

M E M O R A N D U M

DATE: June 19, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0281-A - Appeal Period Expired

The appeal period for the above-referenced case expired on June 18, 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 *
(11747 Harford Road)
11th Election District *
5th Council District *
James & Susan Szamski *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2018-0281-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, James and Susan Szamski (“Petitioners”). The Petitioners are requesting Variance relief pursuant to § 400.3 of the Baltimore County Zoning Regulations (“BCZR”), to permit a garage in the rear yard of an existing single family dwelling with a height of 18 ft. in lieu of the maximum 15 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 April 30, 2018, indicating that Ground Water Management must review any building permits for a garage, since the site is served by well and septic.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 28, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date

5/18/18

By

Sen

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 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.

Although the Department of Planning did not make any recommendations related to the garage's height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen, or used for commercial purposes.

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 18th day of **May, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.3 of the Baltimore County Zoning Regulations ("BCZR"), to permit a garage in the rear yard of an existing single family dwelling with a height of 18 ft. in lieu of the maximum 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. 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.

ORDER RECEIVED FOR FILING

Date 5/18/18

By Den

4. Petitioners must comply with the DEPS ZAC comment, dated April 30, 2018; 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:sln

ORDER RECEIVED FOR FILING

Date 5/18/18
By sln



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 11747 HARFORD ROAD Currently zoned RCZ
Deed Reference 085151100320 10 Digit Tax Account # 2200003327
Owner(s) Printed Name(s) JAMES SZAMSKI & SUSAN SZAMSKI

(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)
Section 400.3

To permit a garage in the rear yard of an existing single family dwelling with a height of 18 feet in lieu of the required 15 feet.

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):

JAMES SZAMSKI, SUSAN SZAMSKI
Name #1 – Type or Print Name #2 – Type or Print

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

11747 HARFORD ROAD GLEN ALEN MD.
Mailing Address City State

21057 410-592-3870 JSS57@CCNCAST.NET
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:

SAME AS ABOVE
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 4 day of April, 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 2018-0231-A Filing Date 4/19/2018 Estimated Posting Date 4/29/18 Reviewer [Signature]

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: 11747 HARFORD ROAD GLEN ARN. MO. 21057
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)

I JUST RECENTLY RETIRED AND PICKED UP THE HOBBY OF RESTORING CARS. THE ROVE BARN I WANT TO BUILD NEEDS A CEILING HEIGHT OF AT LEAST 12' IN ORDER TO WORK ON CARS USING A LIFT. THE ONLY WAY TO OBTAIN THIS HEIGHT INSIDE IS TO BUILD THE ROVE BARN WITH TOTAL HEIGHT FROM FLOOR TO PEAK @ 17' 9".

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

James S. Szanski
Signature of Owner (Affiant)
JAMES S. SZANSKI
Name- Print or Type

Susan M. Szanski
Signature of Owner (Affiant)
SUSAN M. SZANSKI
Name- Print or Type

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

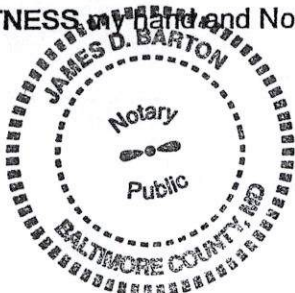
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of APRIL, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: JAMES S. SZANSKI AND SUSAN M. SZANSKI

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
4/10/2018
My Commission Expires

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.

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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)

I JUST RECENTLY RETIRED AND PICKED UP THE HOBBY OF RESTORING CARS. THE POLE BARN I WANT TO BUILD NEEDS A CEILING HEIGHT OF AT LEAST 12' IN ORDER TO WORK ON CARS USING A LIFT. THE ONLY WAY TO OBTAIN THIS HEIGHT INSIDE IS TO BUILD THE POLE BARN WITH TOTAL HEIGHT FROM FLOOR TO PEAK @ 17' 9".

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

James S. Szanski
Signature of Owner (Affiant)
JAMES S. SZANSKI
Name- Print or Type

Susan M. Szanski
Signature of Owner (Affiant)
SUSAN M. SZANSKI
Name- Print or Type

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

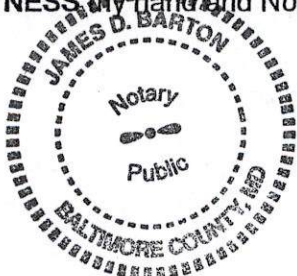
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of APRIL, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: JAMES S. SZANSKI AND SUSAN M. SZANSKI

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
My Commission Expires 4/10/2019



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 11747 HARFORD ROAD Currently zoned RCZ
 Deed Reference 085151100320 10 Digit Tax Account # 2200003327
 Owner(s) Printed Name(s) JAMES SZAMSKI & SUSAN SZAMSKI

(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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)
 Section 400.3

To permit a garage in the rear yard of an existing single family dwelling with a height of 18 feet in lieu of the required 15 feet.

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):

JAMES SZAMSKI, SUSAN SZAMSKI
 Name #1 – Type or Print Name #2 – Type or Print

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

11747 HARFORD ROAD GLEN ALEM MD.
 Mailing Address City State

21057 410-592-3870 JSS57@CCNCAST.NET
 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:

SAME AS ABOVE
 Name – Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING
 5/18/18
 [Signature]

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 2018-0281-A Filing Date 4/19/2018 Estimated Posting Date 4/29/18 Reviewer [Signature]

ZONING PROPERTY DESCRIPTION FOR 11747 HARFORD ROAD

*Beginning at a point on the southeast side of Harford Road which is 8 feet wide at a distance of 1585 feet southwest of the centerline of the nearest improved intersecting street Hartley Mill which is 8 feet wide.

Thence the following courses and distances: (1st POC) N.37 22 '36" E. 44.30', (2nd POC) S. 45 03' 33" E. 461.98', (3rd POC) N. 30 37' 36" E. 03.00', (4th POC) S. 45 03' 39" E. 428.18', (5th POC) S. 47 02' 35" W 212.42', (6th POC) N. 48 44' 51" W 807.62', back to the point of beginning as recorded in Deed Liber (08515) Folio (00320) . Containing (3.9873 acres). Located in the 11th Election District and 5th Council District.

2018-0281-A

2018-0281-A

**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: 2018-0281-A
Property Address: 11747 HARFORD RD.
Property Description: SINGLE FAMILY-USE IS RESIDENTIAL
ON 3.9873 ACRES
Legal Owners (Petitioners): JAMES & SUSAN SZAMSKI
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: JAMES SZAMSKI
Company/Firm (if applicable): _____
Address: 11747 HARFORD RD.
GLEN ARM MD 21057
Telephone Number: 443-202-2713

Revised 7/9/2015

CERTIFICATE OF POSTING

CASE NO. 2018-0281-A

PETITIONER/DEVELOPER

JAMES & SUSAN

SZ AULSKI

DATE OF HEARING/CLOSING

5/14/18

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

ATTENTION :

LADIES AND GENTLEMAN :

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

11747 HARFORD ROAD

SIGN #1

THIS SIGN(S) POSTED ON

April 28, 2018

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 4/28/18

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2018-0281-A

TO PERMIT A GARAGE IN THE REAR YARD OF AN
EXISTING SINGLE FAMILY DWELLING WITH A HEIGHT OF
18 FEET IN LIEU OF THE REQUIRED 15 FEET.

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 IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MONDAY, MAY 14, 2018

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW.

MEETING IS HANDICAP ACCESSIBLE

ryan de
4/28/18
SIGN #1
BY STREET

CERTIFICATE OF POSTING

CASE NO. 2018-0281-A

PETITIONER/DEVELOPER

JAMES & SUSAN

SZAMSKI

DATE OF HEARING/CLOSING

5/14/18

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
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SIGN #2

THIS SIGN(S) POSTED ON

April 28, 2018

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 4/28/18

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

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MEETING IS HANDICAP ACCESSIBLE

Signature
4/28/18
SIGN #2
By House

CERTIFICATE OF POSTING

CASE NO. 2018-0281-A

PETITIONER/DEVELOPER

JAMES & SUSAN

SZAMSKI

DATE OF HEARING/CLOSING

5/14/18

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM ~~105~~ 111
111 WEST CHESAPEAKE AVENUE
ATTENTION :

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2ND SET OF PICTURES

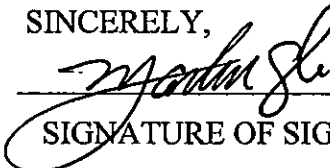
THIS SIGN(S) POSTED ON

4/28/18

5/9/18

(MONTH, DAY, YEAR)

SINCERELY,

 5/9/18

SIGNATURE OF SIGN POSTER

MARTIN OGLE

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PARKVILLE, MD. 21234

443-629-3411

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TOWSON, MD. 21204

TEL. 410-887-3391

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MEETING IS HANDICAP ACCESSIBLE

SIGN #1
BY
STREET

Joseph G. 5/9/18

CERTIFICATE OF POSTING

CASE NO. 2018-0281-A

PETITIONER/DEVELOPER

JAMES & SUSAN

SZAMSKI

DATE OF HEARING/CLOSING

5/14/18

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
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SIGN #2

2ND SET OF PICTURES

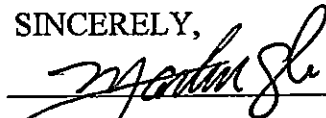
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4/28/18

5/9/18

(MONTH, DAY, YEAR)

SINCERELY,

 5/9/18

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CASE # 2018-0281-A

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111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE. UNDER PENALTY OF LAW
MEETING IS HANDICAP ACCESSIBLE

SIGN #2
BY
HOUSE

marked 5/9/18

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0281 -A Address 11747 Hartford Road

Contact Person: LEONARD WASILEWSKI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/19/18 Posting Date: 4/29/18 Closing Date: 5/14/18

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- 0281 -A Address 11747 Hartford Road

Petitioner's Name JAMES & SUSAN SZAMSKI Telephone 410-597-3870

Posting Date: 4/29/18 Closing Date: 5/14/18

Wording for Sign:

To permit a garage in the rear yard of an existing single family dwelling with a height of 18 feet in lieu of the required 15 feet.

Revised 6/30/2018

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

No. **168017**

Date **4/19/18**

PAID RECEIPT

BUSINESS ACTUAL TIME DR
 4/20/2018 4/19/2018 09:32:24 3

REG W503 WALK IN CAM
 > RECEIPT# 769452 4/19/2018 OFL

5 528 ZONING VERIFICATION

NO 168017

Receipt Tot \$75.00

\$75.00 OK 4.04 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		650				75.00

Total: **75.00**

Rec
From

For

11747 Harbor Rd

2018-0281-A

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*

May 16, 2018

James & Susan Szamski
11747 Harford Road
Glen Arm MD 21057

RE: Case Number: 2018-0281 A, Address: 11747 Harford Road

Dear Mr. & Ms. Szamski:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 19, 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

Date: 4/23/18

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

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 4/23/18. A field inspection and internal review reveals that an entrance onto MD147 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2018-0281-A.

*Administrative Variance,
James & Susan Szoraki
11747 Harford Road.*

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

Sincerely,



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

WW/RAZ

(AV) 5-14-18

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: April 30, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0281-A
Address 11747 Harford Road
(Szamski Property)

Zoning Advisory Committee Meeting of **April 30, 2018**.

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 building permits for a garage, since the site is served by well and septic.

Reviewer: Dan Esser

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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(AV) 5-14-18

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

APR 30 2018

OFFICE OF
ADMINISTRATIVE HEARINGS

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Reviewer: Dan Esser

ORDER RECEIVED FOR FILING

Date 5/18/18

By Den

CHECKLIST

<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 _____)	_____
4-30	DEPS (if not received, date e-mail sent _____)	C
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
4-23-18	STATE HIGHWAY ADMINISTRATION	no obj
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 4/28/18 by Ogle

SIGN POSTING (2nd) Date: 5/9/18 by Ogle

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 11 Account Number - 2200003327			
Owner Information					
Owner Name:	SZAMSKI JAMES SZAMSKI SUSAN		Use:	RESIDENTIAL	
Mailing Address:	11747 HARFORD RD GLEN ARM MD 21057-9356		Principal Residence:	YES	
			Deed Reference:	/08515/ 00320	
Location & Structure Information					
Premises Address:		11747 HARFORD RD 0-0000		Legal Description:	3.9873 AC SES HARFORD RD 1585 SW HARTLEY MILL RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0063	0002	0627		0000	
				Assessment Year:	Plat No:
				2018	Plat Ref:
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1971	2,999 SF		3.9800 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	BRICK	3 full/ 1 half	1 Attached
Last Major Renovation					
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2018	07/01/2017	07/01/2018	
Land:	155,700	155,700			
Improvements	323,500	342,500			
Total:	479,200	498,200	479,200	485,533	
Preferential Land:	0			0	
Transfer Information					
Seller: STETTES HARRY CH ARLES		Date: 06/20/1990		Price: \$185,000	
Type: ARMS LENGTH IMPROVED		Deed1: /08515/ 00320		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2017		07/01/2018	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:					

NONE

Homestead Application Information

Homestead Application Status: Approved 01/07/2009

Homeowners' Tax Credit Application Information

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

Jim Szamski <jss57@comcast.net>

4/9/2018 4:10 PM

To Jim Szamski <jss57@comcast.net>

Sent from my iPhone



- IMG_0119.JPG (238 KB)

Looking North

2018 -0281-A

Jim Szamski <jss57@comcast.net>

4/9/2018 4:02 PM

To Jim Szamski <jss57@comcast.net>

Sent from my iPhone



- IMG_0106.JPG (244 KB)

Looking South

2018-0281-A

Jim Szamski <jss57@comcast.net>

4/9/2018 4:03 PM

To Jim Szamski <jss57@comcast.net>

Sent from my iPhone



- IMG_0105.JPG (221 KB)

Looking EAST

2018-0281-A

Jim Szamski <jss57@comcast.net>

4/9/2018 4:02 PM

To Jim Szamski <jss57@comcast.net>

Sent from my iPhone



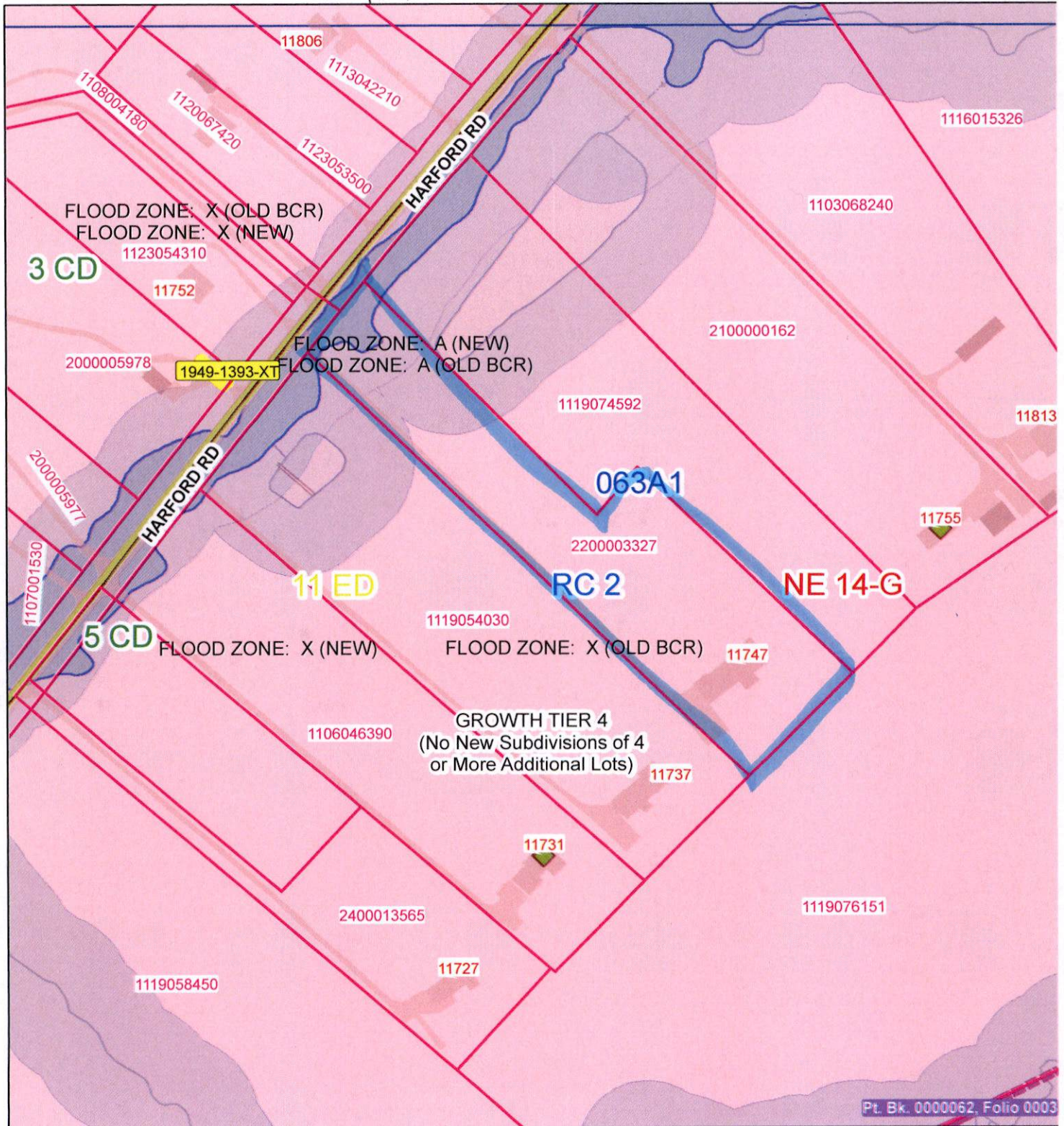
- IMG_0107.JPG (216 KB)

LOOKING WEST

2018-0281-A

Flood Hazard Area

11747 Harford Road 2018-0281-A



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

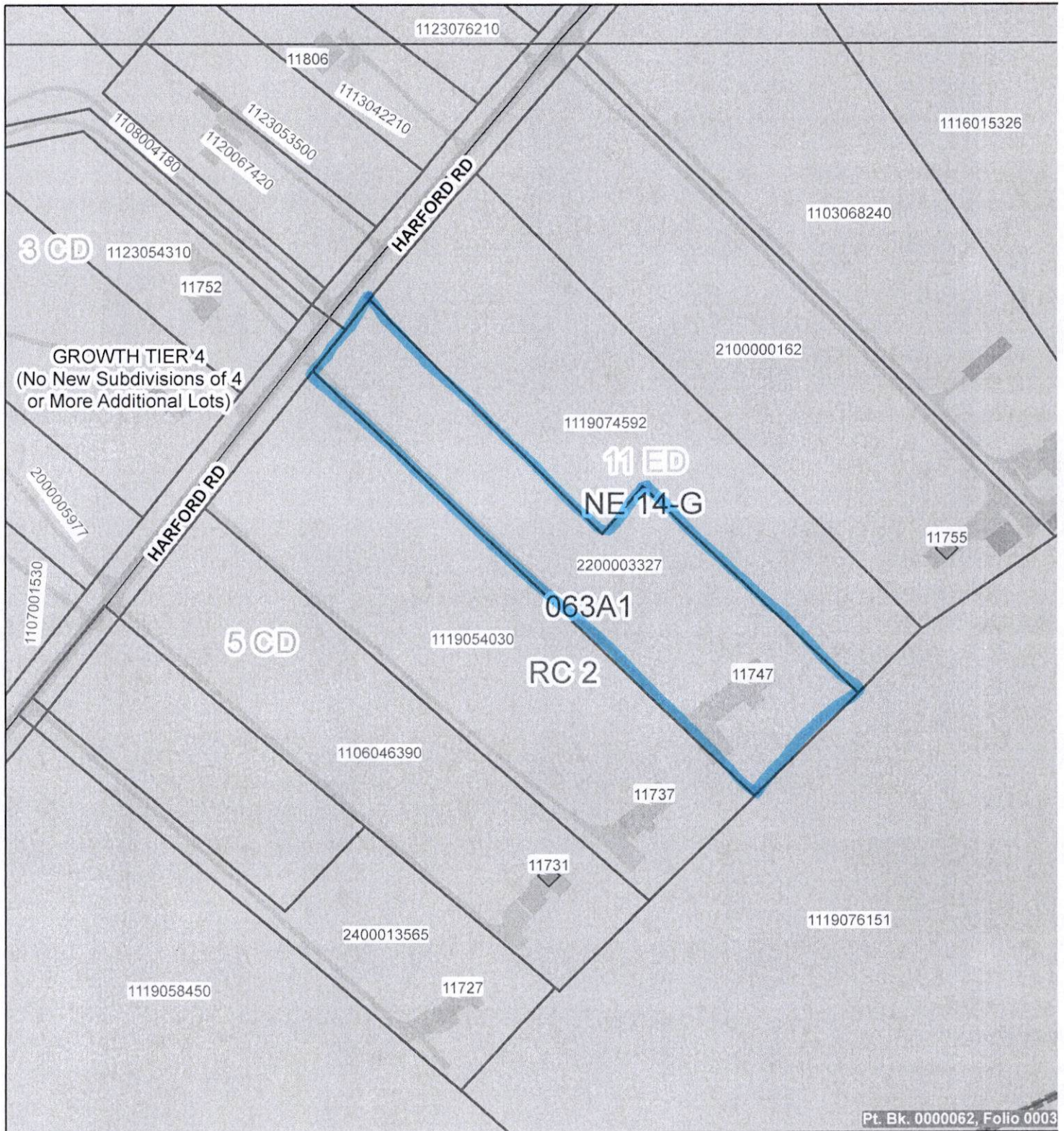


0 55 110 220 330 440 Feet

1 inch = 200 feet

2018-0281-A

11747 Harford Road 2018-0281-A



Publication Date: 4/19/2018



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

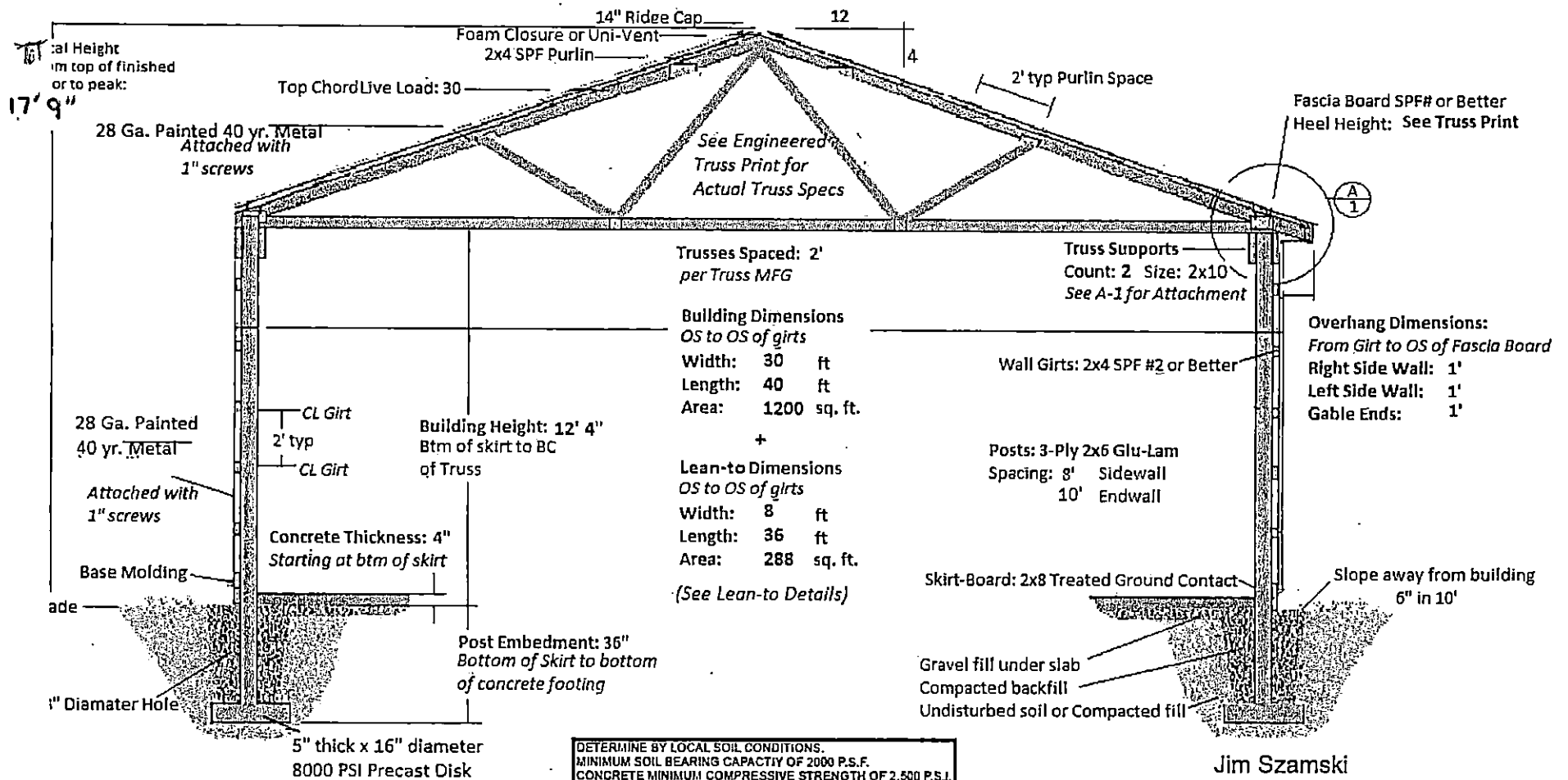


0 55 110 220 330 440 Feet

1 inch = 200 feet

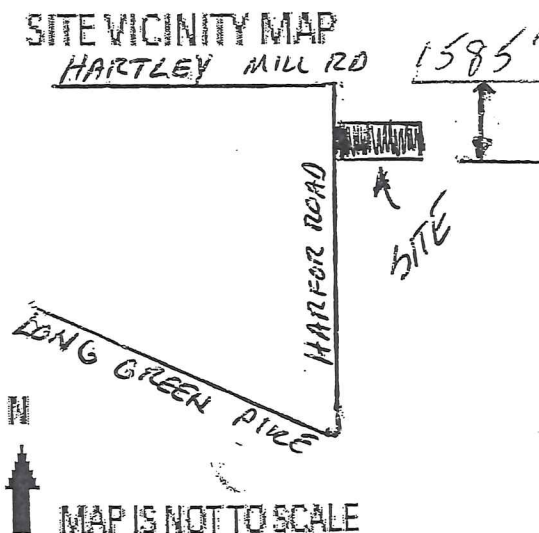
Building Cross Section

Not to Scale



2018-0281-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 11747 HARFORD ROAD OWNER(S) NAME(S) JAMES & SUSAN SZAMSKI
 SUBDIVISION NAME _____ LOT # _____ BLOCK # _____ SECTION # _____
 PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 2200003327 DEED REF. # 00515/00320



ZONING MAP# 0063
 SITE ZONED RC2
 ELECTION DISTRICT 11
 COUNCIL DISTRICT 5
 LOT AREA ACREAGE 3.9873
 OR SQUARE FEET _____
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO/Yes
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC _____ PRIVATE X
 SEWER IS:
 PUBLIC _____ PRIVATE X
 PRIOR HEARING? _____
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

VISION DATE: 8-16-1989
 REST BUFFER EASEMENT

STETTES

SCALE: 1" = 100' DATE: FEB. 9, 1987
 BALTIMORE COUNTY, MARYLAND

1" = 100'

HARRY O. STETTES
 PARCEL 1
 E.H.K. JR. 7003/430

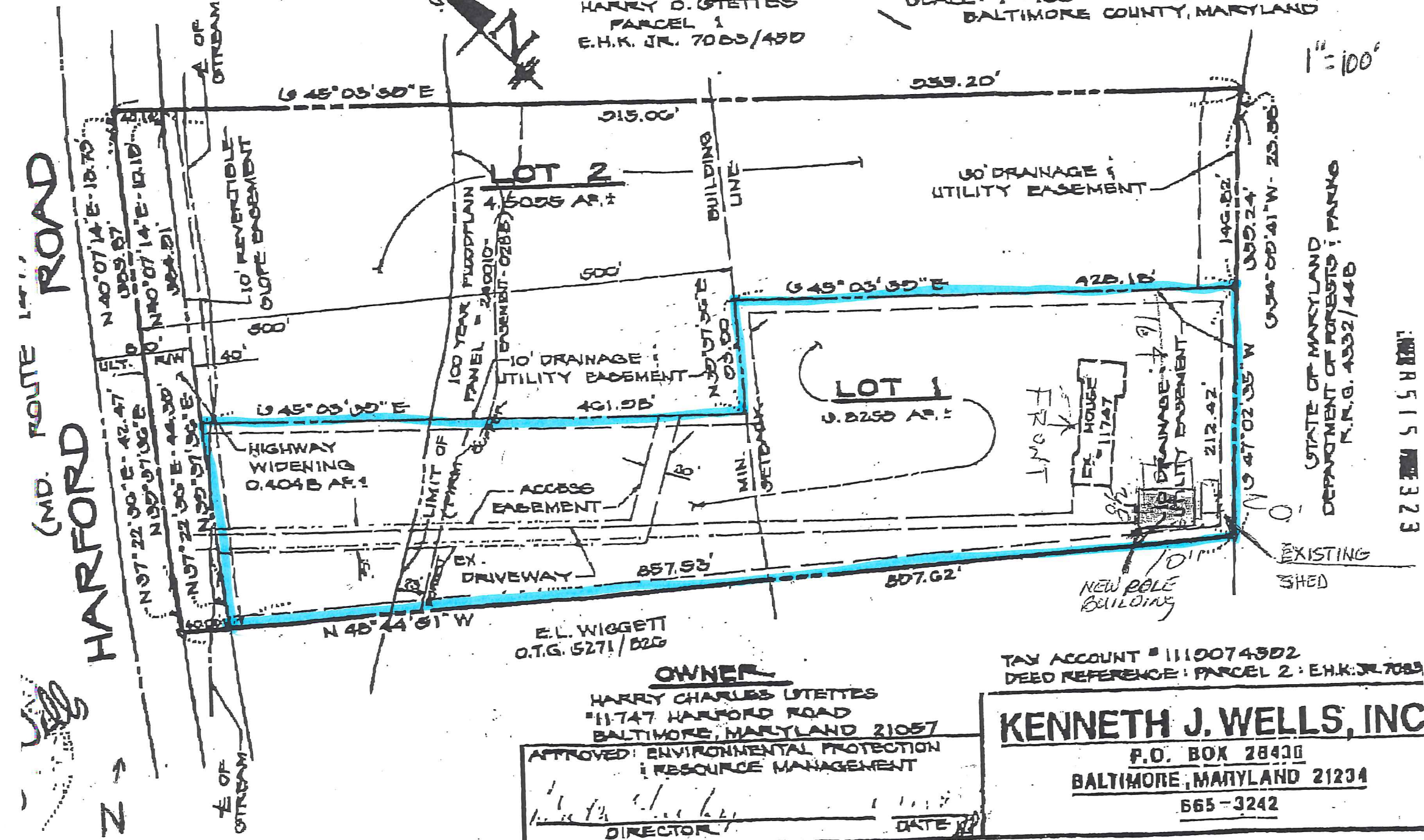
E.L. WIGGETT
 O.T.G. 5271/025

OWNER
 HARRY CHARLES STETTES
 11747 HARFORD ROAD
 BALTIMORE, MARYLAND 21057
 APPROVED: ENVIRONMENTAL PROTECTION
 & RESOURCE MANAGEMENT
 DIRECTOR

TAX ACCOUNT # 1110074302
 DEED REFERENCE: PARCEL 2: E.H.K. JR. 7003

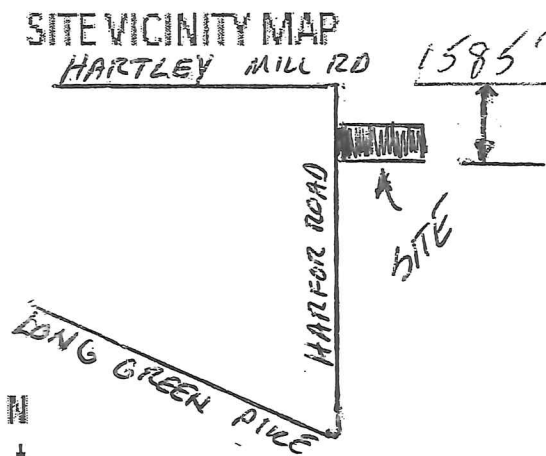
KENNETH J. WELLS, INC
 P.O. BOX 28430
 BALTIMORE, MARYLAND 21234
 665-3242

DRAWN BY KENNETH J. WELLS DATE 2/19/1987 SCALE: 1 INCH = 100' FEET



2018-0281-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 11747 HARFORD ROAD OWNER(S) NAME(S) JAMES + SUSAN SZAMSKI
 SUBDIVISION NAME _____ LOT # _____ BLOCK # _____ SECTION # _____
 PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 2200003321 DEED REF. # 00515100320



MAP IS NOT TO SCALE
 ZONING MAP# 0063
 SITE ZONED RC2
 ELECTION DISTRICT 11
 COUNCIL DISTRICT 5
 LOT AREA ACREAGE 3.9873
 OR SQUARE FEET _____
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO/yes
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC _____ PRIVATE X
 SEWER IS:
 PUBLIC _____ PRIVATE X
 PRIOR HEARING? _____
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

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2018-0281-A

Petitioners Ex 1

VISION DATE: 8-16-1989
 WEST BUFFER EASEMENT

