MEMORANDUM

DATE: November 5, 2019

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2019-0442-A - Appeal Period Expired

The appeal period for the above-referenced case expired on November 4, 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
(20 Wyndcrest Avenue)		
1st Election District	*	OFFICE OF ADMINISTRATIVE
1st Council District		
Matthew D. Czapanskiy	*	HEARINGS FOR
Petitioner		
	*	BALTIMORE COUNTY
	*	**CASE NO. 2019-0442-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 owner of the subject property, Matthew D. Czapanskiy ("Petitioner"). The Petitioner is requesting Variance relief pursuant to Section 400.3 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed detached accessory structure (garage) to have a height of 22 ft. in lieu of the maximum allowed 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's 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. However, it is to be noted that correspondence was received from adjacent neighbors residing at 17 and 18 Wyndcrest Avenue, who have indicated their support of Petitioner's zoning request.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on September 8, 2019, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 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 Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Although the Department of Planning did not make any recommendations related to the proposed detached garage's height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, or used for commercial purposes.

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 **4th** day of **October, 2019,** by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed detached accessory structure (garage) to have a height of 22 ft. in lieu of the maximum allowed 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for his appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

- Petitioner or subsequent owners shall not convert the garage into a dwelling unit or apartment. The proposed garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

- The proposed garage shall not be used for commercial purposes.

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

LAWRENCE M. STAHL
Administrative Law Judge for
Baltimore County

LMS:dlw

ORDER RECEIVED FOR FILING

Date 10-4-19

By

AL...NISTRATIVE ZONING PE IION

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 20 WYNDCREST AVE **Currently zoned** DR2

Deed Reference 15642 / 00176 10 Digit Tax Account # 0 1 0 1 5 4 1 3 0 0

Owner(s) Printed Name(s) MATTHEW CZAPANSKIY

(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) 400.3 TO PERMIT A PROPOSED DETACHED ACCESSORY STRUCTURE (GARAGE) TO HAVE A HEIGHT OF 22 FEET IN LIEU OF THE MAXIMUM ALLOWED 15 FEET.

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

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

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

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

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

Owner(s)/Petitioner(s):

MATTHEW CZAPANSKIY / _____

Name #1 – Type or Print / Name # 2 – Type or Print

[signature] / _____

Signature #1 / Signature # 2

20 WYNDCREST AVE CATONSVILLE MD

Mailing Address / City / State

21228 / 410.908.8294 / MATTHEW.CZAPANSKIY@VERIZON.NET

Zip Code / Telephone # / Email Address

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

MATTHEW CZAPANSKIY M.C.

Name- Type or Print

[signature] M.C.

Signature

Mailing Address / City / State

Zip Code / Telephone # / Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address / City / State

Zip Code / Telephone # / Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0442-A **Filing Date** 8/28/19 **Estimated Posting Date** 9/8/19 **Reviewer** JR

ORDER RECEIVED FOR FILING

Date 10-4-19

By DW

Rev 5/5/2016

Affidavit in Support of Administrative Variance

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

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

Address: 20 WYNDCREST AVE (Print or Type Address of property) CATONSVILLE (City) MD (State) 21228 (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)**

1. NO ATTIC STORAGE AND LIMITED STORAGE IN THE LOW-CEILINGED BASEMENT, LEAVES US IN DESPERATE NEED OF ADDITIONAL STORAGE TO ACCOMODATE OUR GROWING FAMILY.
2. WE WOULD LIKE THE GARAGE TO MATCH THE ARCHITECTURE OF THE EXISTING HOUSE (100 YEAR OLD DUTCH COLONIAL WITH A GAMBREL ROOF).
3. WITH CAR BREAK-INS A ~~REGULAR~~ REGULAR OCCURANCE, WE NEED THE ABILITY TO SAFELY PARK OUR CARS IN A LOCKED GARAGE.

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

Signature of Owner (Affiant)

MATTHEW CZAPANSKIY
Name- Print or Type

Signature of Owner (Affiant)

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 26 day of August, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Matthew Czapanskiy

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

AS WITNESS my hand and Notaries Seal

Lisa A. Ketter
Notary Public

5/29/2021
My Commission Expires

REV. 5/5/2016

Affidavit in Support of Administrative Variance

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

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

Address: 20 WYNDCREST AVE CATONSVILLE MD 21228

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)**

1. NO ATTIC STORAGE AND LIMITED STORAGE IN THE LOW-CEILINGED BASEMENT LEAVES US IN DESPERATE NEED OF ADDITIONAL STORAGE TO ACCOMODATE OUR GROWING FAMILY.
2. WE WOULD LIKE THE GARAGE TO MATCH THE EXISTING ARCHITECTURE OF THE HOUSE (100 YEAR OLD DUTCH COLONIAL WITH A GAMBREL ROOF)
3. WITH CAR BREAK-INS A REGULAR OCCURANCE, WE NEED THE ABILITY TO SAFELY PARK OUR CARS IN A LOCKED GARAGE.

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

Signature of Owner (Affiant)

Signature of Owner (Affiant)

MATTHEW CZAPANSKIY

Name- Print or Type

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26 day of August, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Matthew Czapanskiy

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

AS WITNESS my hand and Notaries Seal

Lisa A. Ketter

Notary Public

5/29/2021

My Commission Expires

REV. 5/5/2016

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 20 WYNDCREST AVE **Currently zoned** DR2

Deed Reference 15642 / 00176 10 Digit Tax Account # 0101541300

Owner(s) Printed Name(s) MATTHEW CZAPANSKEY

(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) 400.3 TO PERMIT A PROPOSED DETACHED ACCESSORY STRUCTURE (GARAGE) TO HAVE A HEIGHT OF 22 FEET IN LIEU OF THE MAXIMUM ALLOWED 15 FEET.

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

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

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

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

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

Owner(s)/Petitioner(s):

MATTHEW CZAPANSKEY / _____

Name #1 – Type or Print / Name # 2 – Type or Print

[signature] / _____

Signature #1 / Signature # 2

20 WYNDCREST AVE CATONSVILLE, MD

Mailing Address / City / State

21228 / 410.908.8294 / MATTHEW.CZAPANSKEY@VERIZON.NET

Zip Code / Telephone # / Email Address

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

_____

Name- Type or Print

_____

Signature

_____

Mailing Address / City / State

_____ / _____ / _____

Zip Code / Telephone # / Email Address

Representative to be contacted:

_____

Name – Type or Print

_____

Signature

_____

Mailing Address / City / State

_____ / _____ / _____

Zip Code / Telephone # / Email Address

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

_____

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0442-A **Filing Date** 8/29/19 **Estimated Posting Date** 9/8/19 **Reviewer** JF

ORDER RECEIVED FOR FILING

Date 10-4-19

By DW

Rev 5/5/2016

ZONING PROPERTY DESCRIPTION FOR 20 WYNDCREST AVENUE

Beginning at a point on the west side of Wyndcrest Avenue which is 25 feet wide at a distance 460 feet south of the centerline of the nearest improved intersecting street, Summit Avenue which is 30 feet wide.

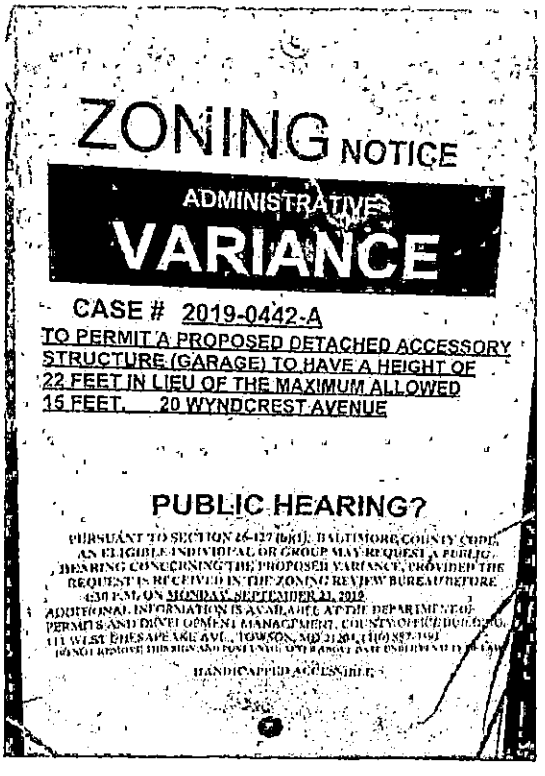
Thence the following courses and distances: (1st Point of Call "POC") N.27 44' W. 62.93', (2nd POC) S.71 40' W. 149.17', (3rd POC) S.18 29' E. 62.05', and (4th POC) S.71 40' E. 159.63', back to the point of beginning as recorded in Deed Liber 298, folio 322, containing 9,548 square feet (.22 acres). Located in the 1st Election District and 1st Council District.

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS
DATE: 9/8/2019
Case Number: 2019-0442-A
Petitioner / Developer: MATTHEW CZAPANSKIY
Date of Hearing: SEPTEMBER 23, 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:
20 WYNDCREST AVENUE

The sign(s) were posted on: SEPTEMBER 8, 2019



Linda O'Keefe
(Signature of Sign Poster)

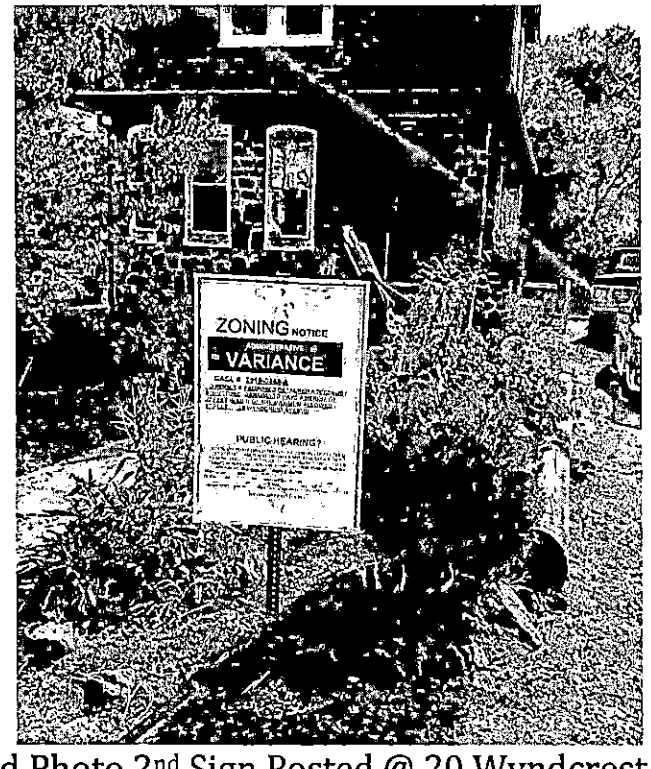
Linda O'Keefe
(Printed Name of Sign Poster)

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 Posted @ 20 Wyndcrest Ave. ~ 9/8/2019



Background Photo 2nd Sign Posted @ 20 Wyndcrest Ave. ~ 9/8/2019

CASE @ 2019-0442-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019-0442-A Address 20 WYNDCREST AVE.

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

Filing Date: 8/28/19 Posting Date: 9/8/19 Closing Date: 9/23/19

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 2019-0442-A Address 20 WYNDCREST AVE.

Petitioner's Name MATTHEW CZAPANSKIY Telephone 410-908-8294

Posting Date: 9/8/19 Closing Date: 9/23/19

Wording for Sign: To Permit a proposed detached accessory structure (GARAGE) to have a height of 22 feet in lieu of the maximum allowed 15' feet.

Revised 6/30/2019

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2019-0442-A

Property Address: 20 WYNDCREST AVE.

Property Description: _____

Legal Owners (Petitioners): Matthew Czpanokiy

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: MATTHEW CZPANOKIY

Company/Firm (if applicable): _____

Address: 20 Wyndcrest Ave.
Catonsville, Md 21228

Telephone Number: 410-905-8294

Revised 7/9/2015

JOHN A. OLSZEWSKI, JR.
County Executive

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

September 24, 2019

Mathew Czapanskiy
20 Wyndcrest Ave
Catonsville MD 21228

RE: Case Number: 2019-0442-A, 20 Wyndcrest Ave

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 August 28, 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

MARYLAND DEPARTMENT OF TRANSPORTATION

STATE HIGHWAY ADMINISTRATION

Governor
Boyd K. Rutherford
Lt. Governor

Pete K. Rahn
Secretary

Gregory Slater
Administrator

Date: 9/4/19

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. 2019-0442-A.
Administrative Variance
Matthew Czaponsky
20 Wyndcrest Avenue

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,

for Richard A. Zeller

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

WW/RAZ

9-23-19

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: September 13, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0442-A
Address 20 Wyndcrest Avenue
(Czapansky Property)

Zoning Advisory Committee Meeting of **August 30, 2019**.

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

Reviewer: Steve Ford

C:\Users\snuffer\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\IUMU3D46\ZAC 19-0442-A 20 Wyndcrest Avenue.doc

CASE NO. 2019- 0442-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	
9-13	DEPS (if not received, date e-mail sent _____)	NC
	FIRE DEPARTMENT	
	PLANNING (if not received, date e-mail sent _____)	
9-4	STATE HIGHWAY ADMINISTRATION	No objection
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
8-17	ADJACENT PROPERTY OWNERS (2) 17 & 18 Wyndcrest Ave. Tancock & Mikel	Supports

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 9-8-19 by O'Keefe

SIGN 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: None
Special Tax Recapture: None
Exempt Class: None

Account Identifier: **District -** 01 **Account Number -** 0101541300

Owner Information

Owner Name:	CZAPANSKIY MATTHEW D	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	20 WYNDCREST AVE BALTIMORE MD 21228-4954	**Deed Reference:**	/15642/ 00176

Location & Structure Information

Premises Address:	20 WYNDCREST AVE BALTIMORE 21228-4954	**Legal Description:**	LT WS WYNDCREST AV 20 WYNDCREST AVE 395 S SUMMIT AV

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0101	0007	1496	1050086.04	0000				2019	Plat Ref:

Special Tax Areas: None
Town: None
Ad Valorem: None
Tax Class: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1910	1,589 SF		9,548 SF	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT	STONE/ FRAME	4	2 full		

Value Information

	Base Value	Value As of 01/01/2019	Phase-in Assessments As of 07/01/2019	Phase-in Assessments As of 07/01/2020
Land:	107,100	149,100		
Improvements	149,500	173,100		
Total:	256,600	322,200	278,467	300,333
Preferential Land:	0			0

Transfer Information

Seller: CZAPANSKIY MATTHEW D	**Date:** 10/10/2001	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /15642/ 00176	**Deed2:**
Seller: MCCURLEY LORETTA L	**Date:** 11/13/1996	**Price:** $120,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /11893/ 00414	**Deed2:**
Seller: MCCURLEY DAVID HUNTER	**Date:** 05/22/1995	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /11054/ 00629	**Deed2:**

Exemption Information

Partial Exempt Assessments:	**Class**	07/01/2019	07/01/2020
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Tax Exempt: None
Special Tax Recapture: None
Exempt Class: None

Homestead Application Informatio

Homestead Application Status: Approved 12/31/2012

Homeowners' Tax Credit Application Information

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

ZAC AGENDA

Case Number: 2019-0441-A **Reviewer:** Jeffrey Perlow
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Nickolas Papadopoulos and Stephanie Papadopoulos
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 606 HORNCREST RD
Location: NE/S of Horncrest Road, 300' W of Woodbine Ave.

Existing Zoning: DR 3.5 **Area:** 11,288 SQ FT
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
1B02.3.C.1 BCZR to permit a proposed dwelling addition with a rear yard setback of 3 feet in lieu of the minimum required 30 feet.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 09/16/2019

Miscellaneous Notes:

Case Number: 2019-0442-A **Reviewer:** Jun Fernando
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Matthew Czapanskiy
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 1 **Council Dist:** 1

Property Address: 20 WYNDCREST AVE
Location: West side of Wyndcrest Ave at a distance of 460' South of the centerline of Summit Ave.

Existing Zoning: DR 2 **Area:** 9,548 SQ FT
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
400.3 T o permit a proposed detached accessory structure (garage) to have a height of 22 feet in lieu of the maximum allowed 15 feet.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 09/23/2019

Miscellaneous Notes:

Properties That Have Been Granted Variances in the Immediate Area

28 Sanford Avenue - variance height 20'

8 Park Drive - variance Height 19'

107 Forest Drive - variance height 20'

13 North Beaumont Avenue - variance height 19'

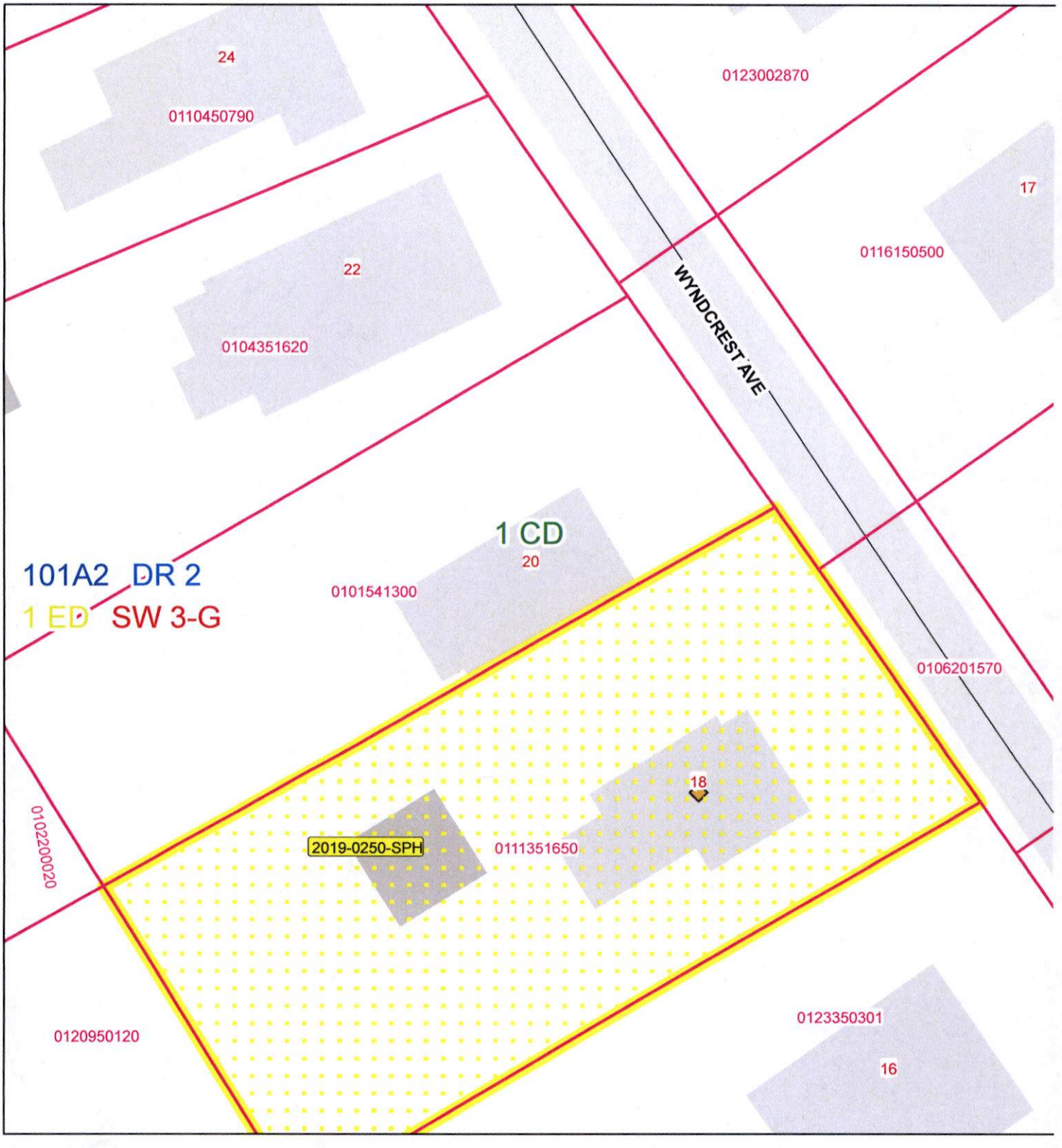
204 Hilton Avenue - variance height 24'

111 North Beechwood Avenue - variance height 22'

2 forest Drive - variance height 30'

1008 Hilton Avenue - variance height 25'

Enter Property Address Here



Publication Date: 7/31/2019

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

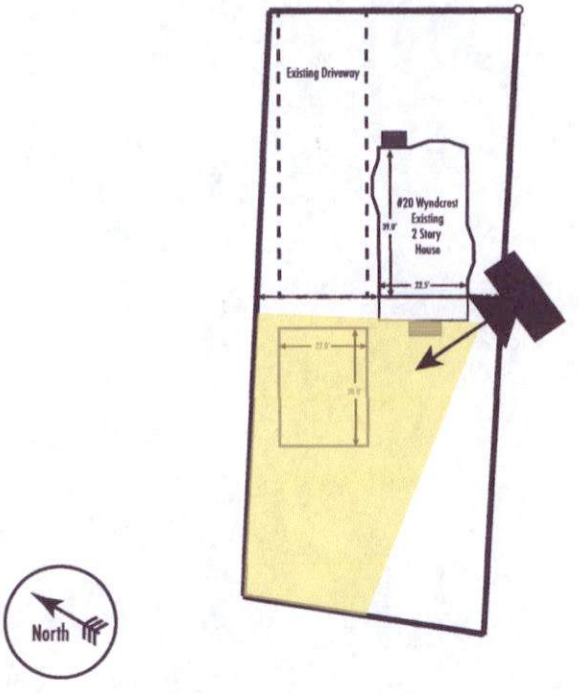
N W E S

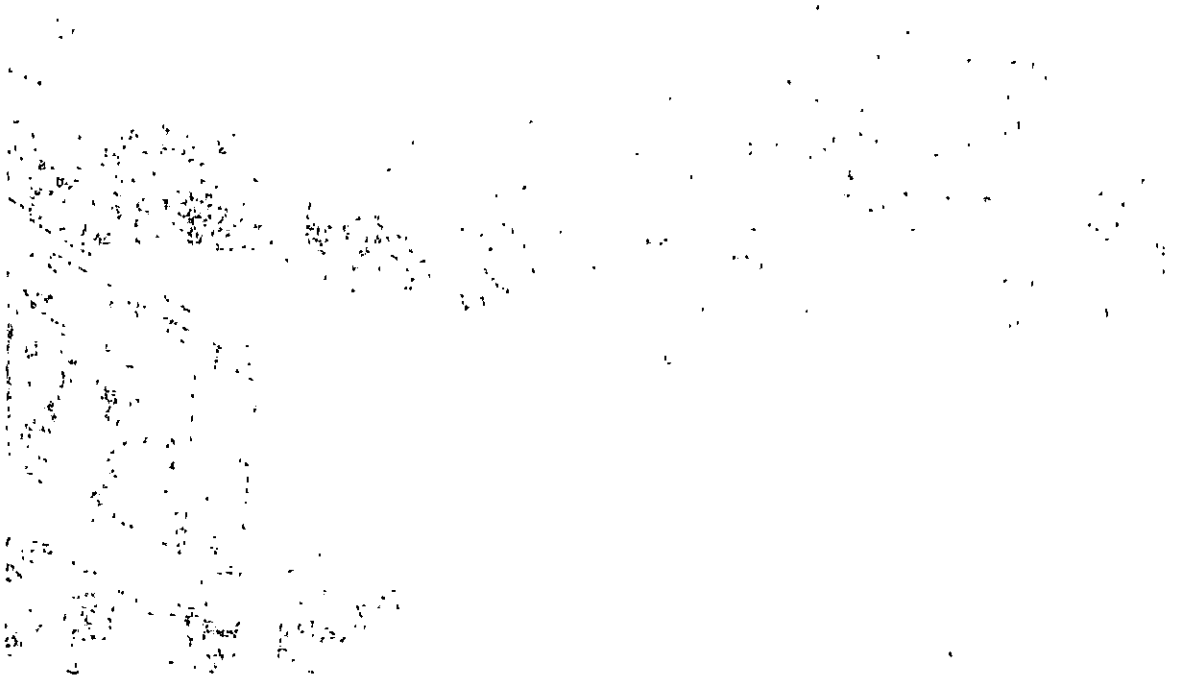
0 5 10 20 30 40 Feet

1 inch = 30 feet

Photo 2

The photo above shows the area to be improved taken from the rear right corner of the existing house.





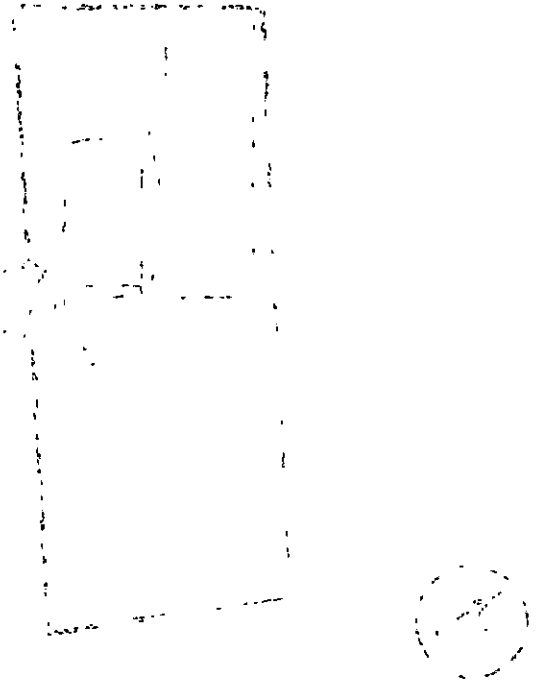
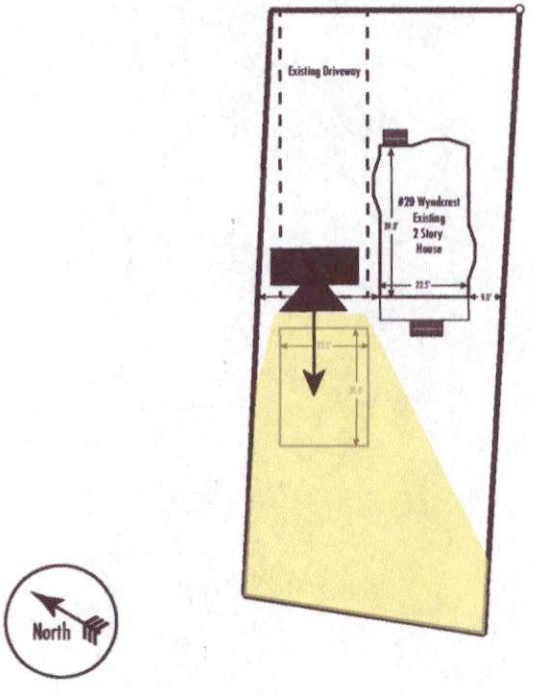
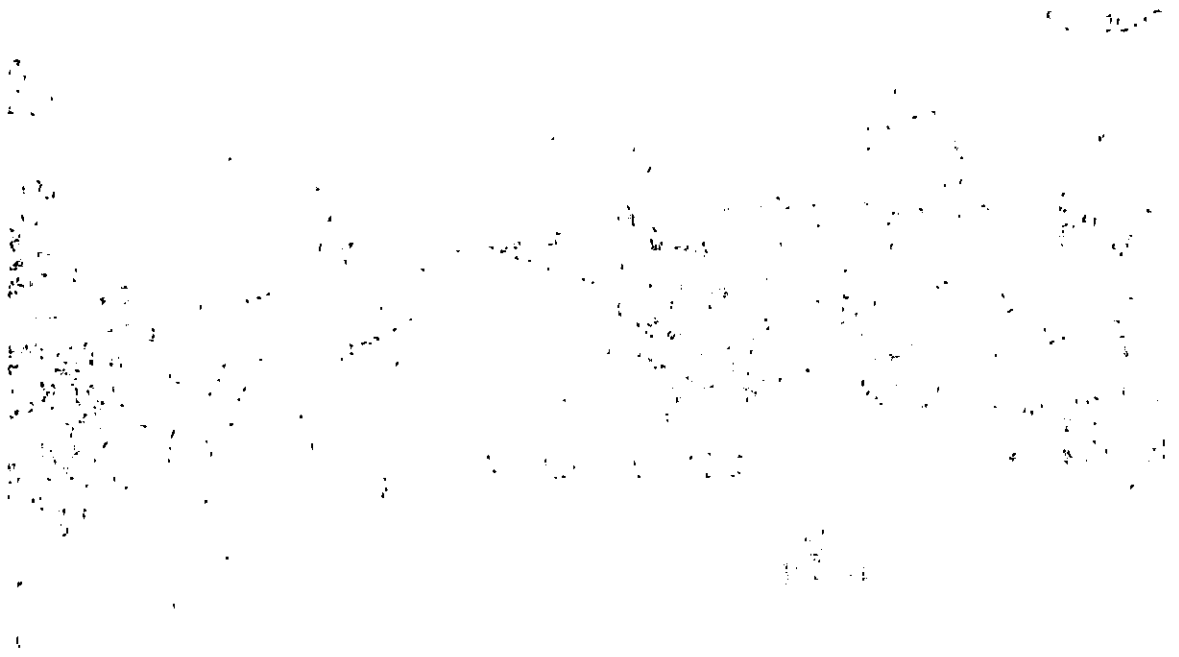


Photo 3B

The photo above shows the area to be improved taken from the rear of the driveway.
The dotted yellow line is the approximate footprint of the proposed garage.





The photo above shows the area to be improved (taken from the rear of the driveway).
The dotted yellow line is the approximate footprint of the proposed garage

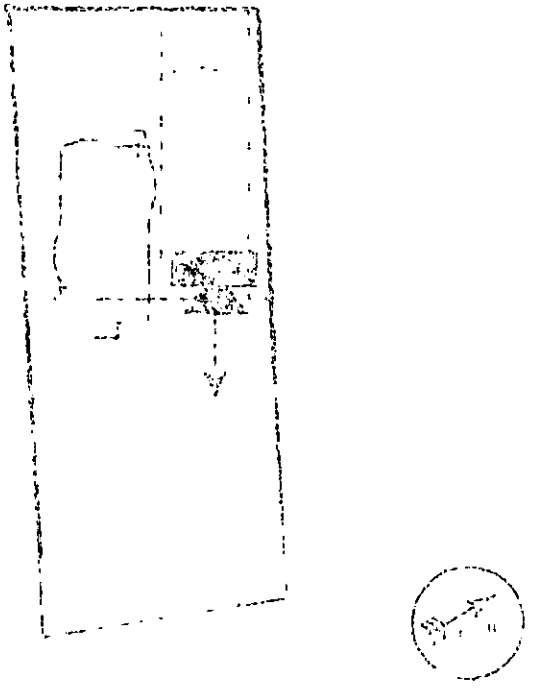


Photo 3

The photo above shows the area to be improved taken from the rear of the driveway.

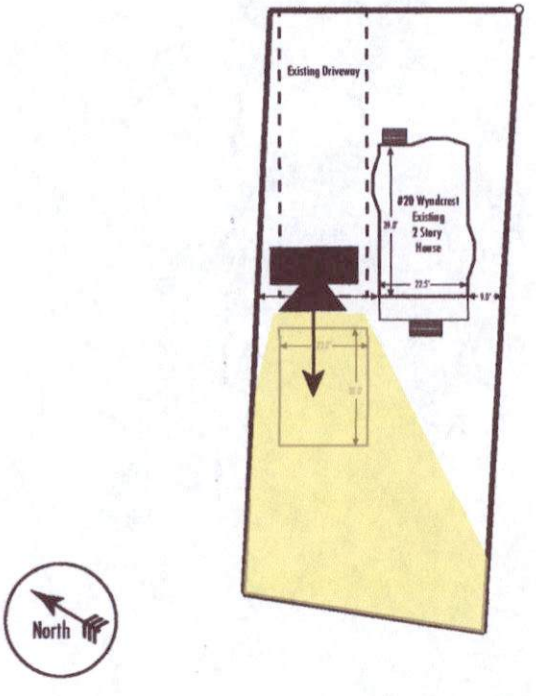
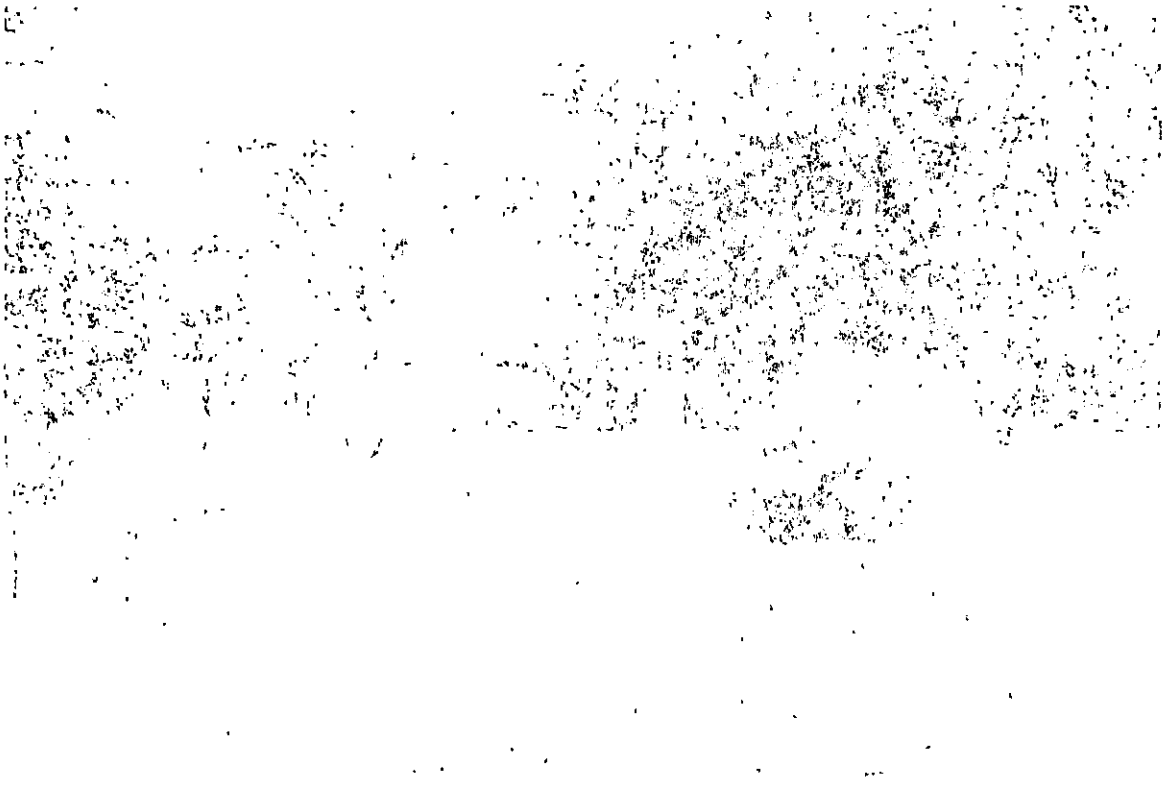


Photo 3



The photo above shows the area to be improved taken from the rear of the driveway.

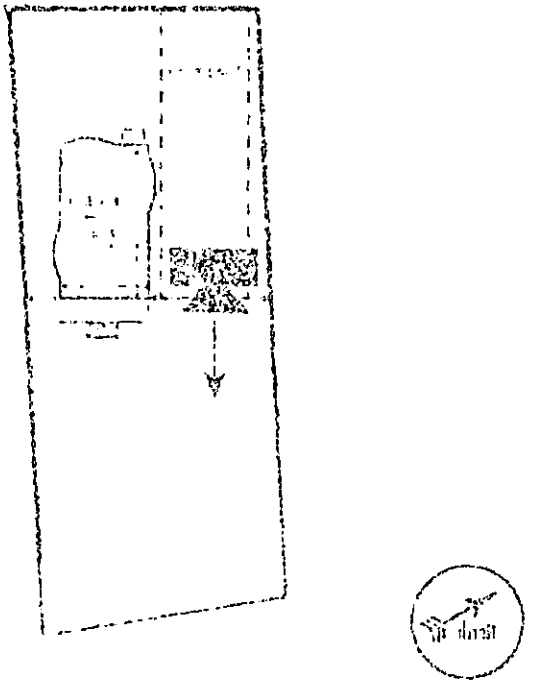
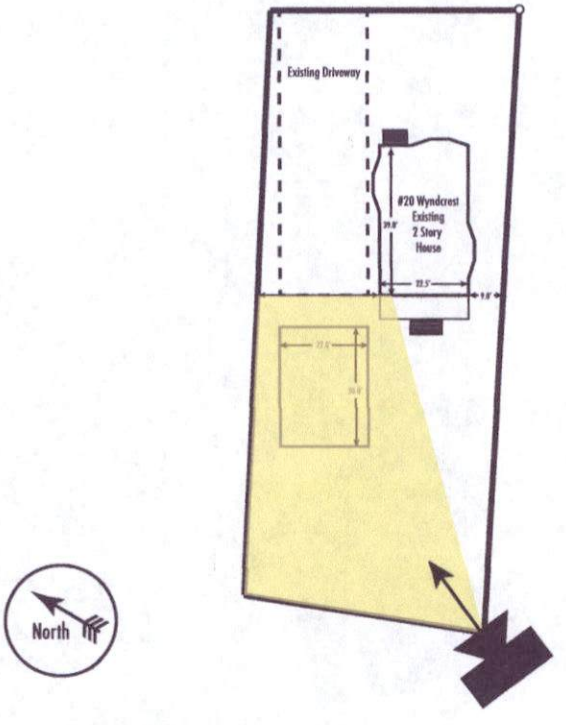


Photo 1

The photo above shows the area to be improved taken from the rear of the yard.



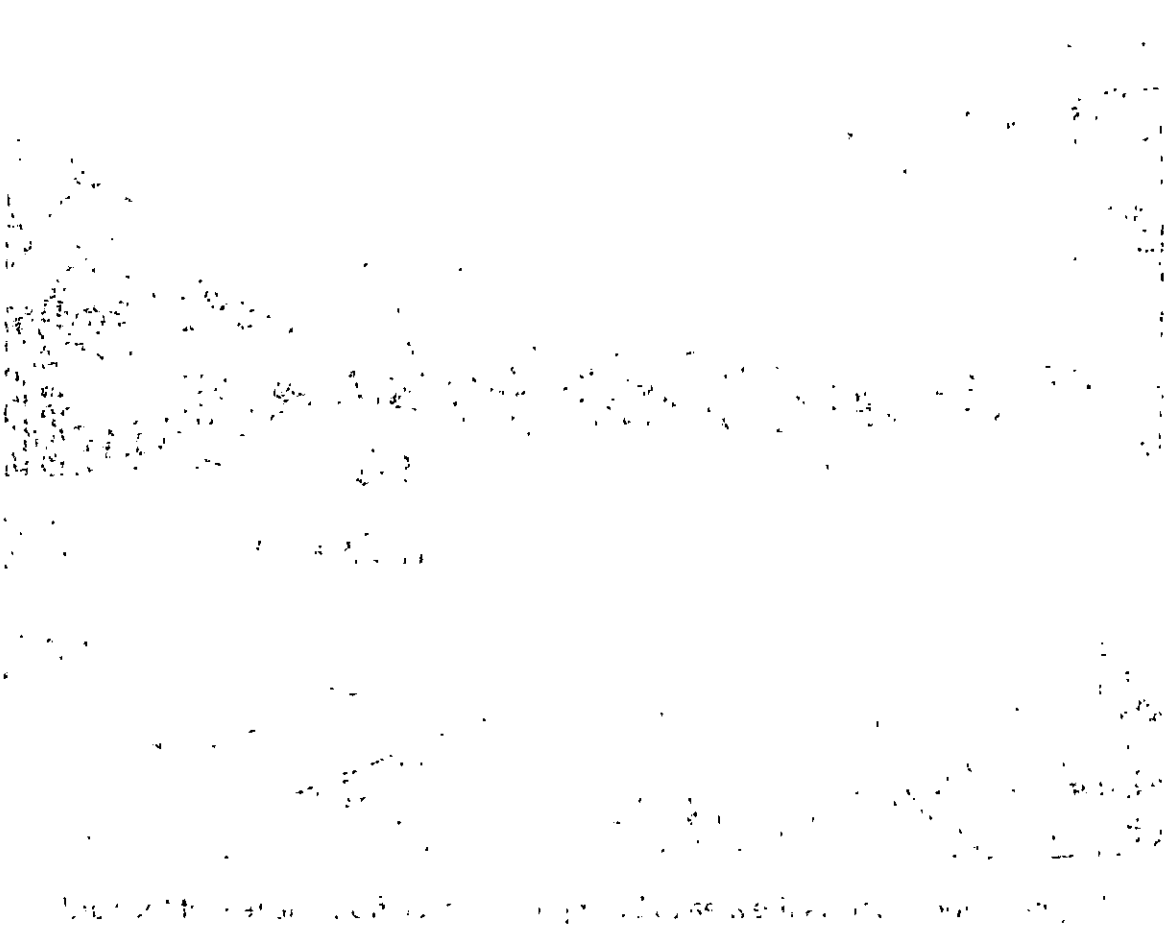


Photo 4

The photo above shows the area to be improved taken from the neighbor across the street's driveway.

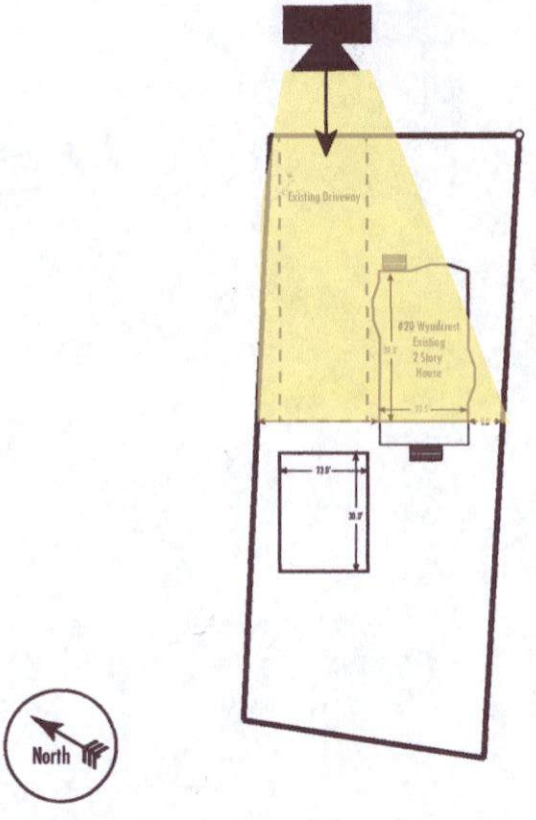
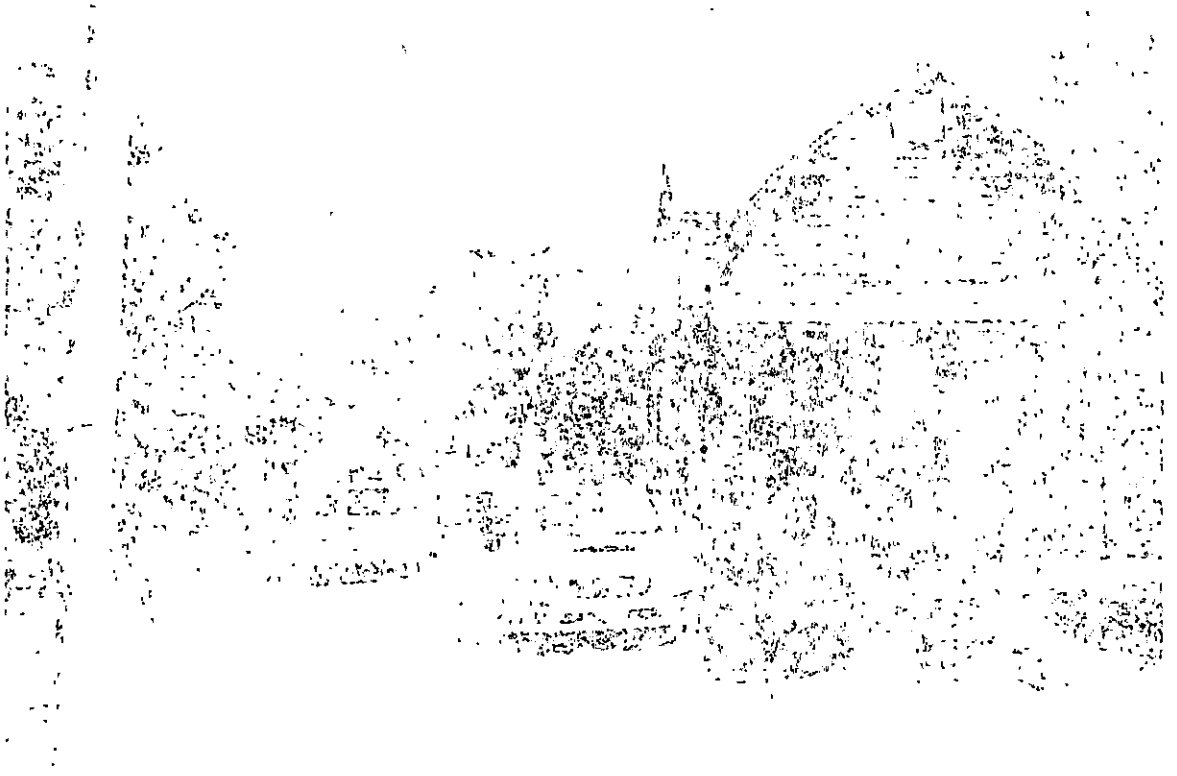
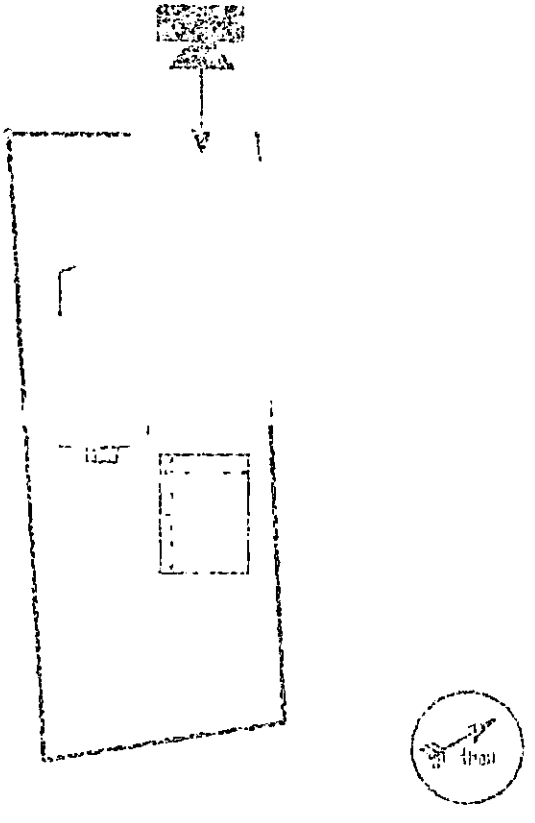


Photo 4



The photo above shows the area to be improved taken from the neighbor across the street's driveway.



Baltimore County Zoning Review Office
111 West Chesapeake Avenue
Room 111 West
Towson, Maryland
21204

8.17.2019

Dear Sir/Madam,

We are aware of Matt Czapanskiy's plan to build a two car garage with a second floor storage area behind his home at 20 Wyndcrest Avenue.

We understand he intends to build a garage that is 20' by 30' with a height of not more than 22'.

We support the issuance of an administrative variance to allow the construction of this garage.

Sincerely,

James C. Tancock
Carolyn K. Tancock

James Tancock
Carolyn Tancock
17 Wyndcrest Avenue
Catonsville, Maryland
21228

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Tax Exempt: None
Special Tax Recapture: None
Exempt Class: None

Account Identifier: **District -** 01 **Account Number -** 0116150500

Owner Information

Owner Name:	TANCOCK JAMES C TANCOCK CAROLYN K	**Use:** **Principal Residence:**	RESIDENTIAL YES
Mailing Address:	17 WYNDCREST AVE BALTIMORE MD 21228	**Deed Reference:**	/10487/ 00532

Location & Structure Information

Premises Address:	17 WYNDCREST AVE 0-0000	**Legal Description:**	LT SWS WYNDCREST AV 17 WYNDCREST AVE SW 542 NW FREDERICK RD

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0101	0007	1526	1050086.04	0000				2019	Plat Ref:

Special Tax Areas: None
Town: None
Ad Valorem: None
Tax Class: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1904	1,638 SF		11,625 SF	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT	SIDING/	4	1 full	1 Detached	

Value Information

	Base Value	Value As of 01/01/2019	Phase-in Assessments As of 07/01/2019	As of 07/01/2020
Land:	107,600	149,600		
Improvements	161,700	217,400		
Total:	269,300	367,000	301,867	334,433
Preferential Land:	0			0

Transfer Information

Seller: PEACH FRANK W,JR	**Date:** 04/26/1994	**Price:** $166,900
Type: ARMS LENGTH IMPROVED	**Deed1:** /10487/ 00532	**Deed2:**
Seller: PEACH PATRICIA G	**Date:** 02/28/1985	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /06876/ 00793	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2019	07/01/2020
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Tax Exempt: None
Special Tax Recapture: None
Exempt Class: None

Homestead Application Information

Homestead Application Status: Approved 12/31/2012

Homeowners' Tax Credit Application Information

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

Baltimore County Zoning Review Office
111 West Chesapeake Avenue
Room 111 West
Towson, Maryland
21204

8.17.2019

Dear Sir/Madam,

We are aware of Matt Czapanskiy's plan to build a two car garage with a second floor storage area behind his home at 20 Wyndcrest Avenue.

We understand he intends to build a garage that is 20' by 30' with a height of not more than 22'.

We support the issuance of an administrative variance to allow the construction of this garage.

Sincerely,

Cara B. Mikel

Andrew Mikel
Cara Mikel
18 Wyndcrest Avenue
Catonsville, Maryland
21228

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Tax Exempt: None
Special Tax Recapture: None
Exempt Class: None

Account Identifier: **District -** 01 **Account Number -** 0111351650

Owner Information

Owner Name:	MIKEL ANDREW S MIKEL CARA B	**Use:** **Principal Residence:**	RESIDENTIAL YES
Mailing Address:	18 WYNDCREST AVE BALTIMORE MD 21228-4954	**Deed Reference:**	/40964/ 00063

Location & Structure Information

Premises Address:	18 WYNDCREST AVE BALTIMORE 21228-4954	**Legal Description:**	LT SWS WYNDCREST AV 18 WYNDCREST AVE 478 NW FREDERICK RD

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0101	0007	1528	1050086.04	0000				2019	Plat Ref:

Special Tax Areas: None
Town: None
Ad Valorem: None
Tax Class: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1919	1,574 SF		8,190 SF	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT	SIDING/	4	1 full/ 1 half	1 Detached	

Value Information

	Base Value	Value As of 01/01/2019	Phase-in Assessments As of 07/01/2019	Phase-in Assessments As of 07/01/2020
Land:	106,100	148,100		
Improvements	121,700	166,900		
Total:	227,800	315,000	256,867	285,933
Preferential Land:	0			0

Transfer Information

Seller: GERMIDA CHRISTOPHER JAMES	**Date:** 12/14/2018	**Price:** $350,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /40964/ 00063	**Deed2:**
Seller: GERMIDA JEFFREY MICHAEL	**Date:** 09/05/2014	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /35332/ 00379	**Deed2:**
Seller: GERMIDA JEFF	**Date:** 09/17/2010	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /29885/ 00306	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2019	07/01/2020
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Tax Exempt: None
Special Tax Recapture: None
Exempt Class: None

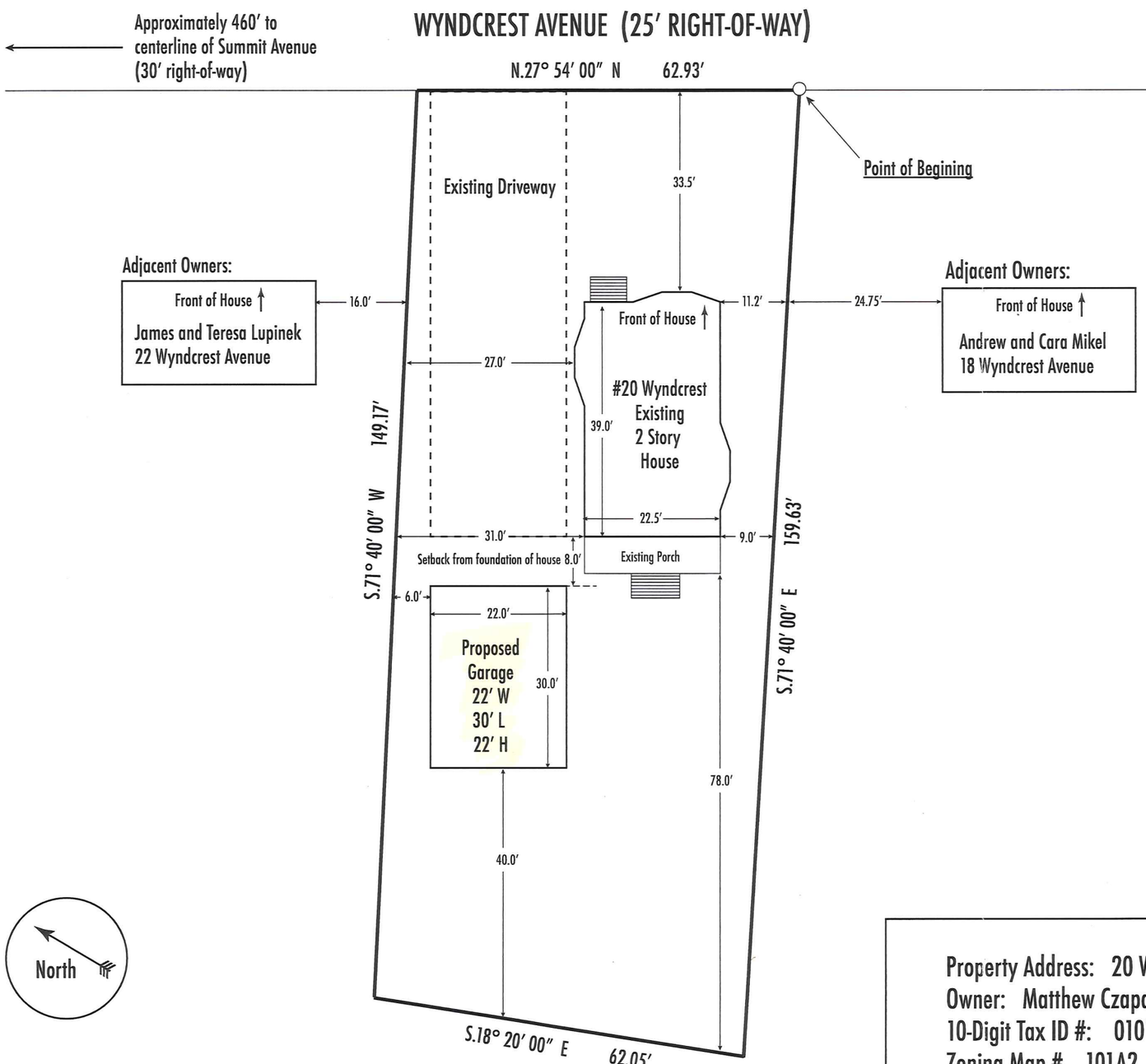
Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

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

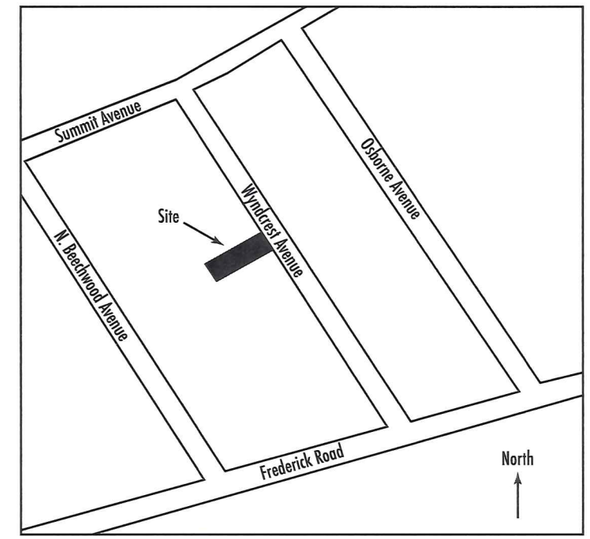
ZONING HEARING PLAN FOR VARIANCE



Scale: 1 Inch = 20 Feet

Plan Draw By: Matthew Czapanskiy Date: August 14, 2019

SITE VICINITY MAP



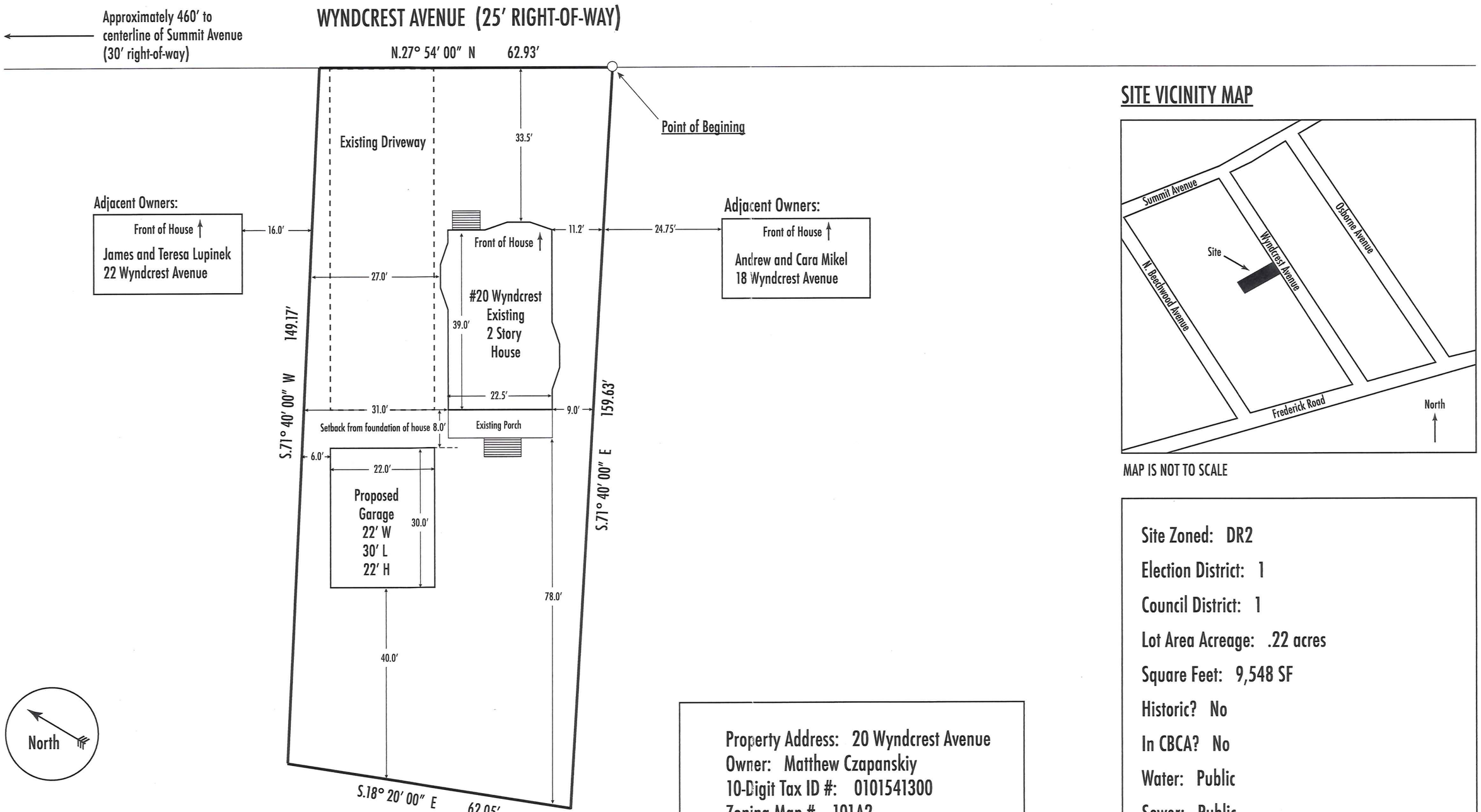
MAP IS NOT TO SCALE

Property Address: 20 Wyndcrest Avenue
Owner: Matthew Czapanskiy
10-Digit Tax ID #: 0101541300
Zoning Map # 101A2
Grid #: 0007
Parcel #: 1496

Site Zoned: DR2
Election District: 1
Council District: 1
Lot Area Acreage: .22 acres
Square Feet: 9,548 SF
Historic? No
In CBCA? No
Water: Public
Sewer: Public
Prior Hearing? No

Pet. Exh. 1

ZONING HEARING PLAN FOR VARIANCE



Scale: 1 Inch = 20 Feet

Plan Draw By: Matthew Czapanskiy Date: August 14, 2019

Property Address: 20 Wyndcrest Avenue
Owner: Matthew Czapanskiy
10-Digit Tax ID #: 0101541300
Zoning Map # 101A2
Grid #: 0007
Parcel #: 1496

SITE VICINITY MAP

MAP IS NOT TO SCALE

Site Zoned: DR2
Election District: 1
Council District: 1
Lot Area Acreage: .22 acres
Square Feet: 9,548 SF
Historic? No
In CBCA? No
Water: Public
Sewer: Public
Prior Hearing? No