

M E M O R A N D U M

DATE: November 21, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0456-A - Appeal Period Expired

The appeal period for the above-referenced case expired on November 20, 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
(1 Placid Wood Court)
9th Election District
3rd Council District
Alexander & Suzan J. Mecinski
Petitioners

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2019-0456-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Alexander and Suzan J. Mecinski ("Petitioners"). The Petitioners are requesting Variance relief from Section 1B02.3 of the Baltimore County Zoning Regulations ("BCZR"), to permit a rear set back of 25 ft. in lieu of the required 30 ft. to accommodate a proposed enclosed porch. 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 submitted by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 22, 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 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

ORDER RECEIVED FOR FILING

Date 10-21-19

By BSW

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 Petitioners.

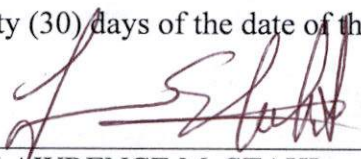
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 21st day of **October, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from Section 1B02.3 of the Baltimore County Zoning Regulations ("BCZR"), to permit a rear set back of 25 ft. in lieu of the required 30 ft. to accommodate a proposed enclosed porch, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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 10-21-19

By 190



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 1 PLACID WOODS CT Parkville MD 21234 Currently zoned Residential
Deed Reference 18789100711 10 Digit Tax Account # 22 00 02 3973
Owner(s) Printed Name(s) SUZAN & ALEXANDER MCKENSKI

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

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

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

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 1 B02.3 TO PERMIT A REAR SET BACK OF 25FT IN LIEU OF THE REQUIRED 30FT TO ACCOMMODATE A PROPOSED ENCLOSED PORCH. SEE ATTACHED.

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):

SUZAN MCKENSKI ALEXANDER MCKENSKI
Name #1 – Type or Print Name #2 – Type or Print

[Signature] [Signature]
Signature #1 Signature #2

1 PLACID WOODS CT Parkville MD
Mailing Address City State

21234 410-665-5441 SUZANINST@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 2019-0456-A Filing Date 9.9.19 Estimated Posting Date 9.22.19 Reviewer RT

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: 1 RACON WOODS Ct Pikesville MD 21234
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)

See Attached Form

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

Alexander Mecinski
Signature of Owner (Affiant)
ALEXANDER MECINSKI
Name- Print or Type

Suzan J. Mecinski
Signature of Owner (Affiant)
SUZAN J. MECINSKI
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:

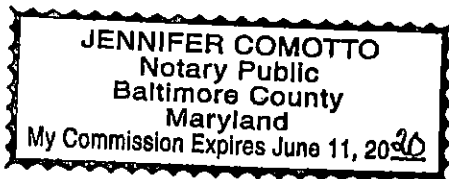
I HEREBY CERTIFY, this 27th day of August, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Alexander Mecinski & Suzan Mecinski

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

AS WITNESS my hand and Notaries Seal

Jennifer Comotto
Notary Public
6/11/2020
My Commission Expires



**ADMINISTRATIVE ZONING PETITION
For Administrative Variance**

Address: *1 Placid Woods Ct, Parkville MD 21234*
Deed Reference: *187891001711*
10 Digit Tax Account: *2200023973*
Owner: *Alexander & Suzan Mecinski*

Our residence is zoned DR 3.5 requiring a 30 ft setback. We have been able to have a screened in porch with a setback of only 25 ft, 5 ft short of the requirement. Due to our extreme allergies, the increased number of code red and extreme weather days preventing our full use of the property and creating an undue hardship, we are requesting an Administrative Variance of 5 ft so that we can add vinyl vents to the existing screened porch. Our current property backs up to a large field that is zoned DR 5.5 (2918 Summit Ave) and has what appears to be a 10ft drainage easement. The current home is located over 100 yards from our house. We are trying to stay within the spirit of the zoning requirement while allowing us to fully utilize our residence based on our health situation.

Legal Description for 1 Placid Woods Court, Baltimore, MD 21234-1161
Owners: Suzan J. and Alexander Mecinski

Zoning Case No. 2019-0456-A

BEING KNOWN AND DESIGNATED as Lot Numbered One (1), as shown on a Plat entitled, "Placid Woods", as per Plat thereof recorded among the Land Records of Baltimore County in Plat Book 67, page 117. Being known as 1 Placid Woods Court, Parkville, MD 21234.

Tax ID no 22-00-023973

Legal Description for 1 Placid Woods Court, Baltimore, MD 21234-1161

Owners: Suzan J. and Alexander Mecinski

Zoning Case No. 2019-0456-A

BEING KNOWN AND DESIGNATED as Lot Numbered One (1), as shown on a Plat entitled, "Placid Woods", as per Plat thereof recorded among the Land Records of Baltimore County in Plat Book 67, page 117. Being known as 1 Placid Woods Court, Parkville, MD 21234.

Tax ID no 22-00-023973

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2019-0456-A

TO PERMIT A 25-FT REAR SETBACK FOR AN
ENCLOSED PORCH IN LIEU OF THE REQUIRED 30-FT
REAR SETBACK

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 10/7/19

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW.
HANDICAPPED ACCESSIBLE

ZONING NOTICE

#1

ADMINISTRATIVE VARIANCE

CASE # 2019-0456-A
TO PERMIT A 25 FT. REAR SETBACK FOR
AN ENCLOSED PORCH IN LIEU OF THE REQUIRED
30 FT. REAR SETBACK.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
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RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 10/7/19.

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.

CERTIFICATE OF POSTING

Date: 9-22-19

RE: Case Number: 2019-0456-A

Petitioner/Developer: MECINSKI

Date of Hearing/Closing: 10-7-19

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 1 Placid Woods Ct.

The signs(s) were posted on ~~10-7-19~~ 9-22-19 JLP
(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)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2019- 0456 -A Address 1 PLACID WOODS CT.Contact Person: ROZ JOHNSON Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 9/9/19 Posting Date: 9/22/19 Closing Date: 10/7/19

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 FORMATCase Number 2019- 0456 -A Address 1 PLACID WOODS CT.Petitioner's Name SUZAN & ALEXANDER MECINSKI Telephone 410-665-5441Posting Date: 9/22/2019 Closing Date: 10/7/2019Wording for Sign: To Permit A 25 FT. REAR SET BACK FOR AN
ENCLOSED PORCH IN LIEU OF THE REQUIRED 30 FT.
REAR SET BACK.

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: 2019-0456-A

Property Address: 1 PLACID WOODS CT.

Property Description: RESIDENCE

Legal Owners (Petitioners): SUZAN & ALEXANDER MECINSKI

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: SUZAN MECINSKI

Company/Firm (if applicable): _____

Address: 1 PLACID WOODS CT

Parkville MD 21234

Telephone Number: 410-665-5441



JOHN A. OLSZEWSKI, JR.
County Executive

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

October 07, 2019

Suzan Mecaiski
1 Placid Woods Court
Towson MD 21204

RE: Case Number: 2019-0456-A, 1 Placid Woods Court

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 September 9, 2019. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", is written over a circular stamp that is partially obscured.

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: 9/18/19

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

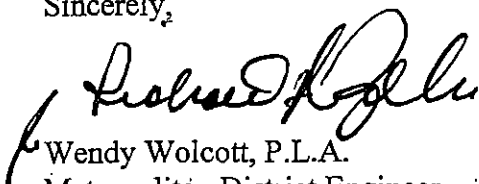
Dear Ms. Lewis:

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. 2019-0456-A.

*Administrative Variance
Susan & Alexander
1 Placid Wood Court*

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

10-7

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: October 1, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0456-A
Address 1 Placid Wood Court
(Suzan & Alexander Property)

Zoning Advisory Committee Meeting of **September 13, 2019.**

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

Reviewer: Steve Ford

ZAC AGENDA

Case Number: 2019-0456-A **Reviewer:** Rosalie Johnson

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

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Suzan & Alexander

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 3

Property Address: 1 PLACID WOOD CT

Location: At SE corner of Placid Ave, and Placid Woods Ct.

Existing Zoning: DR 3.5

Area: 6,600 SF

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

1B02.3 To permit a rear set back of 25 feet in lieu of the required 30 feet to accommodate a proposed enclosed porch.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 10/07/2019

Miscellaneous Notes:

Search Result for BALTIMORE COUNTY

 $\frac{1}{2}$

Debra Wiley

From: Debra Wiley
Sent: Wednesday, October 9, 2019 11:49 AM
To: Jenae Johnson
Subject: Case No. 2019-0456-A (Admin. Var.) - Closing date:10/7

Jenae,

Per our request, the photos are missing from the above file.

Thanks.

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

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>10-1</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>9-18</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. ~~19110-0545-1A (attached)~~)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 9-22-19 by PilsonSIGN POSTING (2nd) Date: _____ by _____PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐Comments, if any: Missing photos - emailed June 10-9-19 Rec'd 10-17-19

Debra Wiley

From: Debra Wiley
Sent: Wednesday, October 16, 2019 7:29 AM
To: Jenae Johnson
Cc: Roz Johnson; Carl Richards Jr
Subject: RE: Case No. 2019-0456-A (Admin. Var.) - Closing date:10/7

Good Morning Jenae,

I am in receipt of a packet that was delivered; however, there were no photos.

Please have either Roz or someone on her behalf call to obtain the required photos, as I cannot process this without them.

Thanks.

From: Debra Wiley
Sent: Wednesday, October 9, 2019 11:49 AM
To: Jenae Johnson <jnjohnson@baltimorecountymd.gov>
Subject: Case No. 2019-0456-A (Admin. Var.) - Closing date:10/7

Jenae,

Per our request, the photos are missing from the above file.

Thanks.

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

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

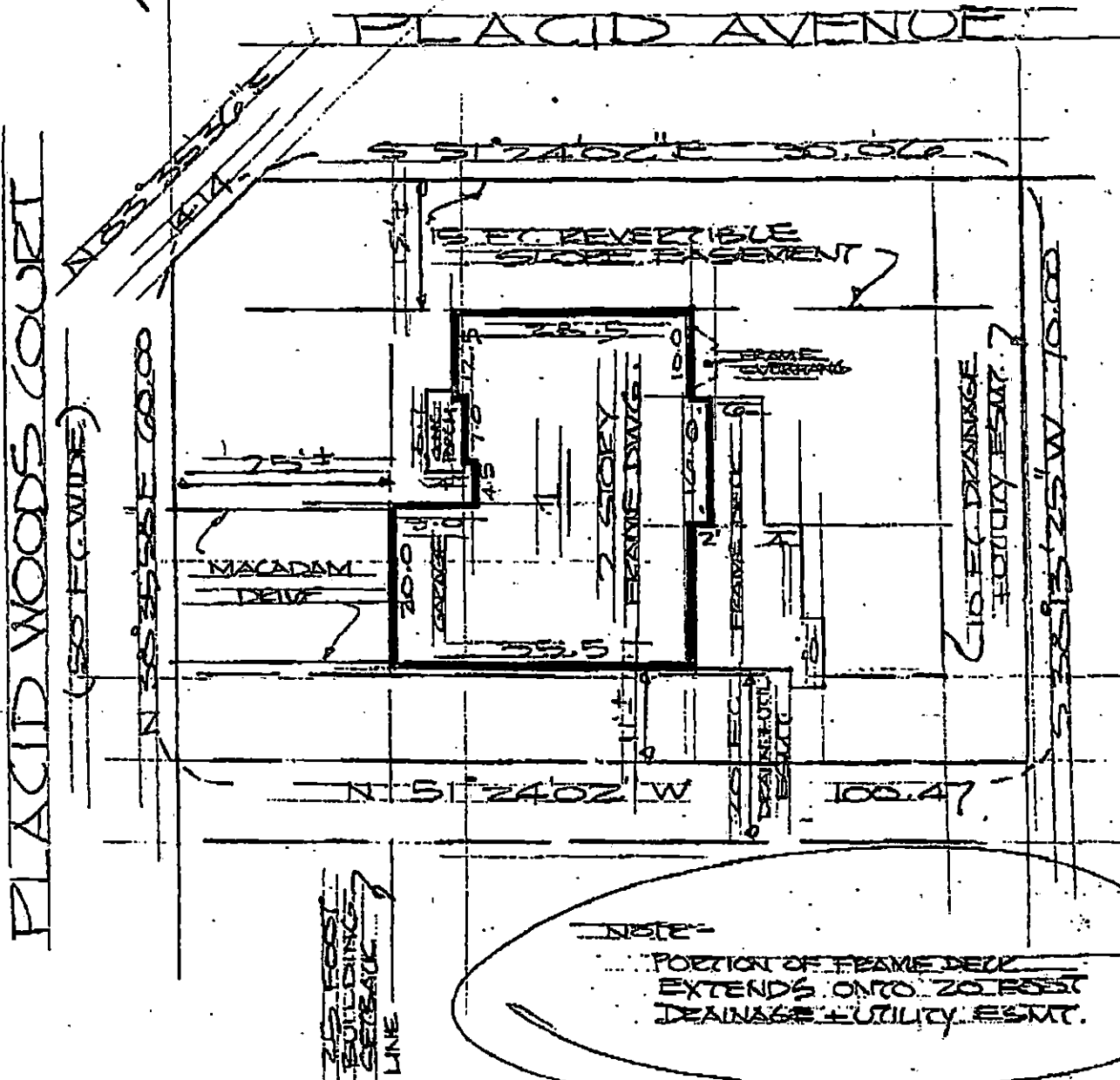
View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 09 Account Number - 2200023973			
Owner Information					
Owner Name:	MECINSKI ALEXANDER MECINSKI SUZAN J		Use:	RESIDENTIAL	
Mailing Address:	1 PLACID WOODS CT BALTIMORE MD 21234-1161		Principal Residence:	YES	
			Deed Reference:	/18789/ 00171	
Location & Structure Information					
Premises Address:	1 PLACID WOODS CT 0-0000		Legal Description:	.1515 AC 1 PLACID WOODS CT SS PLACID WOODS	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0071	0004	0992		0000	
					Block:
					1
					Assessment Year:
					2020
					Lot:
					1
					Plat No:
					0067/ 0117
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1997	2,098 SF		6,600 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Last Major Renovation
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	
				Garage	
				1 Attached	
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2017	07/01/2019	07/01/2020	
Land:	128,100	128,100			
Improvements	225,600	225,600			
Total:	353,700	353,700	353,700		
Preferential Land:	0				
Transfer Information					
Seller: FEILD SUZAN		Date: 09/15/2003		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /18789/ 00171		Deed2:	
Seller: PASIERB STEPHEN J		Date: 09/28/2001		Price: \$305,000	
Type: ARMS LENGTH IMPROVED		Deed1: /15612/ 00711		Deed2:	
Seller: NVR HOMES INC		Date: 10/21/1997		Price: \$225,625	
Type: ARMS LENGTH IMPROVED		Deed1: /12449/ 00094		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		
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 10/22/2008					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

IBO2.3

25' IN LIEU OF
30' REAR

This property is not located in a ~~FLU~~
 Identified Special Flood Hazard Area.
 Flood Hazard Map Interpretation through
 believed accurate is not guaranteed.



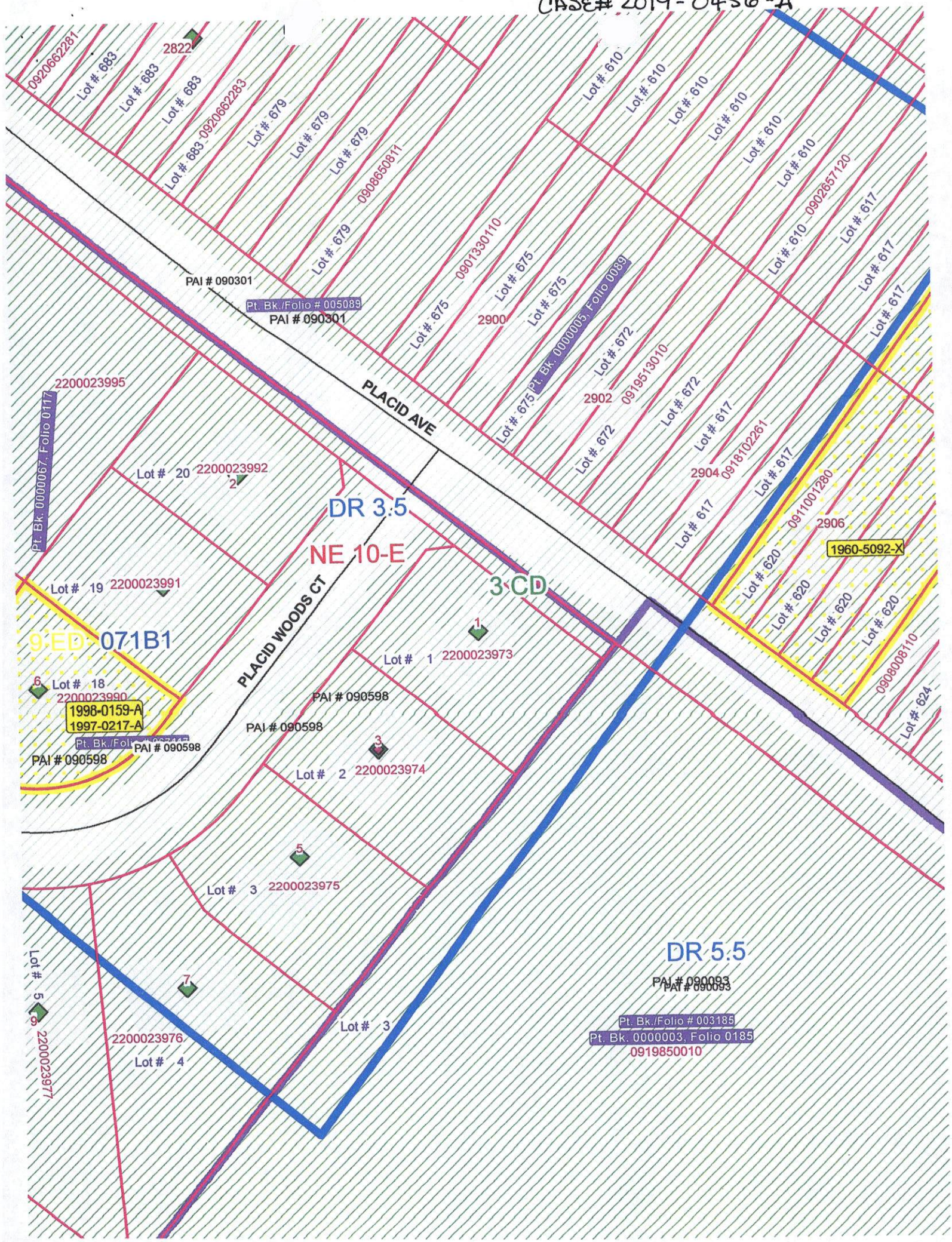
- 1) This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
- 2) This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
- 3) This plat does not provide accurate identification of property boundary lines but such identification may not be required for the transfer of title or securing financing or re-financing.

This is to certify that this drawing meets the Minimum

LOT 1, PLAT OF PLACID
 WOODS, TRACT BOOK 511
 No. 67, Folio 117

— 12 —

100



DR 3.5

NE 10-E

3-CD

9-ED-071B1

DR 5.5

PAI # 090093
PAI # 090093

Pt. Bk./Folio # 003185
Pt. Bk. 0000003, Folio 0185
0919850010

1960-5092-X

1998-0159-A
1997-0217-A



Baltimore County - My Neighborhood

My Neighborhood

Select a Property
from the Map

enter ADDRESS or 10-DIGIT TAX ACCOUNT

1 PLACID WOODS CT, Parkville, MD 21234

Search

Property Report - 1 PLACID WOODS CT

1 PLACID WOODS CT

Tax Account Number 2200023973
Owner Name MECINSKI ALEXANDER
MECINSKI SUZAN J
Premise Address 1 PLACID WOODS CT
Tax Map 0071
Parcel 0992
Real Property Report [More info](#)
StreetView [Click for StreetView](#)
PermitReview [Permit Review Tool URL](#)

ZONING INFORMATION

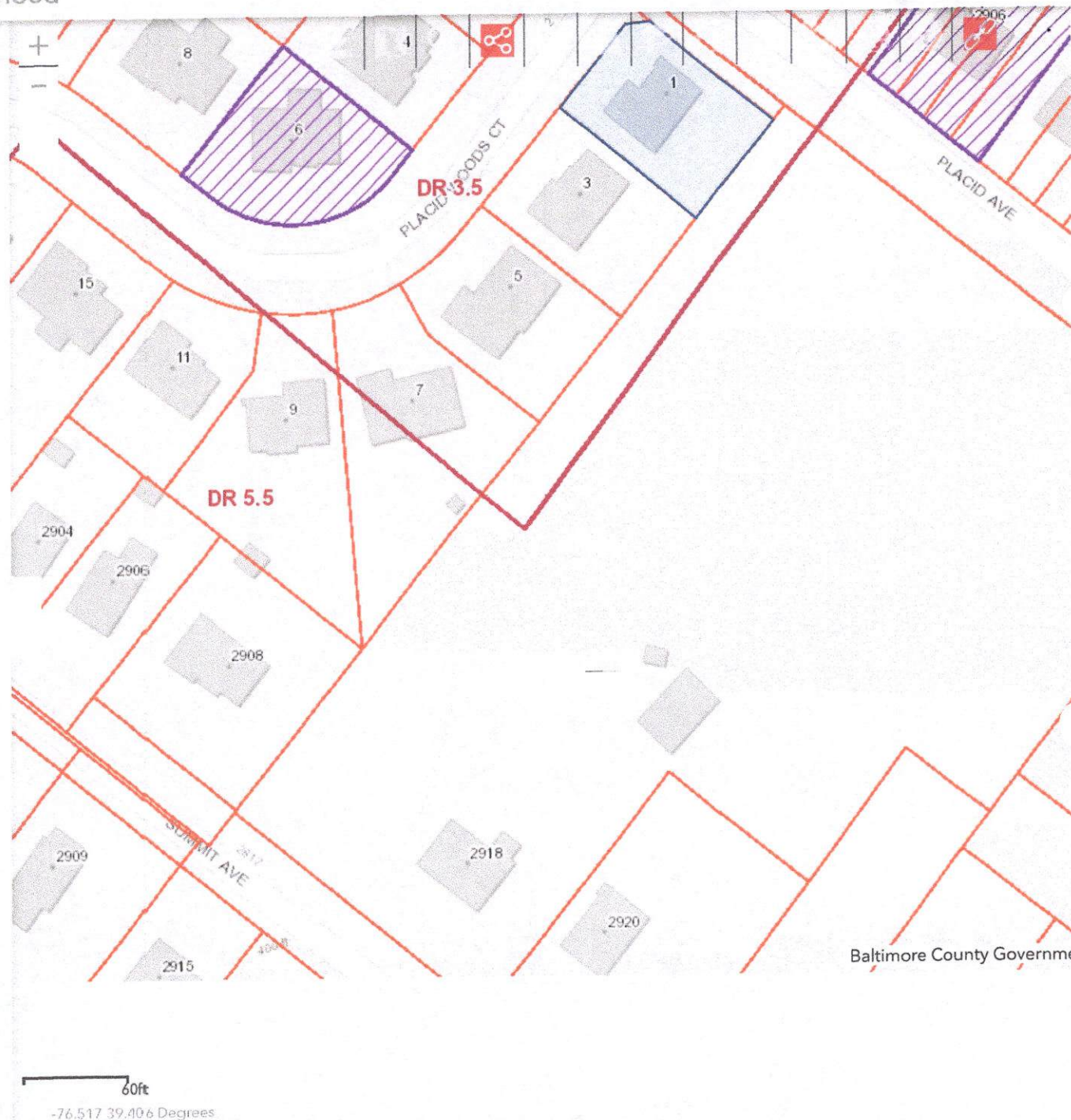
Zoning [DR 3.5](#)

SCHOOL DISTRICTS

Elementary School District [Pine Grove ES](#)
Elementary School District [Harford Hills ES](#)
Middle School District [Pine Grove MS](#)
High School District [Loch Raven HS](#)

CIVIC - GOVERNMENT

Police Precinct [Parkville](#)
Councilmanic District [3](#)
Congressional District [2](#)
Legislative District [42B](#)
Election District [9](#)



C102# 2017-0456-1A

Comparison of Density Residential Zones Housing Types and Setbacks

	Single Family Detached, Semi-Detached, Duplex		Alternative Site Design Single Family Detached		Single Family Attached (Group Houses, Townhouses)	Multi-Family
	DR 1, DR 2	DR 3.5, 5.5, 10.5, 16	Zero and Zipper Lots	Neo-Traditional	DR 3.5, 5.5, 10.5, 16	DR 3.5, 5.5, 10.5, 16
Minimum front building to public street right-of- way or property line	25 feet	25 feet	25 feet	10 feet	25 feet for units with front- loaded garages, 13 feet for units fronting perpendicular parking, 10 or 15 feet for units fronting parallel parking	25 feet to public right- of-way, 40 feet to tract boundary, 60 feet between building fronts
Minimum rear setback	30 feet	30 feet	20 feet	50 feet	30 feet, 60 feet between condominium units	40 feet, 60 feet between building rears
Minimum building side to building side	30 feet	16 feet when less than 20 feet high, otherwise 20 feet	16 feet	12 feet	20 or 25 feet	1 foot for each foot in building height to the soffit, but not less than 30 feet
Minimum side setback to public street or tract boundary	25 feet	15 feet	15 feet	10 feet	25 feet, 30 feet to tract boundary	30 feet to tract boundary
Maximum building height	50 feet	50 feet, 60 feet in DR 16	50 feet, 60 feet in DR 16	50 feet, 60 feet in DR 16	50 feet, 60 feet in DR 16	50 feet, 60 feet in DR 16

Homeless Zones and Corridors Comparison of Density Residential Zones

Homeless Zone	Homeless Corridor	Homeless Zone	Homeless Corridor	Homeless Zone	Homeless Corridor
Homeless Zone 1	Homeless Corridor 1	Homeless Zone 2	Homeless Corridor 2	Homeless Zone 3	Homeless Corridor 3
Homeless Zone 4	Homeless Corridor 4	Homeless Zone 5	Homeless Corridor 5	Homeless Zone 6	Homeless Corridor 6
Homeless Zone 7	Homeless Corridor 7	Homeless Zone 8	Homeless Corridor 8	Homeless Zone 9	Homeless Corridor 9
Homeless Zone 10	Homeless Corridor 10	Homeless Zone 11	Homeless Corridor 11	Homeless Zone 12	Homeless Corridor 12
Homeless Zone 13	Homeless Corridor 13	Homeless Zone 14	Homeless Corridor 14	Homeless Zone 15	Homeless Corridor 15
Homeless Zone 16	Homeless Corridor 16	Homeless Zone 17	Homeless Corridor 17	Homeless Zone 18	Homeless Corridor 18
Homeless Zone 19	Homeless Corridor 19	Homeless Zone 20	Homeless Corridor 20	Homeless Zone 21	Homeless Corridor 21
Homeless Zone 22	Homeless Corridor 22	Homeless Zone 23	Homeless Corridor 23	Homeless Zone 24	Homeless Corridor 24
Homeless Zone 25	Homeless Corridor 25	Homeless Zone 26	Homeless Corridor 26	Homeless Zone 27	Homeless Corridor 27
Homeless Zone 28	Homeless Corridor 28	Homeless Zone 29	Homeless Corridor 29	Homeless Zone 30	Homeless Corridor 30
Homeless Zone 31	Homeless Corridor 31	Homeless Zone 32	Homeless Corridor 32	Homeless Zone 33	Homeless Corridor 33
Homeless Zone 34	Homeless Corridor 34	Homeless Zone 35	Homeless Corridor 35	Homeless Zone 36	Homeless Corridor 36
Homeless Zone 37	Homeless Corridor 37	Homeless Zone 38	Homeless Corridor 38	Homeless Zone 39	Homeless Corridor 39
Homeless Zone 40	Homeless Corridor 40	Homeless Zone 41	Homeless Corridor 41	Homeless Zone 42	Homeless Corridor 42
Homeless Zone 43	Homeless Corridor 43	Homeless Zone 44	Homeless Corridor 44	Homeless Zone 45	Homeless Corridor 45
Homeless Zone 46	Homeless Corridor 46	Homeless Zone 47	Homeless Corridor 47	Homeless Zone 48	Homeless Corridor 48
Homeless Zone 49	Homeless Corridor 49	Homeless Zone 50	Homeless Corridor 50	Homeless Zone 51	Homeless Corridor 51
Homeless Zone 52	Homeless Corridor 52	Homeless Zone 53	Homeless Corridor 53	Homeless Zone 54	Homeless Corridor 54
Homeless Zone 55	Homeless Corridor 55	Homeless Zone 56	Homeless Corridor 56	Homeless Zone 57	Homeless Corridor 57
Homeless Zone 58	Homeless Corridor 58	Homeless Zone 59	Homeless Corridor 59	Homeless Zone 60	Homeless Corridor 60
Homeless Zone 61	Homeless Corridor 61	Homeless Zone 62	Homeless Corridor 62	Homeless Zone 63	Homeless Corridor 63
Homeless Zone 64	Homeless Corridor 64	Homeless Zone 65	Homeless Corridor 65	Homeless Zone 66	Homeless Corridor 66
Homeless Zone 67	Homeless Corridor 67	Homeless Zone 68	Homeless Corridor 68	Homeless Zone 69	Homeless Corridor 69
Homeless Zone 70	Homeless Corridor 70	Homeless Zone 71	Homeless Corridor 71	Homeless Zone 72	Homeless Corridor 72
Homeless Zone 73	Homeless Corridor 73	Homeless Zone 74	Homeless Corridor 74	Homeless Zone 75	Homeless Corridor 75
Homeless Zone 76	Homeless Corridor 76	Homeless Zone 77	Homeless Corridor 77	Homeless Zone 78	Homeless Corridor 78
Homeless Zone 79	Homeless Corridor 79	Homeless Zone 80	Homeless Corridor 80	Homeless Zone 81	Homeless Corridor 81
Homeless Zone 82	Homeless Corridor 82	Homeless Zone 83	Homeless Corridor 83	Homeless Zone 84	Homeless Corridor 84
Homeless Zone 85	Homeless Corridor 85	Homeless Zone 86	Homeless Corridor 86	Homeless Zone 87	Homeless Corridor 87
Homeless Zone 88	Homeless Corridor 88	Homeless Zone 89	Homeless Corridor 89	Homeless Zone 90	Homeless Corridor 90
Homeless Zone 91	Homeless Corridor 91	Homeless Zone 92	Homeless Corridor 92	Homeless Zone 93	Homeless Corridor 93
Homeless Zone 94	Homeless Corridor 94	Homeless Zone 95	Homeless Corridor 95	Homeless Zone 96	Homeless Corridor 96
Homeless Zone 97	Homeless Corridor 97	Homeless Zone 98	Homeless Corridor 98	Homeless Zone 99	Homeless Corridor 99
Homeless Zone 100	Homeless Corridor 100	Homeless Zone 101	Homeless Corridor 101	Homeless Zone 102	Homeless Corridor 102

✱

D.R.3.5	10,000	70	30	10	25	30
D.R.5.5	6,000	55	25	10	—	30
D.R.10.5	3,000	20	10	10	—	50
D.R.16	2,500	20	10	25	—	30

2. Other standards for development of small lots on tracts as so described shall be as set forth in provisions adopted pursuant to the authority of Section 504.
- D. An amendment to any part of a development plan involving only property subject to the provisions of this subsection shall not be subject to the provisions of Section 1B01.3.A.7.
- E. Notwithstanding any provision of these regulations to the contrary, the bulk regulations and building setback requirements applicable to an approved development plan for a condominium regime shall be the only bulk regulations and building setback requirements applicable to a subsequent conversion of the entire condominium regime, or a portion thereof, to individual lots of record, so long as the approved condominium regime is located on a lot, tract, or parcel zoned D.R.3.5, D.R.5.5, D.R.10.5, and/or D.R.16 that is within the Chesapeake Bay Critical Area.

[Bill Nos. 78-2010; 71-2011]

§ 1B02.3. - Special regulations for certain existing or proposed developments or subdivisions and for small lots or tracts in D.R. Zones.

- A. In D.R. Zones, contrary provisions of this article notwithstanding, the provisions of or pursuant to this subsection shall apply to the use, occupancy and development of; alteration or expansion of structures upon; and administrative procedures with respect to:
1. Any lot which is in a recorded residential subdivision approved by the Baltimore County Planning Board or Planning Commission and which has been used, occupied or improved in accordance with the approved subdivision plan;
 2. Any land in a subdivision tract which was laid out in accordance with the regulations of residence zoning classifications now rescinded, for which a subdivision plan tentatively approved by the Planning Board remains in effect and which has not been used, occupied or improved in accordance with such plan;
 3. Any lot or tract of lots in single ownership which is not in an existing development or subdivision, as described in Subsection A.1 or A.2, and which is too small in gross area to accommodate six dwelling or density units in accordance with the maximum permitted density in the D.R. Zone in which such tract is located;
 4. Any lot or tract of lots in single ownership which is not in an existing development or subdivision, as described in Subsection A.1 or A.2, and which is less than one-half acre in area, regardless of the number of dwelling or density units permitted at the maximum permitted density in the zone in which it is located; or
 5. Any lot or tract of lots in single ownership which is in a duly recorded subdivision plat not approved by the Baltimore County Planning Board or Planning Commission.
- B. Standards applicable to existing developments, etc. The minimum standards for net area, lot width, front yard depth, single-side-yard width, sum of widths of both side yards, rear yard depth and height with respect to each use in a development described in Subsection A.1 above, shall be as prescribed by the zoning regulations applicable to such use at the time the plan was approved by the Planning Board or Commission; however, the same or similar standards may be codified under Section 504, and these standards shall thereupon control in such existing developments. Development of any subdivision described in Subsection A.2 shall be in accordance with the tentatively approved subdivision plan therefor. Standards for development of lots or tracts described in Subsection A.3, A.4 or A.5 shall be as set forth in Subsection C below.
- C. Development standards for small lots or tracts.
1. Any dwelling hereafter constructed on a lot or tract described in Subsection A.3 or A.4 shall comply with the requirements of the following table:

Zoning Classification	Minimum Net Lot Area per Dwelling Unit (square feet)	Minimum Lot Width (feet)	Minimum Front Yard Depth (feet)	Minimum Width of Individual Side Yard (feet)	Minimum Sum of Side Yard Widths (feet)	Minimum Rear Yard Depth (feet)
D.R.1	40,000	150	50	20	50	50
D.R.2	20,000	100	40	15	40	40

CASE No
2019-0456-A

SUBJECT PROP. ↓

ADD
WINDOWS

Screen
Porch
TO BE
ENCLOSED

Property Line

Existing
Property

NEIGHBOR @
3 RACID WOODS CT

SECRET 158742

SECRET 158742

SECRET 158742

SECRET 158742

SECRET 158742

Class No
2019-0456-A

Existing Screen
Brd TO BE ENCLOSED

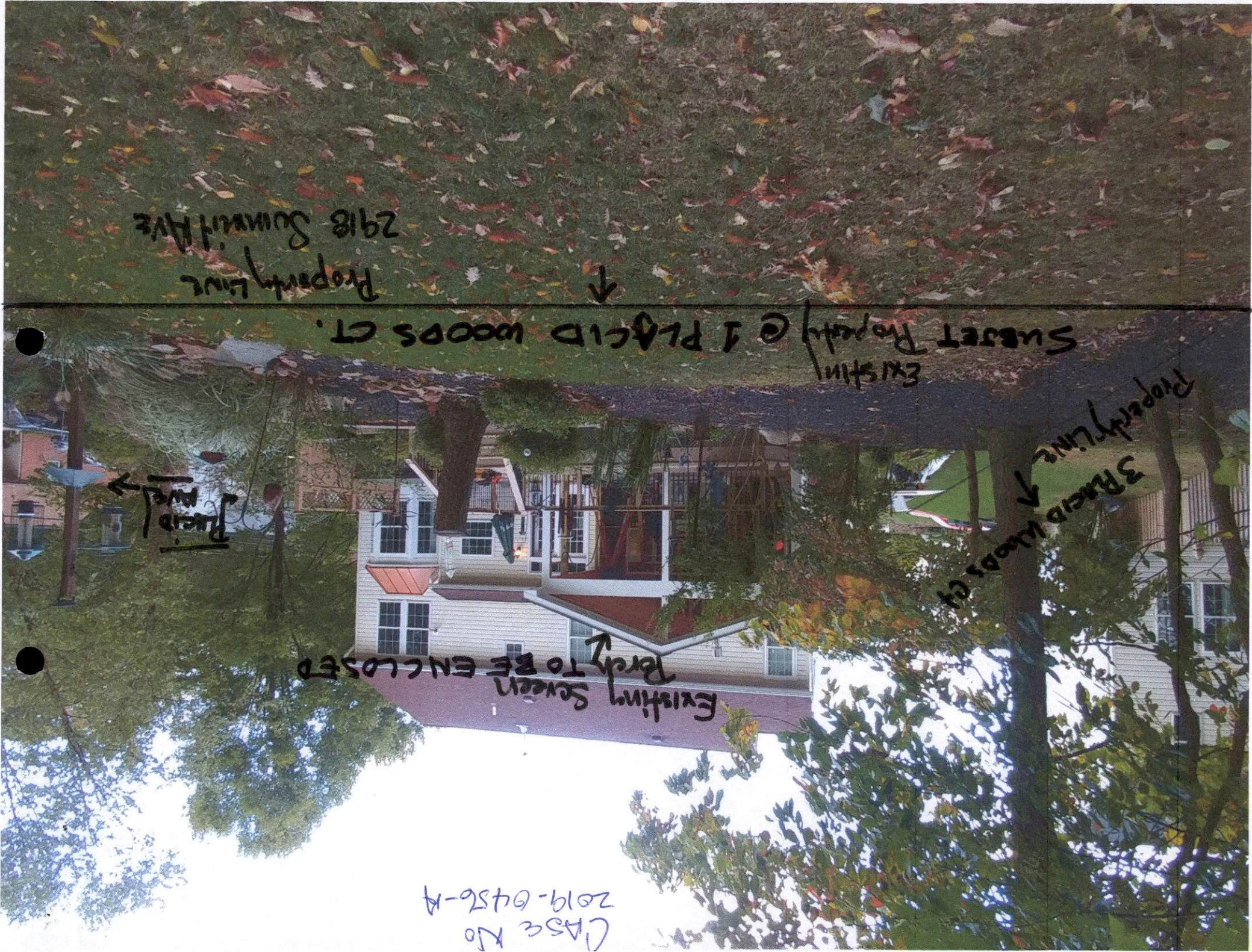
3 Phase Woods Ct
Property Line ↓

EXISTING
SUSSET PROPERTY @ 1 PLACID WOODS CT.

Property Line
2918 Summit Ave



Placid Ave
↓



DATE 2/20/1978

Jobson, R.H.



218261 11/24/77 C 1 174510 100000 CL

SMITH

Classified by
11/24/77 11/24/77

11/24/77
11/24/77

NOT TO BE ENCLOSED
ENCLOSURE 218261



Existing Screen Porch
To BE ENCLOSED

CASE NO.
2019-0456-A

W. H. H. H.
A. 28410. P. 105

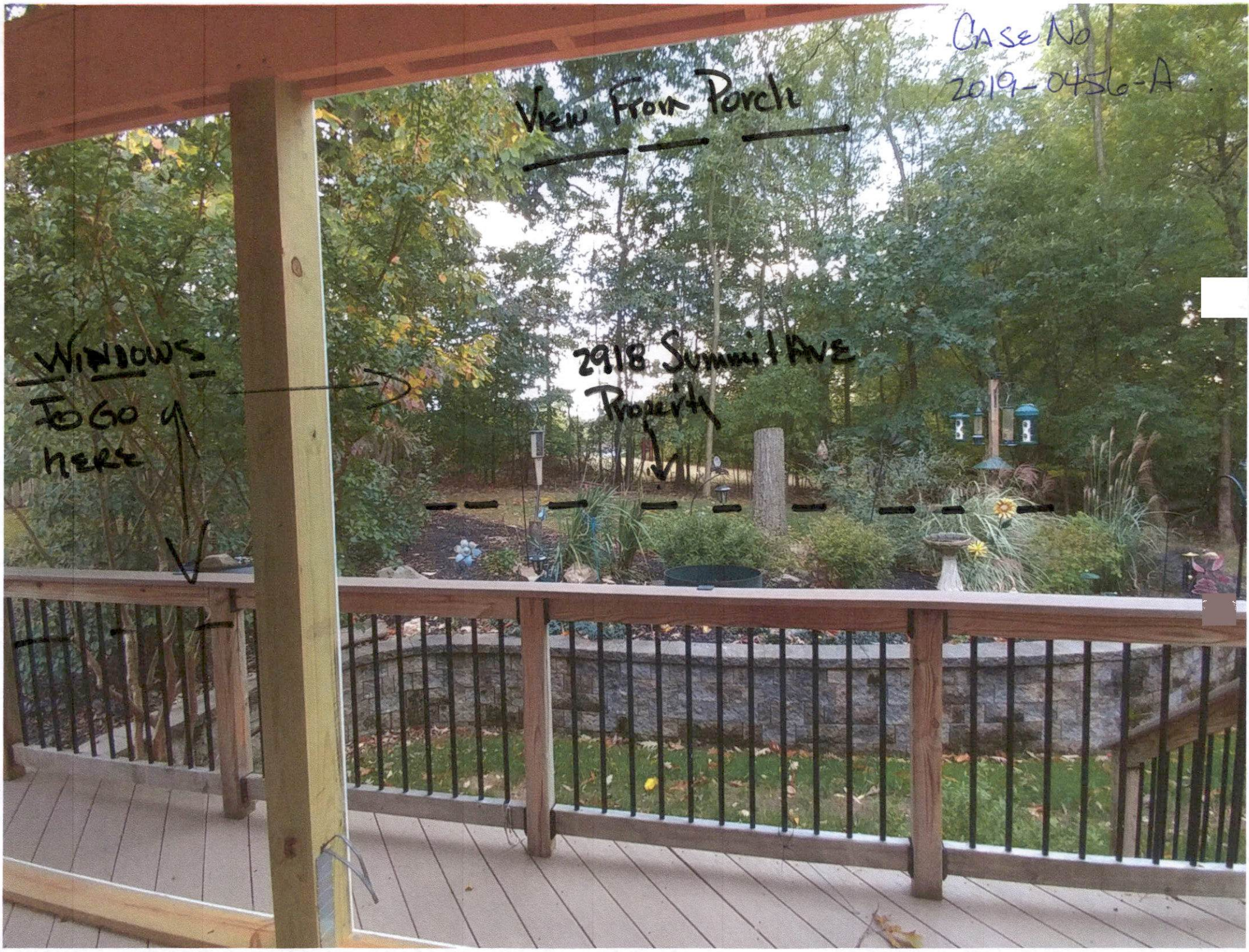
W. H. H. H.
A. 28410. P. 105

Case No
2019-0456-A

View From Porch

WINDOWS
To Go
here

2918 Summit Ave
Property



1 2 3 4 5 6 7 8 9 10 11 12

1000
1000
1000

1000
1000
1000

1000
1000
1000

CASE#
2019-0456-A

ADJ. R-O-W

PLACID AVE



ADZ. 5-0-10

ADZ. 5-0-10



Pt. Bk. 0000067, Folio 0117

PAI # 090301

Pt. Bk./Folio # 005089
PAI # 090301

2200023995

Lot # 20 2200023992

DR 3.5

PLACID AVE

PLACID WOODS CT

Lot # 19 2200023991

NE 10-E 071B1

Lot # 18 2200023990
1998-0159-A
1997-0217-A

3 CD 9 ED

Lot # 1 2200023973
PAI # 090598

Pt. Bk./Folio # 067117

PAI # 090598
PAI # 090598

Lot # 2 2200023974

Lot # 3 2200023975

Lot # 4 2200023976

Lot # 3

DR 5.5

PAI # 090093
PAI # 090093

Pt. Bk./Folio # 003185
Pt. Bk. 0000003, Folio 0185
0919850010

Lot # 5 2200023977

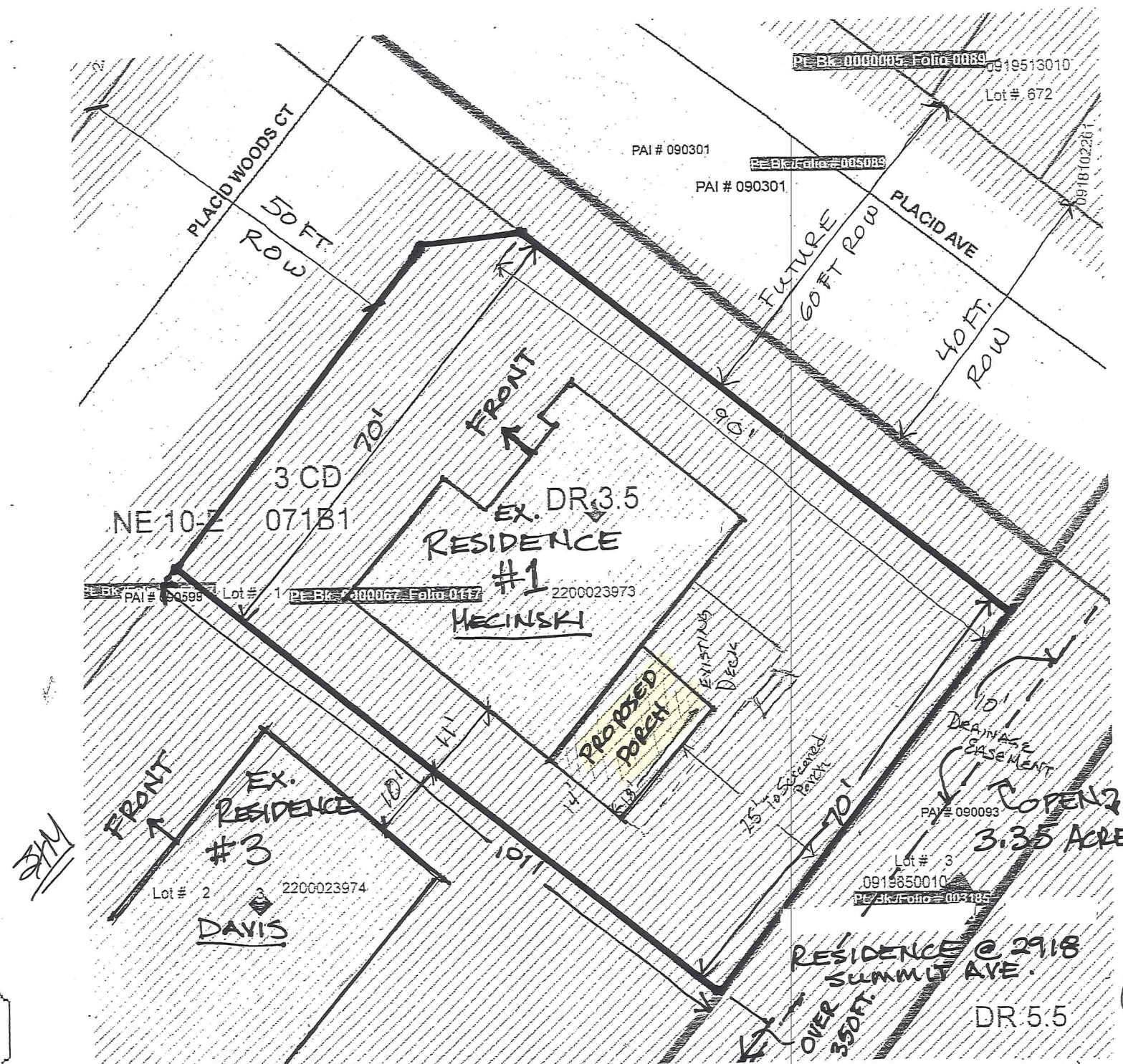
2200023993

[illegible]

A hand-drawn map showing the intersection of Rapid Ave and Rapid Woods Ct. A shaded area at the intersection is labeled 'SITE' with an arrow pointing to it.

MAPLENTOSCALE

ZONING MAP# 071B1
SITE ZONED DR 3.5
ELECTION DISTRICT 09
COUNCIL DISTRICT 3
LOT AREA ACREAGE .1515 AC
OR SQUARE FEET 6600
HISTORIC? NO
IN CBA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATERS:
PUBLIC X PRIVATE _____
SEWER IS:
PUBLIC X PRIVATE _____
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW



CASE # 2019-0456-A

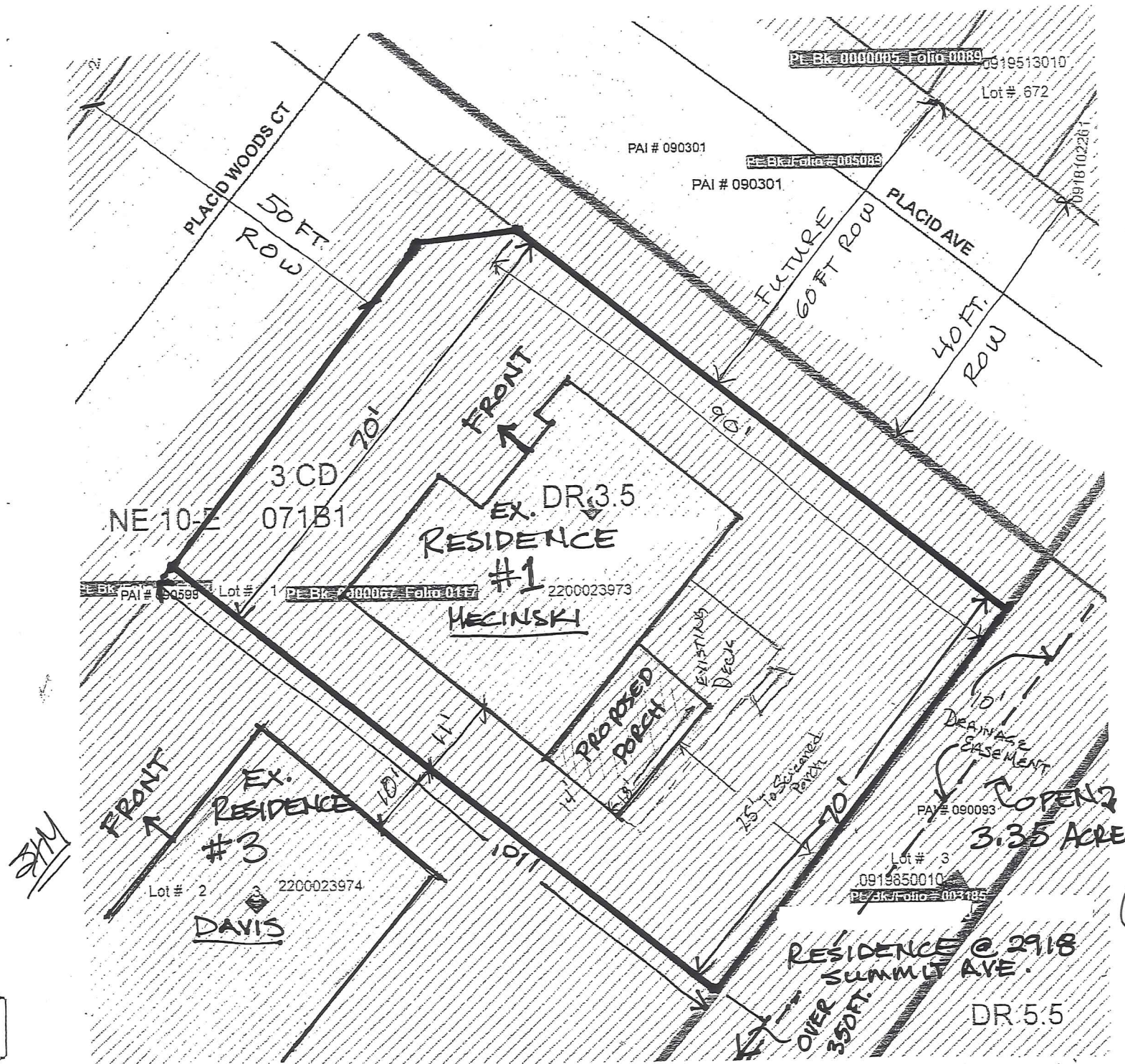
FLORIAN SUZAN Macinski

DATE 9/9/19

20
11

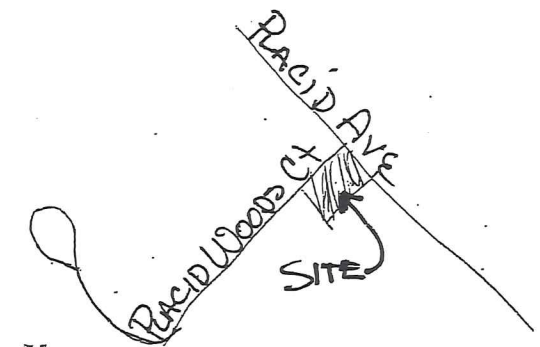
VIOLATION CASE INFO:

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 1 Placid Woods Ct Parkville MO 21234 OWNER(S) NAME(S) SUZAN + Alexander Mecinski
 SUBDIVISION NAME Placid Woods LOT # 1 BLOCK # _____ SECTION # _____
 PLAT BOOK # 67 FOLIO # 0117 10 DIGIT TAX # 2200023973 DEED REF. # 18789100171



PLAN DRAWN BY SUZAN Mecinski DATE 9/9/19 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 071B1
 SITE ZONED DR 3.5
 ELECTION DISTRICT 09
 COUNCIL DISTRICT 3
 LOT AREA ACREAGE .1515 AC
 OR SQUARE FEET 6600
 HISTORIC? NO
 IN CBA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS: PUBLIC X PRIVATE _____
 SEWER IS: PUBLIC X PRIVATE _____
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

CASE #2019-0456-A

VIOLATION CASE INFO: