

MEMORANDUM

DATE: January 30, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0117-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on January 29, 2018. 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: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
(41 Northwood Road)	*	OFFICE OF
8 th Election District		
3 rd Council District	*	ADMINISTRATIVE HEARINGS
Dennis Kundratic	*	FOR BALTIMORE COUNTY
<i>Legal Owner</i>		
Petitioner	*	Case No. 2018-0117-SPHA
* * * * *		

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of Dennis Kundratic, legal owner ("Petitioner"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to confirm Lot No. 1 (41 Northwood Road) is no longer merged with Lot Nos. 51 and 53 (39 Northwood Road). A petition for variance seeks to permit a lot width of 50 ft. in lieu of the required 55 ft. A site plan was marked and accepted into evidence as Petitioner's Exhibit 1.

Charles Merritt and owners Dennis and Karen Kundratic appeared in support of the requests. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. A substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Planning (DOP). That agency did not oppose the request.

SPECIAL HEARING

This case was combined for hearing with No. 2018-0118-SPHA; the cases involve adjoining 50' wide lots in the Yorkshire subdivision. The above case concerns 41 Northwood Road, a lot which is 7,500 square feet in size (50' x 150'). The lot is improved with a garage

ORDER RECEIVED FOR FILING

Date 12/29/17
By Sen

which was used in connection with the dwelling at 39 Northwood Road, although Petitioner intends to raze that structure and construct a single-family dwelling on the lot. In these circumstances (and assuming the garage is razed) I do not believe the lots would be merged.

Petitioner stated the proposed single-family dwelling would comply with all height and area regulations for the DR 5.5 zone. The only deficiency would be lot width; i.e., 50 ft. in lieu of the required 55 ft. The lot was created by a plat recorded long before adoption of the B.C.Z.R., and in these circumstances I believe Petitioner is entitled to construct a single-family dwelling on the lot pursuant to B.C.Z.R. §304. This provision is entitled "Use of Undersized Single-Family Lots" and does not require a showing of uniqueness or practical difficulty, as is required in a variance case under B.C.Z.R. §307. *Mueller v. People's Counsel*, 177 Md. App. 43 (2007). Most of the homes adjacent to the subject property are situated on 50 ft. wide lots, and thus I believe the proposed dwelling would be "appropriate" and compatible with the pattern of the neighborhood pursuant to B.C.Z.R. §304.4.

THEREFORE, IT IS ORDERED this 29th day of **December, 2017**, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") to confirm Lot No. 1 (41 Northwood Road) is no longer merged with Lot Nos. 51 and 53 (39 Northwood Road), be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance seeking to permit a lot width of 50 ft. in lieu of the required 55 ft., be and is hereby DISMISSED WITHOUT PREJUDICE.

IT IS FURTHER ORDERED Petitioner has satisfied the requirements of B.C.Z.R. §304 and may construct a single-family dwelling on Lot No. 1 (41 Northwood Road).

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

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Date 12/29/17
By Sen

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. Any new dwelling constructed on the lot must comply with the height and area regulations applicable in the DR 5.5 zone, including B.C.Z.R. §303.1 concerning front yard depths.

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:slh

ORDER RECEIVED FOR FILING

Date 12/29/17

3 By slh



PETITION FOR ZONING HEARING(S)

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

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

Address 41 NORTHWOOD ROAD which is presently zoned Dp 5.5
 Deed References: 9039/0277 10 Digit Tax Account # 0807015401
 Property Owner(s) Printed Name(s) DENNIS KUNDRAK

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. X a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. X a **Variance** from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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

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

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

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

Attorney for Petitioner:

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

Legal Owners (Petitioners):

DENNIS KUNDRAK
 Name #1 - Type or Print _____ Name #2 - Type or Print _____
Dennis Kundrak
 Signature #1 _____ Signature #2 _____
19527 GRAYSTONE RD WHITE HALL MD
 Mailing Address _____ City _____ State _____
21161 / 410905 7573 /
 Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

CHARLES MERRITT
 Name - Type or Print _____
Charles Merritt
 Signature _____
7831 MAGLEOT RD BALTO MD
 Mailing Address _____ City _____ State _____
21234 / MerrittDC@gmail.com
 Zip Code _____ Telephone # _____ Email Address _____

CASE NUMBER 2018-0117-SPH Filing Date 10/25/17 Do Not Schedule Dates: _____ Reviewer gh

2018-0117-SPHA

1. Variance from sections: 1B02.3 \ C.1 of the BCZR:

To permit a lot width of 50 feet in lieu of the required 55 feet.

2. Special Hearing:

To confirm lot #1 (41 Northwood Road) is no longer merged with lots # 51 & 53 (39 Northwood Road).

MERRITT DEVELOPMENT CONSULTANTS INC

~~~~~Engineering~~~~~Land Planning~~~~~Surveying~~~~~

9831 Magledt Road  
Baltimore, MD 21234  
Phone: 410-925-4061  
Fax: 410-661-1297  
merrittdc@comcast.net

## Zoning Description 41 Northwood Road

Being lot 1 in subdivision of Yorkshire as recorded in Baltimore County plat book 13 folio 90 containing 7500 SF or 0.17 ac. Located in the 8<sup>th</sup> election district 3<sup>rd</sup> council district.

BEGINNING AT A POINT SOUTH SIDE OF  
NORTHWOOD ROAD WHICH IS 40' WIDE  
AT A DISTANCE OF 225' WEST OF  
THE CENTERLINE OF VISTA LANE.

2018-0117-SP4A



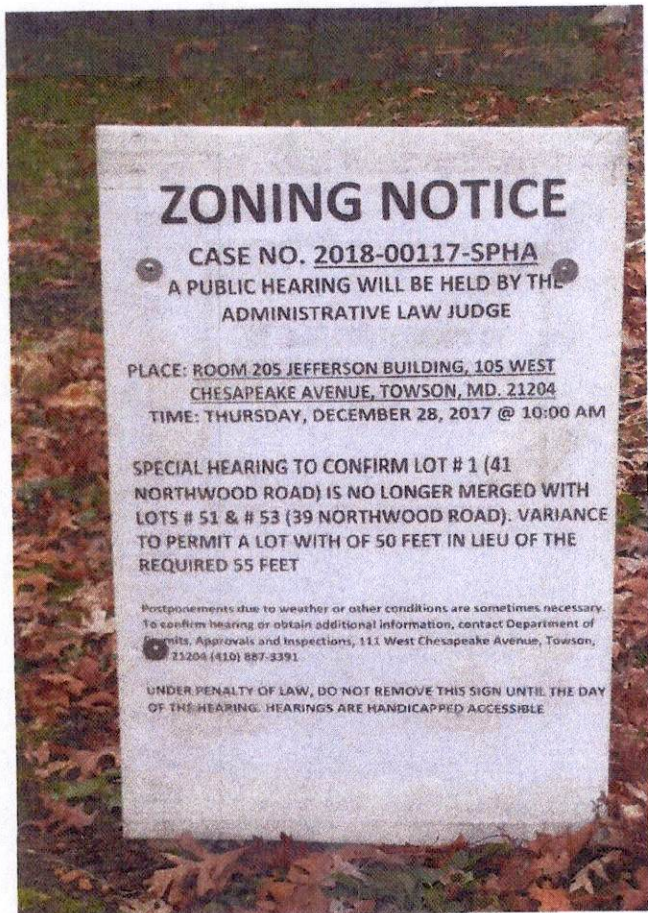
# CERTIFICATE OF POSTING

Date: DECEMBER 8, 2017

RE: Project Name: 41 NORTHWOOD DRIVE  
Case Number /PAI Number: 2018-0117-SPHA  
Petitioner/Developer: DENNIS KUNDRATIC  
Date of Hearing/Closing: DECEMBER 28, 2017

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 41 NORTHWOOD ROAD

The sign(s) were posted on DECEMBER 8, 2017  
(Month, Day, Year)



David Billingsley  
(Signature of Sign Poster)

DAVID W. BILLINGSLEY  
(Printed Name of Sign Poster)

601 CHARWOOD COURT  
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040  
(City, State, Zip Code of Sign Poster)

(410) 679-8719  
(Telephone Number of Sign Poster)





501 N. Calvert St., P.O. Box 1377  
Baltimore, Maryland 21278-0001  
tel: 410/332-6000  
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 5329573

**Sold To:**

Dennis Kundratic - CU00630491  
19527 Graystone Rd  
White Hall, MD 21161-9134

**Bill To:**

Dennis Kundratic - CU00630491  
19527 Graystone Rd  
White Hall, MD 21161-9134

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Dec 07, 2017

**NOTICE OF ZONING HEARING**

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

**Case: # 2018-0117-SPHA**  
41 Northwood Road  
S/s Northwood Road, W 225 ft. to the centerline of Vista Lane  
8th Election District - 3rd Councilmanic District  
Legal Owner(s) Dennis Kundratic

**Special Hearing** to confirm lot #1 (41 Northwood Road) is no longer merged with lots #51 and #53 (39 Northwood Road). Variance to permit a lot width of 50 ft. in lieu of the required 55 ft.

**Hearing: Thursday, December 28, 2017 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.**

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.  
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

12/003 December 7 5329573

The Baltimore Sun Media Group

By *S. Wilkinson*  
Legal Advertising

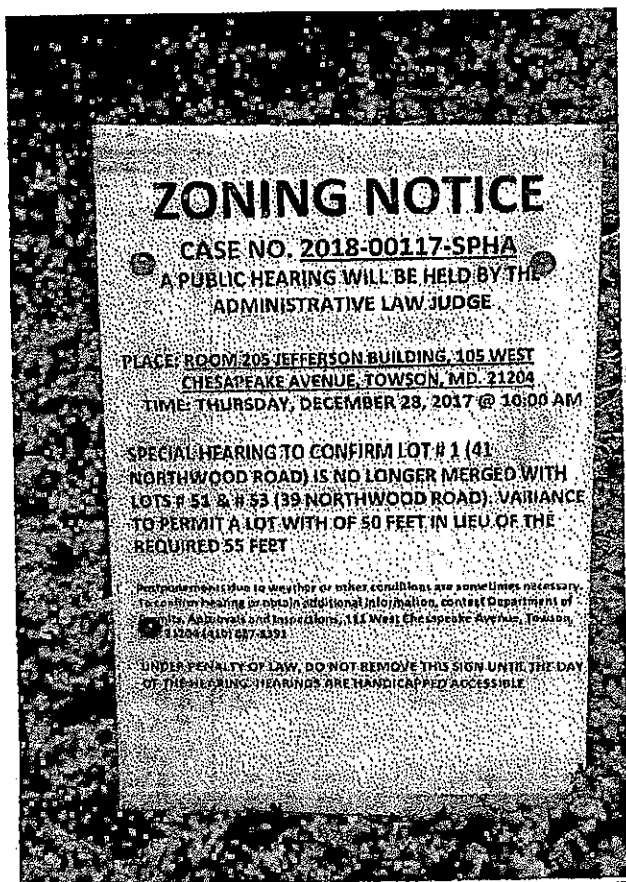
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RE: Project Name: 41 NORTHWOOD DRIVE  
Case Number /PAI Number: 2018-0117-SPHA  
Petitioner/Developer: DENNIS KUNDRATIC  
Date of Hearing/Closing: DECEMBER 28, 2017

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The sign(s) were posted on DECEMBER 8, 2017  
(Month, Day, Year)



David Billingsley  
(Signature of Sign Poster)

DAVID W. BILLINGSLEY  
(Printed Name of Sign Poster)

601 CHARWOOD COURT  
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040  
(City, State, Zip Code of Sign Poster)

(410) 679-8719  
(Telephone Number of Sign Poster)

TO: PATUXENT PUBLISHING COMPANY  
Thursday, December 7, 2017 Issue - Jeffersonian

Please forward billing to:  
Dennis Kundratic  
19527 Graystone Road  
White Hall, MD 21161

410-905-7563

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## NOTICE OF ZONING HEARING

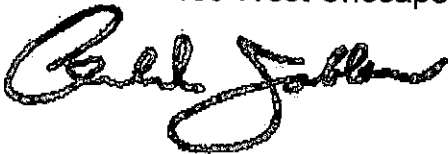
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Legal Owners: Dennis Kundratic

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Arnold Jablon  
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ  
*County Executive*

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

November 13, 2017

## NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

**CASE NUMBER: 2018-0117-SPHA**

41 Northwood Road

S/s Northwood Road, W 225 ft. to the centerline of Vista Lane

8<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owners: Dennis Kundratic

Special Hearing to confirm lot #1 (41 Northwood Road) is no longer merged with lots #51 and #53 (39 Northwood Road). Variance to permit a lot width of 50 ft. in lieu of the required 55 ft.

Hearing: Thursday, December 28, 2017 at 10:00 a.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

AJ:kl

C: Dennis Kundratic, 19527 Graystone Road, White Hall 21161  
Charles Merritt, 9831 Magledt Road, Baltimore 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, DECEMBER 8, 2017.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR SPECIAL HEARING \* BEFORE THE OFFICE  
AND VARIANCE \* OF ADMINISTRATIVE  
41 Northwood Road; S/S Northwood Road, \*  
W 225' to c/line of Vista Lane \* HEARINGS FOR  
8<sup>th</sup> Election & 3<sup>rd</sup> Councilmanic Districts \*  
Legal Owner(s): Dennis Kundratic \* BALTIMORE COUNTY  
Petitioner(s) \*  
\* 2018-117-SPHA

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

**RECEIVED**

**NOV 07 2017**

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*

CAROLE S. DEMILIO  
Deputy People's Counsel  
Jefferson Building, Room 204  
105 West Chesapeake Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 7th day of November, 2017, a copy of the foregoing Entry of Appearance was mailed to Charles Merritt, 9831 Magledt Road, Parkville, Maryland 21234, Representative for Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County



**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.**

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**For Newspaper Advertising:**

Case Number: ~~10/25/17~~ 2018-0117-SPHA

Property Address: 41 NORTHWOOD ROAD

Property Description: \_\_\_\_\_

Legal Owners (Petitioners): DENNIS KUNDRATIC

Contract Purchaser/Lessee: \_\_\_\_\_

PLEASE FORWARD ADVERTISING BILL TO:

Name: DENNIS KUNDRATIC

Company/Firm (if applicable): \_\_\_\_\_

Address: 19527 GRAYSTONE ROAD

WHITE HALL MD 21161

Telephone Number: 410 905-7573

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

NR 160512

Date:

10/25/17

| Fund | Dept | Unit | Sub Unit | Rev Source/ Obj | Sub Rev/ Sub-Obj | Dept Obj | BS Acct | Amount |
|------|------|------|----------|-----------------|------------------|----------|---------|--------|
| 001  | 206  | 0000 |          | 6150            |                  |          |         | 150.00 |
|      |      |      |          |                 |                  |          |         |        |
|      |      |      |          |                 |                  |          |         |        |
|      |      |      |          |                 |                  |          |         |        |
|      |      |      |          |                 |                  |          |         |        |
|      |      |      |          |                 |                  |          |         |        |

Total: 150.00

Rec From: Merritt Development Consultant Inc.

For: 41 Northwest Dr

2018-0117-SPHA

DISTRIBUTION

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

PAID RECEIPT

BUSINESS - 00104 TIME - 10/25/2017 09:29:55  
REG 0501 WALKIN LJR  
RECEIPT # 750089 10/25/2017 DFL  
Dept. S. SEN ZIGGING VERIFICATION  
CR NO. 160512

Receipt Tot \$150.00  
\$200.00 CA P.01 CA  
Baltimore County, Maryland

CASHIER'S  
VALIDATION



KEVIN KAMENETZ  
County Executive

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

December 20, 2017

Dennis Kundratic  
19527 Graystone Road  
White Hall MD 21161

RE: Case Number: 2018-0117 SPHA, Address: 41 Northwood Road

Dear Mr. Kundratic:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 25, 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." The signature is written in a cursive style.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel  
Charles Merritt, 9831 Magleth Road, Baltimore MD 21234

Date: 11/10/17

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. 2018-0117-SPHA

*Special Hearing Variance  
Dennis Krendratie  
41 Northwood 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,



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

WW/RAZ



12-28

## BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

**TO:** Arnold Jablon  
Deputy Administrative Officer and  
Director of Permits, Approvals and Inspections

**DATE:** 11/22/2017

**FROM:** Andrea Van Arsdale  
Director, Department of Planning

**SUBJECT:** ZONING ADVISORY COMMITTEE COMMENTS  
Case Number: 18-117



**INFORMATION:**

**Property Address:** 41 Northwood Road  
**Petitioner:** Dennis Kundraic  
**Zoning:** DR 5.5  
**Requested Action:** Variance, Special Hearing

The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should confirm lots #51 & 52 (39 Northwood Road) are no longer merged with lot #1 (41 Northwood Rd) and the petition for variance to permit a lot width of 50 feet in lieu of the required 55 feet.

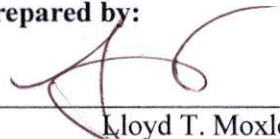
A site visit was conducted on November 9, 2017. The site is within the Hunt Valley / Timonium Master Plan adopted by the Baltimore County Council on October 19, 1998. The plan calls for encouraging development and redevelopment consistent with the goals and objectives of the plan. Design guidelines are also provided by the Comprehensive Manual of Design.

The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

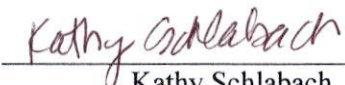
- Any new dwelling proposed for Lot 41 is subject to the requirements of BCZR §303.1. Said new dwelling may not situate its front foundation any further removed from the front property line than the maximum 40 feet required by said BCZR §303.1.

For further information concerning the matters stated herein, please contact Wally Lippincott at 410-887-3480.

**Prepared by:**

  
Lloyd T. Moxley

**Division Chief:**

  
Kathy Schlabach

AVA/KS/LTM/ka

c: Wally Lippincott  
Charles E. Merritt  
Office of the Administrative Hearings  
People's Counsel for Baltimore County



12-28

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge  
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and  
Sustainability (EPS) - Development Coordination

DATE: November 6, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0117-SPHA  
Address 41 Northwood Road  
(Kundratic Property)

Zoning Advisory Committee Meeting of **November 13, 2017**.

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

Reviewer: Steve Ford

Date: 11-6-2017

**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

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

**DATE:** November 17, 2017

**FROM:** *MO*  
Vishnu Desai, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For November 13, 2017  
Item No. 2018-0117-SPHA, 0118-SPHA, 0120-X and 0121-SPHA

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

\*

\*

\*

\*

\*

VKD: efc  
cc: file

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE MEMORANDUM

**TO:** Arnold Jablon  
Deputy Administrative Officer and  
Director of Permits, Approvals and Inspections

**DATE:** 11/22/2017

**FROM:** Andrea Van Arsdale  
Director, Department of Planning

**SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS**  
Case Number: 18-117

**INFORMATION:**

**Property Address:** 41 Northwood Road  
**Petitioner:** Dennis Kundratic  
**Zoning:** DR 5.5  
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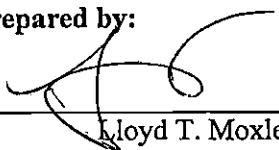
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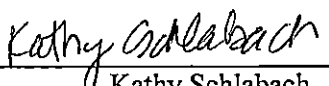
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**Prepared by:**

  
Lloyd T. Moxley

**Division Chief:**

  
Kathy Schlabach

AVA/KS/LTM/ka

c: Wally Lippincott  
Charles E. Merritt  
Office of the Administrative Hearings  
People's Counsel for Baltimore County

**BALTIMORE COUNTY, MARYLAND**

**Inter-Office Correspondence**



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge  
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and  
Sustainability (EPS) - Development Coordination

DATE: November 6, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0117-SPHA  
Address 41 Northwood Road  
(Kundratic Property)

Zoning Advisory Committee Meeting of **November 13, 2017**.

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

Reviewer: Steve Ford Date: 11-6-2017

CHECKLIST

| <u>Comment Received</u>         | <u>Department</u>                                                     | <u>Support/Oppose/ Conditions/ Comments/ No Comment</u> |
|---------------------------------|-----------------------------------------------------------------------|---------------------------------------------------------|
| <u>11/17</u>                    | DEVELOPMENT PLANS REVIEW<br>(if not received, date e-mail sent _____) | <u>no comment</u>                                       |
| <u>11/16</u>                    | DEPS<br>(if not received, date e-mail sent _____)                     | <u>no comment</u>                                       |
| _____                           | FIRE DEPARTMENT                                                       | _____                                                   |
| <u>11/28</u>                    | PLANNING<br>(if not received, date e-mail sent _____)                 | <u>no objection w/condition</u>                         |
| <u>11/16</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: <u>12/7/17</u>                                                  |                                                         |
| SIGN POSTING                    | Date: <u>12/8/17</u>                                                  | by <u>Beelingsley</u>                                   |
| PEOPLE'S COUNSEL APPEARANCE     | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>   |                                                         |
| PEOPLE'S COUNSEL COMMENT LETTER | Yes <input type="checkbox"/> No <input type="checkbox"/>              |                                                         |

Comments, if any: \_\_\_\_\_



## Real Property Data Search

## Search Result for BALTIMORE COUNTY

| View Map                                                  |          | View GroundRent Redemption                     |               |                        | View GroundRent Registration        |                       |                   |                  |           |           |
|-----------------------------------------------------------|----------|------------------------------------------------|---------------|------------------------|-------------------------------------|-----------------------|-------------------|------------------|-----------|-----------|
| Account Identifier:                                       |          | District : 08 Account Number - 0807015401      |               |                        |                                     |                       |                   |                  |           |           |
| Owner Information                                         |          |                                                |               |                        |                                     |                       |                   |                  |           |           |
| Owner Name:                                               |          | KUNDRATIC DENNIS L<br>KUNDRATIC KAREN L        |               |                        | Use:<br>Principal Residence:        |                       | RESIDENTIAL<br>NO |                  |           |           |
| Mailing Address:                                          |          | 19527 GRAYSTONE RD<br>WHITE HALL MD 21161-9134 |               |                        | Deed Reference:                     |                       | /09039/ 00277     |                  |           |           |
| Location & Structure Information                          |          |                                                |               |                        |                                     |                       |                   |                  |           |           |
| Premises Address:                                         |          | NORTHWOOD DR<br>LUTHERVILLE 21093-4218         |               |                        | Legal Description:<br><br>YORKSHIRE |                       |                   |                  |           |           |
| Map:                                                      | Grid:    | Parcel:                                        | Sub District: | Subdivision:           | Section:                            | Block:                | Lot:              | Assessment Year: | Plat No:  |           |
| 0060                                                      | 0012     | 0505                                           |               | 0000                   | F                                   |                       | 1                 | 2017             | Plat Ref: | 0013/0090 |
| Special Tax Areas:                                        |          |                                                |               |                        | Town:                               |                       | NONE              |                  |           |           |
|                                                           |          |                                                |               |                        | Ad Valorem:                         |                       |                   |                  |           |           |
|                                                           |          |                                                |               |                        | Tax Class:                          |                       |                   |                  |           |           |
| Primary Structure Built                                   |          | Above Grade Living Area                        |               | Finished Basement Area |                                     | Property Land Area    |                   | County Use       |           |           |
|                                                           |          |                                                |               |                        |                                     | 7,500 SF              |                   | 04               |           |           |
| Stories                                                   | Basement | Type                                           | Exterior      | Full/Half Bath         | Garage                              | Last Major Renovation |                   |                  |           |           |
|                                                           |          |                                                |               |                        | 1 Detached                          |                       |                   |                  |           |           |
| Value Information                                         |          |                                                |               |                        |                                     |                       |                   |                  |           |           |
|                                                           |          |                                                | Base Value    | Value                  | Phase-in Assessments                |                       |                   |                  |           |           |
|                                                           |          |                                                |               | As of 01/01/2017       | As of 07/01/2017                    |                       | As of 07/01/2018  |                  |           |           |
| Land:                                                     |          |                                                | 7,500         | 7,500                  |                                     |                       |                   |                  |           |           |
| Improvements                                              |          |                                                | 15,300        | 15,100                 |                                     |                       |                   |                  |           |           |
| Total:                                                    |          |                                                | 22,800        | 22,600                 | 22,600                              |                       | 22,600            |                  |           |           |
| Preferential Land:                                        |          |                                                | 0             |                        |                                     |                       | 0                 |                  |           |           |
| Transfer Information                                      |          |                                                |               |                        |                                     |                       |                   |                  |           |           |
| Seller: GERBER JOHN E                                     |          |                                                |               | Date: 01/27/1992       |                                     |                       | Price: \$1        |                  |           |           |
| Type: ARMS LENGTH IMPROVED                                |          |                                                |               | Deed1: /09039/ 00277   |                                     |                       | 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: No Application              |          |                                                |               |                        |                                     |                       |                   |                  |           |           |
| Homeowners' Tax Credit Application Information            |          |                                                |               |                        |                                     |                       |                   |                  |           |           |
| Homeowners' Tax Credit Application Status: No Application |          |                                                |               |                        |                                     | Date:                 |                   |                  |           |           |

CASE NAME 2018-0117 SPHA  
CASE NUMBER \_\_\_\_\_  
DATE DEC 28, 2017

| NAME | ADDRESS | CITY, STATE, ZIP | E - MAIL |
|------|---------|------------------|----------|
|------|---------|------------------|----------|

[illegible]

**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

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

**FROM:** *MD*  
Vishnu Desai, Supervisor  
Bureau of Development Plans Review

**DATE:** November 8, 2018

**SUBJECT:** Zoning Advisory Committee Meeting  
For October 29, 2018  
Item No. 2019-0052-A, 0111-A, 0112-A, 0114-A, 0115-A, 0116-A, 0117-A,  
0118-A, 0119-A, 0120-A and 0121-SPH

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

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\*

\*

VKD: cen  
cc: file





NORTHWOOD DR

DR 5.5

3 CD

060C1

NW 13-A

8 ED  
PAI # 080004

VISTALN

BELFAST RD

2018-0117-SPH

2012-0108-A  
1549-1578-XA

2012-0109-A  
0810047080

0808080450

0801035800

0819052275

0807001190

Pt. Bk. 0000078, Folio (203

200 0494-A

Pt. Bk./Folio # 073203

2500



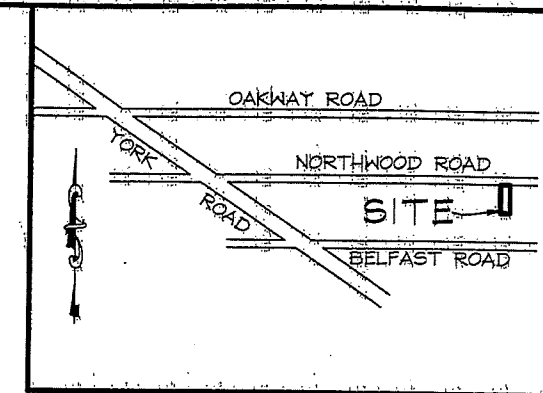
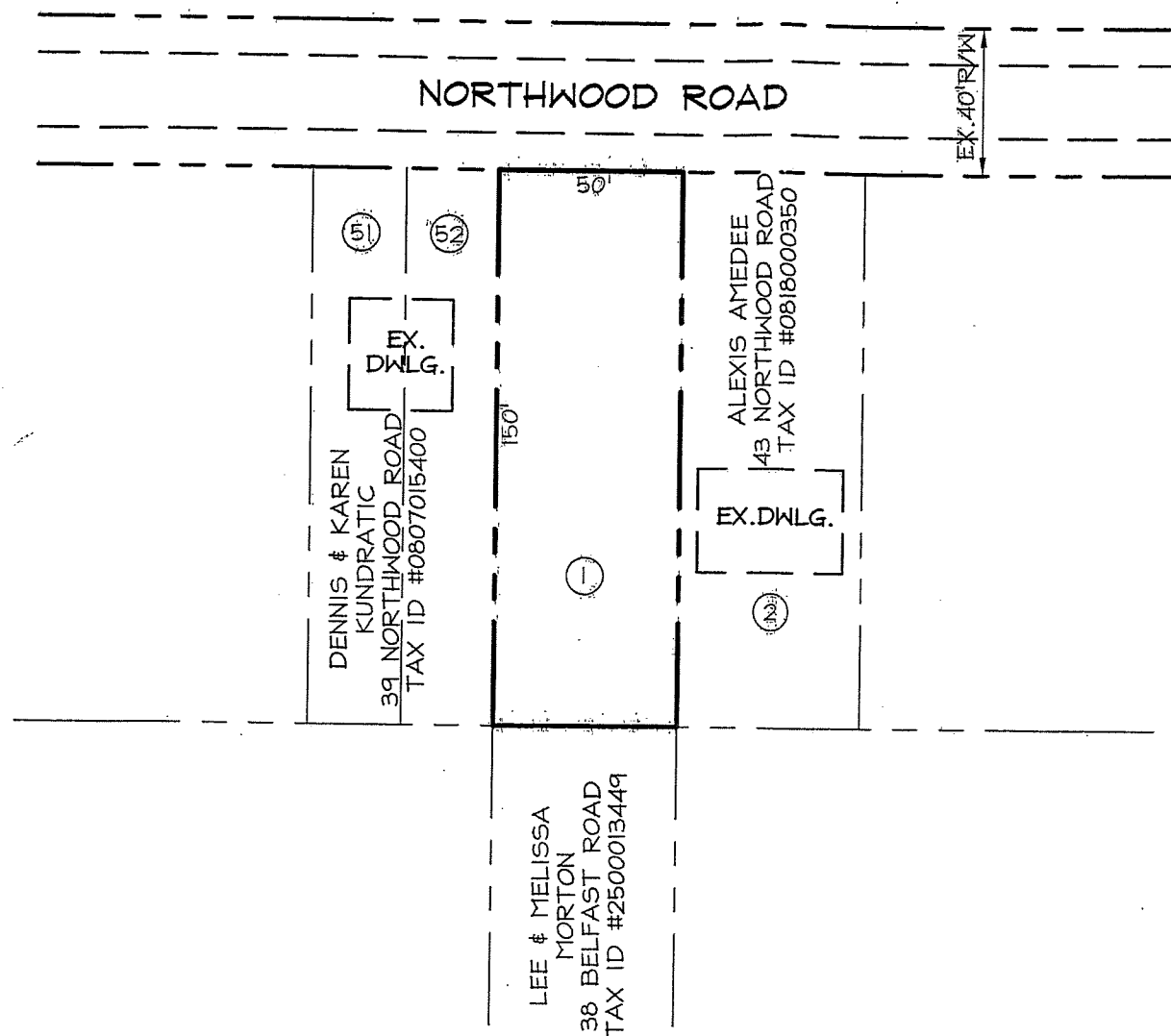
## Real Property Data Search ( w1)

Search Result for BALTIMORE COUNTY

| <a href="#">View Map</a>                                         |                                                     | <a href="#">View GroundRent Redemption</a>       |                           | <a href="#">View GroundRent Registration</a> |                              |
|------------------------------------------------------------------|-----------------------------------------------------|--------------------------------------------------|---------------------------|----------------------------------------------|------------------------------|
| <b>Account Identifier:</b>                                       |                                                     | <b>District - 08 Account Number - 0818000351</b> |                           |                                              |                              |
| Owner Information                                                |                                                     |                                                  |                           |                                              |                              |
| <b>Owner Name:</b>                                               | RAPHEL AMEDEE ALEXIS<br>3RD<br>RAPHEL DAVID CORKRAN |                                                  | <b>Use:</b>               | RESIDENTIAL<br>NO                            |                              |
| <b>Mailing Address:</b>                                          | 43 NORTHWOOD DR<br>TIMONIUM MD 21093-4218           |                                                  | <b>Deed Reference:</b>    | /17683/ 00300                                |                              |
| Location & Structure Information                                 |                                                     |                                                  |                           |                                              |                              |
| <b>Premises Address:</b>                                         |                                                     | NORTHWOOD RD<br>0-0000                           |                           | <b>Legal Description:</b>                    |                              |
| YORKSHIRE                                                        |                                                     |                                                  |                           |                                              |                              |
| <b>Map:</b>                                                      | <b>Grid:</b>                                        | <b>Parcel:</b>                                   | <b>Sub District:</b>      | <b>Subdivision:</b>                          | <b>Section:</b>              |
| 0060                                                             | 0012                                                | 0505                                             |                           | 0000                                         | F                            |
| <b>Block:</b>                                                    | <b>Lot:</b>                                         | <b>Assessment Year:</b>                          | <b>Plat No:</b>           | <b>Plat Ref:</b>                             | <b>1</b>                     |
|                                                                  | 4                                                   | 2017                                             |                           | 0013/0090                                    |                              |
| <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 Living Area</b>                      | <b>Finished Basement Area</b>                    | <b>Property Land Area</b> | <b>County Use</b>                            |                              |
|                                                                  |                                                     |                                                  | 7,500 SF                  | 04                                           |                              |
| <b>Stories</b>                                                   | <b>Basement</b>                                     | <b>Type</b>                                      | <b>Exterior</b>           | <b>Full/Half Bath</b>                        | <b>Garage</b>                |
|                                                                  |                                                     |                                                  |                           |                                              | <b>Last Major Renovation</b> |
| Value Information                                                |                                                     |                                                  |                           |                                              |                              |
|                                                                  |                                                     | <b>Base Value</b>                                | <b>Value</b>              | <b>Phase-in Assessments</b>                  |                              |
|                                                                  |                                                     |                                                  | As of<br>01/01/2017       | As of<br>07/01/2017                          | As of<br>07/01/2018          |
| <b>Land:</b>                                                     |                                                     | 7,500                                            | 7,500                     |                                              |                              |
| <b>Improvements</b>                                              |                                                     | 0                                                | 0                         |                                              |                              |
| <b>Total:</b>                                                    |                                                     | 7,500                                            | 7,500                     | 7,500                                        | 7,500                        |
| <b>Preferential Land:</b>                                        |                                                     | 0                                                |                           |                                              | 0                            |
| Transfer Information                                             |                                                     |                                                  |                           |                                              |                              |
| <b>Seller:</b> RAPHEL AMEDEE A, JR                               |                                                     | <b>Date:</b> 03/17/2003                          |                           | <b>Price:</b> \$0                            |                              |
| <b>Type:</b> NON-ARMS LENGTH OTHER                               |                                                     | <b>Deed1:</b> /17683/ 00300                      |                           | <b>Deed2:</b>                                |                              |
| <b>Seller:</b> ROBERTS J MELVIN                                  |                                                     | <b>Date:</b> 10/21/1965                          |                           | <b>Price:</b> \$2,500                        |                              |
| <b>Type:</b> ARMS LENGTH IMPROVED                                |                                                     | <b>Deed1:</b> /04535/ 00091                      |                           | <b>Deed2:</b>                                |                              |
| <b>Seller:</b>                                                   |                                                     | <b>Date:</b>                                     |                           | <b>Price:</b>                                |                              |
| <b>Type:</b>                                                     |                                                     | <b>Deed1:</b>                                    |                           | <b>Deed2:</b>                                |                              |
| Exemption Information                                            |                                                     |                                                  |                           |                                              |                              |
| <b>Partial Exempt Assessments:</b>                               | <b>Class</b>                                        |                                                  |                           | 07/01/2017                                   | 07/01/2018                   |
| <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:</b> No Application              |                                                     |                                                  |                           |                                              |                              |
| Homeowners' Tax Credit Application Information                   |                                                     |                                                  |                           |                                              |                              |
| <b>Homeowners' Tax Credit Application Status:</b> No Application |                                                     |                                                  |                           | <b>Date:</b>                                 |                              |

2018-0117-SHA





VICINITY MAP

SCALE: 1"=1000'

NOTES:

1. THIS PROPERTY HAS NO PRIOR ZONING CASES.
2. THIS PROPERTY HAS NO CURRENT ZONING VIOLATIONS.
3. THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOODPLAIN.
4. PROPERTY IS ZONED DR 5.5..
5. PROPERTY IS NOT IN THE CBCA.
6. PROPERTY IS NOT HISTORIC.
7. PROPERTY LOCATED ON MAP

8 AREA - 7500 sq ft / .017 AC

MERRITT DEVELOPMENT  
CONSULTANTS, INC.

9831 MAGLEDT ROAD  
BALTIMORE, MARYLAND 21234  
PHONE: 410-925-4061 FAX: 410-661-1297

OWNER  
DENNIS & KAREN  
KUNDRATIC  
19527 GRAYSTONE ROAD  
WHITE HALLO, MARYLAND 21161  
DEED REF. 9039 / 00277  
TAX ID. 0807015401

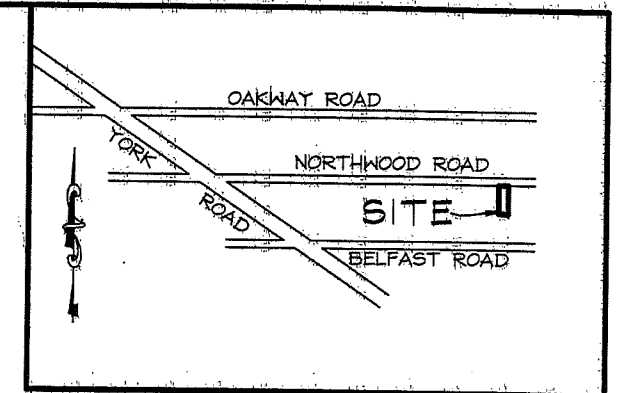
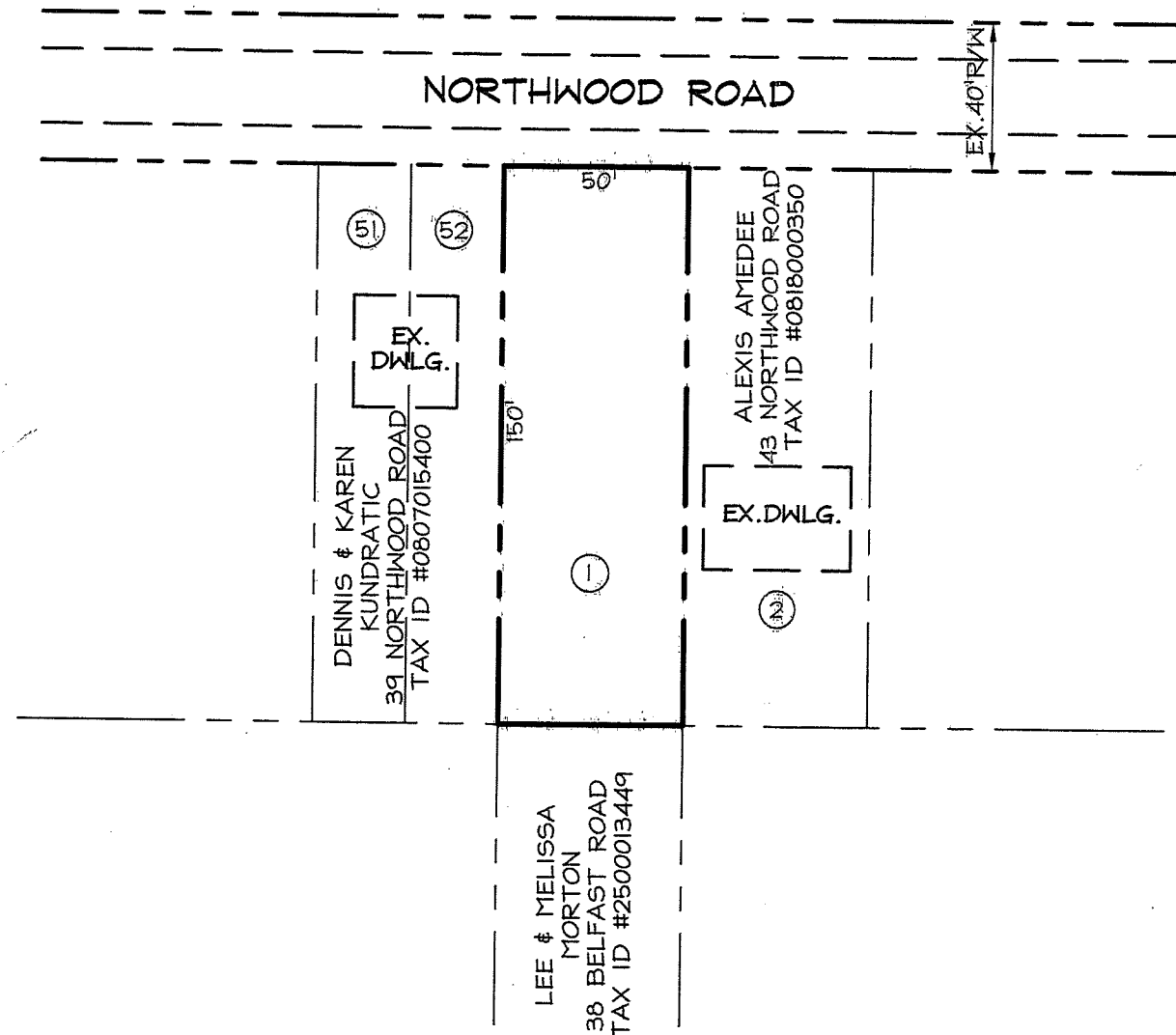
PLAN TO ACCOMPANY ZONING REQUEST

CASE NO.

41 NORTHWOOD ROAD

8TH ELEC. DISTRICT 3RD COUNCILMANIC DISTRICT  
BALTIMORE COUNTY, MARYLAND  
SCALE: 1"=50' SEPTEMBER 12, 2017

2018-0117-SPHA



VICINITY MAP

SCALE: 1"=1000'

- NOTES:
1. THIS PROPERTY HAS NO PRIOR ZONING CASES.
  2. THIS PROPERTY HAS NO CURRENT ZONING VIOLATIONS.
  3. THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOODPLAIN.
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- 8 AREA - 7500 sq ft / .017 AC

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KUNDRATIC  
19527 GRAYSTONE ROAD  
WHITE HALLO, MARYLAND 21161  
DEED REF. 9039 / 00277  
TAX ID. 0807015401

PLAN TO ACCOMPANY ZONING REQUEST

CASE NO.

41 NORTHWOOD ROAD

8TH ELEC. DISTRICT 3RD COUNCILMANIC DISTRICT  
BALTIMORE COUNTY, MARYLAND

SCALE: 1"=50' SEPTEMBER 12, 2017

Pet. # 1

2018-0117-SPHA