

## **M E M O R A N D U M**

DATE: April 30, 2019  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2019-0205-A - Appeal Period Expired

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The appeal period for the above-referenced case expired on April 29, 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 VARIANCE**

(8042 Bradshaw Road)

11<sup>th</sup> Election District

5<sup>th</sup> Council District

KariAnn Scavuzzo-Knoedler

*Legal Owner*

Petitioner

\*

\*

\*

\*

\*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

**CASE NO. 2019-0205-A**

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by KariAnn Scavuzzo-Knoedler, legal owner of the subject property (“Petitioner”). Petitioner is requesting variance relief from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations (“BCZR”) to permit a proposed 1 story addition to an existing dwelling with a side yard setback of 19 ft. in lieu of the required 50 ft. A site plan was marked as Petitioner’s Exhibit 1.

KariAnn Scavuzzo-Knoedler appeared in support of the petition. Jennifer Busse, Esq. represented Petitioner. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. No substantive Zoning Advisory Committee (“ZAC”) comments were received from County reviewing agencies.

The site is approximately 0.433 acres in size and is zoned RC-5. The property is improved with a single family dwelling constructed in 1958. Petitioner proposes to construct a 1 story addition (16' x 26') to provide additional living space. The addition would be located 19 feet from the property boundary, which necessitated the filing of the zoning petition.

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

- (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

ORDER RECEIVED FOR FILING

Date 3/29/19

By Sen

- 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).

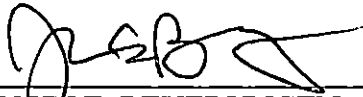
The property is situated at the end of a panhandle driveway and has irregular dimensions. As such the property is unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because she would be unable to complete the proposed addition. Finally, I find that 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 29<sup>th</sup> day of **March, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("BCZR") to permit a proposed addition to an existing dwelling with a side yard setback of 19 ft. in lieu of the required 50 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at her 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, Petitioner 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:sln

ORDER RECEIVED FOR FILING

Date

3/29/19

By

sln



# ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 8042 Bradshaw Rd 21087 Currently zoned RC-5  
Deed Reference 00328761237 10 Digit Tax Account # 1109004000  
Owner(s) Printed Name(s) Kari Ann Scavuzzo-Knoedler

(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) 1A04.3B(2)b of BCZR to permit a proposed addition to the side of an existing dwelling with a side yard setback of 19 feet in lieu of the required 50 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.

ORDER RECEIVED FOR FILING  
Date 3/29/19  
BY ALN

Owner(s)/Petitioner(s):

KariAnn Scavuzzo-Knoedler

Name #1 – Type or Print

Name #2 – Type or Print

KariAnn Scavuzzo-Knoedler

Signature #1

Signature #2

8042 Bradshaw Rd Kingsville MD

Mailing Address

City

State

21087

Zip Code

34103750514

Telephone #

jskcontracting@comcast.net

Email Address

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

Representative to be contacted:

Name- Type or Print

Name – Type or Print

Signature

Signature

Mailing Address

City

State

Mailing Address

City

State

Zip Code

Telephone #

Email Address

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 01/07/19 day of January, 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 2019-0205-A

Filing Date 01/07/19

Estimated Posting Date 01/20/19

Reviewer AT

-02/04/19

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: 8042 Bradshaw Rd Kingsville MD 21087  
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)

Remove covered porch and construct 1 story  
addition w/crawl space 16' x 26' to be used  
as kitchen, laundry room & sun room. Purpose to  
expand existing house.

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

Kari Ann Scavuzzo-Knoedler  
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Kari Ann Scavuzzo-Knoedler  
Name- Print or Type

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 20<sup>th</sup> day of December, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Kari Scavuzzo - Knoedler

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

AS WITNESS my hand and Notaries Seal

DANIEL M. SANBORN  
NOTARY PUBLIC  
HARFORD COUNTY  
MARYLAND  
My Commission Expires 08-16-2020

[Signature]  
Notary Public 12-16-2020

My Commission Expires

2019-0205-A REV. 5/5/2016

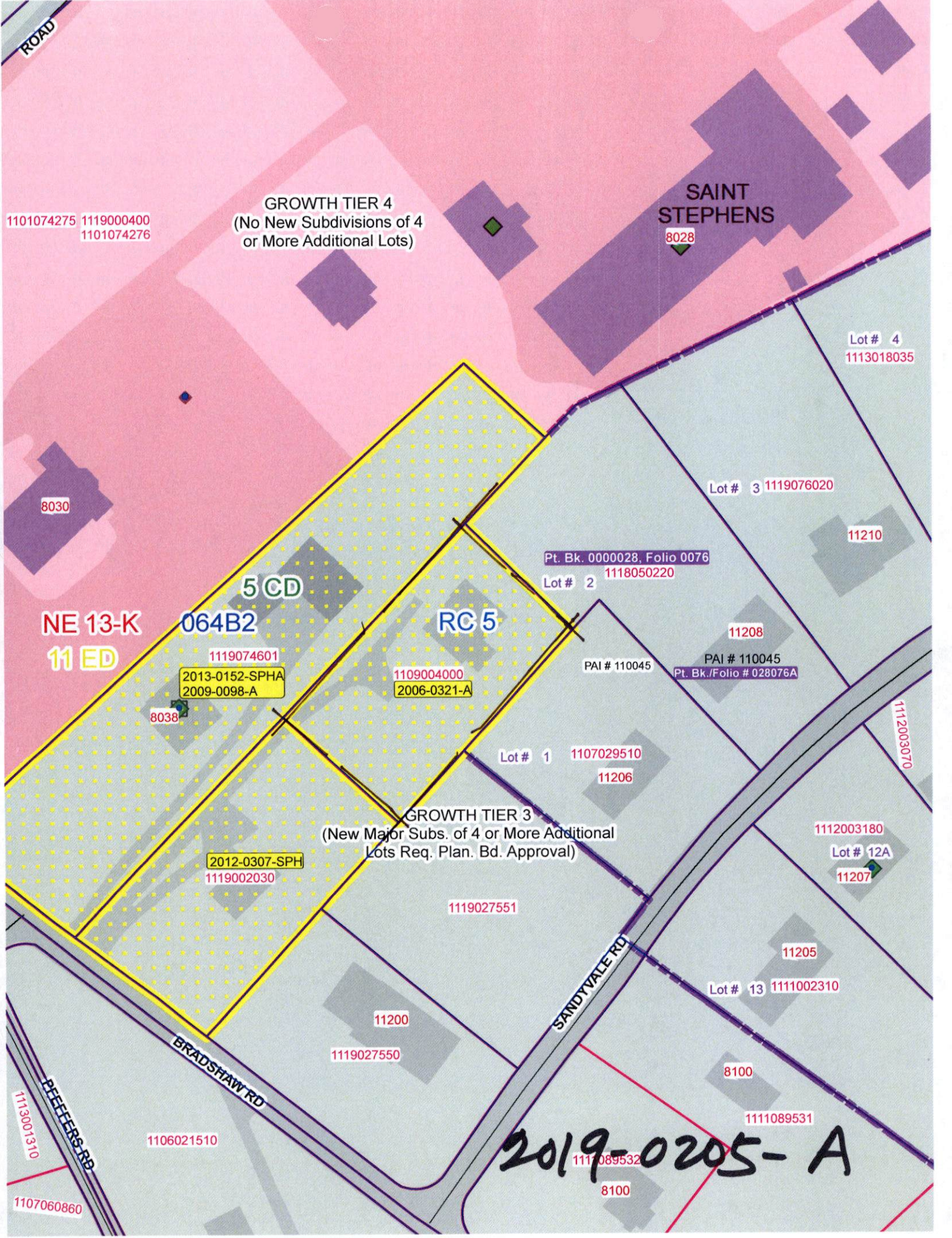
8042 Bradshaw Road – legal description

Beginning on the northwest corner of Bradshaw Road & Sunnyvale Road in Kingsville Maryland. Traveling approximately 200' west along the north side of Bradshaw road to the point of beginning. Continue N 44° 40' W 10.56' along Bradshaw Road. Then leaving Bradshaw Road bearing N 51° 50' E for 212.50' along a private drive then continuing S 51° 50' E for 187.50' to a corner then turning N 44° 40' W for 100.58'. Then N 51° 50' E for 187.50'. Then S 44° 40' E 90.52' then S 51° 50' W for 212.50' to the point of beginning on Bradshaw Road.

KAS  
CONTAINING 18,687 SQUARE FEET, AS LOCATED IN  
11 TH ELECTION DISTRICT AND 5 TH COUNCILMANIC  
DISTRICT.

2019-0205-A

00-00-00



ROAD

1101074275 1119000400  
1101074276

GROWTH TIER 4  
(No New Subdivisions of 4  
or More Additional Lots)

SAINT  
STEPHENS

8028

Lot # 4  
1113018035

8030

Lot # 3 1119076020

11210

Pt. Bk. 0000028, Folio 0076

Lot # 2 1118050220

NE 13-K  
11 ED

5 CD

064B2

RC 5

1119074601

2013-0152-SPHA  
2009-0098-A

1109004000  
2006-0321-A

8038

PAI # 110045

11208

PAI # 110045  
Pt. Bk./Folio # 028076A

Lot # 1 1107029510

11206

GROWTH TIER 3  
(New Major Subs. of 4 or More Additional  
Lots Req. Plan. Bd. Approval)

2012-0307-SPH  
1119002030

1112003180

Lot # 12A

11207

1119027551

11205

Lot # 13 1111002310

11200

1119027550

8100

1111089531

1106021510

2019-0205-A

1117089532

8100

BRADSHAW RD

SANDVALE RD

PEFFER RD

111300031910

1107060860

A-2550-712



Debra Wiley

From: Marty Ogle <mert1114@aol.com>  
Sent: Sunday, March 24, 2019 7:36 PM  
To: Administrative Hearings  
Subject: 2019-0205-A

RECEIVED

MAR 25 2019

OFFICE OF  
ADMINISTRATIVE HEARINGS

8042 Bradshaw Rd.

**CERTIFICATE OF POSTING**

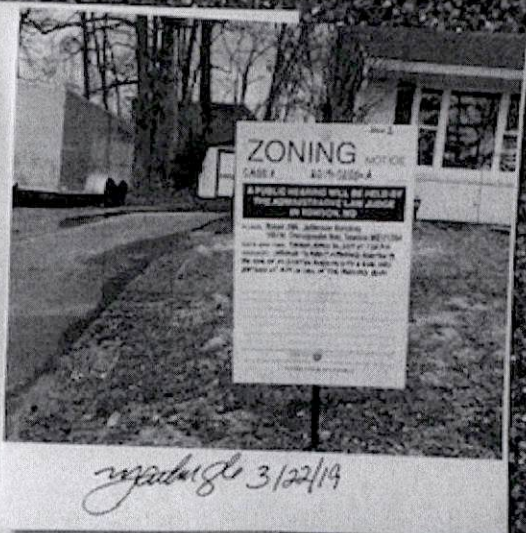
CASE NO. 2019-0205-A  
PETITIONER/DEVELOPER  
KARIANN SCAVIERO  
KUDEKEL  
DATE OF HEARING/CLOSING  
3/26/19

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) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON  
THE PROPERTY LOCATED AT  
8042 BRADSHAW ROAD S.W.

THIS SIGN(S) POSTED ON March 16, 2019 March 22, 2019  
(MONTH, DAY, YEAR)

SINCERELY,  
Marty Ogle 3/26/19  
SIGNATURE OF SIGN POSTER

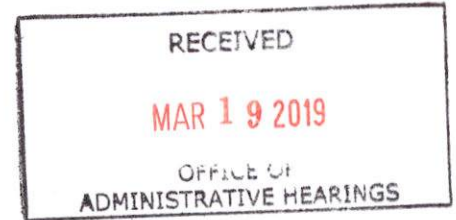
MARTIN OGLE  
9912 MAIDBROOK ROAD  
PARKVILLE, MD. 21234  
443-629-3411



Sent from my iPhone

Debra Wiley

From: Marty Ogle <mert1114@aol.com>  
Sent: Tuesday, March 19, 2019 8:19 AM  
To: Administrative Hearings  
Subject: 2019-0205-A



Pictures to follow

CERTIFICATE OF POSTING

CASE NO. 2019-0205-A  
PETITIONER/DEVELOPER  
KARLANN SCARDO  
KODEXEL  
DATE OF HEARING/CLOSING  
3/26/19

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) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON  
THE PROPERTY LOCATED AT 8042 BRADSHAW ROAD SHOWN

THIS SIGN(S) POSTED ON March 6, 2019  
(MONTH, DAY, YEAR)

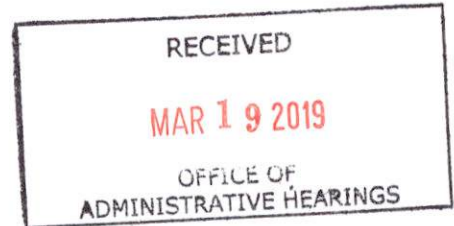
SINCERELY,  
Marty Ogle 3/6/19  
SIGNATURE OF SIGN POSTER

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

Sent from my iPhone

Debra Wiley

From: Marty Ogle <mert1114@aol.com>  
Sent: Tuesday, March 19, 2019 8:20 AM  
To: Administrative Hearings  
Subject: 2019-0205-A



**CERTIFICATE OF POSTING**

CASE NO. 2019-0205-A  
PETITIONER/DEVELOPER  
KIRIAUN SCARWOLD  
KODEXEL  
DATE OF HEARING/CLOSING  
3/26/19

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) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON  
THE PROPERTY LOCATED AT 8042 BRUSHWOOD ROAD SIGN #2

THIS SIGN(S) POSTED ON MARCH 6, 2019  
(MONTH, DAY, YEAR)

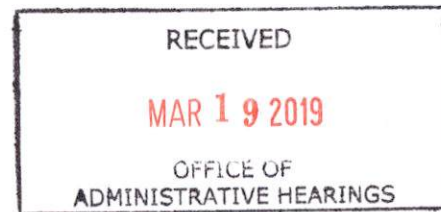
SINCERELY,  
Marty Ogle  
SIGNATURE OF SIGN POSTER

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

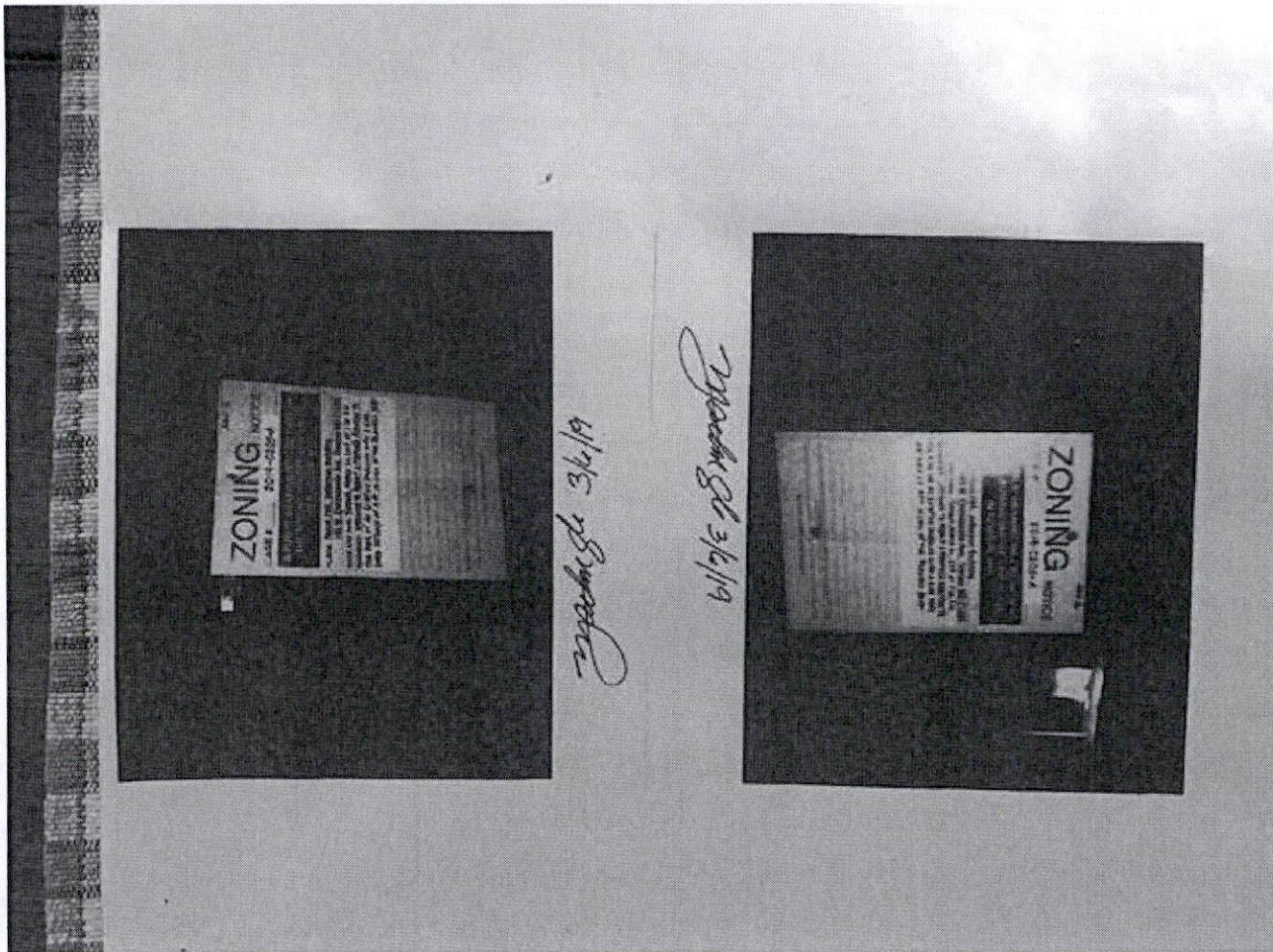
Sent from my iPhone

Debra Wiley

From: Marty Ogle <mert1114@aol.com>  
Sent: Tuesday, March 19, 2019 8:23 AM  
To: Administrative Hearings  
Subject: Copy of signed pictures



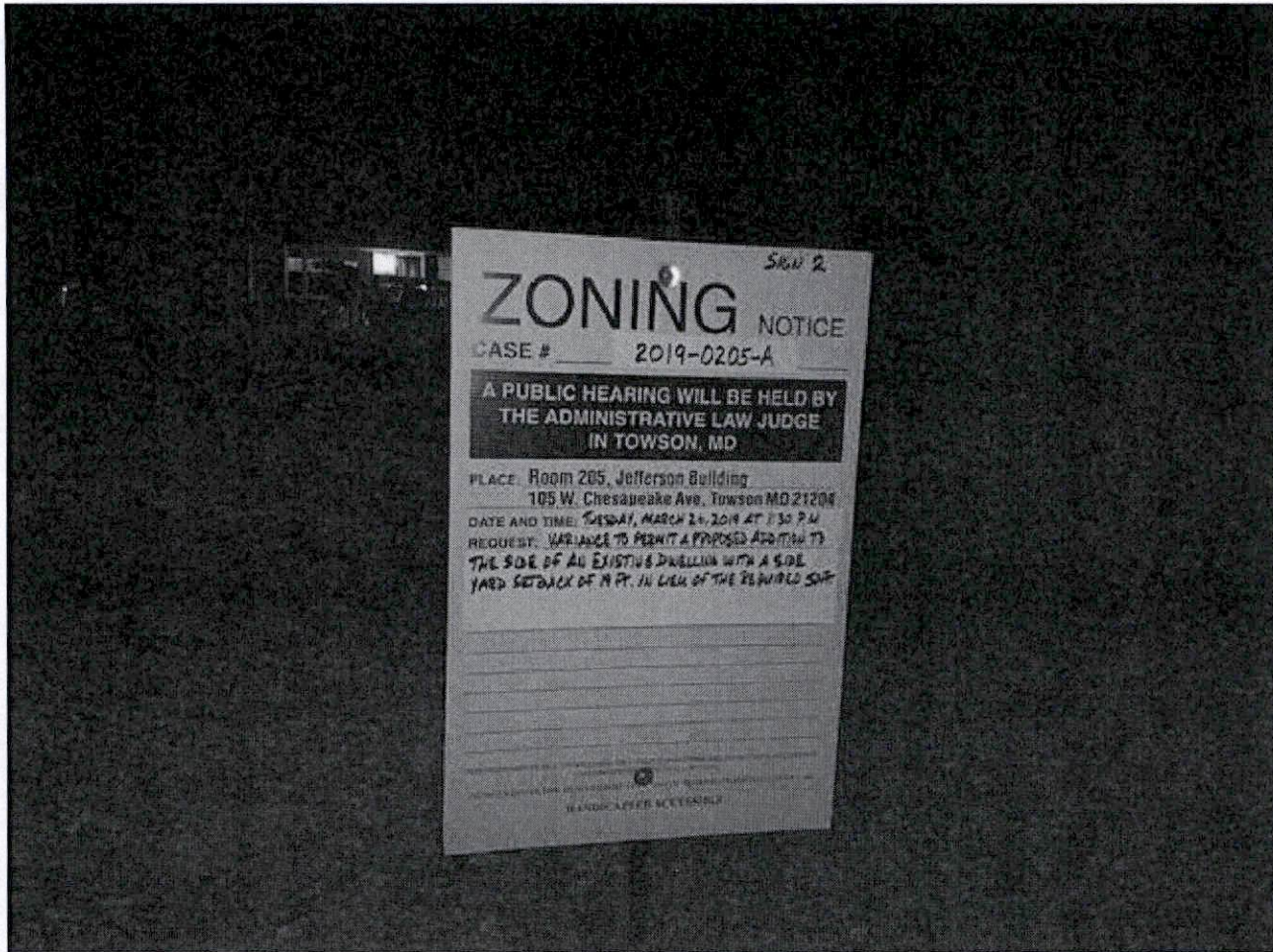
2019-0205-A

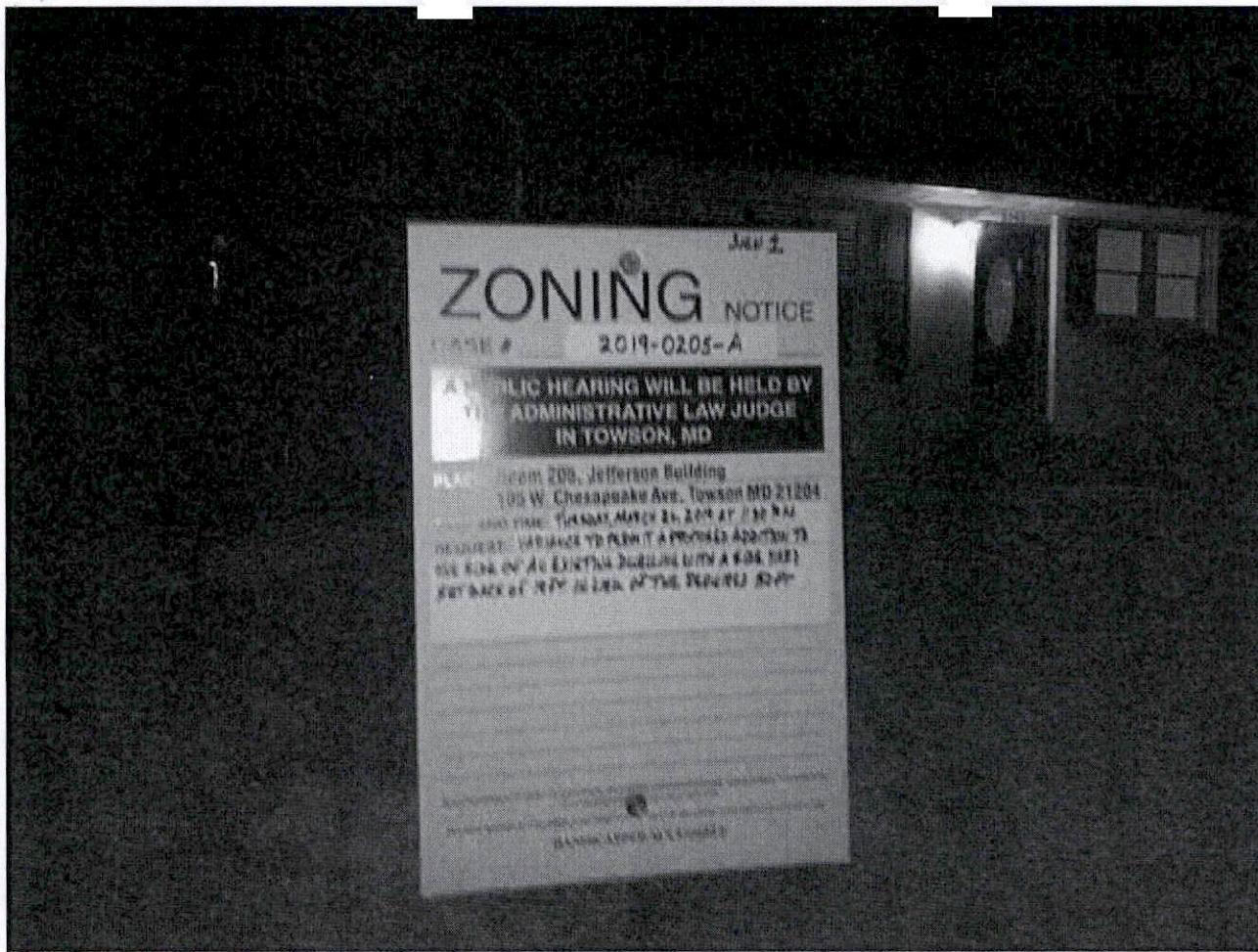


Sent from my iPhone

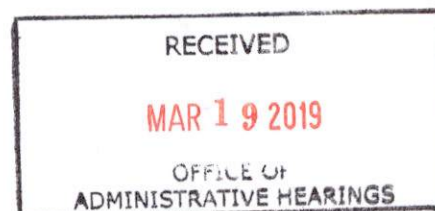
Debra Wiley

From: Marty Ogle <mert1114@aol.com>  
Sent: Tuesday, March 19, 2019 8:21 AM  
To: Administrative Hearings  
Subject: Pictures 2019-0205-A





Sent from my iPhone





JOHN A. OLSZEWSKI, JR.  
*County Executive*

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

February 25, 2019

## 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: 2019-0205-A**

8042 Bradshaw Road

N/east of Bradshaw Road, n/west of Sandyvale Road

11<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District

Legal Owners: KariAnn Scavuzzo Knoedler

Variance to permit a proposed addition to the side of an existing dwelling with a side yard setback of 19 ft. in lieu of the required 50 ft.

Hearing: Tuesday, March 26, 2019 at 1:30 p.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Mike Mohler".

Mike Mohler  
Director

MM:kl

C: Ms. Scavuzzo-Knoedler, 8042 Bradshaw Road, Kingsville 21087

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, MARCH 6, 2019.**
- (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  
Wednesday, March 6, 2019 - Issue

Please forward billing to:

KariAnn Scavuzzo-Knoedler  
8042 Bradshaw Road  
Kingsville, MD 21087

410-375-0514

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## 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: 2019-0205-A**

8042 Bradshaw Road  
N/east of Bradshaw Road, n/west of Sandyvale Road  
11<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District  
Legal Owners: KariAnn Scavuzzo Knoedler

Variance to permit a proposed addition to the side of an existing dwelling with a side yard setback of 19 ft. in lieu of the required 50 ft.

Hearing: Tuesday, March 26, 2019 at 1:30 p.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204



Mike Mohler  
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.

**The Daily Record**

11 East Saratoga Street

Baltimore, MD 21202-2199

(443) 524-8100

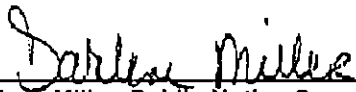
<http://www.thedailyrecord.com>**PUBLISHER'S AFFIDAVIT**

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:

3/6/2019

Order #: 11708859  
Case #: 2019-0205-A  
Description:

NOTICE OF ZONING HEARING CASE NUMBER: 2019-0205-A



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: 2019-0205-A**

8042 Bradshaw Road,

N/east of Bradshaw Road, n/west of Sandyvale Road

11th Election District - 5th Councilmanic District

Legal Owners: KariAnn Scavuzzo Knoedler

Variance to permit a proposed addition to the side of an existing dwelling with a side yard setback of 19 ft. in lieu of the required 50 ft.

Hearing: Tuesday, March 26, 2019 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Mike Mohler

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.

mh6

# ZAC AGENDA

**Case Number:** 2019-0205-A **Reviewer:** Aaron Tsui  
**Existing Use:** RESIDENTIAL **Proposed Use:**  
**Type:** ADMINISTRATIVE VARIANCE  
**Legal Owner:** KariAnn Scavuzzo-Knoedler  
**Contract Purchaser:** No Contract Purchaser was set.

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

**Property Address:** 8042 BRADSHAW RD

**Location:** Northeast of Bradshaw Road, 320 ft. northwest of the centerline of Sandyvale Road

**Existing Zoning:** RC5

**Area:** 18.687 SQ. FT.

**Proposed Zoning:**

ADMINISTRATIVE VARIANCE:

To permit a proposed addition to the side of an existing dwelling with a side yard setback of 19 ft. in lieu of the required 50 ft.

**Attorney:** Not Available

**Prior Zoning Cases:** 2006-0321-A

**Concurrent Cases:** None

**Violation Cases:** None

**Closing Date:** 02/04/2019

**Miscellaneous Notes:**

**Case Number:** 2019-0206-X **Reviewer:** Aaron Tsui  
**Existing Use:** COMMERCIAL **Proposed Use:**  
**Type:** SPECIAL EXCEPTION  
**Legal Owner:** Towson, TC, LLC  
**Contract Purchaser:** Round 1 Entertainment, Inc.; Shane Kaji

**Critical Area:** No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 5

**Property Address:** 825 DULANEY VALLEY RD

**Location:** East side of Dulaney Valley Road, southeast of intersection of Dulaney Valley Road and Fairmount Avenue

**Existing Zoning:** BM-DT

**Area:** 1.709 AC

**Proposed Zoning:**

SPECIAL EXCEPTION:

to use property as an arcade that has a second exterior entrance in addition to the entrance from the mall's interior concourse.

**Attorney:** Edward Gillis

**Prior Zoning Cases:** 2008-0312-SPHA; 2007-0481-SPHA

**Concurrent Cases:** None

**Violation Cases:** None

**Closing Date:**

**Miscellaneous Notes:**

2-4-19

**Sherry Nuffer**

**From:** Marty Ogle <mert1114@aol.com>  
**Sent:** Friday, February 01, 2019 8:18 AM  
**To:** Administrative Hearings  
**Subject:** 8042 Bradshaw



2nd set of certificates

*pol*

**CERTIFICATE OF POSTING**

CASE NO. 2019-0205-A  
PETITIONER/DEVELOPER  
KAR1  
SCAM4220  
DATE OF HEARING/CLOSING  
2/4/19

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) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON  
THE PROPERTY LOCATED AT  
8042 BRADSHAW ROAD  
SIGN #1

THIS SIGN(S) POSTED ON January 18, 2019 January 31, 2019  
(MONTH, DAY, YEAR)

SINCERELY,  
Marty Ogle 1/31/19  
SIGNATURE OF SIGN POSTER

MARTIN OGLE  
9912 MAIDBROOK ROAD  
PARKVILLE, MD. 21254  
443-629-3411

A photograph of a white sign with black text. The sign reads "ZONING NOTICE VARIANCE" and "PUBLIC HEARING?". It is posted on a wooden post in front of a property with trees in the background. Below the photograph, there is a handwritten signature and the date "1/31/19".

CERTIFICATE OF POSTING

CASE NO. 2019-0705-A  
PETITIONER/DEVELOPER  
K121  
SC 141220  
DATE OF HEARING/CLOSING  
3/14/19

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

LADIES AND GENTLEMEN:

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

8042 BENDSLOW ROAD

5/14/19

THIS SIGN(S) POSTED ON

January 15, 2019

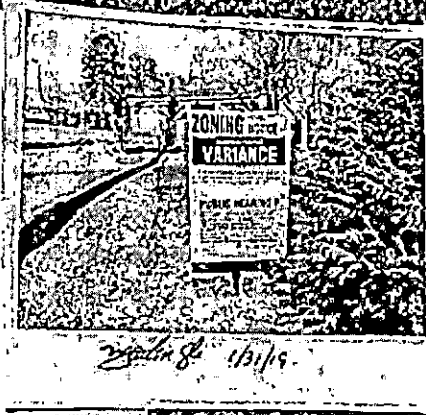
(MONTH, DAY, YEAR)

January 31, 2019

SINCERELY,

[Signature]  
SIGNATURE OF SIGN POSTER

MARTIN OGLE  
9912 MAIDBROOK ROAD  
PARKVILLE, MD. 21274  
443-629-3411





JOHN A. OLSZEWSKI, JR.  
*County Executive*

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

February 5, 2019

KairAnn Scavuzzo Knoedler  
8042 Bradshaw Road  
Kingsville MD 21087

RE: Case Number: 2019-0205-A, 8042 Bradshaw 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 January 7, 2019. 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, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

Date: 1/28/19

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

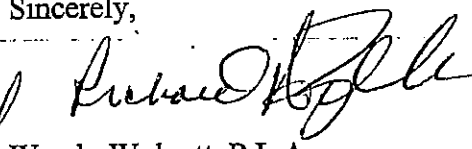
Dear Ms. Lewis:

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. 2019-0205-A

*Administrative Variance  
Keri Ann Scavuzza-Knoedler  
8042 Bradshaw 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

**CERTIFICATE OF POSTING**

CASE NO. 2019-0205-A

PETITIONER/DEVELOPER

KARL

SCAVAZZO

DATE OF HEARING/CLOSING

2/4/19

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) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON  
THE PROPERTY LOCATED AT

8042 BRADSHAW ROAD

SIGN #2

THIS SIGN(S) POSTED ON

January 18, 2019

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 1/18/19

SIGNATURE OF SIGN POSTER

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

**ZONING NOTICE**  
**ADMINISTRATIVE VARIANCE**

SIGN # 2

CASE # 2017-0205-A

TO PERMIT A PROPOSED ADDITION TO THE SIDE OF  
AN EXISTING DWELLING WITH A SIDE YARD SETBACK  
OF 19 FEET IN LIEU OF THE REQUIRED 50 FEET.

**PUBLIC HEARING ?**

PURSUANT TO SECTION 20-1221(a) (1), BALTIMORE COUNTY CODE,  
AN ELIGIBLE INDIVIDUAL OR GROUP MAY  
REQUEST A PUBLIC HEARING CONCERNING  
THE PROPOSED VARIANCE, PROVIDED IT  
IS DONE IN THE ZONING OFFICE BEFORE  
4:30 p.m. ON MONDAY, FEBRUARY 4, 2014.  
ADDITIONAL INFORMATION IS AVAILABLE AT  
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

11100 GREENPARK AVE.

TOLESON, MD 21284

TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER APPROVAL UNDER A VARIANCE IS GRANTED

MEETING IS HANDICAP ACCESSIBLE

*mya gl 1/18/19*

**CERTIFICATE OF POSTING**

CASE NO. 2019-0205-A

PETITIONER/DEVELOPER

KARL

SCAVAZZO

DATE OF HEARING/CLOSING

2/4/19

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) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON  
THE PROPERTY LOCATED AT

8042 BRADSHAW ROAD

SIGN#1

THIS SIGN(S) POSTED ON

January 18, 2019

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 1/18/19

SIGNATURE OF SIGN POSTER

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



*SKN #1*

# ZONING NOTICE

## ADMINISTRATIVE VARIANCE

*CASE # 2019-0205-A*  
TO PERMIT A PROPOSED ADDITION TO THE SIDE OF  
AN EXISTING DWELLING WITH A SIDE YARD SETBACK  
OF 19 FEET IN LIEU OF THE REQUIRED 50 FEET.

## PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE  
AN ELIGIBLE INDIVIDUAL OR GROUP MAY  
REQUEST A PUBLIC HEARING CONCERNING  
THE PROPOSED VARIANCE, PROVIDED IT  
IS DONE IN THE ZONING OFFICE BEFORE  
4:30 p.m. ON MONDAY, FEBRUARY 4, 2019  
ADDITIONAL INFORMATION IS AVAILABLE AT  
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.  
TOWSON, MD. 21204

TEL. 410-887-3391

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

*W. J. M. G. 11/18/19*

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 2019- 0205 - A

Address 8042 Bradshaw Road

Contact Person: Aaron Tsui  
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 01/07/2019

Posting Date: 01/20/19

Closing Date: 02/04/19

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 (on the reverse side of this form) 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 an 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 zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The 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 zoning or deputy zoning commissioner), 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- 0205 -A Address: 8042 Bradshaw Road

Petitioner's Name: Kari Scavuzzo Telephone : 410-375-0514

Posting Date: 01/20/2019

Closing Date: 02/04/2019

Wording for Sign: To permit a proposed addition to the side of an existing dwelling with a side yard setback of 19 feet in lieu of the required 50 feet.

**CERTIFICATE OF POSTING**

CASE NO. 2019-0205-A

PETITIONER/DEVELOPER

KARIANN SCAVATTO

KNOEDLER

DATE OF HEARING/CLOSING

3/26/19

(AV) 3/26/19 (2)  
Formal Demand

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) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON  
THE PROPERTY LOCATED AT

8042 BRADSHAW ROAD

SIGN #2

THIS SIGN(S) POSTED ON

March 6, 2019

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 3/6/19

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

# ZONING

NOTICE

CASE # 2019-0205-A

A PUBLIC HEARING WILL BE HELD BY  
THE ADMINISTRATIVE LAW JUDGE  
IN TOWSON MD

PLACE: ROOM 203, Jefferson Building  
105 W. Chesapeake Ave, Towson MD 21204

DATE AND TIME: TUESDAY, MARCH 26, 2019 AT 1:30 P.M.

REQUEST: VARIANCE TO PERMIT A PROPOSED ADDITION TO  
THE ROOF OF AN EXISTING BUILDING WITH A SIDE  
FACED SIDEWALK OF APPROX. 16 FEET OF THE EXISTING SIDEWALK

*zachm glc 3/6/19*

**CERTIFICATE OF POSTING**

CASE NO. 2019-0205-A

PETITIONER/DEVELOPER

KARIANN SCAVUZZO  
KNOEDLER

DATE OF HEARING/CLOSING

3/26/19

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) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON  
THE PROPERTY LOCATED AT

8042 BRADSHAW ROAD SIGN#1

THIS SIGN(S) POSTED ON March 6, 2019  
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 3/6/19  
SIGNATURE OF SIGN POSTER

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

**July 1**

# ZONING NOTICE

1344 : 2019-0205-A

ADMINISTRATIVE LAW JUDGE  
IN TOWSON, MD

From 800, Jefferson Building  
105 W. Chesapeake Ave., Tampa 920 2120  
1-800-762-7626. The following are some of the  
products available to plant growers:  
The bulk of our plants are grown in Florida  
statewide and are shipped from the plant to the

March 3/4/19

BALTIMORE COUNTY MARYLAND  
INTER-OFFICE CORRESPONDENCE

DATE: April 13, 2000

TO: W. Carl Richards, Jr.  
Zoning Review Supervisor

FROM: Rick Wisnom, Chief  
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 2019-0205-A  
Legal Owner/Petitioner: Kari Ann Scavuzzo Knoedler  
Contract Purchaser:  
Property Address: 8042 Bradshaw Rd  
Location Description: 1109004000

VIOLATION INFORMATION: Case No. CB 1800917  
Defendants:

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME John Gorschboth

ADDRESS 11206 Sandy Vale Rd.  
Kingsville, MD 21087  
410-592-8609

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- ☒ 1. Complaint letter/memo/email/fax (if applicable)
- ☐ 2. Complaint Intake Form/Code Enforcement Officer's report and notes
- ☐ 3. State Tax Assessment printout
- ☐ 4. State Tax Parcel Map (if applicable)
- ☐ 5. MVA Registration printout (if applicable)
- ☐ 6. Deed (if applicable)
- ☐ 7. Lease-Residential or Commercial (if applicable)
- ☒ 8. Photographs including dates taken
- ☒ 9. Correction Notice/Code Violation Notice
- ☐ 10. Citation and Proof of Service (if applicable)
- ☐ 11. Certified Mail Receipt(s) if applicable
- ☐ 12. Final Order of the Code Official/Hearing Officer (if applicable)
- ☐ 13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)
- ☐ 14. Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable).

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/

C: Code Enforcement Officer



## Department of Permits, Approvals & Inspections Complaint Report

Record Id: CB1800817

| <u>Record ID</u> | <u>Assigned To</u> | <u>Assigned Date</u> | <u>Received Date</u> | <u>Status</u>        | <u>Compliance Date</u> | <u>Hearing Date</u> |
|------------------|--------------------|----------------------|----------------------|----------------------|------------------------|---------------------|
| CB1800817        | Walter Kuklane     | 11/29/2018           | 11/29/2018           | Inspection Scheduled |                        |                     |

Complaint Description: Putting on an addition and no permits.

| <u>Property</u>                                                     | <u>Owner</u>                                                                | <u>Complainant</u>                                                               |
|---------------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| 8042 BRADSHAW RD<br>KINGSVILLE, MD 21087-1839<br>Tax Id: 1109004000 | KNOEDLER KARI ANN SCAVUZZO<br>8042 BRADSHAW RD<br>KINGSVILLE, MD 21087-1839 | John Gorschboth<br>11206 Sandy Vale Road<br>Kingsville MD, 21087<br>410-592-8609 |

### Inspection Details

| <u>Inspector</u> | <u>Date</u> | <u>Service</u>     | <u>Result</u> | <u>Action</u> | <u>Complied On</u> |
|------------------|-------------|--------------------|---------------|---------------|--------------------|
| Walter Kuklane   |             | Initial Inspection | Scheduled     |               |                    |

### Lien Information - No Lien

### Comments Detail - No Comments

JJK construction  
443 506 6866

## UPDATE / MESSAGE FORM

DATE: 12/5/18

INSPECTOR: W. KUKLANE

CASE: CB 1800817

ADDRESS: 8042 Bradshaw Rd

COMMENTS: Initial inspection on 12/4/18 showed single family dwelling with side addition recently constructed. Research showed no permits have been issued. Homeowner is in violation. Homeowner (Jerry) has contacted me and conveyed message that permit has been applied for and he is awaiting zoning approval. All construction activity has ceased. Will monitor and update. WK (LK)

Entered into Accela \_\_\_\_\_

# CODING ENFORCEMENT REPORT

DATE: 11 / 29 / 18 INTAKE BY: LK CASE#: 1800817 INSPEC: WK

COMPLAINT  
LOCATION: 8042 Bradshaw Rd.

ZIP CODE: 21087 DIST: \_\_\_\_\_

COMPLAINT  
NAME: John Gorschboth PHONE#: (H) 410-392-8609 (W) \_\_\_\_\_

ADDRESS: 11206 Sandy Vale Rd. ZIP CODE: 21087

PROBLEM: Putting on addition - No permits.

IS THIS A RENTAL UNIT? YES \_\_\_\_\_ NO \_\_\_\_\_  
IF YES, IS THIS SECTION 8? YES \_\_\_\_\_ NO \_\_\_\_\_  
OWNER/TENANT  
INFORMATION \_\_\_\_\_

TAX ACCOUNT #: \_\_\_\_\_ ZONING: \_\_\_\_\_

INSPECTION: \_\_\_\_\_

REINSPECTION: \_\_\_\_\_

REINSPECTION: \_\_\_\_\_

REINSPECTION: \_\_\_\_\_



Photo taken 12/4/18





Plate 12/2/18

# BALTIMORE COUNTY, MARYLAND

## Inter-Office Memorandum

DATE: February 8, 2019

TO: Kristen Lewis, Office of Zoning Review  
Department of Permits, Approvals & Inspections (PAI)

FROM: John E. Beverungen, Administrative Law Judge  
Office of Administrative Hearings 

RE: Petition for Administrative Variance – 2/4/19 Closing Date  
**Case No. 2019-0205-A – 8042 Bradshaw Road**

---

After a review of the above-captioned case file, I am requesting that this case be set in for a public hearing.

Our office cannot process this as an administrative variance for the following reason:

- In Affidavit in Support of Administrative Variance, Petitioner signed and affirmed that the subject property is not the subject of an active Code Enforcement case. However, a Code Enforcement packet was contained in the case file that states otherwise.

Our office is returning the file to you for further processing, posting and advertising of the hearing notices.

Thank you.

JEB:dlw

c: W. Carl Richards, Jr., Office of Zoning Review, PAI  
Aaron K. Tsui, Office of Zoning Review, PAI  
Office of People's Counsel

## Debra Wiley

---

**From:** Debra Wiley  
**Sent:** Wednesday, February 06, 2019 11:09 AM  
**To:** Aaron K Tsui  
**Cc:** Jenae Johnson  
**Subject:** Administrative Variance Case No. 2019-0205-A (8042 Bradshaw Rd.)

Good Morning,

The above-referenced matter has been delivered to our office; however, the property is the subject of an active code enforcement case. As you are aware, the petition indicates and the petitioner signed indicating this acknowledgement. However, there was a code enforcement packet contained in the case file.

Therefore, I do not believe that this can be processed as an administrative variance.

Debra Wiley, Legal Administrative Secretary  
Baltimore County Office of Administrative Hearings  
105 West Chesapeake Avenue, Suite 103  
Towson, Maryland 21204  
410-887-3868

Confirmed w/ JB on 2-7-19

Return -

Formal Demand --  
Needs Hearing

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: February 8, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0205-A  
Address 8042 Bradshaw Road  
(Knoedler Property)

Zoning Advisory Committee Meeting of **February 4, 2019**.

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

Reviewer: Steve Ford

Q3 1954

200-14-503 1-2-10-5

## Real Property Data Search

## Search Result for BALTIMORE COUNTY

| View Map                                                  |          | View GroundRent Redemption                   |               | View GroundRent Registration |                                                    |
|-----------------------------------------------------------|----------|----------------------------------------------|---------------|------------------------------|----------------------------------------------------|
| Tax Exempt:                                               |          | Special Tax Recapture:                       |               |                              |                                                    |
| Exempt Class:                                             |          | NONE                                         |               |                              |                                                    |
| Account Identifier:                                       |          | District - 11 Account Number - 1109004000    |               |                              |                                                    |
| Owner Information                                         |          |                                              |               |                              |                                                    |
| Owner Name:                                               |          | KNOEDLER KARI ANN SCAVUZZO                   |               | Use:                         | RESIDENTIAL                                        |
| Mailing Address:                                          |          | 8042 BRADSHAW RD<br>KINGSVILLE MD 21087-1839 |               | Principal Residence:         | YES                                                |
|                                                           |          |                                              |               | Deed Reference:              | /32876/ 00237                                      |
| Location & Structure Information                          |          |                                              |               |                              |                                                    |
| Premises Address:                                         |          | 8042 BRADSHAW RD<br>KINGSVILLE 21087-1839    |               | Legal Description:           | .433 AC<br>8042 BRADSHAW RD<br>E OF ST STEPHENS CH |
| Map:                                                      | Grid:    | Parcel:                                      | Sub District: | Subdivision:                 | Section:                                           |
| 0064                                                      | 0009     | 0389                                         |               | 0000                         |                                                    |
|                                                           |          |                                              |               | Block:                       | Lot:                                               |
|                                                           |          |                                              |               |                              |                                                    |
|                                                           |          |                                              |               | Assessment Year:             | Plat No:                                           |
|                                                           |          |                                              |               | 2018                         |                                                    |
|                                                           |          |                                              |               | Plat Ref:                    |                                                    |
| Special Tax Areas:                                        |          |                                              |               |                              |                                                    |
|                                                           |          |                                              |               | Town:                        | NONE                                               |
|                                                           |          |                                              |               | Ad Valorem:                  |                                                    |
|                                                           |          |                                              |               | Tax Class:                   |                                                    |
| Primary Structure Built                                   |          | Above Grade Living Area                      |               | Finished Basement Area       |                                                    |
| 1958                                                      |          | 1,462 SF                                     |               | 700 SF                       |                                                    |
|                                                           |          |                                              |               | Property Land Area           |                                                    |
|                                                           |          |                                              |               | 18,687 SF                    |                                                    |
|                                                           |          |                                              |               | County Use                   |                                                    |
|                                                           |          |                                              |               | 04                           |                                                    |
| Stories                                                   | Basement | Type                                         | Exterior      | Full/Half Bath               | Garage                                             |
| 1                                                         | YES      | STANDARD UNIT                                | STUCCO        | 2 full                       |                                                    |
| Value Information                                         |          |                                              |               |                              |                                                    |
|                                                           |          | Base Value                                   | Value         | Phase-in Assessments         |                                                    |
|                                                           |          |                                              | As of         | As of                        | As of                                              |
|                                                           |          |                                              | 01/01/2018    | 07/01/2018                   | 07/01/2019                                         |
| Land:                                                     |          | 83,600                                       | 83,600        |                              |                                                    |
| Improvements                                              |          | 139,600                                      | 144,100       |                              |                                                    |
| Total:                                                    |          | 223,200                                      | 227,700       | 224,700                      | 226,200                                            |
| Preferential Land:                                        |          | 0                                            |               |                              | 0                                                  |
| Transfer Information                                      |          |                                              |               |                              |                                                    |
| Seller: SCAVUZZO KARI ANN                                 |          | Date: 12/06/2012                             |               | Price: \$0                   |                                                    |
| Type: NON-ARMS LENGTH OTHER                               |          | Deed1: /32876/ 00237                         |               | Deed2:                       |                                                    |
| Seller: IDZIK JOHN A                                      |          | Date: 08/10/2004                             |               | Price: \$242,000             |                                                    |
| Type: ARMS LENGTH IMPROVED                                |          | Deed1: /32876/ 00237                         |               | 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     | 0.00 0.00                    |                                                    |
| Tax Exempt:                                               |          | Special Tax Recapture:                       |               |                              |                                                    |
| Exempt Class:                                             |          | NONE                                         |               |                              |                                                    |
| Homestead Application Information                         |          |                                              |               |                              |                                                    |
| Homestead Application Status: Approved 12/31/2012         |          |                                              |               |                              |                                                    |
| Homeowners' Tax Credit Application Information            |          |                                              |               |                              |                                                    |
| Homeowners' Tax Credit Application Status: No Application |          |                                              |               | Date:                        |                                                    |

Real Property Data Search ( w2)

Search Result for BALTIMORE COUNTY

| View Map                                                        |                 | View GroundRent Redemption                   |                                         | View GroundRent Registration                              |                                                               |
|-----------------------------------------------------------------|-----------------|----------------------------------------------|-----------------------------------------|-----------------------------------------------------------|---------------------------------------------------------------|
| Tax Exempt:<br>Exempt Class:                                    |                 | Special Tax Recapture:<br>NONE               |                                         |                                                           |                                                               |
| Account Identifier:                                             |                 | District - 11 Account Number - 1109004000    |                                         |                                                           |                                                               |
| Owner Information                                               |                 |                                              |                                         |                                                           |                                                               |
| Owner Name:                                                     |                 | KNOEDLER KARI ANN SCAVUZZO                   |                                         | Use:<br>Principal Residence:                              | RESIDENTIAL<br>YES                                            |
| Mailing Address:                                                |                 | 8042 BRADSHAW RD<br>KINGSVILLE MD 21087-1839 |                                         | Deed Reference:                                           | /32876/ 00237                                                 |
| Location & Structure Information                                |                 |                                              |                                         |                                                           |                                                               |
| Premises Address:                                               |                 | 8042 BRADSHAW RD<br>KINGSVILLE 21087-1839    |                                         | Legal Description:                                        | .433 AC<br>8042 BRADSHAW RD<br>E OF ST STEPHENS CH            |
| Map:<br>0064                                                    | Grid:<br>0009   | Parcel:<br>0389                              | Sub District:                           | Subdivision:<br>0000                                      | Section: Block: Lot: Assessment Year: 2018 Plat No: Plat Ref: |
| Special Tax Areas:                                              |                 |                                              | Town: NONE<br>Ad Valorem:<br>Tax Class: |                                                           |                                                               |
| Primary Structure Built<br>1958                                 |                 | Above Grade Living Area<br>1,462 SF          |                                         | Finished Basement Area<br>700 SF                          | Property Land Area<br>18,687 SF                               |
| County Use<br>04                                                |                 |                                              |                                         |                                                           |                                                               |
| Stories<br>1                                                    | Basement<br>YES | Type<br>STANDARD UNIT                        | Exterior<br>STUCCO                      | Full/Half Bath<br>2 full                                  | Garage Last Major Renovation                                  |
| Value Information                                               |                 |                                              |                                         |                                                           |                                                               |
| Base Value                                                      |                 | Value<br>As of 01/01/2018                    |                                         | Phase-in Assessments<br>As of 07/01/2018 As of 07/01/2019 |                                                               |
| Land:                                                           |                 | 83,600                                       |                                         | 83,600                                                    |                                                               |
| Improvements                                                    |                 | 139,600                                      |                                         | 144,100                                                   |                                                               |
| Total:                                                          |                 | 223,200                                      |                                         | 227,700                                                   |                                                               |
| Preferential Land:                                              |                 | 0                                            |                                         | 224,700                                                   |                                                               |
|                                                                 |                 |                                              |                                         | 226,200                                                   |                                                               |
|                                                                 |                 |                                              |                                         | 0                                                         |                                                               |
| Transfer Information                                            |                 |                                              |                                         |                                                           |                                                               |
| Seller: SCAVUZZO KARI ANN                                       |                 | Date: 12/06/2012                             |                                         | Price: \$0                                                |                                                               |
| Type: NON-ARMS LENGTH OTHER                                     |                 | Deed1: /32876/ 00237                         |                                         | Deed2:                                                    |                                                               |
| Seller: IDZIK JOHN A                                            |                 | Date: 08/10/2004                             |                                         | Price: \$242,000                                          |                                                               |
| Type: ARMS LENGTH IMPROVED                                      |                 | Deed1: /32876/ 00237                         |                                         | 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 0.00 0.00                                       |                                                               |
| Tax Exempt:                                                     |                 | Special Tax Recapture:                       |                                         |                                                           |                                                               |
| Exempt Class:                                                   |                 | NONE                                         |                                         |                                                           |                                                               |
| Homestead Application Information                               |                 |                                              |                                         |                                                           |                                                               |
| Homestead Application Status: Approved 12/31/2012               |                 |                                              |                                         |                                                           |                                                               |
| 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.

2019-0205-A

1/20 - 2/4/19

AV  
1/23/06

|                                     |   |                            |
|-------------------------------------|---|----------------------------|
| IN RE: PETITION FOR ADMIN. VARIANCE | * | BEFORE THE                 |
| Northwest Corner of Bradshaw Road & | * | DEPUTY ZONING COMMISSIONER |
| Sunnyvale Road in Kingsville        | * |                            |
| 11th Election District              | * | OF BALTIMORE COUNTY        |
| 3rd Councilmanic District           | * |                            |
| <br>(8042 Bradshaw Road)            | * | CASE NO. 06-321-A          |
| <br>Kari Ann Scavuzzo               | * |                            |
| <i>Petitioner</i>                   |   |                            |

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Kari Ann Scavuzzo. The variance request is for property located at 8042 Bradshaw Road in the Kingsville area of Baltimore County. The variance request is from Section 1A04.3B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R), to permit an addition with a 0 ft. side yard setback and a 20 ft. rear setback in lieu of the required 50 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

Zoning Advisory Committee

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Office of Planning dated January 19, 2006, a copy attached hereto and made a part hereof. This comment objected to the proposed request as the 0 ft setback would not allow for construction or maintenance of the addition without disruption of the neighboring property.

Amended Petition

This comment was sent to the Petitioner with the request to contact the Planning Office. Apparently discussion of the setback occurred with the result that the Petitioner amended her

Petition to request a 3 ft. setback by letter dated March 3, 2006 and submitted a revised Plat to Accompany which was accepted as Petitioner's exhibit 2 showing the 3 ft setback.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on January 8, 2006, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented. The revised request allows 3 ft. to construct and maintain the addition without going onto the neighbors property.

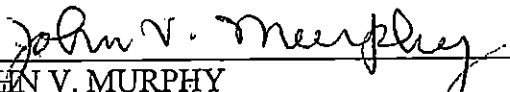
In this case, the Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 8 day of March, 2006, that a variance from Section 1A04.3B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R), to permit an addition with a 3 ft. side yard setback and a 20 ft. rear setback in lieu of the required 50 feet pursuant to exhibit 2, be and is hereby GRANTED, subject, however, to the following restrictions which is a condition precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

  
\_\_\_\_\_  
JOHN V. MURPHY  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

JVM:dlw

AV  
1123

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

**TO:** Timothy M. Kotroco, Director  
Department of Permits and  
Development Management

**DATE:** January 19, 2006

RECEIVED

JAN 25 2006

**FROM:** Arnold F. 'Pat' Keller, III  
Director, Office of Planning

ZONING COORDINATOR

**SUBJECT:** 8042 Bradshaw Road

**INFORMATION:**

**Item Number:** 6-321

**Petitioner:** Kari Ann Scavuzzo

**Zoning:** RC 5

**Requested Action:** Administrative Variance

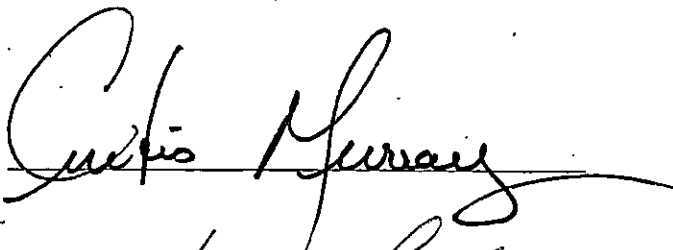
**SUMMARY OF RECOMMENDATIONS:**

The Office of Planning does not oppose the petitioner's request provided the following condition is met:

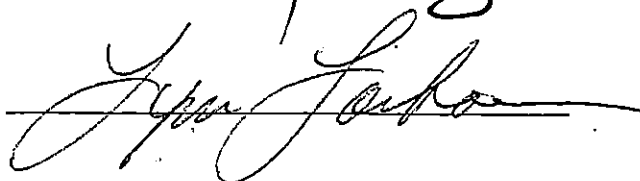
Redesign the proposed addition (proposed one car garage) so that it allows for a 3-foot side yard setback. A 0-foot side yard setback would not allow room for construction or maintenance of the proposed garage without disruption of the neighboring property.

For further information concerning the matters stated here in, please contact Bill Hughey at 410-887-3480.

Prepared by:



Division Chief:



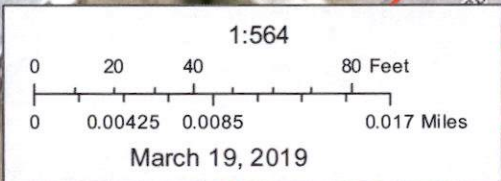
AFK/LL: CM

Baltimore County - My Neighborhood

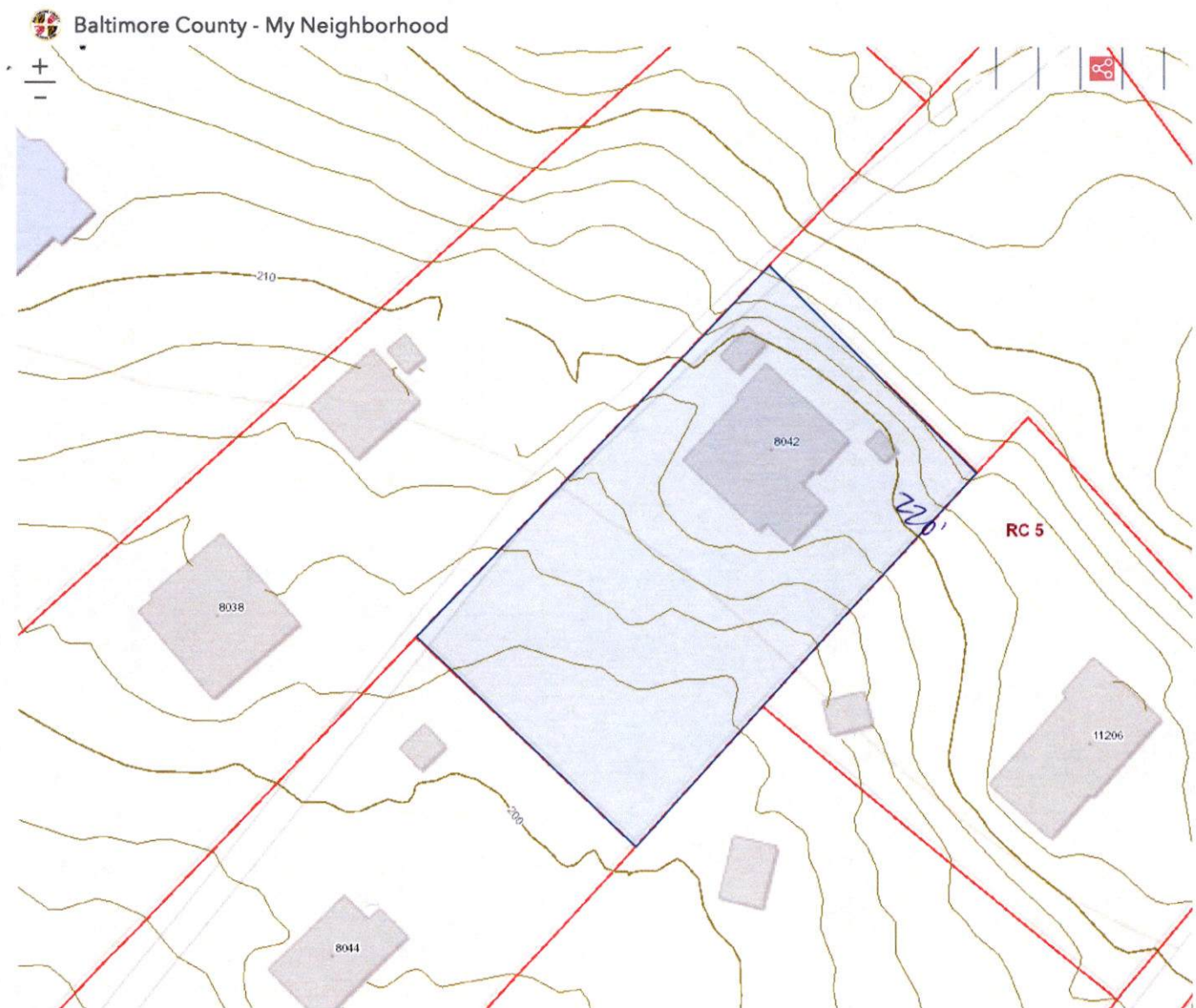


Legend

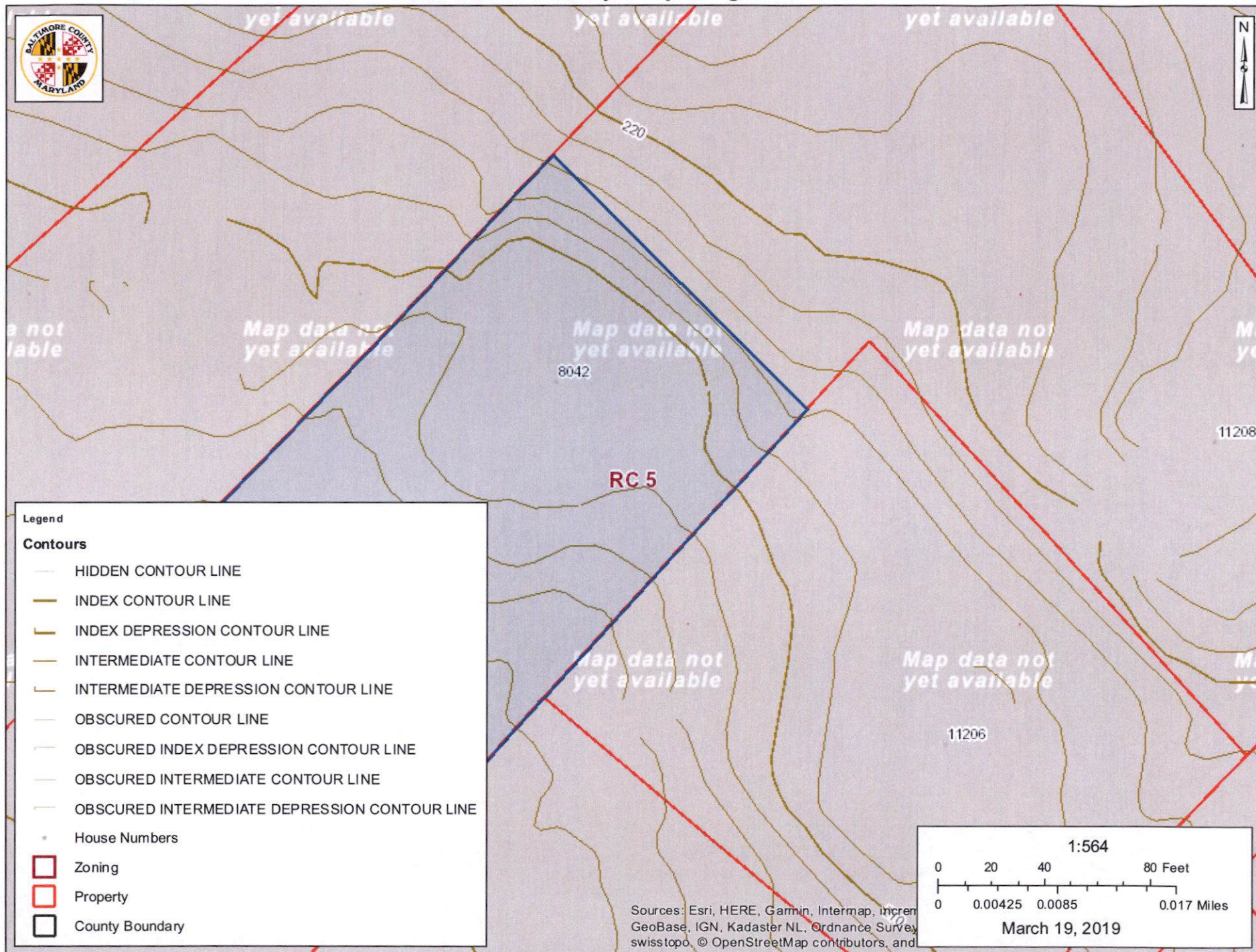
- House Numbers
- Zoning
- Property
- County Boundary



PET 2



# Baltimore County - My Neighborhood



## Legend

### Contours

- HIDDEN CONTOUR LINE
- INDEX CONTOUR LINE
- INDEX DEPRESSION CONTOUR LINE
- INTERMEDIATE CONTOUR LINE
- INTERMEDIATE DEPRESSION CONTOUR LINE
- OBSCURED CONTOUR LINE
- OBSCURED INDEX DEPRESSION CONTOUR LINE
- OBSCURED INTERMEDIATE CONTOUR LINE
- OBSCURED INTERMEDIATE DEPRESSION CONTOUR LINE

• House Numbers

- Zoning
- Property
- County Boundary

Sources: Esri, HERE, Garmin, Intermap, increment p, GeoBase, IGN, Kadaster NL, Ordnance Survey, the swiss topo, © OpenStreetMap contributors, and

1:564

0 20 40 80 Feet  
0 0.00425 0.0085 0.017 Miles

March 19, 2019

CASE NAME \_\_\_\_\_  
CASE NUMBER 2019-205-A  
DATE 3/26/19

[illegible]

CASE NO. 2019- 0205-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<br>(if not received, date e-mail sent _____) | _____                                                   |
| _____                   | DEPS<br>(if not received, date e-mail sent _____)                     | _____                                                   |
| _____                   | FIRE DEPARTMENT                                                       | _____                                                   |
| _____                   | PLANNING<br>(if not received, date e-mail sent _____)                 | _____                                                   |
| <u>1-28</u>             | STATE HIGHWAY ADMINISTRATION                                          | <u>No objection</u>                                     |
| _____                   | TRAFFIC ENGINEERING                                                   | _____                                                   |
| _____                   | COMMUNITY ASSOCIATION                                                 | _____                                                   |
| _____                   | ADJACENT PROPERTY OWNERS                                              | _____                                                   |

ZONING VIOLATION (Case No. \_\_\_\_\_)

PRIOR ZONING (Case No. 2006-0321-A (See copy in packet))

NEWSPAPER ADVERTISEMENT Date: 3-6-19 Ogle

SIGN POSTING (1<sup>st</sup>) Date: 1-18-19 (AV) by Ogle

SIGN POSTING (2<sup>nd</sup>) Date: 3-22-19 by Ogle

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: ✗ Code Enforcement citation issued - Permit has been applied for + Pet. is awaiting zoning approval. all construction has ceased. Above per Code Inspector Walker Kiehlme - 12-15-18

*Per JB 2-7-19  
C.E. ~~cannot~~ issue  
as AV.*

Pet. Ex. 1

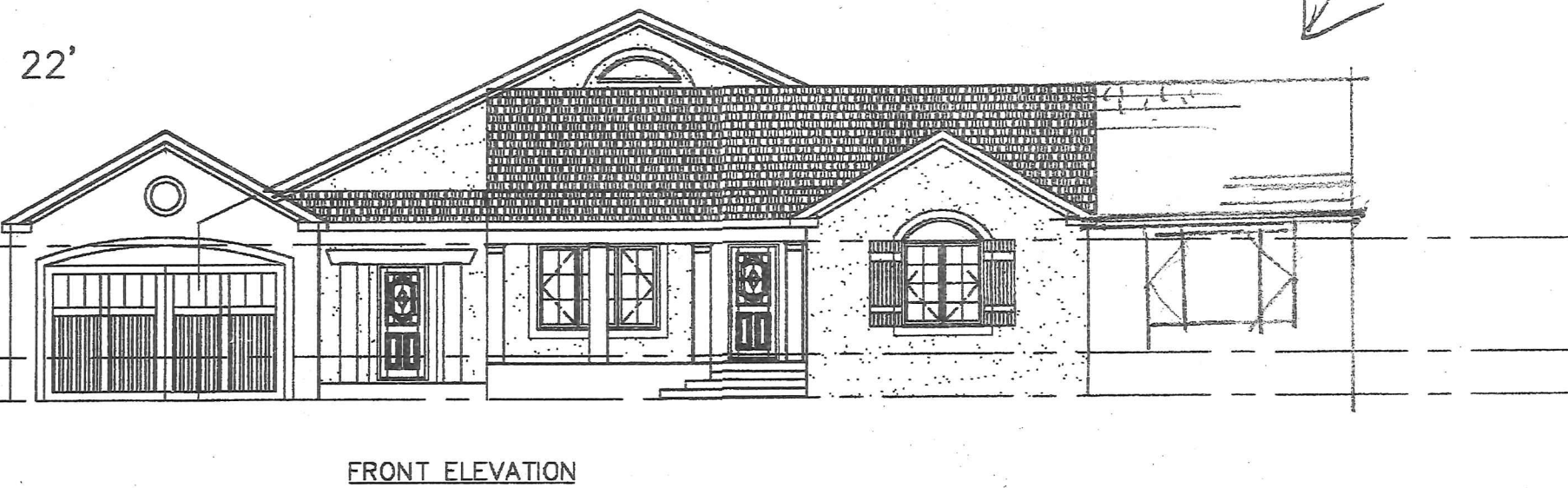
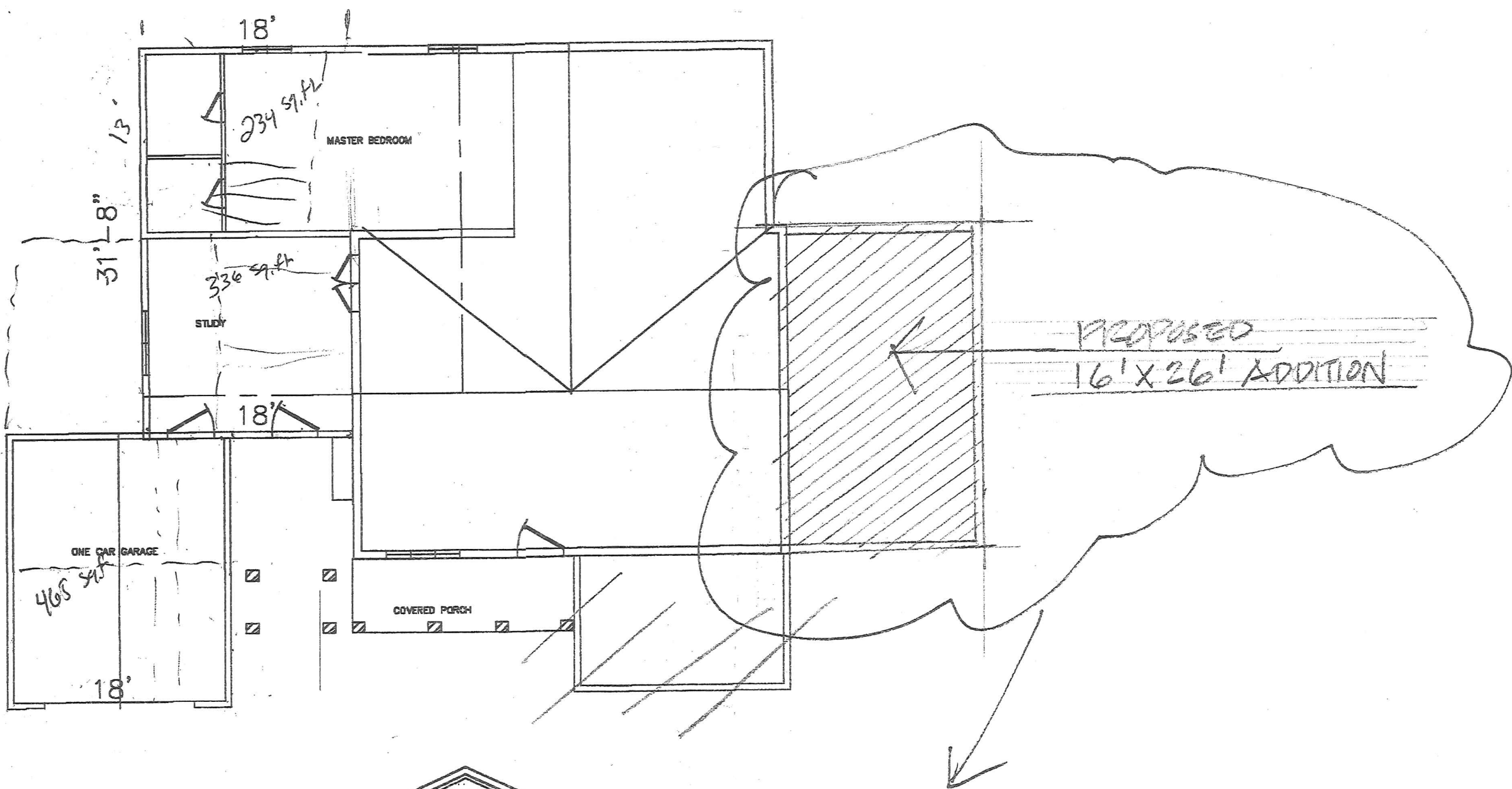
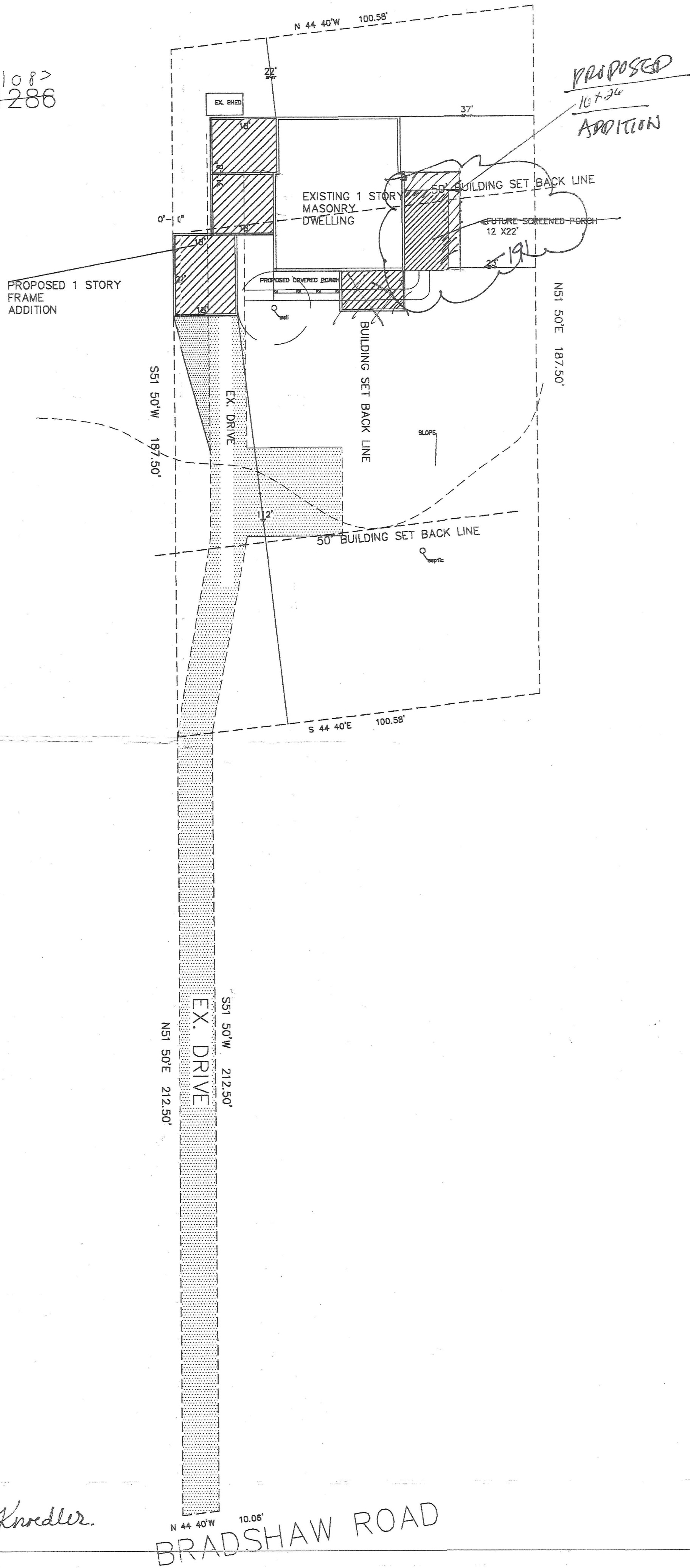
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS— 8042 BRADSHAW ROAD KINGSVILLE MARYLAND 21286

SUBDIVISION NAME: DEED REF # 32876/00237

PLAT BOOK: — FOLIO; — LOT; — SECTION

OWNER: Mr & Mrs. Jerry Knoedler



PREPARED BY: 10'6" 1" SCALE OF DRAWINGS 1" = 20'-0"

*Jerry Knoedler*

LOCATION INFORMATION

Councilmanic District : 5 TH  
Election District: 11 TH  
1" = 200' scale map:  
Zoning: RC5  
Lot Size:  
Sewer : Private  
Water: Private  
Chesapeake Bay Critical Area: No  
100 Year Flood Plain : No  
Historic Property: No  
Prior Zoning Hearings: None 2006-321-A

Zoning Office Use Only

reviewed by: item #: case #:

2019-0205-A

ADDITIONS TO THE EXISTING RESIDENCE:  
**KNOEDLER RESIDENCE**  
8042 BRADSHAW ROAD, KINGSVILLE, BALTIMORE COUNTY MARYLAND 21087  
Date: JAN 7, 2019  
Revisions  
No. Date Reference  
Drawing Title  
**SITE PLAN**  
1" = 20'-0"  
Drawing Number