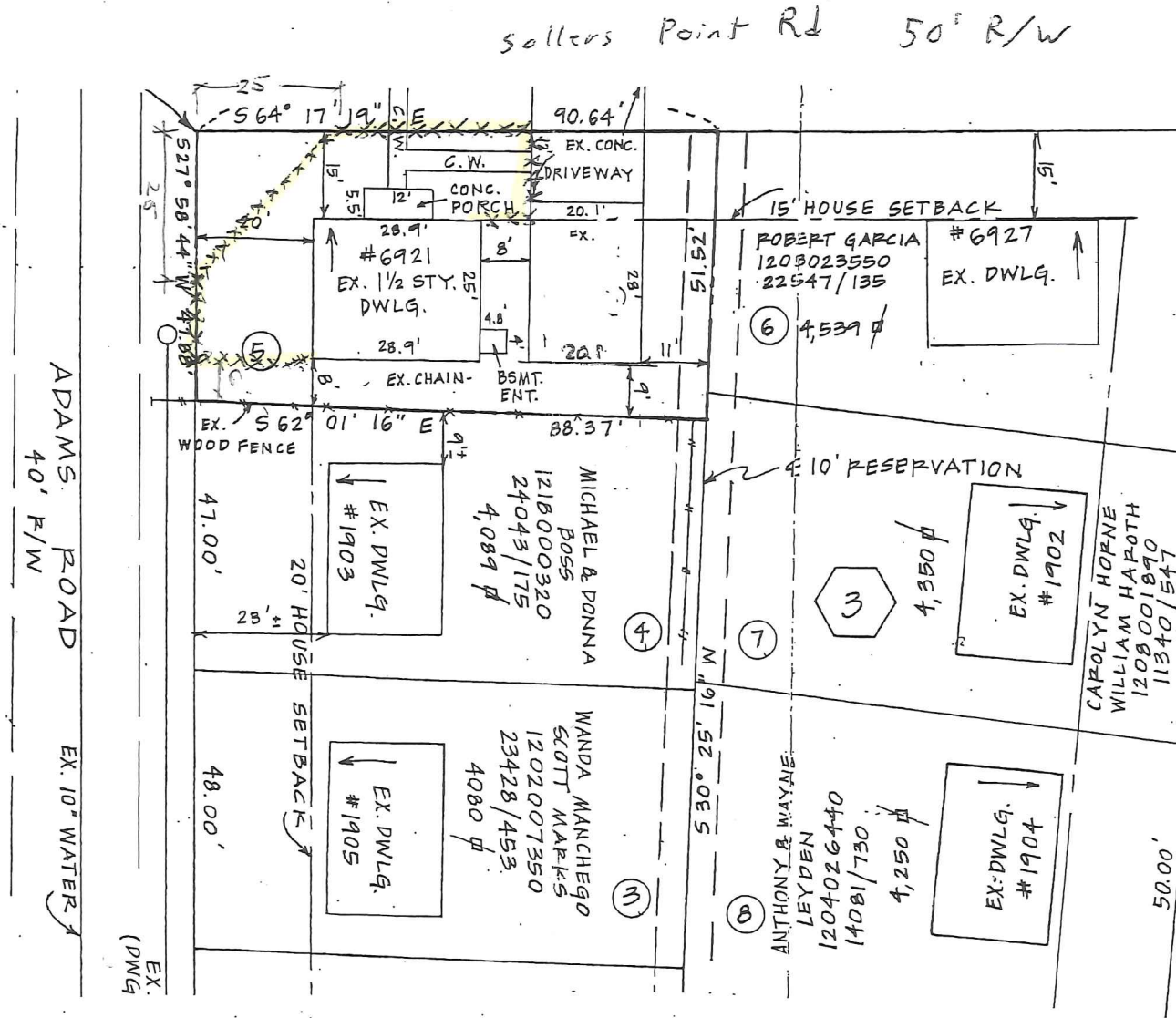
2016-0184-A (16-006-W)

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

ADDRESS 6921 Sellers Point Rd OWNER(S) NAME(S) Robert L Pooler

SUBDIVISION NAME Willow Spring Park Dundalk LOT# 5 BLOCK# 3 SECTION#

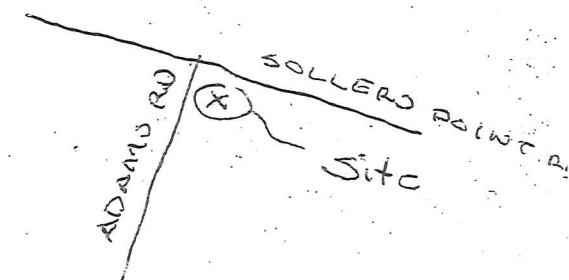
PLAT BOOK# 12 FOLIO# 58 ID DIGIT TAX# 1216035070 DEED REF.# 1



PLAN DRAWN BY STM

DATE 2/9/16 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



N
MAP IS NOT TO SCALE

ZONING MAP# 103B2

SITE ZONED DR 5.5

ELECTION DISTRICT 12 ED

COUNCIL DISTRICT 7 CD

LOT AREA ACREAGE 0.100 Acre

OR SQUARE FEET 4361 S.F.

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? 2007-0592-A

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

CC1514572

2016-0184-A (16-006-W)

Petitioners' Ex. 1

PLAT BOOK # 12 FOLIO # 58 10 DIGIT TAX # 1216035070 DEED REF. #

ADAMS RD

SOLLERS POINT RD

Site C

刊



MAP IS NOT TO SCALE

ZONING MAP# 103B2

SITE ZONED DR 5.5

ELECTION DISTRICT 12ED

COUNCIL DISTRICT 7 CD

LOT AREA, ACREAGE 0.100 Acs

OR SQUARE FEET 4361 SAT

HISTORIC? no

INCEA? no

IN FLOOD PLAIN? no

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ~~X~~ PRIVATE

SEWER IS-

PUBLIC X PRIVATE

PRIOR HEARING? 2007-0592-A

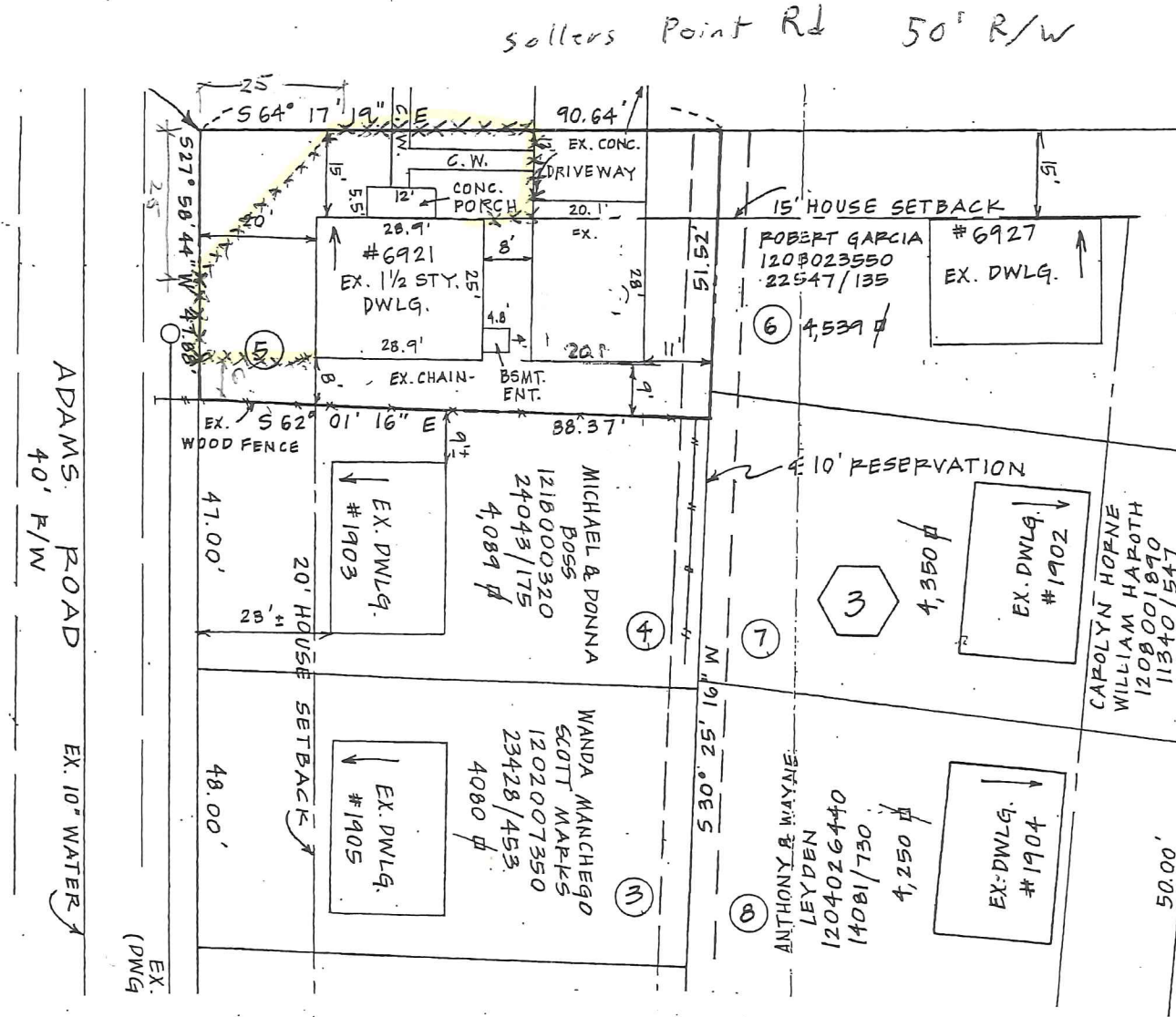
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AND ORDER RESULT BELOW

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PLAN DRAWN BY STM

DATE 2/9/16 SCALE: 1 INCH = 30 FEET

VIOLATION CASE INFO: