

M E M O R A N D U M

DATE: December 17, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0492-A - Appeal Period Expired

The appeal period for the above-referenced case expired on December 16, 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
(16 Halcyon Court)		
3 rd Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Ira & Daina Garonzik	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0492-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Ira and Daina Garonzik (“Petitioners”). The Petitioners are requesting Variance relief pursuant to Section 1B02.3.B of the Baltimore County Zoning Regulations (“BCZR”), [Sections 202.2 and 202.3 of the 1958 Zoning Regulations], to permit proposed dwelling additions with a front yard setback of 13 ft., front street setback of 47 ft., side yard setback of 4 ft., and a sum of side yard setbacks of 47 ft. in lieu of the required 50 ft., 50 ft., 20 ft., and 50 ft., respectively. 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. The property is subject to certain environmental regulations as noted in the ZAC comment, dated October 25, 2019, submitted by the Department of Environmental Protection and Sustainability (“DEPS”).

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 26, 2019, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 11-15-19

By [Signature]

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 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 15th day of **November, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to Section 1B02.3.B of the Baltimore County Zoning Regulations ("BCZR"), [Sections 202.2 and 202.3 of the 1958 Zoning Regulations], to permit proposed dwelling additions with a front yard setback of 13 ft., front street setback of 47 ft., side yard setback of 4 ft., and a sum of side yard setbacks of 47 ft. in lieu of the required 50 ft., 50 ft., 20 ft., and 50 ft., respectively, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

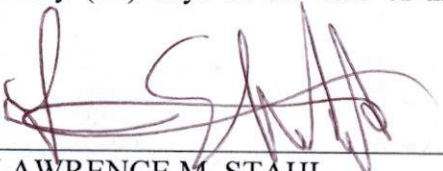
- Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
- Petitioners must comply with the DEPS ZAC comment, dated October 25, 2019; a copy of which is attached hereto and made a part hereof.

ORDER RECEIVED FOR FILING

Date 11-15-19

By kw

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 11-15-19

By low



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 Law of Baltimore County for the property located at:

Address 16 Halcyon Court which is presently zoned DR-1 (VESTED R-40)

Deed Reference 41604/372 10 Digit Tax Account # 0318052940

Property Owner(s) Printed Name(s) Ira Garonzik & Daina Garonzik

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

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

1. ☒ **ADMINISTRATIVE VARIANCE** from section(s) 1B02.3B, BC2R (Sections 202.2 & 202.3 of the 1958 Zoning Regulations) to permit proposed dwelling additions with a front yard setback of 13 feet, front street setback of 47 feet, side yard setback of 4 feet, and a sum of side yard setbacks of 47 feet in lieu of the required 50 feet, 50 feet, 20 feet, and 50 feet, respectively, of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4- 416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

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

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners:

Ira Garonzik / Daina Garonzik

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

Signature #1 Signature #2

16 Halcyon Court Baltimore MD
Mailing Address City State

21208 / 443-831-6877 / IRADAINA6@GMAIL.COM
Zip Code Telephone # Email Address

Representative to be contacted:

Richardson Engineering, LLC Rick Richardson

Name – Type or Print

Signature

30 E. Padonia Road Timonium MD
Mailing Address City State

21093 / 410-560-1502 / rick@richardsonengineering.net
Zip Code Telephone # Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this 11-15-19 day of Nov, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Administrative Law Judge of Baltimore County

CASE NUMBER 2019-0492-A Filing Date 10/15/2019 Estimated Posting Date 10/27/2019 Reviewer JNP

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 to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 16 Halcyon Court Baltimore MD 21208
Print or Type Address of property City State Zip Code

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

The existing house is getting an addition which is currently on the left side of the house. At the right side of the house is bedrooms that cannot be easily reconfigured. The existing structure of the carport is being enclosed to be included in the house. A variance was obtained to locate the carport in this location as an open projection. Enclosing the area will make it part of the house, so the addition will be over the setback. It is not practical to move the house and expansion of the house is not possible without relief from the setbacks.

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

Signature of Affiant

Ira Garonzik

Name- Print or Type

Daina Garonzik
Signature of Affiant

Daina Garonzik

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 Howard MD, to wit:

I HEREBY CERTIFY, this 7 day of Oct, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Ira Garonzik & Daina Garonzik
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) **(Print name(s) here)**

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

4/17/2023
My Commission Expires

**ZONING DESCRIPTION FOR
16 HALCYON COURT
3RD ELECTION DISTRICT
2ND COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the North side of Halcyon Court (50' R.O.W.) and 775'± northeast of the intersection of Keyser Road (50' R.O.W.)

Being Lot #4, in the Subdivision known as Dunmore Estates, as recorded in the land records of Baltimore County in Plat Book #25, Folio #52.

Containing a net area of 38,206 square feet, or 0.88 acres of land, more or less.

2019-0492-A

CERTIFICATE OF POSTING

2019-0492-A

RE: Case No.: _____

Petitioner/Developer: _____

Ira & Daina Garonzik

November 11, 2019

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

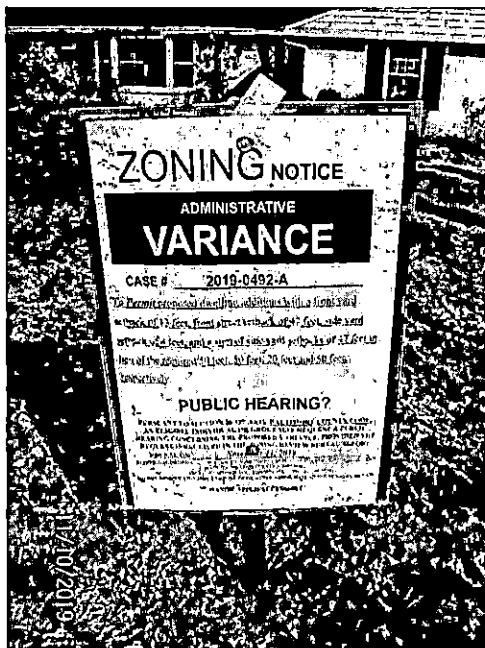
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

16 Halcyon Court

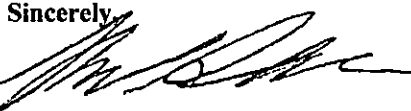
SIGN 1 Recertification

October 26, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 November 10, 2019

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0492-A

RE: Case No.: _____

Petitioner/Developer: _____

Ira & Daina Garonzik

November 11, 2019

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

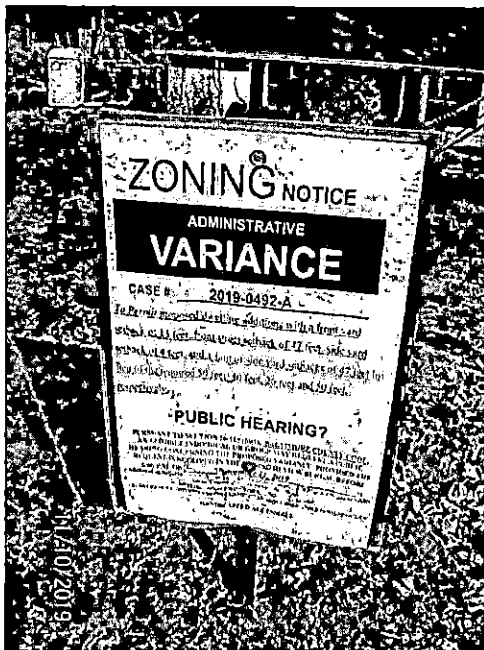
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

16 Halcyon Court

SIGN 2 Recertification

October 26, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 November 10, 2019
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0492-A

RE: Case No.: _____

Petitioner/Developer: _____

Ira & Daina Garonzik

November 11, 2019

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

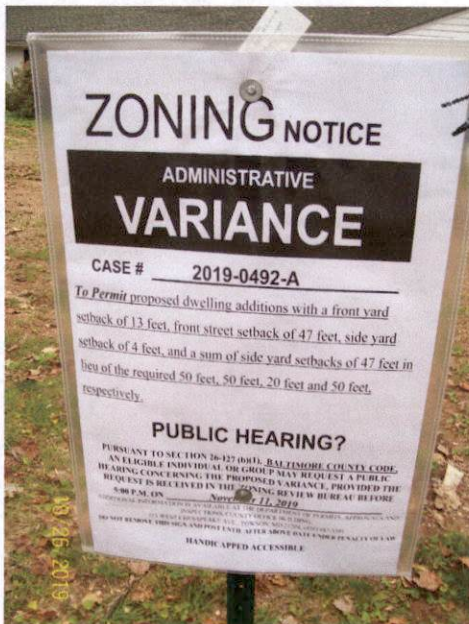
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

16 Halcyon Court

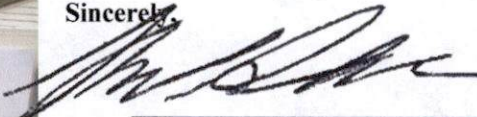
SIGN 1

October 26, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 October 26, 2019

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0492-A

RE: Case No.: _____

Petitioner/Developer: _____

Ira & Daina Garonzik

November 11, 2019

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

16 Halcyon Court

SIGN 2

October 26, 2019

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

 October 26, 2019
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

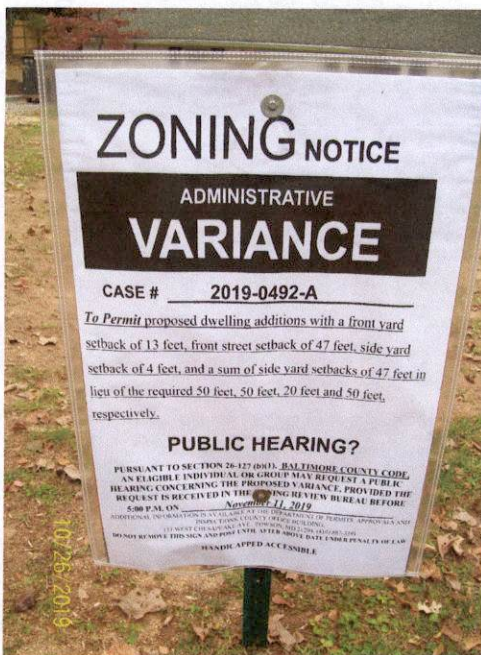
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



CERTIFICATE OF POSTING

2019-0492-A

RE: Case No.: _____

Petitioner/Developer: _____

Ira & Daina Garonzik

November 11, 2019

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

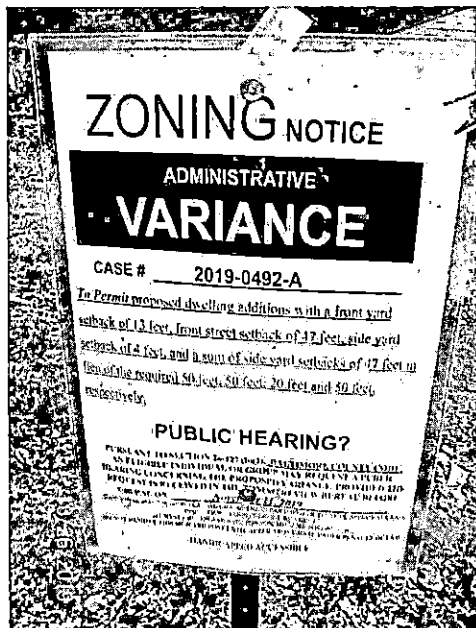
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

16 Halcyon Court

SIGN 1

October 26, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

October 26, 2019

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0492-A

RE: Case No.: _____

Petitioner/Developer: _____

Ira & Daina Garonzik

November 11, 2019

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

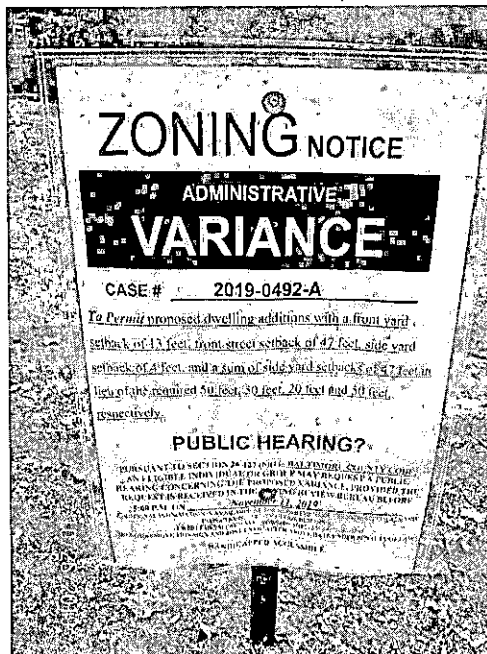
Ladies and Gentlemen:

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

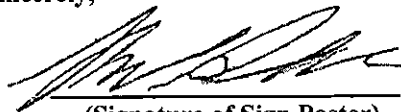
16 Halcyon Court **SIGN 2**

October 26, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 October 26, 2019
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2019- 0492 -A Address 16 Halcyon CourtContact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 10/15/2019 Posting Date: 10/27/2019 Closing Date: 11/11/2019

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

- 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.
- 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.
- 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.
- 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- 0492 -A Address 16 Halcyon CourtPetitioner's Name Ira & Daina Garonzik Telephone 443-831-6877Posting Date: 10/27/2019 Closing Date: 11/11/2019Wording for Sign: To Permit proposed dwelling additions with a front yard setback of 13 feet, front street setback of 47 feet, side yard setback of 4 feet and a sum of side yard setbacks of 47 feet in lieu of the required 50 feet, 50 feet, 20 feet, and 50 feet, respectively.

Revised 6/30/2019



JOHN A. OLSZEWSKI, JR.
County Executive

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

November 04, 2019

Rich Richardson
30 E. Padonia Road
Towson MD 21286

RE: Case Number: 2019-0492-A, 16 Halcyon 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 October 15, 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 the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Ira Garonzik 16 Halcyon Court Baltimore MD 21208

Date: 10/23/19

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

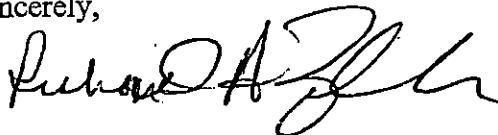
Dear Ms. Lewis:

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. 2019-0492-10

*Administrative Variance
Ira Greenzik and Dan Caronzik,
16 Hakeyon 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

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 25, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0492-A
Address 16 Halcyon Court
(Garonzik Property)

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

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

A Single Lot Declaration of Intent must be filed with EIR to meet Forest Conservation Regulations prior to permit approval assuming forest clearing for the garage and other residential improvements would not exceed 20,000 square feet.

Reviewer: Glenn Shaffer

ORDER RECEIVED FOR FILING

Date 11-15-19

By [Signature]

11-11-19

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: October 25, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0492-A
Address 16 Halcyon Court
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Reviewer: Glenn Shaffer

(11/11)

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW

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

DEPS

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

FIRE DEPARTMENT

PLANNING

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

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING (1st)

Date: _____

10-26-19

by

Black

SIGN POSTING (2nd)

Date: _____

11-10-19

by

"

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

Real Property Data Search

You may experience issues today as SDAT works to restore all services. SDAT apologizes for any inconvenience the last few days, and asks for patience as we continue to work to make the site better.

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 - 03 Account Number - 0318052940
Owner Information		
Owner Name:	GARONZIK IRA GARONZIK DAINA	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	16 HALCYON CT BALTIMORE MD 21208-1603	Deed Reference: /41604/ 00372
Location & Structure Information		
Premises Address:	16 HALCYON CT BALTIMORE 21208-1603	Legal Description: CUL DE SAC 16 HALCYON CT DUNMORE ESTATES
Map: 0068	Grid: 0011	Parcel: 0176
Neighborhood: 3030028.04	Subdivision: 0000	Section: 10
Block: 10	Assessment Year: 2020	Plat No: 0025/ 0052
Special Tax Areas: None		Town: None
		Ad Valorem: None
		Tax Class: None
Primary Structure Built: 1962	Above Grade Living Area: 2,849 SF	Finished Basement Area: 38,332 SF
		Property Land Area: 04
Stories: 1	Basement: NO	Type: STANDARD UNIT
Exterior: BRICK/	Quality: 5	Full/Half Bath: 2 full/ 1 half
		Garage: 1 Carport
Last Notice of Major Improvements		
Value Information		
	Base Value	Value
		As of 01/01/2017
Land:	134,800	134,800
Improvements	285,900	285,900
Total:	420,700	420,700
Preferential Land:	0	420,700
Transfer Information		
Seller: BLUE SIMA R	Date: 06/28/2019	Price: \$520,000
Type: ARMS LENGTH IMPROVED	Deed1: /41604/ 00372	Deed2:
Seller: BLUM SIMA R	Date: 10/08/2002	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /16919/ 00741	Deed2:
Seller: MOGOL BARRY	Date: 09/30/1998	Price: \$312,500
Type: ARMS LENGTH IMPROVED	Deed1: /13181/ 00649	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00
Tax Exempt: None	Special Tax Recapture: None	0.00
Exempt Class: None		
Homestead Application Information		

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

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

ZAC AGENDA

Case Number: 2019-0492-A **Reviewer:** Jeffrey Perlow

Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Ira Garonzik & Daina Garonzik

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 3 **Council Dist:** 2

Property Address: 16 HALCYON CT

Location: NE/S of Halcyon Court, 775' E of Keyser Road.

Existing Zoning: DR 1, VESTED R 40

Area: 0.94 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR (Section 202.2 & 202.3 of the 1958 Zoning Regulations) to permit proposed dwelling additions with a front yard setback of 13 feet, front street setback of 47 feet, side yard setback of 4 feet, and a sum of side yard setback of 47 feet in lieu of the required 50 feet, 50 feet, 20 feet, respectively.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 11/11/2019

Miscellaneous Notes:



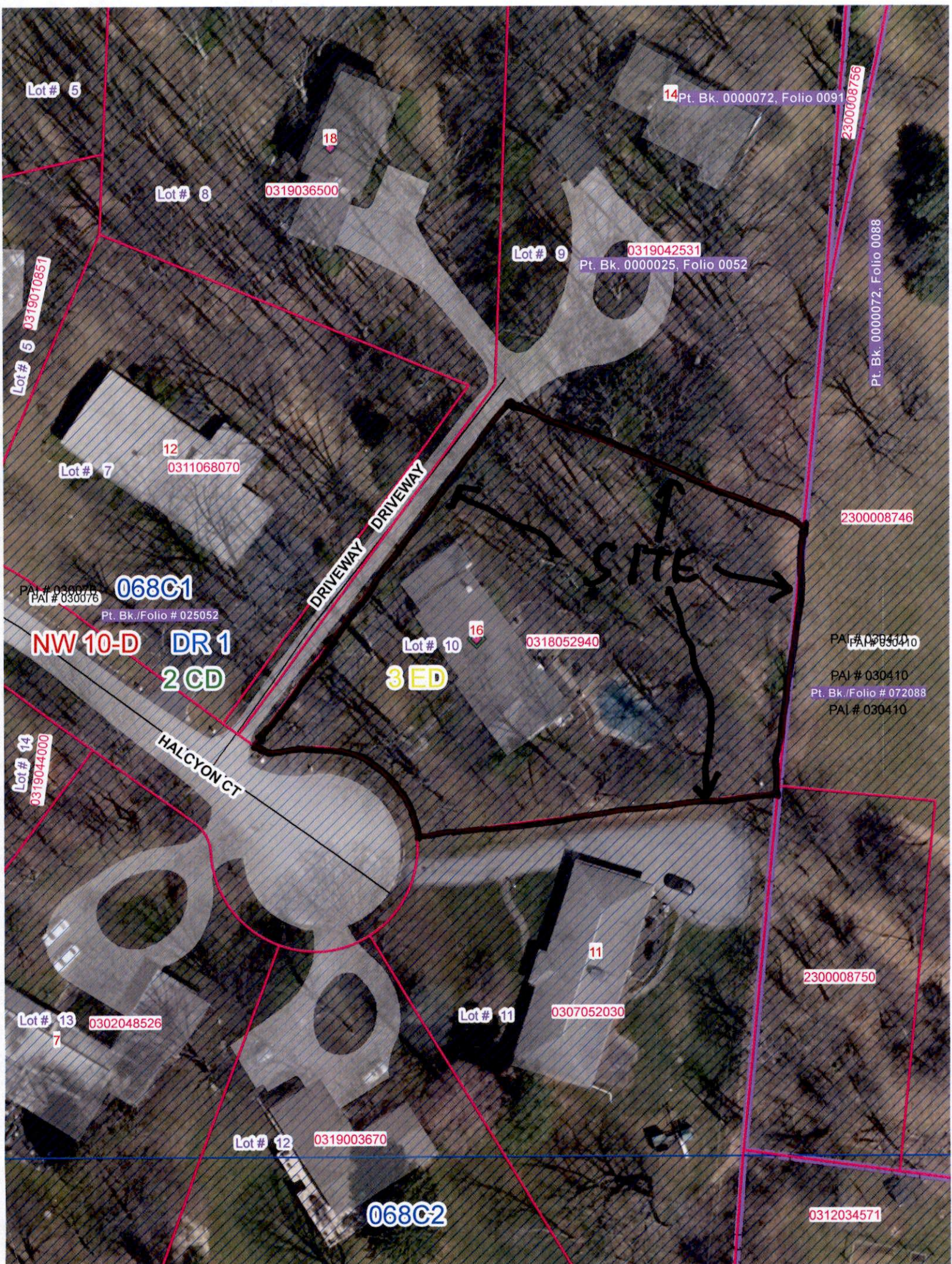
2019-0492-A



2019-0492-A



2019-04924



Lot # 5

14 Pt. Bk. 0000072, Folio 0091

Lot # 8

0319036500

Lot # 9

0319042531
Pt. Bk. 0000025, Folio 0052

Lot # 7

12
0311068070

DRIVEWAY

PAI # 030075
PAI # 030076

068C1

Pt. Bk./Folio # 025052

NW 10-D DR 1
2 CD

Lot # 10

3 ED

0318052940

2300008746

PAI # 030410
PAI # 030410

PAI # 030410
Pt. Bk./Folio # 072088
PAI # 030410

Lot # 14
0319044000

HALCYON CT

Lot # 13

0302048526

Lot # 11

0307052030

2300008750

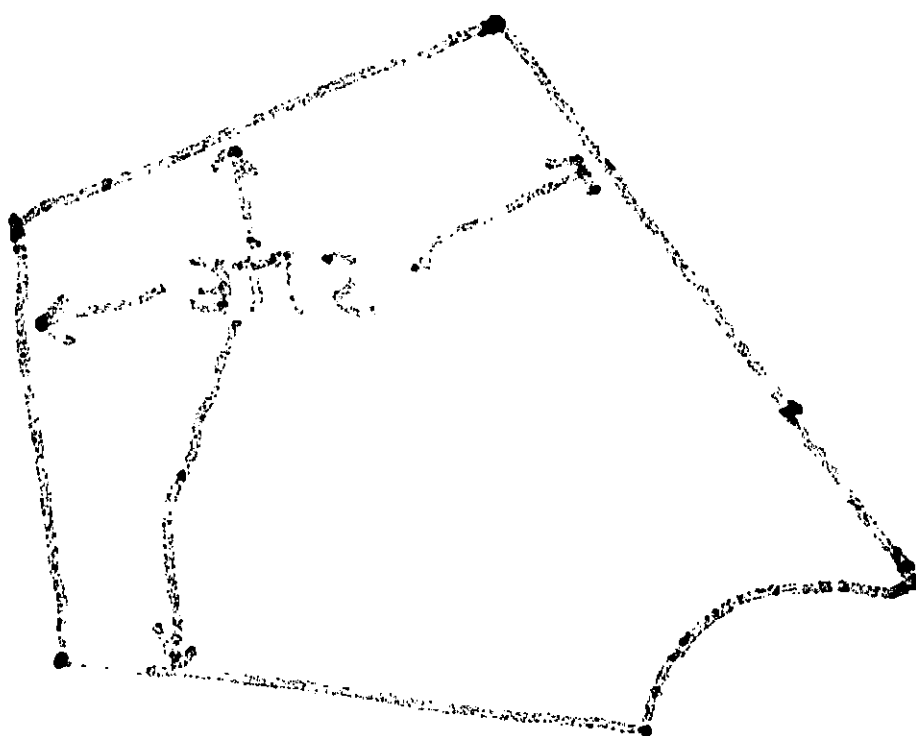
Lot # 12

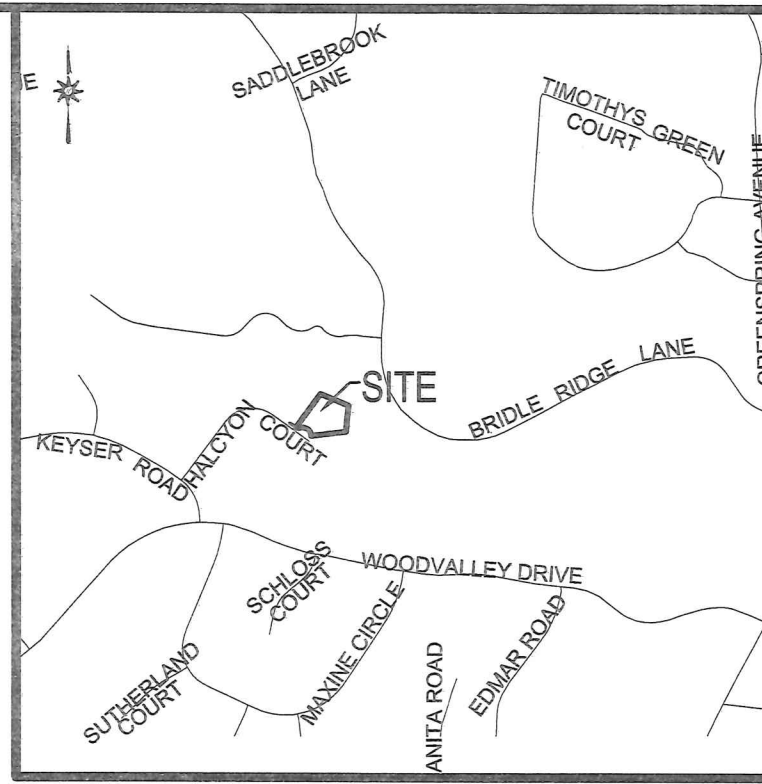
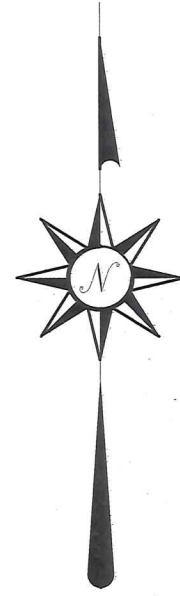
0319003670

068C2

0312034571

2019-10-19 H98-A





LOCATION MAP

SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER: IRA GARONZIK AND DANA GARONZIK
1. SITE AREA:
GROSS: 40,797 Sq.Ft. or 0.94 Ac.±
NET: 38206 Sq.Ft. or 0.88 Ac.±
 2. EXISTING BUILDING AREA: 2996 Sq.Ft.
 3. UTILITIES
PUBLIC WATER
PUBLIC SEWER
 4. DEED REF: 41804/372
 5. TAX ACCOUNT: 0318052940
 6. COUNCILMANIC DISTRICT: 2ND
 7. REGIONAL PLANNING DISTRICT: PIKESVILLE
 8. CENSUS TRACT: 4038.02
 9. WATERSHED: JONES FALLS
 10. EXISTING ZONING: BR 1 (~~VESTED R-40~~)
 11. TAX MAP #65, GRID #11, PARCEL #176, PLAT #7/79, LOT #40
 12. PRIOR PERMITS ON FILE: B959586 AND B962905
 13. THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
 14. THE SITE LIES WITHIN ZONE X ON AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) PANEL 2400100240P, DATED SEPTEMBER 28, 2008.
 15. THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
 16. BASIC SERVICE MAPS (2017)
- | TYPE | DEFICIENT | (Y/N) | NOTE |
|----------------|-----------|-------|------|
| WATER | N | | |
| SEWER | N | | |
| TRANSPORTATION | N | | |
17. PREVIOUS ZONING CASES ON FILE: 1991-0257-A TO PERMIT A SIDE YARD OF 10' FOR AN OPEN CARPORT, 18' FOR AN ADDITION, & A SUM OF SIDE YARD SETBACKS OF 26' IN LIEU OF THE REQUIRED 15', 30' AND 45' RESPECTIVELY GRANTED.
18. SETBACKS FOR DR 1 ZONE
- | TYPE | REQUIRED | PROVIDED |
|-------|------------------|------------------|
| FRONT | 50' | 47'± |
| SIDE | 15'MIN. 26'TOTAL | 4'MIN. 47' TOTAL |
| REAR | 50' | 90'± |
21. USE
EXISTING: RESIDENTIAL
PROPOSED: RESIDENTIAL

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION FOR GARONZIK RESIDENCE

16 HALCYON COURT

BALTIMORE COUNTY
3RD ELECTION DISTRICT

MARYLAND
2ND COUNCILMANIC DISTRICT

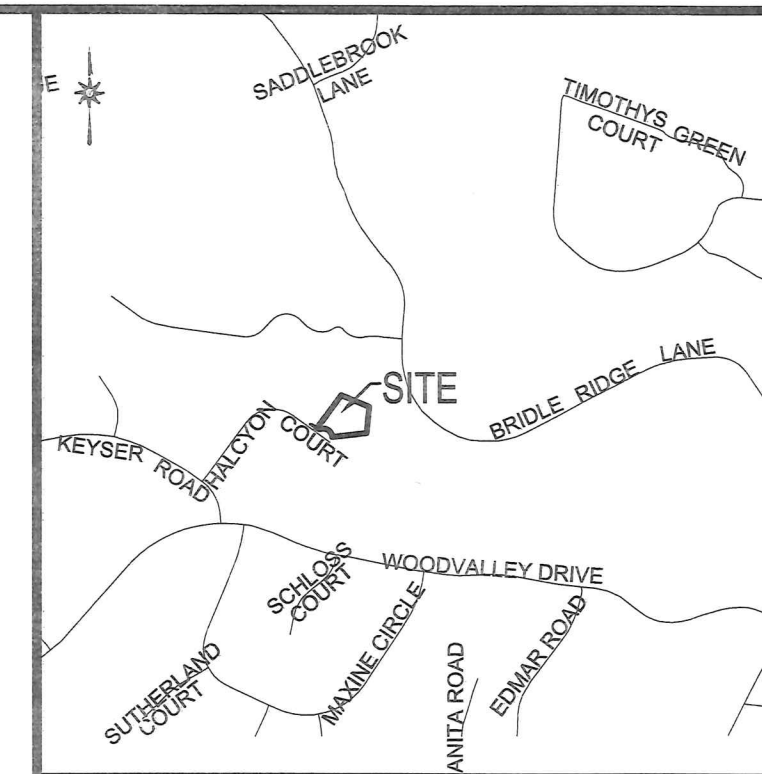
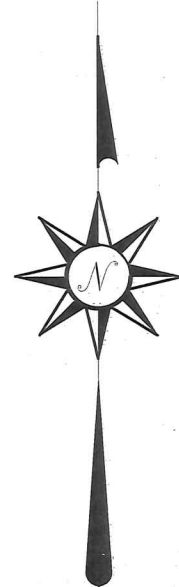
REVISIONS		DRAWN BY:	CHECKED BY:	SCALE:
		LNR	PCR	1" = 20'
DATE:	10-14-19	JOB NO.:	19117	SHEET NO.:
				1 OF 1

Pet. Ech. 1

2019-0492-A

DORR M TRUSTEE BRAGER
TAX ACCOUNT #0318042531
MAP #65, GRID #11, PARCEL #176
PLAT #7/79, LOT #40
DEED REF: 31380/180
ZONING: DR 1
USE: RESIDENTIAL

DAVID H. PRODOTAL
STEPHANIE T. PRODOTAL
TAX ACCOUNT #0307082030
MAP #65, GRID #11, PARCEL #176
PLAT #7/79, LOT #40
DEED REF: 17026/527
ZONING: DR 1
USE: RESIDENTIAL



LOCATION MAP

SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER: IRA GARONZIK AND DANA GARONZIK
1. SITE AREA:
GROSS: 40,797 Sq.Ft. or 0.94 Ac.±
NET: 38,206 Sq.Ft. or 0.88 Ac.±
 2. EXISTING BUILDING AREA: 2996 Sq.Ft.
 3. UTILITIES
PUBLIC WATER
PUBLIC SEWER
 4. DEED REF: 41804/372
 5. TAX ACCOUNT: 0318052940
 6. COUNCILMANIC DISTRICT: 2ND
 7. REGIONAL PLANNING DISTRICT: PIKESVILLE
 8. CENSUS TRACT: 4038.02
 9. WATERSHED: JONES FALLS
 10. EXISTING ZONING: DR 1 (vested R-40)
 11. TAX MAP #88, GRID #11, PARCEL #176, PLAT #7/79, LOT #40
 12. PRIOR PERMITS ON FILE: B959586 AND B962906
 13. THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
 14. THE SITE LIES WITHIN ZONE X ON AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) PANEL 2400100240F, DATED SEPTEMBER 26, 2008.
 15. THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
 16. BASIC SERVICE MAPS (2017)
- | TYPE | DEFICIENT | (Y/N) | NOTE |
|----------------|-----------|-------|------|
| WATER | N | - | - |
| SEWER | N | - | - |
| TRANSPORTATION | N | - | - |
17. PREVIOUS ZONING CASES ON FILE: 1991-0267-A TO PERMIT A SIDE YARD OF 10' FOR AN OPEN CARPORT, 15' FOR AN ADDITION, & A SUM OF SIDE YARD SETBACKS OF 26' IN LIEU OF THE REQUIRED 15', 30' AND 45' RESPECTIVELY GRANTED.
 18. SETBACKS FOR DR 1 ZONE
- | TYPE | REQUIRED | PROVIDED |
|-------|------------------|------------------|
| FRONT | 50' | 47'± |
| SIDE | 16'MIN, 26'TOTAL | 4'MIN, 47' TOTAL |
| REAR | 50' | 90'± |
21. USE:
EXISTING: RESIDENTIAL
PROPOSED: RESIDENTIAL

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Timonium, Maryland 21093
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PLAN TO ACCOMPANY ZONING PETITION FOR GARONZIK RESIDENCE

16 HALCYON COURT

BALTIMORE COUNTY
3RD ELECTION DISTRICT

MARYLAND
2ND COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	LNR	PCR	1" = 20'
	DATE:	JOB NO.:	SHEET NO.:
	10-14-19	19117	1 OF 1

2019-0492-A