

M E M O R A N D U M

DATE: January 6, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0128-A- Appeal Period Expired

The appeal period for the above-referenced case expired on January 5, 2017. 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
(4807 Ruby Avenue)		
13 th Election District	*	OFFICE OF ADMINISTRATIVE
1 st Council District		
Ronald Wayne and Natalie A. Patek	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2017-0128-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, Ronald Wayne and Natalie A. Patek ("Petitioners"). The Petitioners are requesting Variance relief from §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed replacement detached accessory structure (storage shed) with a height of 20 ft. and occupy the rear yard area at 55% in lieu of the maximum allowed height of 15 ft. and occupy no more than 40%. 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 November 10, 2016, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 12-2-16
By [Signature]

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, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to the replacement detached accessory structure (storage shed), I will impose conditions that the storage shed shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

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 2nd day of **December, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking Variance relief from §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed replacement detached accessory structure (storage shed) with a height of 20 ft. and occupy the rear yard area at 55% in lieu of the maximum allowed height of 15 ft. and occupy no more than 40%, be and are hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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.

ORDER RECEIVED FOR FILING

Date 12-2-16

By [Signature]

- Petitioners or subsequent owners shall not convert the storage shed into a dwelling unit or apartment. The storage shed shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
- The storage shed shall not be used for commercial purposes.

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 12-2-16

By kw



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 4807 RUBY AVE Currently zoned DR 5.5
Deed Reference 14981 1 00376 10 Digit Tax Account # 1 3 1 3 2 0 1 1 1 1
Owner(s) Printed Name(s) NATALIE A. PATEK AND RONALD WAYNE PATEK

(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) §400.1. and §400.3

Sections 400.1 and 400.3 – to permit a proposed replacement detached accessory structure (storage shed) with a height of 20 feet and occupy the rear yard area at 55% in lieu of the maximum allowed height of 15 feet and occupy no more than 40%.

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):

RONALD WAYNE PATEK /
Name #1 – Type or Print Name #2 – Type or Print
Rd Wayne Patek /
Signature #1 Signature #2
4807 RUBY AVE HALETHORPE MD
Mailing Address City State
21227 / (443)829-7928 / jandkservices@hotmail.com
Zip Code Telephone # Email Address

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

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

Representative to be contacted:

SAME
Name – Type or Print
Signature
Mailing Address City State
Zip Code Telephone # Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2017-0128-A Filing Date 11/3/16 Estimated Posting Date 11/13/16 Reviewer RJ

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: 4807 RUBY AVE HALETHORPE MD 21227
Print or Type Address of property City State Zip Code

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

1. Our home is a small house with very limited storage space and extra storage is very much needed. With the new shed we will have the extra space created in the loft area where we'll be able to store many of our belongings such as seasonal decorations, camping gear and boxes of important mementos.
2. A larger shed will give us enough space to safely store all our outside furniture, tools, recycling bins and trash cans from strong winds and snow storms.
3. The new shed will be replacing an existing old and smaller shed. The current old wooden structure has beginning to show signs of decay and deterioration and we believe it important to be replaced with a sound and updated structure. The new shed will not only provide a stronger and safer building but also providing the so much needed needed extra storage space we need.

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

Ronald Wayne Patek
Signature of Owner (Affiant)

Ronald Wayne Patek
Name- Print or Type

Signature of Owner (Affiant)

Name- Print or Type

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

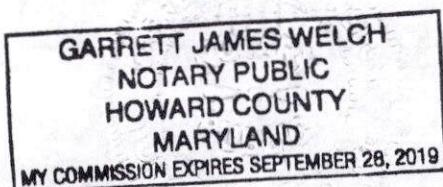
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2 day of November, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Ronald Wayne Patek

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

AS WITNESS my hand and Notaries Seal



[Signature]
Notary Public
09/28/2019
My Commission Expires

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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3. The new shed will be replacing an existing old and smaller shed. The current old wooden structure has beginning to show signs of decay and deterioration and we believe it important to be replaced with a sound and updated structure. The new shed will not only provide a stronger and safer building but also providing the so much needed extra storage space we need.

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

Rd Wayne Patek
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Ronald Wayne Patek
Name- Print or Type

Name- Print or Type

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

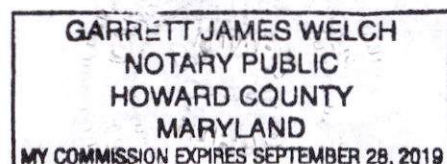
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2 day of November, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Ronald Wayne Patek

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

AS WITNESS my hand and Notaries Seal



Garrett James Welch
Notary Public
09/28/2019
My Commission Expires



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING
To be filed with the Department of Permits, Approvals and Inspections

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

Address 4807 RUBY AVE Currently zoned DR 5.5
Deed Reference 14-981 / 00376 10 Digit Tax Account # 1 3 1 3 2 0 1 1 1 1
Owner(s) Printed Name(s) NATALIE A. PATEK AND RONALD WAYNE PATEK

(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) §400.1. and §400.3

Sections 400.1 and 400.3 – to permit a proposed replacement detached accessory structure (storage shed) with a height of 20 feet and occupy the rear yard area at 55% in lieu of the maximum allowed height of 15 feet and occupy no more than 40%.

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):

RONALD WAYNE PATEK /
Name #1 – Type or Print Name #2 – Type or Print
Rd Wy Patek /
Signature #1 Signature #2
4807 RUBY AVE HALETHORPE MD
Mailing Address City State
21227 / (443)829-7928 / jandkservices@hotmail.com
Zip Code Telephone # Email Address

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

Name- Type or Print
Signature
Mailing Address City State
Date 12-2-16
Zip Code Telephone # Email Address

Representative to be contacted:

SAME
Name – Type or Print
Signature
Mailing Address City State
Zip Code Telephone # Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2017-0128-A Filing Date 11 / 3 / 16 Estimated Posting Date 11 / 13 / 16 Reviewer [Signature]

Zoning Description For

4807 Ruby Ave

Part A:

Beginning at a point on the **South** side of **Ruby Ave**, which is **50** feet wide at a distance of **140** feet **West** of the centerline of the nearest improved intersecting street **Superior Ave** which is **40** feet wide.

Part B:

*Being Lot **#20**, Block **----**, Section **#-----**, in the subdivision **Superior Heights** as recorded in Baltimore County **Plat Book # 0007, Folio # 120**, containing **9360 SF**. Located in the **13th** Election District and **1st** Council District.

Item #0128

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

November 13, 2016

Re:
Zoning Case No. 2017-0128-A
Petitioner: Wayne Patek
Closing date: November 28, 2016

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

Attention: 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 **4807 Ruby Avenue**.

The sign was posted on **November 10, 2016**.

Sincerely,



Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2017-0128-A

4807 Ruby Avenue

REQUEST: 1) TO PERMIT A PROPOSED REPLACEMENT DETACHED ACCESSORY STRUCTURE (STORAGE SHED) WITH A HEIGHT OF 20 FEET AND OCCUPY THE REAR YARD AREA AT 55% IN LIEU OF THE MAXIMUM ALLOWED HEIGHT OF 15 FEET AND OCCUPY NO MORE THAN 40%.

PUBLIC HEARING?

PURSUANT TO SECTION 26-127(b)(1) BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN THE ZONING OFFICE BEFORE NOVEMBER 28, 2016.

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W. CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0128 -A Address 4807 Ruby Avenue
Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 11/3/16 Posting Date: 11/13/16 Closing Date: 11/28/16

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 2017- 0128 -A Address 4807 Ruby Ave
Petitioner's Name N + R Patek Telephone 443 829 7928
Posting Date: 11/13/16 Closing Date: 11/28/16
Wording for Sign: To Permit a proposed replacement detached accessory structure (storage shed) with a height of 20 feet and occupy the rear yard area at 55% in lieu of the maximum allowed height of 15 feet and occupy no more than 40%

Revised 7/3/16

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/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:

Case Number: 2017-0128-A

Property Address: 4807 RUBY AVE, BALTIMORE MD 21227

Property Description: Lot No.20 as shown on a Plat of Superior Heights, which Plat is recorded among the Plat Records of Baltimore County Plat Book #0007, Folio #120.

Legal Owners (Petitioners): Ronald Wayne Patek

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Ronald Wayne Patek

Company/Firm (if applicable): _____

Address: 4807 Ruby Ave, Halethorpe MD 21227

Telephone Number: (443)829-7928

Revised 7/9/2015

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

NO. 145736

Date: 11/13/16

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$ 75.00

Total: \$ 75.00

Rec From:

For:

Zoning hearing - case # 2017-0128-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
11/03/2016 11/03/2016 10:28:08 1
REG W501 WALKIN LTR
XRECEIPT # 669867 11/03/2016 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 145736
Recpt Tot \$75.00
\$75.00 CR \$0.00 CA
Baltimore County, Maryland

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

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

November 29, 2016

Ronald Wayne Patek
4807 Ruby Avenue
Halethorpe MD 21227

RE: Case Number: 2017-0128 A, Address: 4807 Ruby Avenue

Dear Mr. Patek:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 3, 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

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

RECEIVED

NOV 14 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: November 14, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0128-A
Address 4807 Ruby Avenue
(Patek Property)

Zoning Advisory Committee Meeting of November 14, 2016

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

Reviewer: Steve FordDate: 11-14-2016

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



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

Date: 11/9/16

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. 2017-0128-A.

*Administrative Variance
Ronald Wayne Patel,
4807 Ruby Avenue*

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,

Wendy Wolcott, PLA
Acting Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired 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 410-527-4690

www.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 23, 2016

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For November 14, 2016
Item No. 2017-0121, 0123, 0124, 0125, 0127 and 0128

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comment.

DAK:CEN

cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC11142016.doc

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: November 14, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0128-A
Address 4807 Ruby Avenue
(Patek Property)

Zoning Advisory Committee Meeting of November 14, 2016

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

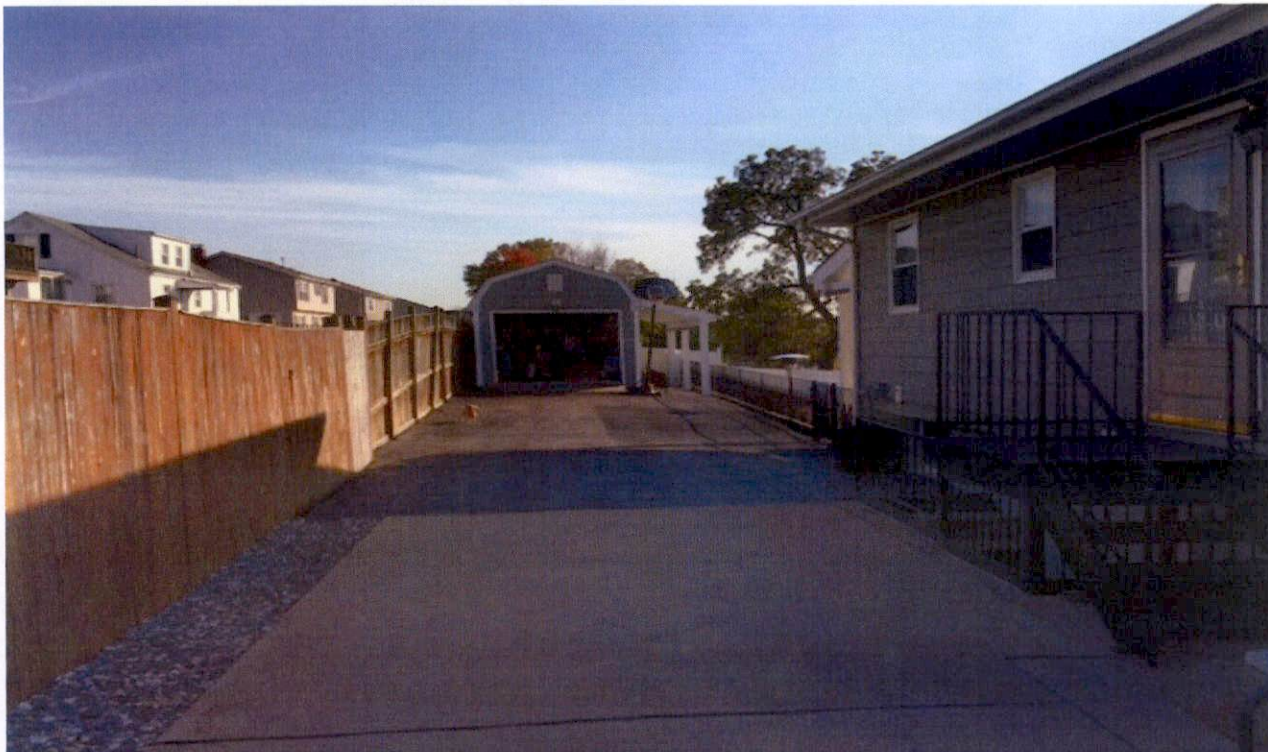
Reviewer: Steve Ford

Date: 11-14-2016

PICTURES OF 4807 RUBY AVE

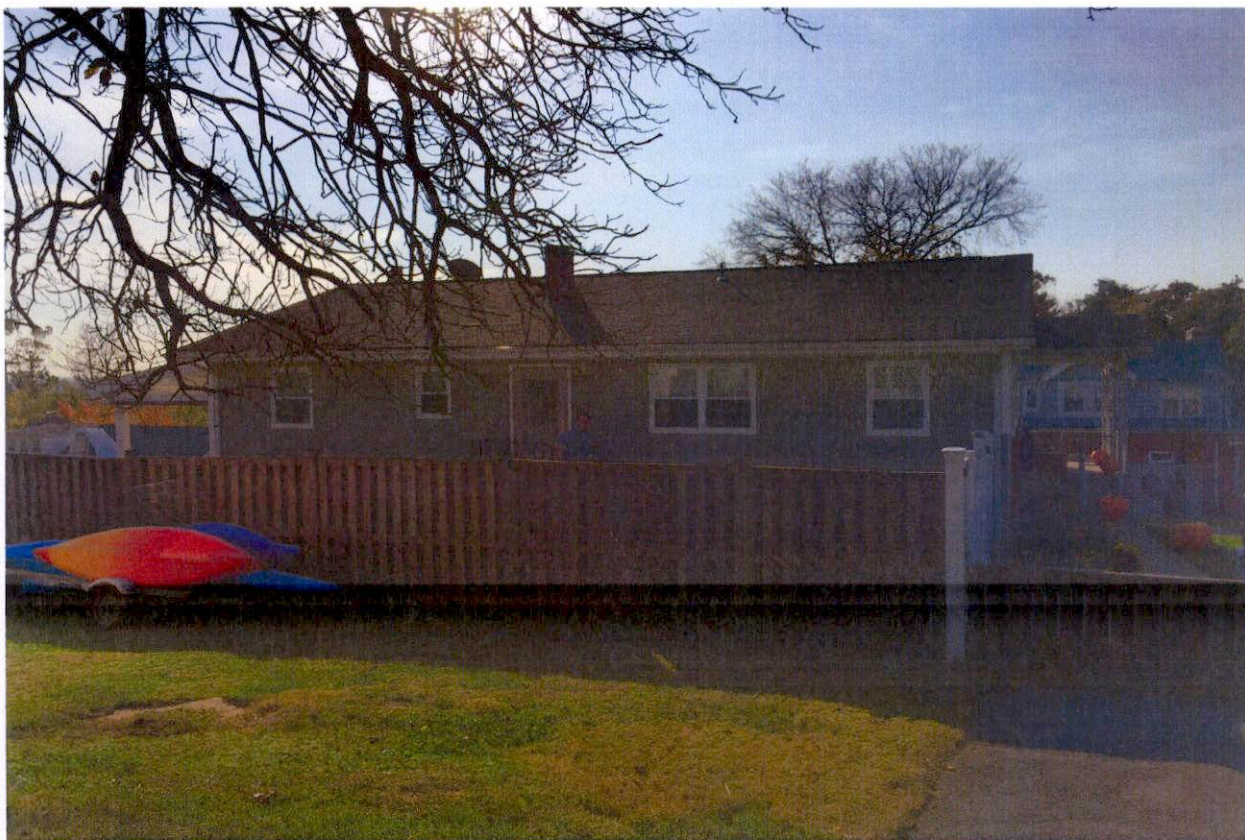


Picture #1 – Front of the house



Picture #2 – Existing shed (located at the left rear corner of the lot)

Item #0128

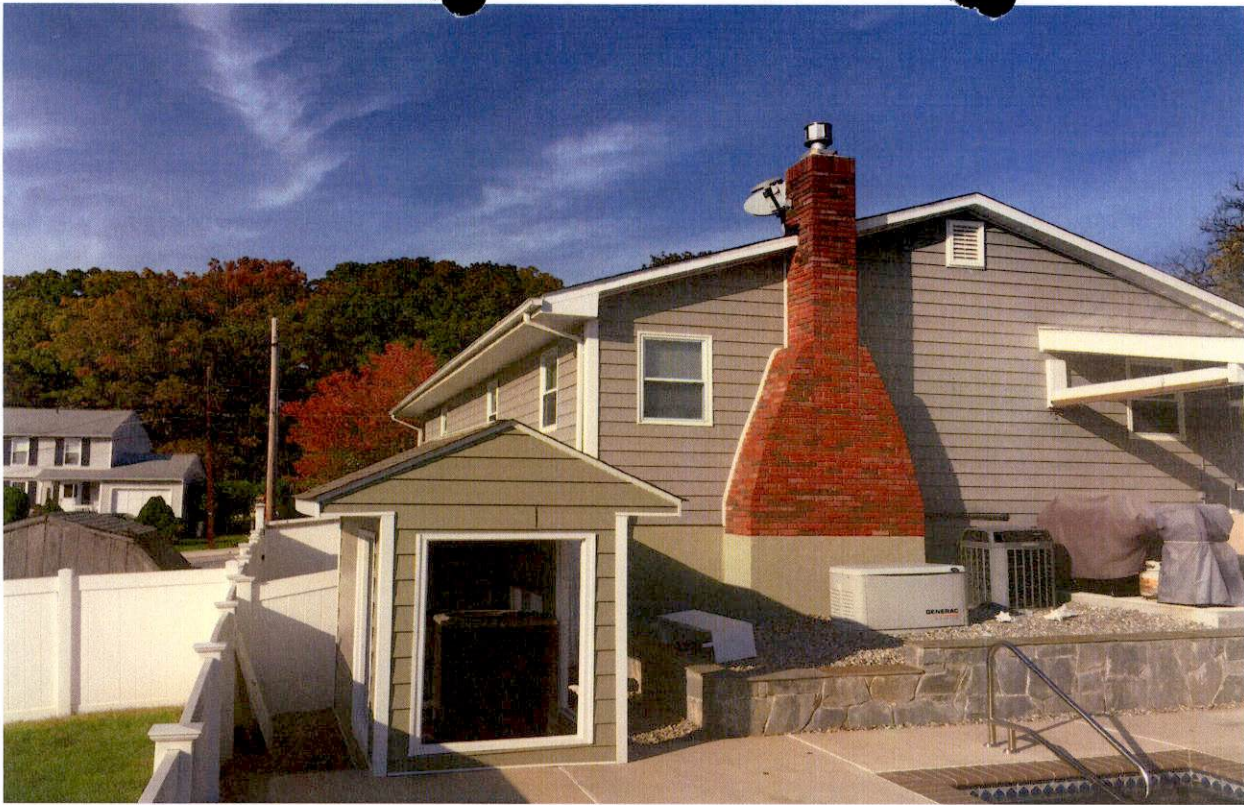


Picture #3 – Left Side view of the house from taken from neighbor's property



Picture #4 – Right side view of the house taken from right neighbor's front property.

Item #0128



Picture #5 – Back of the house (showing patio furniture and accessories)



Picture #6 – Existing shed (closer picture showing neighboring houses in the background)

Item #0128

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>11-23</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>11-14</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>11-9</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>11-10-18</u> by <u>Dook</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

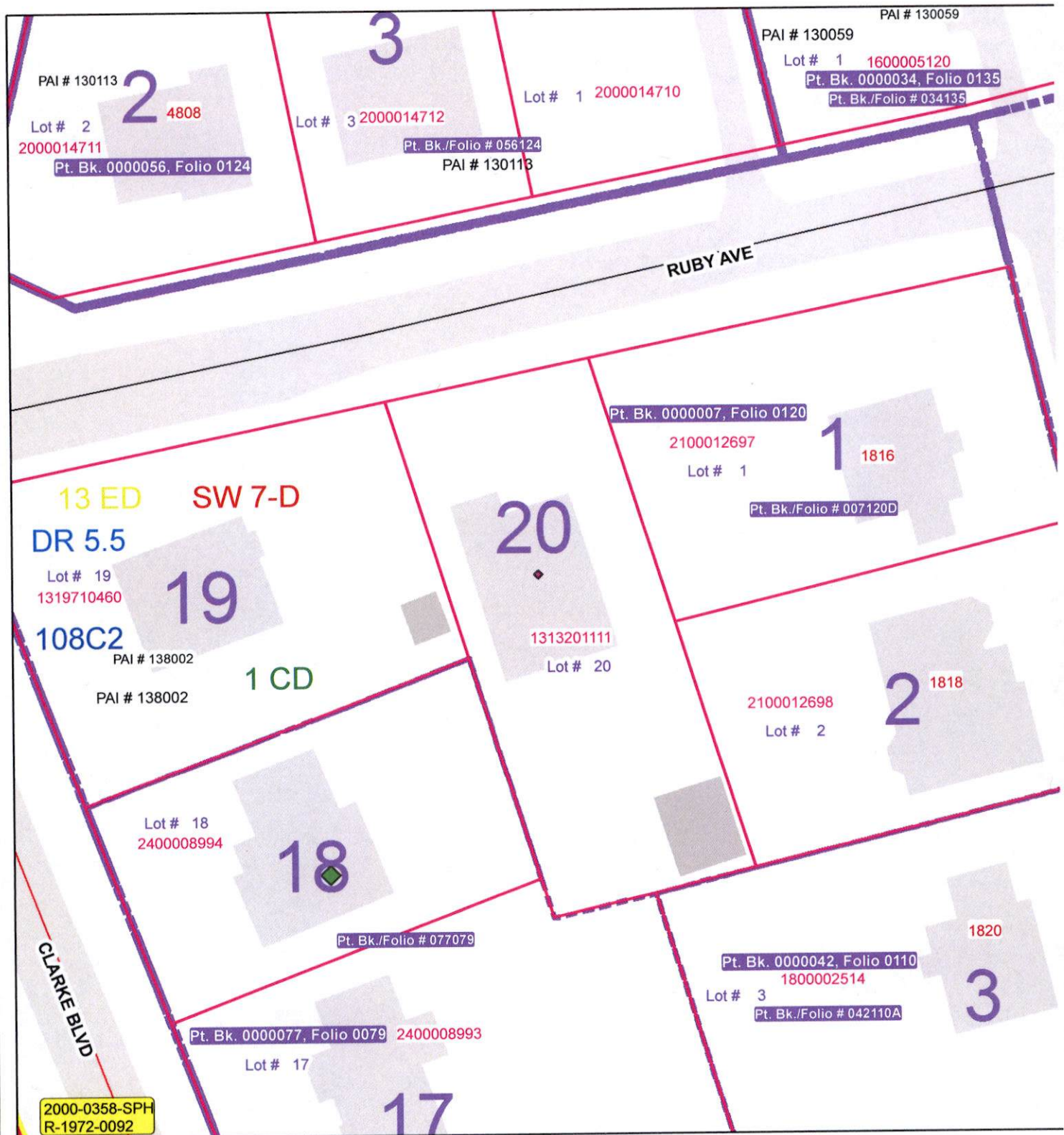
Comments, if any: _____

Real Property Data Search **Guide to searching the database**

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 13 Account Number - 1313201111			
Owner Information					
Owner Name:		PATEK NATALIE A PATEK RONALD WAYNE		Use:	RESIDENTIAL
Mailing Address:		4807 RUBY AV BALTIMORE MD 21227-4919		Principal Residence:	YES
				Deed Reference:	/14981/ 00376
Location & Structure Information					
Premises Address:		4807 RUBY AVE 0-0000		Legal Description: 4807 RUBY AVE SUPERIOR HEIGHTS	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0108	0017	0692		0000	20 2016 0007/0120
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area	Property Land Area	County Use
1977	1,500 SF		500 SF	9,360 SF	04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	YES	STANDARD UNIT	SIDING	1 full/ 1 half	
Value Information					
		Base Value	Value As of 01/01/2016	Phase-in Assessments As of 07/01/2016 As of 07/01/2017	
Land:		65,300	65,300		
Improvements		163,300	174,300		
Total:		228,600	239,600	232,267	235,933
Preferential Land:		0			0
Transfer Information					
Seller: MOJSILOV MILENKO R		Date: 02/14/2001		Price: \$120,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /14981/ 00376		Deed2:	
Seller: MOJSILOV MILENKO R		Date: 11/02/1983		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /06616/ 00655		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2016		07/01/2017	
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 10/30/2012					

4807 Ruby Avenue



Publication Date: 11/2/2016



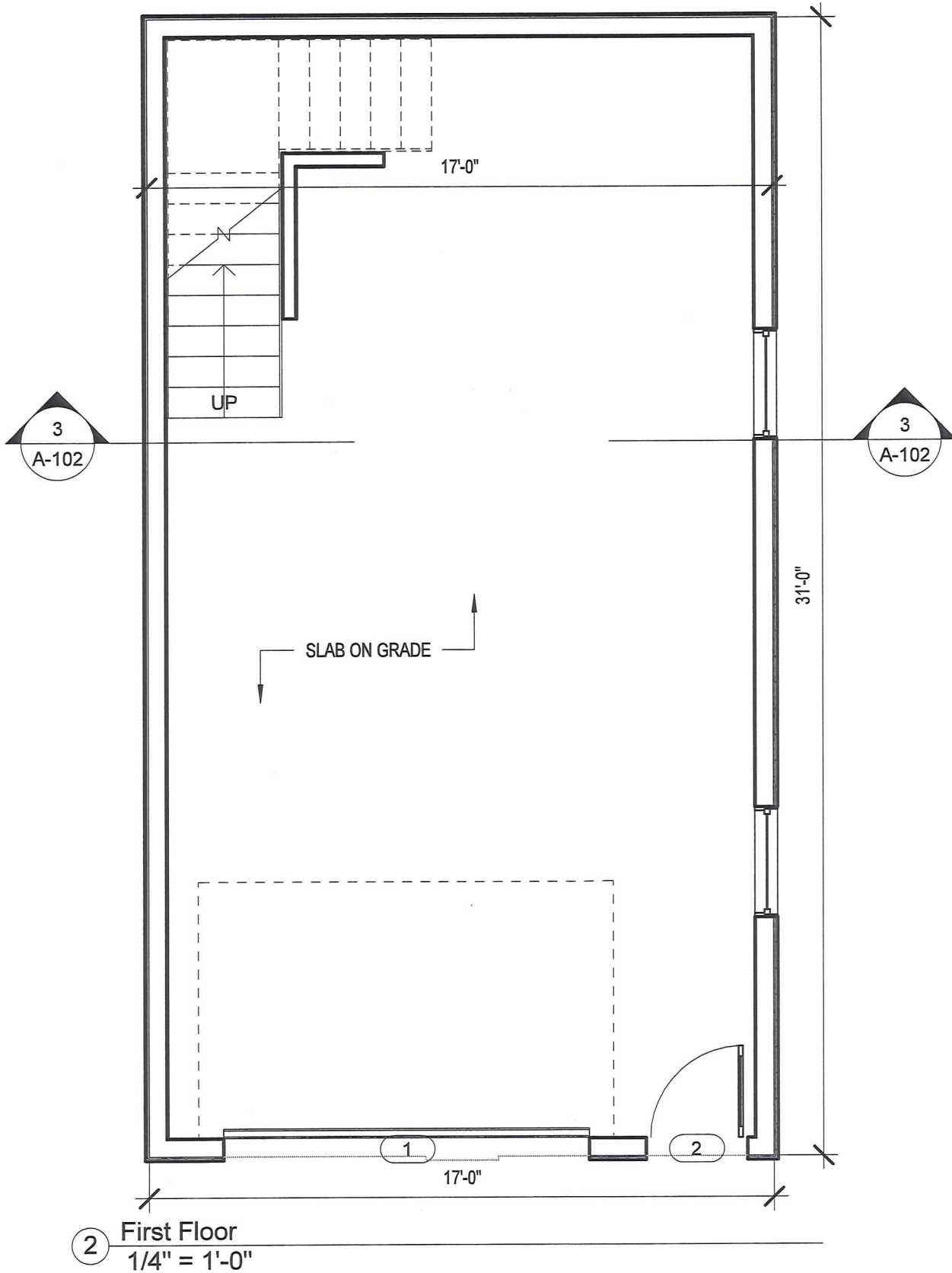
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 10 20 40 60 80 Feet

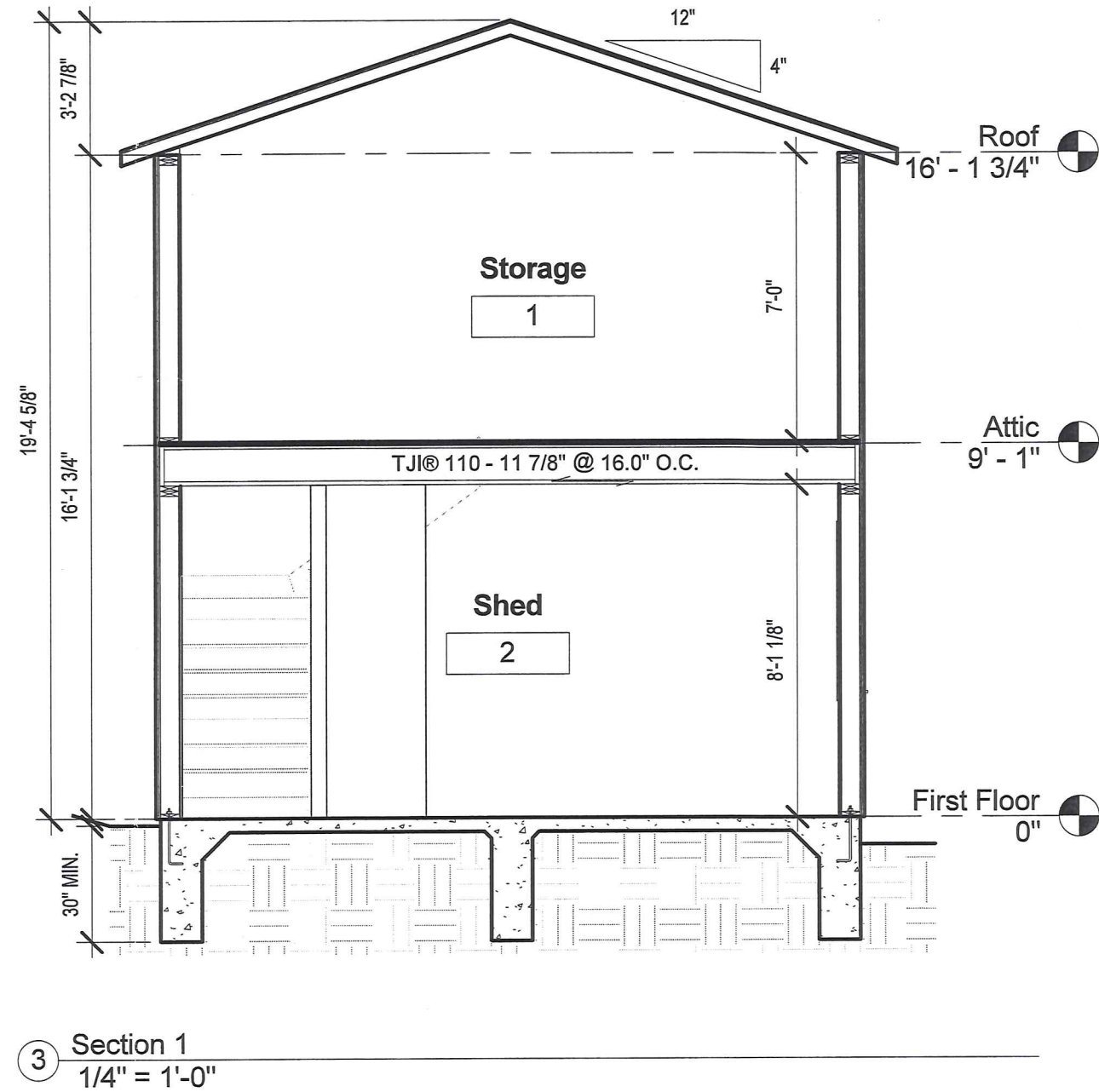
1 inch = 40 feet

Item # 0128



SCOPE OF WORK:

- 1 DEMO EXISTING SHED AND DISPOSE OF MATERIAL
- 2 BUILD NEW SHED IN THE SAME LOCATION AS OLD WITH NEW SLAB ON GRADE AS SHOWN ON PLAN.



CONSULTANTS:

Revision Schedule	Description	Date
Number		

PROJECT:
Ronald Wayne Patek
4807 Ruby Ave
Halethorpe, MD
21227-4919

10/31/2016

DRAWN BY: Anilton R.

Shed Plan

A-102

SCALE: As indicated

Item #0128

11/1/2016 3:17:24 PM

DATE: 10/28/2016 SCALE: 1" = 20'-0"