

M E M O R A N D U M

DATE: August 19, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0363-A - Appeal Period Expired

The appeal period for the above-referenced case expired on August 14, 2019. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c: / Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(2431 Hunt Drive)		
3 rd Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Brian J. & Linda E. Yaniger	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0363-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the subject property, Brian J. and Linda E. Yaniger ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 1B02.3.B of the Baltimore County Zoning Regulations ("BCZR"), to permit an addition (sunroom) with a rear yard setback of 18.5 ft. in lieu of the required 30 ft. 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 June 19, 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

ORDER RECEIVED FOR FILING

Date 7-15-19

By ISW

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

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

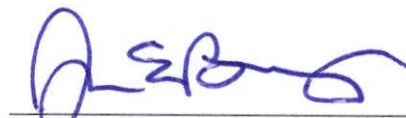
THEREFORE, IT IS ORDERED, this 15th day of **July, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1B02.3.B of the Baltimore County Zoning Regulations ("BCZR"), to permit an addition (sunroom) with a rear yard setback of 18.5 ft. in lieu of the required 30 ft., 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.

JEB:dlw



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 7-15-19

By dlw



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 2431 Hunt Drive

Currently zoned DR 5.5

Deed Reference 29994/00120

10 Digit Tax Account # 0 3 0 1 0 1 3 6 2 1

Owner(s) Printed Name(s) Linda & Brian Yaniger

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. X **ADMINISTRATIVE VARIANCE** from Section(s) 1B02.3.B BCZR
To Permit an Addition with a Rear yard setback
of 18.5' in Lieu of The Required 30'

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):

Linda Yaniger

Brian Yaniger

Name #1 – Type or Print

Name #2 – Type or Print

Linda Yaniger

Brian Yaniger

Signature #1

Signature #2

2431 HUNT DR. BALTIMORE MD

Mailing Address

City

State

21209, 410-484-8643, COACHBOX1@AOL.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:

Gerard Andersen

Name – Type or Print

Signature

7110 Golden Ring Rd Baltimore

MD

Mailing Address

City

State

21221

410-336-9666

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 17 day of May 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 2019-0368-2 Filing Date 6/12/19 Estimated Posting Date 6/23/19 Reviewer JF

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 2431 Hunt Drive Baltimore MD 21209
Print or Type Address of property City State Zip Code

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

— We would like to convert our existing deck into a 18'x14.5' sunroom addition on the rear of our —
— single family dwelling. Being our property is located within a DR5.5 Zoning district with a 30' rear —
— yard setback we will fail to meet the rear yard setback requirements. This is caused by our home —
— already being offset to the fullest extend into our rear yard. We would love to enjoy our rear yard —
— deck more so then just in the hours were weather is permitting. and this is the only logical —
— location for the proposed sunroom seeing there is currently an access door and existing deck. —
— Therefore we are asking for a variance for a rear yard setback of 18.5 in lieu of the required 30' —
— for the construction of an 18'x14.5' sunroom addition —
—
—
—

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

Linda Yaniger
Signature of Owner (Affiant)

Linda Yaniger
Name- Print or Type

B. Yaniger
Signature of Owner (Affiant)

Brian Yaniger
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 11 day of June, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here:

Linda Yaniger and Brian Yaniger

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

AS WITNESS my hand and Notaries Seal

Aileen S. Friedman
Notary Public
BALTIMORE COUNTY, MARYLAND
11-13-2019

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.

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Print or Type Address of property City State Zip Code

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— single family dwelling. Being our property is located within a DR5.5 Zoning district with a 30' rear —
— yard setback we will fail to meet the rear yard setback requirements. This is caused by our home —
— already being offset to the fullest extend into our rear yard. We would love to enjoy our rear yard —
— deck more so then just in the hours were weather is permitting. and this is the only logical —
— location for the proposed sunroom seeing there is currently an access door and existing deck. —
— Therefore we are asking for a variance for a rear yard setback of 18.5 in lieu of the required 30' —
— for the construction of an 18'x14.5' sunroom addition —
—
—
—

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

Linda Yaniger
Signature of Owner (Affiant)

Linda Yaniger
Name- Print or Type

R-Ys
Signature of Owner (Affiant)

Brian Yaniger
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 11 day of June, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here:

Linda Yaniger and Brian Yaniger

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

AS WITNESS my hand and Notary Seal

Aileen S. Friedman
Notary Public



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 2431 Hunt Drive

Currently zoned DR 5.5

Deed Reference 29994/00120

10 Digit Tax Account # 0 3 0 1 0 1 3 6 2 1

Owner(s) Printed Name(s) Linda & Brian Yaniger

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. X **ADMINISTRATIVE VARIANCE** from Section(s) 1802.3.B DCZR
To Permit an addition with a rear yard setback of 18.5' in lieu of Required 30'

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):

Linda Yaniger

Brian Yaniger

Name #1 – Type or Print

Name #2 – Type or Print

Linda Yaniger

B. Yaniger

Signature #1

Signature #2

2431 Hunt Dr. Baltimore MD

Mailing Address

City

State

21209, 410-484-8643, COACHBY1@AOL.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:

Gerard Andersen

Name – Type or Print

Signature

7110 Golden Ring Rd Baltimore

MD

Mailing Address

City

State

21221

Zip Code

410-336-9666

Telephone #

Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0363-A

Filing Date 6/13/19

Estimated Posting Date 7/1/19

Reviewer JF

Zoning Property Description:

2431 Hunt Drive

Beginning at a point on the south side of Hunt Drive which is 50' wide at a distance of 550' east of the centerline of the nearest improved intersecting Street being Greenspring Avenue which is 70' wide.

Being Block C, Lot 8, Section C in the subdivision of Summit Park as recorded in the Baltimore County Plot Book #22 Folio 19th containing 8100sqft. and located in the ^{3rd}~~2nd~~ election district and the ^{2nd}~~3rd~~ councilmanic district also known as 2431 Hunt Drive

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(2431 Hunt Drive)		
3 rd Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Brian J. & Linda E. Yaniger	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0363-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the subject property, Brian J. and Linda E. Yaniger (“Petitioners”). The Petitioners are requesting Variance relief pursuant to § 1B02.3.B of the Baltimore County Zoning Regulations (“BCZR”), to permit an addition (sunroom) with a rear yard setback of 18.5 ft. in lieu of the required 30 ft. 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 June 19, 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 Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

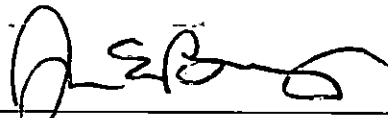
THEREFORE, IT IS ORDERED, this 15th day of July, 2019, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1B02.3.B of the Baltimore County Zoning Regulations ("BCZR"), to permit an addition (sunroom) with a rear yard setback of 18.5 ft. in lieu of the required 30 ft., 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.

JEB:dlw



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 6/19/2019

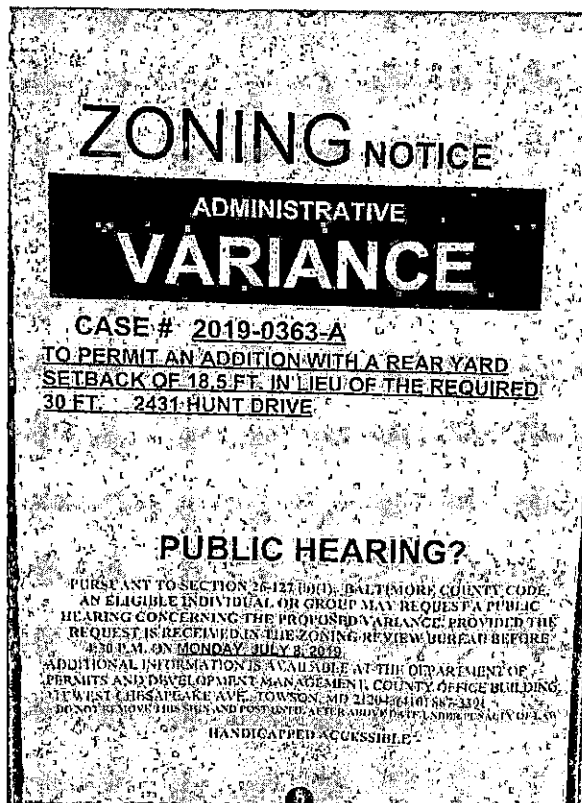
Case Number: 2019-0363-A

Petitioner / Developer: LINDA & BRIAN YANIGER

Date of Closing: JULY 8, 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:
2431 HUNT DRIVE

The sign(s) were posted on: JUNE 19, 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 @ 2431 Hunt Drive ~ 6/19/2019



Background Photo 2nd Sign @ 2431 Hunt Drive ~ 6/19/2019

CASE # 2019-0363-A

**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/neighbor 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: 2019-0363-A
Property Address: 2431 Hunt Drive
Property Description: _____

Legal Owners (Petitioners): Yaniger - Linda + Brian
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Misty Cutler
Company/Firm (if applicable): CW of Baltimore LLC
Address: 7110 Golden Ring Rd
Baltimore Md 21221

Telephone Number: 410 780 0062

Revised 7/9/2015

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0363 -A

Address 2431 Hunt Drive

Contact Person: JUN FERNANDO
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 6/12/19 Posting Date: 6/28/19 Closing Date: 7/5/19

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- 0363 -A

Address 2431 Hunt Dr.

Petitioner's Name Linda & Brian Yaniger

Telephone 410-484-8643

Posting Date: 6/23/19

Closing Date: 7/5/19

Wording for Sign: To Permit an addition with a rear yard setback of
15.5' in lieu of the required 30'.

Revised 6/30/2019



OLSZEWSKI, JR.
ative

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

July 8, 2019

derson
en Ring Road
MD 21221

Number: 2019-0363-A, 1815 2431 Hunt Drive

on It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning, Department of Permits, Approvals, and Inspection (PAI) on June 12, 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 improvement 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

WCR/kl

Enclosures

c: People's Counsel
Linda Yaniger & Brian Yaniger 2431 Hunt Drive

7-3391 | Fax 410-887-3048

Zoning Review | C
111 West Chesapeake Avenue, Room 111 | Towson, Md.
www.baltimorecountymd.gov





OLSZEWSKI, JR.
ative

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

July 8, 2019

Anderson
en Ring Road
MD 21221

Number: 2019-0363-A, 1815 2431 Hunt Drive

It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning, Department of Permits, Approvals, and Inspection (PAI) on June 12, 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, agency, 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 planning agency.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", is written over the "Very truly yours," text.

W. Carl Richards, Jr.
Supervisor, Zoning Review

res

ple's Counsel
a Yaniger & Brian Yaniger 2431 Hunt Drive Baltimore MD 21209

Date: 6/19/19

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

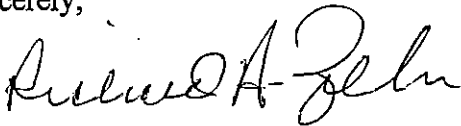
Dear Ms. Lewis:

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. 2019-0363-A.

*Administrative Variance
Linda & Brian Younger
2431 Hunt 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,



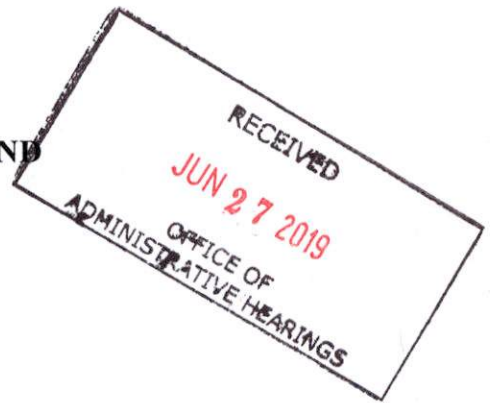
Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

7-8

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: June 27, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0363-A
Address 2431 Hunt Drive
(Yaniger Property)

Zoning Advisory Committee Meeting of **June 24, 2019**.

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

Reviewer: Steve Ford

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>6-27</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>6-19</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 (1 st)	Date: <u>6-19-19</u>	by <u>O'Keefe</u>
SIGN POSTING (2 nd)	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 - 03 Account Number - 0301013621			
Owner Information					
Owner Name:		YANIGER BRIAN J YANIGER LINDA E		Use:	RESIDENTIAL
Mailing Address:		2431 HUNT DR BALTIMORE MD 21209-		Principal Residence:	YES
				Deed Reference:	/29994/ 00120
Location & Structure Information					
Premises Address:		2431 HUNT DR 0-0000		Legal Description:	
				SUMMIT PARK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0078	0006	0540		0000	3
					C
					8
					2017
					Plat No:
					Plat Ref:
					0022/ 0019
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1956		1,400 SF		350 SF	
				Property Land Area	
				8,100 SF	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	SIDING	1 full/ 2 half	1 Carport
Last Major Renovation					
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2017	07/01/2018	07/01/2019
Land:		69,200	92,000		
Improvements		139,700	177,100		
Total:		208,900	269,100	249,033	269,100
Preferential Land:		0			0
Transfer Information					
Seller: KATZ HANNAH J		Date: 10/15/2010		Price: \$225,000	
Type: ARMS LENGTH IMPROVED		Deed1: /29994/ 00120		Deed2:	
Seller: KATZ E SYDNEY		Date: 10/16/1991		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /08940/ 00284		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 05/11/2011

Homeowners' Tax Credit Application Information

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



Lot # 14
0304085060

2403 Lot # 11
1965-0353-A
1967-0025-A
13078150

Lot # 5
0312033670

Lot # 4
0307002200

Lot # 13
2011-0036-A
0311003750
Pt. Bk. 0000022, Folio 0019

2401
Lot # 12
0313077026
Pt. Bk. 0000020, Folio 0019

PAI # 030055
PAI # 030055

Pt. Bk./Folio # 022019
HUNT DR

Pt. Bk./Folio # 020115
0319048570
Pt. Bk. 0000020, Folio 0115

2 CD
078C1

NW 8-D
DR 5.5

SITE

079A1

Lot # 9
0307052170

3 ED
Lot # 6
0304021495

Lot # 7
0312084310
2433

Lot # 8
2431
0301013621

2429

Pt. Bk. 0000026, Folio 0071

Pt. Bk./Folio # 026071B
0309675280
1959-4653-A

0305019330
Lot # 15

Lot # 16

PAI # 030087

CHIPPEWA DR

Pt. Bk./Folio # 025008B
0311078390

Pt. Bk. 0000025, Folio 0008

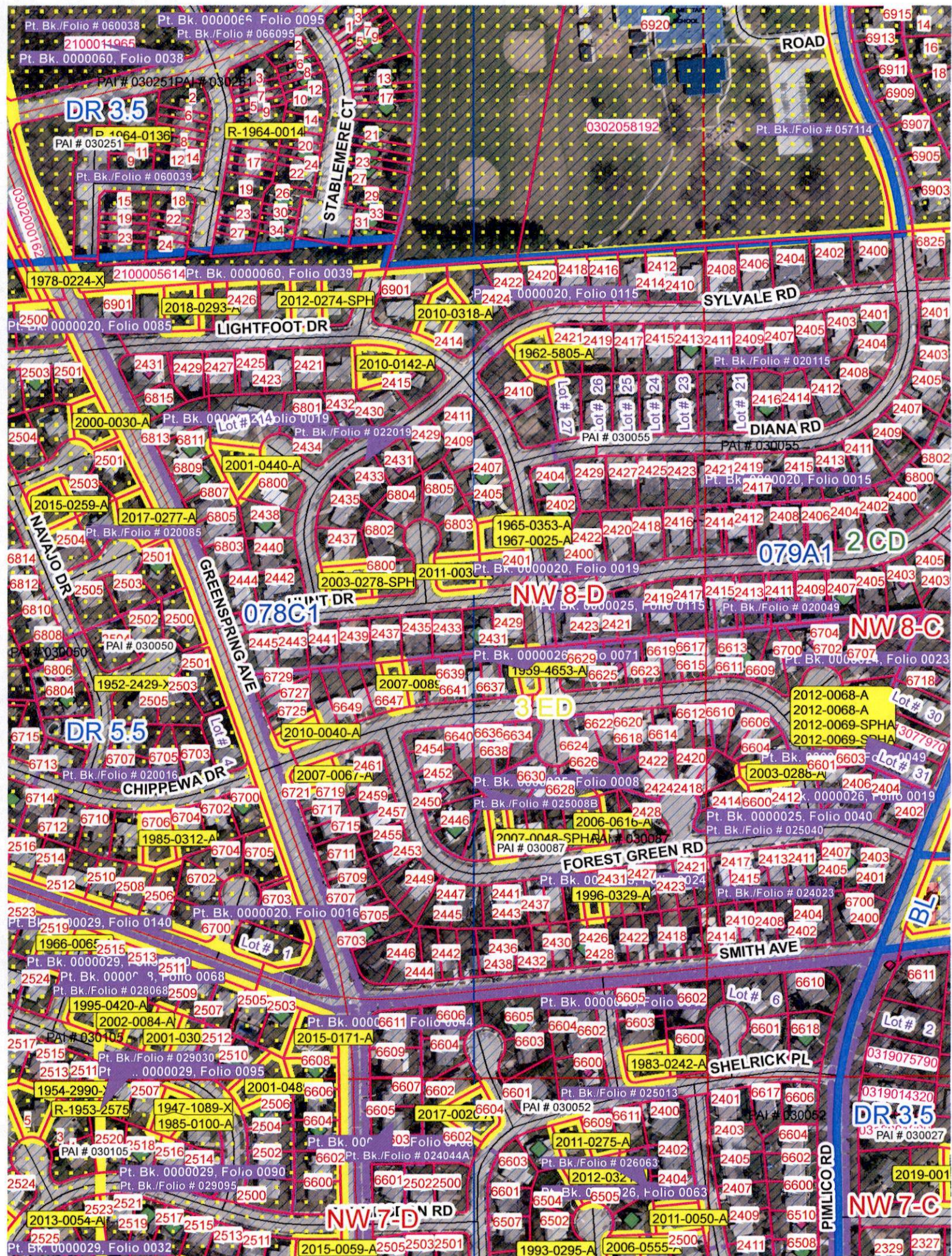
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Pt. Bk. 0000025, Folio 0040
0323918730

Pt. Bk./Folio # 025040

0307061990

0309013000



6/12/2019

Front of 2431 HUNT Dr

20190611_165509.jpg



6/12/2019

Location of Proposed Sunroom @
Existing

20190611_165551.jpg



6/12/2019

Side of 2431

and

20190611_165607.jpg

Adjoining Neighbor



6/12/2019

View of Rear Yard from Deck

20190611_165539.jpg



SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

Summit Park

PLAT BOOK # 22

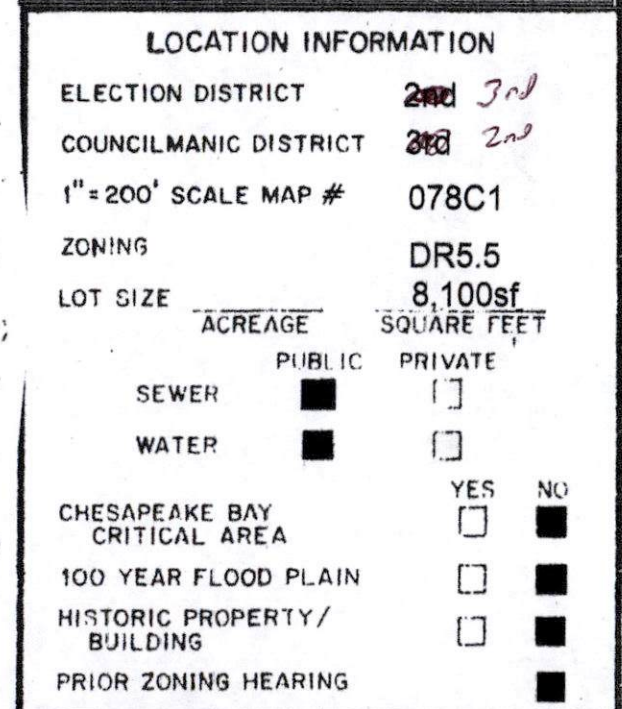
FOLIO # 19

LOT # 8

SECTION # 3

OWNER

Linda And Brian Yaniger



ELECTION DISTRICT ~~2nd~~ 3rd

COUNCILMANIC DISTRICT ~~2nd~~ 2nd

1" = 200' SCALE MAP # 078C1

ZONING DR5.5

LOT SIZE 8,100sf

ACREAGE SQUARE FEET

PUBLIC PRIVATE

SEWER 17

WATER ☒ ☐

CHESAPEAKE BAY
CRITICAL AREA

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/
BUILDING ☐ ☒

PRIOR ZONING HEARING ■

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

SCALE OF DRAWING: 1" = 20'

Pet. | Eph. | 1

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 2431 Hunt Drive

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

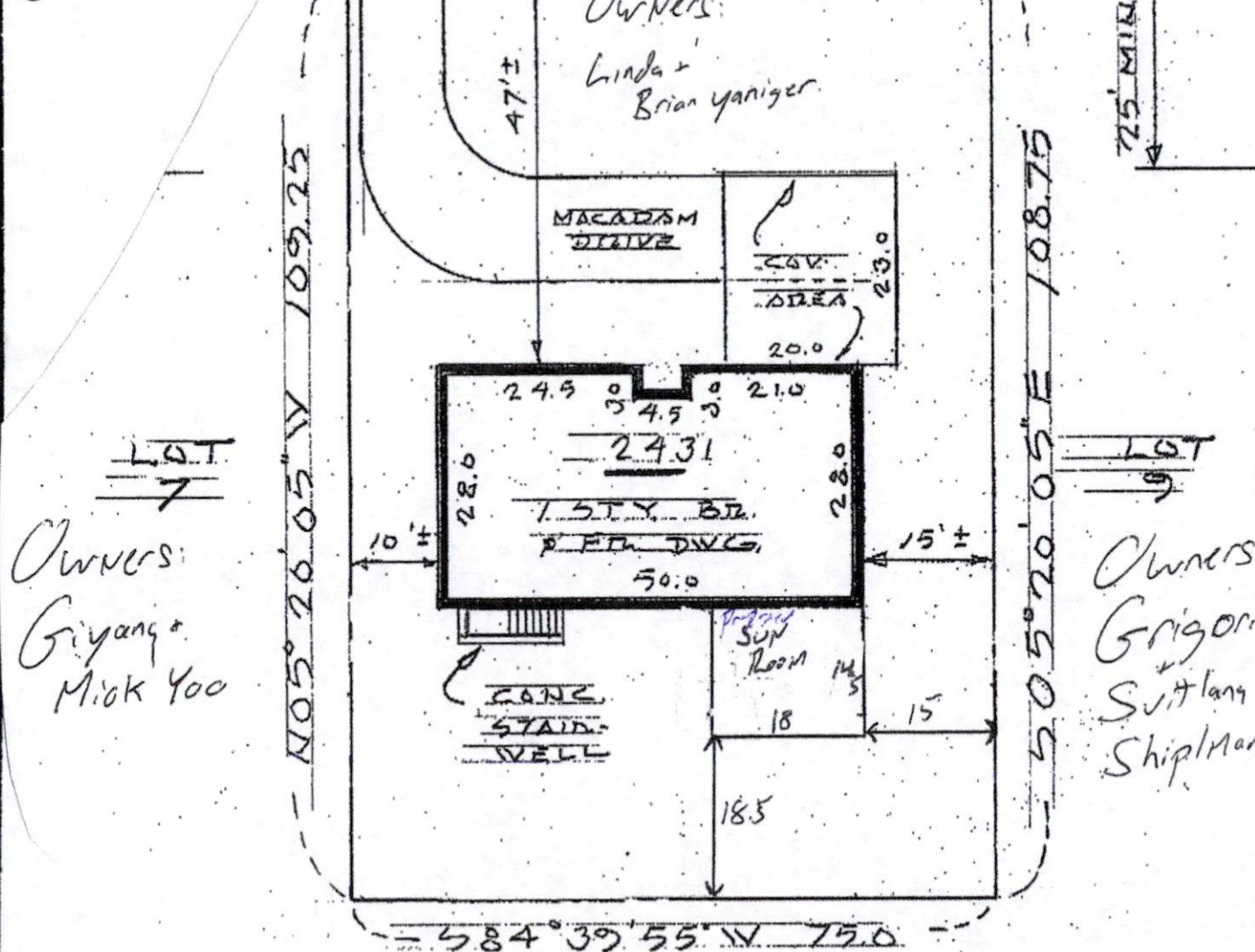
SUBDIVISION NAME Summit Park

PLAT BOOK # 22 FOLIO # 19 LOT # 8 SECTION # 3

OWNER Linda And Brian Yaniger

550' to
Greenspring Ave

HUNT Drive



Owners:
Giyang &
Mick Yoo

Owners:
Grigor
Sutlan
Shipman

LOCATION INFORMATION

ELECTION DISTRICT 2nd 3rd
COUNCILMANIC DISTRICT 3rd 2nd
1"=200' SCALE MAP # 078C1
ZONING DR5.5
LOT SIZE 8,100sf
ACREAGE SQUARE FEET
SEWER ☒ PUBLIC ☐ PRIVATE
WATER ☒ PUBLIC ☐ PRIVATE
CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO
100 YEAR FLOOD PLAIN ☐ YES ☒ NO
HISTORIC PROPERTY/BUILDING ☐ YES ☒ NO
PRIOR ZONING HEARING ☒

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 2431 Hunt Drive

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

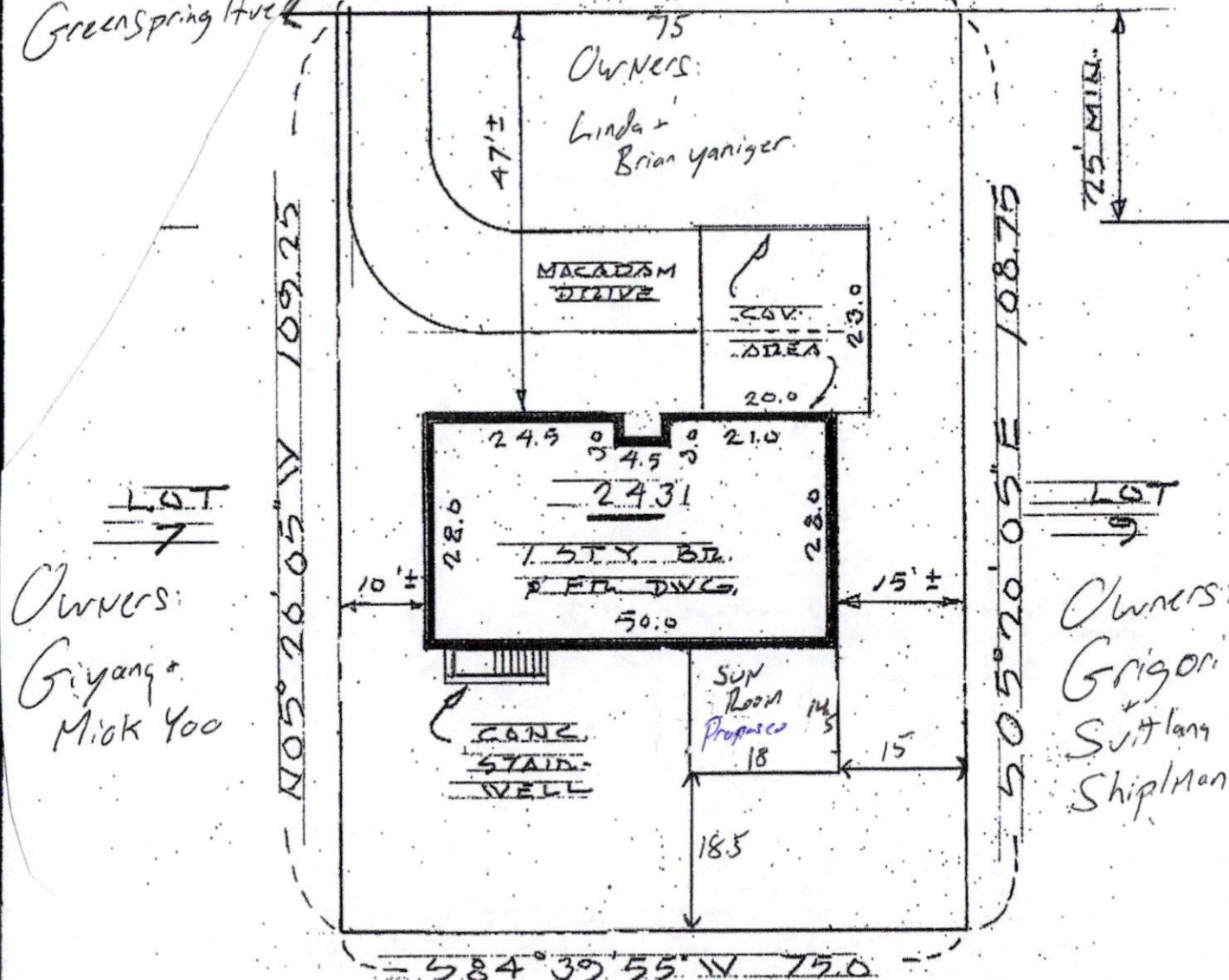
SUBDIVISION NAME Summit Park

PLAT BOOK # 22 FOLIO # 19 LOT # 8 SECTION # 3

OWNER Linda And Brian Yaniger

550' to
Greenspring Ave

HUNT Drive



LOCATION INFORMATION

ELECTION DISTRICT 2nd 3rd

COUNCILMANIC DISTRICT 3rd 2nd

1" = 200' SCALE MAP # 078C1

ZONING DR5.5

LOT SIZE 8,100sf

	ACREAGE	SQUARE FEET
SEWER	☒ PUBLIC	☐ PRIVATE
WATER	☒ PUBLIC	☐ PRIVATE

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/BUILDING	☐	☒
PRIOR ZONING HEARING	☐	☒

ZONING OFFICE USE ONLY

REVIEWED BY _____ ITEM # _____ CASE # _____

PREPARED BY Gerard Andersen

SCALE OF DRAWING: 1" = 20'

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 2431 Hunt Drive

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

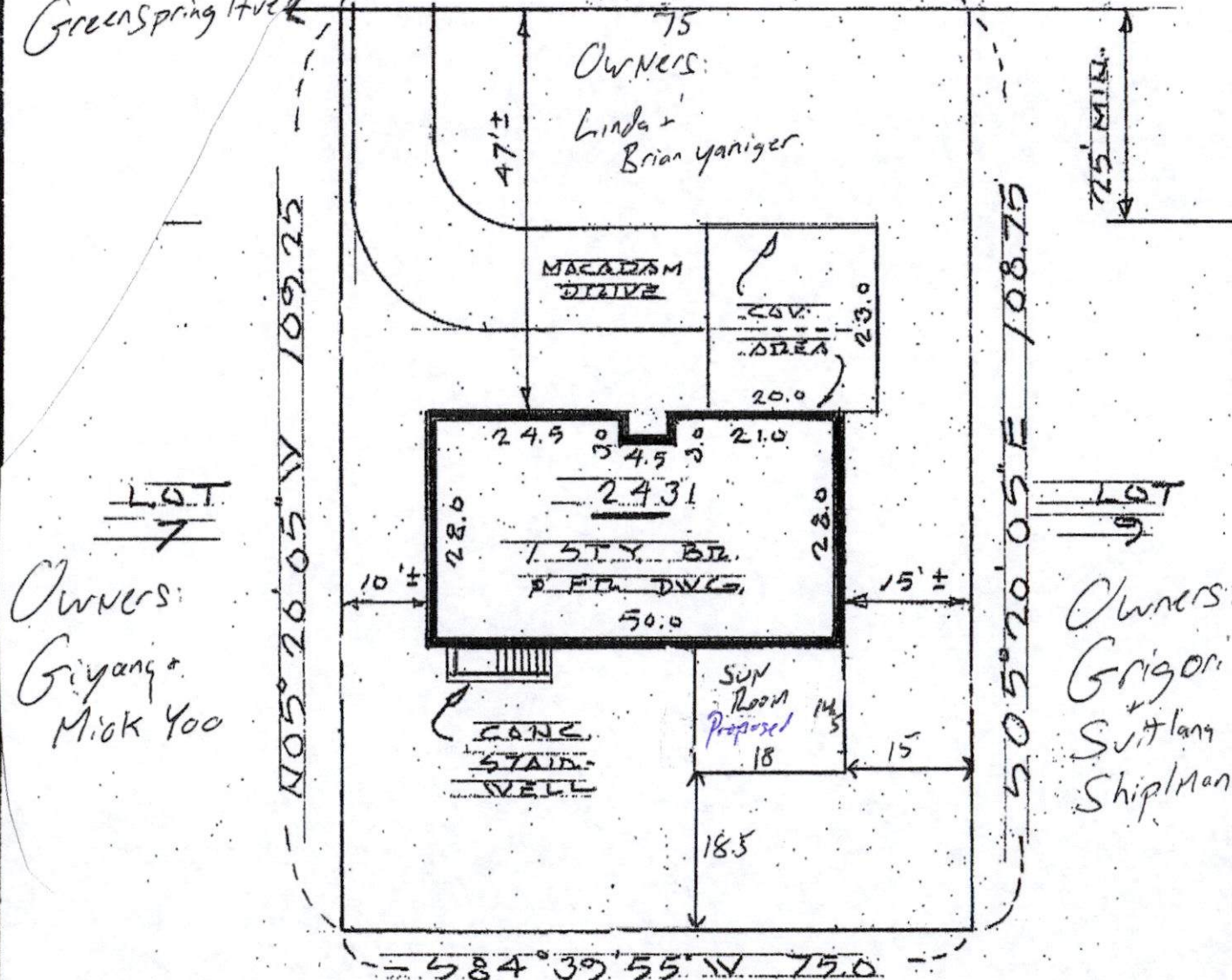
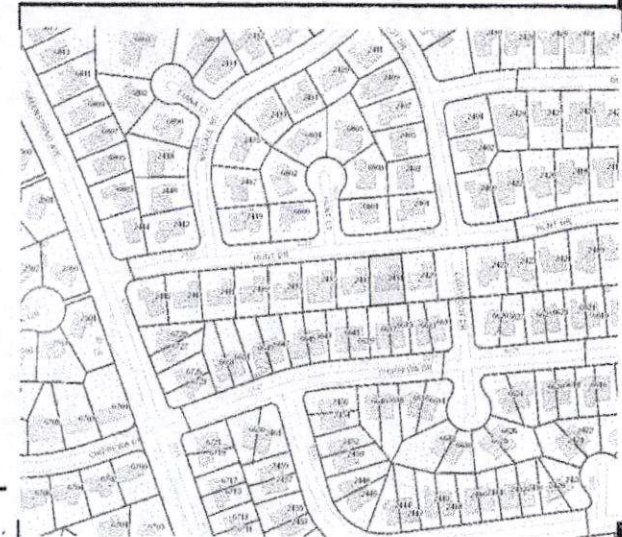
SUBDIVISION NAME Summit Park

PLAT BOOK # 22 FOLIO # 19 LOT # 8 SECTION # 3

OWNER Linda And Brian Yaniger

550' to
Greenspring Ave

HUNT Drive



LOCATION INFORMATION

ELECTION DISTRICT 2nd 3rd
 COUNCILMANIC DISTRICT 3rd 2nd
 1" = 200' SCALE MAP # 078C1
 ZONING DR5.5
 LOT SIZE 8,100sf
 ACREAGE 0.185 SQUARE FEET
 SEWER ☒ PUBLIC ☐ PRIVATE
 WATER ☒ PUBLIC ☐ PRIVATE
 CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO
 100 YEAR FLOOD PLAIN ☐ YES ☒ NO
 HISTORIC PROPERTY/BUILDING ☐ YES ☒ NO
 PRIOR ZONING HEARING ☒ YES ☐ NO

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

PREPARED BY Gerard Andersen

SCALE OF DRAWING: 1" = 20'

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

No. **184862**

PAID RECEIPT

Date:

6/12/19

BUSINESS ACTUAL TIME DRW
 6/12/2019 6/12/2019 10:35:22 1

REG WSO1 WALKIN LJR
 >>RECEIPT # 011811 6/12/2019 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
007	806	0000		6150				75.00

Dept 5 528 ZONING VERIFICATION

CH NO. 184862

Recpt Tot \$ 75.00

245.00 CK .00 CA

Baltimore County, Maryland

Total:

75.00

Rec

From:

Champion

For:

2431 Hunt Dr.

Admin. Variance Case # 2019-0363-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**