

MEMORANDUM

DATE: March 21, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0150- A – Appeal Period Expired

The appeal period for the above-referenced case expired on March 20, 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 *
(4501 Linden Avenue)
13th Election District *
1st Council District *
Ronald Joseph Galitsky, Jr. *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2017-0150-A

* * * * *

AMENDED
OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owner of the property, Ronald Joseph Galitsky, Jr. ("Petitioner"). The Petitioner is requesting Variance relief pursuant to § 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed garage (accessory structure) with height of 22 ft. in lieu of the maximum height of 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's 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 received from any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on December 18, 2016, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (B.C.C.). 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

ORDER RECEIVED FOR FILING

Date 2-16-17

By kw

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 § 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 Petitioner.

Although the Department of Planning did not make any recommendations related to the proposed garage's height and usage, I will impose conditions that the garage 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 16th day of **February, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a detached accessory structure (garage) to have a height of 22 ft. in lieu of the maximum allowed height of 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his 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, Petitioner would be required to return the subject property to its original condition.
2. Petitioner or subsequent owners shall not convert the garage into a dwelling unit or apartment. The garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

ORDER RECEIVED FOR FILING

Date 2-16-17

2

By 102

3. The garage 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 2-16-17

By aw

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
(4501 Linden Avenue) *
13th Election District * OFFICE OF ADMINISTRATIVE
1st Council District * HEARINGS FOR
Ronald Joseph Galitsky, Jr. *
Petitioner * BALTIMORE COUNTY
* CASE NO. 2017-0150-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owner of the property, Ronald Joseph Galitsky, Jr. ("Petitioner"). The Petitioner is requesting Variance relief pursuant to § 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed garage (accessory structure) with height of 22 ft. in lieu of the maximum height of 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's 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 received from any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on December 18, 2016, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (B.C.C.). 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

ORDER RECEIVED FOR FILING

Date 1-11-17

By RSW

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 § 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 Petitioner.

Although the Department of Planning did not make any recommendations related to the proposed garage's height and usage, I will impose conditions that the garage 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 11th day of **January, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a detached accessory structure (garage) to have a height of 20 ft. in lieu of the maximum allowed height of 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his 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, Petitioner would be required to return the subject property to its original condition.
2. Petitioner or subsequent owners shall not convert the garage into a dwelling unit or apartment. The garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

ORDER RECEIVED FOR FILING

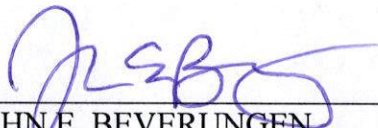
Date 1-11-17

2

By SW

3. The garage 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 1-11-17

By 



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 4501 LINDEN AVENUE, HALETHORPE, MD 21227 Currently zoned DR 5.5
Deed Reference 35159100452 10 Digit Tax Account # 1302052170
Owner(s) Printed Name(s) Ronald Joseph Galitsky Jr.

(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)

SBB Attached

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. _____ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

RONALD JOSEPH GALITSKY JR.

Name #1 – Type or Print

Name #2 – Type or Print

Ronald Joseph Galitsky Jr.

Signature #1

Signature #2

4501 LINDEN AVE, HALETHORPE - MD

Mailing Address

City

State

21227, 410-746-2517, pthfndr3@aol.com

Zip Code

Telephone #

Email Address

ORDER RECEIVED FOR FILING
1-11-16

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

Name- Type or Print

Date

Signature

BY

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name – Type or Print

Signature

SAME

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 23 day of January, 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 2017-0150-A

Filing Date 12/5/16

Estimated Posting Date 12/16/16

Reviewer ga

Rev 5/5/2016

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: 4501 LINDEN AVENUE, HALETHORPE, MARYLAND 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)

In keeping with the roofline of my house, I wish to have a matching roofline on my garage and to create greater storage space without sacrificing additional square footage of the property. This is in accordance w/ other structures within my neighborhood.

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

Ronald Joseph Galitsky Jr.
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Ronald Joseph Galitsky Jr.
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 2nd day of December, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Ronald Joseph Galitsky, Jr.

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

AS WITNESS my hand and Notaries Seal

Rose E. Whitney
Notary Public
January 31, 2017
My Commission Expires

ROSE E. WHITNEY
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires January 31, 2017

2017-0150-A

Administrative Variance: 400.3 of the BCZR

To permit a proposed garage (accessory structure) with height of 22 feet in lieu of the maximum height of 15 feet.

**ZONING PROPERTY DESCRIPTION FOR
4501 LINDEN AVENUE
HALETHORPE, MARYLAND, 21227**

BEGINNING AT A POINT ON THE SOUTH SIDE OF
LINDEN AVENUE WHICH IS 100' WIDE AT A
DISTANCE OF 25' WEST OF THE CENTERLINE OF
WOODSIDE AVENUE WHICH IS 125' WIDE.

BEING LOTS #237 & 238 IN THE SUBDIVISION OF
"HALETHORPE" AS RECORDED IN BALTIMORE COUNTY
PLAT BOOK #1, FOLIO #60, CONTAINING 12,500
SQUARE FEET. LOCATED IN THE 13TH ELECTION
DISTRICT AND 001ST COUNCIL DISTRICT.



my cabm gl 12/18/16

CERTIFICATE OF POSTING

CERTIFICATE OF POSTING

CASE NO: 2017-0150-A

PETITIONER/DEVELOPER

RONALD JOSEPH GALITSKY

DATE OF HEARING/CLOSING:

1/2/17

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

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 AT

4501 LINDEN AVENUE

THIS SIGN(S) WERE POSTED ON December 18, 2016
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 12/18/16
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0150 -A Address 4501 Linden Ave 21227

Contact Person: Gary Heuk Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 12/15/16 Posting Date: 12/18/16 Closing Date: 1/2/17

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- 0150 -A Address 4501 Linden Ave 21227

Petitioner's Name Ronald Joseph Galitsky Telephone 410-746-2517

Posting Date: 12/18/16 Closing Date: 1/2/17

Wording for Sign: To Permit a proposed garage (accessory structure)
with a height of 22 feet in lieu of the maximum
height of 15 feet.

Revised 7/6/16

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/neighbor 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: 2017-0150-A

Petitioner: RONALD JOSEPH GALITSKY JR.

Address or Location: 4501 LINDEN AVE., HALETHORPE MD 21227

PLEASE FORWARD ADVERTISING BILL TO:

Name: Ronald Joseph Galitsky Jr.

Address: 4501 LINDEN AVENUE

HALETHORPE, MD 21227

Telephone Number: 410-746-2517

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

Nº 144023

Date: 12/5/16

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
12/05/2016 12/05/2016 09:24:59 5
REG WGS WALKIN LRB
PRECEIPT # 879986 12/05/2016 DELH
Dept 5 528 ZONING VERIFICATION
CR NO. 144023

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
001	826	000		6150				75.00

Recpt Tot \$75.00
\$75.00 CR \$75.00 CA
Baltimore County, Maryland

Total: 75.00

Rec From: Ronald Joseph Galitsky Jr.

For: 4501 Linden Ave
CASE # 2017-0150-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*

January 4, 2017

Ronald Joseph Galitsky, Jr.
4501 Linden Avenue
Halethorpe MD 21227

RE: Case Number: 2017-0150 A, Address: 4501 Linden Avenue

Dear Mr. Galitsky

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on December 5, 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.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

DEC 21 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: December 21, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0150-A
Address 4501 Linden Avenue
(Galitsky Property)

Zoning Advisory Committee Meeting of **December 19, 2016.**

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

Reviewer: Steve Ford

Date: 12-21-2016

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



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

Date: 12/12/16

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. 2017-0150-A

*Administrative Variance
Ronald Joseph Galitsky Jr.
4501 Linden 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,

Richard Zeller

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

WW/RAZ

12/23/16
to ack

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: December 22, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For December 19, 2016
Item No. 2017-0134, 0147, 0149, 0150 and 0154

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\ZAC12192016.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: December 21, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0150-A
Address 4501 Linden Avenue
(Galitsky Property)

Zoning Advisory Committee Meeting of **December 19, 2016.**

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

Reviewer: Steve Ford

Date: 12-21-2016

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>12-22</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>12-21</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>12-12</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>12-18-16</u> by <u>Ogle</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

3-COPIES PROP DESCRIPTION

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 13 Account Number - 1302652170			
Owner Information					
Owner Name:		GALITSKY RONALD J J R		Use:	RESIDENTIAL
Mailing Address:		4501 LINDEN AV BALTIMORE MD 21227		Principal Residence:	YES
				Deed Reference:	/35159/00452
Location & Structure Information					
Premises Address:		4501 LINDEN AVE 0-0000		Legal Description:	LT 237,238 HALETHORPE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0108	0012	0594		0000	237 2016 0001/0060
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1924	2,076 SF		12,500 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2 1/2	YES	STANDARD UNIT	SIDING	2 full	
Value Information					
	Base Value	Value As of 01/01/2016	Phase-in Assessments As of 07/01/2016 As of 07/01/2017		
Land:	70,600	70,600			
Improvements	92,500	138,700			
Total:	163,100	209,300	178,500	193,900	
Preferential Land:	0			0	
Transfer Information					
Seller: BREIVOGEL TERESA C		Date: 08/15/2014		Price: \$243,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /35159/00452		Deed2:	
Seller:		Date:		Price: \$0	
Type:		Deed1: /01465/00524		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 02/10/2015					

2017-0150-08

ZONING PROPERTY DESCRIPTION FOR 4501 LINDEN AVE, Hialeah

Beginning at a point on the south side of Linden Avenue which is 100' wide at the distance of 25' west of the centerline of Woodlands Avenue which is 125' wide;

~~Being known & designated as lots 237 and 238, as shown on~~

~~a plat entitled "Hialeah", on per plat recorded among the~~

~~land records of Baltimore County, Maryland in Plat Book 1, Folio 60,~~

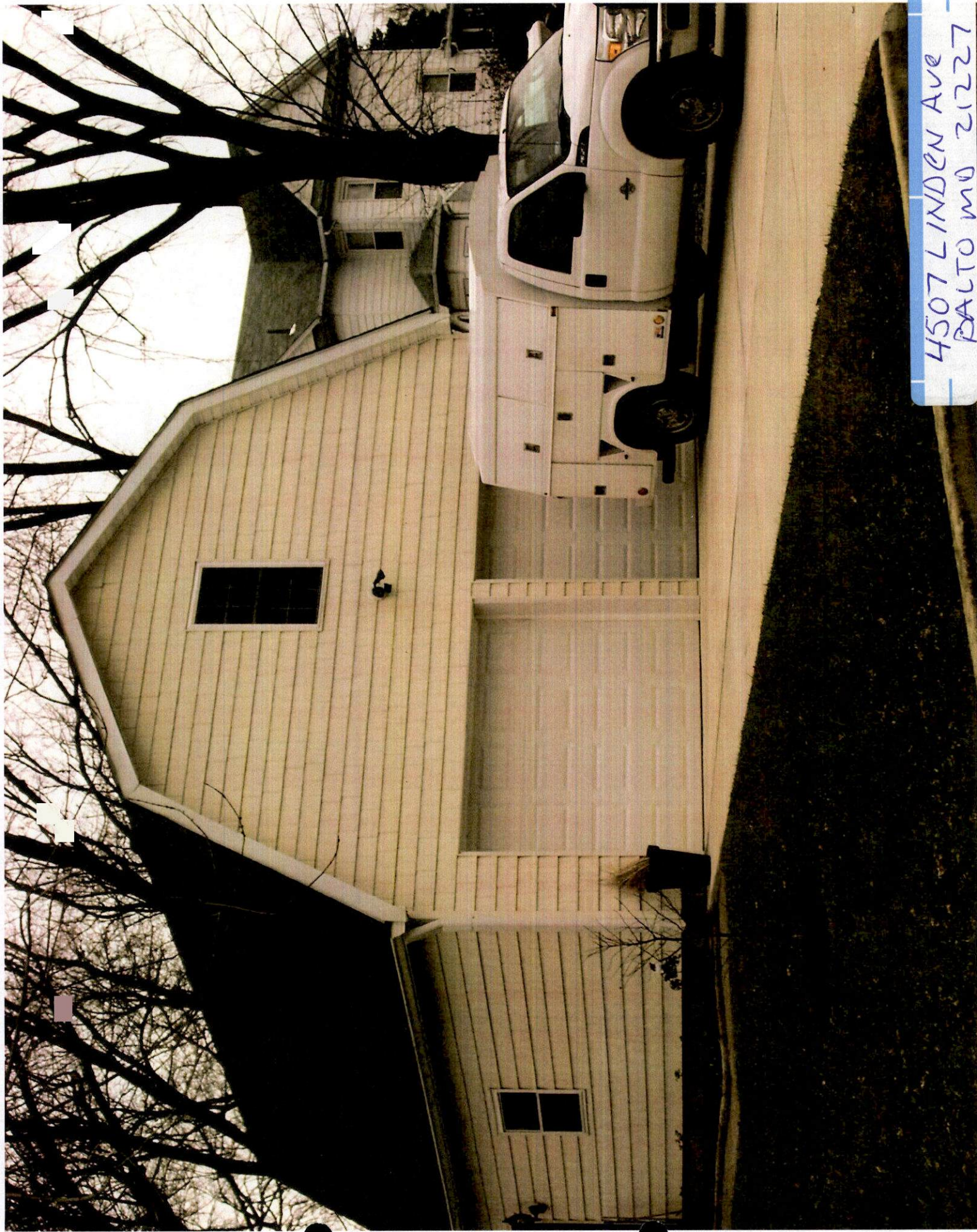
~~containing 12,500 square feet, located in the 13th Election District and 001st Council District~~

Being lot #237 & 238 in the subdivision of "Hialeah" as recorded in Baltimore County Plat Book #1, Folio #60, ~~as shown on~~



2017-0150-A

2017-0150-A



4507 LINDEN AVE
BALTO MD 21227



2017-0150-A

1722 SELMA AVE
BALTO MD 21227



1718 SELMA Ave
BALTO MD 21227

2017-0150-1

0617-0150-2



4506 RIDGE AVE
BALTO MD 21227



2017-01-20-17

Prospect Ave
BALTO MD 21227



2017-0150-A

Drive way to new
Proposed Garage site



2017-0150-A



NEIGHBOR'S
GARAGE

2017-0150-A



Property behind
GARAGE

2017-0150-A

Debra Wiley

From: Debra Wiley
Sent: Thursday, February 16, 2017 12:47 PM
To: Carl Richards Jr; Gary M Hucik
Cc: Sherry Nuffer (snuffer@baltimorecountymd.gov)
Subject: Case No. 2017-0150-A - 4501 Linden Ave.
Attachments: Admin Hearings Copier

Gentlemen,

Please find attached an AMENDED ORDER and see ALJ Beverungen's permission to do so. It is my understanding after speaking to the contractor (Gil France) that he be in our office tomorrow to pick up the Order and then to apply for permit. Garage height was amended from 20 to 22 ft. as requested in petition.

Let me know if you require anything further and thanks in advance.

From: John E Beverungen
Sent: Thursday, February 16, 2017 12:26 PM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Re: Question about Admin. Var.

Yes Deb, I reviewed the order and it should've been 22 ft. So just revise it and stamp my signature, which should solve it.

On February 16, 2017, at 10:57 AM, Debra Wiley <dwiley@baltimorecountymd.gov> wrote:

Hi John,

There is an error (typo) on one of the admin. variances and the contractor is trying to apply for his permit. Unfortunately, Carl has indicated that he cannot issue without your written revised Order. I advised the contractor I'd try to reach out to you to see if I can get your verbal permission to revise, stamp and give directly to him since you're on vacation.

I've attached the Order for your review to see said typo. Nothing in the file indicates 20 ft. nor were there any comments from any of the County agencies.

Height should be 22 ft., however, pg. 2 indicates 20 ft.

Thanks.

Debra Wiley, Legal Administrative Secretary
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

M E M O R A N D U M

DATE: February 15, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0150- A – Appeal Period Expired

The appeal period for the above-referenced case expired on February 10, 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

Enter Property Address Here



Publication Date: 12/5/2016



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



1 inch = 20 feet

2017-0150-A



152

151

150

246

245

252

437

438

142

141

140

238

237

244

243

242

5

34

133

236

235

234

241

240

239

233

WOODSIDE AVE

LINDEN AVE

108C1

1 CD
DR 5.5
PAI # 138005

13ED
SW 6-D
PAI # 138005

2016-0210-A

2011-0328-A

2010-0339-A

108C2

ARBUTUS AVE

RIDGE AVE

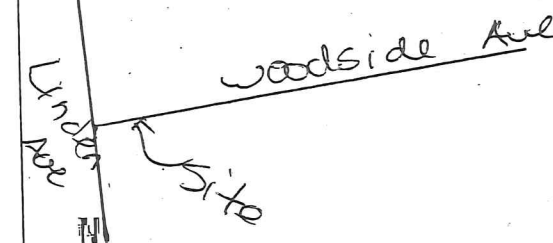
1964-0139-SPHA

POB

SIDE

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
ADDRESS 4501 LINDEN AVE OWNER(S) NAME(S) RONALD JOSEPH GALITSKY JR.
SUBDIVISION NAME HALETHORPE LOT # 237+238 BLOCK # N/A SECTION # N/A
PLAT BOOK # 1 FOLIO # 60 10 DIGIT TAX # 13 02 652170 DEED REF. # 35159100452

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 108C1

SITE ZONED DR 5.5

ELECTION DISTRICT 13

COUNCIL DISTRICT 001

LOT AREA ACREAGE ~~1.25~~

OR SQUARE FEET 12,500

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE

SEWER IS:

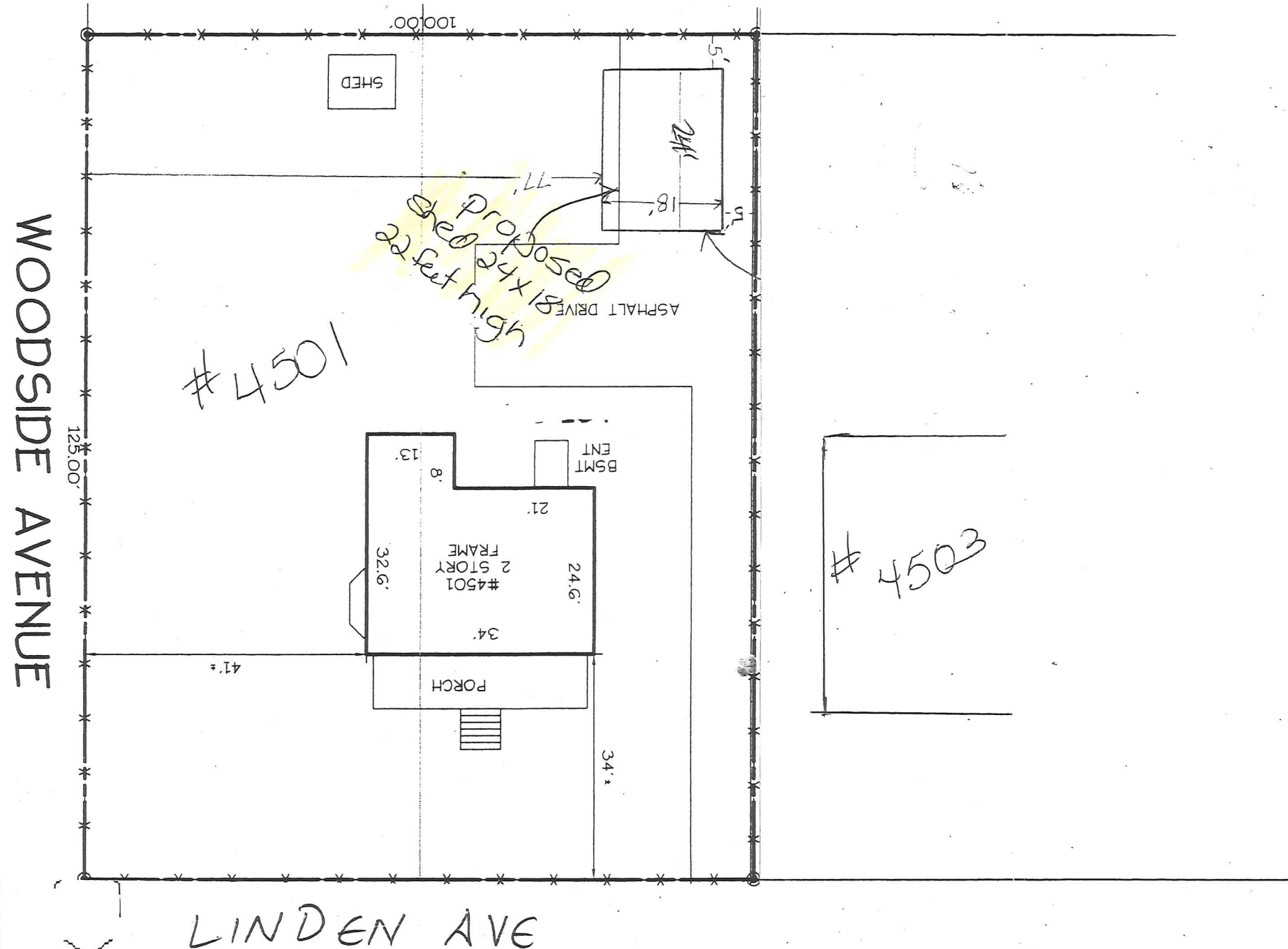
PUBLIC X PRIVATE

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

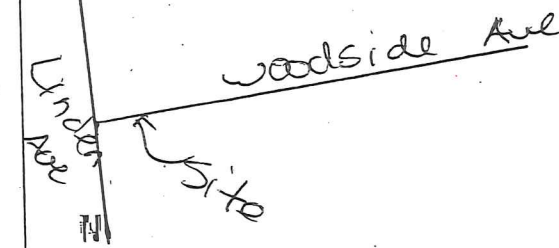
Pet. Exh. 1



PLAN DRAWN BY RONALD JOSEPH GALITSKY JR. DATE 12-5-16 SCALE: 1 INCH = 20 FEET
2017-0150-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
ADDRESS 4501 LINDEN AVE OWNER(S) NAME(S) RONALD JOSEPH GALITSKY JR.
SUBDIVISION NAME HALETHORPE LOT # 237+238 BLOCK # N/A SECTION # N/A
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SITE VICINITY MAP



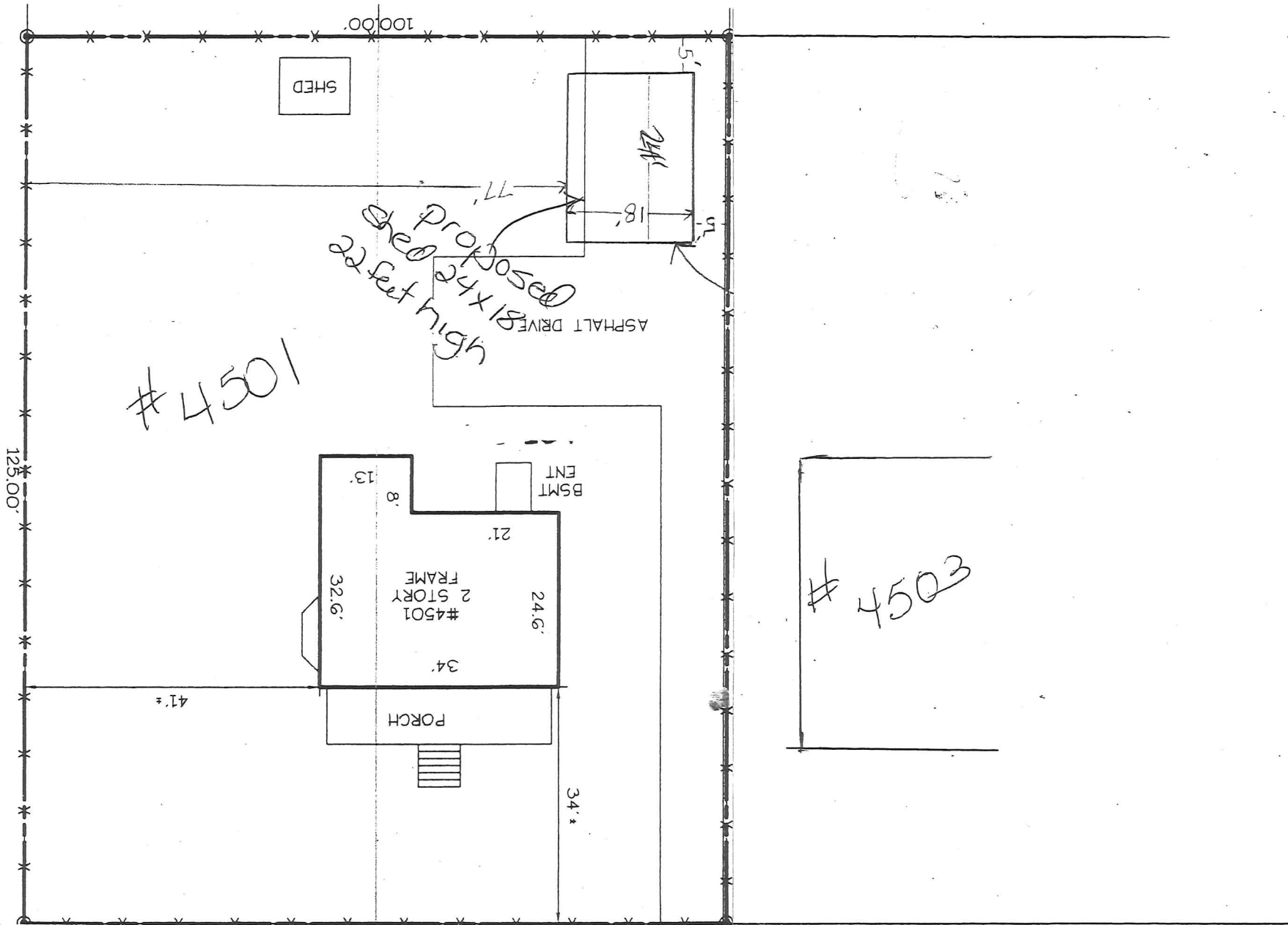
MAP IS NOT TO SCALE

ZONING MAP# 108C1
SITE ZONED DR 5.5
ELECTION DISTRICT 13
COUNCIL DISTRICT 001
LOT AREA ACREAGE ~~12.500~~
OR SQUARE FEET 12,500
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

VIOLATION CASE INFO:

WOODSIDE AVENUE

APPROX. RECORD PLAT NORTH



LINDEN AVE

PLAN DRAWN BY RONALD JOSEPH GALITSKY JR. DATE 12-5-16 SCALE: 1 INCH = 20 FEET
2017-0150-A