

IN RE: PETITION FOR ADMIN. VARIANCE \*  
(3708 Stansbury Mill Road)

10<sup>th</sup> Election District \*

3<sup>rd</sup> Council District

Myron O. & Mary R. Sadowyj \*  
Petitioners \*

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2017-0190-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 owners of the property, Myron O. & Mary R. Sadowyj ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a garage (detached accessory building) in the rear yard of an existing single family dwelling with a height of 26 ft. in lieu of the maximum allowed 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on January 29, 2017, 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 § 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 2-21-17

By 102

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 Petitioners.

Although the Department of Planning did not make any recommendations related to the proposed detached garage 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 21<sup>st</sup> 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 garage (detached accessory building) in the rear yard of an existing single family dwelling with a height of 26 ft. in lieu of the maximum allowed 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

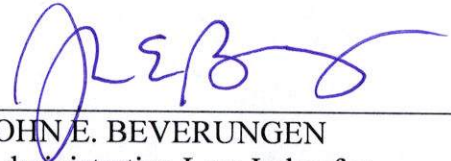
ORDER RECEIVED FOR FILING

Date 2-21-17

By RSW

2. Petitioners 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.
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 2-21-17

By [Signature]



KEVIN KAMENETZ  
*County Executive*

LAWRENCE M. STAHL  
*Managing Administrative Law Judge*  
JOHN E. BEVERUNGEN  
*Administrative Law Judge*

February 21, 2017

Myron O. and Mary R. Sadowyj  
3708 Stansbury Mill Road  
Phoenix, MD 21131

RE: Petition for Administrative Variance  
Case No. 2017-0190-A  
Property: 3708 Stansbury Mill Road

Dear Mr. and Mrs. Sadowyj:

Enclosed please find a copy of the Order rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in dark ink, appearing to read "JEB", is written over the typed name of John E. Beverungen.

JOHN E. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

JEB:dlw  
Enclosure



# 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 3708 Stansbury Mill Rd Currently zoned RC2  
 Deed Reference 10011 100551 10 Digit Tax Account # 1013055721  
 Owner(s) Printed Name(s) Myron + Mary Sadowyt

(SELECT THE HEARING(S) BY MARKING ☒ 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)

Section 400.3

To permit a garage (detached accessory building) in the rear yard of an existing single family dwelling with a height of 26 ft. in lieu of the maximum allowed 15 ft.

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):

Myron Sadowyt / Mary Sadowyt  
 Name #1 – Type or Print Name #2 – Type or Print  
Myron Sadowyt / Mary Sadowyt  
 Signature #1 Signature #2  
3708 Stansbury Mill Rd Phoenix MD  
 Mailing Address City State  
21131 / 410-404-1948 / MOSADOWYJE.COMCAST.NET  
 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:

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 2017-0190-A Filing Date 1/19/2017 Estimated Posting Date 1/24/17 Reviewer [Signature]

# 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: 3708 Stansbury Mill Rd. Phoenix Maryland 21131  
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)

Baltimore County requirement for a detach garage height is 15 (FIFTEEN) high. Want to build a 2 story garage which will be higher than the set requirement of 15 feet high to store historic vehicles, tractors and the 2<sup>nd</sup> floor will be used for storage. The storage is for a growing family.

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

Myron Sadowys  
Signature of Owner (Affiant)

Myron Sadowys  
Name- Print or Type

Mary Sadowys  
Signature of Owner (Affiant)

Mary Sadowys  
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 15<sup>th</sup> day of January, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Myron Sadowys and Mary Sadowys

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

AS WITNESS, my hand and Notaries Seal



Lauren Sadowys  
Notary Public

4/22/17  
My Commission Expires

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tractors and the 2<sup>nd</sup> floor will be used for storage. The storage is  
for a growing family

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

Myron Sadowy  
Signature of Owner (Affiant)

Myron Sadowy  
Name- Print or Type

Mary Sadowy  
Signature of Owner (Affiant)

Mary Sadowy  
Name- Print or Type

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

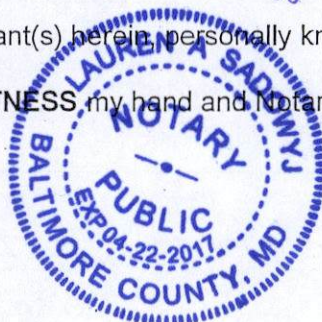
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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Print name(s) here: Myron Sadowy and Mary Sadowy

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

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Lauren Sadowy  
Notary Public  
4/22/17  
My Commission Expires



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

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Address 3708 Stansbury Mill Rd Currently zoned RC2  
 Deed Reference 10011 100551 10 Digit Tax Account # 1013055721  
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(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. X ADMINISTRATIVE VARIANCE from Section(s)

Section 400.3

To permit a garage (detached accessory building) in the rear yard of an existing single family dwelling with a height of 26 ft. in lieu of the maximum allowed 15 ft.

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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):

Myron Sadowy / Mary Sadowy  
 Name #1 – Type or Print Name #2 – Type or Print

Myron Sadowy / Mary Sadowy  
 Signature #1 Signature #2

3708 Stansbury Mill Rd Phoenix Md  
 Mailing Address City State

21131 / 410-404-1998 / MOSADOWYJ@comcast.net  
 Zip Code Telephone # Email Address

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

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

ORDER RECEIVED FOR FILING  
 2-21-17

Representative to be contacted:

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 2017-0190-A Filing Date 1/19/2017 Estimated Posting Date 1/29/17 Reviewer [Signature]

**ZONING DESCRIPTION**

2017-0190-A

Zoning Property Description for 3708 Stansbury Mill Road

Beginning at a point on the North side of 3708 Stansbury Mill Road which is 20 feet wide at a distance of 700 feet west of the centerline of the nearest improved intersection Manor Road which is 30 feet right of way.

Being Lot# 1, Block N/A, Section # N/A in the subdivision of Stansbury Mill Road as recorded in Baltimore County Plat Book # 33, Folio # 124, and containing 1.26 acre lot. Located in the 10<sup>th</sup> Election District and 3<sup>rd</sup> Council District.

**Nỗ.**

141444

Date:

1/19/77

PAID RECEIPT

| BUSINESS | ACTUAL | TIME | DRD |
|----------|--------|------|-----|
|----------|--------|------|-----|

1/19/2017 1/19/2017 09:32:37 2

W302 WALKIN JEE

RECEIPT # 998136 1/19/2017 UFLN

Dept 5 523 ZONING VERIFICATION

UK NO. 141444

Recpt Tot \$75.00

\$75.00 CK      \$1.00 CA

Baltimore County, Maryland.

**Total:**

75.  $\alpha$

Rec  
From:

Sadawji

For

3708 Stansbury M.H. Rd

2017-0190-A

## DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S  
VALIDATION**

## CERTIFICATE OF POSTING

Date: 1-29-17

RE: Case Number: 2017-0190-A

Petitioner/Developer: Myron Sadowy

Date of Hearing/Closing: 2-13-17

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 3708 Stansbury Hill Rd

The signs(s) were posted on 1-29-17  
(Month, Day, Year)

J. Lawrence Pilson  
(Signature of Sign Poster)

J. LAWRENCE PILSON  
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road  
(Street Address of Sign Poster)

Parkton, MD 21120  
(City, State, Zip Code of Sign Poster)

410-343-1443  
(Telephone Number of Sign Poster)

# ZONING NOTICE

ADMINISTRATIVE

## VARIANCE

CASE # 2017-0192-A

TO PERMIT A GARAGE IN THE REAR

YARD OF AN EXISTING SINGLE FAMILY

DWELLING WITH A HEIGHT OF 26 FEET

IN LINE OF THE REAR LOT LINE

PURSUANT TO SECTION 26-127(B)(1), BALTIMORE COUNTY CODE

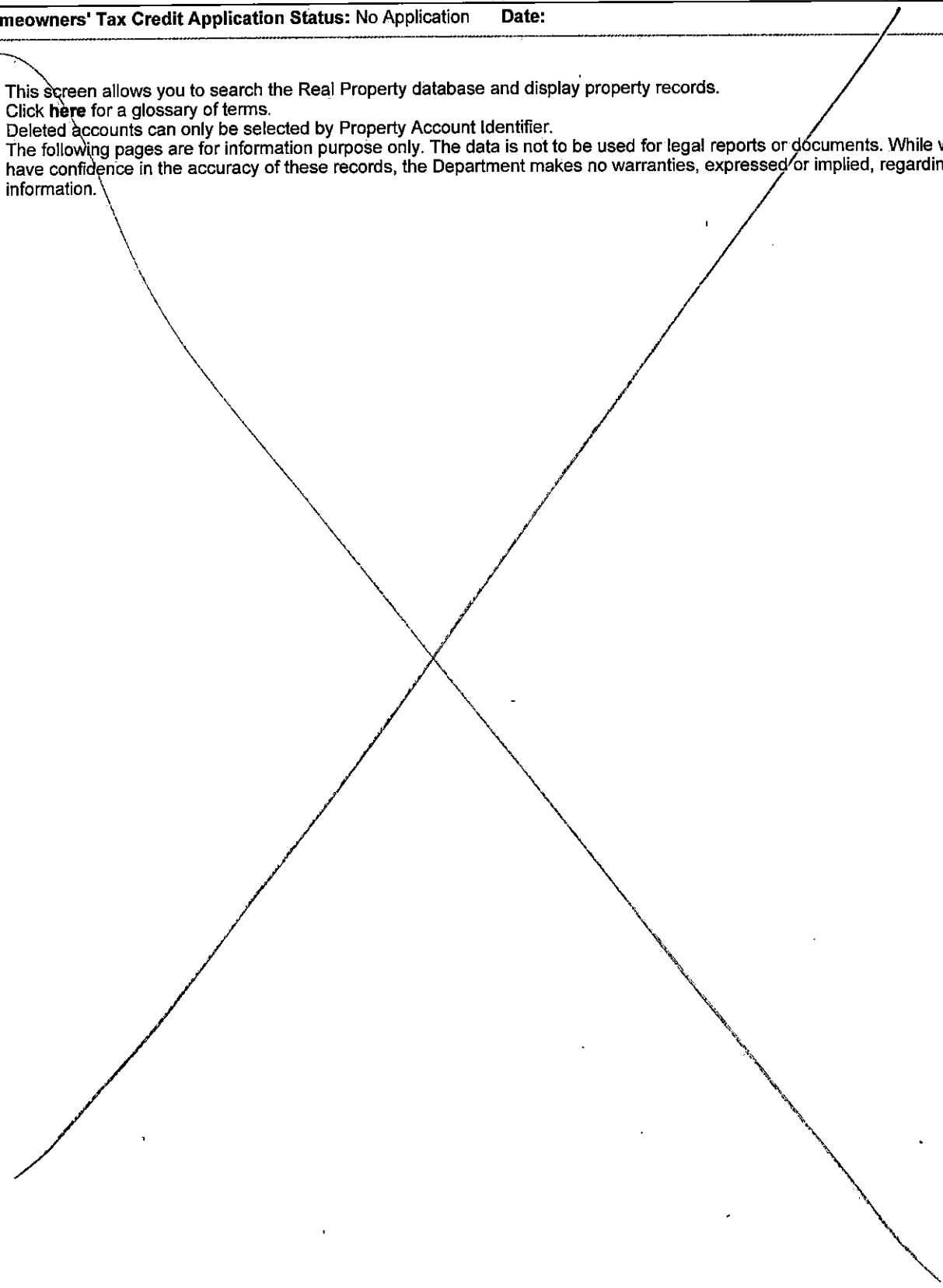
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391. DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE. UNDER PENALTY OF LAW, HANDICAPPED ACCESSIBLE

**Homestead Application Status:** Approved 07/22/2013

Homeowners' Tax Credit Application Information

**Homeowners' Tax Credit Application Status:** No Application    **Date:**

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.
- 

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 2017- 0190 -A Address 3708 Stansbury Mill Rd

Contact Person: LEONARD WASILEWSKI Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 1/19/17 Posting Date: 1/29/17 Closing Date: 2/13/17

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

- 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.
- 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.
- 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.
- 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- 0190 -A Address 3708 Stansbury Mill Road

Petitioner's Name Myron & Mary Sadowji Telephone 410 404 1990

Posting Date: 1/29/17 Closing Date: 2/13/17

Wording for Sign: To permit a garage in the rear yard of an existing single family dwelling with a height of 26 feet in lieu of the required 15 feet.

Revised 7/6/16



KEVIN KAMENETZ  
County Executive

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

February 14, 2017

Myron & Mary Sadowyj  
3708 Stansbury Mill Road  
Phoenix MD 21131

RE: Case Number: 2017-0190 A, Address: 3708 Stansbury Mill Road

Dear Mr. & Ms. Sadowyj:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 19, 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

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



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

Date: 1/30/17

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. 2017-0190-A

Administrative Variance  
Myron & Mary Sadowy  
3708 Stars Berry Mill Road.

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 blue ink, appearing to read 'Richard Zeller'.

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

WW/RAZ

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

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

**FROM:** <sup>DAK</sup> Dennis A. Kennedy, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For January 30, 2017  
Item No. 2017-0189 and 0190

**DATE:** January 31, 2017

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\ZAC01302017.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: January 24, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0190-A  
Address 3708 Stansbury Mill Road  
(Sadowyj Property)

Zoning Advisory Committee Meeting of **January 30, 2017**.

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

Reviewer: Steve Ford Date: 1-24-2017

## **M E M O R A N D U M**

DATE: March 24, 2017  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2017-0190- A – Appeal Period Expired

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The appeal period for the above-referenced case expired on March 23, 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

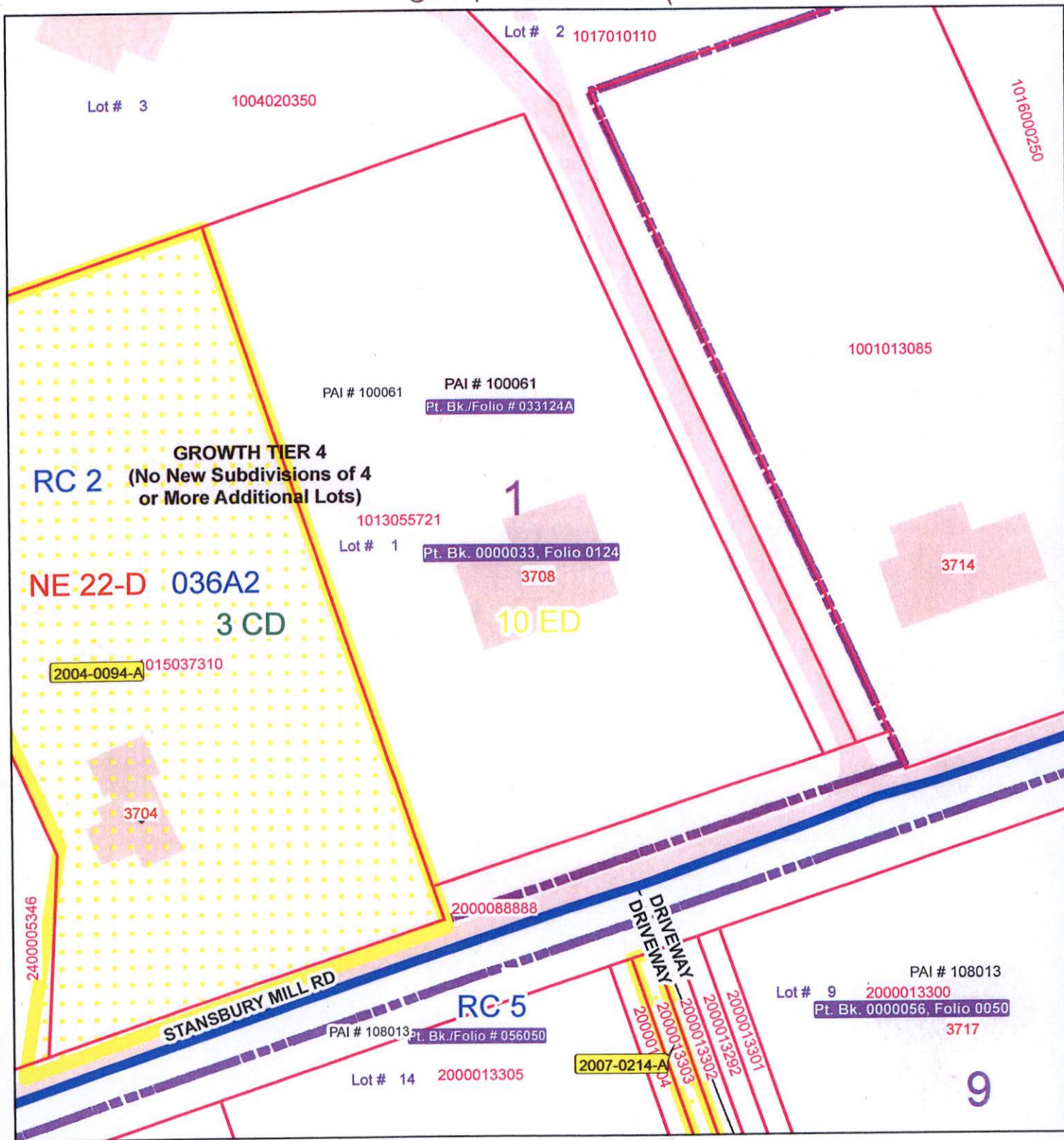
Real Property Data Search Guide to searching the database

Search Result for BALTIMORE COUNTY

| View Map                                            |                                                    | View GroundRent Redemption                       |                               | View GroundRent Registration                                                |                                                                 |
|-----------------------------------------------------|----------------------------------------------------|--------------------------------------------------|-------------------------------|-----------------------------------------------------------------------------|-----------------------------------------------------------------|
| <b>Account Identifier:</b>                          |                                                    | <b>District - 10 Account Number - 1013055721</b> |                               |                                                                             |                                                                 |
| Owner Information                                   |                                                    |                                                  |                               |                                                                             |                                                                 |
| <b>Owner Name:</b>                                  | SADOWYJ MYRON O<br>SADOWYJ MARY R<br>SADOWYJ OSTAP |                                                  | <b>Use:</b>                   | RESIDENTIAL                                                                 |                                                                 |
|                                                     |                                                    |                                                  | <b>Principal Residence:</b>   | YES                                                                         |                                                                 |
| <b>Mailing Address:</b>                             | 3708 STANSBURY MILL RD<br>PHOENIX MD 21131         |                                                  | <b>Deed Reference:</b>        | /10011/ 00551                                                               |                                                                 |
| Location & Structure Information                    |                                                    |                                                  |                               |                                                                             |                                                                 |
| <b>Premises Address:</b>                            |                                                    | 3708 STANSBURY MILL RD<br>0-0000                 |                               | <b>Legal Description:</b><br>2708 STANSBURY MLL RD<br>NS<br>STANSBURY FARMS |                                                                 |
| <b>Map:</b>                                         | <b>Grid:</b>                                       | <b>Parcel:</b>                                   | <b>Sub District:</b>          | <b>Subdivision:</b>                                                         | <b>Section: Block: Lot: Assessment Year: Plat No: Plat Ref:</b> |
| 0036                                                | 0007                                               | 0180                                             |                               | 0000                                                                        | 1 2017 0033/0124                                                |
| <b>Special Tax Areas:</b>                           |                                                    |                                                  | <b>Town:</b> NONE             |                                                                             |                                                                 |
|                                                     |                                                    |                                                  | <b>Ad Valorem:</b>            |                                                                             |                                                                 |
|                                                     |                                                    |                                                  | <b>Tax Class:</b>             |                                                                             |                                                                 |
| <b>Primary Structure Built</b>                      | <b>Above Grade Enclosed Area</b>                   |                                                  | <b>Finished Basement Area</b> |                                                                             | <b>Property Land Area</b>                                       |
| 1993                                                | 3,310 SF                                           |                                                  |                               |                                                                             | 1.2600 AC                                                       |
| <b>County Use</b>                                   |                                                    |                                                  |                               |                                                                             |                                                                 |
| 04                                                  |                                                    |                                                  |                               |                                                                             |                                                                 |
| <b>Stories</b>                                      | <b>Basement</b>                                    | <b>Type</b>                                      | <b>Exterior</b>               | <b>Full/Half Bath</b>                                                       | <b>Garage Last Major Renovation</b>                             |
| 2                                                   | YES                                                | STANDARD UNIT                                    | SIDING                        | 2 full/ 1 half                                                              | 1 Attached                                                      |
| Value Information                                   |                                                    |                                                  |                               |                                                                             |                                                                 |
|                                                     |                                                    | <b>Base Value</b>                                | <b>Value</b>                  | <b>Phase-in Assessments</b>                                                 |                                                                 |
|                                                     |                                                    |                                                  | <b>As of</b>                  | <b>As of</b>                                                                | <b>As of</b>                                                    |
|                                                     |                                                    |                                                  | 01/01/2017                    | 07/01/2016                                                                  | 07/01/2017                                                      |
| <b>Land:</b>                                        |                                                    | 138,500                                          | 138,500                       |                                                                             |                                                                 |
| <b>Improvements</b>                                 |                                                    | 344,200                                          | 338,100                       |                                                                             |                                                                 |
| <b>Total:</b>                                       |                                                    | 482,700                                          | 476,600                       | 482,700                                                                     | 476,600                                                         |
| <b>Preferential Land:</b>                           |                                                    | 0                                                |                               |                                                                             | 0                                                               |
| Transfer Information                                |                                                    |                                                  |                               |                                                                             |                                                                 |
| <b>Seller: LAKESPRING INC</b>                       |                                                    | <b>Date: 09/15/1993</b>                          |                               | <b>Price: \$289,000</b>                                                     |                                                                 |
| <b>Type: ARMS LENGTH IMPROVED</b>                   |                                                    | <b>Deed1: /10011/ 00551</b>                      |                               | <b>Deed2:</b>                                                               |                                                                 |
| <b>Seller: OLTON DAVID S</b>                        |                                                    | <b>Date: 01/06/1993</b>                          |                               | <b>Price: \$80,500</b>                                                      |                                                                 |
| <b>Type: ARMS LENGTH IMPROVED</b>                   |                                                    | <b>Deed1: /09538/ 00000</b>                      |                               | <b>Deed2:</b>                                                               |                                                                 |
| <b>Seller: TSIRIGOS HARRY P</b>                     |                                                    | <b>Date: 11/29/1971</b>                          |                               | <b>Price: \$7,500</b>                                                       |                                                                 |
| <b>Type: ARMS LENGTH IMPROVED</b>                   |                                                    | <b>Deed1: /05234/ 00153</b>                      |                               | <b>Deed2:</b>                                                               |                                                                 |
| Exemption Information                               |                                                    |                                                  |                               |                                                                             |                                                                 |
| <b>Partial Exempt Assessments:</b>                  | <b>Class</b>                                       |                                                  |                               | <b>07/01/2016</b>                                                           | <b>07/01/2017</b>                                               |
| <b>County:</b>                                      | 000                                                |                                                  |                               | 0.00                                                                        |                                                                 |
| <b>State:</b>                                       | 000                                                |                                                  |                               | 0.00                                                                        |                                                                 |
| <b>Municipal:</b>                                   | 000                                                |                                                  |                               | 0.00 0.00                                                                   | 0.00 0.00                                                       |
| <b>Tax Exempt:</b>                                  |                                                    | <b>Special Tax Recapture:</b>                    |                               |                                                                             |                                                                 |
| <b>Exempt Class:</b>                                |                                                    | NONE                                             |                               |                                                                             |                                                                 |
| Homestead Application Information                   |                                                    |                                                  |                               |                                                                             |                                                                 |
| <b>Homestead Application Status: No Application</b> |                                                    |                                                  |                               |                                                                             |                                                                 |

# 3708 Stansbury Mill Road

2017-0190-A



Publication Date: 12/28/2016



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



0 15 30 60 90 120 Feet

1 inch = 60 feet

**Subject Property:** 3708 Stansbury Mill Road

**Owner:** Myron & Mary Sadowyj

**Tax ID:** 1013055721

**Subdivision Name:** Stansbury Mill Road

**Site Zone:** RC2

**Lot#:** 1

**Plat Book#:** 33

**Folio#:** 34

2017-0190-A



Picture from the end of the driveway by the street. Proposed garage will be at the end of the driveway past the house.

2017-0190-A

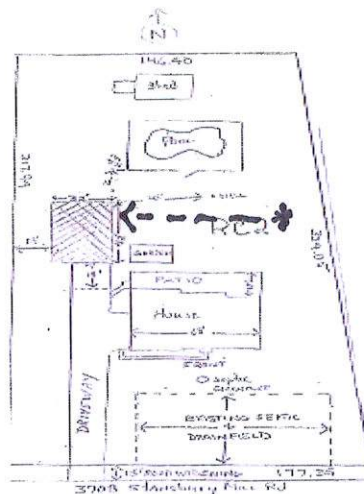


Picture front of the house taking from the end of the driveway by the road.

2017-0190-A



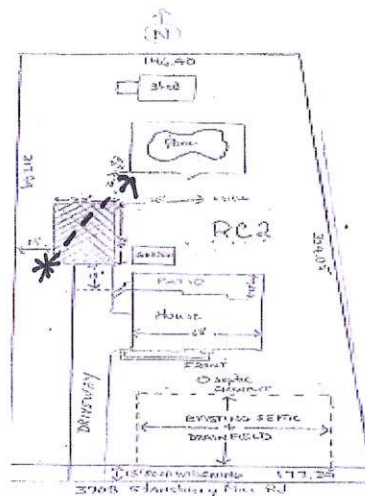
Picture taking from east of the subject property facing west towards behind the evergreen trees property of Mary and Charles Pierce 3704 Stansbury Mill Road Tax # 1015037310. Outline in silver where the proposed garage will be. (See dotted line on drawing of picture shot)



2017-0190-A



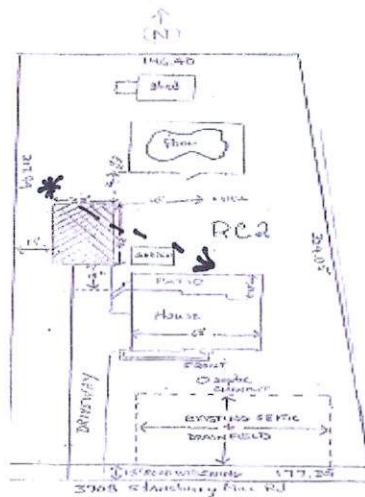
Picture taking from southwest corner of the proposed garage facing towards northeast pool area. Behind the evergreen trees are properties of Judy & Mark Lapinski 3710 Tax #1004020350; Granville & Gloria Quinan 3712 Stansbury Mill Road Tax #1017010110. (See dotted line on drawing of picture shot)



2017-0190-A



Picture taking from northwest corner of the proposed garage facing southeast corner towards the rear of the house and property of Lois Carey 3714 Stansbury Mill Road Tax #1001013085. (See dotted line on drawing of picture shot)





2017-0190-A

*closing date 2/13/17*

# **The Greater Jacksonville Association**

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*received 2/16*

February 10, 2017

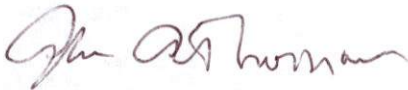
Department of Permits and Development Management  
Baltimore County Office  
111 West Chesapeake Avenue  
Towson, MD 21204

Re: Public Hearing in the case of 2017-0190-A

The Greater Jacksonville Association, Inc. hereby requests a public hearing in the above noted case requesting a variance for construction of a detached garage exceeding the allowable height as stipulated by law.

Please advise us of the scheduled date for the hearing. Thank you.

Sincerely,



Glen A. Thomas  
President  
Greater Jacksonville Association, Inc.

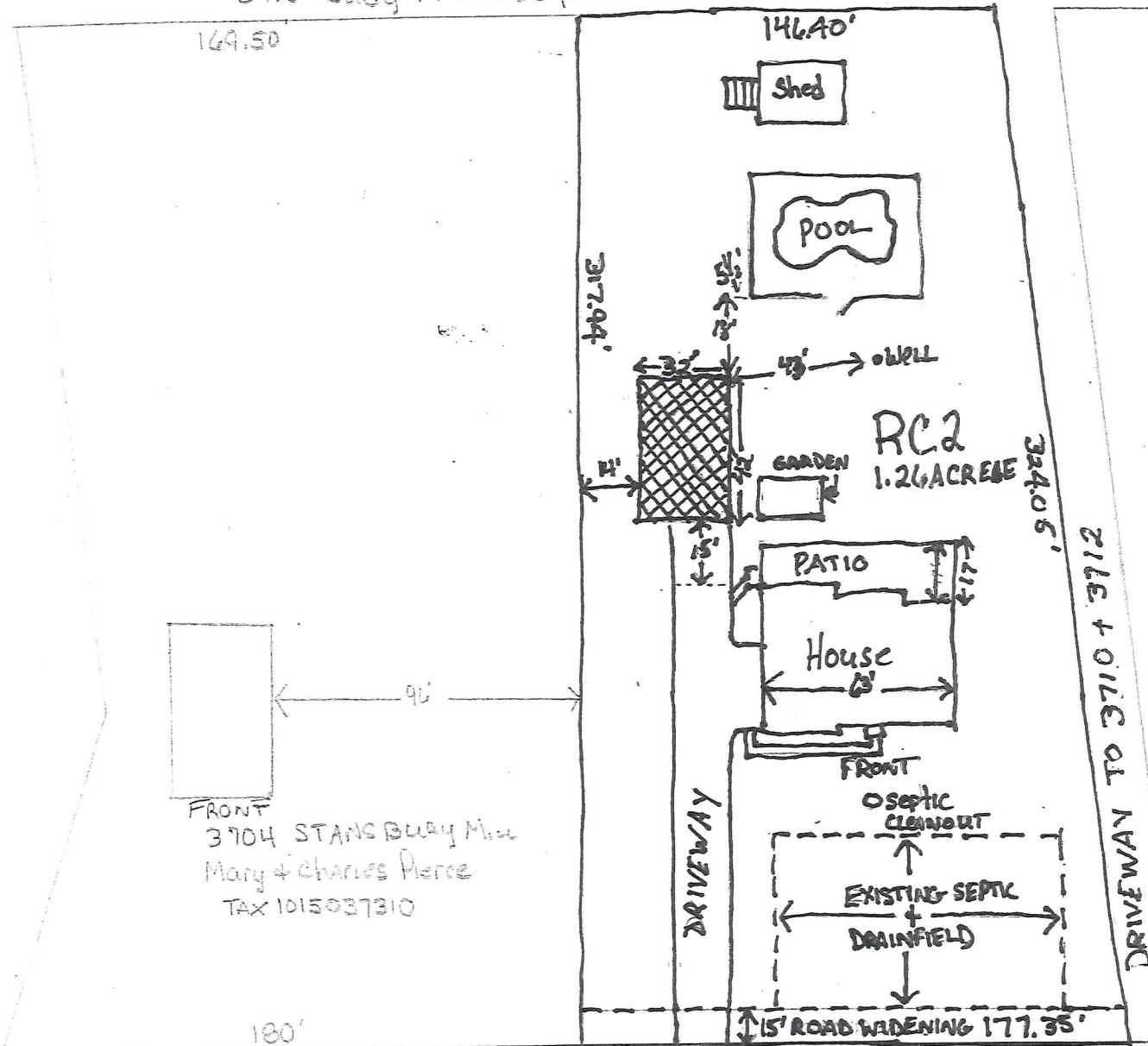
3806 Donerin Way  
Phoenix, MD 21131

cc. Peoples' Counsel of Baltimore County

*410-667-1029*

12

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING \_\_\_\_\_ (MARK TYPE REQUESTED WITH X)  
 ADDRESS 3708 Stansbury Mill Road OWNER(S) NAME(S) Mary & Myron Sadowy  
 SUBDIVISION NAME Stansbury Mill Rd LOT # 1 BLOCK # \_\_\_\_\_ SECTION # \_\_\_\_\_  
 PLAT BOOK # 33 FOLIO # 124 10 DIGIT TAX # 101305512 DEED REF. # 10011/00551  
 3710 Judy + Mark Lapinski TAX # 1004020350 3712 GRANVILLE + GLORIA QUINAN TAX # 10-17-010110



Stansbury Mill Rd. 700 Ft. West of Manor Rd

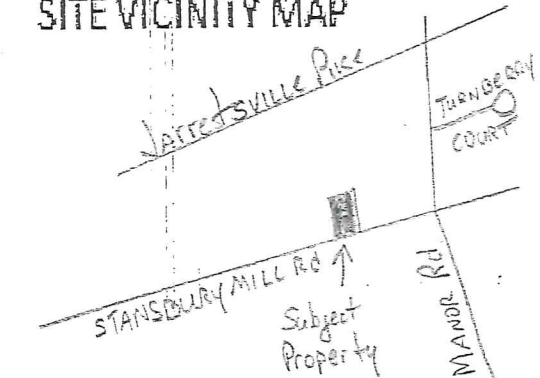
PLAN DRAWN BY Myron Sadowy

DATE 01/10/17

SCALE: 1 INCH = 50 FEET

2017-0190-A

# SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 036A2

SITE ZONED RC2

ELECTION DISTRICT 10<sup>th</sup>

COUNCIL DISTRICT 3<sup>rd</sup>

LOT AREA ACREAGE 1.26

OR SQUARE FEET \_\_\_\_\_

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC \_\_\_\_\_ PRIVATE X

SEWER IS:

PUBLIC \_\_\_\_\_ PRIVATE X

PRIOR HEARING? \_\_\_\_\_

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Pet. Exh. 1