

MEMORANDUM

DATE: March 6, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0174-A – Appeal Period Expired

The appeal period for the above-referenced case expired on March 5, 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
(624 Yarmouth Terrace) *
9th Election District * OFFICE OF ADMINISTRATIVE
5th Council District * HEARINGS FOR
Thomas E. & Kerry K. Vayda *
Petitioners * BALTIMORE COUNTY
* CASE NO. 2018-0174-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Thomas E. and Kerry K. Vayda (“Petitioners”). The Petitioners are requesting Variance relief pursuant to § 400.1 of the Baltimore County Zoning Regulations (“BCZR”), to permit an accessory structure (shed) with a 0 ft. setback in lieu of the required 2.5 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 Development Plans Review (“DPR”) dated January 23, 2018, indicating: “Locate the proposed shed a minimum of 1-foot away from the existing 10-foot Drainage & Utility Easement shown on the plan.”

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on January 13, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 2-1-18

By DW

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 § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

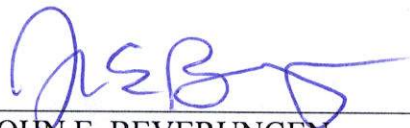
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 1st day of **February, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.1 of the BCZR, to permit an accessory structure (shed) with a 1 ft. setback in lieu of the required 2.5 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
- Petitioners must comply with the DRP ZAC comment, dated January 23, 2018; a copy of which is attached hereto and made a part thereof.

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

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Date 2-1-18

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 624 Yarmouth Road Towson MD 21286 Currently zoned Residential
Deed Reference 32923 / 221 10 Digit Tax Account # 0918101061
Owner(s) Printed Name(s) Thomas Vayda Kerry Vayda

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

1. X ADMINISTRATIVE VARIANCE from Section(s) 400.1 BCZR
To permit an accessory structure (shed) with 0' setbacks
in lieu of the required 2.5'.

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

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

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

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

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

Owner(s)/Petitioner(s):

Thomas Vayda , Kerry Vayda
Name #1 – Type or Print Name #2 – Type or Print
Thomas Vayda , Kerry Vayda
Signature #1 Signature #2
624 Yarmouth Road Towson MD
Mailing Address City State
21286 , 443-555-6098 , thomasvayda@aol.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:

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

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2018-0174-A Filing Date 1/2/18 Estimated Posting Date 1/14/18 Reviewer JP

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: 624 Yarmouth Road Towson MD 21286
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 would like to put a shed back to the property line so it does not
encroach on our driveway so we are requesting a variance to remove
the 2.5' requirement Shed size is 8' x 6' deep

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

Thomas Vayda
Signature of Owner (Affiant)

Thomas Vayda
Name- Print or Type

Kerry Vayda
Signature of Owner (Affiant)

Kerry Vayda
Name- Print or Type

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

STATE OF MARYLAND, CITY ~~COUNTY~~ OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28th day of December, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Thomas Vayda and Kerry Vayda

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

AS WITNESS my hand and Notaries Seal



Jennifer L. Armstrong
Notary Public

8/9/2021
My Commission Expires

Affidavit in Support of Administrative Variance

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

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Print or Type Address of property City State Zip Code

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encroach on our driveway so we are requesting a variance to remove the
2.5' requirement. Shed size is 8' x 6' deep

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

Thomas Vayda
Signature of Owner (Affiant)

Thomas Vayda
Name- Print or Type

Kerry Vayda
Signature of Owner (Affiant)

Kerry Vayda
Name- Print or Type

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

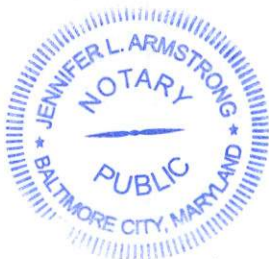
CITY
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28th day of December, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Thomas Vayda and Kerry Vayda

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

AS WITNESS my hand and Notaries Seal



Jessie S
Notary Public
8/9/2021
My Commission Expires



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 624 Yarmouth Road Towson MD 21286 Currently zoned Residential
Deed Reference 32923 / 221 10 Digit Tax Account # 0918101061
Owner(s) Printed Name(s) Thomas Uyde Kerry Uyde

(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) 400.1 BCZR
To permit an accessory structure (shed) with a 0' setbacks
in lieu of the required 2.5'.

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

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

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

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

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

Owner(s)/Petitioner(s):

Thomas Uyde / Kerry Uyde
Name #1 – Type or Print Name #2 – Type or Print
Thomas Uyde / [Signature]
Signature #1 Signature #2
624 Yarmouth Rd Towson MD
Mailing Address City State
21286 / 443-255-6098 / thomasuyde@aol.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:

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

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 21 day of February, 2018 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 2018-0174-A Filing Date 1/12/18 Estimated Posting Date 1/14/18 Reviewer JK

EXHIBIT "A"

BEGINNING for the same at a point formed by the intersection of the northernmost side of Yarmouth Road, 40 feet wide, with the easternmost side of Coventry Place, 40 feet wide, as shown on the Plat of "Wiltondale" Section Two, filed among the Plat Records of Baltimore County in Plat Book No. 12 folio 59, said point of beginning being also at the southwesternmost corner of Lot "G" as shown on said Plat, thence running with and binding on the said northernmost side of Yarmouth Road the two following courses and distances, viz: South 88 degrees 20 minutes 00 seconds East 60 feet and easterly by a line curving toward the south with a radius of 838.50 feet for a distance of 1.50 feet, thence leaving the said northernmost side of Yarmouth Road and running for a line of division North 01 degrees 46 minutes 09 seconds East 126.18 feet to intersect the South 88 degrees 49 minutes 47 seconds East 94.01 feet line as shown on the aforescribed plat, thence running with and binding on part of said line North 88 degrees 49 minutes 47 seconds West 67.39 feet to intersect the said easternmost side of Coventry Place as shown on said plat, thence running with and binding on said easternmost side of Coventry Place as shown on said plat the three following courses and distances, viz: Southerly by a line curving toward the East with a radius of 125 feet for a distance of 11.65 feet, southerly by a line curving toward the West with a radius of 485 feet for a distance of 66.93 feet and South 01 degrees 40 minutes 00 seconds West 47.29 feet to the place of beginning. Being part of "Lot G" as shown on the Plat of "Wiltondale" Section Two, filed among the Plat Records of Baltimore County in Plat Book No. 12 folio 59.

Subject, however, to a reservation five feet wide parallel to and measured at right angles in a southerly direction from the fourth or North 88 degrees 49 minutes 47 seconds west 67.49 foot line of this description.

The improvements thereon are known as **No. 624 Yarmouth Road.**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 1/14/2018

Case Number: 2018-0174-A

Petitioner / Developer: THOMAS VAYDA

Date of Closing: JANUARY 29, 2018

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:
624 YARMOUTH ROAD

The sign(s) were posted on: JANUARY 13, 2018

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2018-0174-A

TO PERMIT AN ACCESSORY STRUCTURE (SHED) WITH A 0 FOOT SETBACK IN LIEU OF THE REQUIRED 2.5 FEET.
624 YARMOUTH ROAD

PUBLIC HEARING?

PURSUANT TO SECTION 26-127 (b)(1), BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 4:30 P.M. ON **MONDAY, JANUARY 29, 2018**. ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391. DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW.

HANDICAPPED ACCESSIBLE

Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0.174 -A Address 624 YARMOUTH RD

Contact Person: JUN R. FERNANDEZ Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1/2/18 Posting Date: 1/14/18 Closing Date: 1/29/18

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- 0.174 -A Address 624 YARMOUTH RD

Petitioner's Name Thomas Vayda Telephone 443-255-6098

Posting Date: 1/14/18 Closing Date: 1/29/18

Wording for Sign: To Permit an accessory structure (shed) with
a 0' setbacks in lieu of the required 2.5'

Revised 6/30/2018

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2018-0174-A

Property Address: 624 Yarmouth Road Towson MD 21286

Property Description: _____

Legal Owners (Petitioners): Thomas Vayda Kerry Vayda

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Thomas Vayda

Company/Firm (if applicable): _____

Address: 624 Yarmouth Road Towson MD 21286

Telephone Number: 443-255-6098

Revised 7/9/2015

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

NO 161172

Date:

1/2-1/18

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	506	0000		6150				75.00

Total: 75.00

Rec From: Thomas Vayda

For: 624 Yarmouth Rd.
CASA 2018-0174-A

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
1/02/2018 1/02/2018 09:42:27 3
REQ 0503 WALKIN CAN
RECEIPT # 758520 1/02/2018 OFLA
Dept 5 523 ZONING VERIFICATION
CR NO. 161172
Receipt Tot \$75.00
\$75.00 CR \$0.00 CA
Baltimore County, Maryland

CASHIER'S
VALIDATION

Date: 1/10/18

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

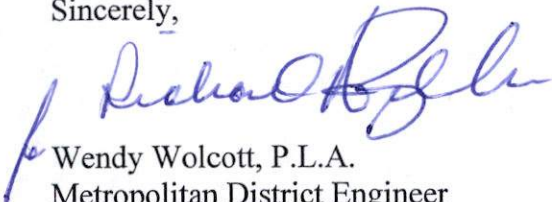
Dear Ms. Lewis:

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. 2018-0174-A.

*Administrative Variance
Thomas & Kerry Vayda
624 Yarmouth Terrace.*

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



KEVIN KAMENETZ
County Executive

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

January 30, 2018

Thomas & Kerry Vayda
624 Yarmouth Road
Towson MD 21286

RE: Case Number: 2018-0174 A, Address: 624 Yarmouth Road

Dear Mr. & Ms. Vayda:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 2, 2018. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JAN 12 2018

OFFICE OF
ADMINISTRATIVE HEARINGS

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

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

DATE: January 12, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0174-A
Address 624 Yarmouth Terrace
(Vayda Property)

Zoning Advisory Committee Meeting of **January 15, 2018.**

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

FROM: ^{DAD For VKD}
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 15, 2018
Item No. 2018-0174-A

DATE: January 23, 2018

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments

Locate the proposed shed a minimum of 1-foot away from the existing 10-foot Drainage & Utility Easement shown on the plan.

* * * * *

VKD: cen
cc: file

ORDER RECEIVED FOR FILING

Date 2-1-18

By DW

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: January 12, 2018

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Address 624 Yarmouth Terrace
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comment on the above-referenced zoning item.

Reviewer: Steve Ford

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>1-23</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>C</u>
<u>1-18</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>1-10</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: _____

SIGN POSTING Date: 1-13-18 by O'Keefe

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

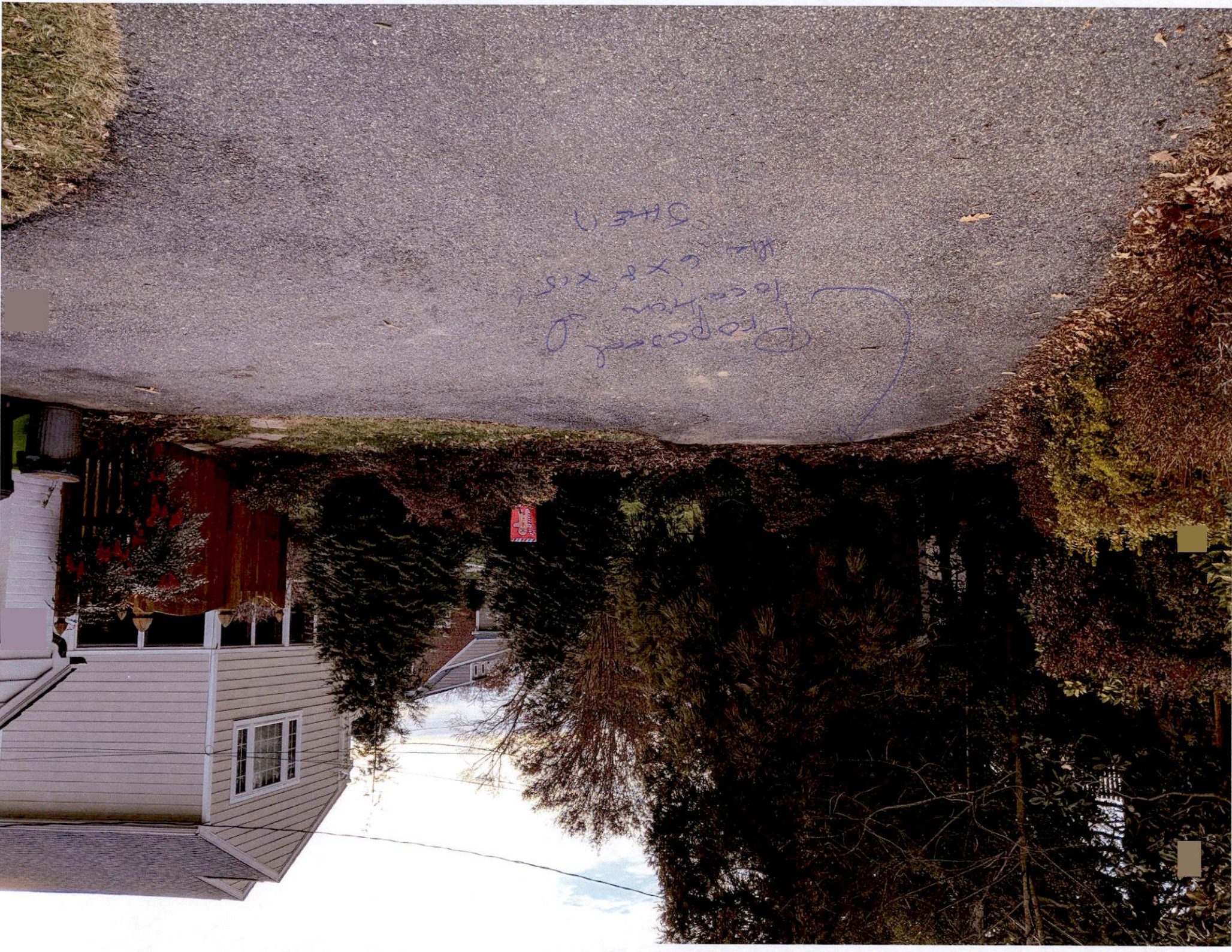
Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 09 Account Number - 0918101061		
Owner Information		
Owner Name:	VAYDA THOMAS E VAYDA KERRY K	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	624 YARMOUTH RD BALTIMORE MD 21286-7840	Deed Reference: /32923/ 00221
Location & Structure Information		
Premises Address:	624 YARMOUTH RD 0-0000	Legal Description: PT LT G WILTONDALE
Map:	Grid:	Parcel:
0070	0020	0790
Sub District:	Subdivision:	Section:
	0000	2
Block:	Lot:	Assessment Year:
	G	2017
Plat No:	Plat Ref:	
	0012/ 0059	
Special Tax Areas:		
Town: NONE		
Ad Valorem:		
Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1949	1,448 SF	336 SF
Property Land Area	County Use	
9,625 SF	04	
Stories	Basement	Type
2	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
BRICK	1 full/ 1 half	1 Attached
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
		01/01/2017
Land:	129,900	129,900
Improvements	267,300	310,200
Total:	397,200	440,100
Preferential Land:	0	411,500
		425,800
		0
Phase-in Assessments		
	As of	As of
	07/01/2017	07/01/2018
Transfer Information		
Seller:	Date: 12/13/2012	Price: \$435,000
Type: ARMS LENGTH IMPROVED	Deed1: /32923/ 00221	Deed2:
Seller:	Date:	Price: \$0
Type:	Deed1: /04752/ 00339	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2017
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: Approved 06/05/2013		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		











Model # T0806VS

Internet #302872818



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[Save to List](#)

[Print](#)

Sheds USA 8 ft. x 6 ft. Installed Smart Siding Val-U Shed

★★★★★ (1)

[Write a Review](#)

[Questions & Answers \(9\)](#)

\$999⁰⁰
/each

Product Overview

Model #: T0806VS

Internet #: 302872818

The 8 ft. x 6 ft. Val-U Shed is a cost-effective, efficient, backyard storage solution. Priced at only \$999, the Val-U Shed is not only economical, but sturdy and features a gambrel roof for plenty of overhead space. Why waste your time building an inferior kit shed when you can have a better shed, built for you, for the same price. At the point of scheduling your installation with Sheds USA, you can choose between 3 different roof shingle colors (charcoal, golden cedar, weathered gray). To further customize your new shed, a variety of add-on options are also available including the popular Tough Floor, which increases floor strength by up to 200%, a 4 ft. ramp, workbench and more. It's no surprise the Val-U Shed is the industry's most popular outdoor storage shed.

- Purchase includes worry-free delivery and on-site installation
- You will be contacted within 48-72 hours to schedule installation
- Use zip code locator below to verify availability in your area
- 2x4 wall, roof and floor construction
- 4 exterior sidewall height
- 54 in. W double door with keyed lock entry
- 2 in. x 4 in. PT floor joists, 16 in. on center with 5/8 floor decking
- Smart siding exterior with pine trim (siding and trim come ready to paint)
- 15-year limited warranty
- Additional charges may be required for adherence to local building codes

Specifications

Dimensions

Approximate Depth (ft.)	6
Approximate Width (ft.)	8
Assembled Depth (in.)	72 in
Assembled Height (in.)	98 in
Assembled Width (in.)	96 in
Coverage Area (sq. ft.)	48 ft²
Door Opening Height (In.)	66.5
Door Opening Width (In.)	54
Door Opening Width (ft.)	5
Exact Width x Depth	8 ft x 6 ft
Sidewall Height (in.)	48

Details

Recently Viewed Items



Sheds USA 8 ft. x
6 ft. Installed

(1)

\$999/each

ZAC AGENDA

Case Number: 2018-0174-A

Primary Use: RESIDENTIAL

Reviewer: Fernando Bonifacio

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Thomas & Kerry Vayda

Contract Purchaser

Critical Area : No Flood Plain: No Historic No Election Dist Ninth

Councilmanic Dist Fifth

Property Address: 624 Yarmouth TERRACE

Location: NE corner of Yarmouth Road and Coventry Place

Existing Zoning: DR 5.5

Area: 0.22 acre

Proposed Zoning: ADMINISTRATIVE VARIANCE:

To permit an accessory structure (shed) with a 0 ft. setback in lieu of the required 2.5 ft.

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date: 1/29/2018 12:00:00AM

Miscellaneous:

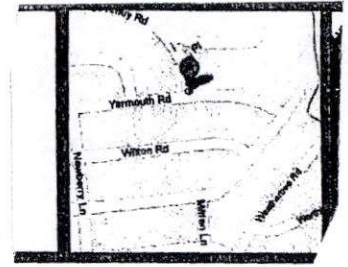
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 624 Yarmouth Road OWNER(S) NAME(S) Thomas + Kerry Varda

SUBDIVISION NAME Wilfordale LOT # G BLOCK # _____ SECTION # 2

PLAT BOOK # 32903 FOLIO # 221 10 DIGIT TAX # 0918101061 DEED REF. # 32928/221

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 070A3

SITE ZONED DR 5.5

ELECTION DISTRICT 9

COUNCIL DISTRICT 5

LOT AREA ACREAGE 0.22

OR SQUARE FEET 9,625

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

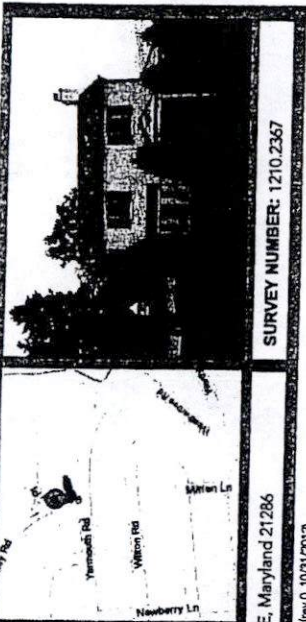
PRIOR HEARING? No

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Pet. Exh. 1



SURVEY NUMBER: 1210.2367

BALTIMORE, Maryland 21286

PROPERTY ADDRESS: 624 YARMOUTH ROAD

REVISION HISTORY: (rev. 0 10/31/2012)

FIELD WORK DATE: 10/27/2012

1210.2367

LOCAT

624

COVENTRY PLACE

(40' R/W)

YARMOUTH ROAD

(40' R/W)

LIBER 4752
FOLIO 339

7921 S.F.

S 1°40'00" W
47.29' (D)

R=125.00'

A=1.65' (D)

R=485.00' A=66.93' (D)

S 1°40'00" W
47.29' (D)

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2014-0095-A

2003-0007-A

NE 9-A

070A3

DR 5.5

9 ED

5-CD

1997-0372-A

1983-0266-A

1993-0173-A

Pt. Bk./Folio # 010124

Pt. Bk. 0000010, Folio 0124

Pt. Bk. 0000012, Folio 0059

Pt. Bk./Folio # 017008A

Pt. Bk. 000017, Folio 0008

Pt. Bk./Folio # 012059

Pt. Bk./Folio # 014092C

ALLEY-ALLEY

ALLEY

SUSSEX RD

YARMOUTH RD

WILTON RD

COVENTRY RD

COVENTRY PL

5-TE

Lot # 42
0910453610

Lot # 211
0923750860

Lot # 212
0913209650

0905610550

0903477500
Lot # 214

Lot # 213
0919611070
622

0923506200
Lot # 215

0923502350

0920450731

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Lot # 64 0910450400

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0919077590
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0902200251
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0915050040
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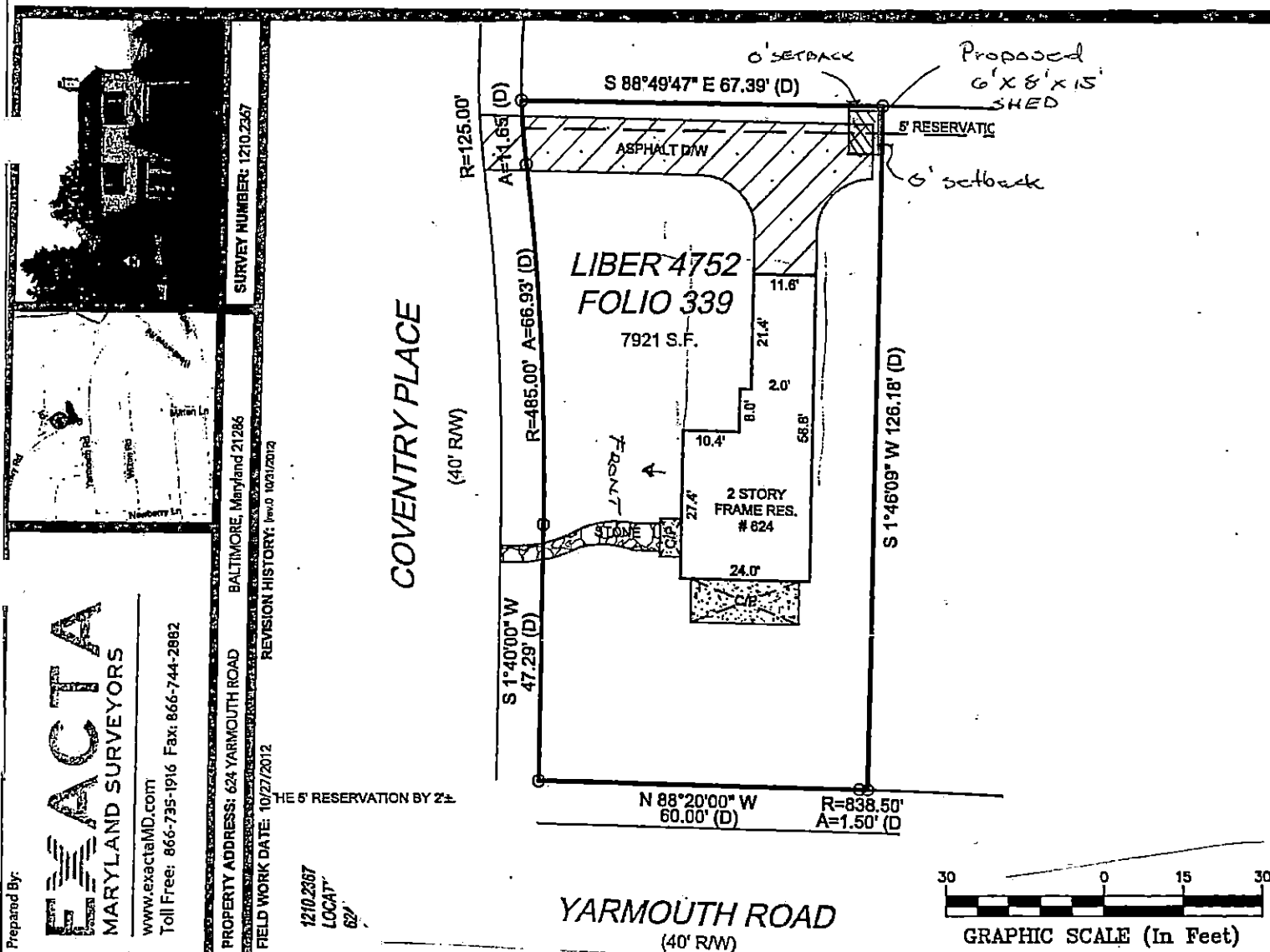
0903477650
Lot # 150

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

ADDRESS 624 Yarmouth Road OWNER(S) NAME(S) Thomas + Kerry Varda

SUBDIVISION NAME Willfordale LOT # G BLOCK # _____ SECTION # 2

PLAT BOOK # 32928 FOLIO # 221 10 DIGIT TAX # 0918101061 DEED REF. # 32928/221



SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 070A3

SITE ZONED DR 5.5

ELECTION DISTRICT 9

COUNCIL DISTRICT 5

LOT AREA ACREAGE 0.22

OR SQUARE FEET 9,625

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? No

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

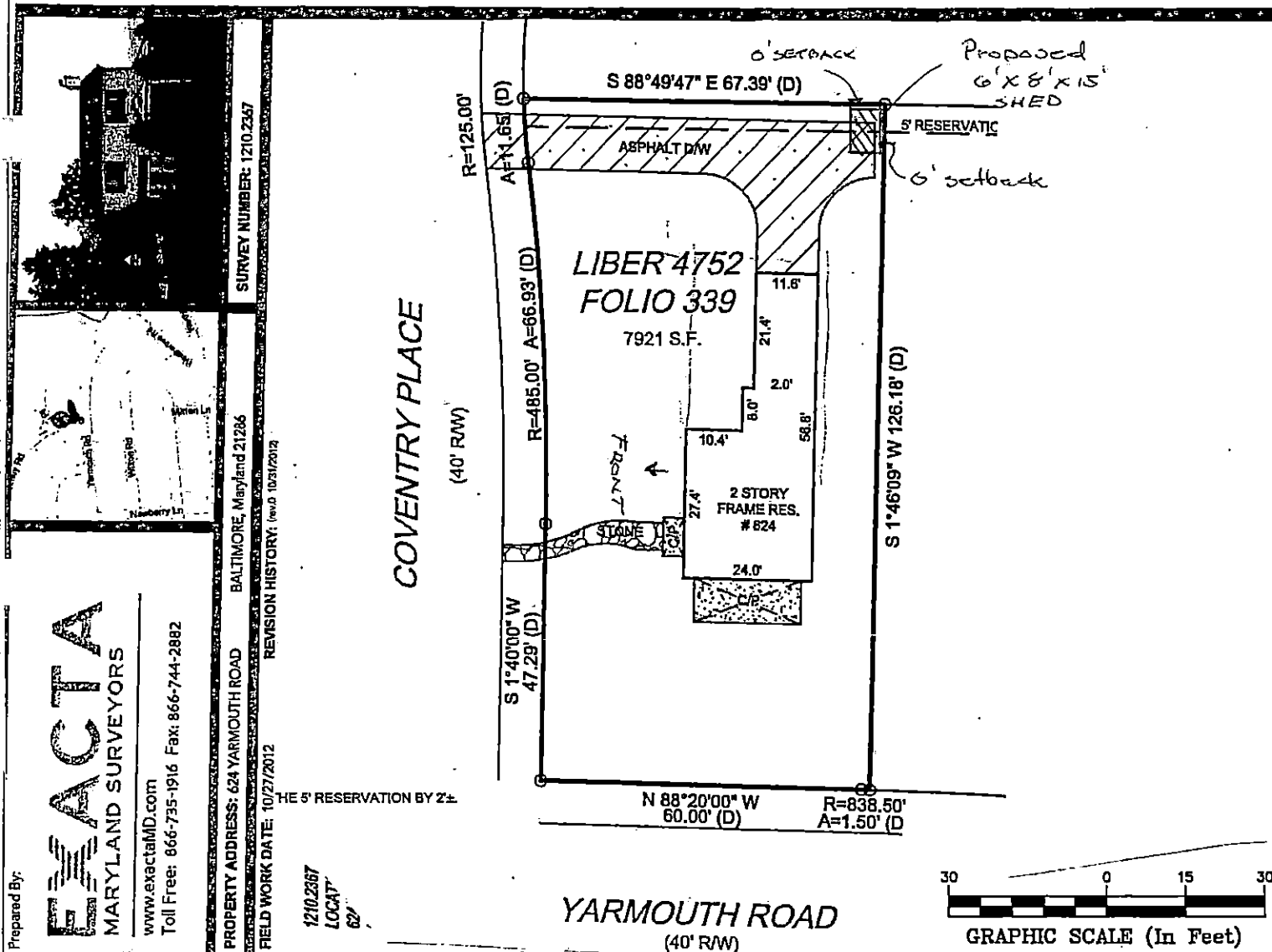
VIOLATION CASE INFO:

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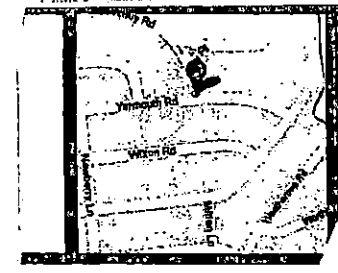
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IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS: PUBLIC X PRIVATE _____

SEWER IS: PUBLIC X PRIVATE _____

PRIOR HEARING? No

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Prepared By:

EXACTA

MARYLAND SURVEYORS

www.exactaMD.com

Toll Free: 866-735-1916 Fax: 866-744-2882