

M E M O R A N D U M

DATE: May 13, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0217-A- Appeal Period Expired

The appeal period for the above-referenced case expired on May 11, 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

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>3-28</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>3-21</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>3-24-16</u> by <u>O'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No. ☐	
Comments, if any: _____		

IN RE: PETITION FOR ADMIN. VARIANCE
(906 East Wind Road)
9th Election District
2nd Council District
Matthew and Katherine Melnick
Petitioners

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2016-0217-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, Matthew and Katherine Melnick ("Petitioners"). The Petitioners are requesting Variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed addition with a side yard setback as close as 9.8 ft. and a summation of side yard setbacks of 34.8 ft. in lieu of the minimum required 15 ft. and a summation of 40 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments submitted by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 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

ORDER RECEIVED FOR FILING

Date 4-11-16

By [Signature]

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.

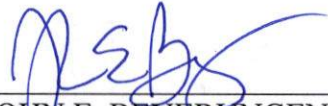
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 11th day of **April, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed addition with a side yard setback as close as 9.8 ft. and a summation of side yard setbacks of 34.8 ft. in lieu of the minimum required 15 ft. and a summation of 40 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for his 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 4-11-16

By [signature]



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 906 East Wind Rd. Baltimore, MD 21204

Currently zoned DR2

Deed Reference 36226 / 00375

10 Digit Tax Account # 0 9 1 6 0 0 3 1 3 0

Owner(s) Printed Name(s) Matthew and Katherine Melnick

(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. **X** **ADMINISTRATIVE VARIANCE** from Section(s)

Section 1B02.3.C.1 – to permit a proposed addition with a side yard setback as close as 9.8 feet and a summation of side yard setbacks of 34.8 feet in lieu of the minimum required 15 feet and summation of 40 feet.

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):

Matthew Melnick

Katherine Melnick

Name #1 – Type or Print

Name #2 – Type or Print

Matthew Melnick
Signature #1

Katherine Melnick
Signature #2

906 East Wind Rd.

Baltimore,

MD

Mailing Address

City

State

21204

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:

Peter Ratcliffe

Name – Type or Print

Signature

10404 Stevenson Rd.

Stevenson

MD

Mailing Address

City

State

21153

Zip Code

410-484-7010

Telephone #

peter@ratcliffearchitects.com

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

2016-0217-A

Filing Date

3/14/16

Estimated Posting Date

3/27/16

Reviewer

Rev 5/8/2014

Affidavit in Support of Administrative Variance

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

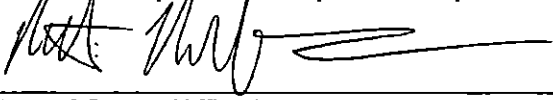
The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in 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.

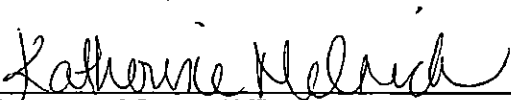
Address: 906 East Wind Baltimore MD 21204
Print or Type Address of property City State Zip Code

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)

See attached.

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


Signature of Owner (Affiant)
Matt Melnick
Name- Print or Type


Signature of Owner (Affiant)
Katherine Melnick
Name- Print or Type

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

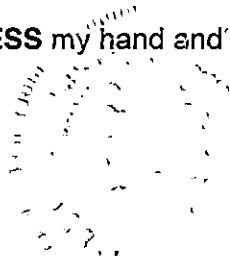
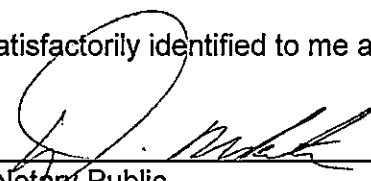
Anne Arundel
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of March, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Matthew and Katherine Melnick

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

AS WITNESS my hand and Notaries Seal



Notary Public
11-24-2019
My Commission Expires

Item #0217 REV. 5/8/2014

ADMINISTRATIVE VARIANCE

STATEMENT OF HARDSHIP OR PRACTICAL DIFFICULTY

906 EAST WIND ROAD

The existing dwelling has two bedrooms and a bath on the second story. With a growing family the requirement for another bedroom is imperative. The present configuration of the existing second floor an addition of another bedroom on the second floor of the home would be prohibitively expensive for the owners requiring an addition to the first floor which would add unnecessary space. Their only practical choice is to place the additional bedroom on the first floor.

Due to the location of the drive and other parking on the right side of the house the proper place for the addition is in the left rear quadrant of the home. To preserve the sight lines for monitoring play activities from the kitchen area at the rear of the existing house it was impracticable to place the addition in the center of the rear. Therefore the only practical location was in the left rear of the home.

Item #0217

ADMINISTRATIVE VARIANCE

PROPERTY DESCRIPTION

906 EAST WIND RD.

Beginning at a point on the north side of East Wind Road which is 40 feet wide at the distance of 200 feet (+/-) east of the centerline of the nearest improved intersecting street North Wind Road which is 40 feet wide.

Being Lot # 11 in the subdivision of Four Winds as recorded in Baltimore County Plat Book No. 0013, Folio No. 0136, containing 16,200 S.F. in area. Located in the 9th Election District and 2nd Council District.

Item # 0217

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 3/25/2016

Case Number: 2016-0217-A

Petitioner / Developer: MATTHEW MELNICK ~ RATCLIFFE ARCHITECTS

Date of Hearing (Closing): APRIL 11, 2016

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

The sign(s) were posted on: MARCH 24, 2016



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0217 -A Address 906 East Wind Rd
Contact Person: David Duwall Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 3/14/16 Posting Date: 3/27/16 Closing Date: 4/11/16

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2016- 0217 -A Address 906 East Wind Rd
Petitioner's Name Matthew Melnick Telephone 410 484 7010
Posting Date: 3/27/16 Closing Date: 4/11/16
Wording for Sign: To Permit a proposed addition with a side yard setback
as close as 9.8 feet and a summation of setbacks of 34.8 feet
in lieu of the minimum required 15 feet and summation of
40 feet

Revised 7/21/15

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/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: 2016-0217-A
Petitioner: Matthew & Katherine Melnick
Address or Location: 906 East Wind Rd, Baltimore MD

PLEASE FORWARD ADVERTISING BILL TO:

Name: Ratcliffe Architects
Address: 10404 Stevenson Rd
Stevenson, MD 21153
Telephone Number: 410-484-7010

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

No. **134708**

Date: **3/14/16**

PAID RECEIPT

BUSINESS ACTUAL TIME
 3/14/2016 3/14/2016 11:28:05 3

NO. 9803 WALKIN CNET CASH
 RECEIPT # 671175 3/14/2016 CFLH

DEPT 5 528 ZENITH VERIFICATION
 CARD. 134708

Receipt Tot \$75.00
 \$75.00 CK 1.00 CA
 Baltimore County, Maryland

Rev Sub
 Source/ Rev/

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				875.00

Total: **875.00**

Rec From: **M Melnick**

For: **Zoning Hearing - case # 2016-0217-A**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!

**CASHIER'S
 VALIDATION**



KEVIN KAMENETZ
County Executive

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

April 5, 2016

Matthew & Katherine Melnick
906 East Wind Road
Baltimore MD 21204

RE: Case Number: 2016-0217 A, Address: 906 East Wind Road

Dear Mr. & Ms. Melnick:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 14, 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 that reads "W. Carl Richards, Jr." The signature is stylized with a large, flowing "W" and a long, sweeping "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Peter Ratcliffe, 10404 Stevenson Road, Stevenson MD 21153

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

4-4
RECEIVED

MAR 25 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: March 25, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0217-A
Address 906 East Wind Road
(Melnick Property)

Zoning Advisory Committee Meeting of March 28, 2016.

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

Reviewer: Steve Ford

Date: 03-25-2016

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



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

Date: 3/21/16

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

RE: Baltimore County
Item No. 2016-0217-A
Administrative Variance
Matthew & Katherine Melnick
906 Eastwind 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. 2016-0217-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 "Richard A. Zeller".

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

DWP/RAZ

My telephone number/toll-free number is _____

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

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
DATE: March 28, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For March 28, 2016
Item No. 2016-0215, 0216, 0217, 0218, 0221 and 0223

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\ZAC03282016.doc



KEVIN KAMENETZ
County Executive

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

November 21, 2016

Mr. and Mrs. Matthew Melnick
906 East Wind Road
Baltimore, MD 21204

Dear Mr. and Mrs. Melnick:

RE: Zoning Variance
906 East Wind Road
Spirit and Intent, Zoning Case No. 2016-0217-A

This refers to your November 15, 2016 letter to Mr. Arnold Jablon, Director of Permits, Approvals, and Inspections, attaching a site drawing for a proposed additional 8'6" addition to an approved zoning variance order on the subject property. You requested a zoning S&I (Spirit and Intent) verification that the proposed addition is within the S&I as in Zoning Case #2016-0217-A.

After careful consideration of the proposed changes, this Office is of the opinion that the new addition does not change the 9'6" side yard setback which has been granted by the said order and is, therefore, within the Spirit and Intent of the Zoning Case # 2016-0217-A. When applying for the building permit for the proposed work, please present this letter and the revised site plan for our final review and approval.

This letter is strictly limited to the application of the BCZR as applied to the S&I request presented in your letter, and does not, in any fashion; represent verification or approvals for any other Local, State or other Regulations that may apply to this property.

Sincerely,

A handwritten signature in black ink, appearing to read "Aaron Tsui", is written over a faint, larger signature.

Aaron Tsui
Planner II, Zoning Review

File: 16-446
Zoning Case no.2016-0217-A w/
Enclosure

To: AT
OK only with OK from
neighbor



#12-446
\$15000

November 15, 2016

Mr. Arnold Jablon,
Director, Baltimore County Permits
111 W. Chesapeake Avenue
Suite 105
Towson, MD 21204

Re: Variance Case # 2016-0217-A – 906 East Wind Road – Approved – April 11, 2016

Dear Mr. Jablon,

We are writing this letter in reference to the approved variance (see above) for an addition to our home requesting a 9' 8" side yard setback and a summation of setbacks of 34' 8" in lieu of the minimum required 15' and summation of 40'.

Once the construction began we found that we would like to add an additional 8' 6" to the first floor addition that would still be within the side yard setback and summation setback that had been approved.

For your review we have enclosed an amended site plan showing the additional 8' 6" foot print. We ask that this small addition be approved as it is in line with the spirit and intent of the original variance.

If you have any questions or are in need of any further information you can contact us at 906 East Wind Road, Towson, MD 21204 or by email at matt.melnick@hotmail.com.

Sincerely,

Matt Melnick Katherine Melnick

Mr. and Mrs. Matthew Melnick

Enc.

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(906 East Wind Road)		
9 th Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Matthew and Katherine Melnick	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2016-0217-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, Matthew and Katherine Melnick ("Petitioners"). The Petitioners are requesting Variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed addition with a side yard setback as close as 9.8 ft. and a summation of side yard setbacks of 34.8 ft. in lieu of the minimum required 15 ft. and a summation of 40 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments submitted by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 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 11th day of April, 2016, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed addition with a side yard setback as close as 9.8 ft. and a summation of side yard setbacks of 34.8 ft. in lieu of the minimum required 15 ft. and a summation of 40 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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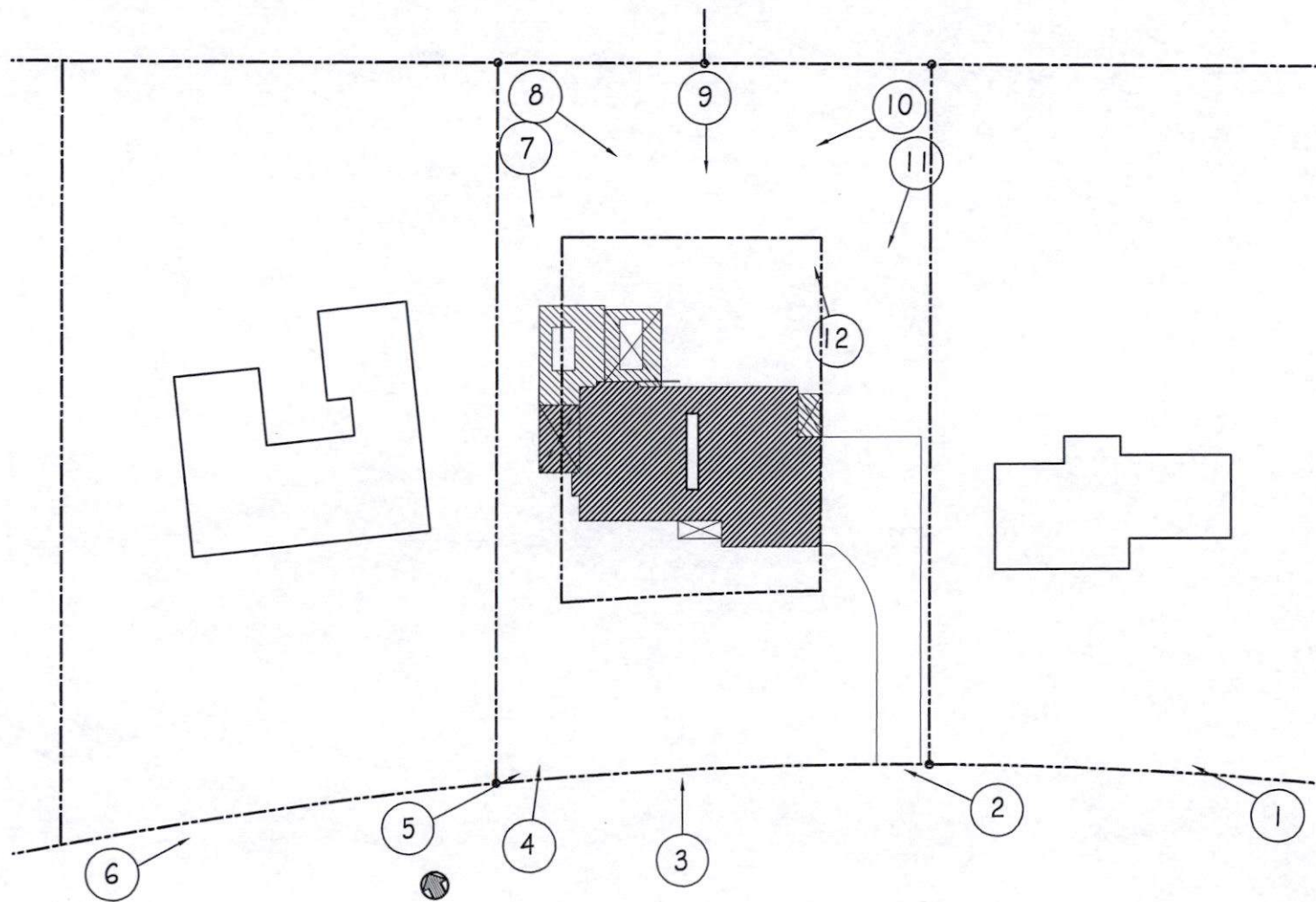
JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ADMINISTRATIVE VARIANCE

906 EAST WIND ROAD

PHOTO MAP



Item #0217

ADMINISTRATIVE VARIANCE - 906 EAST WIND ROAD - PHOTOS

P1

1



2



3



4



Item #0217

ADMINISTRATIVE VARIANCE - 906 EAST WIND ROAD - PHOTOS

P2

5



6



7



8



Item #0217

ADMINISTRATIVE VARIANCE - 906 EAST WIND ROAD - PHOTOS

P3

9



10



11



12



Item #0217



My Neighborhood Map

Item #0217

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

Printed 3/7/2016

906 East Wind Road



Publication Date: 3/14/2016



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



0 12.525 50 75 100 Feet

1 inch = 50 feet

Item #0217

Real Property Data Search (w4)

Guide to searching the database

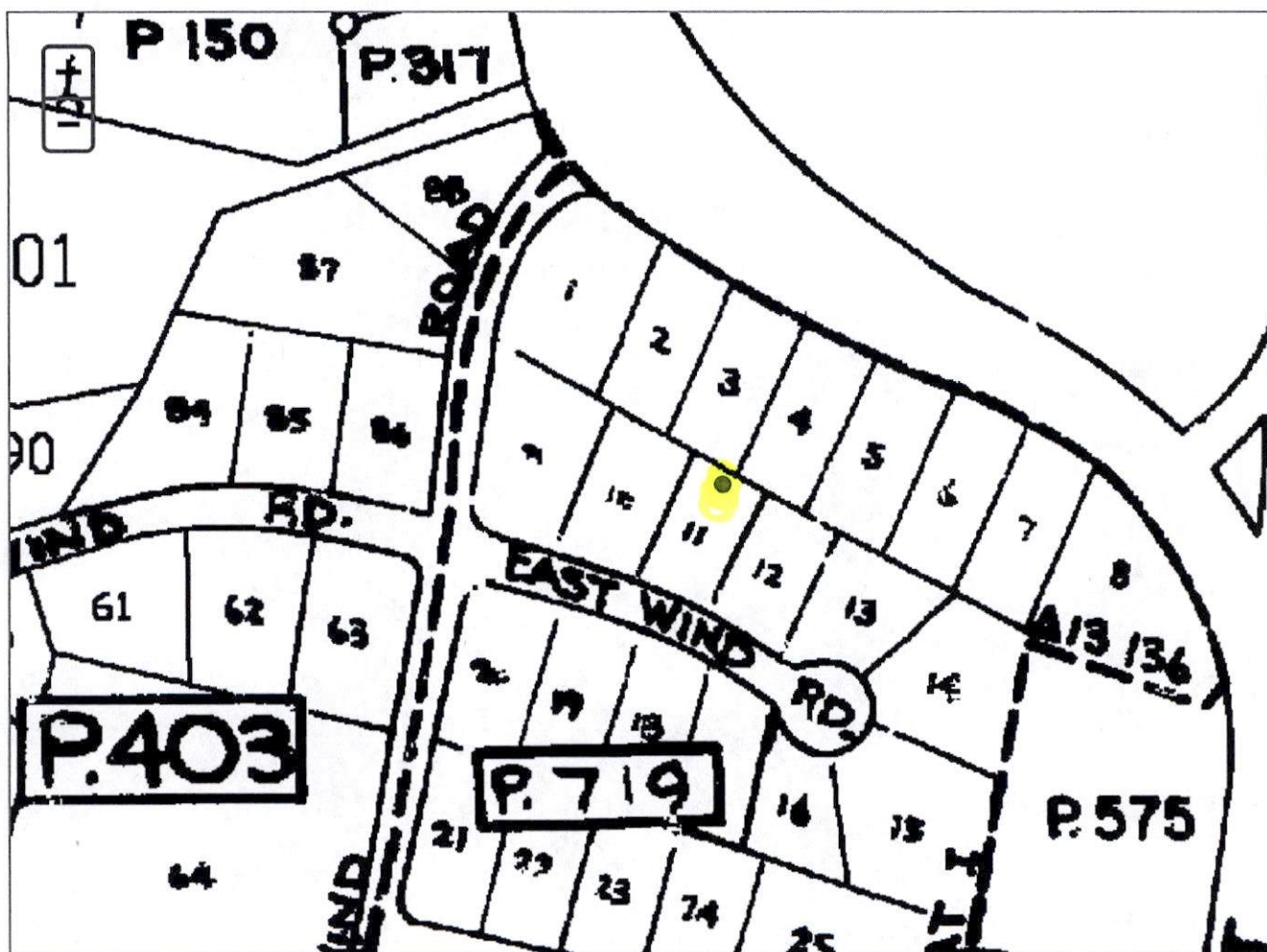
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0916003130			
Owner Information					
Owner Name:		MELNICK MATTHEW MELNICK KATHERINE		Use: RESIDENTIAL Principal Residence: YES	
Mailing Address:		906 EAST WIND RD BALTIMORE MD 21204-6705		Deed Reference: /36226/ 00375	
Location & Structure Information					
Premises Address:		906 EAST WIND RD 0-0000		Legal Description: FOUR WINDS	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0069	0011	0719		0000	11 2014
Assessment Year:		Plat No:		Plat Ref:	
2014		1		0013/0136	
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1951	2,541 SF		16,200 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1 1/2	NO	STANDARD UNIT	BRICK	2 full/ 1 half	
Value Information					
Base Value		Value As of 01/01/2014	Phase-in Assessments As of 07/01/2015 As of 07/01/2016		
Land:		303,000	303,000		
Improvements		240,400	150,200		
Total:		543,400	453,200		
Preferential Land:		0	453,200 0		
Transfer Information					
Seller: WINNING EMILY		Date: 05/27/2015		Price: \$575,000	
Type: ARMS LENGTH IMPROVED		Deed1: /36226/ 00375		Deed2:	
Seller: WILLETT J JACKSON		Date: 08/08/2013		Price: \$510,000	
Type: ARMS LENGTH IMPROVED		Deed1: /34050/ 00108		Deed2:	
Seller: PARR LOUIS H		Date: 07/11/1990		Price: \$240,000	
Type: ARMS LENGTH IMPROVED		Deed1: /08538/ 00087		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class	07/01/2015	07/01/2016	
County:		000	0.00		
State:		000	0.00		
Municipal:		000	0.00 0.00	0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					

Baltimore County

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

District: 09 Account Number: 0916003130



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>).

ZONING HEARING PLAN FOR ADMINISTRATIVE VARIANCE

ADDRESS: 906 East Wind Rd

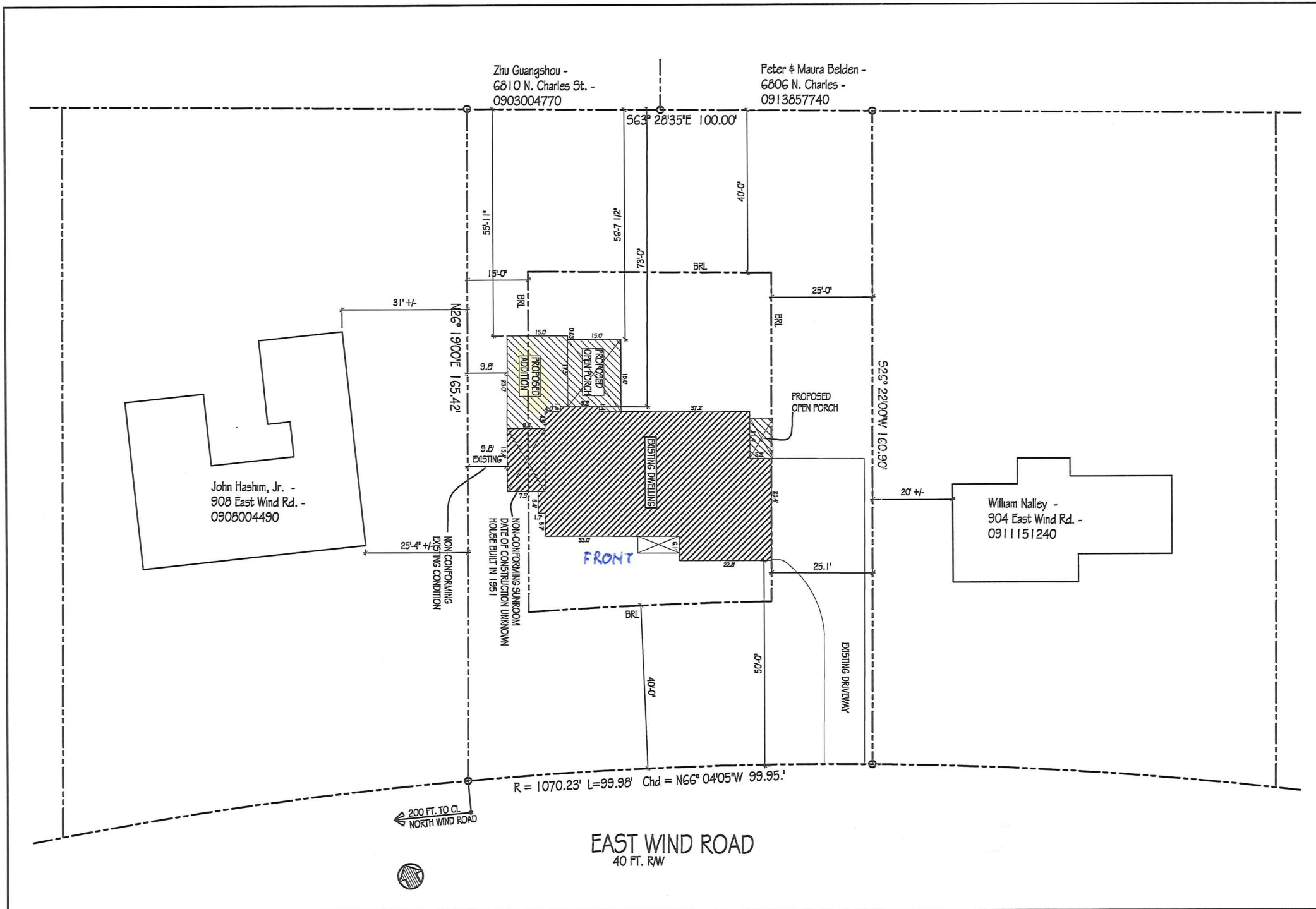
SUBDIVISION: Four Winds - Plat 1

PLAT BOOK# - 0013 FOLIO# - 0136

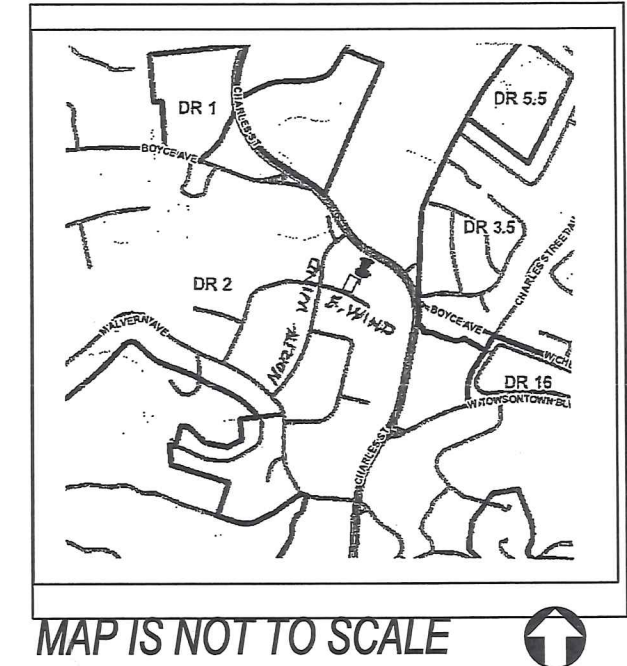
OWNER: Matthew & Katherine Melnick

LOT - 11 MAP - 0069 GRID - 0011 PARCEL - 0719

TAX NUMBER - 0916003130 DEED REF: 36226/00375



ZONING MAPS - GIS 069C2
 SITE ZONED - DR2
 ELECTION DISTRICT - 9
 COUNCIL DISTRICT - 2
 LOT AREA (Sq. Ft.) - 16,200
 HISTORIC - NO
 IN CBCA - NO
 IN FLOOD PLAIN - NO
 UTILITIES
 WATER IS PUBLIC
 SEWER IS PUBLIC
 PRIOR HEARING - NO
 VIOLATION CASE INFO - NONE

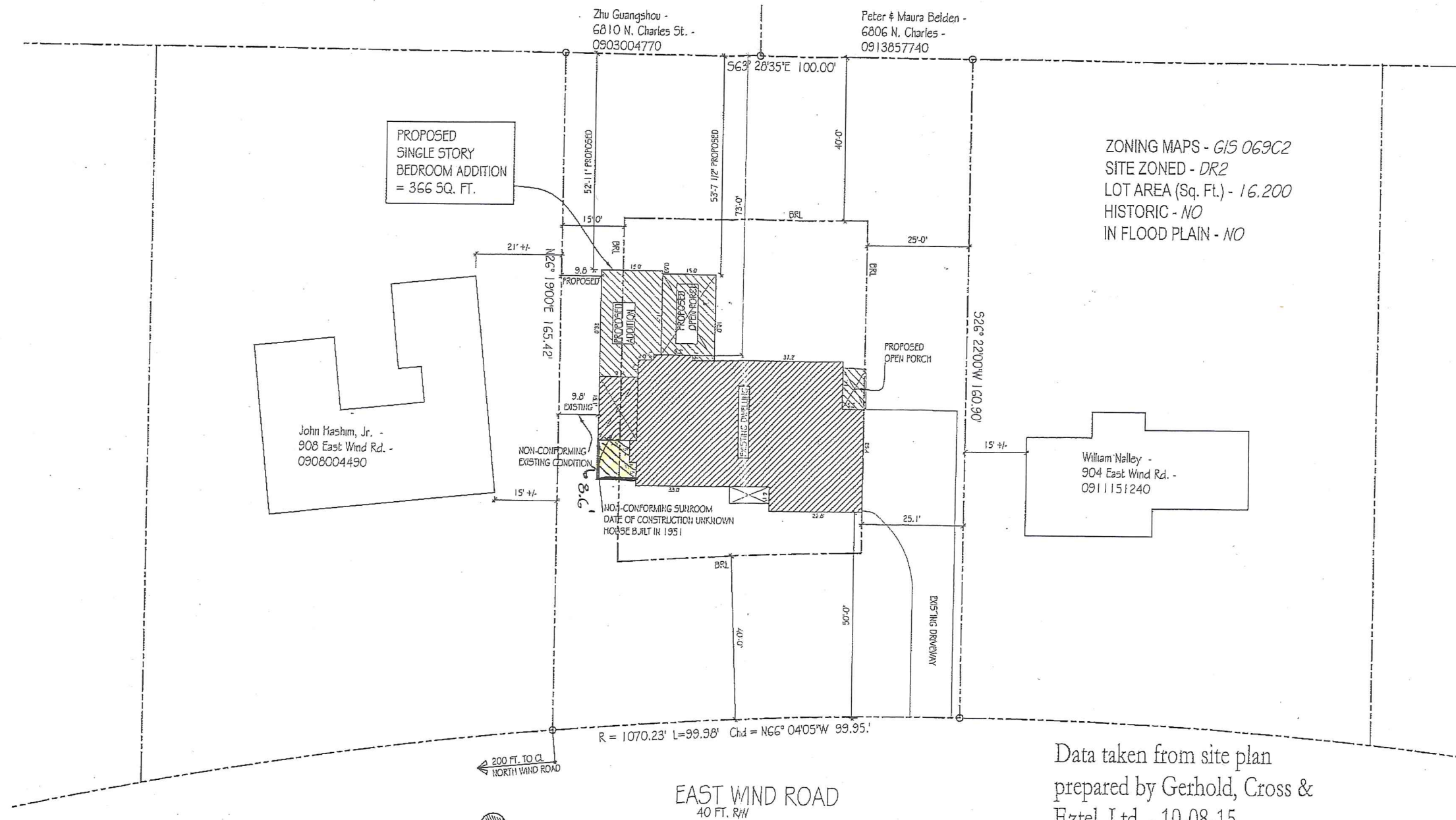


PLAN DRAWN BY - DAN BURSI; DATE - 03-04-2016

SCALE; 1" = 30'-0"

#2016-0217-A R.D.

Pet. Exh. 1



PERMIT PLAT
SP1 SCALE: 1" = 30'

PROPOSED ADDITION FOR THE MELNICK FAMILY

ADDRESS: 906 East Wind Rd

OWNER: Matthew & Katherine Melnick

SUBDIVISION: Four Winds - Plat 1

LOT - 11

MAP - 0069 GRID - 0011 PARCEL - 0719

PLAT BOOK# - 0013 FOLIO# - 0136

TAX NUMBER - 0916003130

DEED REF: 36226/00375

RATCLIFFE
ARCHITECTS

THE MELNICK RESIDENCE ADDITION
906 EAST WIND ROAD
BALTIMORE, MD 21204

DATE:
04-18-16

SCALE:
AS NOTED

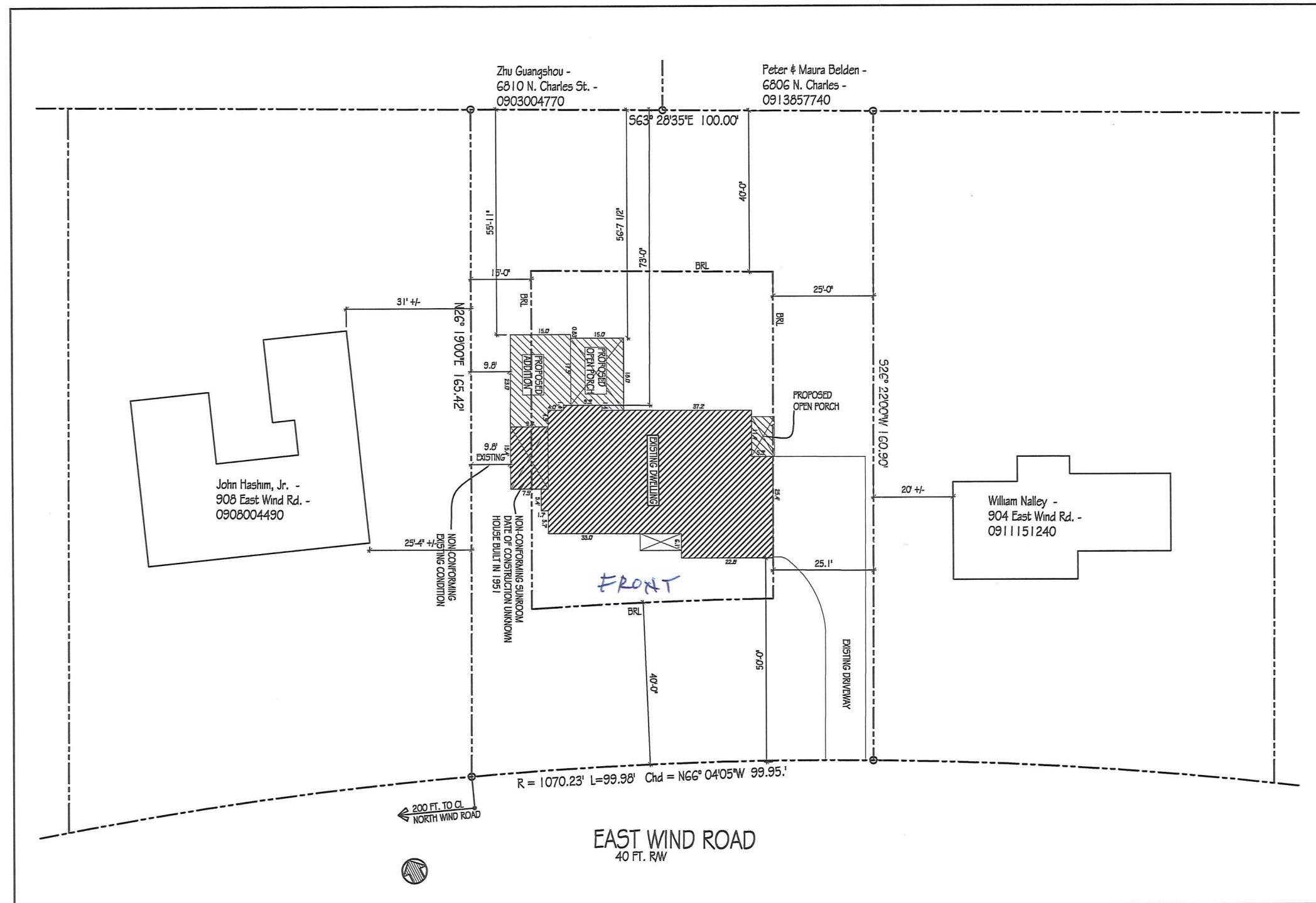
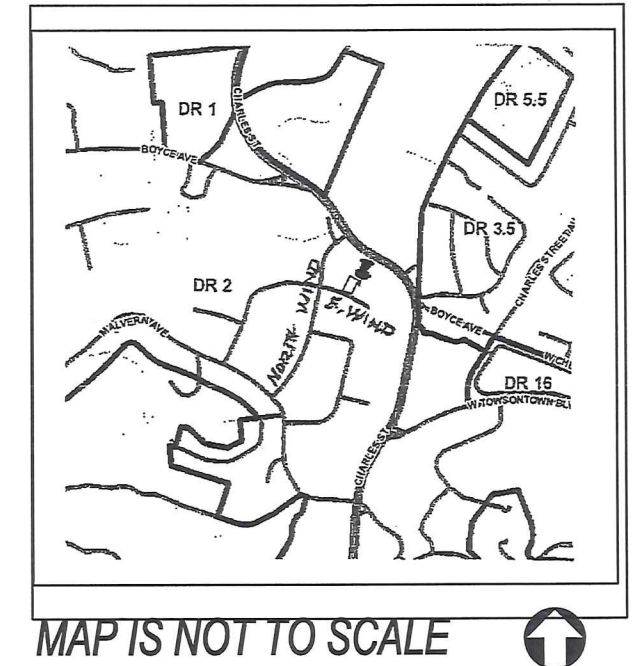
SP1

10404 Stevenson Road • Stevenson, Maryland 21153
410-484-7010 • Fax 410-484-3819 • peter@ratcliffarchitects.com

ZONING HEARING PLAN FOR ADMINISTRATIVE VARIANCE

ADDRESS: 906 East Wind Rd
 SUBDIVISION: Four Winds - Plat 1
 PLAT BOOK# - 0013 FOLIO # - 0136

OWNER: Matthew & Katherine Melnick
 LOT - 11 MAP - 0069 GRID - 0011 PARCEL - 0719
 TAX NUMBER - 0916003130 DEED REF: 36226/00375



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#2016-0217-A

R.D.D