

M E M O R A N D U M

DATE: June 1, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0235-A -- Appeal Period Expired

The appeal period for the above-referenced case expired on May 31, 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	*	BEFORE THE
(20 Gyro Drive)		
15 th Election District	*	OFFICE OF ADMINISTRATIVE
6 th Council District		
Roy Krause & Diana Brodowsky-Krause	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2016-0235-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, Roy Krause & Diana Brodowsky-Krause ("Petitioners"). The Petitioners are requesting Variance relief from § 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) [1956 approved development standard and regulations], to permit a proposed addition onto the rear of the existing dwelling with side yard setbacks of 4 ft. and 7 ft. 3 in. in lieu of the required 8 ft. and 20 ft. and with a rear setback of 21 ft. in lieu of the required 30 ft. respectively. 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 April 10, 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

ORDER RECEIVED FOR FILING

Date 4-28-16

Rv

DJ

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 28th day of **April, 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.) [1956 approved development standard and regulations], to permit a proposed addition onto the rear of the existing dwelling with side yard setbacks of 4 ft. and 7 ft. 3 in. in lieu of the required 8 ft. and 20 ft. and with a rear setback of 21 ft. in lieu of the required 30 ft. respectively, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 4-28-16

2

Bv [initials]



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 20 GYRO DRIVE, MIDDLE RIVER, MD 21220 Currently zoned DR 5.5
 Deed Reference 36179 / 00270 10 Digit Tax Account # 1503472740
 Owner(s) Printed Name(s) ROY KRAUSE, DIANA BRODOWSKY

(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) 1B02.3.B of BCZR (1956 approved development standard and regulations) to permit a proposed addition onto the rear of the existing dwelling with side yard setbacks of 4' and 7'3" in lieu of the required 8' and 20' feet, and, with a rear setback of 21' in lieu of the required 30 feet respectively.

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):

ROY KRAUSE 1 DIANA BRODOWSKY
 Name #1 – Type or Print Name #2 – Type or Print
Roy Krause 1 Diana Brodowsky
 Signature #1 Signature #2
20 GYRO DR. MIDDLE RIVER MD
 Mailing Address City State
21220 1 410-805-7114 1 NA
 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:

ANDREAS GALANIS
 Name – Type or Print
[Signature]
 Signature
311 HAVDCHILL RD. JOPPA MD
 Mailing Address City State
21085 1 410-541-7278 1 anav80@gmail.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 15 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 2016-0235-A Filing Date 3/29/16 Estimated Posting Date 4/10/16 Reviewer AT

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: 20 GYRD DRIVE, BALTIMORE, MD. 21220
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)

LARGE PERCENTAGE OF HOMES IN THIS DEVELOPMENT
ARE BUILT ON A 45° DIAGONAL TO THE PROPERTY LINES.
WE ARE ASKING FOR A VARIANCE ON SIDEYARD SETBACKS FOR
THE CORNERS OF OUR PROPOSED ADDITION.

THERE ARE MANY HOMES IN THIS NEIGHBORHOOD THAT
HAVE RECEIVED VARIANCES FOR THIS SAME REASON.

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

Roy Kenneth Krause
Signature of Owner (Affiant)

Roy Kenneth Krause
Name- Print or Type

Diana Brodowsky
Signature of Owner (Affiant)

Diana Brodowsky
Name- Print or Type

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

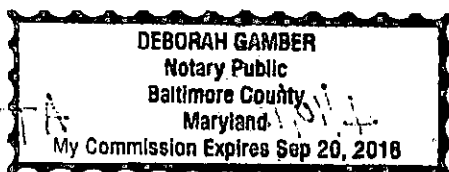
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of March, 2016, before me, a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Roy Kenneth Krause & Diana Brodowsky

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

AS WITNESS my hand and Notaries Seal



Deborah Gamber
Notary Public

9/20/2018
My Commission Expires

A-2550-0105

REV. 5/8/2014



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 20 GYRO DRIVE, MIDDLE RIVER, MD 21220 Currently zoned DR 5.5
 Deed Reference 36179 1 00278 10 Digit Tax Account # 1503472740
 Owner(s) Printed Name(s) ROY KRAUSE, DIANA BRODOWSKY

(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) 1B02.3.B of BCZR (1956 approved development standard and regulations) to permit a proposed addition onto the rear of the existing dwelling with side yard setbacks of 4' and 7'3" in lieu of the required 8' and 20' feet, and, with a rear setback of 21' in lieu of the required 30 feet respectively.

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):

ROY KRAUSE 1 DIANA BRODOWSKY
 Name #1 – Type or Print Name #2 – Type or Print
ROY KRAUSE 1 DIANA BRODOWSKY
 Signature #1 Signature #2
20 GYRO DR. MIDDLE RIVER MD
 Mailing Address City State
21220 1 410-805-7174 1 N/A
 Zip Code Telephone # Email Address

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

Name- Type or Print
 Signature
 Mailing Address City State
 Date 4-28-16
 Zip Code Telephone # Email Address

Representative to be contacted:

ANDREAS GALANIS
 Name – Type or Print
[Signature]
 Signature
311 HAVDCHILL RD. JOPPA MD
 Mailing Address City State
21085 1 410-591-7278 1 ANAV805@YAHOO.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 28 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 2016-0235-A Filing Date 3/29/16 Estimated Posting Date 4/10/16 Reviewer AT

Rev 5/8/2014

4/25/16

Affidavit in Support of Administrative Variance

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

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

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Print or Type Address of property City State Zip Code

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

LARGE PERCENTAGE OF HOMES IN THIS DEVELOPMENT
ARE BUILT ON A 45° DIAGONAL TO THE PROPERTY LINES.
WE ARE ASKING FOR A VARIANCE ON SIDEYARD SETBACKS FOR
THE CORNERS OF OUR PROPOSED ADDITION.

THERE ARE MANY HOMES IN THIS NEIGHBORHOOD THAT
HAVE RECEIVED VARIANCES FOR THIS SAME REASON.

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

Roy Kenneth Krause
Signature of Owner (Affiant)

Roy Kenneth Krause
Name- Print or Type

Diana Brodowsky
Signature of Owner (Affiant)

Diana Brodowsky
Name- Print or Type

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

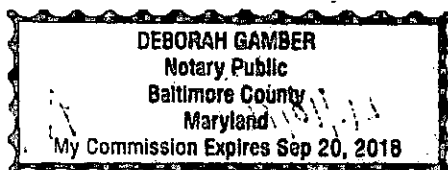
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of March 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Roy Kenneth Krause & Diana Brodowsky

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

AS WITNESS my hand and Notaries Seal



Deborah Gamber
Notary Public

9/20/2018
My Commission Expires

A-2850-2102

Affidavit in Support of Administrative Variance

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

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

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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)

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ARE BUILT ON A 45° DIAGONAL TO THE PROPERTY LINES.
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THE CORNERS OF OUR PROPOSED ADDITION.

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

Roy Kenneth Krause
Signature of Owner (Affiant)

Roy Kenneth Krause
Name- Print or Type

Diana Brodowsky
Signature of Owner (Affiant)

Diana Brodowsky
Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of March, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Roy Kenneth Krause & Diana Brodowsky

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

AS WITNESS my hand and Notaries Seal



Deborah Gamber
Notary Public

9/20/2018
My Commission Expires



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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 Deed Reference 36179 1 00278 10 Digit Tax Account # 1503472740
 Owner(s) Printed Name(s) DIANA BRODOWSKY, ROY KRAUSE

(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:

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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):

ROY KRAUSE 1 DIANA BRODOWSKY
 Name #1 – Type or Print Name #2 – Type or Print
Roy Krause 1 Diana Brodowsky
 Signature #1 Signature #2
20 GYRO DR. MIDDLE RIVER MD
 Mailing Address City State
21220 1 410-805-7174 1 N/A
 Zip Code Telephone # Email Address

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

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

Representative to be contacted:

ANDREAS GALANIS
 Name – Type or Print
[Signature]
 Signature
311 HAVDCHILL RD. JOPPA MD
 Mailing Address City State
21085 1 410-591-7278 1 anav805@yahoo.com
 Zip Code Telephone # Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER

2016-0235-A

Filing Date

3/29/16

Estimated Posting Date

4/10/16

Reviewer

AT

Rev 5/8/2014

4/25/16

ZONING PROPERTY DESCRIPTION FOR 20 GYRO DRIVE

Beginning at a point on the West side of Gyro Drive which is 40' wide at the distance of 535' South of the centerline of Fuselage Avenue which is 50' wide. Being Lot # 250, Section #2 in the subdivision of Victory Villa as recorded in Baltimore County Plat Book #22, Folio #^{0112 AG}~~0097~~, containing 5500 square feet. Located in the 15th Election District and 6th Council District.

2016-0235-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0235 -A Address 20 Gyro Drive

Contact Person: Aaron Tsui Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 03/29/2016 Posting Date: 4/10/16 Closing Date: 04/25/16

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- 0235 -A Address 20 Gyro Drive

Petitioner's Name Roy Krause Telephone 410-805-7174

Posting Date: 4/10/16 Closing Date: 04/25/16

Wording for Sign: To Permit a proposed addition onto the rear of the existing dwelling with side yard setbacks of 4' and 7'3" in lieu of the required 8' and 20' feet, and, with a rear setback of 21' in lieu of the required 30 feet respectively.

Revised 3/01/16

CERTIFICATE OF POSTING

2016-0235-A

RE: Case No.: _____

Petitioner/Developer: _____

Roy Krause

April 25, 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: _____

20 Gyro Drive

April 10, 2016

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



Sincerely,

April 10, 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)

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

April 26, 2016

Roy Krause & Diana Brodowsky
20 Gyro Drive
Middle River MD 21220

RE: Case Number: 2016-0235 A, Address: 20 Gyro Drive

Dear Mr. Krause & Ms. Brodowsky:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 29, 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
Andreas Galanis, 311 Haverhill Road, Joppa MD 21085

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



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

Date: 4/4/16

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2016-0235-A

*Administrative Variance
Roy Krause & Diane Brodowski
20 Gyro Drive*

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

Inter-Office Correspondence



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: April 5, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0235-A
Address 20 Gyro Drive
(Krause & Brodowsky Property)

Zoning Advisory Committee Meeting of April 11, 2016.

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

Reviewer: Steve Ford

Date: 04-05-2016

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

APR 05 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: April 5, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0235-A
Address 20 Gyro Drive
(Krause & Brodowsky Property)

Zoning Advisory Committee Meeting of April 11, 2016.

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

Reviewer: Steve Ford

Date: 04-05-2016

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>4-5</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>4-4</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	<u>16 days</u> Date: <u>4-10-16</u> by <u>Black</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

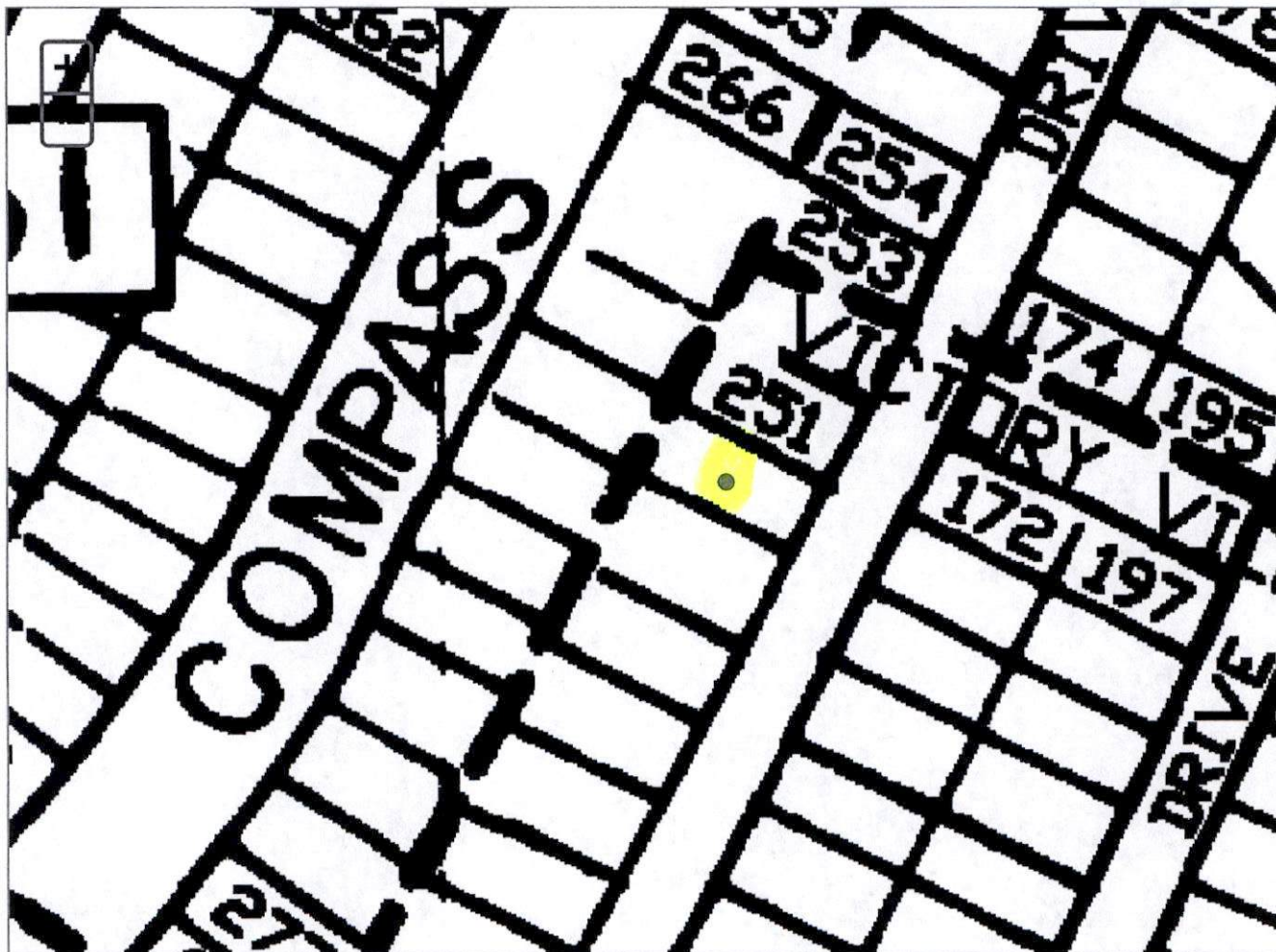
Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1503472740			
Owner Information					
Owner Name:		KRAUSE ROY BRODOWSKY-KRAUSE DIANA		Use: Principal Residence: RESIDENTIAL YES	
Mailing Address:		20 GYRO DR BALTIMORE MD 21220-4519		Deed Reference: /36179/ 00278	
Location & Structure Information					
Premises Address:		20 GYRO DR BALTIMORE 21220-4519		Legal Description: 20 GYRO DR VICTORY VILLA	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0090	0010	0582		0000	2
Block:	Lot:	Assessment Year:	Plat No:	D	
	250	2015	Plat Ref:	0022/0112	
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1942	856 SF		5,500 SF	04	
Stories	Basement	Type	Exterior SIDING	Full/Half Bath	Garage
1	NO	STANDARD UNIT		1 full	
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		53,500	53,500		
Improvements		45,100	52,200		
Total:		98,600	105,700	100,967	103,333
Preferential Land:		0			0
Transfer Information					
Seller: KRAUSE ROY		Date: 05/14/2015		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /36179/ 00278		Deed2:	
Seller: PEARSON DANIELLE		Date: 04/02/2009		Price: \$145,000	
Type: ARMS LENGTH IMPROVED		Deed1: /27877/ 00140		Deed2:	
Seller: COOPER BEULAH D		Date: 01/13/2004		Price: \$88,900	
Type: NON-ARMS LENGTH OTHER		Deed1: /19435/ 00595		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 01/10/2012					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **15** Account Number: **1503472740**

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.

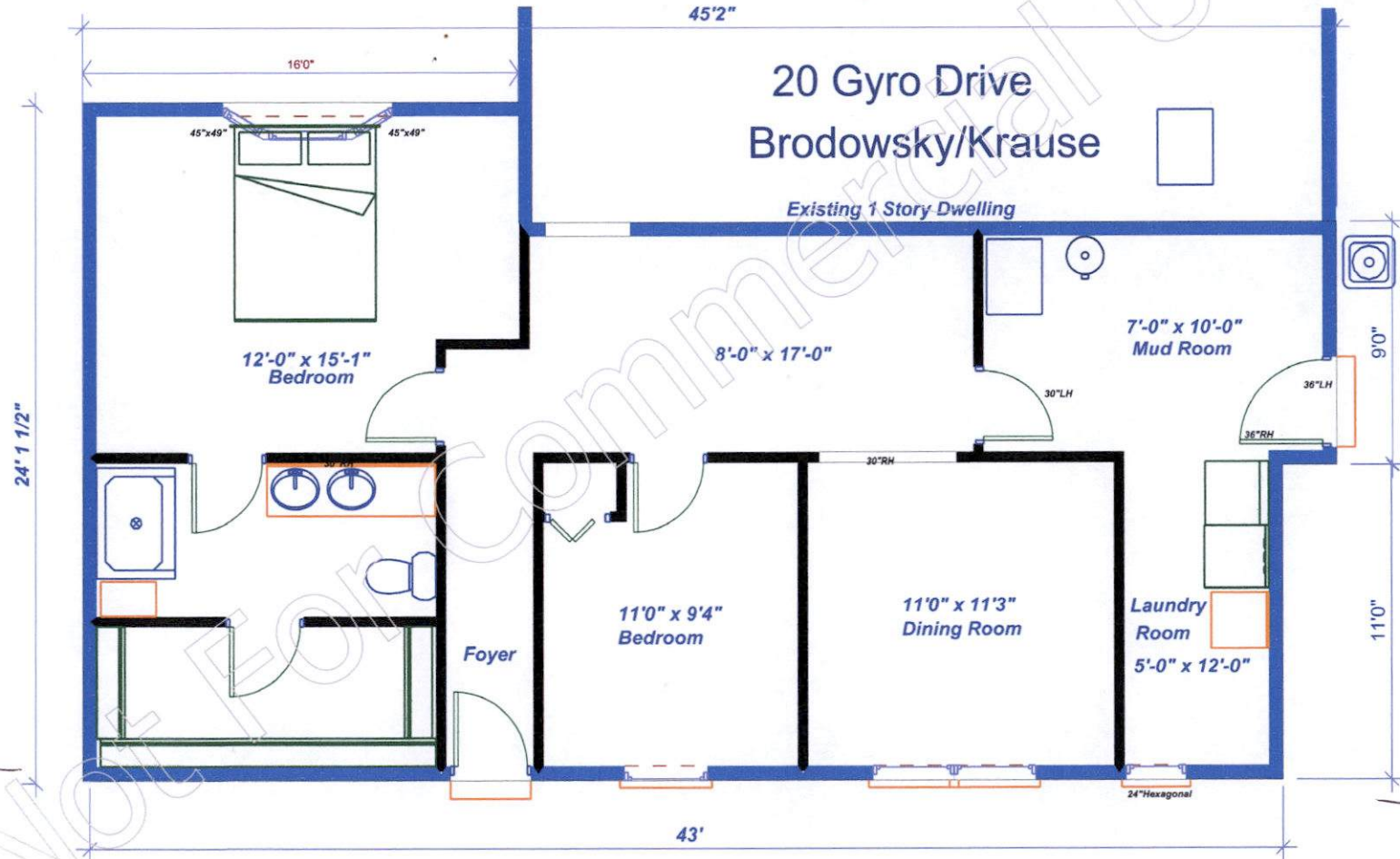
If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

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>).

EXISTING
House

Front
↑



Floor Plan

2016-0235-A

5/1/24

750.5

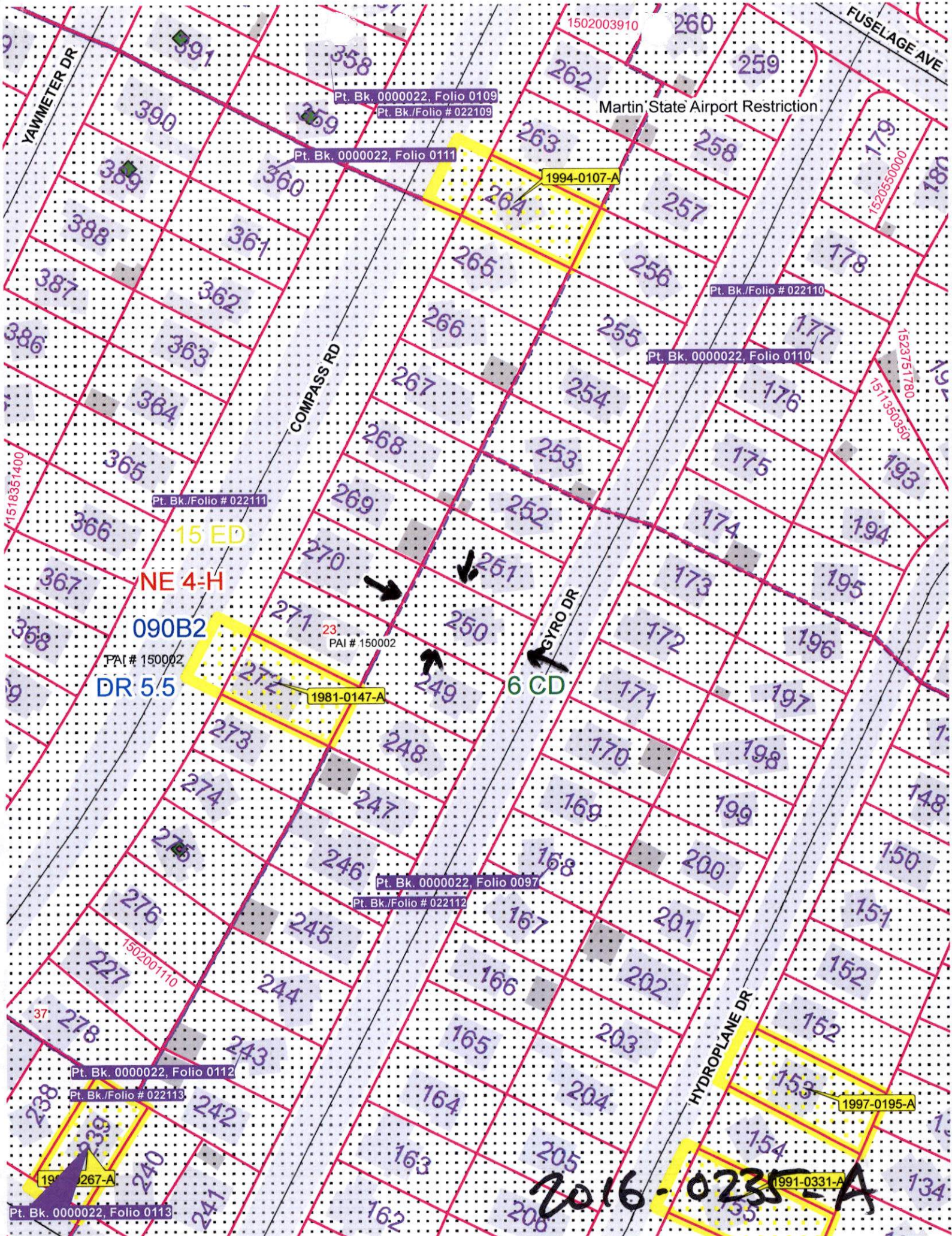
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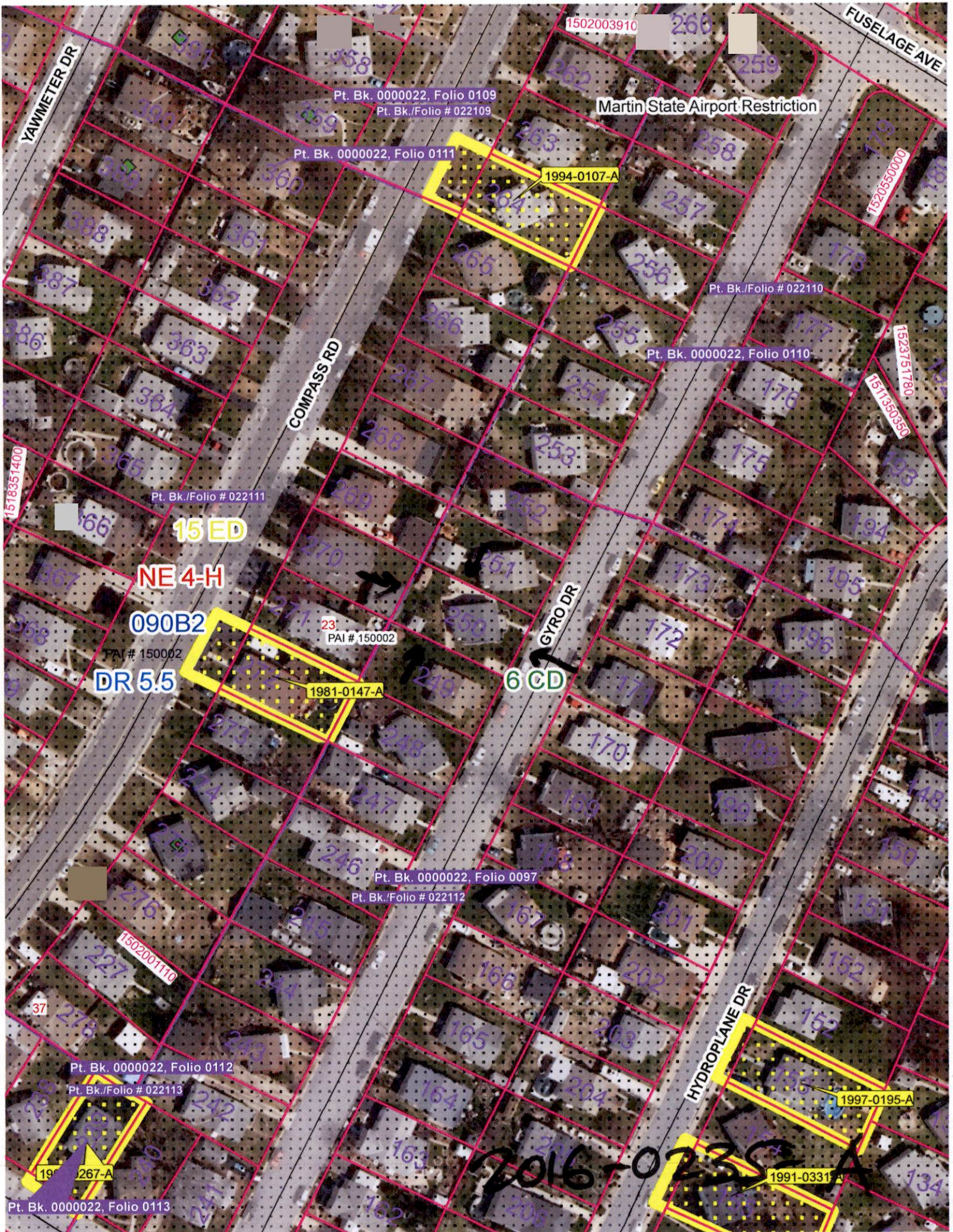
Page 11.

1000

9.15.12

100





YAWMETER DR

FUSELAGE AVE

Pt. Bk. 0000022, Folio 0109
Pt. Bk./Folio # 022109

Martin State Airport Restriction

Pt. Bk. 0000022, Folio 0111

1994-0107-A

Pt. Bk./Folio # 022110

Pt. Bk. 0000022, Folio 0110

Pt. Bk./Folio # 022111

15 ED

NE 4-H

090B2

PAI # 150002

DR 5.5

23
PAI # 150002

1981-0147-A

6 CD

Pt. Bk. 0000022, Folio 0097

Pt. Bk./Folio # 022112

Pt. Bk. 0000022, Folio 0112

Pt. Bk./Folio # 022113

1997-0195-A

1991-0331-A

Pt. Bk. 0000022, Folio 0113

2016-0235-A

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 - 15 Account Number - 1503472740					
Owner Information					
Owner Name:		KRAUSE ROY BRODOWSKY-KRAUSE DIANA		Use: Principal Residence: RESIDENTIAL YES	
Mailing Address:		20 GYRO DR BALTIMORE MD 21220-4519		Deed Reference: /36179/ 00278	
Location & Structure Information					
Premises Address:		20 GYRO DR BALTIMORE 21220-4519		Legal Description: 20 GYRO DR VICTORY VILLA	
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Property Land Area		County Use			
5,500 SF		04			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	NO	STANDARD UNIT	SIDING	1 full	
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2015		07/01/2015	
		53,500		103,333	
Land:		53,500			
Improvements		52,200			
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Type: NON-ARMS LENGTH OTHER		Deed1: /36179/ 00278		Deed2:	
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Type: ARMS LENGTH IMPROVED		Deed1: /27877/ 00140		Deed2:	
Seller: COOPER BEULAH D		Date: 01/13/2004		Price: \$88,900	
Type: NON-ARMS LENGTH OTHER		Deed1: /19435/ 00595		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	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 01/10/2012					

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.

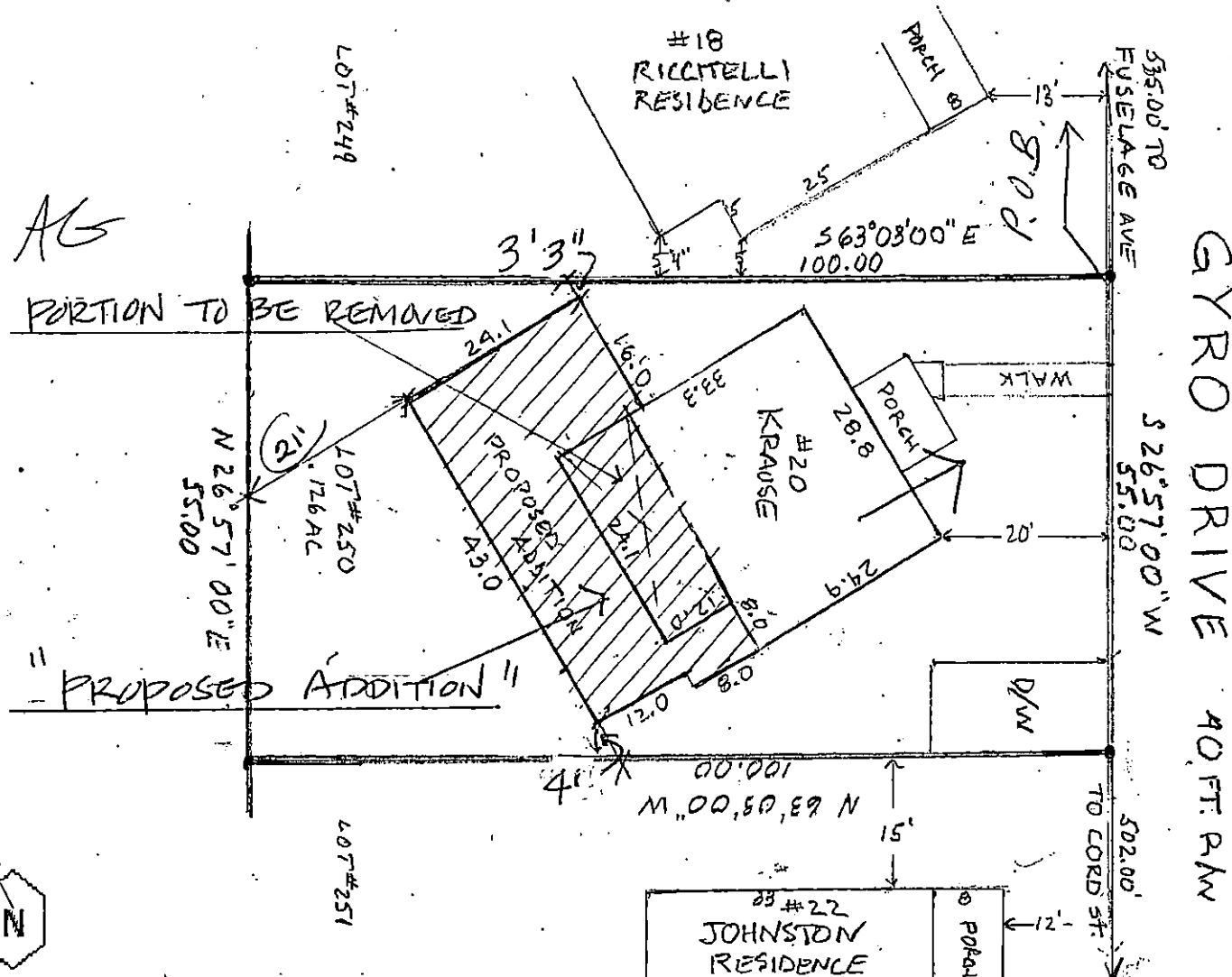
2016-0235-A

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

ADDRESS 20 GYRO DRIVE OWNER(S) NAME(S) KRAUSE / BROADOWSKI

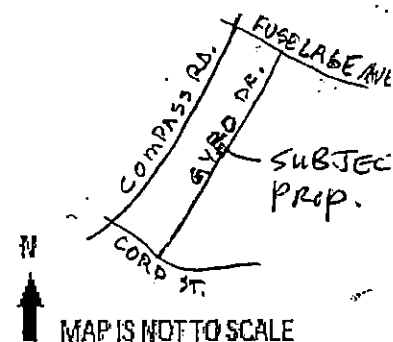
SUBDIVISION NAME VICTORY VILLA LOT # 250 BLOCK # _____ SECTION # 2

PLAT BOOK # 22 FOLIO # 0112 10 DIGIT TAX # 1503472740 DEED REF. # 36179 / 00278



PLAN DRAWN BY A. GALANIS DATE 3-8-16 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



ZONING MAP# 09032

SITE ZONED DR 5.5

ELECTION DISTRICT 15LD

COUNCIL DISTRICT 6CD

LOT AREA ACREAGE 0.126

OR SQUARE FEET 5500

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

NO

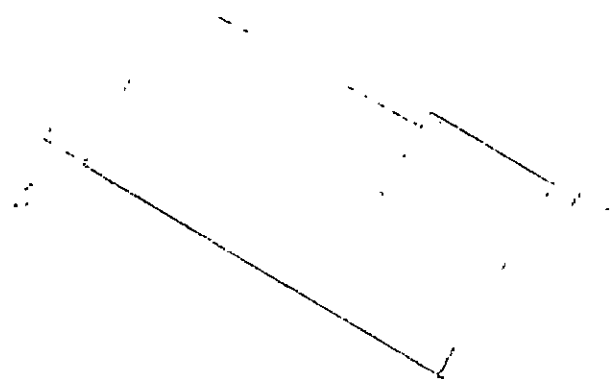
VIOLATION CASE INFO:

NO

2016-0235-A

12. 4. 1

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M
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11
11



11