

MEMORANDUM

DATE: January 22, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0138-A - Appeal Period Expired

The appeal period for the above-referenced case expired on January 19, 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: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(6421 Murray Hill Road)		
9 th Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Jonathan S. & Jennifer V. Vassil	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2018-0138-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, Jonathan S. and Jennifer V. Vassil ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an addition with a side yard setback of 7 ft. in lieu of the required minimum side setback of 15 ft. and a sum of 32 ft. in lieu of the required 40 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee ("ZAC") comments were received and are made part of the record of this case. A ZAC comment was received from the Department of Environmental Protection and sustainability ("DEPS") dated December 11, 2017, indicating:

"Ground Water Management must review any proposed building permit(s) for an addition, since the house is served by a private septic system (especially if any bedrooms are to be added)."

In addition, a letter was received from the Murray Hill Improvement Association Architectural Committee, dated December 18, 2017, requesting denial of administrative variance.

ORDER RECEIVED FOR FILING

Date 12-20-17

By [Signature]

The Association stated the proposed improvements would violate a restrictive covenant filed among the Baltimore County land records. The OAH does not have the authority to interpret or enforce a private covenant, and the petition cannot be denied on this basis. Blakehurst Life Care Community v. Baltimore County, 146 Md. App. 509 (2002).

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on November 30, 2017, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by 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 20th day of **December, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an addition with a side yard setback of 7 ft. in lieu of the required minimum side setback of 15 ft. and a sum of 32 ft. in lieu of the required 40 ft., be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date 12-20-17

By [Signature]

The relief granted herein shall be subject to the following:

- 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.
- Petitioners shall comply with the DEPS ZAC comment, dated December 11, 2017; a copy of which is attached hereto and made a part hereof.

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 12-20-17

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 6421 Murray Hill Road, Baltimore, MD 21212-1038 Currently zoned DR2
Deed Reference 134727/00238 10 Digit Tax Account # 0919714210
Owner(s) Printed Name(s) Jonathan S. Vassil and Jennifer V. Vassil

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

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

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

1. **X** **ADMINISTRATIVE VARIANCE** from Section(s)

*SEE
Attached*

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

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

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

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

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

Owner(s)/Petitioner(s):

Jonathan S. Vassil / Jennifer V. Vassil
Name #1 - Type or Print Name #2 - Type or Print

[Signature] / [Signature]
Signature #1 Signature #2

6421 Murray Hill Road Baltimore, MD
Mailing Address City State

21212 / 443-392-5712 / jennifer.v.vassil@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:

Peter Sullivan
Name - Type or Print

[Signature]
Signature

400 West Altyebg Rd. BAL MD
Mailing Address City State

21293 / 443-690-9052 / Peter-FWC@Comcast.net
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 12 day of 2017, 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 2018-0138-A Filing Date 11/20/17 Estimated Posting Date 12/3/17 Reviewer gh

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: 6421 Murray Hill Road Baltimore MD 21212-1028
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)

We request this administrative variance for consideration of our rear addition based on the following:

- 1.) We live in a very old neighborhood, subdivided in 1939, before current zoning regulations were in place;
- 2.) We are a growing family of five (5), and our current kitchen and living area are not adequate to accommodate our growing needs. An expanded kitchen and family room on the rear right side of the house would be the most economical approach;
- 3.) The houses in our neighborhood are similar to ours and most exceed the setback requirements. We are not impacting our neighbors with our expansion.

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

[Signature]
Signature of Owner (Affiant)
Jonathan S. Vassil
Name- Print or Type

[Signature]
Signature of Owner (Affiant)
Jennifer V. Vassil
Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

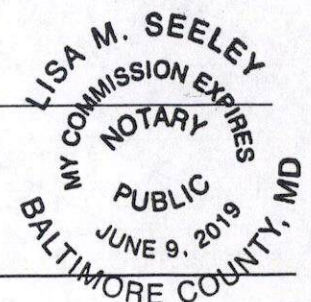
I HEREBY CERTIFY, this 2nd day of November, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Jonathan and Jennifer Vassil

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public
June 9, 2019
My Commission Expires



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- 2.) We are a growing family of five (5), and our current kitchen and living area are not adequate to accommodate our growing needs. An expanded kitchen and family room on the rear right side of the house would be the most economical approach;
- 3.) The houses in our neighborhood are similar to ours and most exceed the setback requirements. We are not impacting our neighbors with our expansion.

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

[Signature]
Signature of Owner (Affiant)
Jonathan S. Vassil
Name- Print or Type

[Signature]
Signature of Owner (Affiant)
Jennifer V. Vassil
Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

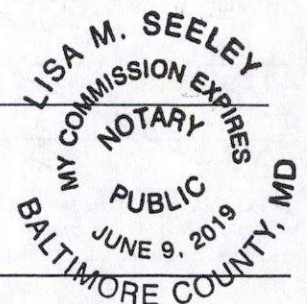
I HEREBY CERTIFY, this 2nd day of November, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Jonathan and Jennifer Vassil

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public
June 9, 2019
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 6421 Murray Hill Road, Baltimore, MD 21212-1028 Currently zoned DR2
 Deed Reference 134727/00238 10 Digit Tax Account # 0919714210
 Owner(s) Printed Name(s) Jonathan S. Vassil and Jennifer V. Vassil

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

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

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

1. **X** **ADMINISTRATIVE VARIANCE** from Section(s)

SEE Attached

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

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

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

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

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

Owner(s)/Petitioner(s):

Jonathan S. Vassil / Jennifer V. Vassil
 Name #1 - Type or Print Name #2 - Type or Print
[Signature] / [Signature]
 Signature #1 Signature #2
6421 Murray Hill Road Baltimore, MD
 Mailing Address City State
21212 / 443-392-5712 / jennifer.v.vassil@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:

Peter Sullivan
 Name - Type or Print
[Signature]
 Signature
400 West Olney Rd. BAL MD
 Mailing Address City State
21293 / 443-690-9054 / Peter-FWC@comcast.net
 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 12 day of 12, 2017 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 2018-0138-A Filing Date 11/29/17 Estimated Posting Date 12/3/17 Reviewer gh

2018-0138-A

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

To permit an addition with a side yard setback of 7 feet in lieu of the required minimum side setback of 15 feet and a sum 32 feet in lieu of the required 40 feet.

The Zoning Petition Property Description

Zoning Property Description for 6421 Murray Hill Road, Baltimore, Maryland, 21212

Beginning at a point on the southeast side of Murray Hill Road, which is 30 feet right-of-way wide, at a distance of .2 miles (1056 lineal feet) north of the centerline of the nearest improved intersecting street, which is Bellona Avenue, which is 50 feet right-of-way wide.

Being Lot #27 in the subdivision of Murray Hill as recorded in Baltimore County Plat Book 12, Folio #012043, containing 23,086 square feet. Located in the 9th Election District and 2nd Council District.

2018-01384A

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>12-11</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>12-6</u>	STATE HIGHWAY ADMINISTRATION	<u>No object.</u>
_____	TRAFFIC ENGINEERING	_____
<u>12-18</u>	COMMUNITY ASSOCIATION	<u>Deny - Violation of</u>
_____	ADJACENT PROPERTY OWNERS	<u>Covenants on file</u>
<u>w/ cert. ct.</u>		
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>11-30-17</u>	by <u>Billingsley</u>
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 - 09 Account Number - 0919714210			
Owner Information					
Owner Name:	VASSIL JONATHAN S VASSIL JENNIFER V		Use:	RESIDENTIAL YES	
Mailing Address:	6421 MURRAY HILL RD BALTIMORE MD 21212-1028		Principal Residence:	YES	
			Deed Reference:	/34727/ 00238	
Location & Structure Information					
Premises Address:		6421 MURRAY HILL RD BALTIMORE 21212-1028		Legal Description: 6421 MURRAY HILL RD MURRAY HILL	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0069	0024	0853		0000	27
					Assessment Year: 2017
					Plat No: 0012/0042
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1950	2,598 SF	500 SF	23,086 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	1/2 BRICK FRAME	3 full/ 1 half	1 Attached
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of 01/01/2017	As of 07/01/2017	As of 07/01/2018
Land:		344,700	344,700		
Improvements		311,500	365,100		
Total:		656,200	709,800	674,067	691,933
Preferential Land:		0			0
Transfer Information					
Seller: CAHOUEY DAVID R		Date: 02/28/2014		Price: \$757,000	
Type: ARMS LENGTH IMPROVED		Deed1: /34727/ 00238		Deed2:	
Seller: HOULIHAN JOHN J		Date: 06/28/2007		Price: \$925,000	
Type: ARMS LENGTH IMPROVED		Deed1: /25871/ 00612		Deed2:	
Seller: LEATHERBURY JOHN P		Date: 08/17/2004		Price: \$695,000	
Type: ARMS LENGTH IMPROVED		Deed1: /20550/ 00564		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 09/25/2014					
Homeowners' Tax Credit Application Information					

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

MURRAY HILL IMPROVEMENT ASSOCIATION
ARCHITECTURAL COMMITTEE
41 Murray Hill Circle
Baltimore, Maryland 21212

December 18, 2017

TO: Zoning Review Office
Baltimore County Department of Permits Approvals and Inspections
Baltimore County Office Building
111 North Chesapeake Avenue
Towson, Maryland

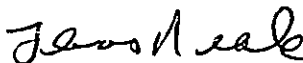
Reference: Case #2018-0138-A

You have been asked to approve a zoning variance for 6421 Murray Hill Road, Baltimore that would permit a seven-foot setback on the side of the residence. The code permits a minimum setback of 15 feet.

The variance would violate the Covenant of the Murray Hill Improvement Association, which is on file in the Circuit Court of Baltimore County and allows for no variation. Said Covenant, which was written before the county code was passed, permits a 10-foot setback. Moreover, subsequently we have been informed by the owners that they also intend to build a porch on the side of the house that apparently would sit even closer to the property line than seven feet.

This is a residential neighborhood of single-family homes and we believe the seven-foot setback they request would be unsightly, cause the house to appear crowded against the property line and would detract from the overall appearance of the neighborhood, all of which could impact our property values.

We therefore ask that the request be denied.


Thomas Neale
President of the Association


Nancy Rome
Co-Chair


Carl Buhlman
Co-Chair



KEVIN KAMENETZ
County Executive

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

December 19, 2017

Jonathan S & Jennifer V Vassil
6421 Murray Hill Road
Baltimore MD 21212

RE: Case Number: 2018-0138, Address: 6421 Murray Hill Road

Dear Mr. & Ms. Vassil:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 20, 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." in a cursive script.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Peter Sullivan, 400 West Aylesbury Road, Lutherville MD 21093

12-18

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: December 11, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0138-A
Address 6421 Murray Hill Road
(Vassil Property)

Zoning Advisory Committee Meeting of **December 11, 2017.**

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. Ground Water Management must review any proposed building permit(s) for an addition, since the house is served by a private septic system (especially if any bedrooms are to be added).

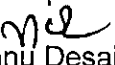
Reviewer: Dan Esser

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: December 28, 2017

FROM: 
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 11, 2017
Item No. 2018-0138-A, 0141-A, 0145-A, 0146-A, 0147-A, 0148-A and
0150-A

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

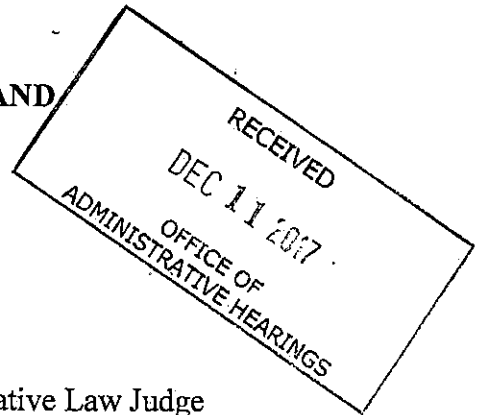
* * * * *

VKD: can
cc: file

12-18

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: December 11, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0138-A
Address 6421 Murray Hill Road
(Vassil Property)

Zoning Advisory Committee Meeting of **December 11, 2017**.

☒ The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. Ground Water Management must review any proposed building permit(s) for an addition, since the house is served by a private septic system (especially if any bedrooms are to be added).

Reviewer: Dan Esser

ORDER RECEIVED FOR FILING

Date 12-20-17

By DW

Date: 12/6/17

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. 2018-0138-A.

*Administrative Variance
Jonathan S. & Jennifer N. Vassil
6421 Murray Hill 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 Correspondence



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

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

DATE: December 11, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0138-A
Address 6421 Murray Hill Road
(Vassil Property)

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Reviewer: Dan Esser

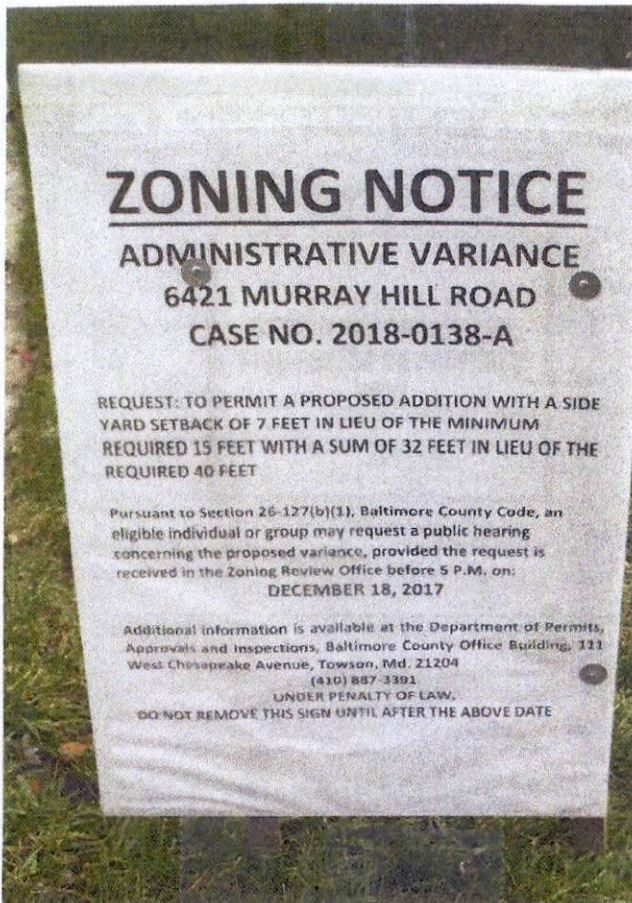
CERTIFICATE OF POSTING

Date: NOVEMBER 30, 2017

RE: Project Name: 6421 MURRAY HILL ROAD
Case Number /PAI Number: 2018-0138-A
Petitioner/Developer: JONATHAN & JENNIFER VASSIL
Date of Hearing/Closing: DECEMBER 18, 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 6421 MURRAY HILL ROAD

The sign(s) were posted on NOVEMBER 30, 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)

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0138 -A Address 6421 Murray Hill Rd

Contact Person: Baey Hucik Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11/20/17 Posting Date: 12/03/17 Closing Date: 12/18/17

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list 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- 0138 -A Address 6421 Murray Hill Rd 21212

Petitioner's Name Jonathan S. & Jennifer V Vassil Telephone 443-392-5712

Posting Date: 12/3/17 Closing Date: 12/18/17

Wording for Sign: To Permit a proposed addition with a side yard
Set back of 7 feet in lieu of the minimum required
15 feet with the sum of 32 feet in lieu of the
required 40 feet respectively.

Revised 6/30/2018

2018-0138-A

Addition area

rear of
house



rear yard



← Side for
proposed addition



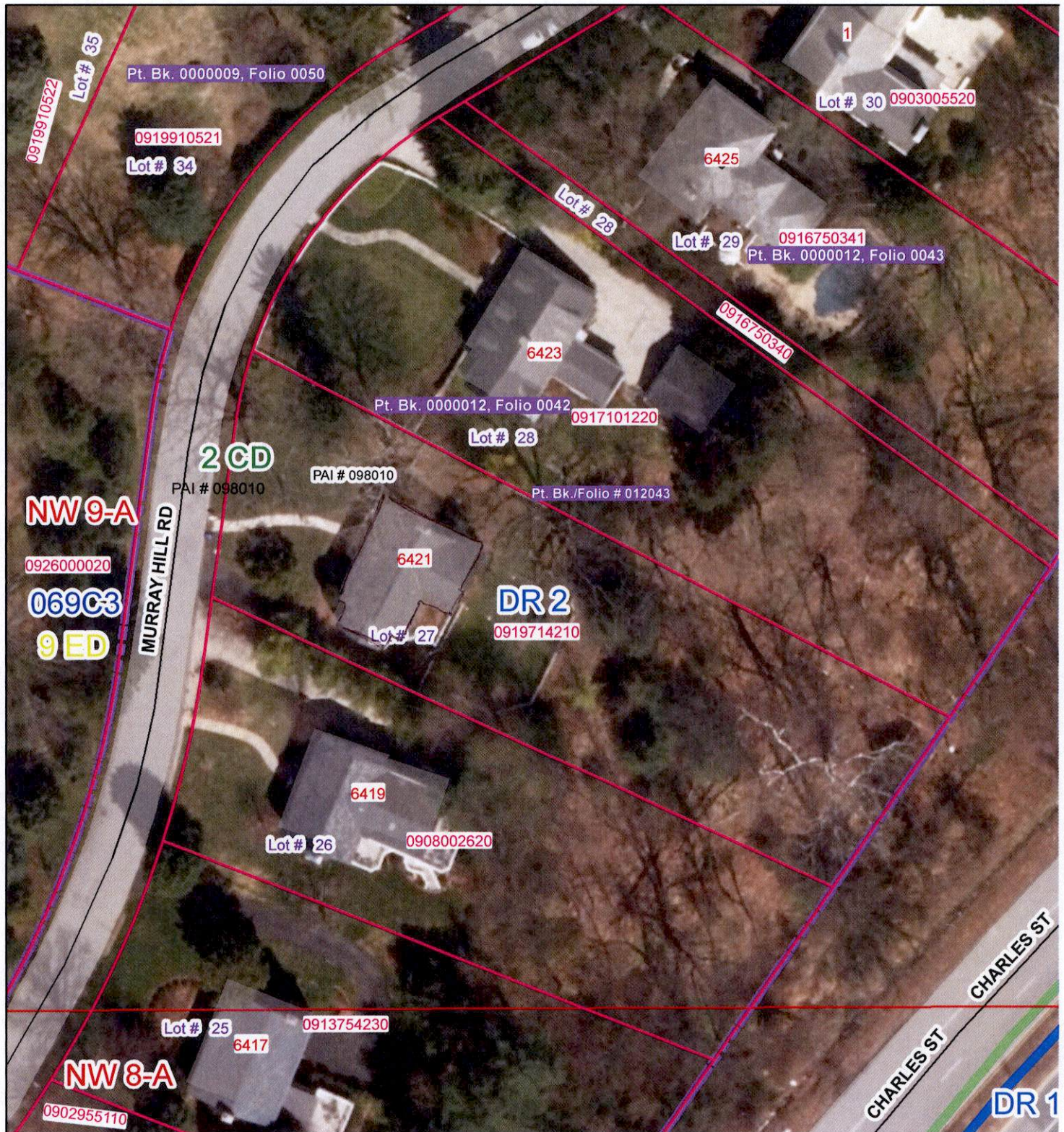


PLAT OF
RE-SURVEY AND RE-SUBDIVISION OF LOTS
MURRAY HILL
1939
NINTH DISTRICT—BALTIMORE COUNTY—MARYLAND

SCALE: 60 FEET TO ONE INCH
Thomas C. Sullivan
Surveyor & Civil Engineer
Dated April 27, 1939

2018-0138-A

Enter Property Address Here



Publication Date: 11/14/2017



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



0 12.525 50 75 100 Feet

1 inch = 50 feet

2018-0138-A

Real Property Data Search (w1)

Search Result for BALTIMORE COUNTY

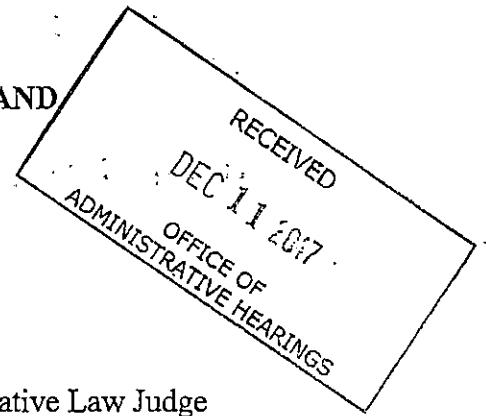
View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0919714210			
Owner Information					
Owner Name:	VASSIL JONATHAN S VASSIL JENNIFER V		Use:	RESIDENTIAL	
Mailing Address:	6421 MURRAY HILL RD BALTIMORE MD 21212-1028		Principal Residence:	YES	
			Deed Reference:	/34727/ 00238	
Location & Structure Information					
Premises Address:		6421 MURRAY HILL RD BALTIMORE 21212-1028		Legal Description: 6421 MURRAY HILL RD MURRAY HILL	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0069	0024	0853		0000	27 2017 0012/ 0042
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1950	2,598 SF	500 SF	23,086 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	1/2 BRICK FRAME	3 full/ 1 half	1 Attached
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of 01/01/2017	As of 07/01/2017	As of 07/01/2018	
Land:	344,700	344,700			
Improvements	311,500	365,100			
Total:	656,200	709,800	674,067	691,933	
Preferential Land:	0			0	
Transfer Information					
Seller: CAHOUEY DAVID R		Date: 02/28/2014		Price: \$757,000	
Type: ARMS LENGTH IMPROVED		Deed1: /34727/ 00238		Deed2:	
Seller: HOULIHAN JOHN J		Date: 06/28/2007		Price: \$925,000	
Type: ARMS LENGTH IMPROVED		Deed1: /25871/ 00612		Deed2:	
Seller: LEATHERBURY JOHN P		Date: 08/17/2004		Price: \$695,000	
Type: ARMS LENGTH IMPROVED		Deed1: /20550/ 00564		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 09/25/2014					

2018-0138-A

12-18

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: December 11, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0138-A
Address 6421 Murray Hill Road
(Vassil Property)

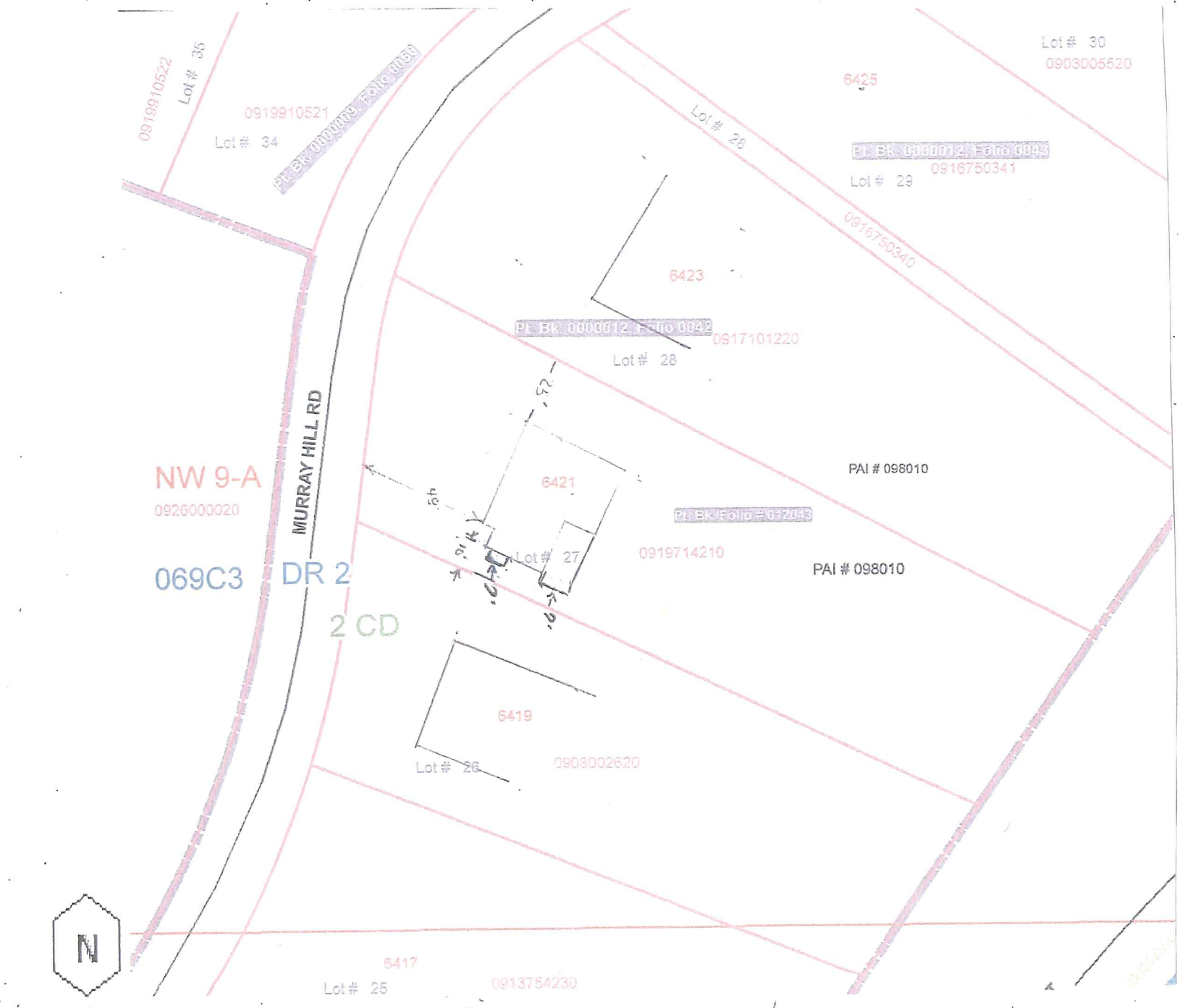
Zoning Advisory Committee Meeting of **December 11, 2017.**

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. Ground Water Management must review any proposed building permit(s) for an addition, since the house is served by a private septic system (especially if any bedrooms are to be added).

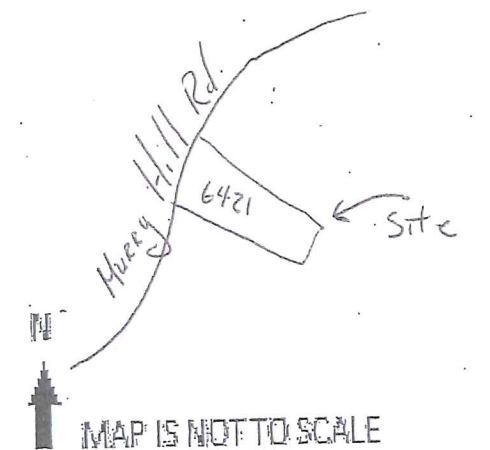
Reviewer: Dan Esser

ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 6421 Murray Hill Road OWNER(S) NAME(S) Jonathan & Jennifer Vassil
 SUBDIVISION NAME Murray Hill LOT # 27 BLOCK # _____ SECTION # _____
 PLAT BOOK # 12 FOLIO # 43 10 DIGIT TAX # 0919714210 DEED REF. # 34727100238



PLAN DRAWN BY _____ DATE 11/14/17 SCALE: 1 INCH = 50 FEET

SITE VICINITY MAP

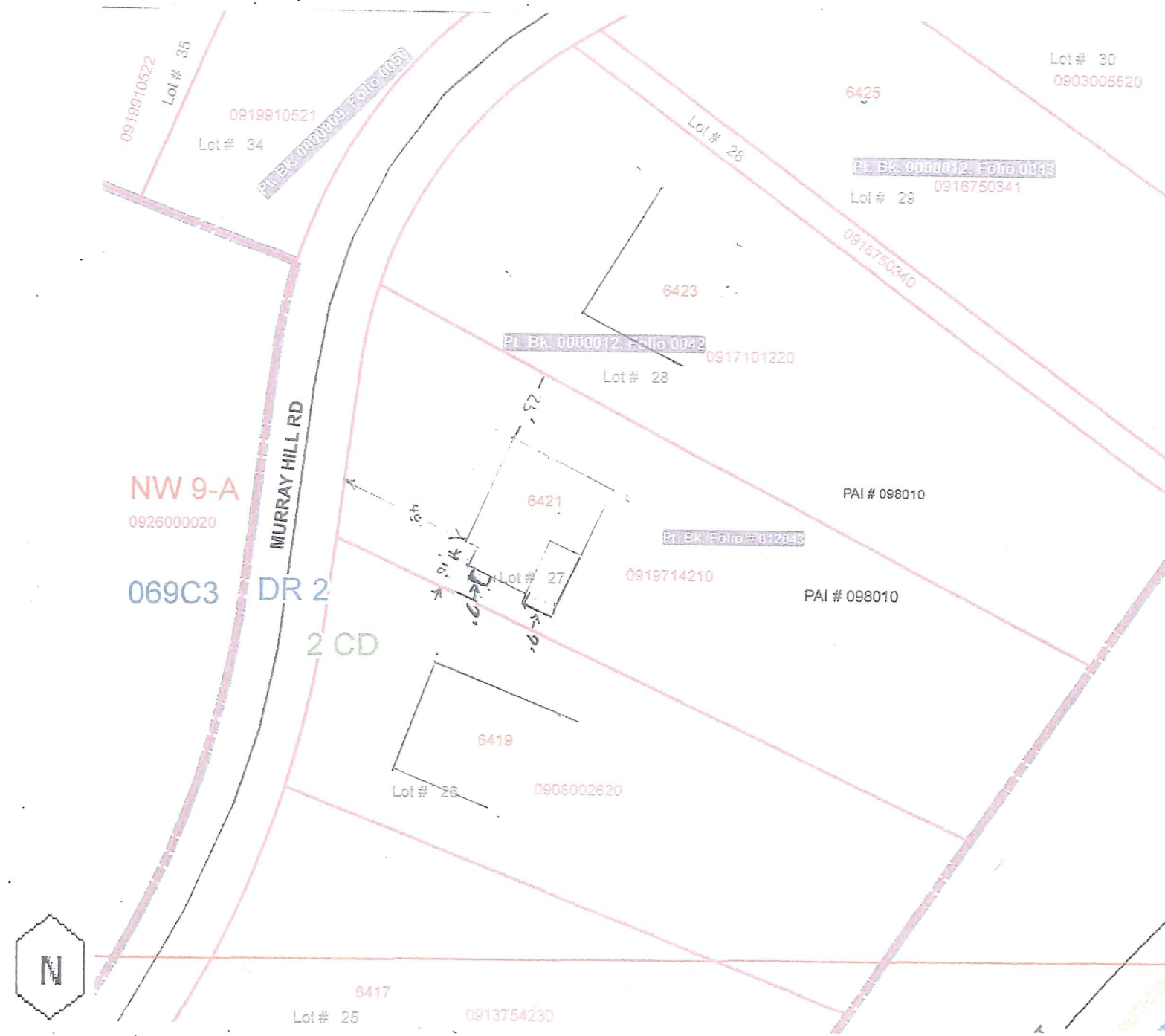


MAP IS NOT TO SCALE
 ZONING MAP# 069C3
 SITE ZONED DR 2
 ELECTION DISTRICT 9
 COUNCIL DISTRICT 2
 LOT AREA ACREAGE _____
 OR SQUARE FEET 23,086
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE _____
 SEWER IS:
 PUBLIC _____ PRIVATE X
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

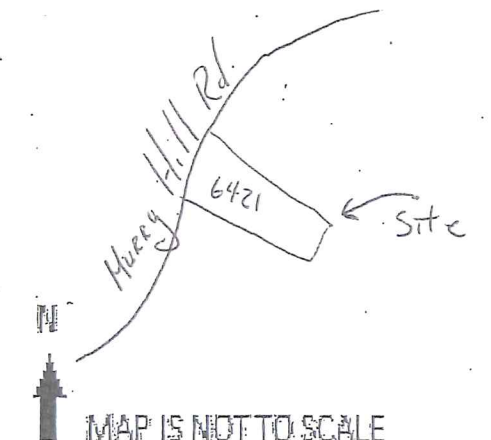
2018-0138-A Pet. Exh. 1

ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 6421 Murray Hill Road OWNER(S) NAME(S) Jonathan & Jennifer Vassil
SUBDIVISION NAME Murray Hill LOT # 27 BLOCK # _____ SECTION # _____
PLAT BOOK # 12 FOLIO # 43 10 DIGIT TAX # 0919714210 DEED REF. # 34727100238



PLAN DRAWN BY _____ DATE 11/14/17 SCALE: 1 INCH = 50 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE
ZONING MAP# 069C3
SITE ZONED DR 2
ELECTION DISTRICT 9
COUNCIL DISTRICT 2
LOT AREA ACREAGE _____
OR SQUARE FEET 23,086
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS:
PUBLIC X PRIVATE _____
SEWER IS:
PUBLIC _____ PRIVATE X
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2018-0138-A