

MEMORANDUM

DATE: August 28, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0362-A – Appeal Period Expired

The appeal period for the above-referenced case expired on August 27, 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
(5318 Bangert Street)		
11 th Election District	*	OFFICE OF ADMINISTRATIVE
5 th Council District		
Brett E. & Laura L. Szalkowski	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2018-0362-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, Brett E. and Laura L. Szalkowski (“Petitioners”). The Petitioners are requesting Variance relief pursuant to § 1B02.3.C.1 of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed addition (garage) to have a side yard setback as close as 8 ft. with a combination of side yard setbacks of 30 ft. in lieu of the minimum required 15 ft. and sum of 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. There were no adverse ZAC comments submitted by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 5, 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 the file to indicate that the requested variance would adversely affect the health, safety or general

ORDER RECEIVED FOR FILING

Date 7-27-18

Bv LSW

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.

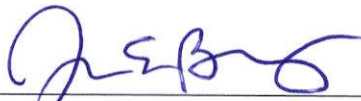
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 27th day of **July, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed addition (garage) to have a side yard setback as close as 8 ft. with a combination of side yard setbacks of 30 ft. in lieu of the minimum required 15 ft. and sum of 40 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.

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 7-27-18

By [Signature]



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 5318 Bangert St, White Marsh MD 21162

Currently zoned DR 2

Deed Reference 21579 100012

10 Digit Tax Account # 1115079076

Owner(s) Printed Name(s) Brett and Laura Szalkowski

(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 1B02.3.C.1 – to permit a proposed

addition (garage) to have a side yard setback as close as 8 feet, with a combination of side yard setbacks of 30 feet, in lieu of the minimum required 15 feet and sum of 40 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):

Brett Szalkowski

/ Laura Szalkowski

Name #1 – Type or Print

Name #2 – Type or Print

[Signature]
Signature #1

[Signature]
Signature #2

5318 Bangert St, White Marsh MD

Mailing Address

City

State

21162

/ 443-618-729

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:

Robert J. Bunnell

Name – Type or Print

Signature

PO Box 15453 Balto., MD.

Mailing Address

City

State

21220, 410-391-6811

Zip Code

Telephone #

hjrcontractors@aol.com 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 17 day of July, 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 2018-0362-A

Filing Date 6/25/18

Estimated Posting Date 7/8/18

Reviewer BDJ

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: 5318 Bangert St. White Marsh MD 21162
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)

Property was developed in the 1940's and houses were much smaller
with growing family with vehicles would be needed and
would be practical to build on side where driveway already exists

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

Brett Szalkowski
Signature of Owner (Affiant)

Brett Szalkowski
Name- Print or Type

Laura Szalkowski
Signature of Owner (Affiant)

Laura Szalkowski
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 5th day of June, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Jo Ellen Kaufman

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

AS WITNESS my hand and Notaries Seal

Jo Ellen Kaufman
Notary Public
8/26/18
My Commission Expires

Item #0362 REV. 5/5/2016

ZONING PROPERTY DESCRIPTION FOR 5318 BANGERT STREET

Beginning at a point on the north side of Bangert Street, which has a 50-foot right of way, at a distance of +/- 970 feet east of the centerline of the nearest improved intersecting street Winkler Street, which has a 50-foot right of way. Being part of Lot #18, Block B, in the subdivision of FORGE ACRES as recorded in Baltimore County Plat Book #14, Folio #88, containing 20,000 square feet. Located in the 11th Election District and 8th Councilmanic District.

Item #0362

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

No. **171764**

Date: **6/25/19**

PAID RECEIPT

BUSINESS ACTUAL TIME IPW
 6/25/2018 6/25/2018 11:43:03 5

USGS PARKING LRB
 RECEIPT # 758253 6/25/2018 OPEN

528 ZONING VERIFICATION
 NO. 171764

Receipt for \$75.00
 \$75.00 LRB \$75.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount	Der
001	806	0000		6150					75	CR

Total **75**

Rec From:

For: **Zoning hearing - case # 2018-0362-A**

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

CASE NO. 2018-362-A

PETITIONER/DEVELOPER

BRETT S. ZALOWSKI

DATE OF HEARING/CLOSING

7/23/18

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

LADIES AND GENTLEMEN:

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

5318 BANGLET ST.

560#1

THIS SIGN(S) POSTED ON

July 5, 2018

(MONTH, DAY, YEAR)

July 18, 2018

SINCERELY,

Martin Oole 7/5/18

SIGNATURE OF SIGN POSTER

MARTIN OOLE

9912 MAIDSBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411



CERTIFICATE OF POSTING

LAST NO. 508-313-A

EDITION REVISED

REEL 524100511

DATE OF RECEIPT CLOSING

7/23/18

BALTIMORE COUNTY DEPARTMENT OF

PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST EUPHROSINE AVENUE

ATTENTION:

ADDITIONAL INFORMATION:

THIS NOTICE IS REQUIRED BY THE RESULTS OF A REVIEW THAT THE
SEVERAL VARIANCES REQUESTED BY LAW WERE POSTED CONSEQUENTLY ON
THE PROPERTY LOCATED AT

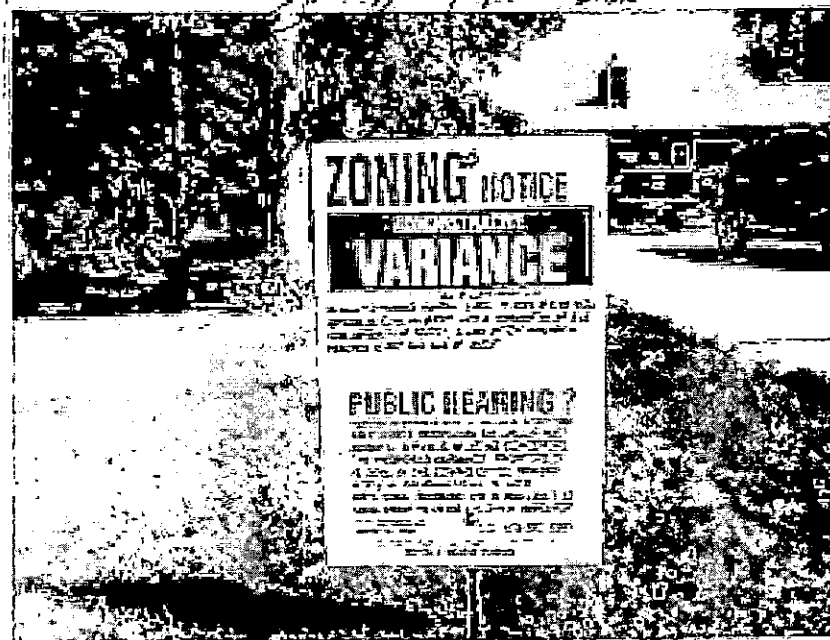
5318 BURGLET ST 508-313

THIS SIGN IS POSTED ON July 4, 2018 July 17, 2018
UNTIL DAY, YEAR

SENTINEL

July 18, 2018
SIGNATURE OF SIGN POSTER

MARTIN COLE
3011 MADISON ROAD
PATTSVILLE, MD 21224
443-25-3411



CERTIFICATE OF POSTING

CASE NO. 2018-362-A

PETITIONER/DEVELOPER

BRETT SZALKOWSKI

DATE OF HEARING/CLOSING

7/23/18

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

5318 BANGERT ST.

SIGN #2

THIS SIGN(S) POSTED ON

July 5, 2018

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 7/5/18

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

CERTIFICATE OF POSTING

CASE NO. 2018-362-A

PETITIONER/DEVELOPER

BRETT SZALLOWSKI

DATE OF HEARING/CLOSING

7/23/18

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

5318 BANGERT ST.

SIGN#1

THIS SIGN(S) POSTED ON

July 5, 2018

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 7/5/18

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2018-0362-A
TO PERMIT A PROPOSED ADDITION (GARAGE) TO HAVE A SIDE
YARD SETBACK AS CLOSE AS 8 FEET, WITH A COMBINATION OF
SIDE YARD SETBACKS OF 30 FEET, IN LIEU OF THE MINIMUM
REQUIRED 15 FEET AND SUM OF 40 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 28-127(h) (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, JULY 23, 2018.
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT.

151 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND MUST OBTAIN PERMIT BEFORE DATE. VIOLATION PENALTY OF LAW.

MEETING IS HANDICAP ACCESSIBLE

yes 7/5/18
SIGN #1

ZONING PROPERTY DESCRIPTION FOR 5318 BANGERT STREET

Beginning at a point on the north side of Bangert Street, which has a 50-foot right of way, at a distance of +/- 970 feet east of the centerline of the nearest improved intersecting street Winkler Street, which has a 50-foot right of way. Being part of Lot #18, Block B, in the subdivision of FORGE ACRES as recorded in Baltimore County Plat Book #14, Folio #88, containing 20,000 square feet. Located in the 11th Election District and 8th Councilmanic District.

Item #0362

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0362 -A Address 5318 Bangert St
Contact Person: David Duwall Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 6/25/18 Posting Date: 7/8/18 Closing Date: 7/23/18

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- 0362 -A Address 5318 Bangert St
Petitioner's Name Brett Szalkowski Telephone _____
Posting Date: 7/8/18 Closing Date: 7/23/18
Wording for Sign: To Permit a proposed addition (garage) to have a side yard setback as close as 8 feet, with a combination of side yard setbacks of 30 feet, in lieu of the minimum required 15 feet and sum of 40 feet.

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: 2018-0362-A
Property Address: 5318 Bangert St
Property Description: north side of Bangert St, +/- 970 east of
Winkler St
Legal Owners (Petitioners): Brett Szalkowski
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Robert Bunnell
Company/Firm (if applicable): HJR Contractors, Inc.
Address: P.O. Box 15453
Baltimore, MD 21220
Telephone Number: 410-391-6811



DONALD I. MOHLER III
County Executive

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

July 24, 2018

Brett & Laura Szalkowski
5318 Bangert Street
White Marsh MD 21162

RE: Case Number: 2018-0362 A, Address: 5318 Bangert Street

Dear Mr. & Ms. Szalkowski:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 25, 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
Robert J Bunnell, P O Box 15453, Baltimore MD 21220



STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 7/5/18

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. 2018-0362-A

Administrative Variances
Brett & Laura Szalkowski
5318 Bangert Street

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

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 _____)	_____
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>75</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 (1 st)	Date: <u>7-5-18</u>	by <u>Ogle</u>
SIGN POSTING (2 nd)	Date: <u>7-18-18</u>	by <u>Ogle</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	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 11 Account Number - 1115079076			
Owner Information					
Owner Name:	SZALKOWSKI BRETT E SZALKOWSKI LAURA L		Use:	RESIDENTIAL	
Mailing Address:	5318 BANGERT AVE WHITE MARSH MD 21162-1032		Principal Residence:	YES	
			Deed Reference:	/21579/ 00012	
Location & Structure Information					
Premises Address:		5318 BANGERT ST 0-0000		Legal Description: 5318 BANGERT ST FORGE ACRES	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref: 0014/0088
0073	0001	0341		0000	B 18 2018
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area		Finished Basement Area		Property Land Area
1956	1,170 SF		780 SF		20,000 SF
County Use	04				
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	BRICK	1 full/ 1 half	1 Attached
Last Major Renovation					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2018		07/01/2017	
Land:	88,700	88,700		As of 07/01/2018	
Improvements	138,500	150,500			
Total:	227,200	239,200		227,200	
Preferential Land:	0			231,200	
Transfer Information					
Seller: OVERHOLSER ROBERT T		Date: 03/18/2005		Price: \$255,000	
Type: ARMS LENGTH IMPROVED		Deed1: /21579/ 00012		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 02/10/2009					

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

ZAC AGENDA

Case Number: 2018-0361-A **Reviewer:** Aaron Tsui
Existing Use: RESIDENTIAL **Proposed Use:**
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Adam Whiteford
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 15 **Council Dist:** 7

Property Address: 3005 WHITEFORD AVE
Location: S/S of wells Avenue, 170 ft. E of the centerline of McComas Road

Existing Zoning: DR 5.5 **Area:** 10,500 SQ. FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed detached garage in the rear yard of the dwelling with a height of 20 ft. in lieu of the maximum allowed 15 ft.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 07/23/2018

Miscellaneous Notes:

Case Number: 2018-0362-A **Reviewer:** Dave Duvall
Existing Use: RESIDENTIAL **Proposed Use:**
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Brett & Laura Szalkowski
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 5

Property Address: 5318 BANGERT ST
Location: N/S of Bangert Street, +/- 970 ft. E of the centerline of Winkler Street

Existing Zoning: DR 2 **Area:** 20,000 SQ. FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed addition (garage) to have a side yard setback as close as 8 ft. with a combination of side yard setbacks of 30 ft. in lieu of the minimum required 15 ft. and sum of 40 ft.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 07/23/2018

Miscellaneous Notes:



Google, Inc.



EXISTING DRIVEWAY

To build 8' from property line
FRONT VIEW

Item #0362

5318 Bangert Ave



google.com



Baltimore County - My Neighborhood

Baltimore County - My Neighborhood



Google Maps



Google, Inc.



Would need variance to construct on this side also

front view

Item #0362

5318 Bangert Ave

Sherry Nuffer

From: Marty Ogle <mert1114@aol.com>
Sent: Thursday, July 19, 2018 8:16 PM
To: Administrative Hearings
Subject: 5318 Bangert st.
Attachments: IMG_0648.jpg; ATT00001.txt; IMG_0647.jpg; ATT00002.txt

2nd set of certificates

5318 Bangert Street



Publication Date: 6/25/2018



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

Item #0362

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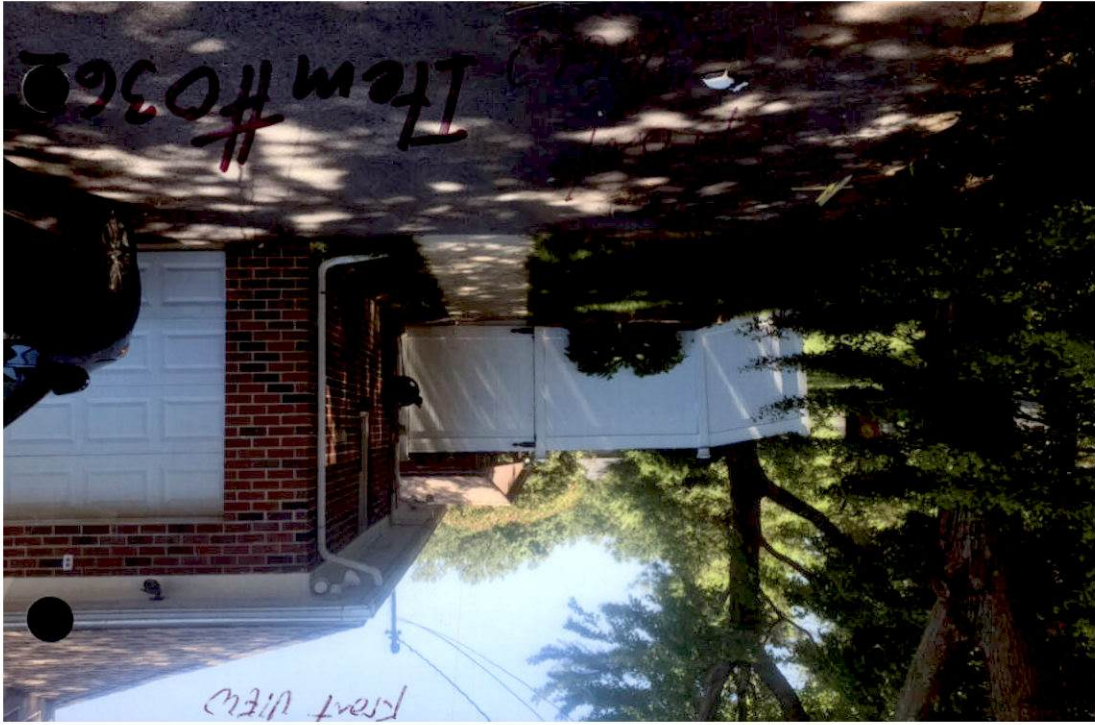
REAR
VIEW



SIDE
VIEW

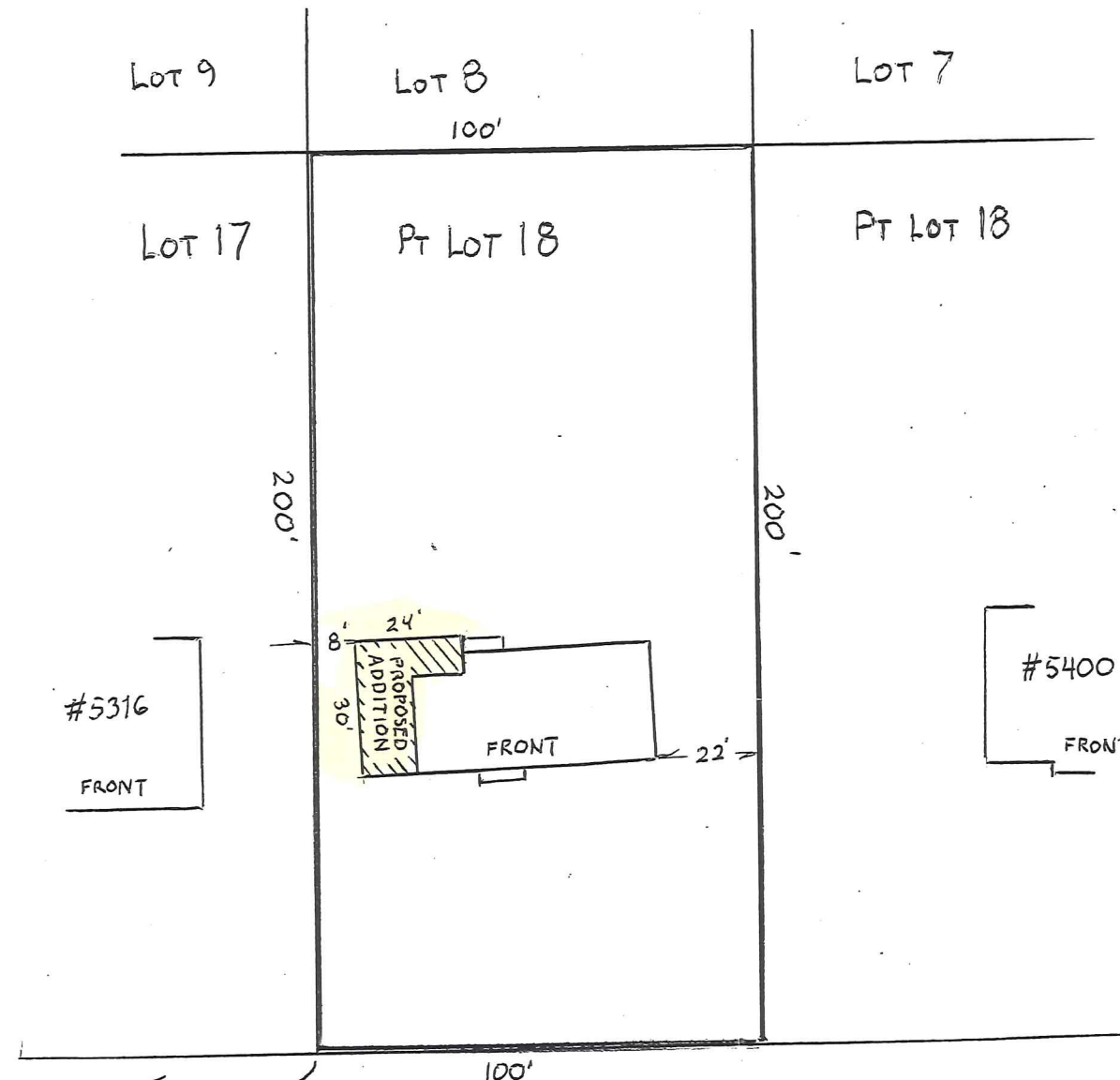


Front View



Item #0362

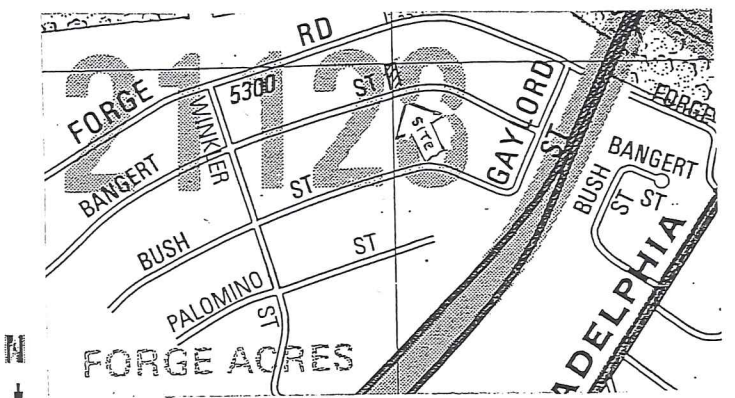
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 5318 BANGERT STREET OWNER(S) NAME(S) BRETT & LAURA SZALKOWSKI
 SUBDIVISION NAME FORGE ACRES LOT # Pt 18 BLOCK # B SECTION # _____
 PLAT BOOK # 14 FOLIO # 88 10 DIGIT TAX # 1115079076 DEED REF. # 21579/00012



± 970' TO WINKLER ST
 BANGERT ST (50' R/W)

PLAN DRAWN BY _____ DATE _____ SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 064A3

SITE ZONED DR 2

ELECTION DISTRICT 11TH

COUNCIL DISTRICT 5TH

LOT AREA ACREAGE _____

OR SQUARE FEET 20,000

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? _____

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

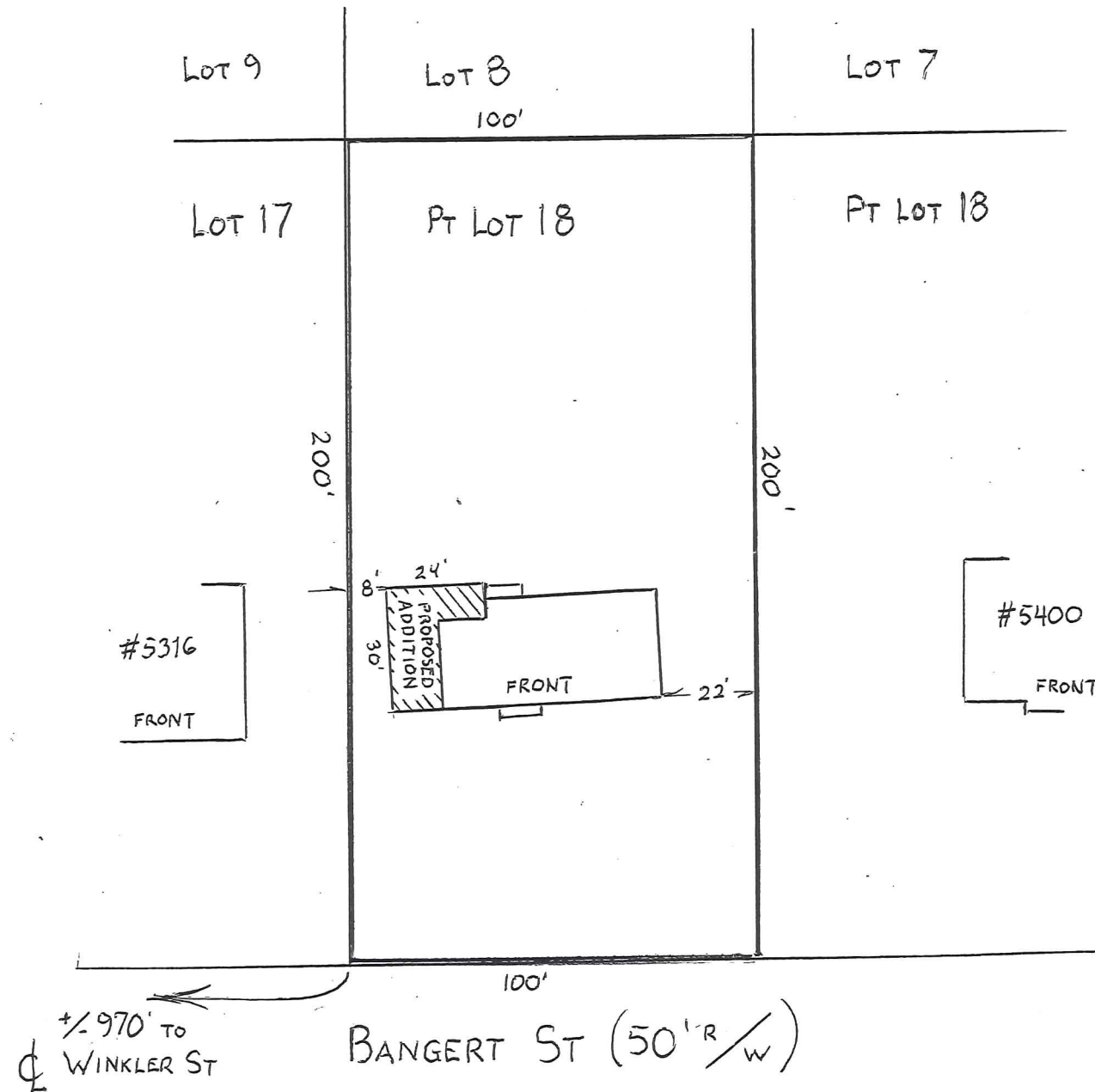
VIOLATION CASE INFO:

Pet. Exp. 1

Handwritten initials: R.A.

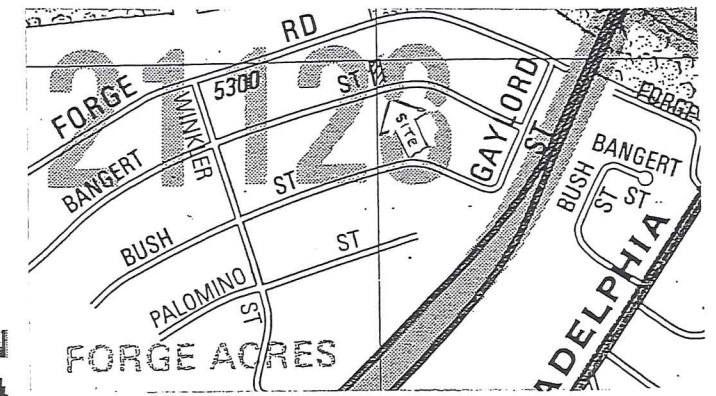
Handwritten text: #2018-0362-A

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
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VIOLATION CASE INFO:

R.D.

#2018-0362-A



LOCATION DRAWING

Designed and Printed by PRAAGN Design & Printing