

M E M O R A N D U M

DATE: September 14, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0009-A – Appeal Period Expired

The appeal period for the above-referenced case expired on September 13, 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
(2 Sunnydale Way)		
4 th Election District	*	OFFICE OF ADMINISTRATIVE
4 th Council District		
Bruce S. Leibowitz & Karyn L. Dillon	*	HEARINGS FOR
Petitioners	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0009-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 subject property, Bruce S. Leibowitz and Karyn L. Dillon (“Petitioners”). The Petitioners are requesting Variance relief pursuant to §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed addition to an existing detached accessory structure (garage) that extends partially into the side yard with a height of 16 ft. in lieu of the required rear yard only and maximum allowed 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. There were no adverse ZAC comments received from any of the County reviewing agencies. However, it is to be noted that two (2) letters of support were received from adjacent property owners, and one (1) letter was received from a community resident in opposition.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 20, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

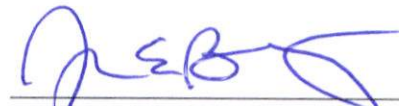
Date 8-14-18

By [Signature]

In the Petition, the owners indicate they are car collectors and the enlarged garage would allow them to pursue this hobby. The garage as enlarged would be 70 ft. x 30 ft., or 2,100 sq. ft. This is in fact larger than Petitioners' home, which is listed in the state tax records as having 1,680 sq. ft. of above ground living space. As such, the garage would be larger than the principal dwelling, which is not permitted. A garage is considered an "accessory" structure, which is defined as one that is "subordinate in area ... to the principal structure." BCZR § 101.1. As such, the request must be denied.

THEREFORE, IT IS ORDERED, this 14th day of **August, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed addition to an existing detached accessory structure (garage) that extends partially into the side yard with a height of 16 ft. in lieu of the required rear yard only and maximum allowed 15 ft., be and is hereby DENIED.

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 8-14-18

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 2 Sunnydale Way, Reisterstown, MD. 21136 Currently zoned RC-5
 Deed Reference 308701 00224 10 Digit Tax Account # 0419008730
 Owner(s) Printed Name(s) Bruce Leibowitz, Karyn Dillon

(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) ... Sections 400.1 and 400.3 – to permit a proposed addition to an existing detached accessory structure (garage) that extends partially into the side yard with a height of 16 feet in lieu of the required rear yard only and maximum allowed 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):

Bruce Leibowitz Karyn Dillon
 Name #1 – Type or Print Name #2 – Type or Print

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

2 Sunnydale Way Reisterstown MD
 Mailing Address City State

21136 443-324-6979 Bleachers 2501 @
 Zip Code Telephone # Email Address Comcast.Net

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 2019-0009-A

Filing Date 7/9/18

Estimated Posting Date 7/22/18

Reviewer [Signature]

Rev 5/5/2016

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: 2 Sunnydale Way Reisterstown MD. 21136
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)

see attached

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

[Signature]
Signature of Owner (Affiant)

Bruce Leibowitz
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

Karyn Dillon
Name- Print or Type

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

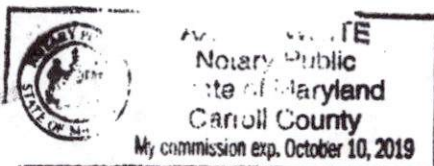
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7th day of July, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Aaron White

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

10/10/2019
My Commission Expires

The purpose of the variance for 2 Sunnydale Way, 21136 is to be able to add on and match to an existing garage. We will be adding 22 feet in length, 30 feet in width and 15.6 feet in height. These measurements will bring the existing garage forward on the property making the garage go past the rear of the foundation of the house. This is the only direction that we are able to add on to this building due to property line on the left side and the septic and utilities on the right side. The garage will be beautified by hard scape and landscape to match the rest of the property.

We are a car collector family who all enjoy this hobby. As a family we spend a lot of time preserving cars. Having the garage on our property allows us to spend more time together and bond as a family.

Expanding the garage allows us to continue to keep our hobby at home rather than spending time traveling to storage areas and sometimes working on these vehicles apart due to them being in different areas. This hobby has been a great experience for our son and has allowed him to grow professionally. We would like to continue to be able to have this experience at home as we love our community and the area we live in.

Item #0009



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 2 SUNNYDALE WAY REISTERSTOWN MD 21136 Currently zoned RC-5
Deed Reference 36870 / 224 10 Digit Tax Account # 0919008730
Owner(s) Printed Name(s) Bruce Leibowitz, Karen Dillon

(SELECT THE HEARING(S) BY MARKING ☒ 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) ... Sections 400.1 and 400.3 – to permit a proposed addition to an existing detached accessory structure (garage) that extends partially into the side yard with a height of 16 feet in lieu of the required rear yard only and maximum allowed 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):

Bruce Leibowitz Karen Dillon
Name #1 – Type or Print Name #2 – Type or Print

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

2 Sunnydale Way Reisterstown, MD.
Mailing Address City State

21136 443-324-6979 Bleachers 2501 @
Zip Code Telephone # Email Address

concast.net

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 2019-0009A Filing Date 7/9/18

Estimated Posting Date 7/22/18 Reviewer [Signature]

Rev 5/5/2016

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: 2 Sunningdale way Reisterstown MD. 21136
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)

SEE ATTACHED

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

Signature of Owner (Affiant)

Bruce Lebowitz

Name- Print or Type

Signature of Owner (Affiant)

Karen Dillon

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:

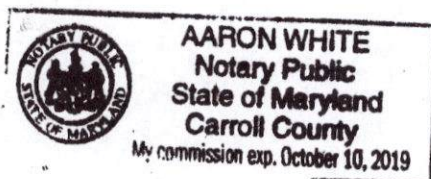
I HEREBY CERTIFY, this 9th day of July, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here:

Aaron White

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

AS WITNESS my hand and Notaries Seal



Notary Public

My Commission Expires

Affidavit in Support of Administrative Variance

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see attached

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

[Signature]
Signature of Owner (Affiant)

Bruce Lebowitz
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

Karyn Dillon
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:

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Print name(s) here: Aaron White

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

AS WITNESS my hand and Notaries Seal



AARON WHITE
Notary Public
State of Maryland
Carroll County
My commission exp. October 10, 2019

[Signature]
Notary Public

10/10/2019
My Commission Expires



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 2 Sunnydale Way Currently zoned RC 5
 Deed Reference 36870 / 00224 10 Digit Tax Account # 0419008730
 Owner(s) Printed Name(s) Bruce Leibowitz, Karen Dillon

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

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

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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):

Bruce Leibowitz Karen Dillon
 Name #1 – Type or Print Name #2 – Type or Print

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

2 Sunnydale Way Reston MD.
 Mailing Address City State

21136 4433246979 Bleachers 2501 @
 Zip Code Telephone # Email Address

Comcast.net

Attorney for Owner(s)/Petitioner(s):

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

ORDER RECEIVED FOR FILING
 8-14-18

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 2018-0009A Filing Date 7/9/18 Estimated Posting Date 7/22/18 Reviewer [Signature]

Rev 5/5/2016

The purpose of the variance for 2 Sunnydale Way, 21136 is to be able to add on and match to an existing garage. We will be adding 22 feet in length, 30 feet in width and 15.6 feet in height. These measurements will bring the existing garage forward on the property making the garage go past the rear of the foundation of the house. This is the only direction that we are able to add on to this building due to property line on the left side and the septic and utilities on the right side. The garage will be beautified by hard scape and landscape to match the rest of the property.

We are a car collector family who all enjoy this hobby. As a family we spend a lot of time preserving cars. Having the garage on our property allows us to spend more time together and bond as a family.

Expanding the garage allows us to continue to keep our hobby at home rather than spending time traveling to storage areas and sometimes working on these vehicles apart due to them being in different areas. This hobby has been a great experience for our son and has allowed him to grow professionally. We would like to continue to be able to have this experience at home as we love our community and the area we live in.

Item #0009

ZONING PROPERTY DESCRIPTION OF 2 SUNNYDALE WAY

Beginning at a point on the southwest side of Sunnydale Way, which has a 50-foot right of way, at a distance of +/-40 feet southeast of the centerline of the nearest improved intersecting street Church Road, which has an 80-foot right of way (ie: the south corner of the intersection). Being Lot #2, Block C, Section #5, in the subdivision of SUNNYBROOK FARMS as recorded in Baltimore County Plat Book #22, Folio #80, containing 36,590 square feet. Located in the 4th Election District and 4th Councilmanic District.

Item #0009

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 7/20/2018

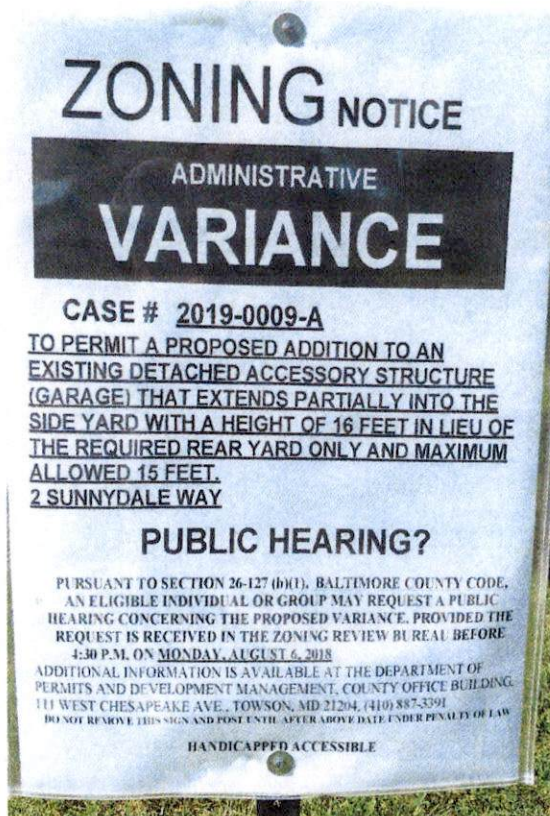
Case Number: 2019-0009-A

Petitioner / Developer: BRUCE LEIBOWITZ

Date of Closing: AUGUST 6, 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:
2 SUNNYDALE WAY

The sign(s) were posted on: JULY 20, 2018



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)



Background Photo 1st Sign ~ Case # 2019-0009-A



Background Photo 2nd Sign ~ Case # 2019-0009-A
2 SUNNYDALE WAY – POSTED 7/20/2018

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0009 -A Address 2 Sunnydale Way
Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 7/9/18 Posting Date: 7/22/18 Closing Date: 8/6/18

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

- 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.
- 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.
- 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.
- 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 2019- 0009 -A Address 2 Sunnydale Way
Petitioner's Name Bruce Leibowitz Telephone 443, 324 6979
Posting Date: 7/22/18 Closing Date: 8/6/18
Wording for Sign: To Permit a proposed addition to an existing detached accessory structure (garage) that extends partially into the side yard with a height of 16 feet in lieu of the required rear yard only and maximum allowed 15 feet

Revised 6/28/2018

**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: 2019-0009-A
Property Address: 2 Sunnydale Way
Property Description: southwest side of Sunnydale Way, south-
east of Church Rd., ie: south corner of intersection
Legal Owners (Petitioners): Bruce Leibowitz & Karyn Dillon
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Bruce Leibowitz
Company/Firm (if applicable): _____
Address: 2 Sunnydale Way
Beltsville, MD. 21136

Telephone Number: 443-324-6979

Revised 7/9/2015

Date: July 9 2018

THE UNIVERSITY OF CHICAGO

BUSINESS - ACTUAL - TIME - REM
7/10/2013 7/09/2012 11:35:39 3

WAGS - MACKIN' CAM
REC'D # 777698 7/29/2018 05:44

5. SIG ZONING VERIFICATION

Rept Totl	675.00
75.00 CR	75.00 CR

Baltimore County, Maryland

[illegible]

Total: 1075

Rec
From

For

Zoning hearing - case # 2019-0009-A

DISTRIBUTION

WHITE - CASHIER

PINK AGENCY

YELLOW CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!

**CASHIER'S
VALIDATION**



DONALD I. MOHLER III
County Executive

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

August 7, 2018

Bruce Leibowitz
Karyn Dillon
2 Sunnydale Way
Reisterstown MD 21236

RE: Case Number: 2019-0009 A, Address: 2 Sunnydale Way

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 9, 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 that reads "W. Carl Richards, Jr." The signature is stylized with a large, looped "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

Date: 7/16/18

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. 2019-0009-A -

*Administrative Variance
Bruce Leibowitz & Kayron Dillon
2 Sunnydale Way*

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,

Richard A. Zeller

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

WW/RAZ

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: July 18, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0009-A
Address 2 Sunnydale Way
(Leibowitz & Dillon Property)

Zoning Advisory Committee Meeting of **July 23, 2018**.

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

Reviewer: Steve Ford

05/11/2020

27/11/2020 11:10:10
90101230
05/11/2020

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: July 18, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0009-A
Address 2 Sunnydale Way
(Leibowitz & Dillon Property)

Zoning Advisory Committee Meeting of **July 23, 2018**.

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

Reviewer: Steve Ford

Baltimore County Zoning

July 24, 2018

111 W. Chesapeake Ave. Room 111

Towson MD. 21204

Re: 2019 0009 A

Attn: Mr. Carl Richards Jr., Chief

My name is Craig R. Piette and I've lived at 204 Sunnyking Drive, Reisterstown MD. 21136 for over 40 years and have seen many changes to our neighborhood over that time. The referenced property is at the entrance to our community and is the prime example of a negative change to our community.

The property owner at this property would appear to have little or no regard to the neighborhood as evidenced by the commercial automotive-related business(es) run out of the property. Such blatant violation of zoning has created an environment for further violations in the neighborhood, thereby diminishing not only our quality of life, but property values as well.

Examples of continuous and on-going violations include first and foremost, Rockdale Towing Company tow trucks parked in the driveway. I would assume that the truck is parked by the owner/driver who waits for a tow call, goes and then returns and parks in the driveway, to await another call.

In addition, there appears to be a full mechanic's shop in one of the current attached garage bays. This is not at all what we used to call a "shade tree mechanic". My guess is that the "repair shop" leads to what is a regular sale of used trucks and cars on the side of the house, along Church Road. Furthermore, at various times but often, there are boats, trailers, and flatbeds with cars in the driveways.

Finally, every so often there appears to be a "yard sale" of old cars and trucks as the owner parks numerous vehicles across his yard. An educated guess is that the current 48'x30' "garage" is in reality, a commercial automotive storage facility for these used cars. And he wants to add another 22'x30' "garage"? It will be larger than the residence.

Therefore, I would respectfully ask that not only this variance request be denied, but action be taken to put a stop to any and all of the above referenced practices that are found in violation of existing codes. In addition, I ask that, if upon inspection and historical review, any other zoning, building code or other violations be addressed as well.

This property reminds me of the frog and boiling water story. Slowly turn up the heat and the frog never notices until it's too late. That's what this property has become, a steady "turning up the heat" via an incremental violations over time.

Enough is enough, please.

Sincerely,



Craig R. Piette



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 - 04 Account Number - 0407059090			
Owner Information					
Owner Name:	PIETTE CRAIG R		Use:	RESIDENTIAL	
Mailing Address:	204 SUNNYKING DR REISTERSTOWN MD 21136-6129		Principal Residence:	YES	
			Deed Reference:	/13692/ 00200	
Location & Structure Information					
Premises Address:	204 SUNNYKING DR 0-0000		Legal Description:	204 SUNNYKING DR SUNNYBROOK FARMS	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0057	0017	0310		0000	4
					D
					12
					2019
					Assessment Year:
					Plat No:
					Plat Ref:
					0022/0080
Special Tax Areas:		Town: NONE			
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1958	1,680 SF		1.2000 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	NO	STANDARD UNIT	FRAME	1 full	Last Major Renovation
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2016	07/01/2018	07/01/2019	
Land:	91,800	91,800			
Improvements	98,000	98,000			
Total:	189,800	189,800	189,800		
Preferential Land:	0				
Transfer Information					
Seller: PIETTE MARIE H		Date: 04/22/1999		Price: \$58,984	
Type: NON-ARMS LENGTH OTHER		Deed1: /13692/ 00200		Deed2:	
Seller: YORKRIDGE FEDERA L SAVINGS & LOAN		Date: 08/25/1977		Price: \$59,500	
Type: ARMS LENGTH IMPROVED		Deed1: /05794/ 00591		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2018		07/01/2019	
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					

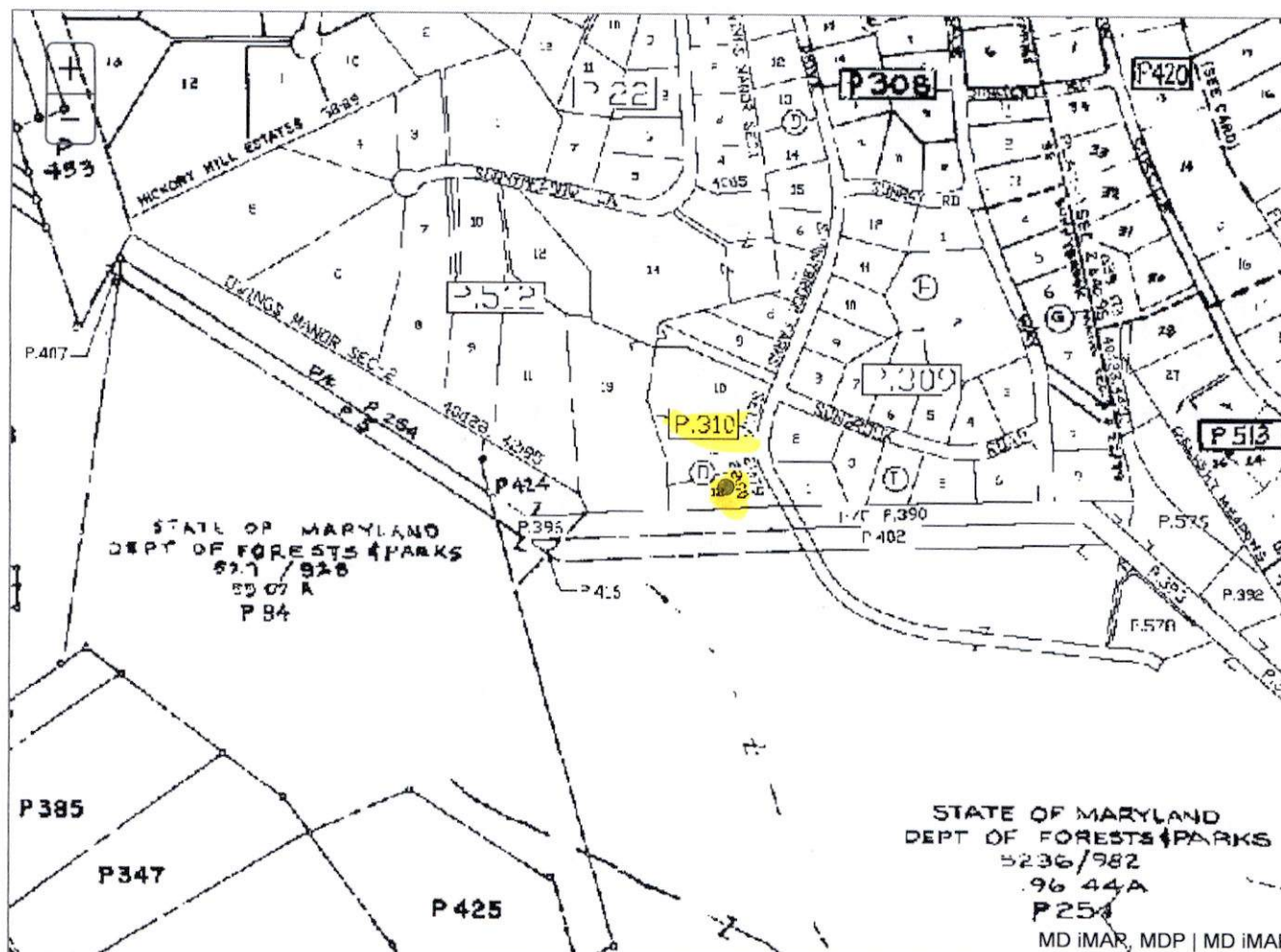
Homestead Application Status: Approved 08/21/2012

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **04** Account Number: **0407059090**

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Property maps provided courtesy of the Maryland Department of Planning.

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Item #0009

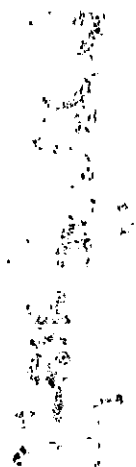
Ex 17 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000



Item #0009



Item #0009



My name is MARY ANN LUCAS, and I live at
3 SUNNYDALE WAY. Please accept the signature
below referencing 2 Sunnydale Way, 21136. There are no
objections to a variance of adding to the size of the garage
building towards the front of the property line.

Mary Ann Lucas June 4, 2012
Signature Date



Kevin Dillon
Exp 8/27/19

Item #0009

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 - 04 Account Number - 0412074390
Owner Information		
Owner Name:	LUCAS ANDREW E JR LUCAS MARY A	Use: Principal Residence: RESIDENTIAL YES
Mailing Address:	3 SUNNYDALE WAY REISTERSTOWN MD 21136	Deed Reference: /04987/ 00591
Location & Structure Information		
Premises Address:	3 SUNNYDALE WAY 0-0000	Legal Description:
SUNNYBROOK FARMS		
Map:	Grid:	Parcel:
0057	0016	0311
Sub District:	Subdivision:	Section:
	0000	5
Block:	Lot:	Assessment Year:
B	7	2019
Plat No:	Plat Ref:	
	0022/0080	
Special Tax Areas:		Town:
		NONE
Ad Valorem:		
Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1956	1,968 SF	
Property Land Area	County Use	
37,461 SF	04	
Stories	Basement	Type
2	NO	SPLIT LEVEL
Exterior	Full/Half Bath	Garage
SIDING	1 full	1 Attached
Last Major Renovation		
Value Information		
Base Value		Value
		As of
		01/01/2016
Land:	87,300	87,300
Improvements	120,000	120,000
Total:	207,300	207,300
Preferential Land:	0	
Phase-in Assessments		
As of		As of
07/01/2018		07/01/2019
Transfer Information		
Seller: WHALEN JR CLARENCE L		Date: 05/07/1969
Type:		Price: \$24,000
Deed1: /04987/ 00591		Deed2:
Seller:		
Date:		Price:
Type:		Deed2:
Deed1:		
Seller:		
Date:		Price:
Type:		Deed2:
Deed1:		
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2018
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00
Tax Exempt:		Special Tax Recapture:
Exempt Class:		NONE
Homestead Application Information		
Homestead Application Status: Approved 02/07/2012		

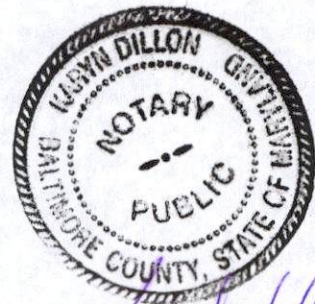
Homeowners' Tax Credit Application Information

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

My name is Kirsten Koenig, and I live at
1 Sunnydale Way. Please accept the signature
below referencing 2 Sunnydale Way, 21136. There are no
objections to a variance of adding to the size of the garage
building towards the front of the property line.

[Signature]
Signature

6/2/18
Date



Kaybell
Exp 8/27/19

Item #0009



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 - 04 Account Number - 0418035722			
Owner Information					
Owner Name:		KOENIG KIRSTEN M		Use: RESIDENTIAL	
Mailing Address:		1 SUNNYDALE WAY REISTERSTOWN MD 21136		Principal Residence: YES	
				Deed Reference: /33552/ 00027	
Location & Structure Information					
Premises Address:		1 SUNNYDALE WAY 0-0000		Legal Description: SE COR CHURCH RD SUNNYBROOK FARMS	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0057	0016	0311		0000	5 B 6 2019 0022/0080
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1957		1,221 SF		31,363 SF	
Property Land Area		County Use			
31,363 SF		04			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	NO	STANDARD UNIT	SIDING	1 full	1 Carport
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2016		07/01/2018	
				As of	
				07/01/2019	
Land:	85,800	85,800			
Improvements	66,000	66,000			
Total:	151,800	151,800		151,800	
Preferential Land:	0				
Transfer Information					
Seller: DIX BARBARA H		Date: 04/30/2013		Price: \$176,500	
Type: ARMS LENGTH IMPROVED		Deed1: /33552/ 00027		Deed2:	
Seller: DONNYBROOK CONST RUCTION CO		Date: 11/19/1980		Price: \$11,950	
Type: ARMS LENGTH IMPROVED		Deed1: /06236/ 00078		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2018 07/01/2019	
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: No Application

Homeowners' Tax Credit Application Information

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

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

7-18

DEPS

(if not received, date e-mail sent _____)

No

FIRE DEPARTMENT

PLANNING

(if not received, date e-mail sent _____)

7-16

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

3

ADJACENT PROPERTY OWNERS

Piette - Objects

2 in Favor - 1 in Opposition Koenig + Lucas -
Supports

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING (1st)

Date: 7-20-18

by O'Keefe

SIGN POSTING (2nd)

Date: _____

by _____

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 - 04 Account Number - 0419008730
Owner Information		
Owner Name:	LEIBOWITZ BRUCE S DILLON KARYN L	Use: Principal Residence: RESIDENTIAL YES
Mailing Address:	2 SUNNYDALE WAY REISTERSTOWN MD 21136-6119	Deed Reference: /36870/ 00224
Location & Structure Information		
Premises Address:	2 SUNNYDALE WAY REISTERSTOWN 21136-6119	Legal Description: 2 SUNNYDALE WAY SUNNYBROOK FARMS
Map:	Grid:	Parcel:
0057	0016	0311
Sub District:	Subdivision:	Section:
	0000	5
Block:	Lot:	Assessment Year:
C	2	2016
Plat No:	Plat Ref:	0022/0080
Special Tax Areas:	Town:	NONE
Ad Valorem:	Tax Class:	
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1957	1,680 SF	
Property Land Area	County Use	
36,590 SF	04	
Stories	Basement	Type
1	NO	STANDARD UNIT
Exterior	Full/Half Bath	Garage
SIDING	2 full	1 Attached
Last Major Renovation		
Value Information		
Base Value	Value	Phase-in Assessments
	As of 01/01/2016	As of 07/01/2017
		As of 07/01/2018
Land:	87,100	87,100
Improvements	108,100	124,300
Total:	195,200	211,400
Preferential Land:	0	0
Transfer Information		
Seller: LEIBOWITZ BRUCE S	Date: 11/12/2015	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /36870/ 00224	Deed2:
Seller: LEIBOWITZ BRUCE S	Date: 08/15/2003	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /18586/ 00206	Deed2:
Seller: DAVIS JOHN R	Date: 10/09/1996	Price: \$135,000
Type: ARMS LENGTH IMPROVED	Deed1: /11840/ 00683	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		

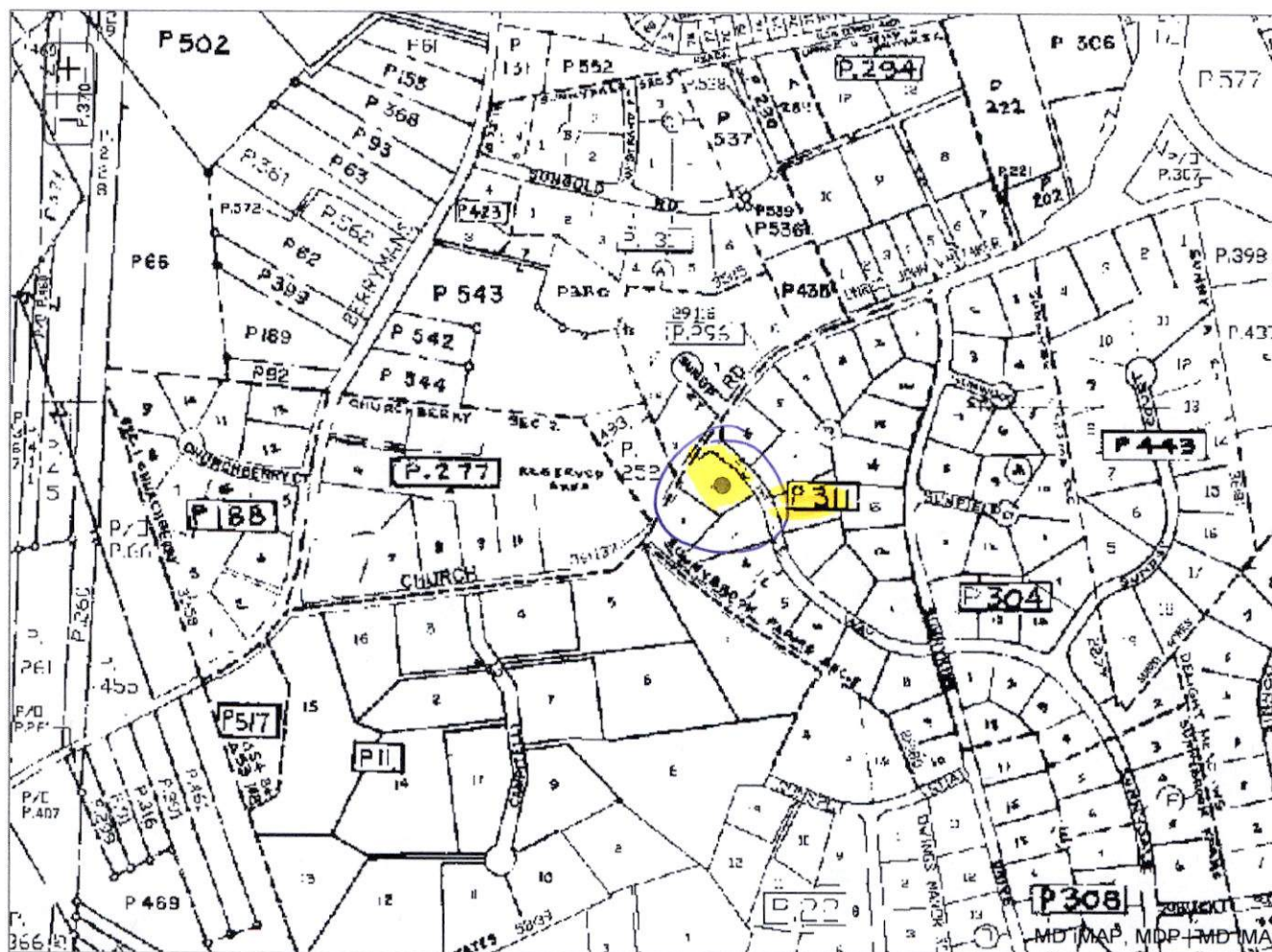
Homestead Application Status: Approved 09/04/2012

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty/>)District: **04** Account Number: **0419008730**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

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ZAC AGENDA

Case Number: 2019-0008-A **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:**
Type: VARIANCE
Legal Owner: Kimberly & Sean Beard
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 8 **Council Dist:** 3

Property Address: 1416 FRANCKE AVE
Location: SW corner of Francke Avenue and Lincoln Avenue

Existing Zoning: DR 3.5 **Area:** 9401 SQ. FT.

Proposed Zoning:

VARIANCE:

To permit the raising of poultry (nine (9) chickens) on a tract of land with 0.22 acre in lieu of the required 1 acre.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: CC1808065

Closing Date:

Miscellaneous Notes:

Case Number: 2019-0009-A **Reviewer:** Dave Duvall
Existng Use: RESIDENTIAL **Proposed Use:**
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Bruce Leibowitz & Kayrn Dillon
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 4 **Council Dist:** 4

Property Address: 2 SUNNYDALE WAY
Location: SE/S of Sunnydale Way, 40 ft. SE of the centerline of Church Road (S corner of the intersection)

Existing Zoning: RC 5 **Area:** 36,590 SQ. FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed addition to an existing detached accessory structure (garage) that extends partially into the side yard with a height of 16 ft. in lieu of the required rear yard only and maximum allowed 15 ft.

Attorney: Not Available

Prior Zoning Cases: None

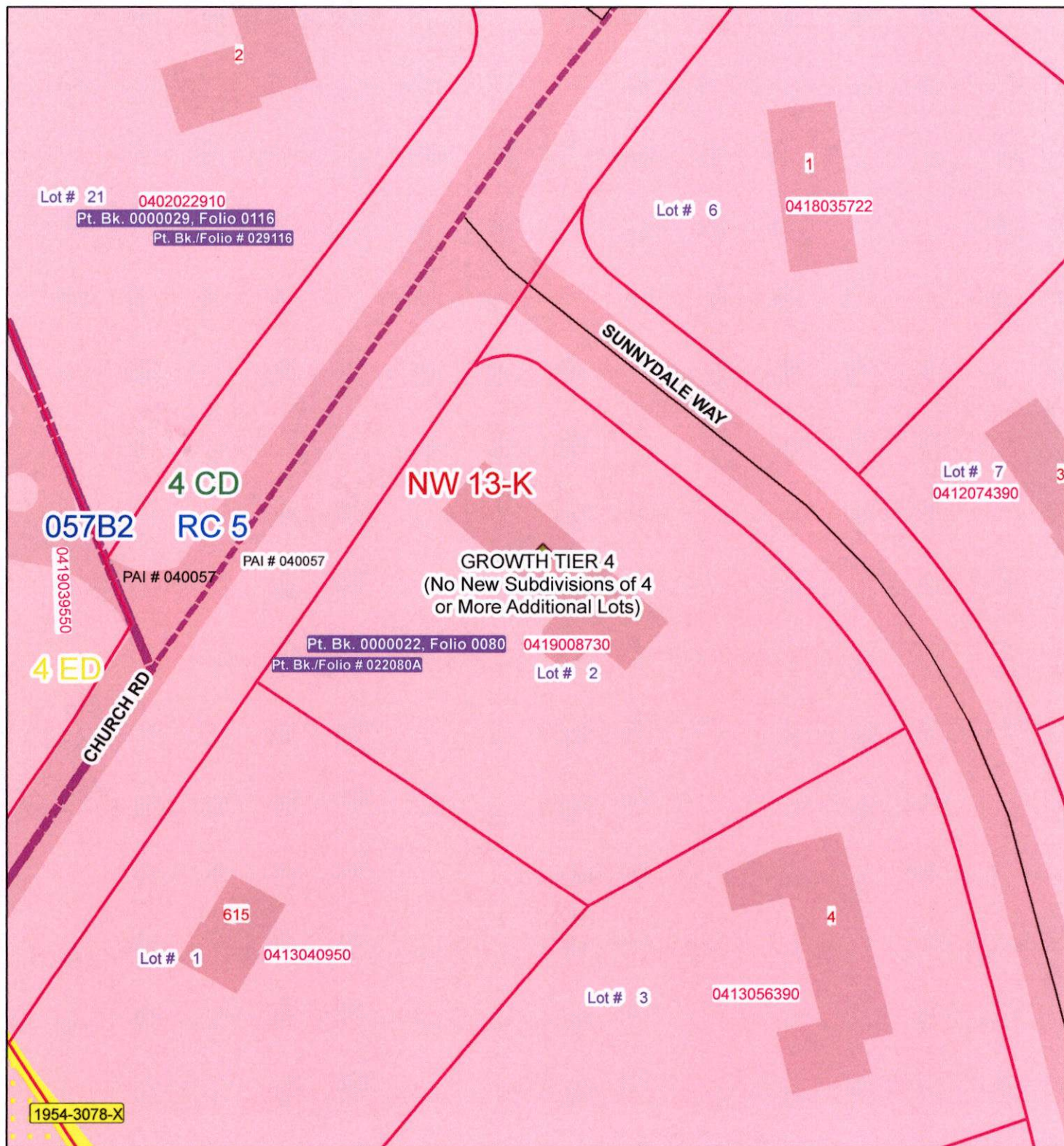
Concurrent Cases: None

Violation Cases: None

Closing Date: 08/06/2018

Miscellaneous Notes:

2 Sunnydale Way



Publication Date: 7/9/2018



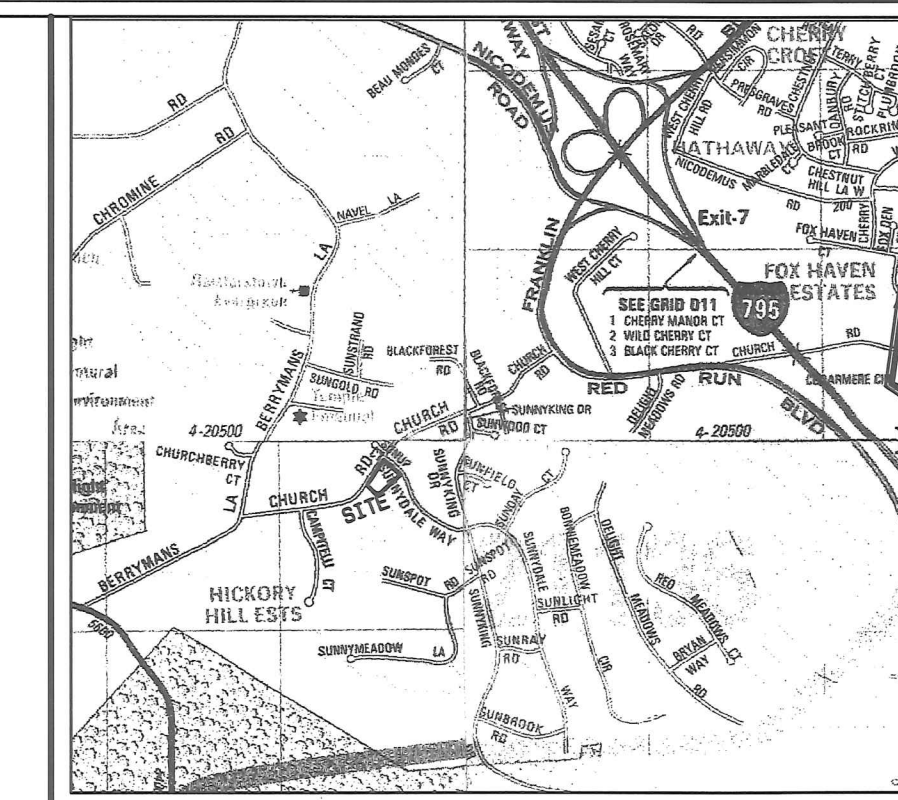
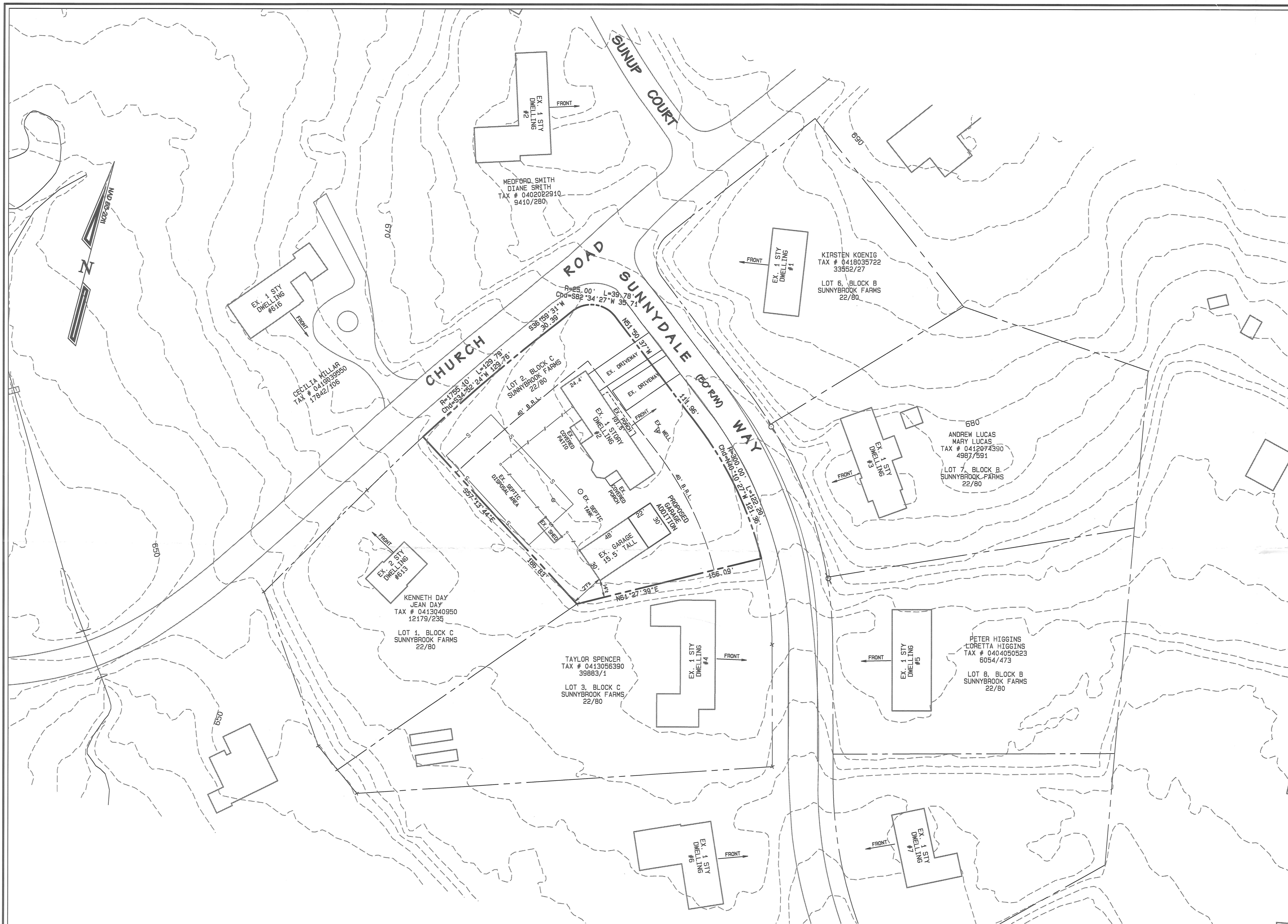
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 15 30 60 90 120 Feet

1 inch = 60 feet

Item #0009



Scale: 1" = 2000'

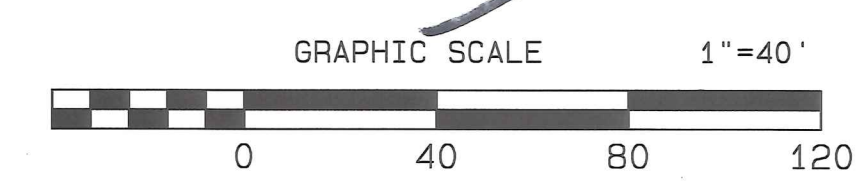
Notes

- Owner: Bruce Leibowitz
Karyn Dillon
2 Sunnydale Way
Reisterstown MD 21136
- Deed: 36870/224
- Area= 36,590 sq.ft. or 0.840 Ac. ±
- Tax # 0419008730
- Zoned: RC-5
- This site is not in the Chesapeake Bay Critical Area or the 100 year flood plain.
- There are no known underground fuel tanks.
- This is not a historic property/building.
- This site is serviced by private well and septic.
- No prior Zoning Hearings.

REQUESTING A VARIANCE TO SECTION 400.1 OF THE BCZR TO CONSTRUCT AN ACCESSORY STRUCTURE IN THE SIDE YARD, AND A VARIANCE TO SECTION 400.3, FOR A HEIGHT OF 16' IN LIEU OF THE REQUIRED 15'

#2019-0009-A

RL



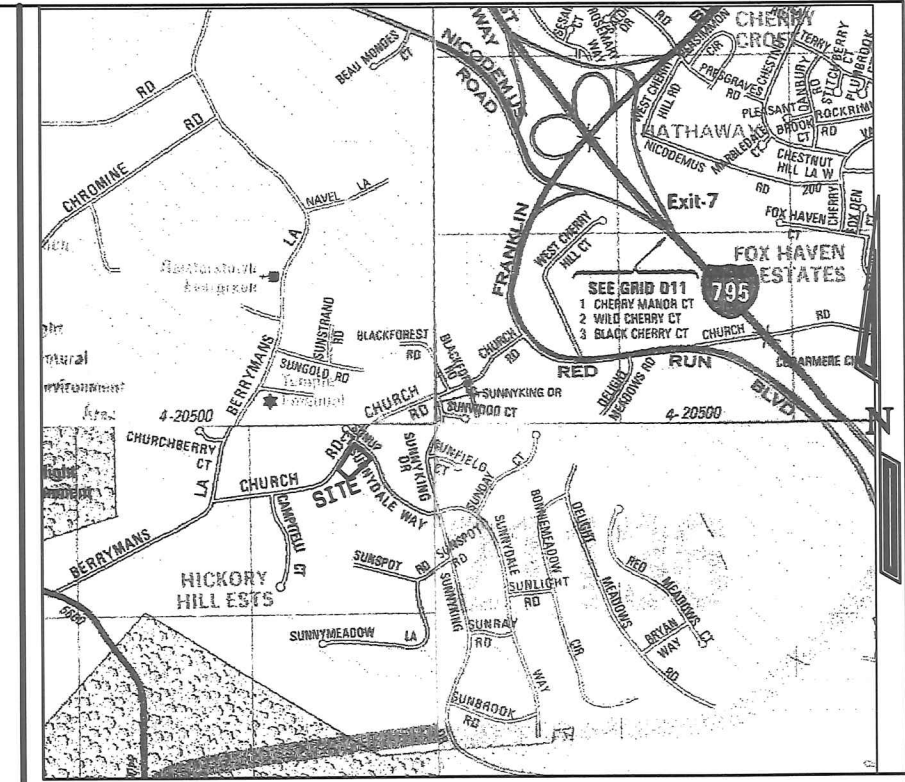
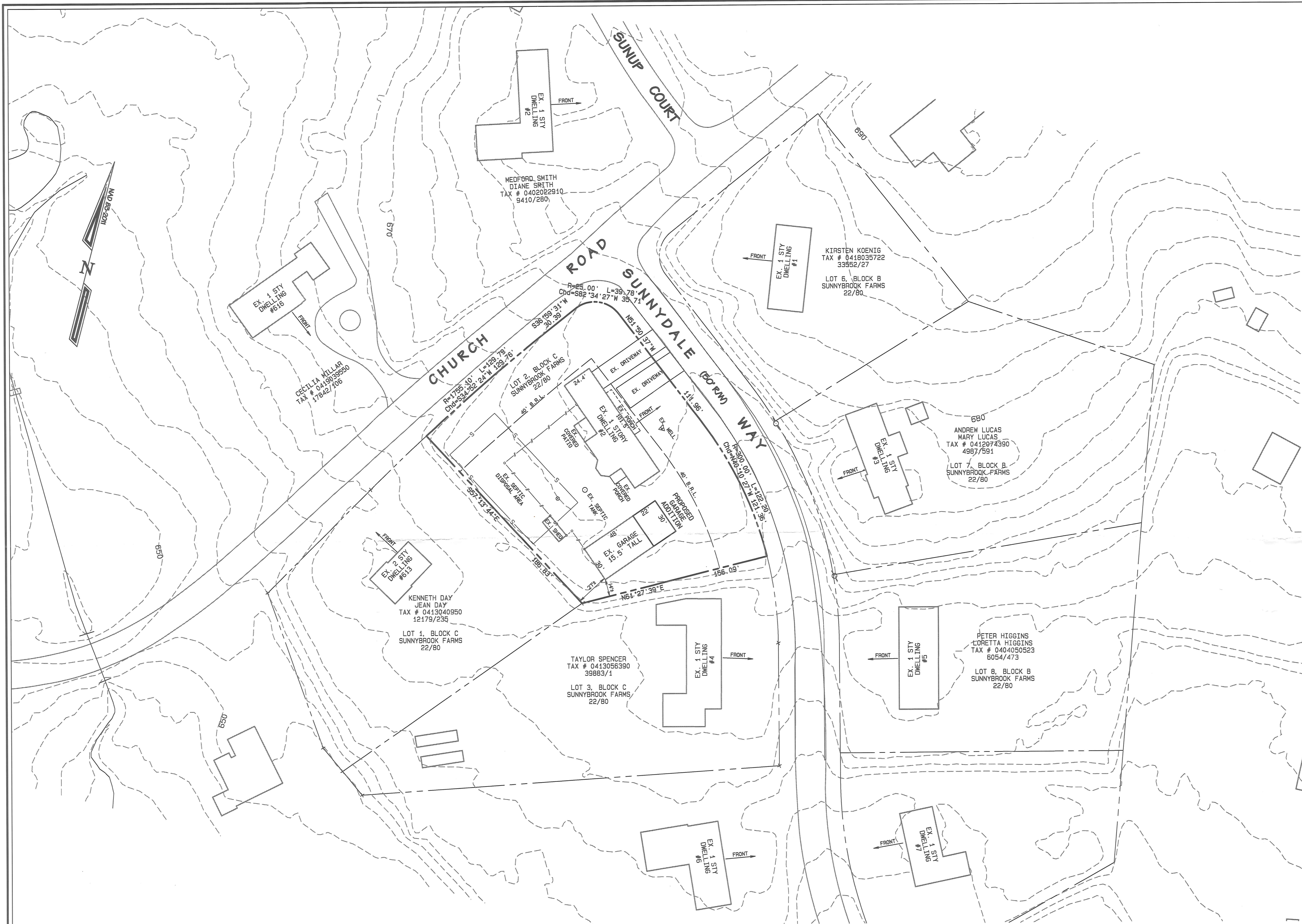
**Plat to Accompany
a Petition for an
Administrative Zoning Variance
of the
Leibowitz Property**

**2 Sunnydale Way
Baltimore County, Maryland
4th Election District, 4th Councilmanic District
Scale: 1"=40' Date: April 25, 2018**

Dietz Surveying Co.
Land Surveying and Land Planning
3119 Oakleigh Road Baltimore MD 21234
Ph 410-661-3160, Fax 410-661-3163
www.dietzsurveying.net

Plot Date: 4/27/2018

Job No. 18084
Party Chief: BRD



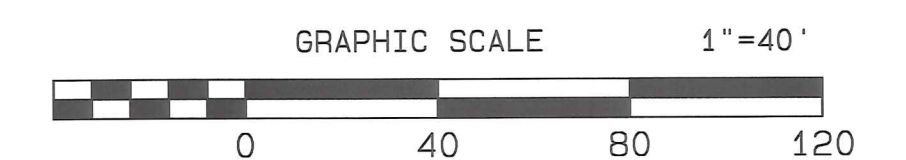
Vicinity Map Scale: 1" = 2000'

Notes

1. Owner: Bruce Leibowitz
Karyn Dillon
2 Sunnydale Way
Reisterstown MD 21136
2. Deed: 36870/224
3. Area= 36,590 sq. ft. or 0.840 Ac. ±
4. Tax # 0419008730
5. Zoned: RC-5
6. This site is not in the Chesapeake Bay Critical Area or the 100 year flood plain.
7. There are no known underground fuel tanks.
8. This is not a historic property/building.
9. This site is serviced by private well and septic.
10. No prior Zoning Hearings.

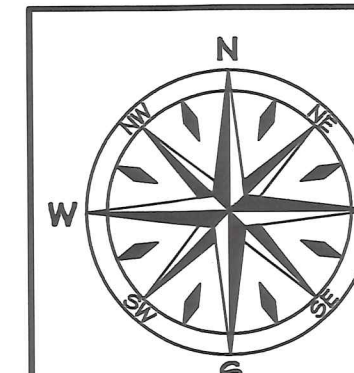
REQUESTING A VARIANCE TO SECTION 400.1 OF THE BCZR TO CONSTRUCT AN ACCESSORY STRUCTURE IN THE SIDE YARD, AND A VARIANCE TO SECTION 400.3, FOR A HEIGHT OF 15' IN LIEU OF THE REQUIRED 15'

#2019-0009-A
RJ



Plat to Accompany
a Petition for an
Administrative Zoning Variance
of the
Leibowitz Property

2 Sunnydale Way
Baltimore County, Maryland
4th Election District, 4th Councilmanic District
Scale: 1"=40' Date: April 25, 2018



Dietz Surveying Co.
Land Surveying and Land Planning
8119 Oakleigh Road Baltimore MD 21234
Ph 410-661-3160, Fax 410-661-3163
www.dietzsurveying.net

Plot Date: 4/27/2018 Job No. 18084
Party Chief: BRD