

MEMORANDUM

DATE: May 31, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0216-A - Appeal Period Expired

The appeal period for the above-referenced case expired on May 30, 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

(22 Right Elevator Drive)

15th Election District

7th Council District

Sharon Zamrzla

Legal Owner

Petitioner

*

BEFORE THE OFFICE

*

OF ADMINISTRATIVE

*

HEARINGS FOR

*

BALTIMORE COUNTY

*

CASE NO. 2019-0216-A

* * * * *

OPINION AND ORDER ON MOTION FOR RECONSIDERATION

Now pending is a Motion for Reconsideration filed by Petitioner Sharon Zamrzla. Ms. Zamrzla seeks reconsideration of the April 3, 2019 Order which denied variance relief for a carport constructed in the front of her home. Along with the Motion Petitioner included an envelope of photographs which show several other houses in the immediate vicinity that also have carports in the front and/or side of the dwelling. Petitioner also stresses, as she did at the March 25, 2019 hearing in this case, that she has a significant disability due to a surgical repair of her back that necessitates her parking close to her home. Finally, Petitioner proposes as an accommodation to relocate the carport such that it would extend only four (4) feet in front of the dwelling.

Having considered the arguments raised by Petitioner, and finding that her disability may justify an accommodation or relaxation of the zoning requirements for the carport, the Motion for Reconsideration will be granted subject to the conditions noted below.

THEREFORE, IT IS ORDERED, this 30th day of **April, 2019**, by the Administrative Law Judge for Baltimore County, that the Motion for Reconsideration be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance to permit an accessory structure (carport) in the front and side yard in lieu of the required rear yard and to permit a 1 ft. side yard setback in lieu of the required 2.5 ft., be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date

4/30/19

By

sen

The relief granted herein shall be subject to the following conditions:

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.
2. The carport shall extend no more than four (4) feet in front of a lateral projection of the front foundation wall of the dwelling.

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 4/30/19

By sln

IN RE: PETITION FOR VARIANCE

(22 Right Elevator Drive)

15th Election District

7th Council District

Sharon Zamrzla

Legal Owner

Petitioner

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2019-0216-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by Sharon Zamrzla, legal owner of the subject property (“Petitioner”). Petitioner is requesting variance relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (“BCZR”) to permit a proposed accessory structure (detached carport) in the front and side yard in lieu of the required rear yard and to permit a side setback of 1 ft. in lieu of the required 2 ½ ft. setback. A site plan was marked as Petitioner’s Exhibit 1.

Sharon Zamrzla appeared in support of the petition. An adjoining neighbor opposed the request. The Petition was advertised and posted as required by the BCZR. A substantive Zoning Advisory Committee (“ZAC”) comment was received from the Department of Planning (“DOP”). That agency did not oppose the request.

The site is approximately 5,280 square feet in size and is zoned DR 10.5. The property is improved with a small single family dwelling constructed in 1942. Petitioner had installed by a contractor a metal carport, which is located in the front yard of the dwelling. Petitioner received from the code enforcement bureau of Baltimore County a correction notice and was advised a variance would be required to keep the structure in its current location.

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

ORDER RECEIVED FOR FILING

Date 4/3/19

By Sen

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

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

While I am sympathetic to Petitioner's plight, the requirements for variance relief are not satisfied in this case. No evidence was presented to show the subject property or improvements are unique or unlike those in the community. Petitioner's home is part of the Victory Villa community, a subdivision constructed after World War II which features houses and lots of similar size and configuration. Under Maryland law, variances can only be granted "sparingly" since it is "an authorization for [that] ...which is prohibited by a zoning ordinance." *Cromwell*, 102 Md. App. at 699. In the absence of such evidence the petition for variance must be denied. To allow Petitioner to make arrangements to relocate/remove the structure the order below will provide a 60 day "grace period."

THEREFORE, IT IS ORDERED, this 3rd day of **April, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 1B02.3.B of the Baltimore County Zoning Regulations ("BCZR") to permit a proposed accessory structure (detached carport) in the front and side yard in lieu of the required rear yard and to permit a side setback of 1 ft. in lieu of the required 2 1/2 ft. setback., be and is hereby DENIED.

IT IS FURTHER ORDERED Petitioner shall relocate (in compliance with the BCZR) or remove the carport structure within 60 days of the date hereof.

ORDER RECEIVED FOR FILING

Date

4/3/19

By

Sen

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

4/3/19

By

sln



PETITION FOR ZONING HEARING(S)

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

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

Address 22 Right Elevator Dr which is presently zoned DB10.5 (vested)
Deed References: 359381/00085 10 Digit Tax Account # 1511152050 "A" Res
Property Owner(s) Printed Name(s) Sharon A. Zamrzel

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

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

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. X a **Variance** from Section(s) 1802.3 B, BC22 (Section III.A.13.a of the 1945 Zoning Regulations) to permit a proposed accessory building (detached carport) in front and side in lieu of the required rear yard and to permit a side setback of 1 ft in lieu of the required 2 ft setback of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition) I need this structure to protect my property (my car) the sap & holly leaves scratch my car. In addition my kids & animals keep getting them stuck in their feet.

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

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

CASE NUMBER

Filing Date

Do Not Schedule Dates:

Reviewer

ZONING DESCRIPTION FOR 22 RIGHT ELEVATOR DRIVE

Beginning at a point on the west side of Right Elevator Drive which is 45 feet wide at the distance of 260 feet northwest of the centerline of the nearest improved intersecting street Stabilizer Drive which is 50 feet wide. Being Lot# 467 in the subdivision of Victory Villa as recorded in Baltimore County Plat Book # 22, Folio # 111 containing 5,280 square feet. Also known as 22 Right Elevator Drive and located in the 15th Election District, 7th Councilmanic District.

2019-2016-A

[Handwritten signature]

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:

3/5/2019

Order #: 11701456
Case #: 2019-0216-A
Description:

NOTICE OF ZONING HEARING CASE NUMBER: 2019-0216-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: 2019-0216-A

22 Right Elevator Drive

N/west of centerline at intersection of Stabilizer Drive

16th Election District - 7th Councilmanic District

Legal Owners: Sharon Zamrta

Variance to permit a proposed accessory building (detached car port) in front and side yard in lieu of the required rear yard and to permit a side setback of 1 ft. in lieu of the required 2 ft. setback.

Hearing: Monday, March 25, 2018 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 ACCOMMODATIONS, 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.

mh5

JB 3-25-19
1:30 PM

Debra Wiley

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Saturday, March 23, 2019 11:05 PM
To: Administrative Hearings
Cc: Debra Wiley
Subject: 2nd Cert. Case # 2019-0216-A Right Elevator Dr.
Attachments: Right Elevator Dr. Cert. .jpeg; Photo Right Elevator Dr. .docx

RECEIVED

MAR 25 2019

OFFICE OF
ADMINISTRATIVE HEARINGS

Hi Sherry & Debra,

I have attached the 2nd Certification and photo for Case # 2019-0216-A @ 22 Right Elevator Drive.
Have a nice day,

Linda

Linda O'Keefe
523 Penny Lane
Hunt Valley MD 21030
Phone # 410-666-5366
Cell# 443-604-6431
Fax# 410-666-0929
luckylinda1954@yahoo.com

SECOND CERTIFICATE OF POSTING

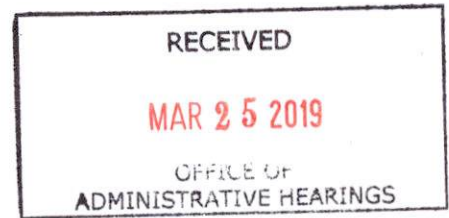
ATTENTION: SHERRY NUFFER

DATE: 3/23/2019

Case Number: 2019-0216-A

Petitioner / Developer: SHARON ZAMRZLA

Date of Hearing: MARCH 25, 2019



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:
22 RIGHT ELEVATOR DRIVE

The sign(s) were posted on: MARCH 3, 2019

The sign(s) were re-photographed on: MARCH 23, 2019



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



RECEIVED

MAR 25 2019

OFFICE OF
ADMINISTRATIVE HEARINGS

Re-Photographed 2nd sign @ 22 Right Elevator Drive 3/23/2019

CASE # 2019-0216-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 3/3/2019

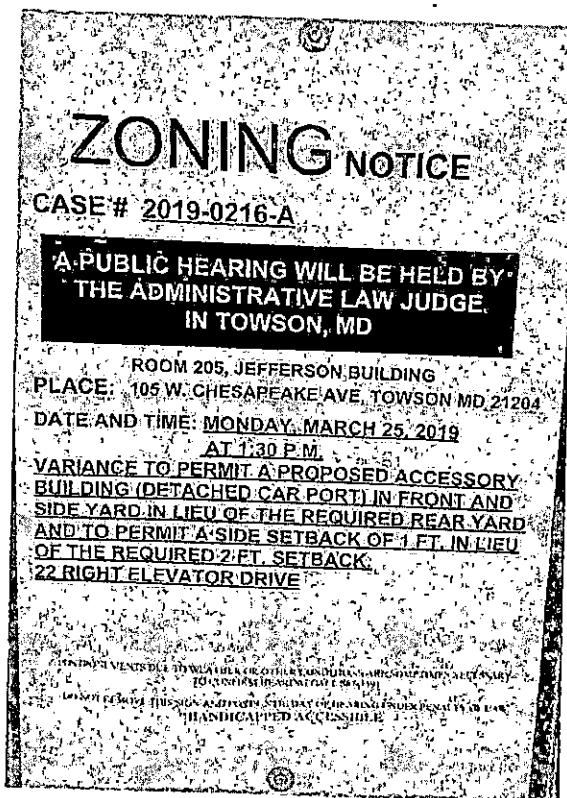
Case Number: 2019-0216-A

Petitioner / Developer: SHARON ZAMRZLA

Date of Hearing: MARCH 25, 2019

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: 22 RIGHT ELEVATOR DRIVE

The sign(s) were posted on: MARCH 3, 2019



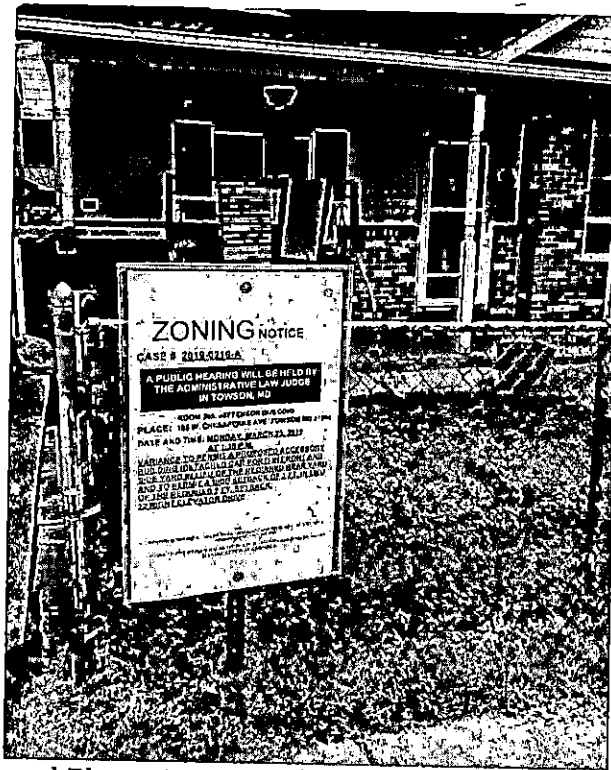
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



Background Photo 1st Sign @ 22 Right Elevator Drive 3/3/2019



Background Photo 2nd Sign @ 22 Right Elevator Drive 3/3/2019

CASE # 2019-0216-A

RE: PETITION FOR VARIANCE
22 Right Elevator Drive; 260' NW of c/line
intersection with Stabilizer Drive
15th Election & 6th Councilmanic Districts
Legal Owner(s): Sharon Zamrzla
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2019-216-A

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

RECEIVED

FEB 14 2019

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of February, 2019, a copy of the foregoing Entry of Appearance was mailed to Sharon Zamrzla, 22 Right Elevator Drive, Baltimore, Maryland 21220 and Michael McBee, Esquire, 7723 Trappe Road, Dundalk, Maryland 21222, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



JOHN A. OLSZEWSKI, JR.
County Executive

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

February 15, 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: 2019-0216-A

22 Right Elevator Drive
N/west of centerline at intersection of Stabilizer Drive
15th Election District – 7th Councilmanic District
Legal Owners: Sharon Zamrzla

Variance to permit a proposed accessory building (detached car port) in front and side yard in lieu of the required rear yard and to permit a side setback of 1 ft. in lieu of the required 2 ft. setback.

Hearing: Monday, March 25, 2018 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: Sharon Zamrzla, 22 Right Elevator Drive, Baltimore 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MARCH 5, 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
Tuesday, March 5, 2019 - Issue

Please forward billing to:
Sharon Zamrzla
22 Right Elevator Drive
Baltimore, MD 21220

410-370-4095

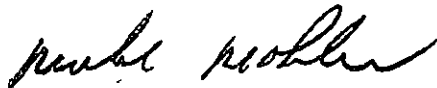
NOTICE OF ZONING HEARING

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: 2019-0216-A
22 Right Elevator Drive
N/west of centerline at intersection of Stabilizer Drive
15th Election District – 7th Councilmanic District
Legal Owners: Sharon Zamrzla

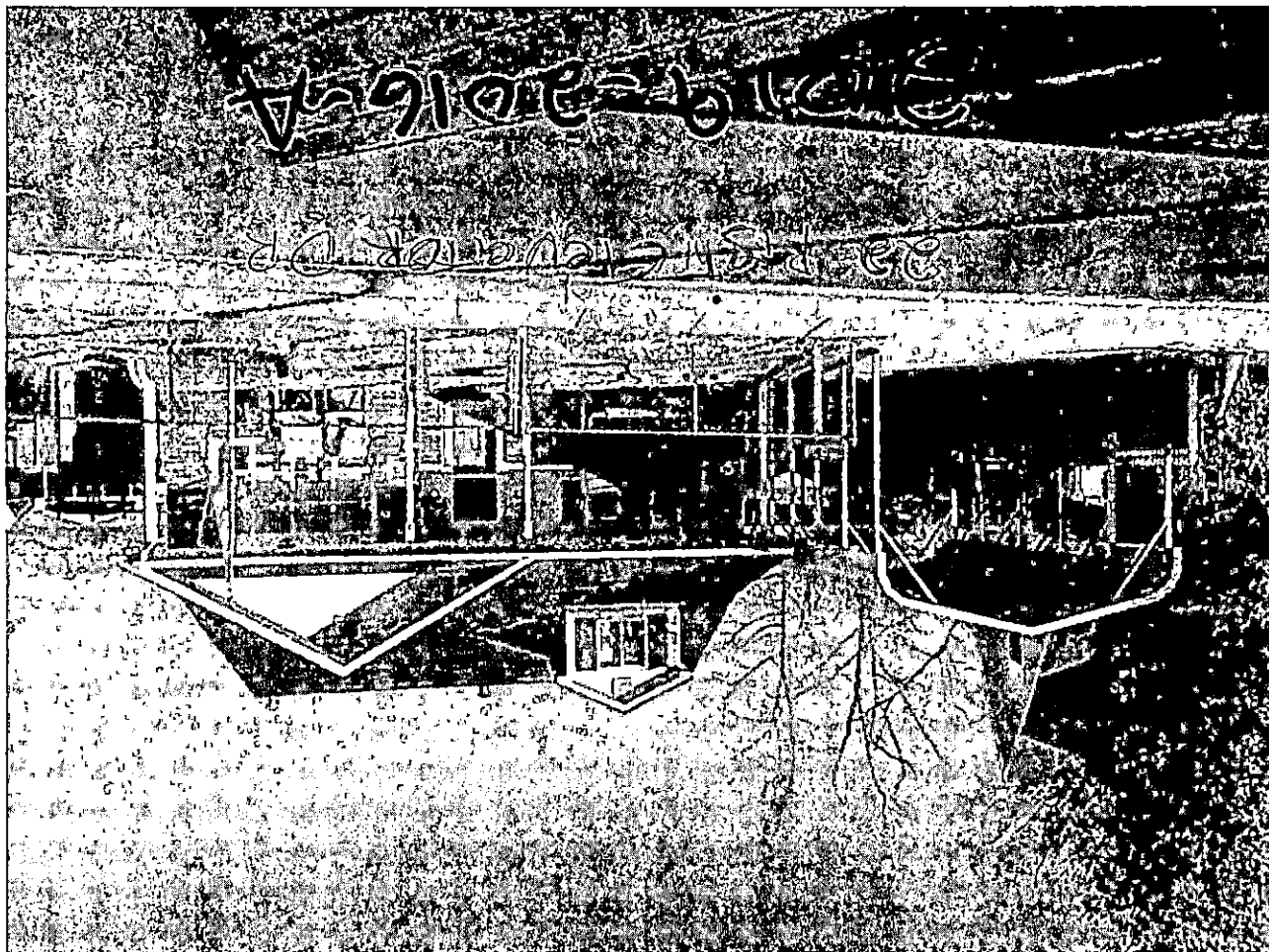
Variance to permit a proposed accessory building (detached car port) in front and side yard in lieu of the required rear yard and to permit a side setback of 1 ft. in lieu of the required 2 ft. setback.

Hearing: Monday, March 25, 2018 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.



Sent from my iPhone

Front of House From Street

410 887-3953

**INSPECTION
BALTIMORE COUNTY**

**DEPARTMENT OF PERMITS AND
DEVELOPMENT MANAGEMENT**

Date _____ Inspector _____

DISAPPROVED

- ☐ Incomplete Installation
☒ Violation CB1800799
☐ See Attached Correction Notice
Call Inspector ASAP

Erected Car port on
property line w/o
obtaining required
permits / variance

WHEN READY FOR REINSPECTION CALL:

- ☐ BUILDING.....410-887-4638
☐ PLUMBING.....410-887-4638
☐ ELECTRICAL..... 410-887-4638

REV 5/07

Fine to follow.

2019-2016-A

100-5-135

**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: 2019-0216-A

Property Address: 22 Right Elevator Dr Baltimore MD 21220

Property Description: _____

Legal Owners (Petitioners): Sharon A. Zamrzla

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Sharon A. Zamrzla

Company/Firm (if applicable): _____

Address: 22 Right Elevator Dr
Baltimore MD 21220

Telephone Number: 410-370-4095

EXAMPLE 4 – ZONING MAP

This is available from the Zoning Review Counter, or from the following web address: bcgis.baltimorecountymd.gov/myneighborhood

A GIS System color copy zoning map is required for filing a petition.

This black and white sample is keyed to the map information.

Mark your site clearly on the map.



PLEASE PRESS HARD!!!!

LTIMORE COUNTY MAR AND
INTER-OFFICE CORRESPONDEN

DATE: April 13, 2000

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

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

SUBJECT: Item No.: 019-0210-A
Legal Owner/Petitioner: Strine, Sharon A
Contract Purchaser:
Property Address: 22 Right Elevator Dr.
Location Description: 21220

VIOLATION INFORMATION: Case No. CS1800799
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

ADDRESS

Joseph Tabak

24 Right Elevator Dr
Baltimore, MD 21220

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

CC. E ENFORCEMENT REPORT

DATE: 11 / 20 / 18 INTAKE BY: GIANEL CASE#: 1800799 INSPEC: KIRACH

COMPLAINT

LOCATION: 22 RIGHT ELEVATOR DR

ZIP CODE: _____ DIST: 15

COMPLAINT

NAME: JOSEPH ~~REX~~ TABAY PHONE#: (H) 410-500-1014 (W) _____

ADDRESS: 24 RIGHT ELEVATOR DR ZIP CODE: _____

PROBLEM: BUILT STRUCTURE IN FRONT YARD w/OUT PERMIT

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: _____



Department of Permits, Approvals & Inspections Complaint Report

Record Id: CB1800799

<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>
CB1800799	John Krach	11/20/2018	11/20/2018	Inspection Scheduled		

Complaint Description: Built structure in front yard without permit.

<u>Property</u>	<u>Owner</u>	<u>Complainant</u>
22 RIGHT ELEVATOR DR MIDDLE RIVER, MD 21220-4538 Tax Id: 1511152050	STRINE SHARON A 22 RIGHT ELEVATOR DR BALTIMORE, MD 21220-4538	Joseph Tabak 24 Right Elevator Drive Baltimore MD, 21220 410-500-1014

Inspection Details

<u>Inspector</u>	<u>Date</u>	<u>Service</u>	<u>Result</u>	<u>Action</u>	<u>Complied On</u>
John Krach		Initial Inspection	Scheduled		

Lien Information - No Lien

Comments Detail - No Comments

11.21.18- JJK - PATROLLED SITE. A carport, 12'x20'x11', has been constructed w/o permit. Inspector left note to call.
H.O. was contacted Inspector via phone call. Said he would obtain permit.

11.23.18- JJK. C.N. posted @ site and a copy mailed to Homeowner.

12.5.18- JJK - Warren Heady has application signed off except zoning.
need variance. R/C 12.7.18 (LP)
R/C 12/21/18 JPK

UPDATE / MESSAGE FORM

DATE: _____

INSPECTOR: _____

CASE: _____

ADDRESS: _____

COMMENTS: 2.8.19 - Patrolled site. Car port
remains on property. No permit issued.
Left note to call inspector to update
R/C (LP)

Entered into Envision _____

OFFICE HOURS 7:30 am - 3:30 pm

Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620

Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation Case No. CB1800799 Property No. 151152050 Zoning: _____

Name(s): Strine Sharon A

Address: 22 Right Elevator Dr
Baltimore MD 21220

Violation Location: 22 Right Elevator Dr
Middle River MD 21220

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

2015 Baltimore County Council Bill 40-15 part 115.1
2003 Baltimore County Code section 35.2.301, 304

An aluminum carport, 12'x20'x11', has been
constructed without obtaining required permits
and inspections.
Carport is located on the property line
in the front/side yard.
Obtain required permits and inspections for
carport.

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

ON OR BEFORE: 12.7.18 DATE ISSUED: 11.23.18

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION
SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1,000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR
90 DAYS IN JAIL, OR BOTH.

INSPECTOR: [Signature] PRINT NAME: JOHN KRACH

STOP WORK NOTICE

PURSUANT TO INSEPTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS
ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION
OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NO LATER THAN:

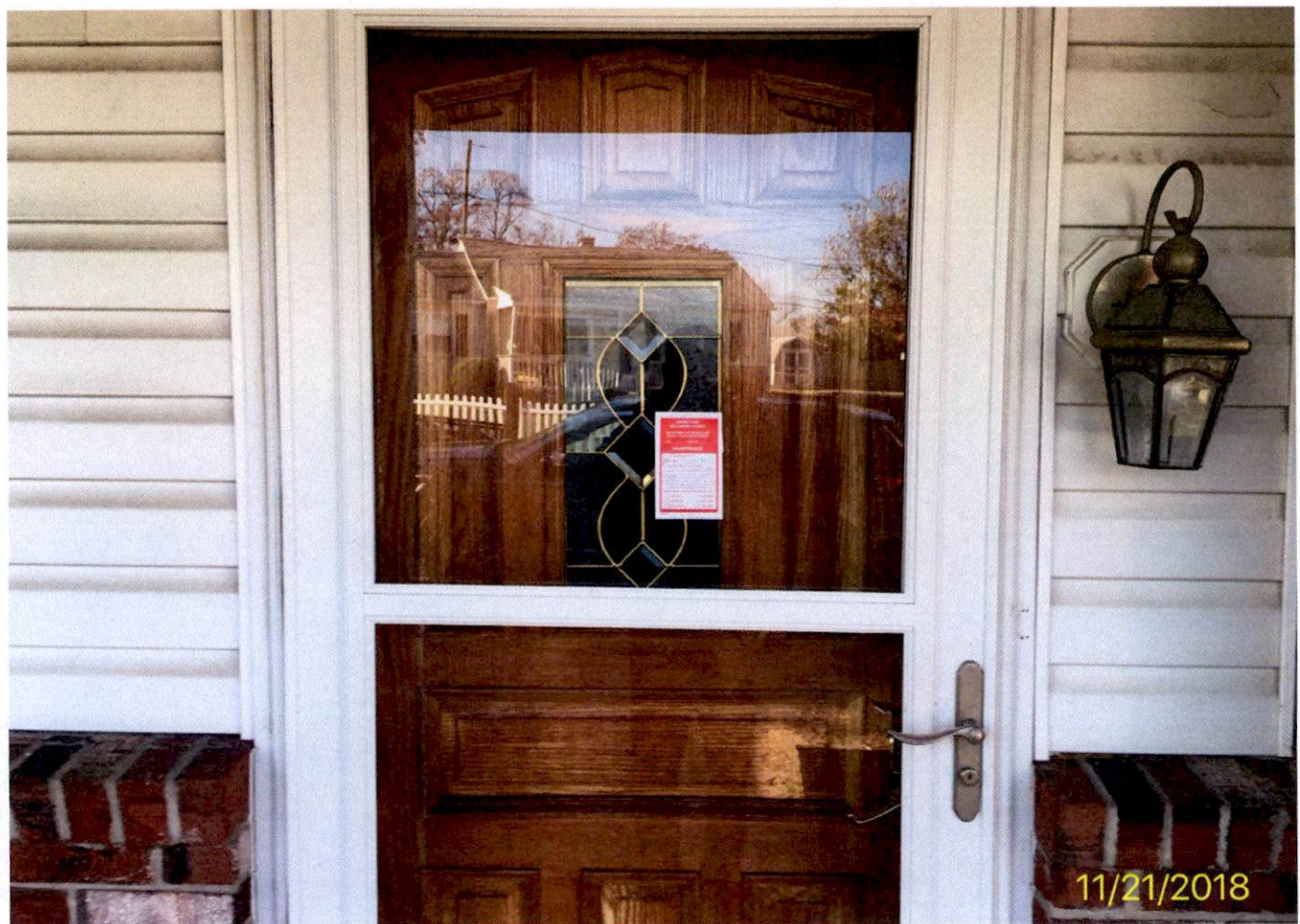
ON OR BEFORE: _____ DATE ISSUED: _____

INSPECTOR: _____ PRINT NAME: _____

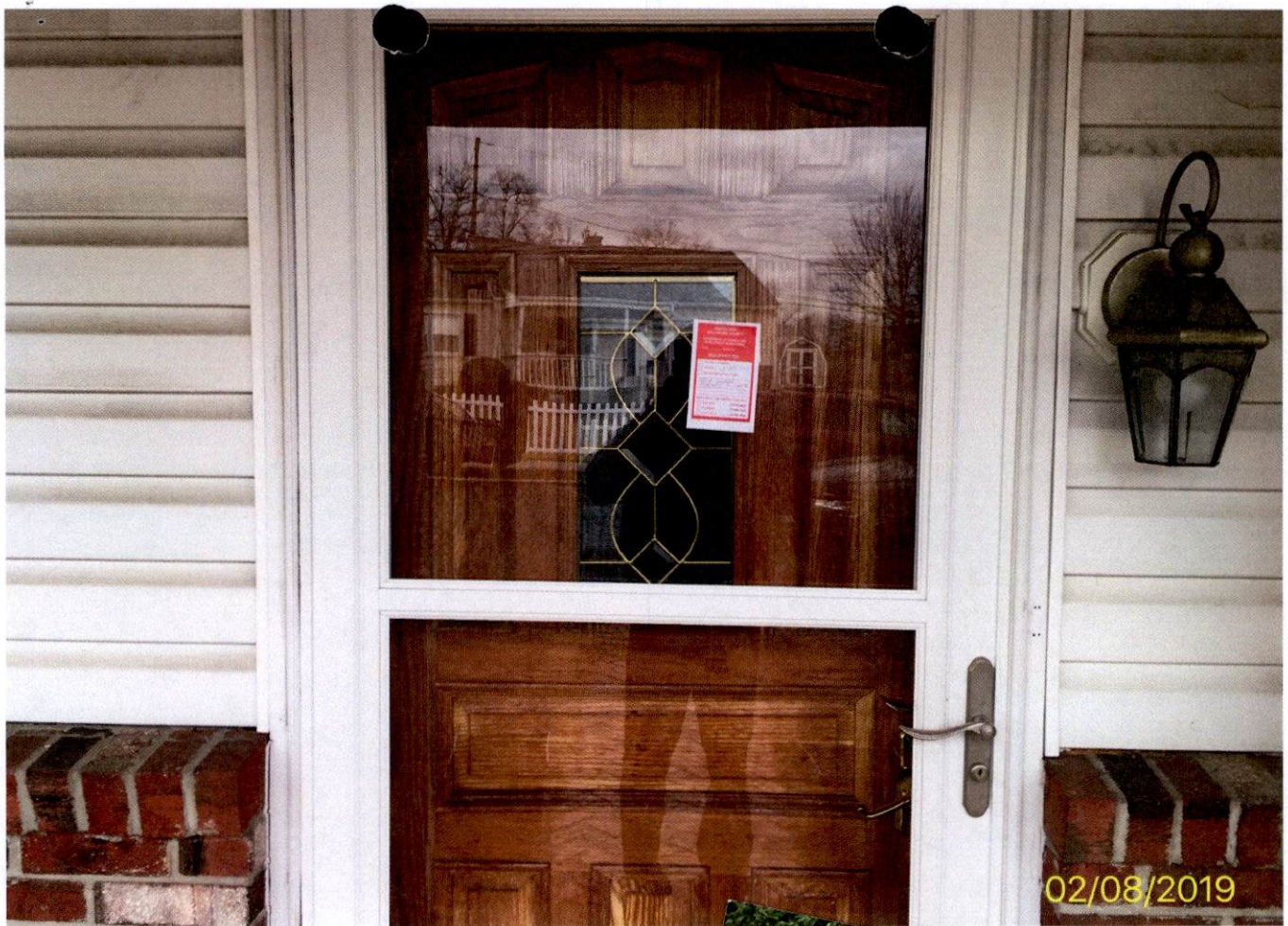
COPIES: PINK - AGENCY, YELLOW - VIOLATION SITE, GOLD - DEFENDANT, WHITE - INSPECTOR

NOTICE TO DEFENDANT

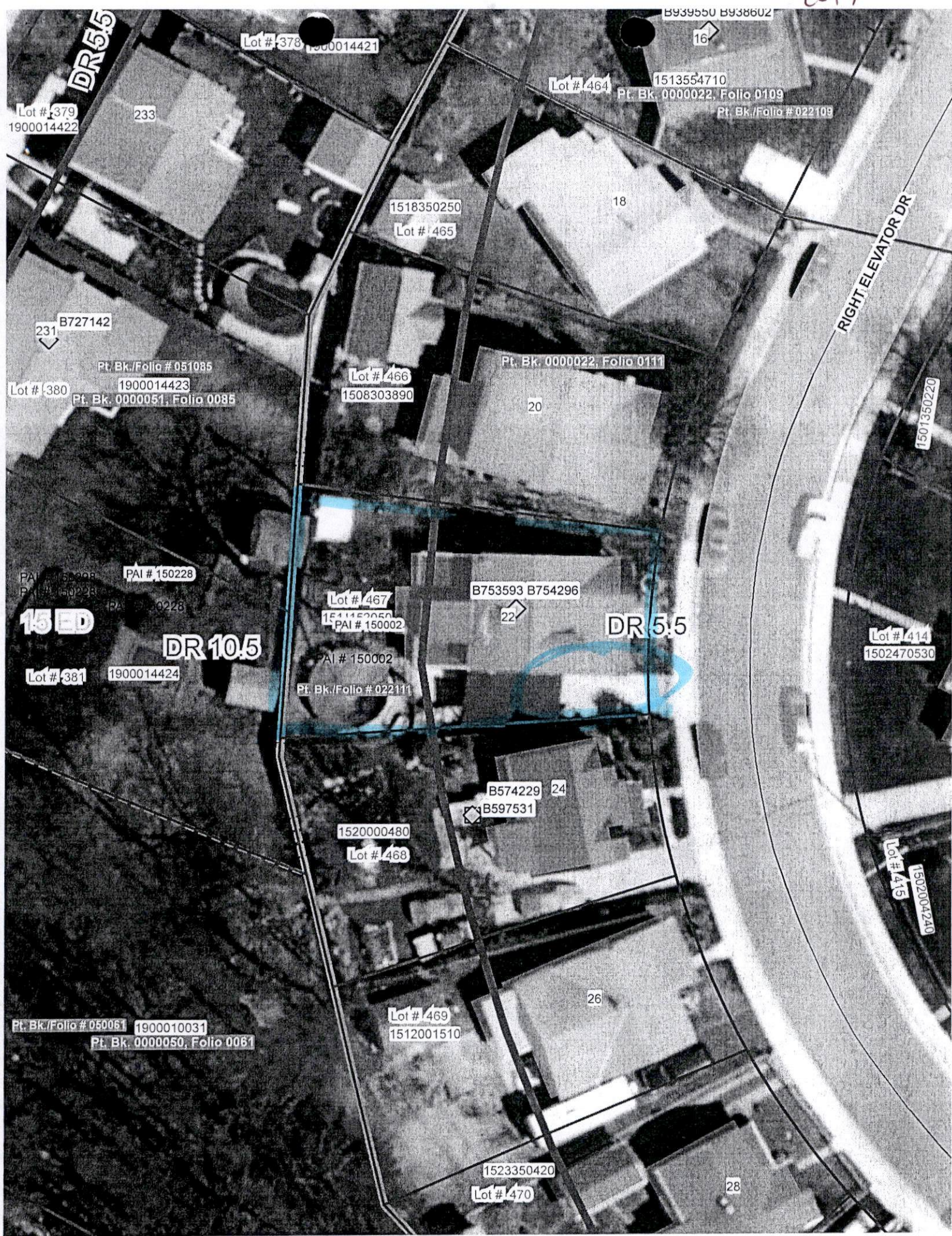
If you fail to comply with applicable requirement of County Code or other code, regulation or standard cited on the reverse side, a Code Enforcement Citation will be issued which may subject you to (1) the imposition of a civil penalty, (2) a requirement to reimburse the County for fees or costs incurred to correct any violation and/or (3) reasonable conditions as to the time and manner of the correction of any violation.











0011

DR 5.5

Lot # 378 1900014421

B939550 B938602

16

Lot # 379
1900014422

233

Lot # 464

1513554710
Pt. Bk. 0000022, Folio 0109

Pt. Bk. / Folio # 022109

1518350250

18

Lot # 465

231 B727142

Pt. Bk. / Folio # 051085

Lot # 380 1900014423
Pt. Bk. 0000051, Folio 0085

Lot # 466

1508303890

Pt. Bk. 0000022, Folio 0111

20

PAI # 150228
PAI # 150228

PAI # 150228

15 ED

DR 10.5

Lot # 467
1511152060
PAI # 150002

B753593 B754296

22

DR 5.5

PAI # 150002
Pt. Bk. / Folio # 022111

Lot # 414
1502470530

Lot # 381 1900014424

B574229 24

B597531

1520000480

Lot # 468

Pt. Bk. / Folio # 050061 1900010031
Pt. Bk. 0000050, Folio 0061

Lot # 469
1512001510

26

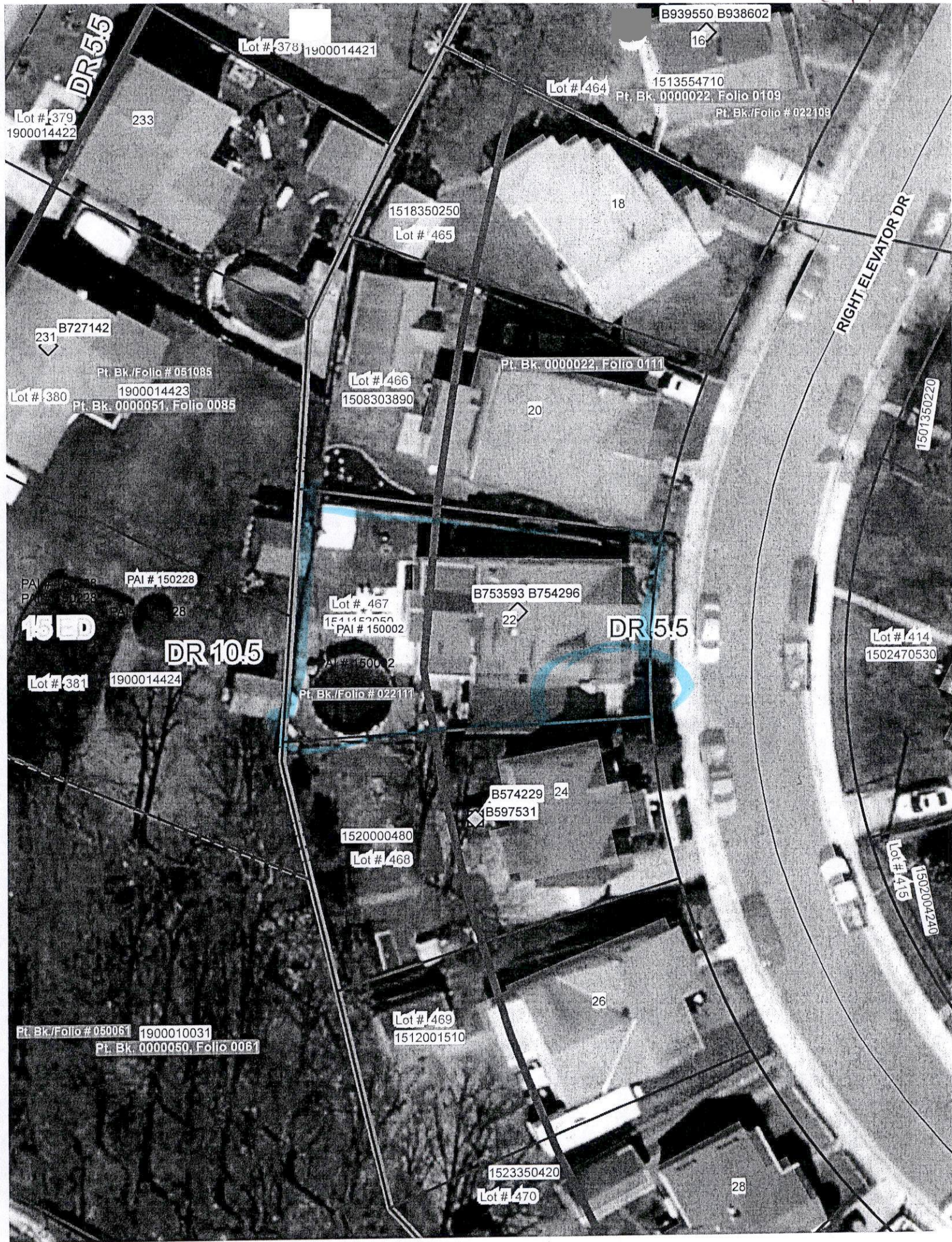
1523350420

Lot # 470

28

Lot # 415
1502000420

RIGHT ELEVATOR DR



Lot # 378 1900014421

B939550 B938602

16

Lot # 379 1900014422

233

Lot # 464

1513554710
Pt. Bk. 0000022, Folio 0109

Pt. Bk./Folio # 022109

1518350250

18

Lot # 465

RIGHT ELEVATOR DR

231 B727142

Pt. Bk./Folio # 051085

1900014423

Lot # 380

Pt. Bk. 0000051, Folio 0085

Lot # 466

1508303890

Pt. Bk. 0000022, Folio 0111

20

1501350220

PAI # 150228

PAI # 150228

15 ED

DR 10.5

Lot # 467

1511152050
PAI # 150002

B753593 B754296

22

DR 5.5

Lot # 381

1900014424

Pt. Bk./Folio # 022111

Lot # 414
1502470530

B574229

24

B597531

1520000480

Lot # 468

Lot # 415
1502004240

Pt. Bk./Folio # 050061 1900010031

Pt. Bk. 0000050, Folio 0061

Lot # 469

1512001510

26

1523350420

Lot # 470

28

CASE #

2019-0216-A

Your Honor,

I was recently denied the right to keep my car port in my drive way. I am writing in hopes of reconsideration on that decision. The only neighbor, Daniel Soyke, who appeared in court did not do so out of concern for our communities well being as he watched the contractors install the car port and over the course of 8 months never made mention of any issues with the car port until the child of the now vacant home next door requested a hearing of which he did not appear. Mr. Soyke has a personal issue with a person whom no longer lives at the residence and has made it clear before that he would be seeking "revenge". Furthermore, neighbors on Right Elevator drive and surrounding streets have signed a petition stating they do not feel the car port is an "eye sore" as Mr. Soyke claims. In fact, within one mile of the residence there are twelve other homes who have the same or similar structure in their yard to protect their vehicles. While the houses may have been built in 1942 there are very few houses that maintain the original base home look. Most houses at a minimum have added an addition to their homes while numerous others have added an entire second floor onto their home. The few that remain exactly the same as they were built are either vacant or unkept. Mr. Soyke's notion that the homes are all historical and therefore must maintain "a look" is an extreme exaggeration that can be disproved by simply driving down the two main roads in the neighborhood.

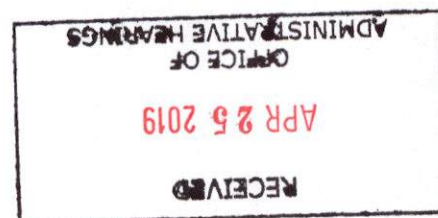
The carport serves as protection for both my car and myself. I have six rods and screws in my back that could paralyze me should I slip and fall on wet concrete walking down the hill to my home. Mr. Soyke states I could park in front of his home however he has covered his front yard in rocks that routinely get kicked out into the road and on to the side walk and so I do not feel comfortable parking my vehicle there as the risk for damage is very high and the potential to trip on the rocks is also increased. The carport also protects my vehicle from the holly leaves that fall from an overgrown holly tree located on 24 Right Elevator Drive. Previously my ex-husband would cut down the branches that hung over our side, however the late-owners son has requested we allowed him to do that himself and so we respected his decision, of which he never followed through nor attempted to trim the tree. My ex husband is no longer at the home and I physically cannot cut the over hanging limbs down myself. The neighbor's son visits the home once every few months and refuses to tend to the tree which has since grown much taller than my car port sits.

I have been told I must remove the carport within sixty days of the decision however the car port was gifted to me by my father before he passed and as a disabled woman, I do not have the funds necessary to immediately remove the car port. Ideally, I would be able to keep my carport where it has been professionally installed, however as a compromise I propose that I can move the carport back approximately 8 feet which would only leave 4 feet of the carport in front of my home. I ask that you please take into consideration the opinions of most other neighbors on the street along with the circumstances I personally face.

Regards,

Sharon A. Zamrzla

Sharon A. Zamrzla 4/25/2019



2019-0216.A

By signing this petition, I am agreeing that I neither view the carport located at 22 Right Elevator Drive as an "eye-sore" nor do I feel it is necessary to remove the structure from the home.

[illegible]

CASE NAME _____
CASE NUMBER 2019-0216-A
DATE 3-25-19

CASE NUMBER 2019-0216-A

DATE 3-25-19

NAME

CITY, STATE, ZIP

E - MAIL

[illegible]

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 - 15 Account Number - 1508303890							
			Owner Information							
Owner Name:			SOYKE DANIEL P MCALLISTER AMANDA J			Use: Principal Residence:				
Mailing Address:			20 RIGHT ELEVATOR DR BALTIMORE MD 21220-4538			Deed Reference: /38679/ 00034				
			Location & Structure Information							
Premises Address:			20 RIGHT ELEVATOR DR BALTIMORE 21220-4538			Legal Description: 20 RIGHT ELEVATOR DR VICTORY VILLA				
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	C
0090	0009	0581		0000	2		466	2018	Plat Ref:	0022/ 0111
Special Tax Areas:			Town:			NONE				
			Ad Valorem:							
			Tax Class:							
Primary Structure Built			Above Grade Living Area			Finished Basement Area			Property Land Area	
1942			1,972 SF						5,280 SF	
County Use									04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
2	NO	STANDARD UNIT	SIDING	2 full/ 1 half						
Value Information.										
Base Value			Value			Phase-In Assessments				
			As of:			As of				
			01/01/2018			07/01/2018				
						As of				
						07/01/2019				
Land:			53,200							
Improvements			102,200							
Total:			155,400			172,467				
Preferential Land:			0			189,533				
						0				
Transfer Information										
Seller: ARIZAGA ERICA CECILIA LANDA			Date: 02/28/2017			Price: \$216,000				
Type: ARMS LENGTH IMPROVED			Deed1: /38679/ 00034			Deed2:				
Seller: THE SECRETARY OF HOUSING AND			Date: 06/07/2016			Price: \$141,553				
Type: NON-ARMS LENGTH OTHER			Deed1: /37602/ 00370			Deed2:				
Seller: WELL FARGO BANK NA			Date: 03/24/2016			Price: \$0				
Type: NON-ARMS LENGTH OTHER			Deed1: /37316/ 00137			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: 04/27/2017										
Homeowners' Tax Credit Application Information										
Homeowners' Tax Credit Application Status: No Application										
Date:										

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW

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

NO
Comment

DEPS

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

FIRE DEPARTMENT

PLANNING

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

NO objection
w/condition

STATE HIGHWAY ADMINISTRATION

NO objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. CB 1800799)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

3/5/19

Daily Record

SIGN POSTING (1st)

Date:

3/3/19

by O'Keefe

SIGN POSTING (2nd)

Date:

3-23-19

by "

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration				
Tax Exempt:		Special Tax Recapture:								
Exempt Class:		NONE								
Account Identifier:		District - 15 Account Number - 1511152050								
Owner Information										
Owner Name:		STRINE SHARON A				Use:		RESIDENTIAL		
Mailing Address:		22 RIGHT ELEVATOR DR BALTIMORE MD 21220-4538				Principal Residence:		YES		
						Deed Reference:		/35938/ 00085		
Location & Structure Information										
Premises Address:		22 RIGHT ELEVATOR DR 0-0000				Legal Description:		22 RIGHT ELEVATOR DR VICTORY VILLA		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	C
0090	0009	0581		0000	2		467	2018	Plat Ref:	0022/ 0111
Special Tax Areas:				Town:				NONE		
				Ad Valorem:						
				Tax Class:						
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1942		1,537 SF				5,280 SF		04		
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation			
2	NO	STANDARD UNIT		SIDING	2 full	1 Carport				
Value Information										
		Base Value		Value		Phase-in Assessments				
				As of		As of		As of		
				01/01/2018		07/01/2018		07/01/2019		
Land:		53,200		53,200						
Improvements		83,200		88,100						
Total:		136,400		141,300		138,033		139,667		
Preferential Land:		0						0		
Transfer Information										
Seller: STRINE ADAM L				Date: 03/16/2015				Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /35938/ 00085				Deed2:		
Seller: IRELAND TIMOTHY EDWARD				Date: 09/29/2003				Price: \$114,900		
Type: ARMS LENGTH IMPROVED				Deed1: /18871/ 00169				Deed2:		
Seller: WELLS FARGO BANK				Date: 07/17/2002				Price: \$81,000		
Type: NON-ARMS LENGTH OTHER				Deed1: /16622/ 00060				Deed2:		
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2018		07/01/2019				
County:		000		0.00						
State:		000		0.00						
Municipal:		000		0.00 0.00		0.00 0.00				
Tax Exempt:		Special Tax Recapture:								
Exempt Class:		NONE								
Homestead Application Information										

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

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

Sherry Nuffer

From: Administrative Hearings
Sent: Thursday, April 25, 2019 3:01 PM
To: DPSoyke@gmail.com
Subject: 2019-0216-A 22 Right Elevator Drive
Attachments: 20190425142048855.pdf

Mr. Soyke,

Pursuant to our Rules and Procedures attached please find a copy of a Motion for Reconsideration in reference to the above-captioned matter that was filed in our office today by Ms. Zamrzla.

-----Original Message-----

From: adminhearingscpr@baltimorecountymd.gov <adminhearingscpr@baltimorecountymd.gov>
Sent: Thursday, April 25, 2019 2:21 PM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

This E-mail was sent from "RNP002673F6C9D3" (MP 3055).

Scan Date: 04.25.2019 14:20:48 (-0400)

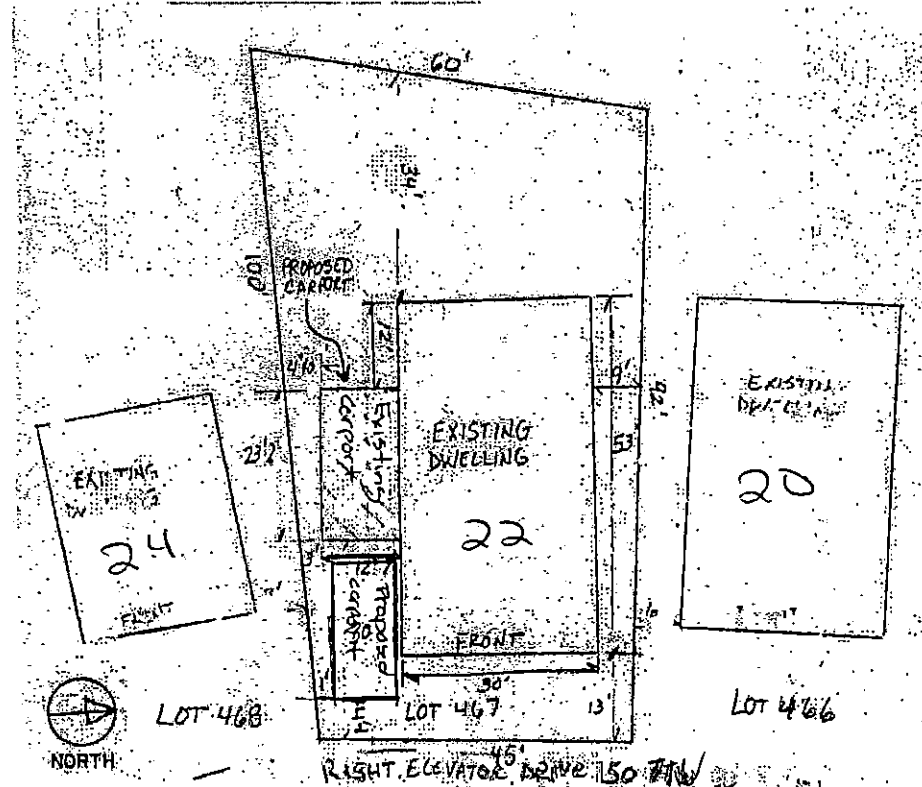
Queries to: adminhearingscpr@baltimorecountymd.gov

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

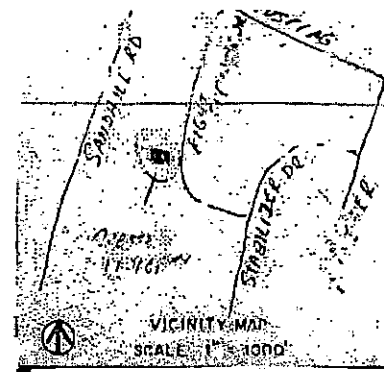
ADDRESS 22 Right Elevator Drive OWNER(S) NAME(S) Sharon Strine

SUBDIVISION NAME Victory Villa LOT # 467 BLOCK # _____ SECTION # 2

PLAT BOOK # 22 FOLIO # 11 10 DIGIT TAX # 151152050 DEED REF. # 35938/00085



PLAN DRAWN BY Smg/fn DATE Jun 20, 2019 SCALE: 1 INCH = 30 FEET



MAP IS NOT TO SCALE

ZONING MAP# 09032

SITE ZONED DR 10.5 (Verifed)

ELECTION DISTRICT 15

COUNCIL DISTRICT 7

LOT AREA ACREAGE 0.370

OR SQUARE FEET 5280

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? X

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

2010-0349-A

VIOLATION CASE INFO:

CB1800799

2019-2016-A

[illegible]



JOHN A. OLSZEWSKI, JR.
County Executive

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

March 18, 2019

Micheal McBee
7723 Trappe Road
Dundalk MD 21222

RE: Case Number: 2019-0216-A, 22 Right Elevator Dr.

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 22, 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.", with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Sharon Zamrzla 22 Right Elevator Dr. Baltimore MD 21220

JB 3-25-19
1:30 pm

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: Mike Mohler
Acting Director, Permits, Approvals and Inspections

DATE: 2/28/2019

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-216



INFORMATION:

Property Address: 22 Right Elevator Drive
Petitioner: Sharon Zamrzla
Zoning: DR 10.5
Requested Action: Variance

The Department of Planning has reviewed the petition for variance to permit a proposed accessory building (detached carport) in the front and side yard in lieu of the required rear yard and to permit a side setback of 1ft. in lieu of the required 2 ft. setback.

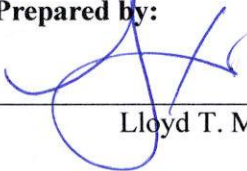
A site visit was conducted on February 15, 2019. The proposed structure (carport) is existing on the site. This structure is the subject of Code Enforcement Complaint# CB1800799.

The Department of Planning has no objections to granting the petitioned zoning relief pending the resolution of said Code Enforcement Complaint and the following condition:

- At no time shall any vehicles parked under the structure extend out over the existing sidewalk

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

Prepared by:



Lloyd T. Moxley

Division Chief:



Jennifer G. Nugent

JM/JGN/LTM/

c: Krystle Patchak
Sharon Zamrzla
Michael McBee
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Mike Mohler
Acting Director, Permits, Approvals and Inspections

DATE: 2/28/2019

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
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Petitioner: Sharon Zamrzla

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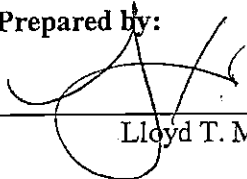
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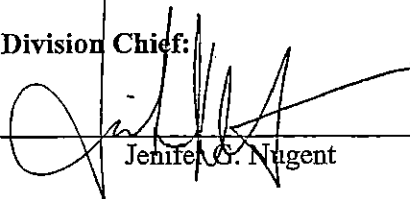
For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jennifer G. Nugent

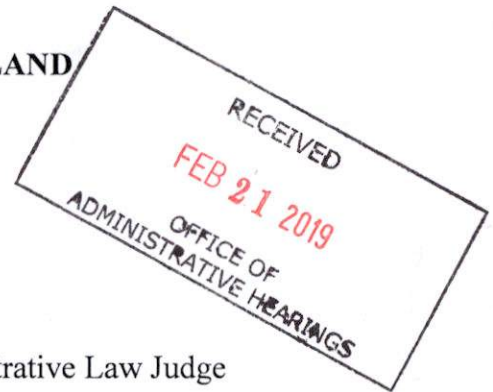
JM/JGN/LTM/

c: Krystle Patchak
Sharon Zamrzla
Michael McBee
Office of the Administrative Hearings
People's Counsel for Baltimore County

3-25

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 21, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0216-A
Address 22 Right Elevator Drive
(Zamrzla Property)

Zoning Advisory Committee Meeting of **February 18, 2019.**

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

Reviewer: Steve Ford

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 2/19/19

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. 2019-0216-A

Variance
Sharon Zeinrztla
22 Right Elevator Drive

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

Debra Wiley

From: Administrative Hearings
Sent: Thursday, May 2, 2019 12:40 PM
To: 'strine96@yahoo.com'
Cc: John Krach
Subject: Case No. 2019-0216-A - 22 Right Elevator Dr.
Attachments: 20190502123734844.pdf

Per your telephone conversation with this office, please find attached a copy of ALJ Beverungen's Order on Motion for Reconsideration.

By copy of this email to Mr. Krach, we are notifying PAI Code Enforcement of this decision as well.

Thank you.

-----Original Message-----

From: adminhearingscpr@baltimorecountymd.gov <adminhearingscpr@baltimorecountymd.gov>
Sent: Thursday, May 2, 2019 12:38 PM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

This E-mail was sent from "RNP002673F6C9D3" (MP 3055).

Scan Date: 05.02.2019 12:37:34 (-0400)

Queries to: adminhearingscpr@baltimorecountymd.gov

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 3/30/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-216

INFORMATION:

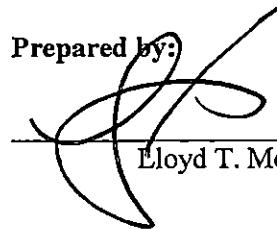
Property Address: 6111 Hutschenreuter Road
Petitioner: Robert Stark
Zoning: RC 2
Requested Action: Variance

The Department of Planning has reviewed the petition for variance to allow a single family detached dwelling to have a street centerline setback of 49 feet in lieu of the minimum required 75 feet.

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

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

Prepared by:



Lloyd T. Moxley

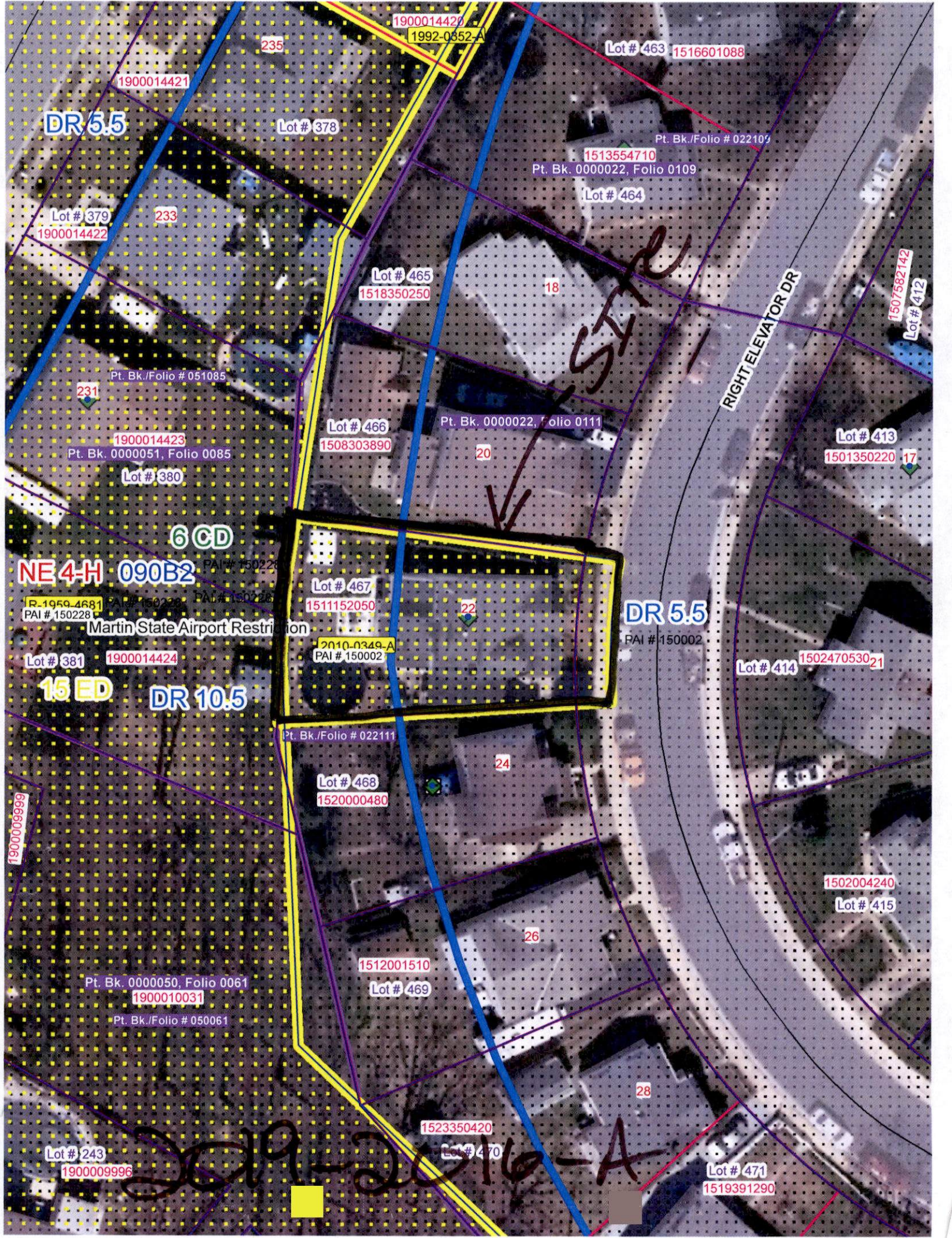
Director:



Andrea Van Arsdale

AVA/KS/LTM/

c: Wally Lippincott
R. Craig Rodgers
Office of the Administrative Hearings
People's Counsel for Baltimore County



1900014420
1992-0352-A

Lot # 463 1516601088

DR 5.5

Lot # 378

Pt. Bk./Folio # 022109

1513554710
Pt. Bk. 0000022, Folio 0109

Lot # 464

Lot # 379
1900014422

233

Lot # 465
1518350250

18

Pt. Bk./Folio # 051085

231

1900014423
Pt. Bk. 0000051, Folio 0085

Lot # 380

Pt. Bk. 0000022, Folio 0111

Lot # 466
1508303890

20

6 CD

NE 4-H 090B2

PAI # 150228

R-1959-4681
PAI # 150228

Martin State Airport Restriction

Lot # 467
1511152050

22

2010-0349-A
PAI # 150002

DR 5.5

PAI # 150002

Lot # 381

1900014424

15 ED

DR 10.5

Lot # 414

1502470530²¹

1900009999

Pt. Bk./Folio # 022111

Lot # 468
1520000480

24

Pt. Bk. 0000050, Folio 0061
1900010031

Pt. Bk./Folio # 050061

1512001510
Lot # 469

26

1502004240
Lot # 415

Lot # 243
1900009996

1523350420

Lot # 470

Lot # 471
1519391290

2019-20216-A

10-10-10

1

2

3

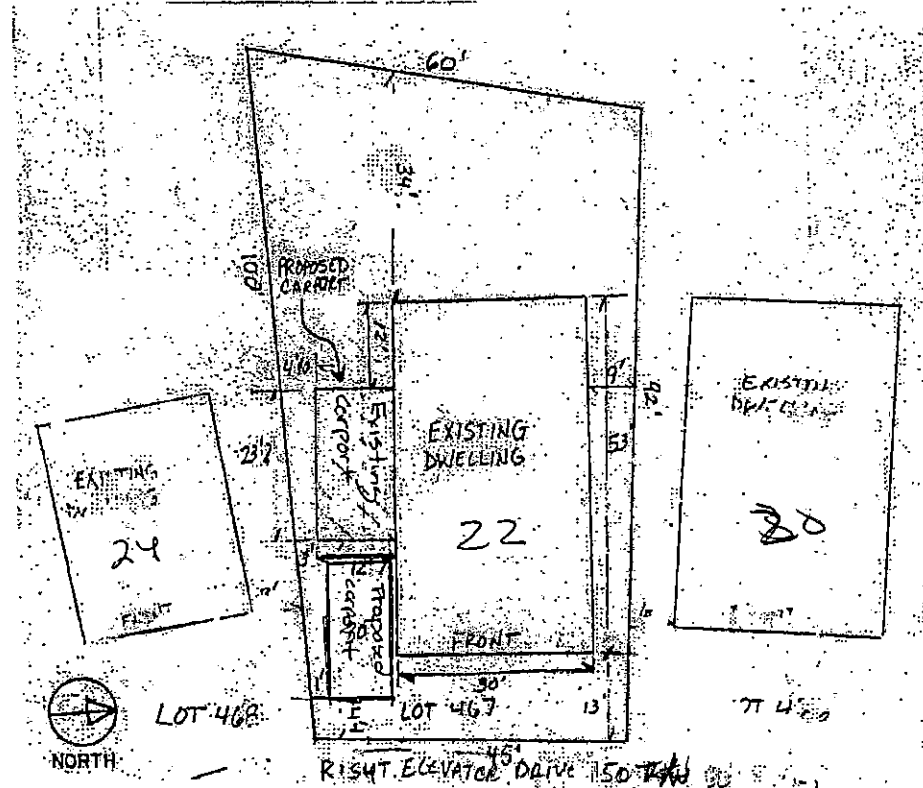
4

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

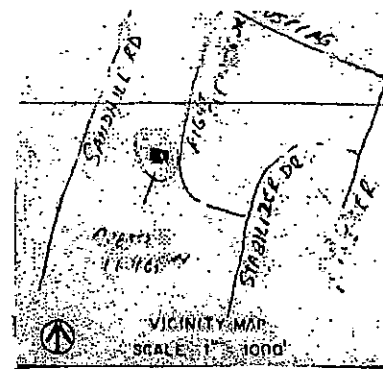
ADDRESS 22 Right Elevator Drive OWNER(S) NAME(S) Sharon Strine

SUBDIVISION NAME Victory Villa LOT # 467 BLOCK # _____ SECTION # 2

PLAT BOOK # 22 FOLIO # 11 10 DIGIT TAX # 151152050 DEED REF. # 35938/00085



PLAN DRAWN BY Smg/fn DATE Jan 20, 2019 SCALE: 1 INCH = 30 FEET



MAP IS NOT TO SCALE
ZONING MAP# 09032
SITE ZONED DR 10.5 (Vested Res.)
ELECTION DISTRICT 15
COUNCIL DISTRICT 7
LOT AREA ACREAGE 0.370
OR SQUARE FEET 5280
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS:
PUBLIC ☒ PRIVATE _____
SEWER IS:
PUBLIC ☒ PRIVATE _____
PRIOR HEARING? ☒
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW
2010-0349-A

VIOLATION CASE INFO:
CB1800799

2019-2016-A

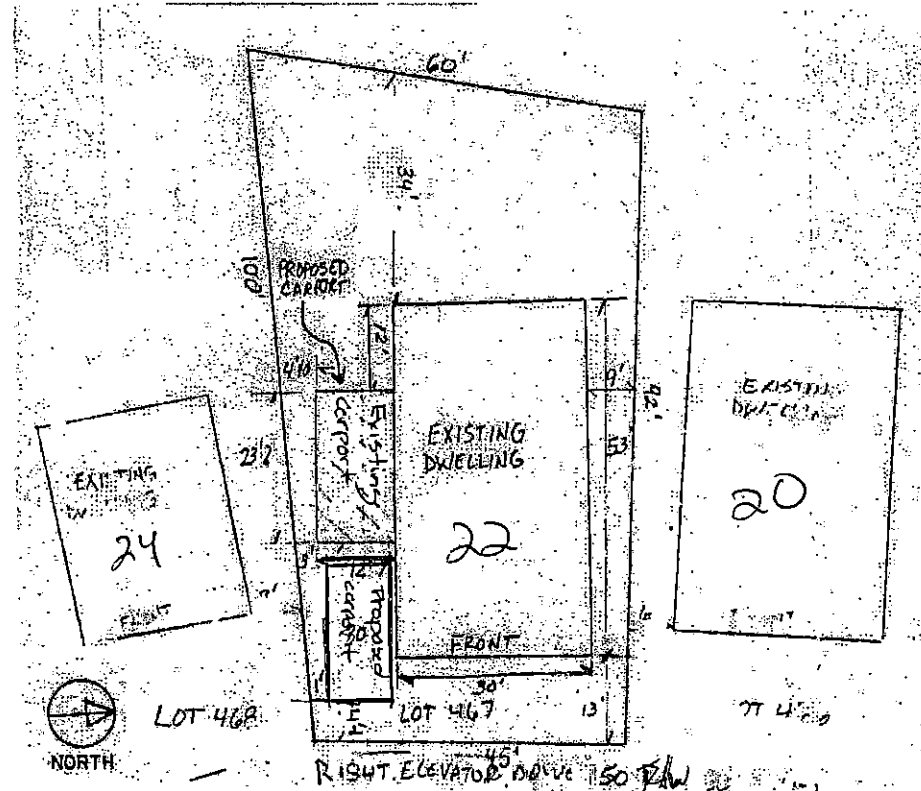
4
.
2
0
0
.
2
0
0

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

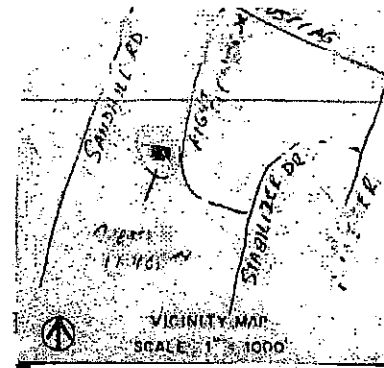
ADDRESS 22 Right Elevator Drive OWNER(S) NAME(S) Sharon Strine

SUBDIVISION NAME Victory Villa LOT # 467 BLOCK # _____ SECTION # 2

PLAT BOOK # 22 FOLIO # 11 10 DIGIT TAX # 151152050 DEED REF. # 35938/00085



PLAN DRAWN BY Sharon Strine DATE Jan 20, 2019 SCALE: 1 INCH = 30 FEET



MAP IS NOT TO SCALE

ZONING MAP# 09082

SITE ZONED DR 10.5 (Vetted)

ELECTION DISTRICT 15

COUNCIL DISTRICT 7

LOT AREA ACREAGE 0.10

OR SQUARE FEET 5280

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? X

IF SO GIVE CASE NUMBER:

AND ORDER RESULT BELOW

2010-0349-A

VIOLATION CASE INFO:

CB1800799

2019-2016-A

PET. Ex. 1



All Homes
within one mile

radius that
have the same

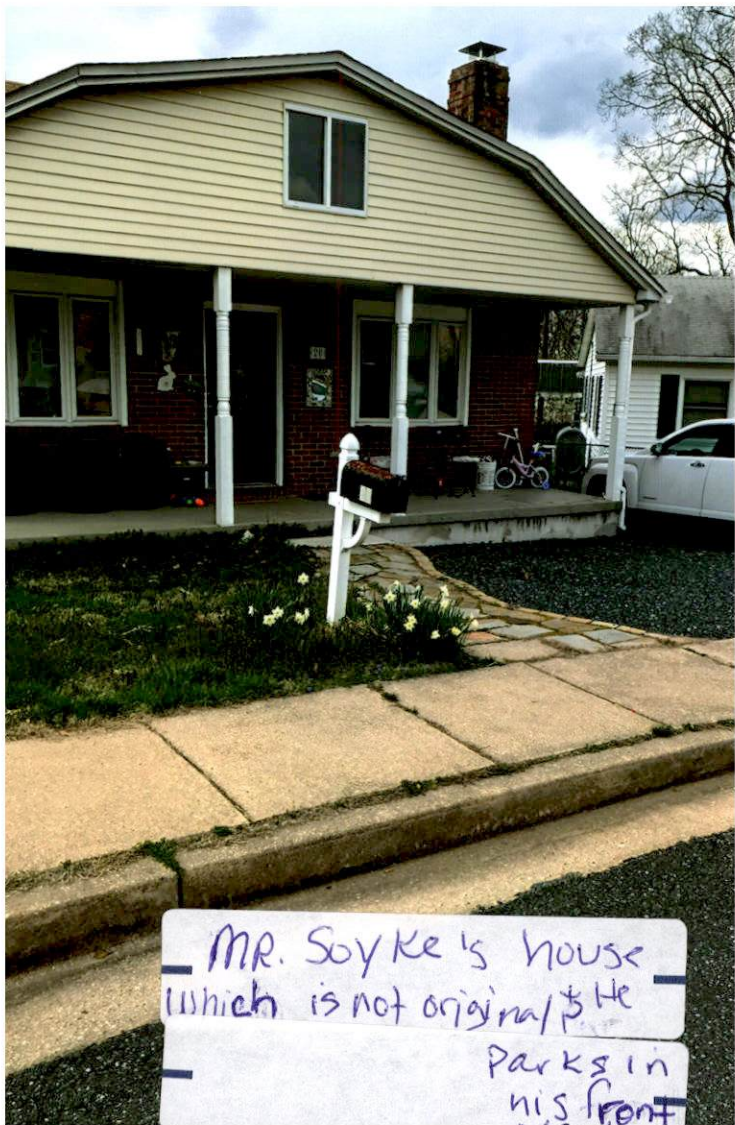
or similar
structures

Which is an eye sore
so why didn't he report
this

Mrs friends house
across the street



trying to show that
he is singling me out



MR. Soyke's house
which is not original to the

Parks in
his front

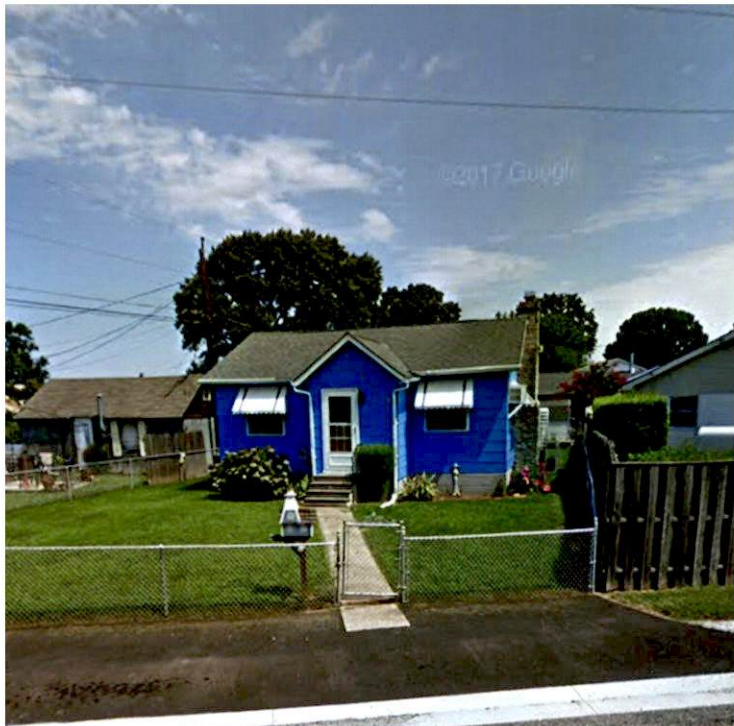


Mr. Soyke's
Parking situation

To show that
He doesn't abide by his
own rule

Another home on
our street. Also not
original



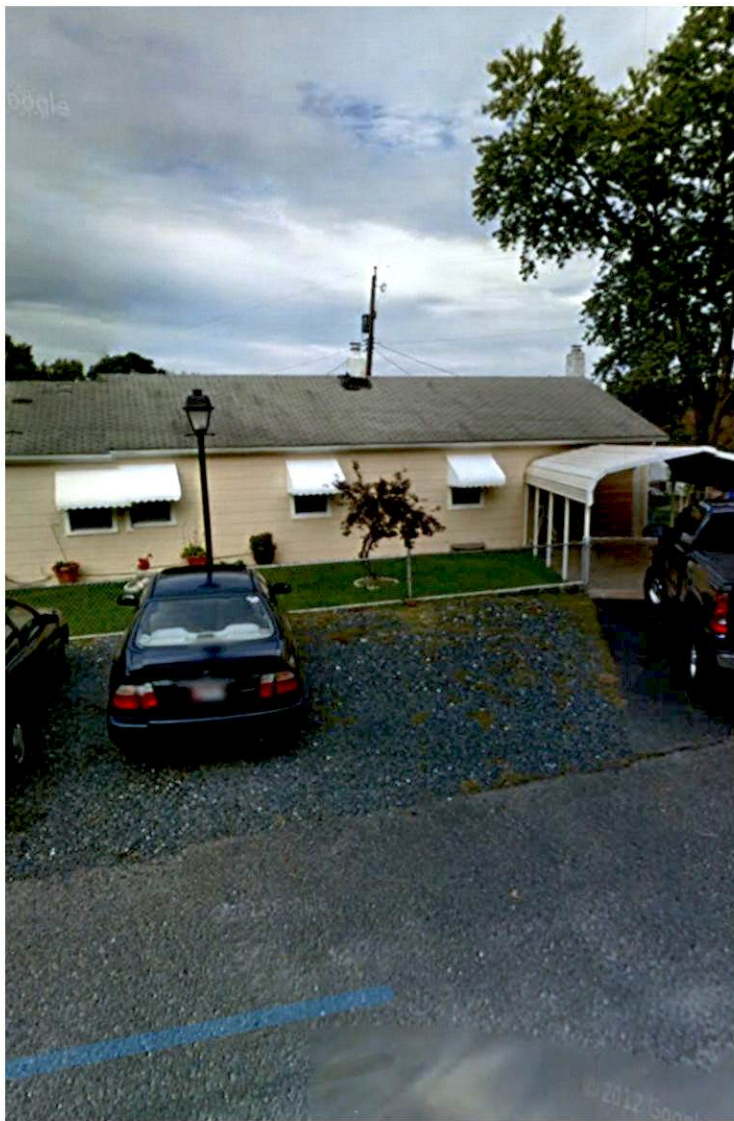


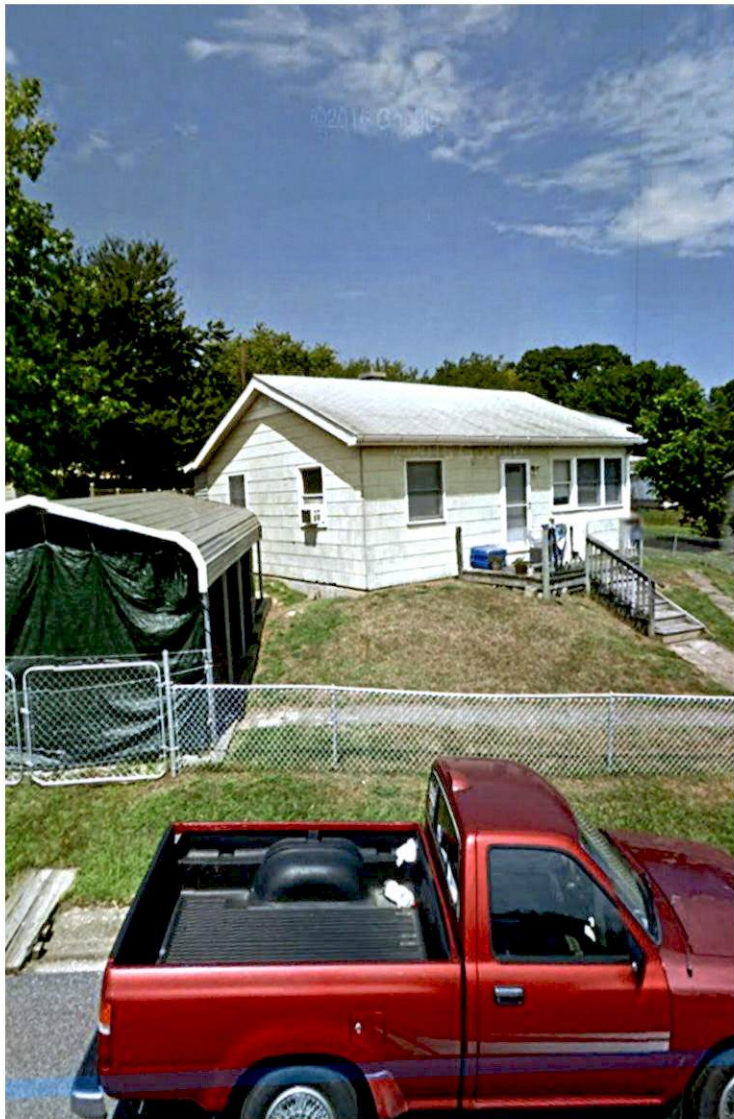
Original Aero Acres
House. And even it is
electric Blue.

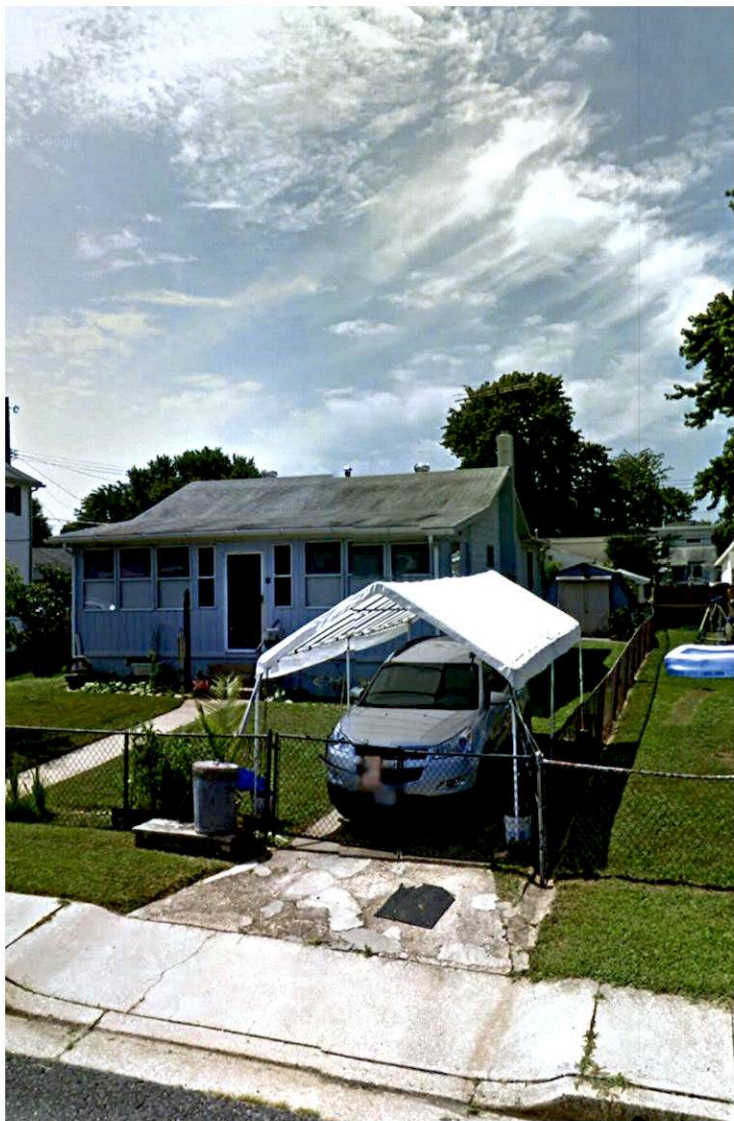




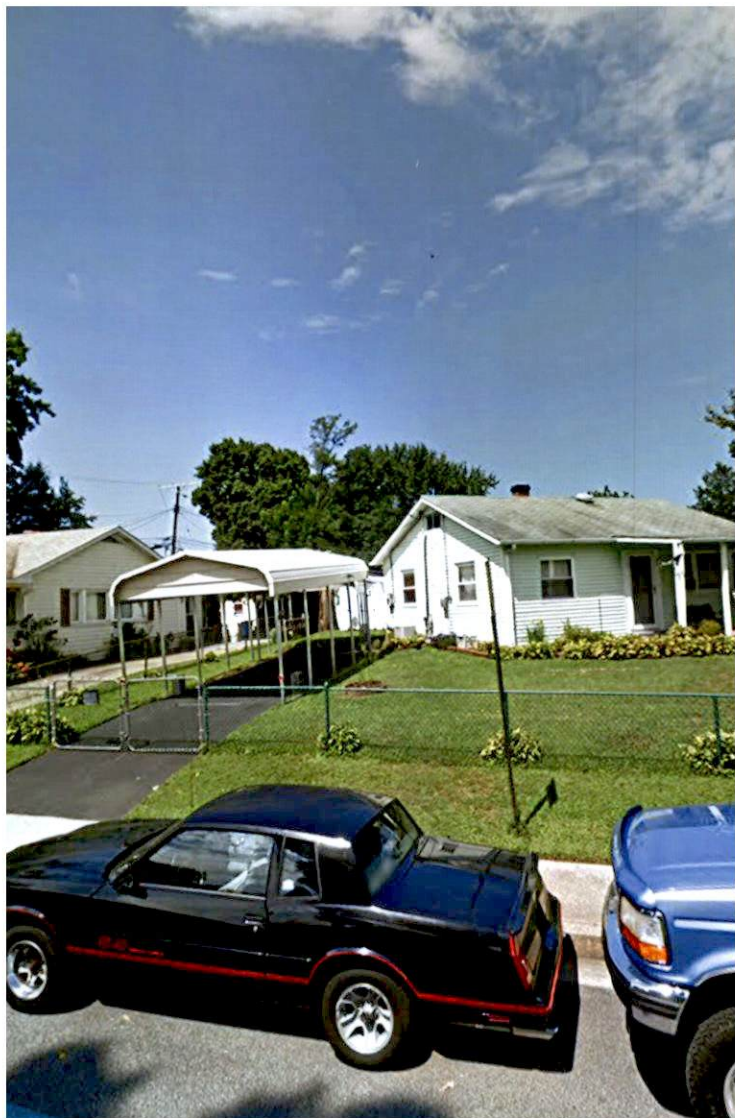






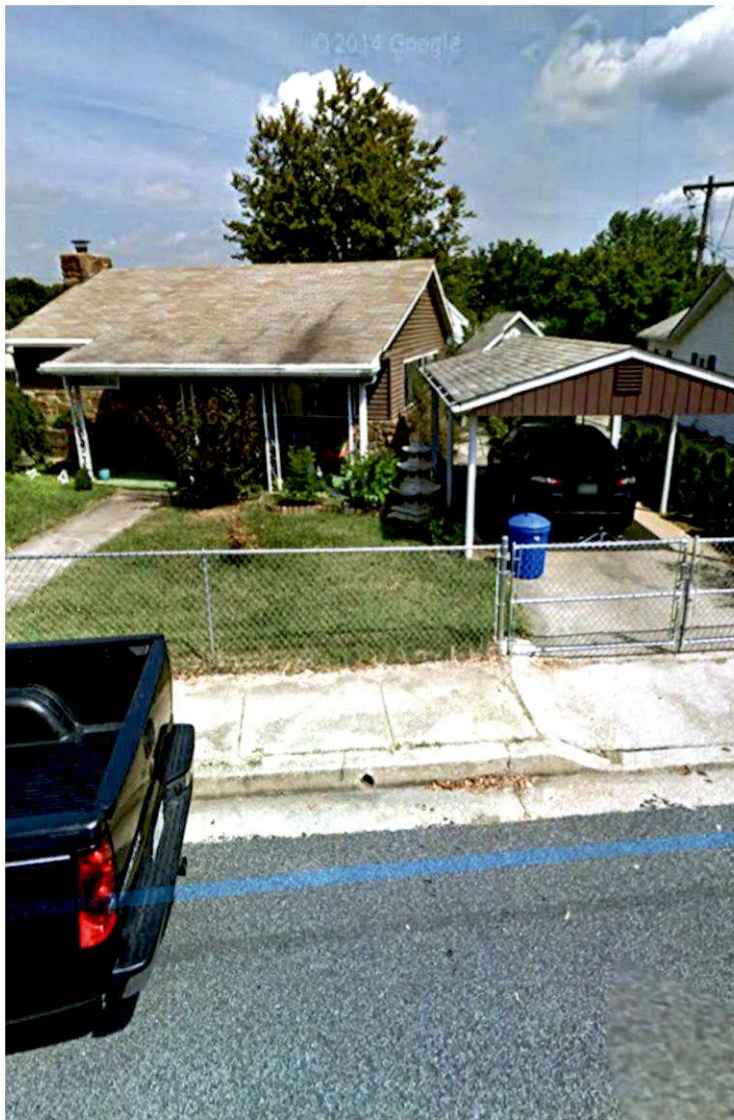








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Proposal to
move carport up 4 feet

It would stop
at the end of
my car

Car would end
at person in list

