MEMORANDUM

DATE: December 10, 2018

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2019-0078-A - Appeal Period Expired

The appeal period for the above-referenced case expired on December 7, 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.'

/dlw

c: Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE (2913 Garnet Road) 9th Election District 6th Council District Zoya Aronova & Juliya Leviyeva *Legal Owners* Petitioners	*	BEFORE THE OFFICE OF ADMINISTRATIVE HEARINGS FOR BALTIMORE COUNTY **CASE NO. 2019-0078-A**

* * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Zoya Aronova and Juliya Leviyeva, legal owners of the subject property ("Petitioners"). Petitioners are requesting variance relief from the Baltimore County Zoning Regulations ("BCZR") to permit a parking setback as close as 0 ft. to the property line in lieu of the required 10 ft. for a proposed Assisted Living Facility ("ALF") I. A site plan was marked as Petitioners' Exhibit 1.

Zoya Aronova & Juliya Leviyeva appeared in support of the petition. No protestants or interested citizens were in attendance. The Petition was advertised and posted as required by the BCZR. No substantive Zoning Advisory Committee (ZAC) comments were received from any of the reviewing County agencies.

The site is approximately 7,500 square feet in size and zoned DR 5.5. The property is improved with a single-family dwelling constructed in 1940. The house has five bedrooms: three (3) on the first floor and two (2) on the second floor. The ALF would have a maximum of three (3) patients, all of whom would reside in the bedrooms on the first floor. The site plan shows three off-street parking spaces, which complies with the BCZR: two are required for the dwelling and one for the ALF with three patients. BCZR §409.6.A.1.

A variance request involves a two-step process, summarized as follows:

ORDER RECEIVED FOR FILING
Date 11/7/18
By DEN

(1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and

(2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

This dwelling, and the parking area abutting the property boundary, was constructed over 75 years ago and Petitioners must contend with these conditions. . If the Regulations were strictly interpreted Petitioners would experience a practical difficulty because they would be unable to operate the ALF. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the absence of County and/or community opposition.

THEREFORE, IT IS ORDERED, this 7th day of **November, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance to permit a parking setback as close as 0 ft. to the property line in lieu of the required 10 ft. for a proposed Assisted Living Facility ("ALF") I, 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.

2. Petitioners must obtain from the Department of Permits, Inspections and Approvals a use permit for the operation of an ALF I.

ORDER RECEIVED FOR FILING

Date 11/7/18

By

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 11/7/18
By sln

PETITION FOR ZONING HEARING(S)

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

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

Address 2913 Garnet Rd Parkville MD 21234 which is presently zoned DR 5.5

Deed References: _____ 10 Digit Tax Account # 0910000290

Property Owner(s) Printed Name(s) Zoya Aronova, Juliya Leviyeva

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ____ **a Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. ____ **a Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. X **a Variance** from Section(s) 432.A.1.C.1; To permit a parking set back as close as 0 feet to the property line in lieu of the required 10 feet for a proposed Assisted Living Facility I.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: **(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)**

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

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

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Zoya ARONOVA Juliya Leviyeva

Name #1 – Type or Print Name #2 – Type or Print

Signature #1 / Signature # 2

2913 Garnet Rd Parkville MD

Mailing Address City State

21234 / 410-961-9955 / Jleviy1@gmail.com

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING
Date 11/7/18
By ADN

Representative to be contacted:

Juliya Leviyeva

Name – Type or Print

Signature

2913 Garnet Rd Parkville MD

Mailing Address City State

21234 / 410-961-9955 / Jleviy1@gmail.com

Zip Code Telephone # Email Address

CASE NUMBER 2019-0078-A Filing Date 9/12/18 Do Not Schedule Dates: _____ Reviewer gk

REV. 10/4/11

xc
Variance/Zoning
hearing

ZONING PROPERTY DESCRIPTION FOR 2913 GARNET RD PARKVILLE MD 21234

Part A

Beginning at a point on the north (northeast) side of Garnet Rd which is 30 ft wide at a distance of 320 ft east of the centerline of the nearest improved intersecting street Harford Rd which is 40 ft wide.

Part B

Being lot # 30, Block N/A, Section # N/A, in the subdivision 0000, as recorded in Baltimore County Plat Book #16, Folio #24, containing 7,500 SF. Located in the 9th Election District and 6th Council District.

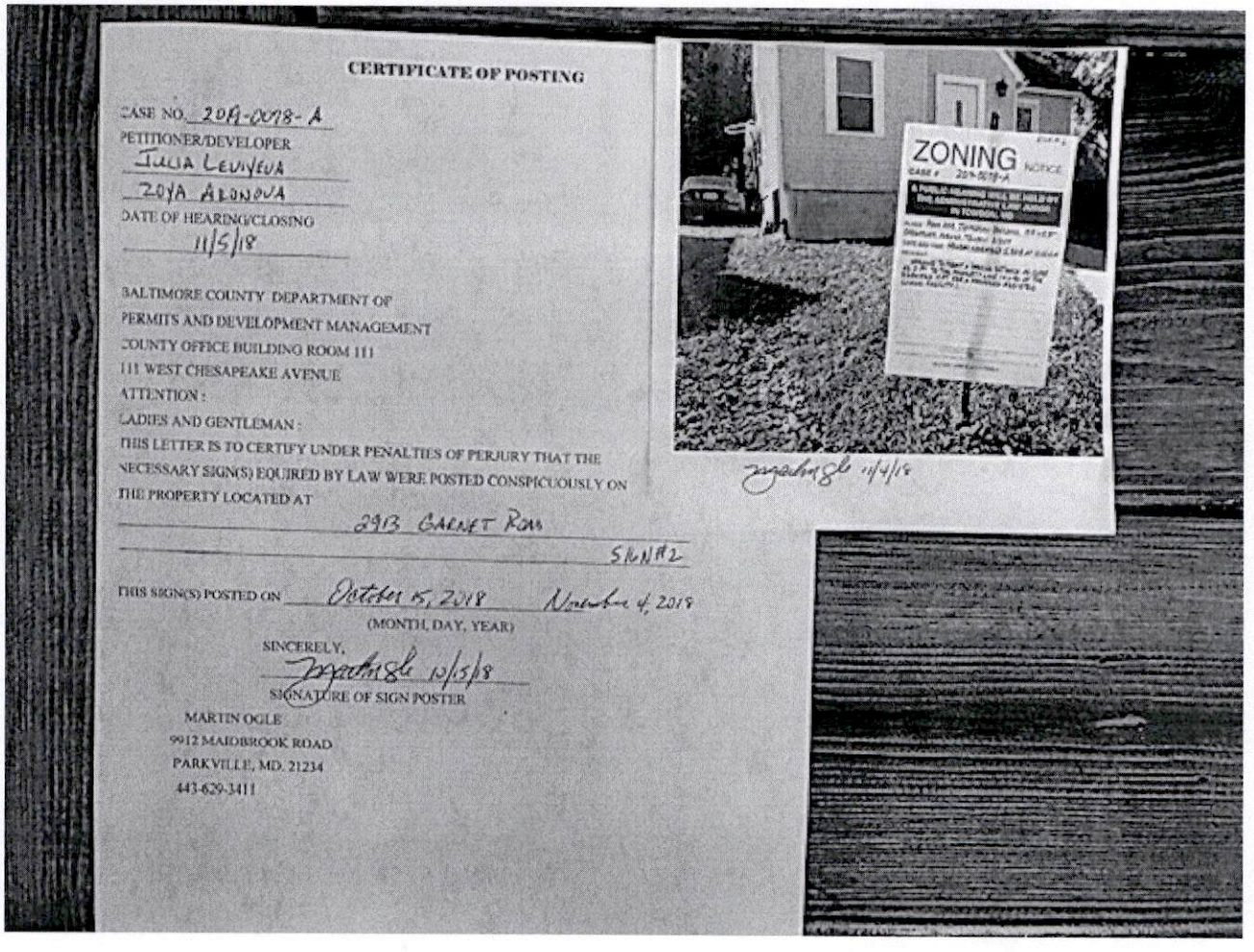
JB 11-5-18
10Am

Debra Wiley

From: Marty Ogle <mert1114@aol.com>
Sent: Sunday, November 04, 2018 1:02 PM
To: Administrative Hearings
Subject: 2913 Garnet Road

RECEIVED
NOV 0 5 2018
OFFICE OF
ADMINISTRATIVE HEARINGS

2nd set of certificates



CERTIFICATE OF POSTING

CASE NO. 2018-0078-A
PETITIONER/DEVELOPER
JULIA LEVINEVA
2018 ARONOVA
DATE OF HEARING/CLOSING
11/5/18

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
2913 GARNET ROAD
SIGN #2

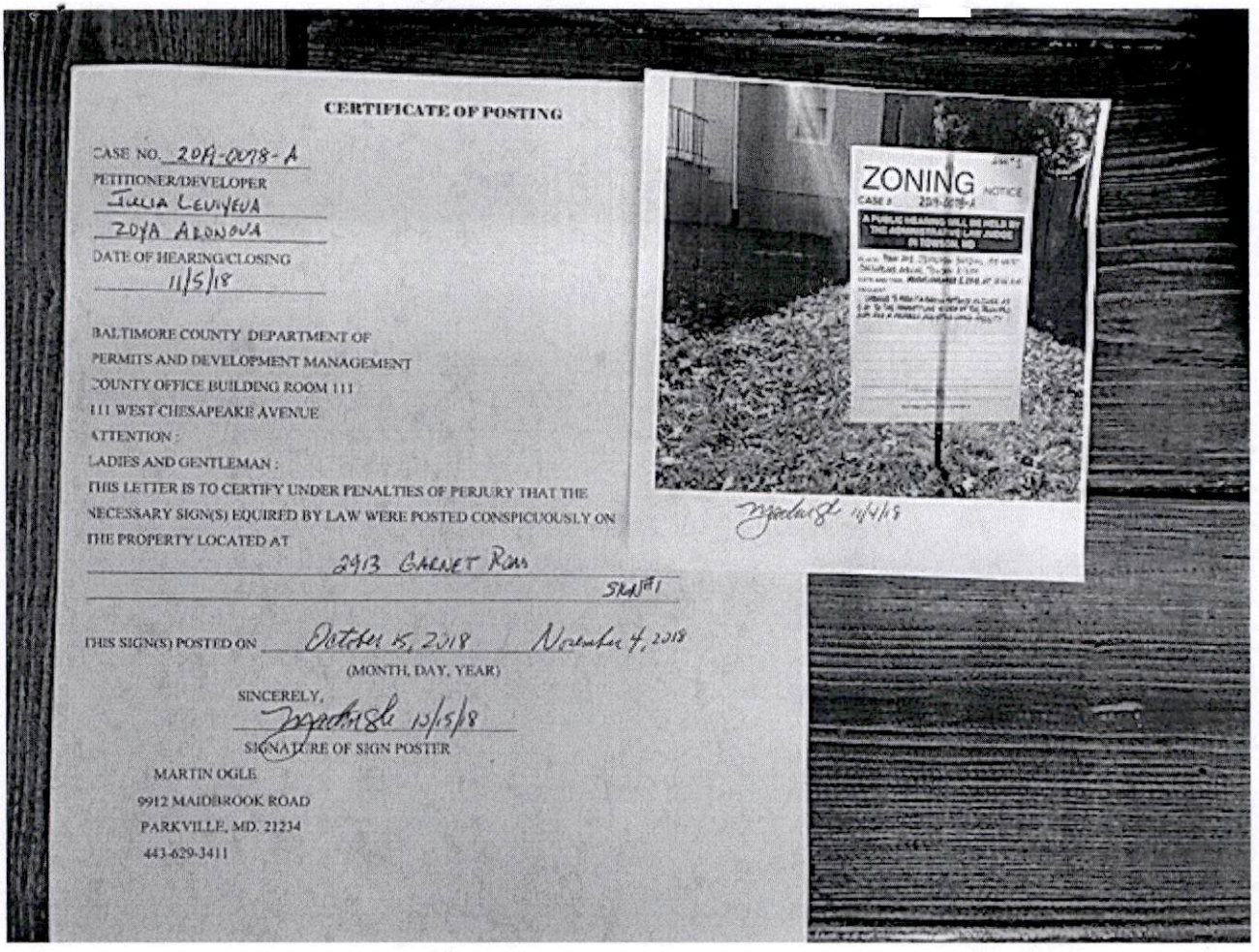
THIS SIGN(S) POSTED ON October 15, 2018 November 4, 2018
(MONTH, DAY, YEAR)

SINCERELY,
11/5/18
SIGNATURE OF SIGN POSTER

MARTIN OGLE
9912 MAIDBROOK ROAD
PARKVILLE, MD. 21234
443-629-3411

ZONING NOTICE
CASE # 2018-0078-A

11/4/18



CERTIFICATE OF POSTING

CASE NO. 2018-0078-A

PETITIONER/DEVELOPER

JULIA LEVINEVA

ZOYA ARONOVA

DATE OF HEARING/CLOSING

11/5/18

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

2413 GARNET Road

THIS SIGN(S) POSTED ON October 15, 2018 November 4, 2018
(MONTH, DAY, YEAR)

SINCERELY,

11/5/18
SIGNATURE OF SIGN POSTER

MARTIN OGLE
9912 MAIDBROOK ROAD
PARKVILLE, MD. 21234
443-629-3411

ZONING NOTICE

11/4/18

Sent from my iPhone

RECEIVED
NOV 0 5 2018
OFFICE OF
ADMINISTRATIVE HEARINGS

ERTIFICATE OF POSTING

CASE NO. 2019-0078-A

PETITIONER/DEVELOPER

JULIA LEVIYEVA

ZOYA ARONOVA

DATE OF HEARING/CLOSING

11/5/18

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

2913 GARNET ROAD

SIGN #1

THIS SIGN(S) POSTED ON October 15, 2018

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 10/15/18

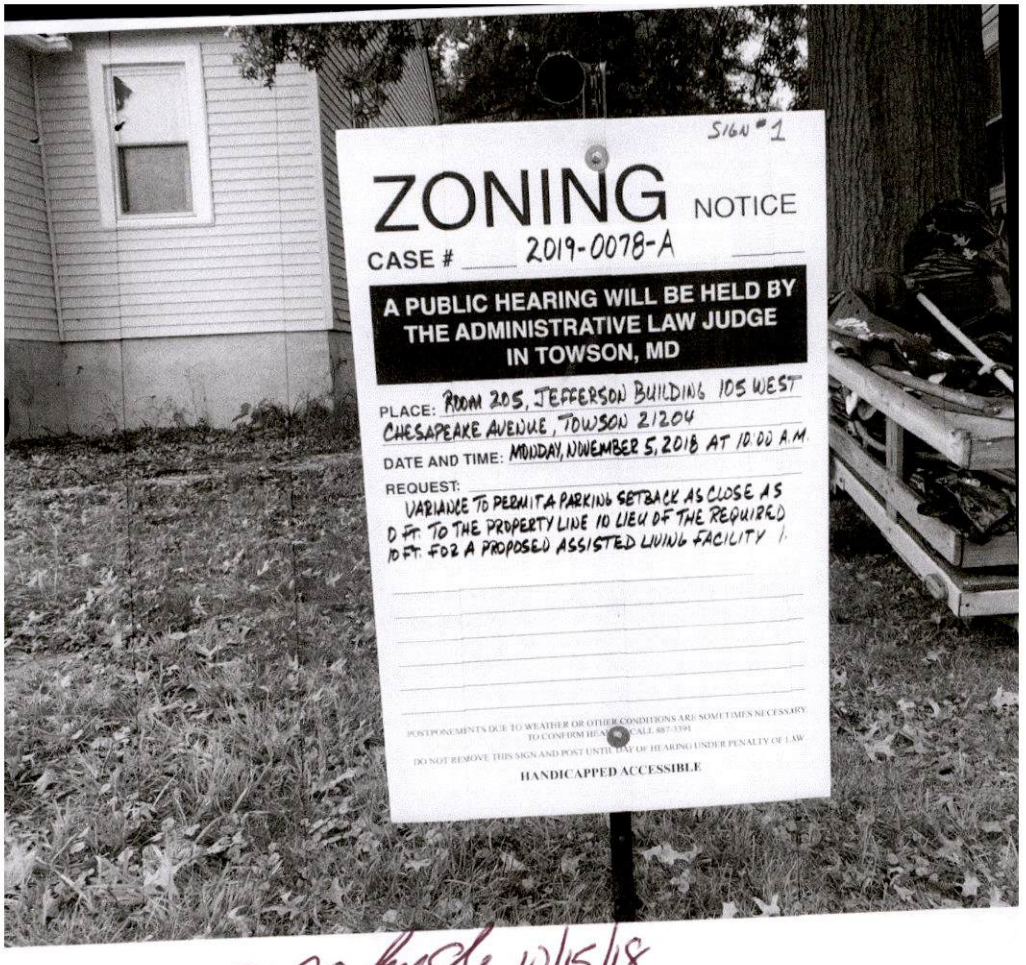
SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411


SIGN #1
ZONING NOTICE
CASE # 2019-0078-A
A PUBLIC HEARING WILL BE HELD BY THE ADMINISTRATIVE LAW JUDGE IN TOWSON, MD
PLACE: ROOM 205, JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE, TOWSON 21204
DATE AND TIME: MONDAY, NOVEMBER 5, 2018 AT 10:00 A.M.
REQUEST:
VARIANCE TO PERMIT A PARKING SETBACK AS CLOSE AS 0 FT. TO THE PROPERTY LINE IN LIEU OF THE REQUIRED 10 FT. FOR A PROPOSED ASSISTED LIVING FACILITY.
POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

10/15/18

ERTIFICATE OF POSTIN(

CASE NO. 2019-0078-A

PETITIONER/DEVELOPER

JULIA LEVIYEVA

ZOYA ARONOVA

DATE OF HEARING/CLOSING

11/5/18

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

2913 GARNET ROAD

SIGN #2

THIS SIGN(S) POSTED ON October 15, 2018

(MONTH, DAY, YEAR)

SINCERELY,

10/15/18

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

SIGN # 2
ZONING NOTICE
CASE # 2019-0078-A
A PUBLIC HEARING WILL BE HELD BY THE ADMINISTRATIVE LAW JUDGE IN TOWSON, MD
PLACE: Room 205, Jefferson Building 105 West Chesapeake Avenue, Towson 21204
DATE AND TIME: Monday, November 5, 2018 at 10:00 A.M.
REQUEST:
VARIANCE TO PERMIT A PARKING SETBACK AS CLOSE AS 0 FT. TO THE PROPERTY LINE IN LIEU OF THE REQUIRED 10 FT. FOR A PROPOSED ASSISTED LIVING FACILITY.
POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CONFIRM HEA CALL 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

10/15/18

The Daily Record

11 East Saratoga Street
Baltimore, MD 21202-2199
(443) 524-8100
http://www.thedailyrecord.com

Order #: 11626185
Case #: 209-0078-A
Description: NOTICE OF ZONING HEARING CASE NUMBER: 209-0078-A

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

10/16/2018

Darlene Miller

Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 209-0078-A
2913 Garnet Road
N/s Garnet Road, east of Harford Road
9th Election District - 6th Councilmanic District
Legal Owners: Zoya Aronova, Juliya Leviyeva

Variance to permit a parking setback as close as 0 ft. to the property line in lieu of the required 10ft. for a proposed Assisted Living Facility I.

Hearing: Monday, November 5, 2018 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County NOTES:
(1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

o16

RE:	PETITION FOR VARIANCE 2913 Garnet Road; S/S Garnet Road, E 320' to c/line of Harford Road 9th Election & 6th Councilmanic Districts Legal Owners: Zoya Aronva & Juliya Leviyeva* Petitioner(s)	*	BEFORE THE OFFICE OF ADMINSTRATIVE HEARINGS FOR BALTIMORE COUNTY 2019-078-A

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. DeMilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 21st day of September, 2018, a copy of the foregoing Entry of Appearance was mailed to Juliya Leiyeva, 2913 Garnet Road, Parkville, Maryland 21234, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED
SEP 21 2018

DONALD I. MOHLER III
County Executive

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

September 21, 2018

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2019-0078-A
2913 Garnet Road
N/s Garnet Road, east of Harford Road
9th Election District – 6th Councilmanic District
Legal Owners: Zoya Aronova, Juliya Leviyeva

Variance to permit a parking setback as close as 0 ft. to the property line in lieu of the required 10 ft. for a proposed Assisted Living Facility I.

Hearing: Monday, November 5, 2018 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director

AJ:kl

C: Ms. Aronova, Ms. Leviyeva, 2913 Garnet Road, Parkville 21234

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, OCTOBER 16, 2018.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: THE DAILY RECORD
Tuesday, October 16, 2018 Issue

Please forward billing to:
Juliya Leviyeva 410-961-9955
2913 Garnet Road
Parkville, MD 21234

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 209-0078-A
2913 Garnet Road
N/s Garnet Road, east of Harford Road
9th Election District – 6th Councilmanic District
Legal Owners: Zoya Aronova, Juliya Leviyeva

Variance to permit a parking setback as close as 0 ft. to the property line in lieu of the required 10 ft. for a proposed Assisted Living Facility I.

Hearing: Monday, November 5, 2018 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

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: 2019-0078-A

Property Address: 2913 Garnet Road 21234

Property Description: _____

_____

Legal Owners (Petitioners): Juliya Leviyeva

Contract Purchaser/Lessee: —

PLEASE FORWARD ADVERTISING BILL TO:

Name: Juliya Leviyeva

Company/Firm (if applicable): _____

Address: 2913 Garnet Rd Parkville MD ~~21~~ 21234

_____

_____

Telephone Number: 410-961-9955

Revised 7/9/2015

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

No. 173219

Date 9/12/18

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount	
001	806	0000		6150				75.00	CR
							Total	75.00	

Rec From: Julia Leviyeva

For: 2019-0075

2013 Garnet Rd

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

CASHIER'S VALIDATION

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
9/13/2018	9/12/2018	10:00:31	2

MISC WALKIN JEE
RECEIPT # 067780 9/12/2018 DFLN
1 5 628 ZONING VERIFICATION
NO. 173219
Recpt Tot $75.00
$75.00 CK -.00 CA
Baltimore County, Maryland

MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION

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

Date: 9/17/18

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. 2019-0078-A
Variance
Zoya Aronova & Tatiana Levityeva
2913 Gorner Road

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

Sincerely,

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

WW/RAZ

DONALD I. MOHLER III
County Executive

October 31, 2018

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

Zoya Aronova & Juliya Leviyeva
2913 Garnet Rd.
Parkville, MD 21234

Dear Mr. Aronova & Ms. Leviyeva:

RE: Case Number: 2019-0078A, Address: 2913 Garnet Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 12, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: MTC

Enclosures

c: People's Counsel

RECEIVED
SEP 20 2018
OFFICE OF
ADMINISTRATIVE HEARINGS

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

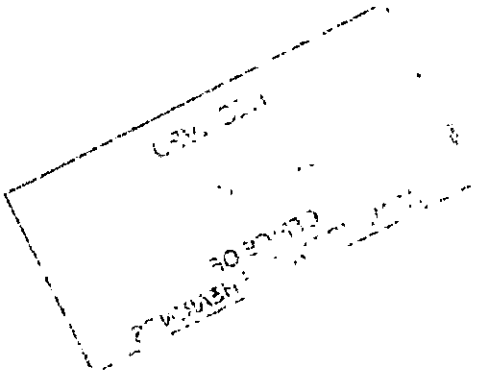
DATE: September 20, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0078-A
Address 2913 Garner Road
(Aronova & Leviyera Property)

Zoning Advisory Committee Meeting of **September 24, 2018**.

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

Reviewer: Steve Ford



11-5

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: 10/16/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 19-078

INFORMATION:
Property Address: 2913 Garnet Road
Petitioner: Juliya Leviyeva
Zoning: DR 5.5
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to permit a parking setback as close as 0 feet to the property line in lieu of the required 10 feet for a proposed Assisted Living Facility I (ALF I).

A site visit was conducted on 10/1/2018. The subject property is located in the Parkville Community and is well maintained.

This Department has no objection to granting the petitioned zoning relief.

The Department recommends that if granted, the existing parking pad being a shared driveway with 2911 Garnet Road, may support the proposed ALF I in a manner that is not detrimental to the community.

For further information concerning the matters stated herein, please contact Laurie Hay at 410-887-3480.

Prepared by:

Lloyd T. Moxley

Division Chief:

Jenifer G. Nugent

AVA/JGN/LTM/

c: Laurie Hay
Juliya Leviyeva
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: 10/16/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 19-078

INFORMATION:
Property Address: 2913 Garnet Road
Petitioner: Juliya Leviyeva
Zoning: DR 5.5
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to permit a parking setback as close as 0 feet to the property line in lieu of the required 10 feet for a proposed Assisted Living Facility I (ALF I).

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This Department has no objection to granting the petitioned zoning relief.

The Department recommends that if granted, the existing parking pad being a shared driveway with 2911 Garnet Road, may support the proposed ALF I in a manner that is not detrimental to the community.

For further information concerning the matters stated herein, please contact Laurie Hay at 410-887-3480.

Prepared by:

Lloyd T. Moxley

Division Chief:

Jenifer G. Nugent

AVA/JGN/LTM/

c: Laurie Hay
Juliya Leviyeva
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals

DATE October 4, 2018

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For September 24, 2018
Item No. 2019-0051-A, 0062-A, 0075-A, 0077-SPH and 0078-A

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

* * * * *

VKD: cen
cc: file

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: September 20, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0078-A
Address 2913 Garner Road
(Aronova & Leviyera Property)

Zoning Advisory Committee Meeting of **September 24, 2018**.

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

Reviewer: Steve Ford

CASE NO. 2019-0078-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
10/4	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	NO Comment
9/20	DEPS (if not received, date e-mail sent _____)	NO Comment
_____	FIRE DEPARTMENT	_____
10/16	PLANNING (if not received, date e-mail sent _____)	NO Obj
9/17	STATE HIGHWAY ADMINISTRATION	NO Obj
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 10/16/18

SIGN POSTING (1st) Date: 10/15/18 by Ogle

SIGN POSTING (2nd) Date: 11-4-18 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

Tax Exempt:		**Special Tax Recapture:**	
Exempt Class:		NONE	
Account Identifier:	**District - 09 Account Number -** 0910000290		

Owner Information

Owner Name:	ARONOVA ZOYA LEVIYEVA JULIYA	**Use:** **Principal Residence:**	RESIDENTIAL YES
Mailing Address:	2913 GARNET RD BALTIMORE MD 21234	**Deed Reference:**	/34619/ 00368

Location & Structure Information

Premises Address:	2913 GARNET RD BALTIMORE MD 21234-	**Legal Description:**	2913 GARNET RD SW CANTON COMPANY PLAT

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0081	0002	0675		0000			30	2017	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
1940	1,822 SF		7,500 SF	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
1 1/2	YES	STANDARD UNIT	SIDING	2 full		

Value Information

	Base Value	Value As of 01/01/2017	Phase-in Assessments As of 07/01/2018	As of 07/01/2019
Land:	65,800	65,800		
Improvements	111,300	121,900		
Total:	177,100	187,700	184,167	187,700
Preferential Land:	0			0

Transfer Information

Seller: JAVINS RALPH G	**Date:** 01/17/2014	**Price:** $90,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /34619/ 00368	**Deed2:**
Seller: JAVINS RALPH G	**Date:** 06/17/1994	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /10594/ 00067	**Deed2:**
Seller: JAVINS MARGARET	**Date:** 03/22/1993	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /09666/ 00141	**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	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:**

Real Property Data Search (w1)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration

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Municipal:	000	0.00|0.00	0.00|0.00

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Exempt Class:		NONE	

Homestead Application Information

Homestead Application Status: No Application

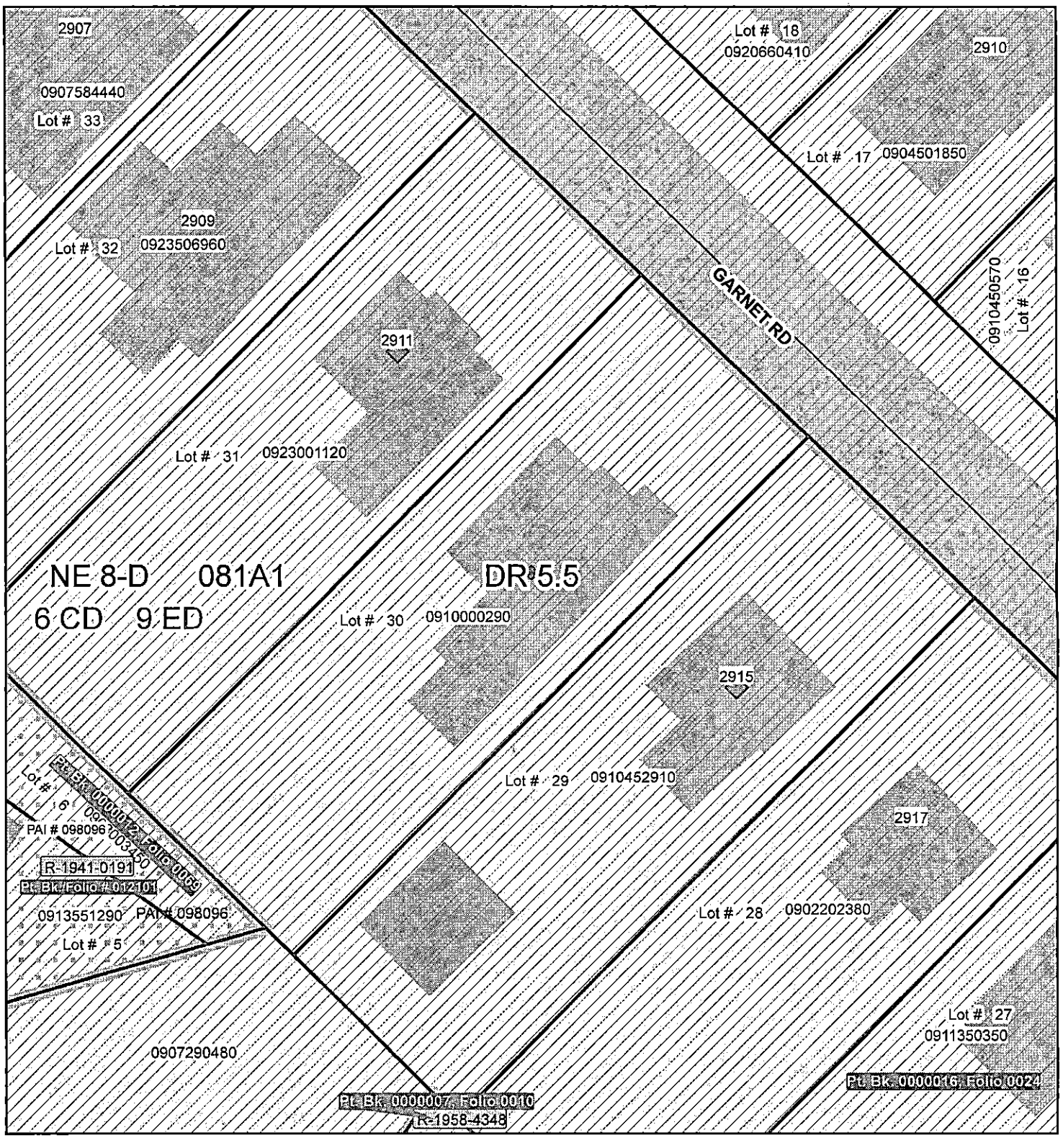
Homeowners' Tax Credit Application Information

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

1. This screen allows you to search the Real Property database and display property records.
2. Click **here** for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

2019-0078-A

Enter Property Address Here



Publication Date: 9/12/2018

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

N W E S

0 5 10 20 30 40 Feet

1 inch = 30 feet

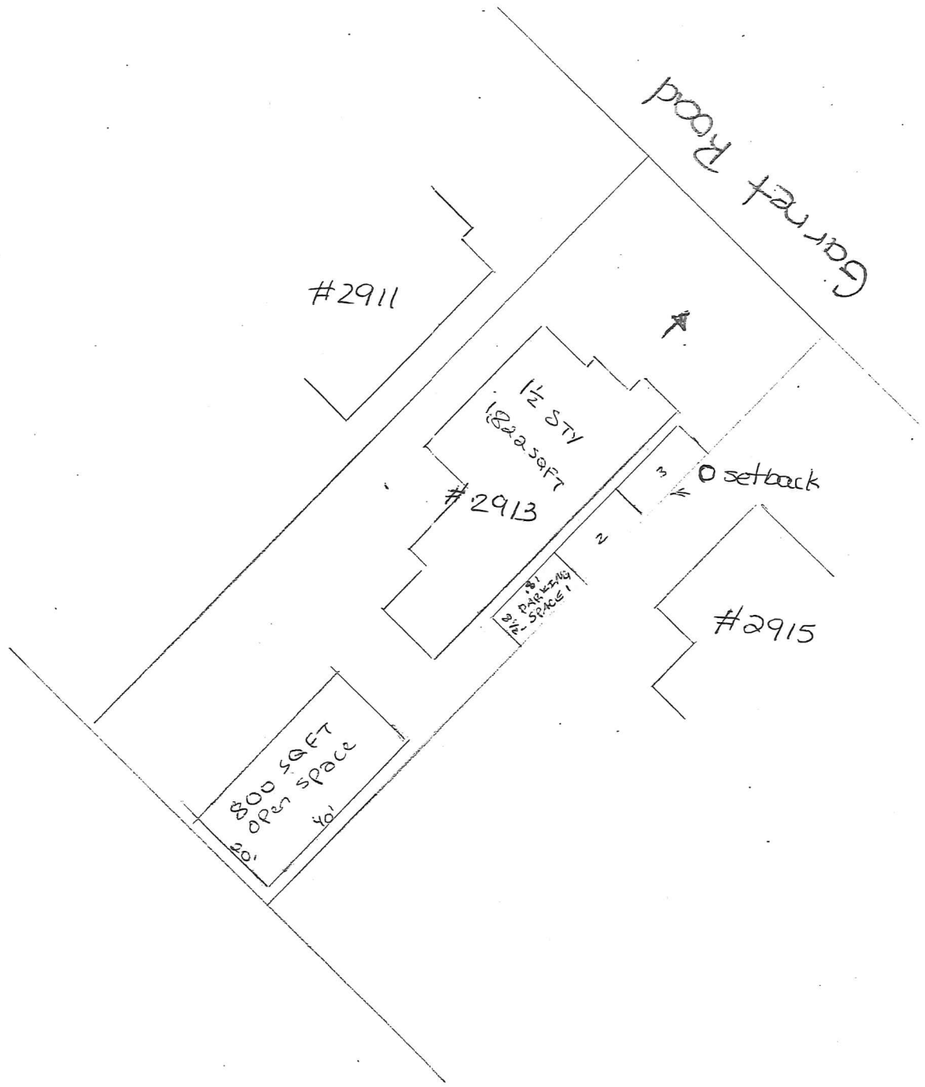
2019-0078-A

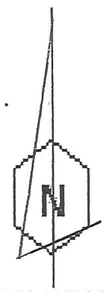
ZONING HEARING PLAN FOR VARIANCE x FOR SPECIAL HEARING ____ (MARK TYPE REQUESTED WITH X)

ADDRESS 2913 Garnet Rd Parkville MD 21234 OWNER(S) NAME(S) Zoya Aronova, Juliya Levitova

SUBDIVISION NAME N/A LOT # 30 BLOCK # N/A SECTION # N/A

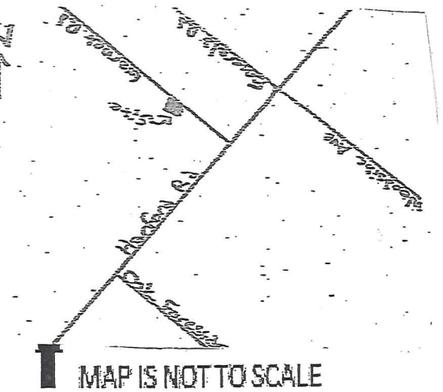
PLAT BOOK # 16 FOLIO # 24 10 DIGIT TAX # 0910000290 DEED REF. # 34619/00368





PLAN DRAWN BY Juliya Levitova DATE 9/12/18 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 081A1

SITE ZONED DR 5.5

ELECTION DISTRICT 9th

COUNCIL DISTRICT 6th

LOT AREA ACREAGE ____

OR SQUARE FEET 7,500

HISTORIC ? No

IN CBCA ? NO

IN FLOOD PLAIN ? No

UTILITIES ? MARK WITH

WATER IS:

PUBLIC x PRIVATE ____

SEWER IS:

PUBLIC x PRIVATE ____

PRIOR HEARING ? NO

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

VIOLATION CASE INFO

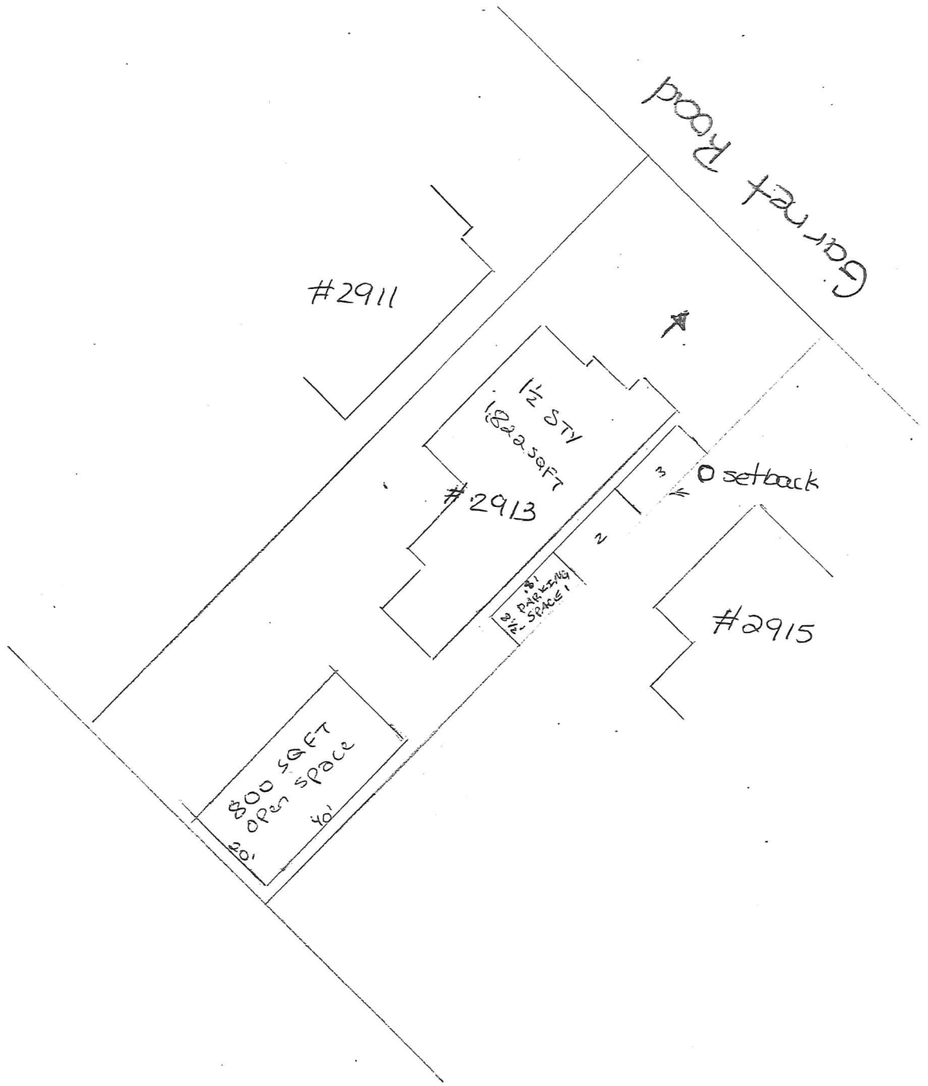
PET. # 1 2019-0078-A

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

ADDRESS 2913 Garner Rd Parkville MD 21234 OWNER(S) NAME(S) Zoya Aronova, Juliya Lewiyeva

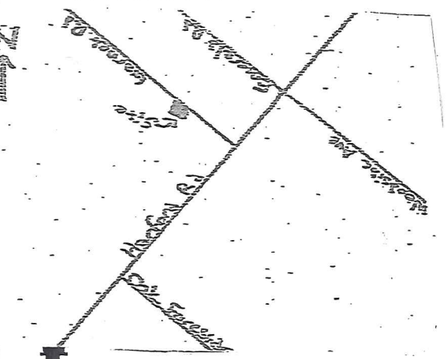
SUBDIVISION NAME N/A LOT # 30 BLOCK # N/A SECTION # N/A

PLAT BOOK # 16 FOLIO # 24 10 DIGIT TAX # 0910000290 DEED REF. # 34619/00368



PLAN DRAWN BY Juliya Lewiyeva DATE 9/12/18 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

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