

MEMORANDUM

DATE: December 15, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0104-A – Appeal Period Expired

The appeal period for the above-referenced case expired on December 13, 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
(19025 York Road)		
7 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Thomas V. & Kimberly M. Bonvissuto	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2018-0104-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, Thomas V. and Kimberly M. Bonvissuto ("Petitioners"). The Petitioners are requesting variance relief from § 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("B.C.Z.R.") and §§ 1A04.3.B.3 and 301.1.A of the 1992 Zoning Regulations as follows: (1) To permit a proposed dwelling addition and open projection (deck) with rear yard setbacks of 40 ft. and 30 ft., respectively, in lieu of the minimum required 50 ft. and 37.5 ft. respectively; and (2) To amend the latest Final Development Plan (FDP) for "Lillian Gottschalk Property", Lot 3 only. 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 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 October 22, 2017, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 11-13-17

By [Signature]

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 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.

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 13th day of **November, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("B.C.Z.R.") and §§ 1A04.3.B.3 and 301.1.A of the 1992 Zoning Regulations as follows: (1) To permit a proposed dwelling addition and open projection (deck) with rear yard setbacks of 40 ft. and 30 ft., respectively, in lieu of the minimum required 50 ft. and 37.5 ft. respectively; and (2) To amend the latest Final Development Plan (FDP) for "Lillian Gottschalk Property", Lot 3 only, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

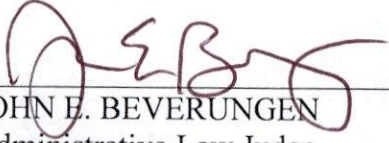
1. Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this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

ORDER RECEIVED FOR FILING

Date 11-13-17

By [Signature]

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 11-13-17

By dlw



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 19025 York Rd Parkton, MD 21120 Currently zoned RC5
 Deed Reference 14476 / 70 10 Digit Tax Account # 2300006466
 Owner(s) Printed Name(s) _____

(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/plot attached hereto and made a part hereof, hereby petition for an:

- ☒ **ADMINISTRATIVE VARIANCE** from Section(s) Section 1A04.3.B.4, BC2R (Sections 1A04.3.B.3 and 301.1.A of the 1999 Zoning Regulations) to permit a proposed dwelling addition and open projection (deck) with rear yard setbacks of 40 feet and 30 feet, respectively, in lieu of the minimum required 50 feet and 37½ feet, respectively, and to amend of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, the latest Final Development Plan for "Lillian Gottschalk Property", Lot 3 only.
- _____ **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):

Thomas V. Bonvissuto, Kimberly M. Bonvissuto
 Name #1 – Type or Print Name #2 – Type or Print

Thomas V. Bonvissuto, Kimberly M. Bonvissuto
 Signature #1 Signature #2

19025 York Road, Parkton MD
 Mailing Address City State
21120, 410-458-6098, tombonvissuto@gmail.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:

Jediah Tanguay
 Name – Type or Print

 Signature
2300 Putnam, Rd Forrest Hill, MD
 Mailing Address City State
21050, 443 930 1461, jed@tandshome.com
 Zip Code Telephone # Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2018-0104-A Filing Date 10/10/2017 Estimated Posting Date 10/22/2017 Reviewer JNP

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: 19025 York Rd Parkton MD 21120
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)

Property owner also owns adjoining lots #4 and #5 and adjoining lots have been used together as yard space for residence located on lot #3. The intent of owners is to continue such usage. Owners are seeking to construct an addition and accessory deck that will require a minimum setback of 30' from the rear property line and seek a variance from the current 50' rear setback line. The addition could not be built to the side because of the septic system nor to the other side because of existing silo and main driveway which would be disturbed. Building to the rear connects the unsightly remaining areas from a previously existing, now removed structure. Home owner would like to create a family room to entertain growing family gatherings and personally enjoy.
(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Thomas V. Bonvissuto
Signature of Owner (Affiant)
Thomas V. Bonvissuto
Name- Print or Type

Kimberly M. Bonvissuto
Signature of Owner (Affiant)
Kimberly M. Bonvissuto
Name- Print or Type

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

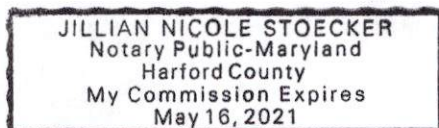
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 29th day of September, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Thomas V. Bonvissuto, Kimberly M. Bonvissuto, and Jediah Tanguay
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

Jillian Nicole Stoecker
Notary Public
May 16, 2021
My Commission Expires



Affidavit in Support of Administrative Variance

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

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Print or Type Address of property City State Zip Code

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

Thomas V. Bonvissuto
Signature of Owner (Affiant)

THOMAS V BONVISSUTO
Name- Print or Type

Kimberly M. Bonvissuto
Signature of Owner (Affiant)

Kimberly M. Bonvissuto
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 29th day of September 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Thomas V. Bonvissuto, Kimberly M. Bonvissuto, and Jediah Tangway

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

AS WITNESS my hand and Notaries Seal

JILLIAN NICOLE STOECKER
Notary Public-Maryland
Harford County
My Commission Expires
May 16, 2021

Jillian Nicole Stoecker
Notary Public
May 16, 2021
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 19025 York Rd Parkton, MD 21120 Currently zoned RC5
 Deed Reference 14476 / 70 10 Digit Tax Account # 2300006466
 Owner(s) Printed Name(s) Thomas & Kimberly Bonvissuto

(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 1A04.3.B.4, BCZR (Sections 1A04.3.B.3 and 301.1.A of the 1999 Zoning Regulations) to permit a proposed dwelling addition and open projection (decks) with rear yard setbacks of 40 feet and 30 feet, respectively, in lieu of the minimum required 50 feet and 37½ feet respectively, and to amend the latest final development plan for "Lillian Gottschalk Property," Lot 3 only. 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):

Thomas V. Bonvissuto, Kimberly M. Bonvissuto
 Name #1 – Type or Print Name #2 – Type or Print
Thomas V. Bonvissuto, Kimberly M. Bonvissuto
 Signature #1 Signature #2
19025 York Rd, Parkton MD
 Mailing Address City State
21120, 410-458-6098, tombonvissuto@gmail.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:

Jediah Tanguay
 Name – Type or Print
Jediah Tanguay
 Signature
2300 Putnam Rd Forest Hill, MD
 Mailing Address City State
21050, 443 930 1461, jed@tandshome.com
 Zip Code Telephone # Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2018-0104-A Filing Date 10/19/2017 Estimated Posting Date 10/27/2017 Reviewer JNP

ZONING DESCRIPTION FOR 19025 YORK ROAD

Beginning at a point on the SE side of York Road which is 100 feet wide at the corner of the SW side of Stablersville Road which is 50 feet wide. Being Lot #3 in the subdivision of Lillian Gottschalk Property as recorded in Baltimore County Plat Book 71, folio 138, containing 2.068 acres, located in the 7th Election District and 3rd Council District.

2018-0104-A

ZONING DESCRIPTION FOR 19025 YORK ROAD

Beginning at a point on the SE side of York Road which is 100 feet wide at the corner of the SW side of Stablersville Road which is 50 feet wide. Being Lot #3 in the subdivision of Lillian Gottschalk Property as recorded in Baltimore County Plat Book 71, folio 138, containing 2.068 acres, located in the 7th Election District and 3rd Council District.

2018-0104-A

CERTIFICATE OF POSTING

CASE NO. 2018-0104-A

PETITIONER/DEVELOPER

THOMAS & KIMBERLY
BONVISSUTO

DATE OF HEARING/CLOSING

11/14/17

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

LADIES AND GENTLEMAN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) EQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

19025 York Rd

THIS SIGN(S) POSTED ON October 22, 2017
(MONTH. DAY. YEAR)

SINCERELY,

 10/22/17
SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411



msdmg 10/22/17

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0104 -A Address 19025 York Road
Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 10/10/2017 Posting Date: 10/22/2017 Closing Date: 11/6/2017

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 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 a neighbor (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 Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written 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 Administrative Law Judge), 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 2018- 0104 -A Address 19025 York Road
Petitioner's Name Thomas & Kimberly Bonvissuto Telephone 410-458-6098
Posting Date: 10/22/2017 Closing Date: 11/6/2017
Wording for Sign: To Permit a proposed dwelling addition and open projection (deck)
with rear yard setbacks of 40 feet and 30 feet, respectively, in lieu of the
minimum required 50 feet and 37½ feet, respectively, and to amend the latest
Final Development Plan for "Lillian Gottschalk Property", Lot 3 only.

Revised 6/30/2018

**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: 2018-0104-A
Property Address: 19025 York Rd Parkton, MD
Property Description: Lot 3 of Lillian Gottschalk Property
Legal Owners (Petitioners): Thomas & Kimberly Bonvisutto
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jediah Tanguay
Company/Firm (if applicable): Tanguay & Sons Home Improvement
Address: 2300 Putnam Rd
Forest Hill, MD 21050
Telephone Number: 443 930 1461

NO 159278

Date: _____

10/01/07

PAID RECEIPT

BUSINESS	ACTUAL	THE	END
----------	--------	-----	-----

16/10/2017 16/10/2017 10:37:32

REF ID: A66111

RECEIPT # 925132 10/10/2017 0701

528 ZONE VERIFICATION

CF ML 154278

Recpt Tot \$150.00

150.01 TK 1.00 CA

Baltimore County, Maryland

[illegible]

Total: 130.00

Rec From: Tanguay and Son, Home Improvement, Inc.

For: Adm. Variance - 19025 York Road
2018-0104-A (Bonuissuto)

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

November 7, 2017

Thomas V & Kimberly M Bonvissuto
19025 York Road
Parkton MD 21120

RE: Case Number: 2018-0104 A, Address: 19025 York Road

Dear Mr. & Ms. Bonvissuto:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 10, 2017. 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
Jediah Tanguay, 2300 Putnam Road, Forest Hill MD 21050

Date: 10/16/17

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
Towson, Maryland 21204

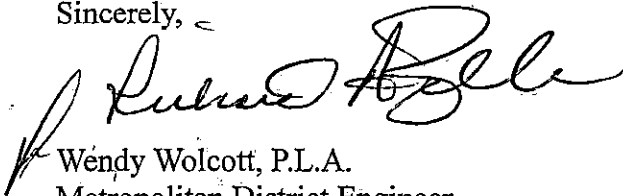
Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 10/16/17. A field inspection and internal review reveals that an entrance onto MD45 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2018-0104-A.

*Administrative Variance
Thomas V. & Kimberly M Bonvisse
19025 York Road -
MD45*

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) X 2332 or by email at (rzeller@sha.state.md.us).

Sincerely,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
ML
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review
SUBJECT: Zoning Advisory Committee Meeting
For October 26, 2017
Item No. 2018-0103-SPH, 0104-A, 0106-A and 0107-SPHA

DATE: October 23, 2017

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

* * * * *

VKD: efc
cc: file

Photos from rear of property Lots - shows area
of proposed
addition -



old footers can
be seen from a
previous raised
structure



Proposed Site Area

2018-0104-A

No Order
checked! White Binder
Red Binder
computer
and data
base

11-9-17

No revisions
of outcome

http://oraapexpro/ords/f?p=1228:2000:11528993701634::NO:RP,2000:ZAC_ID:194 Case: 1999-0081

Crystal Reports Viewer (4) Crystal Reports Viewer (3) Crystal Reports Viewer (2) Crystal Reports Viewer ZAC - Log In Suggested Sites http://www.drfuhrman

Zoning Case History DWILEY - ZAC Supervisor Log Out

Search Zoning Reco... Reports

Case Information Property Information Related Cases Miscellaneous Notes Hearing Information Petition Information Courts and Appeals Information

Case Information

Case Information: 1999-0081-SPH

Property Information

Existing Use: COMMERCIAL

Legal Owner/Petitioner: Lillian Gottschalk

Street/House Number: 19025 Street Number Range: .. Street Number Suffix: .. Street Prefix Direction: ..

Street Name: YORK Street Suffix Type: Rd Street Suffix Direction: .. Unit Type: .. Suite/Apt/Unit: ..

Property Description: E/S York Road, SEC Stablersville Road (19025 York Road)

Existing Zoning Classification: R.C.-5 and R.C.-2 Area: 12.9 acres Election District: Seventh District Councilmanic District: Sixth District

Critical Area: ☐ Unknown ☒ No ☐ Yes Floodplain: ☒ Unknown ☐ No ☐ Yes Historic Area: ☒ Unknown ☐ No ☐ Yes 1000 Foot Scale Map Reference: ..

Save It for... Case: 1999-0... Inbox - dwiley... 2018-0104 A... 12:29 PM 11/9/2017

http://craapexpro/ords/170=1228:2000:11520093701634:RP:2000:ZAC_ID:194 Case: 1999-0081

Crystal Reports Viewer (4) Crystal Reports Viewer (3) Crystal Reports Viewer (2) Crystal Reports Viewer ZAC - Log In Suggested Sites http://www.drfrhrman

Zoning Case History

DWILEY - ZAC Supervisor Log Out

Search Zoning Reco... Reports

Case Information Property Information Related Cases Miscellaneous Notes Hearing Information Petition Information Courts and Appeals Information

Closing Date: Adm. Law Judge Hearing Continued From: Adm. Law Judge Hearing Rescheduled From: Formal Request Hearing Filing Date:

Update Hearing Information

Petition Information

Contract Purchaser: N/A

Attorney: N/A

Petition Filing Date:

Existing Use: COMMERCIAL Proposed Use:

Existing Zoning Classification: R.C.-5 and R.C.-2 Requested Zoning Classification:

Existing District: Requested District:

North/South Coordinate: East/West Coordinate: Census Tract:

Save It for... Case: 1999-0... Inbox - dwiley... 2018-0104-A...

12:29 PM 11/9/2017

Browser address bar: http://oraapexpro.ords/f?p=1228:2000:11528993701634::NO:RP,2000:ZAC_ID,194 Case: 1999-0081

Browser tabs: Crystal Reports Viewer (4), Crystal Reports Viewer (3), Crystal Reports Viewer (2), Crystal Reports Viewer, ZAC - Log In, Suggested Sites, http--www.drfrhrman

Page Title: Zoning Case History

User: DWILEY - ZAC Supervisor Log Out

Navigation: Search Zoning Reco..., Reports

Case Information Property Information Related Cases Miscellaneous Notes Hearing Information Petition Information Courts and Appeals Information

Tax Account Information

Manage Tax Account

Related Cases

Related (Prior and Future) Cases Violation Cases Concurrent Cases

Manage Related Case Manage Violation Case Manage Concurrent Case

Miscellaneous Notes

Manage Miscellaneous Notes

Hearing Information

Hearing Location: Hearing Date: Monday, September 14, 1998 12:00 AM

Taskbar: Save It for..., Case: 1999-0..., Inbox - dwile..., 2018-0104 A..., 12:29 PM 11/9/2017

Browser window showing the Zoning Case History application. The URL is http://oraapexpro/ords/f?p=1228:2000:11528993701634::NO:RP,2000:ZAC_ID:194. The case number is 1999-0081.

The application interface includes a sidebar with "Zoning Case History" and "Reports". The main content area has tabs for Case Information, Property Information, Related Cases, Miscellaneous Notes, Hearing Information, Petition Information, and Courts and Appeals Information. The "Petition Request" tab is active, showing a "Petition Type" dropdown set to "SPECIAL HEARING" and a description: "SPECIAL HEARING to confirm that the R.C.-2 portion of lot #3 of the 'Minor Subdivision of the Gottschalk Property' has no density assoc". A "Manage Petition Request" button is visible.

The "Courts and Appeals Information" section includes "Admin Law Judge Information" with fields for "Administrative Law Judge's Name", "Law Judge Order Date/Withdrawal Date", "Law Judge Decision", and "Law Judge Order Restrictions?". The "Board of Appeals Information" section includes a "Board of Appeals Case Number" field and an "Appeal to Board of Appeals?" dropdown set to "Unknown".

The taskbar at the bottom shows the system clock as 12:30 PM on 11/9/2017, along with open applications like "Save It for...", "Case: 1999-0...", "Inbox - dwile...", and "2018-0104 A...".

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment10-23DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)NCDEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)10-16

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. 1999-0081-SPH No order)See attached info re prior zoning

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: 10-22-17 by Ogle

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 07 Account Number - 2300006466			
Owner Information					
Owner Name:	BONVISSUTO THOMAS V BONVISSUTO KIMBERLY M		Use:	RESIDENTIAL YES	
Mailing Address:	19025 YORK RD PARKTON MD 21120-9205		Deed Reference:	/14476/ 00070	
Location & Structure Information					
Premises Address:	19025 YORK RD 0-0000		Legal Description:	2.068 AC 19025 YORK RD SS LILLIAN B GOTTSCHALK PTY	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0012	0021	0139		0000	
Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:	
	3	2017		0076/ 0055	
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1973	4,421 SF	1200 SF	2.0700 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1 1/2	YES	STANDARD UNIT	FRAME	3 full/ 1 half	
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of 01/01/2017	As of 07/01/2017	As of 07/01/2018
Land:		99,600	99,600		
Improvements		465,100	304,400		
Total:		564,700	404,000	404,000	404,000
Preferential Land:		0			0
Transfer Information					
Seller: GOTTSCHALK LILLIAN B		Date: 05/18/2000		Price: \$313,917	
Type: ARMS LENGTH IMPROVED		Deed1: /14476/ 00070		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2017		07/01/2018	
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 05/20/2008					
Homeowners' Tax Credit Application Information					

Homeowners' Tax Credit Application Status: No Application Date:

ZAC AGENDA

Case Number: 2018-0104-A

Primary Use: RESIDENTIAL

Reviewer: PerlowJeffrey

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Thomas V & Kimberly M Bonvissuto

Contract Purchaser

Critical Area : No **Flood Plain:** No **Historic** No **Election Dist** Seventh

Councilmanic Dist Third

Property Address: 19025 York ROAD

Location: SE/S of York road, corner of SW/S of Stablersville Road.

Existing Zoning: RC 5

Area: 2.068 acres

Proposed Zoning: ADMINISTRATIVE VARIANCE:

1. To permit a proposed dwelling addition and open projection (deck) with rear yard setbacks of 40 ft. and 30 ft., respectively in lieu of the minimum required 50 ft. and 37.5 ft. respectively; and
2. To amend the latest Final Development Plan for "Lillian Gottschalk Property", Lot 3 only

Attorney:

Prior Zoning Cases: 1999-0081-SPH

Concurrent Cases:

Violation Cases:

Closing Date: 11/6/2017 12:00:00AM

Miscellaneous:

Case Number: 2018-0105-X

Primary Use: COMMERCIAL

Reviewer: HucikGary

Type: SPECIAL EXCEPTION

Legal Owner: David Musayev

Contract Purchaser Sunay Ahmedov, 2226 Sainbal Drive, Reston VA 20191

Critical Area : No **Flood Plain:** No **Historic** **Election Dist** Fifteenth

Councilmanic Dist Seventh

Property Address: 1200 White AVENUE

Location: NE corner of White Avenue and Pulaski Highway

Existing Zoning: BR-AS

Area: .164 acre

Proposed Zoning: SPECIAL EXCEPTION:

To use the herein described property for used motor vehicle outdoor sales.

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date:

Miscellaneous:

Pt. Bk. 0000079, Folio 0203

104

Pt. Bk./Folio # 079203

2400012314

2400012313

Lot # 15

Lot # 14

Pt. Bk./Folio # 075065

Pt. Bk. 0000075, Folio 0065

PAI # 070380 2400002556

2004-0337-SPHX
2010-0273-SPH

PAI # 070380

PAI # 070380

PAI # 070380

Lot # 0

PAI # 070380

RC 2

DAIRY RD

2100006092

STABLERSVILLE RD

YORK RD

19024 0706057151

7 ED

NW 32-B

012B3

PAI # 070296

RC 5

Pt. Bk./Folio # MPXX225

PAI # 070296

0700000000 PAI # 070296

PAI # 070296

Lot # 3

1999-0081-SPH 000006466

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

3 CD

PAI # 070325

PAI # 070325

Pt. Bk./Folio # 076025

PAI # 070325

PAI # 070325

Lot # 5

2300006468

Lot # 6

2300006469

Lot # 4 2300006467

Pt. Bk. 0000076, Folio 0055

1900001860

017B1

2018-0104-A

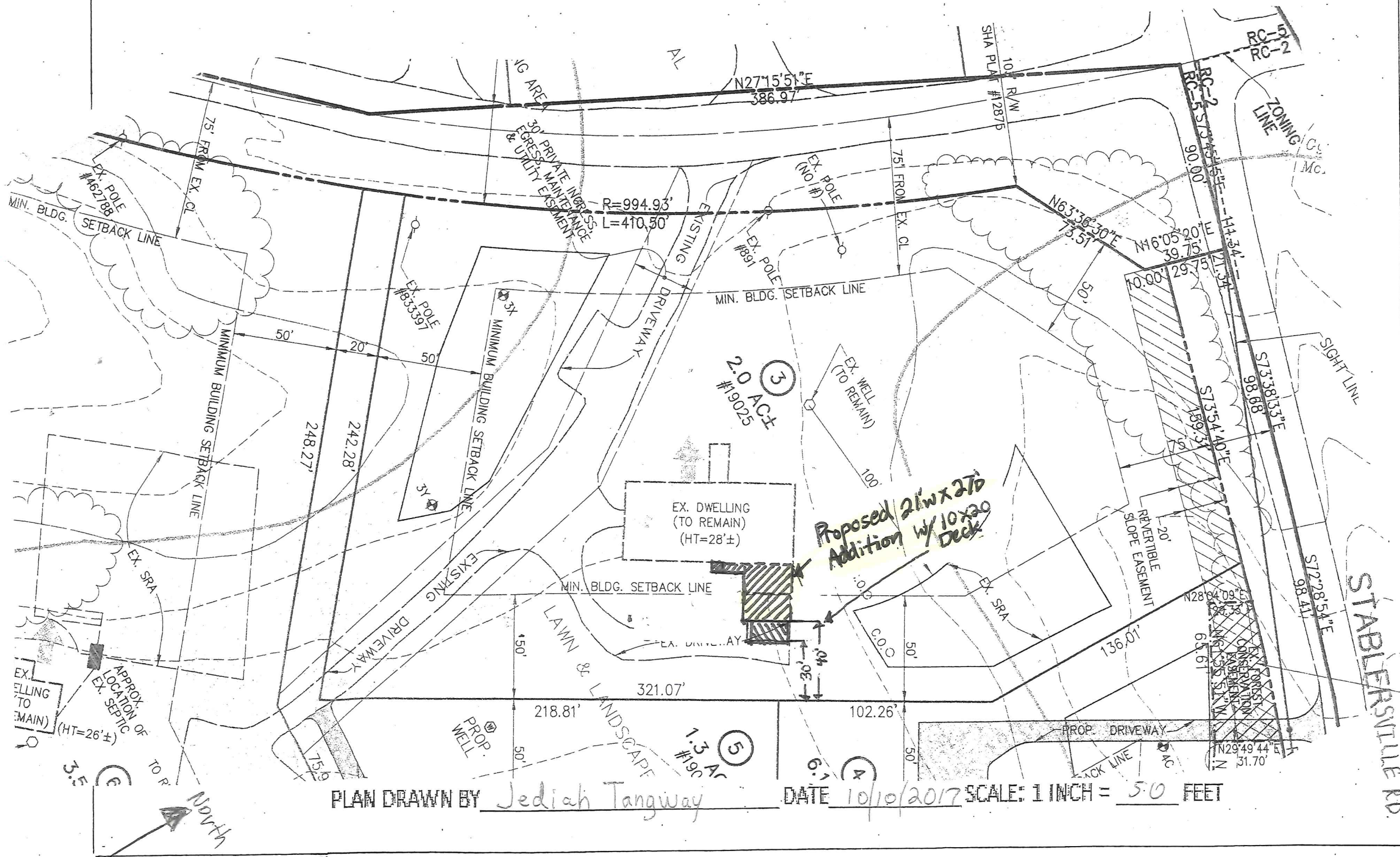
~~Forest~~ - ~~GIS zoning map~~.

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

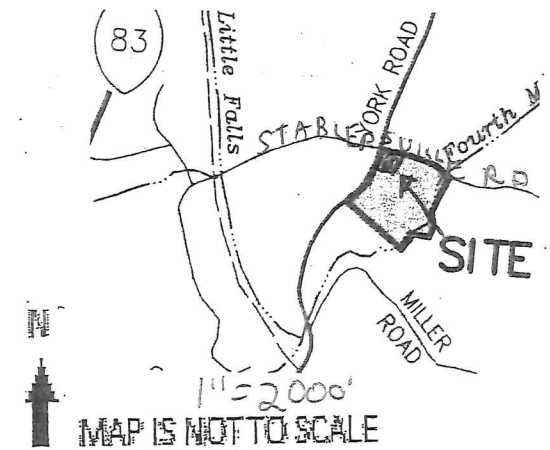
ADDRESS 19025 York Road, Parkton, MD OWNER(S) NAME(S) Thomas & Kimberly Bonvissuto

SUBDIVISION NAME Lillian Gottschalk Property LOT # 3 BLOCK # N/A SECTION # N/A

PLAT BOOK # 71 FOLIO # 138 10 DIGIT TAX # 2300006466 DEED REF. # 14476100070



SITE VICINITY MAP



ZONING MAP # 012B3

SITE ZONED RC5

ELECTION DISTRICT 7

COUNCIL DISTRICT 3

LOT AREA ACREAGE 2.068

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? 1999-0081-SPH

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

1999-0081-SPH

VIOLATION CASE INFO:

NO

2018-0104-A

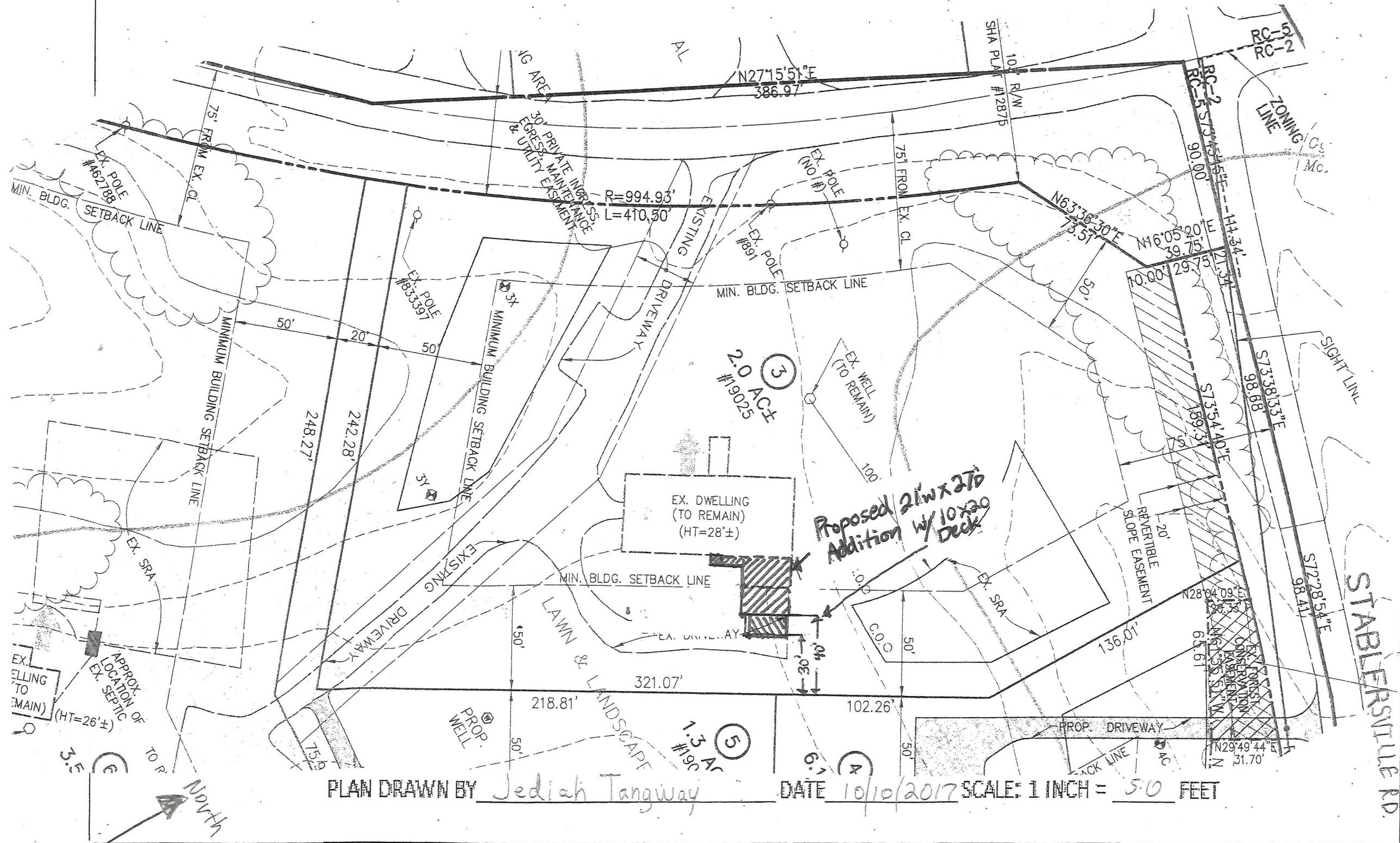
Pet. Exh. 1

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

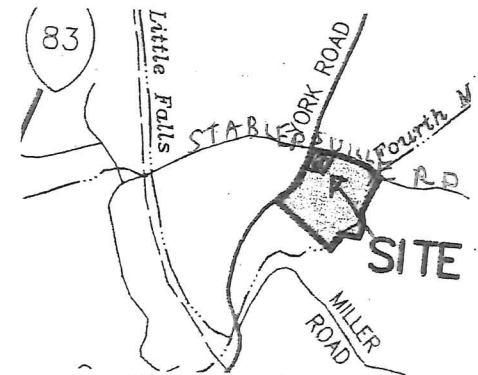
ADDRESS 19025 York Road, Parkton, MD OWNER(S) NAME(S) Thomas & Kimberly Bonvissuto

SUBDIVISION NAME Lillian Gottschalk Property LOT # 3 BLOCK # N/A SECTION # N/A

PLAT BOOK # 71 FOLIO # 138 10 DIGIT TAX # 2300006466 DEED REF. # 14476100070



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 012B3

SITE ZONED RC5

ELECTION DISTRICT 7

COUNCIL DISTRICT 3

LOT AREA ACREAGE 2.068

OR SQUARE FEET _____

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH ☒

WATER IS: _____

PUBLIC _____ PRIVATE ☒

SEWER IS: _____

PUBLIC _____ PRIVATE ☒

PRIOR HEARING? 1999-0081-SPH

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

1999-0081-SPH

VIOLATION CASE INFO:

NO

2018-0104-A