

M E M O R A N D U M

DATE: May 16, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0269-A- Appeal Period Expired

The appeal period for the above-referenced case expired on May 15, 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.'

c: Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(14410 Cuba Road)		
8 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Craig A. Marhefka &	*	HEARINGS FOR
Cindy L. Marhefka (Clayton)		
Petitioners	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0269-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Craig A. Marhefka and Cindy L. Marhefka (Clayton) [“Petitioners”]. The Petitioners are requesting Variance relief pursuant to § 400.1 of the Baltimore County Zoning Regulations (“BCZR”) to approve an accessory structure (pool) in the side yard in lieu of the required rear yard placement. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 24, 2019, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general

welfare of the public and should therefore be granted. In the opinion of the Administrative Law

ORDER RECEIVED FOR FILING

Date 4-16-19

By law

Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED, this 16th day of **April, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.1 of the Baltimore County Zoning Regulations ("BCZR") to approve an accessory structure (pool) in the side yard in lieu of the required rear yard placement, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 4-16-19

By [Signature]



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 14410 Cuba Rd Cockeysville MD 21030 Currently zoned RC2
 Deed Reference 37211 1 466 10 Digit Tax Account # 0819008676
 Owner(s) Printed Name(s) Craig Marhefka Cindy Marhefka nee Clayton

(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/plot attached hereto and made a part hereof, hereby petition for an:

1. X ADMINISTRATIVE VARIANCE from Section(s) 400.1 BC212 TO APPROVE AN ACCESSORY STRUCTURE (POOL) IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR YARD PLACEMENT

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

2. _____ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

Craig Marhefka , Cindy Marhefka
 Name #1 – Type or Print Name #2 – Type or Print
Craig Marhefka , Cindy Marhefka
 Signature #1 Signature #2
14410 Cuba Rd Cockeysville MD
 Mailing Address City State
21030 , 410-925-1434 , craig-marhefka@hotmail.com
 Zip Code Telephone # Email Address

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

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

Representative to be contacted:

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

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 14 day of April, 2019 that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0269-A Filing Date 3/14/19 Estimated Posting Date 3/24/19 Reviewer CF

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: 14410 Cuba Rd Cockeysville MD 21030
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)

The petitioners request a variance of the area regulations (§ 400.1) to allow for a swimming pool, an accessory structure permitted under § 1A01.2.B.9.h, to be placed in the side yard in lieu of the required rear yard only regulation. The petitioners property has a unique shape (long and narrow, unlike the majority of other properties in the immediate vicinity) and as a result the rear yard is too small to allow for the placement of a swimming pool in an area that would be functional, would not be immediately adjacent to the neighbors front yard, would not encroach on the neighbors well, or would not encroach on the existing septic reserve area. The strict compliance to § 400.1 would unreasonably prevent the petitioners from installing a permitted swimming pool on their property. The house on the property has an attached garage (with living space above) that is at a 45 degree angle relative to the front of the house, this arrangement places the proposed pool completely behind the rear foundation of the garage and not visible from the front of the house. Several neighbors have accessory structures in their side yards (14350 Cuba Rd has a garage in the side yard, 14400 Cuba Rd has a shed in the side yard, and 14324 Cuba Rd has a pool in the side yard). It is noted that the petitioners have recently obtained a Line Lot Adjustment (approval attached) and the new deeds were recorded immediately prior to this application.

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

Signature of Owner (Affiant)

Craig Marhefka
Name- Print or Type

Signature of Owner (Affiant)

Cindy L. Marhefka
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 13th day of March, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Craig & Cindy Marhefka

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

AS WITNESS my hand and Notaries Seal

David B. Lieberman
Notary Public

9/30/19
My Commission Expires

2019-0269-A

Zoning Property Description for 14410 Cuba Rd, Cockeysville, MD 21030

Beginning at a point on the west side of Cuba Rd which is 60 feet wide at a distance of 75 feet south of the centerline of Worthington Heights Parkway which is 40 feet wide.

Thence the following courses and distances:

(1) South 32 degrees 49 minutes East, 38.69 feet, (2) South 39 degrees 22 minutes 00 seconds East, 363.03 feet, (3) North 86 degrees 22 minutes 09 seconds West, 270.89 feet, (4) North 27 degrees 50 minutes 19 seconds West, 41.66 feet, (5) North 50 degrees 38 minutes 00 seconds East, 16.46 feet, (6) North 39 degrees 22 minutes 00 seconds West, 210.20 feet, (7) North 70 degrees 08 minutes East, 57.00 feet, (8) North 57 degrees 39 minutes East, 124.96 feet to the place of beginning as recorded immediately prior hereto or intended so to be, containing 1.356 acres of land, more or less. Located in the 8th election district and 3rd Council District.

2019-0269-A

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2019-0269-A

TO PERMIT AN ACCESSORY STRUCTURE
(POOL) IN THE SIDE YARD IN LIEU OF THE RE-
QUIRED REAR YARD

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 4/8/19

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

2

VARIANCE

CASE # 2019-0269-A
STRUCTURE (Pool)

TO PERMIT AN ACCESS
IN THE SIDE YARD IN LIEU OF THE REQUIRED
REAR YARD

PUBLIC HEARING ?
BALTIMORE COUNTY CODE
ON 36-127(b)(1), GROUP MAY

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
A PROPOSED VARIANCE, PROVIDED THE REQUEST IS
MADE BEFORE REVIEW BY THE BOARD OF ZONING.

THE PROPOSED VARIATION OF THE ZONING REVIEW BOARD RECEIVED IN THE ZONING REVIEW BOARD OFFICE OF THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT, 5:00 P.M. ON 4/8/19. ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT, COUNTY OFFICE BUILDING, 21204, (410) 887-3391. TOWSON, MD 21204. UNDER PENALTY OF LAW, I CERTIFY THAT THE ABOVE IS TRUE AND CORRECT. DATE: 4/8/19. OFFICIAL: [Signature]

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0269 -A Address 14410 Cuba Rd

Contact Person: CHRISTINE FRANK Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3-14-19 Posting Date: 3-24-19 Closing Date: 4-8-19

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2019- 0269 -A Address 14410 Cuba Rd

Petitioner's Name Cindy Marhefka Craig Marhefka Telephone 410-925-1434

Posting Date: 3-24-19 Closing Date: 4-8-19

Wording for Sign: To Permit an accessory structure (Pool) in The Side
YARD in Lieu of The Required Rear yard

Revised 6/30/2019

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

No. **181930**

Date: **3-14-19**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 3/14/2019 3/14/2019 09:06:47 3

REG #503 WALKIN CAN
 >>RECEIPT # 810491 3/14/2019 OFLN

Dept 5 528 ZONING VERIFICATION

CR NO. 181930

Recpt Tot \$ 75.00

75.00 CK .00 CA

Baltimore County, Maryland

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

Total: **75.00**

Rec

From:

Admin Variance # 2019-0269-A

For:

14410 Cubg Rd - Marthe FKA

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

**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/neighborhood 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: 2019-0269-A
Property Address: 14410 Cuba Rd Cockeysville MD 21030
Property Description: _____

Legal Owners (Petitioners): Craig Markoffka Cindy Markoffka
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Cindy Markoffka
Company/Firm (if applicable): _____
Address: 14410 Cuba Rd
Cockeysville MD 21030

Telephone Number: 410-299-1011

Revised 7/9/2015

CERTIFICATE OF POSTING

Date: 3-24-19

RE: Case Number: 2019-0269-A

Petitioner/Developer: Marchetta

Date of Hearing/Closing: 4-8-19

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 14410 Cuba Rd

The signs(s) were posted on 3-24-19
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)



JOHN A. OLSZEWSKI, JR.
County Executive

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

April 9, 2019

Craig Marhefka
14410 Cuba Road
Cockeysville MD 21030

RE: Case Number: 2019-0269-A, 14410 Cuba 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 March 14, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 2/20/19

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

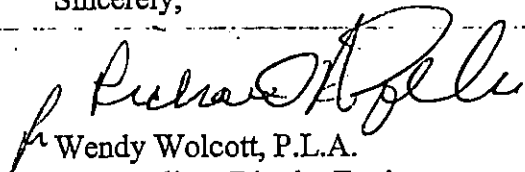
Dear Ms. Lewis:

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. 2019-0269-A

*Administrative Variance
Grady & Cindy Markelka
14410 Cubik 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

(AV) 4-8-19

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: March 26, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0269-A
Address 14410 Cuba Road
(Marhefka Property)

Zoning Advisory Committee Meeting of **March 25, 2019.**

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

Reviewer: Steve Ford

CASE NO. 2019- 0269-XVC H E C K L I S TSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment

_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>3-26</u>	DEPS (if not received, date e-mail sent _____)	<u>None</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>3-20</u>	STATE HIGHWAY ADMINISTRATION	<u>No object.</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 3-24-19 by PersonSIGN POSTING (2nd) Date: _____ by "PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 08 Account Number - 0819008676			
Owner Information					
Owner Name:	MARHEFKA CRAIG A CLAYTON CINDY L		Use:	RESIDENTIAL	
			Principal Residence:	YES	
Mailing Address:	14410 CUBA RD COCKEYSVILLE MD 21030-1010		Deed Reference:	/37211/ 00466	
Location & Structure Information					
Premises Address:	14410 CUBA RD COCKEYSVILLE 21030-1010		Legal Description:	1.33 AC WS CUBA RD 75FT S WORTHINGTN HGT PL	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0033	0022	0114		0000	2017
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
2013	4,042 SF	1387 SF	1.3300 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1 1/2	YES	STANDARD UNIT	SIDING	3 full/ 1 half	1 Attached
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2017	07/01/2018	07/01/2019	
Land:	219,500	180,700			
Improvements	353,900	463,700			
Total:	573,400	644,400	620,733	644,400	
Preferential Land:	0			0	
Transfer Information					
Seller: MASLACK MONICA B		Date: 02/24/2016		Price: \$725,000	
Type: ARMS LENGTH IMPROVED		Deed1: /37211/ 00466		Deed2:	
Seller: MASLACK JAN D 2ND		Date: 02/24/2016		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /37211/ 00459		Deed2:	
Seller: FETE INC		Date: 03/28/2013		Price: \$150,000	
Type: ARMS LENGTH VACANT		Deed1: /33367/ 00439		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 09/19/2016

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

ZAC AGENDA

Case Number: 2019-0269-A **Reviewer:** Christina Frink

Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Craig & Cindy Marhefka

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 14410 CUBA RD

Location: West of Cuba Road, 75 feet S of Worthington Hgts Pkwy.

Existing Zoning: RC 2

Area: 59,073

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To approve an accessory structure pool in the side yard in lieu of the required rear yard placement.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/08/2019

Miscellaneous Notes:

Case Number: 2019-0270-A **Reviewer:** Joseph Merrey

Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL

Type: VARIANCE

Legal Owner: WRC Properties LLC

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 12 **Council Dist:** 7

Property Address: 7308 EASTERN AVE

Location: NW/S of Eastern Ave, 179 Feet of the center line of Westerly Way.

Existing Zoning: BR, AS

Area: 0.393

Proposed Zoning:

VARIANCE:

To permit a tavern with 23 parking spaces in lieu of the required 59 spaces.

Attorney: Not Available

Prior Zoning Cases: 1962-5638-X

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

2019-0269-A



14410 A Cuba Rd

03/10/2019 14:41

2019-0269-A

2019-0269-A

03/10/2019 14:41

14350 Cuba Rd





14400 Cuba Rd

03/10/2019 14:39

2019-0269-A

Enter Property Address Here



Publication Date: 2/27/2019



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



0 15 30 60 90 120 Feet

1 inch = 60 feet

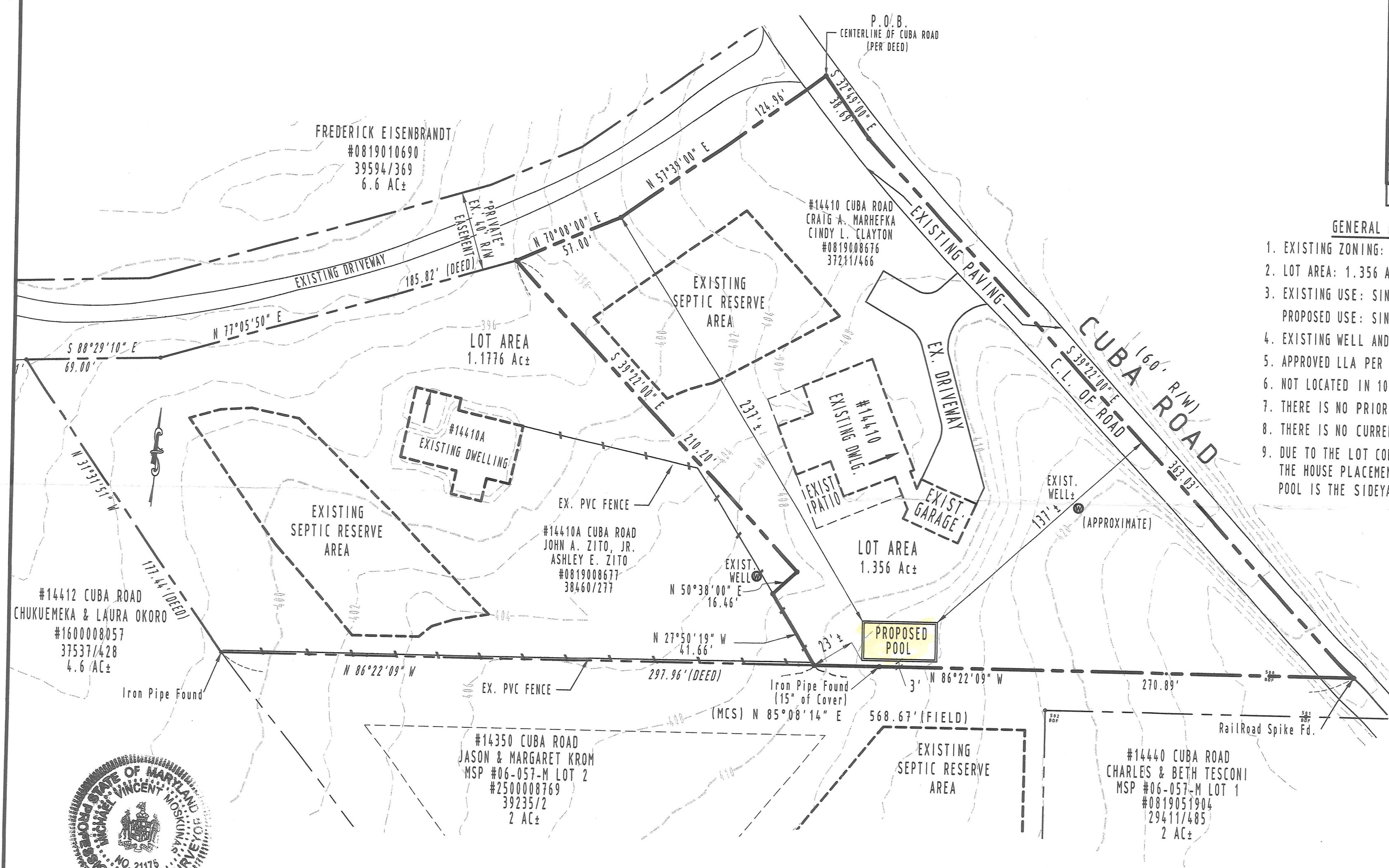
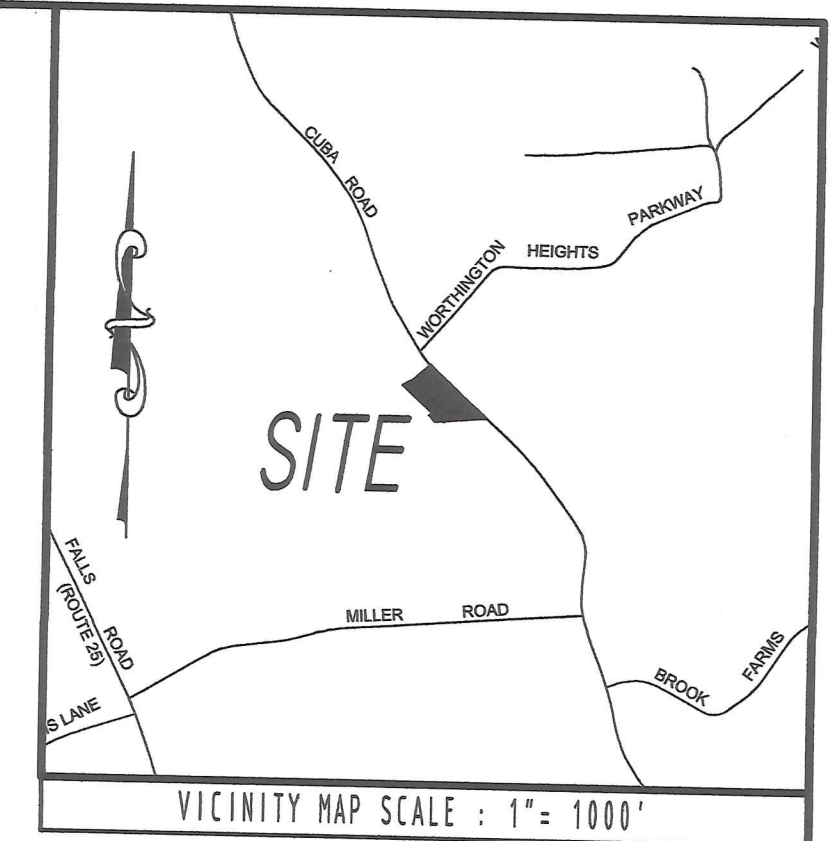
2019-D269-A

2d 1d-2 90d-47





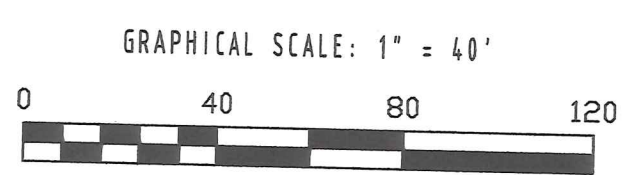
2019-2269-A



- GENERAL NOTES**
1. EXISTING ZONING: RC-2 (033B3)
 2. LOT AREA: 1.356 AC± / 59,073.7 S.F.±
 3. EXISTING USE: SINGLE FAMILY DWELLING (TO REMAIN).
PROPOSED USE: SINGLE FAMILY DWELLING WITH POOL (18' X 36')
 4. EXISTING WELL AND SEPTIC SYSTEMS.
 5. APPROVED LLA PER 010819-LLA1 (2018-00179)
 6. NOT LOCATED IN 100 YEAR FLOODPLAIN, CBCA OR HISTORIC DISTRICT.
 7. THERE IS NO PRIOR ZONING HISTORY.
 8. THERE IS NO CURRENT VIOLATIONS.
 9. DUE TO THE LOT CONFIGURATION, PRIVATE SEPTIC SYSTEM, AND THE HOUSE PLACEMENT, THE ONLY VIABLE LOCATION FOR THE PROPOSED POOL IS THE SIDEYARD.



Michael V. Moskunus
 Michael V. Moskunus
 Professional Land Surveyor #21175
 License Expires: 6/25/2019



OWNER
 CRAIG MARHEFKA
 CINDY CLAYTON
 #14410 CUBA ROAD
 COCKEYSVILLE, MD. 21030

PLAN TO ACCOMPANY ADMINISTRATIVE VARIANCE PETITION		
#14410 CUBA ROAD		
TAX MAP: 33 - GRID: 22 - PARCEL: 114		
DEED REFERENCE: 37211/466		
8TH ELECTION DISTRICT C3		
BALTIMORE COUNTY, MARYLAND		
Scale: 1" = 40'	Date: 03/01/19	JOB #9158-2019
Drawn: M.V.M.	Checked: B.L.M.	SURVEY'D: N/A

2019-0269-A Pet. Eob 1