

MEMORANDUM

DATE: January 30, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0118-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 *

AND VARIANCE

(39 Northwood Road) *

8th Election District

3rd Council District *

Dennis Kundratic *

Legal Owner

Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2018-0118-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 Nos. 51 and 53 (39 Northwood Road) is no longer merged with Lot No. 1 (41 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. No substantive Zoning Advisory Committee (ZAC) comments were received.

SPECIAL HEARING

This case was combined for hearing with No. 2018-0117-SPHA; the cases involve adjoining 50' wide lots in the Yorkshire subdivision. The above case concerns 39 Northwood Road, a 7,500 sq. ft. lot (50' x 150') which is improved with a single-family dwelling. Petitioner is not at this time proposing any construction or improvements to the existing dwelling. Instead,

ORDER RECEIVED FOR FILING

Date

12/29/17

By

sen

Petitioner essentially seeks to legitimize existing site conditions. As noted in Case No. 2018-0117-SPHA, I do not believe the subject property has merged with the unimproved lot known as 41 Northwood Road.

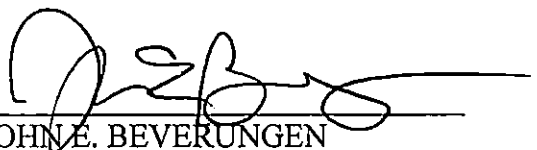
The single family dwelling at 39 Northwood Road was constructed in 1942, before the adoption of the B.C.Z.R. The property is zoned DR 5.5, and all height and area requirements are satisfied, with the exception of lot width. The lot is 50' wide, while 55' is required in the zone. Even so, this dwelling was constructed lawfully in 1942, and only became nonconforming years later when the 55' lot width requirement was imposed. The dwelling is therefore a nonconforming structure under B.C.Z.R. §104 which may remain, subject to the requirements of that regulation.

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 Nos. 51 and 53 (39 Northwood Road) is no longer merged with Lot No. 1 (41 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 that the single-family dwelling known as 39 Northwood Road is a lawful nonconforming structure under B.C.Z.R. §104.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.


JOHNE. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh

ORDER RECEIVED FOR FILING

Date 12/29/17
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 39 NORTHWOOD ROAD which is presently zoned DR 5.5
Deed References: 90391277 10 Digit Tax Account # 0807015400
Property Owner(s) Printed Name(s) DENNIS KUNDRATIC

(SELECT THE HEARING(S) BY MARKING ☒ 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. ☒ 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. ☒ 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 KUNDRATIC

Name #1 - Type or Print

Name #2 - Type or Print

Dennis L Kundratic Karen L Kundratic

Signature #1

Signature #2

19527 WHITE HALL RD WHITE HALL MD

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Charles Morrill

Name - Type or Print

Signature

9831 MAGUET RD BA LT

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2018-0118-SP4A Filing Date 10/25/17

Do Not Schedule Dates: Reviewer gr

2018-0118-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 lots # 51 & 53 (39 Northwood Road) is no longer merged with lot # 1 (41 Northwood Road).

ZONING DESCRIPTION
39 NORTHWOOD ROAD

BEGINNING AT A POINT ON THE
SOUTH SIDE OF NORTHWOOD ROAD
WHICH IS 50' WIDE AT A DISTANCE
OF 275' WEST OF THE CENTERLINE
OF VISTA LANE WHICH IS 50' WIDE

BEING LOTS 51 & 52 IN THE SUBDIVISION
OF TICKSQUIRE AS RECORDED IN BALTIMORE
COUNTY PAT BOOK 7, FOLIO 21,
CONTAINING 7500 SF OR 0.17 AC.,
LOCATED IN THE 8TH ELECTION DISTRICT
3RD COUNCIL DISTRICT.

CERTIFICATE OF POSTING

Date: DECEMBER 8, 2017

RE: Project Name: 39 NORTHWOOD DRIVE
Case Number /PAI Number: 2018-0118-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 39 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 5329593

Sold To:

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

Bill To:

Dennis Kandratic - 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: # 2018-0118-SPHA
39 Northwood Road
S/s Northwood Road, W 275 ft. to the centerline of Vista Lane
8th Election District - 3rd Councilmanic District
Legal Owner(s) Dennis Kandratic

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

Hearing: Thursday, December 28, 2017 at 11:00 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.

12/004 December 7 5329593

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

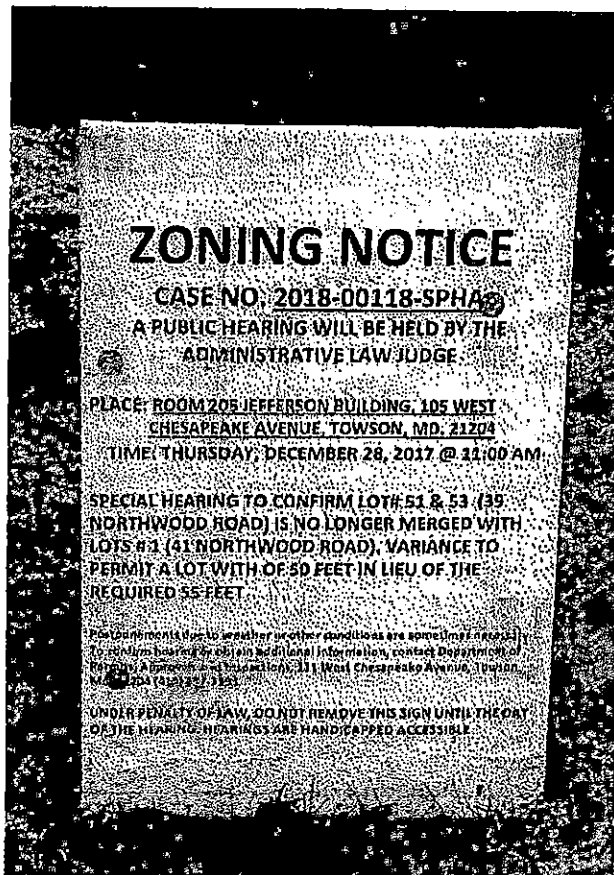
CERTIFICATE OF POSTING

Date: DECEMBER 8, 2017

RE: Project Name: 39 NORTHWOOD DRIVE
Case Number /PAI Number: 2018-0118-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)



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: 2018-0118-SPHA

39 Northwood Road

S/s Northwood Road, W 275 ft. to the centerline of Vista Lane

8th Election District – 3rd Councilmanic District

Legal Owners: Dennis Kundratic

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

Hearing: Thursday, December 28, 2017 at 11:00 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.

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

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

410-905-7573

NOTICE OF ZONING HEARING

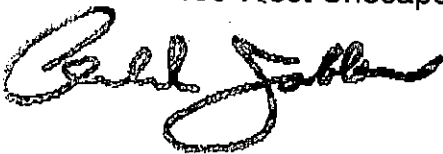
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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE * OF ADMINISTRATIVE
39 Northwood Road; S/S Northwood Road, *
W 275' to c/line of Vista Lane * HEARINGS FOR
8th Election & 3rd Councilmanic Districts *
Legal Owner(s): Dennis Kundratic * BALTIMORE COUNTY
Petitioner(s) *
* 2018-118-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.

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

RECEIVED

NOV 07 2017

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.

For Newspaper Advertising:

Case Number: 2018-0118-SPHA

Property Address: 39 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 RD
WHITE HALL MD 21161

Telephone Number: _____

Revised 7/9/2015

160513

Date:

10/25/17

BOOK RECEIPT

BUSINESS	ACTUAL	TIME	DN
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10/26/2017 10/25/2017 09:24:50

REG 2501 WALKIN CJF

RECEIPT 9 758008 10/25/2017 CFLN

Dep't 5 SCS ZONING VERIFICATION

CF AG. 180513

Recpt Tot: \$150.00

2300.00 CR 1.00 CA

Baltimore County, Maryland

Total:

150.00

Rec
From:

From:

For:

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

December 20, 2017

Dennis Kundraic
19527 Graystone Road
White Hall MD 21161

RE: Case Number: 2018-0118 SPHA, Address: 39 Northwood Road

Dear Mr. Kundraic:

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 dark ink, appearing to read "W. Carl Richards, Jr.", is written over a light background.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

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



Date: 11/6/17

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. 2018-0118-SPHA.

*Special Hearing Variance
Dennis Kucratie
39 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-118



INFORMATION:

Property Address: 39 Northwood Road
Petitioner: Dennis Kundratic
Zoning: DR 3.5
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.

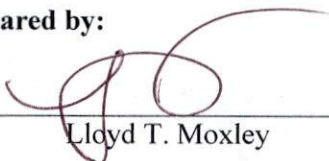
A site visit was conducted on November 9, 2017. The site is within the Hunt Valley / Timonium Master Plan adopted by the Baltimore County Council on October 19, 1998. The plan calls for encouraging development and redevelopment consistent with the goals and objectives of the plan. Design guidelines are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

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 # 2018-0118-SPHA
Address 39 Northwood Road
(Kundrat 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

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

DATE: November 17, 2017

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: 11/21/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-118

INFORMATION:

Property Address: 39 Northwood Road
Petitioner: Dennis Kundratic
Zoning: DR 3.5
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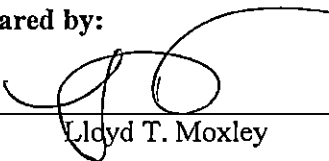
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For further information concerning the matters stated herein, please contact Wally Lippincott at 410-887-3480.

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

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 # 2018-0118-SPHA
Address 39 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

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment11/17DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)no comment11/7DEPS
(if not received, date e-mail sent _____)no comment

FIRE DEPARTMENT

11/28PLANNING
(if not received, date e-mail sent _____)no obj w/condition11/6

STATE HIGHWAY ADMINISTRATION

no objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 12/7/17SIGN POSTING Date: 12/8/17by BellingsleyPEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

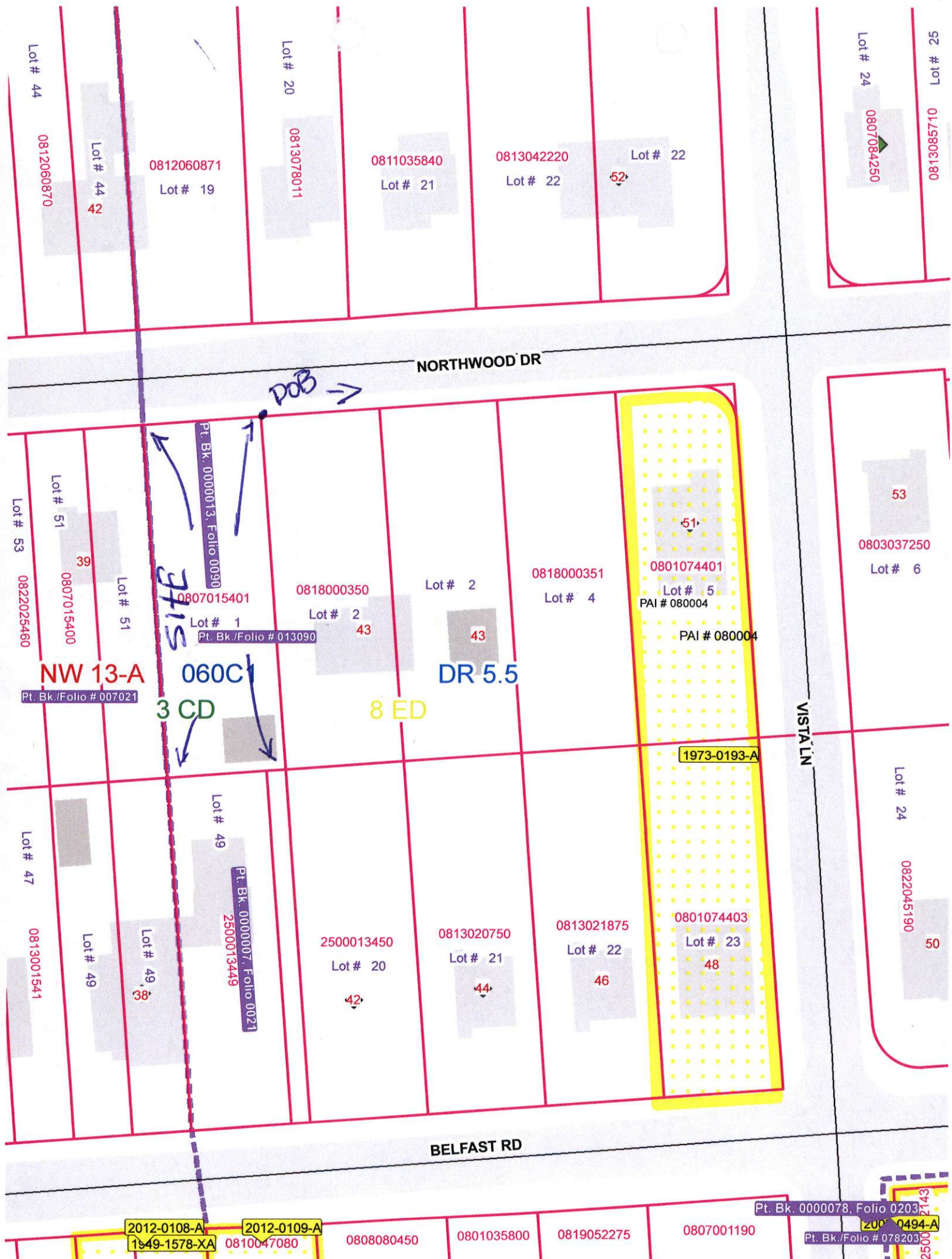
Comments, if any: _____

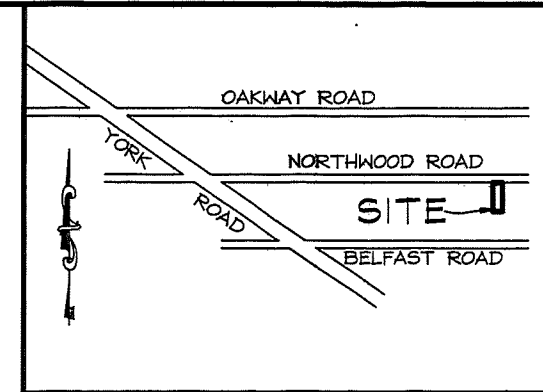
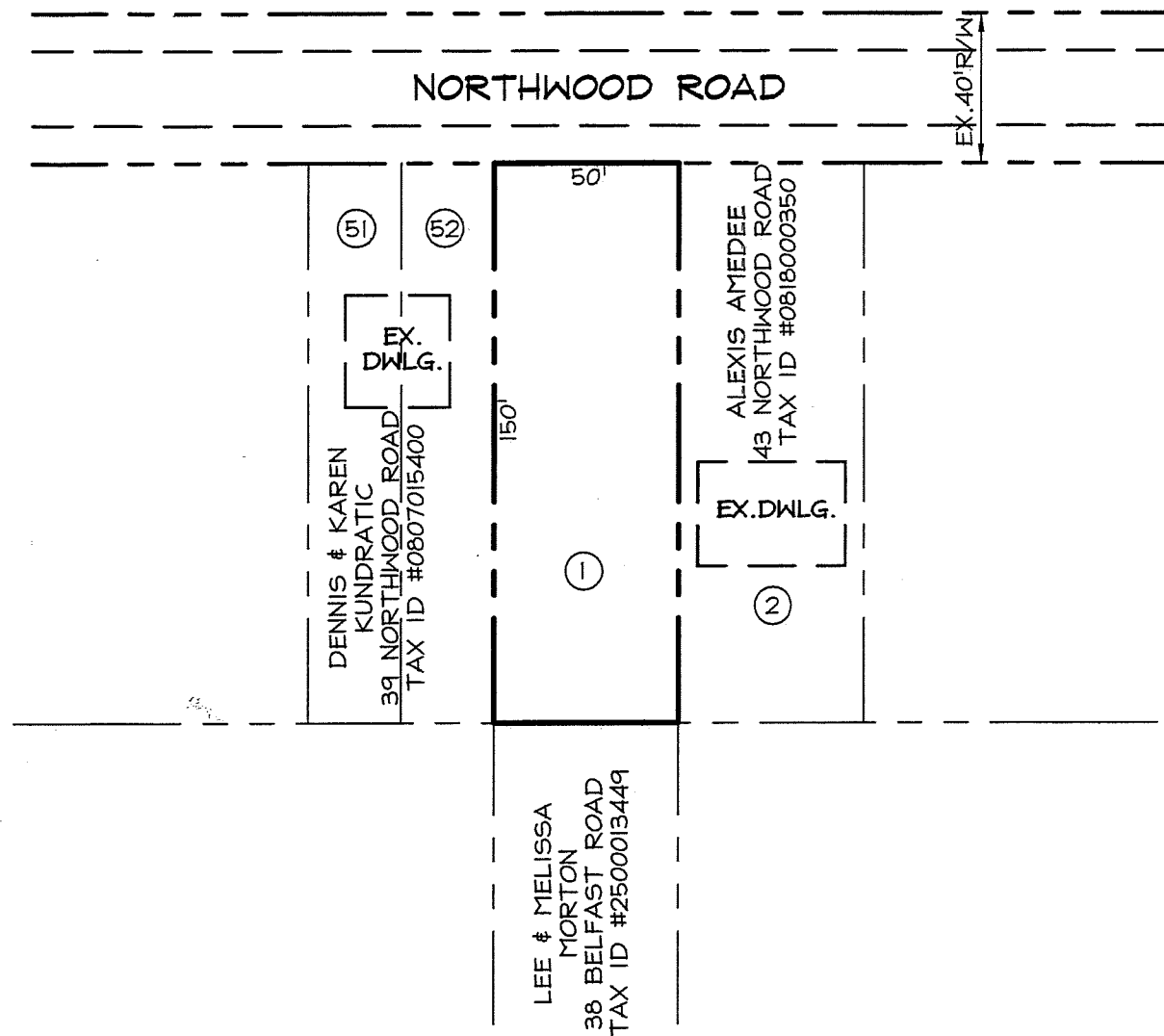
Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption			View GroundRent Registration				
Account Identifier:			District - 08 Account Number - 0807015400							
Owner Information										
Owner Name:		KUNDRATIC DENNIS L KUNDRATIC KAREN L				Use: Principal Residence:		RESIDENTIAL NO		
Mailing Address:		19527 GRAYSTONE RD WHITE HALL MD 21161-9134				Deed Reference:		/09039/ 00277		
Location & Structure Information										
Premises Address:		39 NORTHWOOD DR LUTHERVILLE 21093-4218				Legal Description:		LT 51,52 YORKSHIRE		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0060	0012	0579		0000	F		51	2017	Plat Ref:	0007/0021
Special Tax Areas:					Town:		NONE			
					Ad Valorem:					
					Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1942		1,080 SF				7,500 SF		04		
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation			
1 1/2	YES	STANDARD UNIT		FRAME	1 full					
Value Information										
		Base Value		Value		Phase-in Assessments				
				As of		As of		As of		
				01/01/2017		07/01/2017		07/01/2018		
Land:		98,500		98,500						
Improvements		79,700		107,900						
Total:		178,200		206,400		187,600		197,000		
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:				







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

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 HALL, MARYLAND 21161
DEED REF. 9039 / 00277
TAX ID. 0807015400

PLAN TO ACCOMPANY ZONING REQUEST

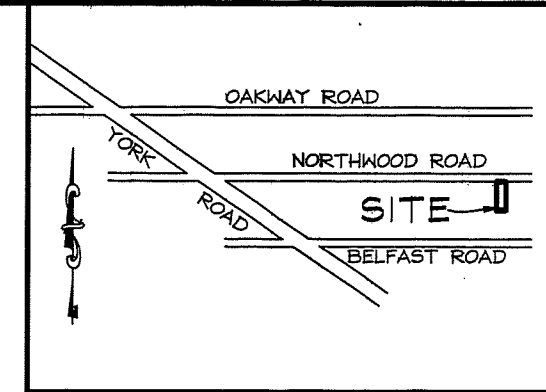
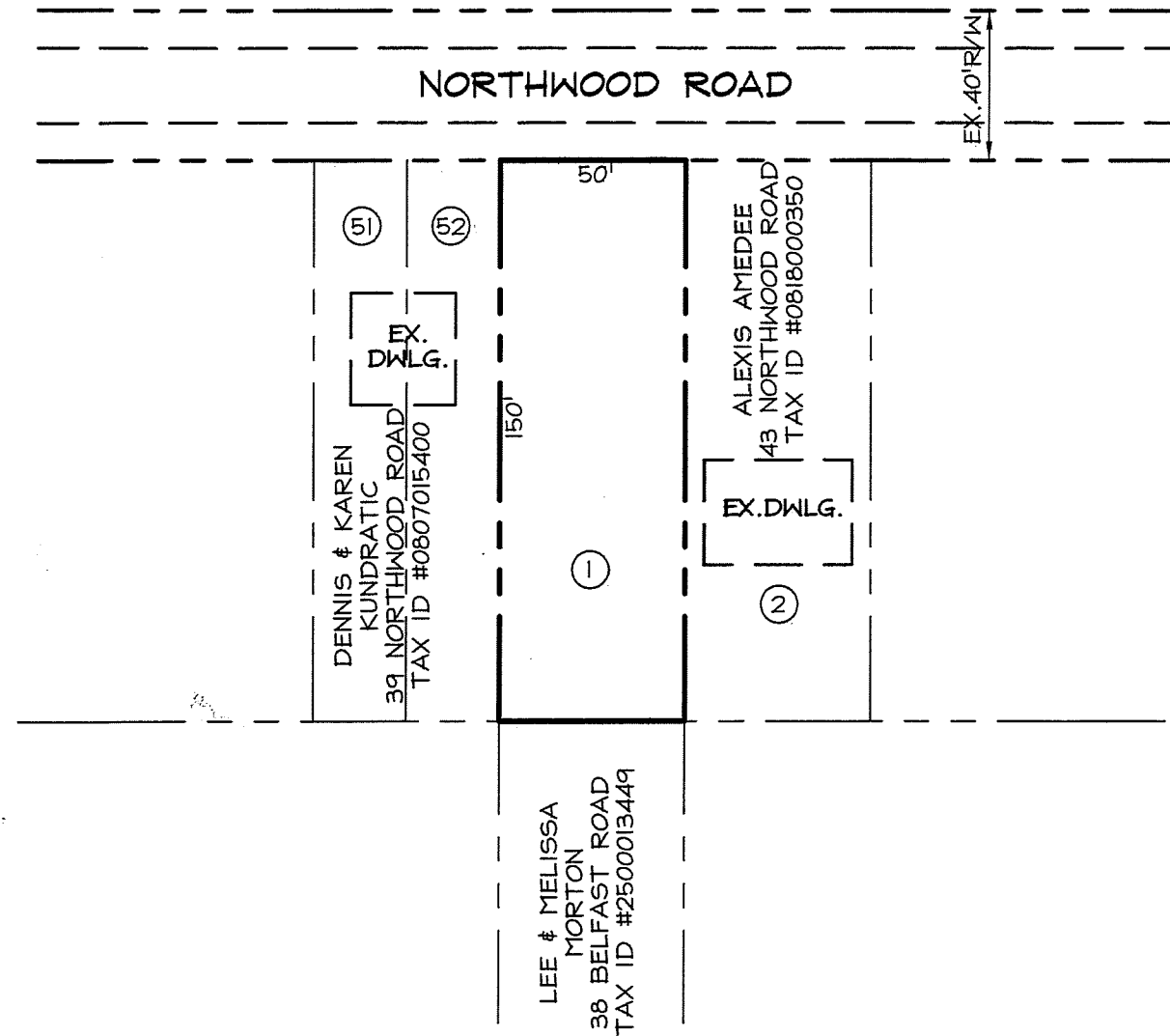
CASE NO.

39 NORTHWOOD ROAD

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

Pet. #1

2018-0118 SP#A



VICINITY MAP

SCALE: 1"=1000'

- NOTES:
1. THIS PROPERTY HAS NO PRIOR ZONING CASES.
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2018-0118-SPWA