

MEMORANDUM

DATE: February 21, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0185-A - Appeal Period Expired

The appeal period for the above-referenced case expired on February 18, 2019. 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 ADMIN. VARIANCE	*	BEFORE THE
(14306 Meadow Road)		
10 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Dimitre P. Petrov & Vania K. Petrova	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0185-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, Dimitre P. Petrov and Vania K. Petrova (“Petitioners”). The Petitioners are requesting Variance relief pursuant to § 1A04.3.B.2.b of the Baltimore County Zoning Regulations (“BCZR”), as follows: (1) To permit a garage addition with a side yard setback of 46' in lieu of the required 50' ft., and (2) To amend the Final Development Plan (“FDP”) of Ellerslie Property for Lot No. 8 only. 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.

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

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

ORDER RECEIVED FOR FILING

Date 1-17-19

By KW

the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED, this 17th day of **January, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("BCZR"), as follows: (1) To permit a garage addition with a side yard setback of 46' in lieu of the required 50' ft., and (2) To amend the Final Development Plan ("FDP") of Ellerslie Property for Lot No. 8 only, 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 1-17-19

By dlw



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 14306 Oak Meadow Road, Baldwin, MD 21013 Currently zoned RC 5

Deed Reference / 10 Digit Tax Account # 2 5 0 0 0 1 3 9 3 2

Owner(s) Printed Name(s) Dimitre Petrov Petrov and Vania Kirilova Petrova

(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) 1A04.3.B.2.6 BCZR

To permit a garage addition with a side yard setback of 46' in lieu of the required 50'. And to amend the Final Development Plan of Ellerslie Property for lot # 8 only.
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):

Dimitre Petrov Petrov , Vania Kirilova Petrova

Name #1 - Type or Print

Name #2 - Type or Print

Dimitre Petrov
Signature #1

Vania Petrova
Signature #2

14306 Oak Meadow Road, Baldwin, MD

Mailing Address

City

State

21013

410-218-5290

dpetrov64@yahoo.com

Zip Code

Telephone #

Email Address

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County this 17 day of January, 2019 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 2019-0185-A Filing Date 12/11/18 Estimated Posting Date 12/23/18 Reviewer JF

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: 14306 Oak Meadow Road, Baldwin, MD 21013
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. **(Clearly state practical difficulty or hardship here)**

We need an additional garage to park our vehicles and for additional storage space. The
garage will protect our vehicles from precipitation and also will protect the vehicles from theft
and vandalism.

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

Signature of Owner (Affiant)

DIMITRE PETROV PETROV
Name- Print or Type

Signature of Owner (Affiant)

Vania Kirilova Petrova
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:

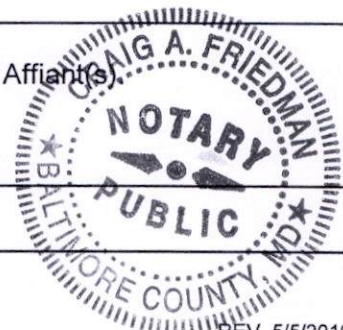
I HEREBY CERTIFY, this 7th day of December 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Dimitre Petrov / Vania Petrova

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

AS WITNESS my hand and Notaries Seal

C. A. ZH
Notary Public
6/6/2022
My Commission Expires



THE ZONING PETITION PROPERTY DESCRIPTION

14306 Oak Meadow Road, Baldwin, MD 21013

10th E.D ; C-3

PART A: ZONING PROPERTY DESCRIPTION FOR 14306 Oak Meadow Road, Baldwin, MD 21013 beginning at a point on the south side of Oak Meadow Road which is 82.12' width of the street right-of-way, at a distance of 273.18' south of the centerline of the nearest improved intersecting street Pine Hollow Lane which is 221.21' wide.

Southwest corner of Pine Hollow Line & Oak Meadow Road.

PART B: Being Lot #8, Block N/A, Section # N/A, in the subdivision of Ellerslie Property as recorder in Baltimore County Plat Book #3, Folio # 394, containing 1.5 acres of lot. Located in the (10) Election District and (3) Council District.

CERTIFICATE OF POSTING

Date: 12 23-18

RE: Case Number: 2019-0185-A

Petitioner/Developer: Petrov

Date of Hearing/Closing: 1-7-19

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 14306 Oak Meadow Rd

The sign(s) were posted on

^{2 JLP}
12-28-18

(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON

(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road

(Street Address of Sign Poster)

Parkton, MD 21120

(City, State, Zip Code of Sign Poster)

410-343-1443

(Telephone Number of Sign Poster)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2019-0185-A

TO PERMIT A GARAGE ADDITION WITH A
SIDE YARD SETBACK OF 46' IN LIEU OF THE REQUIRED
50' AND TO AMEND THE FINAL DEVELOPMENT PLAN
OF ELLERSLIE PROPERTY FOR LOT #8 ONLY

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 1/7/19

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE. UNDER PENALTY
HANDICAPPED

ZONING NOTICE

#2

ADMINISTRATIVE VARIANCE

CASE # 2019-0185-A

TO PERMIT A GARAGE ADDITION WITH A SIDE YARD
SETBACK OF 46' IN LIEU OF THE REQUIRED 50' AND TO
AMEND THE FINAL DEVELOPMENT PLAN OF ELLERSLIE
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ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204; (410) 887-3391.

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

HANDICAPPED ACCESSIBLE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0185 -A Address 14306 OAK MEADOW RD.

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

Filing Date: 12/11/18 Posting Date: 12/23/18 Closing Date: 1/7/19

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 2019- 0185 -A Address 14306 OAK MEADOW RD.

Petitioner's Name DIMITRE PETROV Telephone 410-218-5290

Posting Date: 12/23/18 Closing Date: 1/7/19

Wording for Sign: To Permit a garage addition with a side yard setback of 46' in lieu of the required 50'. And to amend the Final Development Plan of Ellerslie Property for lot # 8 only.

Revised 6/30/2019

**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: 2019-0185-A

Property Address: 14306 Oak Meadow Rd., Baldwin, MD 21013

Property Description: Single-family home

Legal Owners (Petitioners): DIMITRE PETROV PETROV and Vania Kirilova Petrova

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: DIMITRE PETROV PETROV

Company/Firm (if applicable): _____

Address: 14306 Oak Meadow Rd
Baldwin, MD 21013

Telephone Number: 410-218-5290

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

No: **177768**

Date: **12/11/18**

PAID RECEIPT

BUSINESS ACUM 114 150
 12/11/2018 12/11/2018 08:43:17 2

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				150.00

REG 0502 JALKIN JEE
 >>RECEIPT # 076127 12/11/2018 DEPT
 528 ZONING VERIFICATION
 CA 101 177768
 Recet Tot \$150.00
 \$150.00 CR \$150.00 CA
 Baltimore County, Maryland

Total: **150.00**

Rec From: **DIMITRE PETROV**

For: **14306 OAK MEADOW RD**
CASE # 2012-0185-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, *Director*
Department of Permits,
Approvals & Inspections

January 15, 2019

Dimitre Petrov
Vania Petrova
14306 Oak Meadow Road
Baldwin, MD 21013

RE: Case Number: 2019-0185-A, Address: 14306 Oak Meadow Road

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 December 11, 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 dark ink, appearing to read "W. Carl Richards, Jr.", is written over a faint, circular official stamp.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: kll

Enclosures

c: People's Counsel

Date: 12/19/18

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

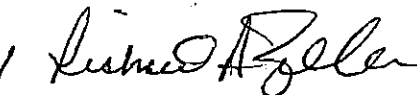
Dear Ms. Lewis:

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. 2019-0185-A

*Administrative Variance
Dmitry Petrov & Vania Kirillova Petrova
14306 Oak Meadow 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

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: December 27, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0185-A
Address 14306 Oak Meadow Road
(Petrov & Petrova Property)

Zoning Advisory Committee Meeting of **December 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- 0185-A

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 _____)	_____
<u>12-27</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>12-19</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>12-28-18</u>	by <u>Pison</u>
SIGN POSTING (2 nd)	Date: _____	by _____
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____



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 14306 Oak Meadow Road, Baldwin, MD 21013 Currently zoned RC 5
Deed Reference / 10 Digit Tax Account # 2 5 0 0 0 1 3 9 3 2
Owner(s) Printed Name(s) Dimitre Petrov Petrov and Vania Kirilova Petrova

(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) 1A04.3.B.2.6 BCZR

To permit a garage addition with a side yard setback of 46' in lieu of the required 50'. And to amend the Final Development Plan of Ellerslie Property for lot # 8 only.
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Property is to be posted and advertised as prescribed by the zoning regulations.

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Owner(s)/Petitioner(s):

Dimitre Petrov Petrov / Vania Kirilova Petrova

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

14306 Oak Meadow Road, Baldwin, MD

Mailing Address

City

State

21013

410-218-5290

dpetrov64@yahoo.com

Zip Code

Telephone #

Email Address

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0185-A Filing Date 2/11/18 Estimated Posting Date 12/27/18 Reviewer JF

Affidavit in Support of Administrative Variance

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Print or Type Address of property City State Zip Code

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and vandalism.

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

Signature of Owner (Affiant)

DIMITRE PETROV PETROV

Name- Print or Type

Signature of Owner (Affiant)

Vania Kirilova PETROVA

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 December, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here:

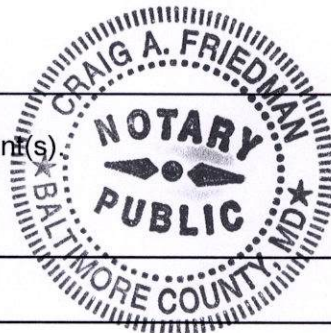
Dimitre Petrov / Vania Petrova

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



Real Property Data Search

Search Result for BALTIMORE COUNTY

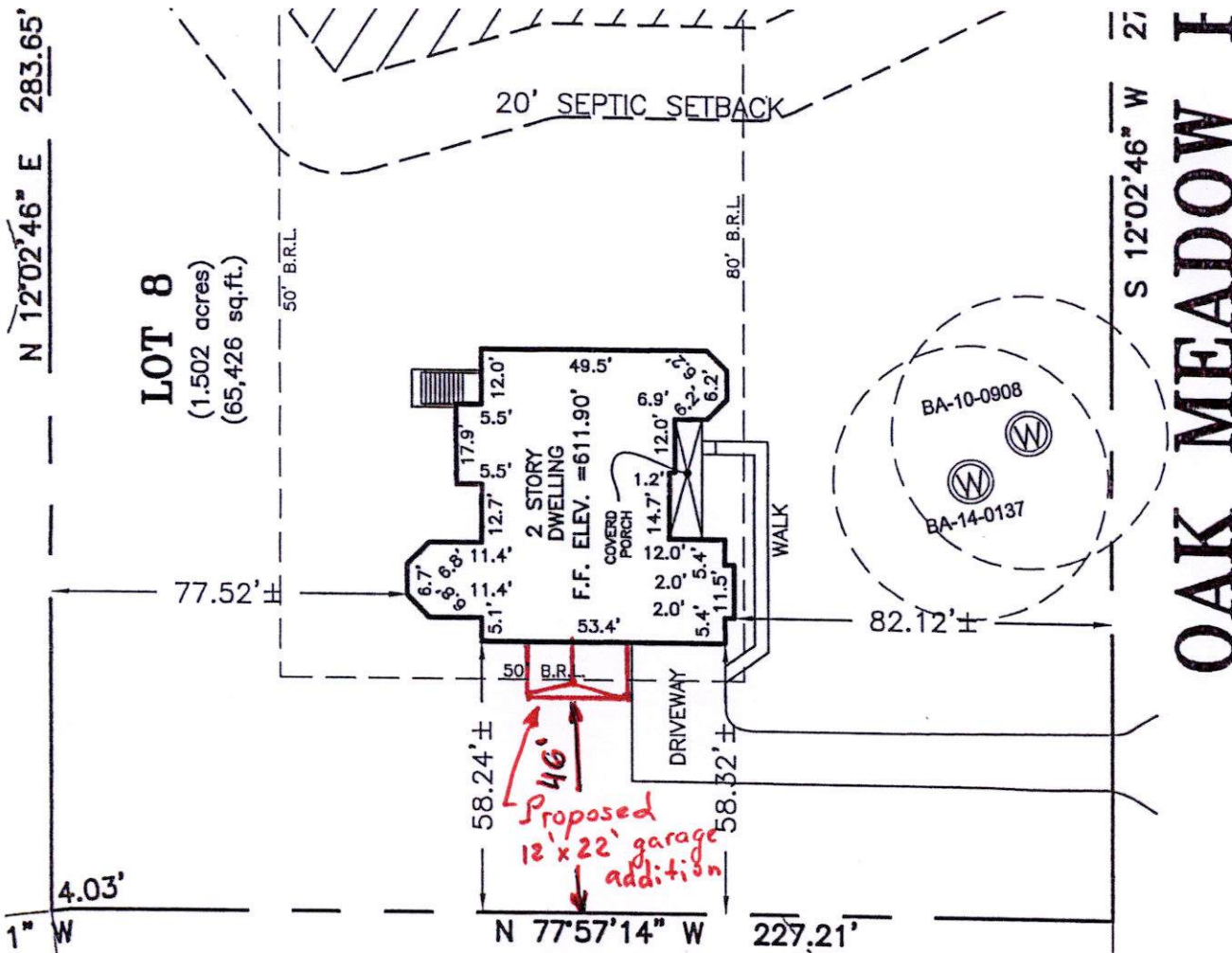
View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 10 Account Number - 2500013932			
Owner Information					
Owner Name:		PETROV DIMITRE PETROV PETROVA VANIA KIRILOVA		Use: Principal Residence:	
Mailing Address:		14306 OAK MEADOW RD BALDWIN MD 21013-9626		RESIDENTIAL YES	
		Deed Reference:		/40235/ 00494	
Location & Structure Information					
Premises Address:		14306 OAK MEADOW RD BALDWIN 21013-9626		Legal Description:	
				1.5020 AC 14306 OAK MEADOW RD ES ELLERSLIE PROPERTY	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0036	0021	0098		9641	
					Block:
					8
					Lot:
					2017
					Assessment Year:
					Plat No:
					3
					Plat Ref:
					0079/ 0643
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
2018		5,090 SF		1.5000 AC	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	3 full/ 1 half	1 Attached
Last Major Renovation					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2017		07/01/2018	
		179,500		As of	
		580,200		07/01/2019	
		716,400			
		759,700		850,500	
		895,900		895,900	
				0	
				0	
Transfer Information					
Seller: TOLL MD XI LIMITED PARTNERSHIP		Date: 05/10/2018		Price: \$881,839	
Type: ARMS LENGTH IMPROVED		Deed1: /40235/ 00494		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2018	
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 07/26/2018					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					

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

ADDRESS 14306 Oak Meadow Rd. OWNER(S) NAME(S) Dimitre and Vania Petrov

SUBDIVISION NAME Ellerslie Property LOT # 8 BLOCK # _____ SECTION # N/A

PLAT BOOK # 79 FOLIO # 643 10 DIGIT TAX # 2500013932 DEED REF. # 40235100494



PLAN DRAWN BY Dimitre Petrov DATE 12/11/18 SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP
Pine Hollow Ln.



Oak Meadow Rd.

N
Sweet Air Rd.
MAP IS NOT TO SCALE

ZONING MAP# 036B3

SITE ZONED RC 5

ELECTION DISTRICT 10

COUNCIL DISTRICT 3

LOT AREA ACREAGE 1.5

OR SQUARE FEET 65,340

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE X

SEWER IS:

PUBLIC _____ PRIVATE X

PRIOR HEARING? No

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

None

VIOLATION CASE INFO:

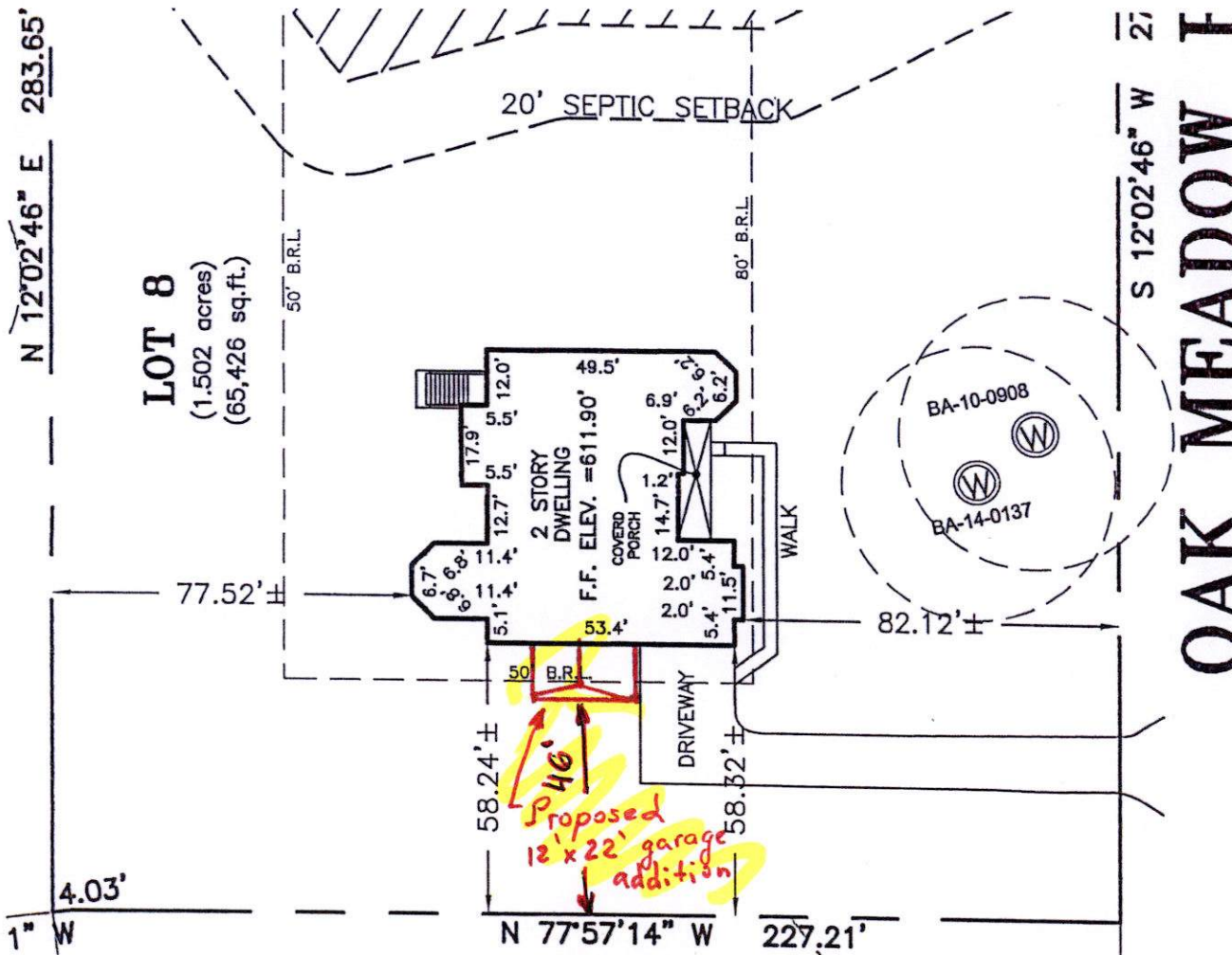
None

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

ADDRESS 14306 Oak Meadow Rd. OWNER(S) NAME(S) Dimitre and Vania Petrov

SUBDIVISION NAME Ellerslie Property LOT # 8 BLOCK # _____ SECTION # N/A

PLAT BOOK # 79 FOLIO # 643 10 DIGIT TAX # 2500013932 DEED REF. # 40235100494



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SITE VICINITY MAP
Pine Hollow Ln.



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Sweet Air Rd.
MAP IS NOT TO SCALE

ZONING MAP# 036B3

SITE ZONED RC5

ELECTION DISTRICT 10

COUNCIL DISTRICT 3

LOT AREA ACREAGE 1.5

OR SQUARE FEET 65,340

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE X

SEWER IS:

PUBLIC _____ PRIVATE X

PRIOR HEARING? No

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

None

VIOLATION CASE INFO:

None

Pet. Ech. 1

