

M E M O R A N D U M

DATE: August 25, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0146-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on August 24, 2020. 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
(6804 Maurleen Road) *
3rd Election District * OFFICE OF ADMINISTRATIVE
2nd Council District * HEARINGS FOR
Steven J. & Sarah Willner * BALTIMORE COUNTY
Petitioners *
* CASE NO. 2020-0146-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, Steven J. and Sarah Willner (“Petitioners”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”) § 1B02.3.B (R.6 211.3) to permit two (2) proposed side additions with a side setback as close as 3.5 ft. in lieu of the minimum side setback of 8 ft. with a sum of 8.5 ft. in lieu of the required minimum sum of 20 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. 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 July 5, 2020, 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

ORDER RECEIVED FOR FILING

Date 7-23-2020

By EW

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 23rd day of **July, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations ("BCZR") § 1B02.3.B (R.6 211.3) to permit two (2) proposed side additions with a side setback as close as 3.5 ft. in lieu of the minimum side setback of 8 ft. with a sum of 8.5 ft. in lieu of the required minimum sum 20 ft. respectively, 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.



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw

ORDER RECEIVED FOR FILING

Date 7-23-2020

By [Signature]



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

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

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

Address 6804 Maurleen Rd, Baltimore, MD 21209

Currently zoned OR 5.5 (R-6)

Deed Reference 39637 / 00198

10 Digit Tax Account # 0312033770

Owner(s) Printed Name(s) Steven Jay Willner and Sarah Willner

(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) 1802.3.B (R.6 211.3) To permit
2 proposed side additions with a side set back as close as
3.5 feet in lieu of the minimum side set back of 8 feet with a
sum of 8.5 in lieu of the required minimum 20 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 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):

Steven Jay Willner

Sarah Willner

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

6804 Maurleen Rd

Baltimore

MD

Mailing Address

City

State

21209

516-603-3304

stevenjwillner@gmail.com

Zip Code

Telephone #

Email Address

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Walter Daniels, Architect

Name - Type or Print

Signature

1113 Ivy Hill Rd. Cockeysville MD

Mailing Address

City

State

21030

410 560 3588

danielsarchitects@gmail.com

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 2020-0146-A

Filing Date 6/25/20

Estimated Posting Date 7/15/20

Reviewer gh

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: 6804 Maurleen Rd Baltimore MD 21209
Print or Type Address of property City State Zip Code

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

My wife and I request a variance so we can engage in a practical and economical expansion of our home. We have two children and are expecting our third child soon, and we would like to expand to add an upstairs bedroom to our living space. Further, my wife's parents, who live in Toronto, Canada, come to visit our home about 5-6 times each year to spend time with their grandchildren, and our desired expansion will create a guest bedroom for them, which we currently do not have. Finally, our desired expansion will also create a master bathroom, which we currently do not have. Indeed, our current structure has only 1.5 bathrooms, which will become more challenging as our current two children grow up and our family expands with our third. The expansion we seek, as outlined in the site plan filed herewith, is a modest one, but is necessary for us to continue living in this house and in a family-friendly neighborhood we love.

The current structure of our home is in the design of a front/back split level. Therefore, the most efficient and economical method of expansion is to expand on the sides of the home, rather than the rear. Were we to expand the rear alone, construction costs would increase significantly to gain the square-footage we seek to add. Further, the only way to add bedroom space to main level - important for our aging parents - is to push out to the side. We would also lose all existing top floor and basement windows if we expanded toward the rear. Finally, the only way for us to expand the kitchen - located on the far-right side of our home - is to expand to the side. Accordingly, we respectfully request the zoning variances requested herein.

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

Signature of Owner (Affiant)

Steven Jay Willner

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

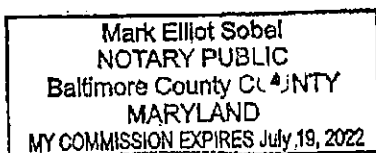
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17th day of June, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Steven Jay Willner

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

AS WITNESS my hand and Notaries Seal



Notary Public

My Commission Expires

7/19/2022

2020-0146-A

Zoning Property Description For, 6804 Maurleen Road:

Beginning at a point on the south west side of Maurleen Road with a right of way width of 50 feet wide at a distance of 140 feet +/- north east to the centerline of Maurleen Court which is 50 feet wide.

Being Lot # 10, Block K, Section 1, in the subdivision of WELLWOOD as recorded in Baltimore County Plat #2 Plat Reference 0023/0036 containing 10,570 sf. Located in the 3rd Election District and 2nd Council District

2020-0146-A

ZONING PROPERTY DESCRIPTION FOR :
6804 MAURLEEN ROAD, BALTIMORE COUNTY MD

Being Lot # 10, Block K, Section 1, in the subdivision of WELLWOOD as recorded in Baltimore County Plat #2 Plat Reference 0023/0036 containing 10,570 sf. Located in the 3rd Election District and 2nd Council District

2020-0146-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 7/5/2020

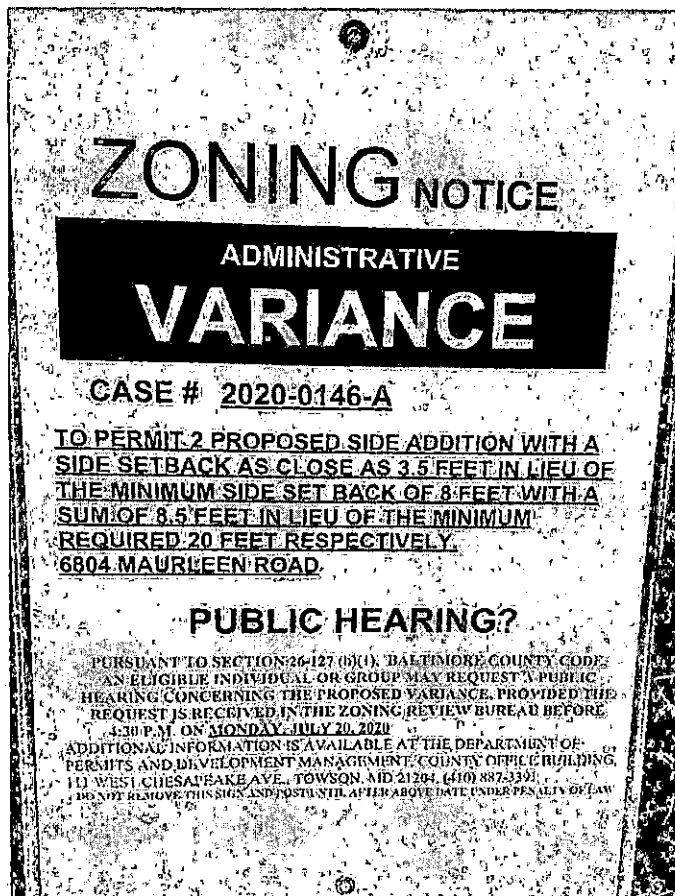
Case Number: 2020-0146-A

Petitioner / Developer: STEVEN JAY WILLNER & SARAH WILLNER

Date of Closing: JULY 20, 2020

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:
6804 MAURLEEN ROAD

The sign(s) were posted on: JULY 5, 2020



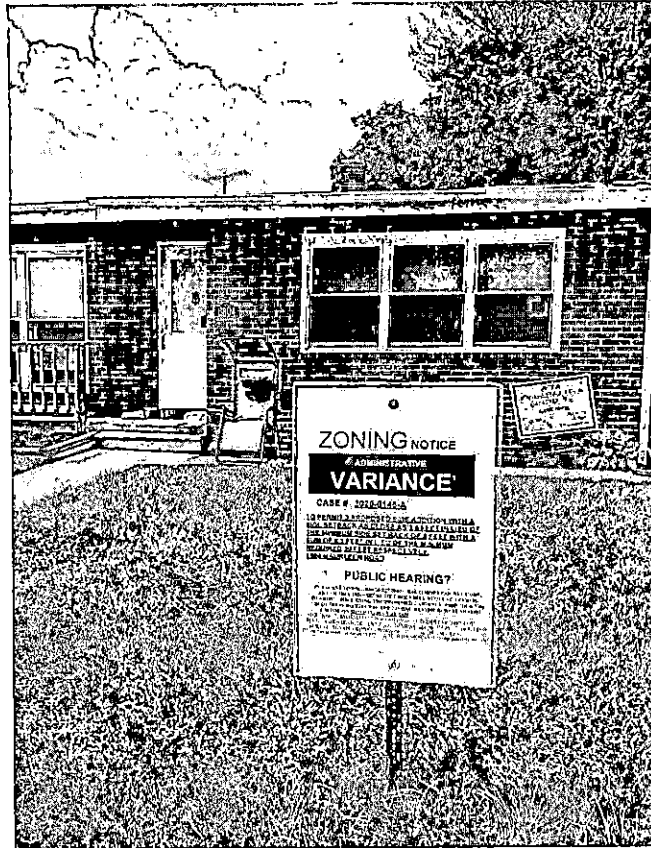
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

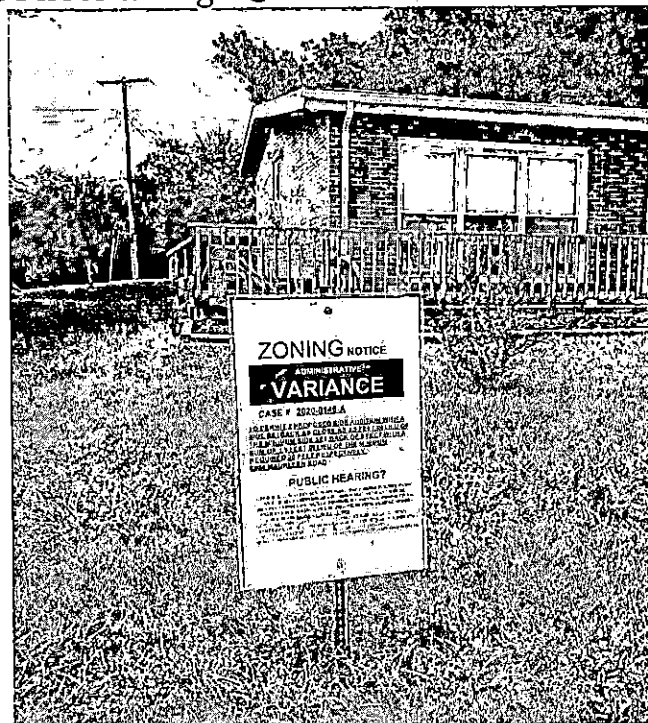
523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, MD 21030
(City, State, Zip of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)



Background Photo 1st Sign @ 6804 Maurleen Road ~ 7/5/2020



Background Photo 2nd Sign @ 6804 Maurleen Road ~ 7/5/2020
Case # 2020-0146-A

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0146 -A Address 6804 Maurleen Road 21209

Contact Person: Gary Houk Phone Number: 410-887-3391
Planner Please Print Your Name

Filing Date: 6/25/2020 Posting Date: 7/5/2020 Closing Date: 7/20/2020

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 2020- 146 -A Address 6804 Maurleen Road 21209

Petitioner's Name Steven Jay Willner & Sarah Willner Telephone 516-603-3304

Posting Date: 7/5/2020 Closing Date: 7/20/2020

Wording for Sign: To Permit 2 proposed side addition with a side setback as close as 3.5 feet in lieu of the minimum side setback of 8 feet with a sum of 8.5 feet in lieu of the minimum required 20 feet respectively.

Revised 2/20/2020

**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: 2020-0146-A

Property Address: 6804 Maurleen Rd, Baltimore, MD 21209

Property Description: Lot No. 10, Block K as shown on "Plat II, Section I, Wellwood"

recorded in the Land Records of Baltimore County in Liber GLB 23, folio 36

Legal Owners (Petitioners): Steven Jay Willner and Sarah Willner

Contract Purchaser/Lessee: None

PLEASE FORWARD ADVERTISING BILL TO:

Name: Steven Willner

Company/Firm (if applicable): _____

Address: 6804 Maurleen Rd, Baltimore, MD 21209

Telephone Number: 516-603-3304

Revised 7/9/2015



JOHN A. OLSZEWSKI, JR.
County Executive

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

July 21, 2020

Walter Daniels,
1113 Iry Hill Road
Cockeysville MD 21030

RE: Case Number: 2020-0146-A, 6804 Maurleen Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 25, 2020. 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.", with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Steven Jay Willner 6804 Maurleen Road Baltimore MD 21209

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: July 1, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0146-A
Address 6804 Maurleen Road
(Williner Property)

Zoning Advisory Committee Meeting of **July 6, 2020.**

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

Reviewer: Steve Ford

Real Property Data Search (w1)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 03 Account Number - 0312033770		
Owner Information		
Owner Name:	WILLNER STEVEN J, WILLNER SARAH	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	6804 MAURLEEN RD BALTIMORE MD 21209-1423	Deed Reference: /39637/ 00198
Location & Structure Information		
Premises Address:	6804 MAURLEEN RD BALTIMORE 21209-1423	Legal Description: 6804 MAURLEEN RD WELLWOOD
Map:	Grid:	Parcel:
0078	0006	0458
Neighborhood:	Subdivision:	Section:
3050066.04	0000	1
Block:	Lot:	Assessment Year:
K	10	2020
Plat No:	2	
Plat Ref:	0023/ 0036	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1957	1,760 SF	
Property Land Area	County Use	
10,570 SF	04	
Stories	Basement	Type
2	NO	SPLIT LEVEL
Exterior	Quality	Full/Half Bath
BRICK/	4	1 full/ 1 half
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of
		01/01/2020
Land:	82,800	82,800
Improvements	175,100	214,400
Total:	257,900	297,200
Preferential Land:	0	0
		Phase-in Assessments
		As of
		07/01/2019
		As of
		07/01/2020
		257,900
		271,000
Transfer Information		
Seller: LEVENSON KARLEEN	Date: 11/15/2017	Price: \$248,500
Type: ARMS LENGTH IMPROVED	Deed1: /39637/ 00198	Deed2:
Seller: LEVENSON LEROY	Date: 02/17/2016	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /37178/ 00435	Deed2:
Seller: LEVENSON LEROY	Date: 05/08/2003	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /28225/ 00336	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture:	None	
Homestead Application Information		
Homestead Application Status: Approved 02/21/2018		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

2020-0146-A

Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier:		District - 03 Account Number - 0312033770
Owner Information		
Owner Name:	WILLNER STEVEN J WILLNER SARAH	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	6804 MAURLEEN RD BALTIMORE MD 21209-1423	Deed Reference: /39637/ 00198
Location & Structure Information		
Premises Address:	6804 MAURLEEN RD BALTIMORE 21209-1423	Legal Description: 6804 MAURLEEN RD WELLWOOD
Map:	Grid:	Parcel:
0078	0006	0458
Neighborhood:	Subdivision:	Section:
3050066.04	0000	1
Block:	Lot:	Assessment Year:
K	10	2020
Plat No: 2		Plat Ref: 0023/0036
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1957	1,760 SF	10,570 SF
Property Land Area	County Use	
04		
Stories	Basement	Type
2	NO	SPLIT LEVEL
Exterior	Quality	Full/Half Bath
BRICK/	4	1 full/ 1 half
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2020
Land:	82,800	82,800
Improvements	175,100	214,400
Total:	257,900	297,200
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2019
		As of 07/01/2020
		257,900
		271,000
Transfer Information		
Seller: LEVENSON KARLEEN	Date: 11/15/2017	Price: \$248,500
Type: ARMS LENGTH IMPROVED	Deed1: /39637/ 00198	Deed2:
Seller: LEVENSON LEROY	Date: 02/17/2016	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /37178/ 00435	Deed2:
Seller: LEVENSON LEROY	Date: 05/08/2003	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /28225/ 00336	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Approved 02/21/2018		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application Date:		

2020-0146-A

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 03 Account Number - 0312033770		
Owner Information		
Owner Name:	WILLNER STEVEN J WILLNER SARAH	Use: RESIDENTIAL YES
Mailing Address:	6804 MAURLEEN RD BALTIMORE MD 21209-1423	Deed Reference: /39637/ 00198
Location & Structure Information		
Premises Address:	6804 MAURLEEN RD BALTIMORE 21209-1423	Legal Description: 6804 MAURLEEN RD WELLWOOD
Map: 0078	Grid: 0006	Parcel: 0458
Neighborhood: 3050066.04	Subdivision: 0000	Section: 1
Block: K	Lot: 10	Assessment Year: 2020
Plat No: 2		Plat Ref: 0023/ 0036
Town: None		
Primary Structure Built: 1957	Above Grade Living Area: 1,760 SF	Finished Basement Area: 10,570 SF
County Use: 04		
Stories: 2	Basement: NO	Type: SPLIT LEVEL
Exterior: BRICK/	Quality: 4	Full/Half Bath: 1 full/ 1 half
Garage: Last Notice of Major Improvements		
Value Information		
	Base Value	Value As of 01/01/2020
Land:	82,800	82,800
Improvements	175,100	214,400
Total:	257,900	297,200
Preferential Land:	0	0
Phase-in Assessments		
	As of 07/01/2019	As of 07/01/2020
	257,900	271,000
Transfer Information		
Seller: LEVENSON KARLEEN	Date: 11/15/2017	Price: \$248,500
Type: ARMS LENGTH IMPROVED	Deed1: /39637/ 00198	Deed2:
Seller: LEVENSON LEROY	Date: 02/17/2016	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /37178/ 00435	Deed2:
Seller: LEVENSON LEROY	Date: 05/08/2003	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /28225/ 00336	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
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Approved 02/21/2018		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

ZAC AGENDA

Case Number: 2020-0146-A **Reviewer:** Gary Hucik
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Steven Jay Williner and Sarah Williner
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 6804 MAURLEEN RD

Location: Beginning at a point on the South west side of Maurleen Road with a right of way width of 50 feet wide at a distance of 140 feet North East to the center line of Maurleen Court which is 50 feet wide.

Existing Zoning: DR 5.5

Area: 10,570 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

1B02.3.B(R.6211.3) To permit 2 proposed side additions with a side setback as close as 3.5 feet in lieu of the minimum side setback of 8 feet with a sum of 8.5 in lieu of the required minimum sum 20 feet respectively.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 07/20/2020

Miscellaneous Notes:



Image capture: Sep 2012 © 2020 Google

Baltimore, Maryland



Street View

Photo # 1

2020-0146-1A

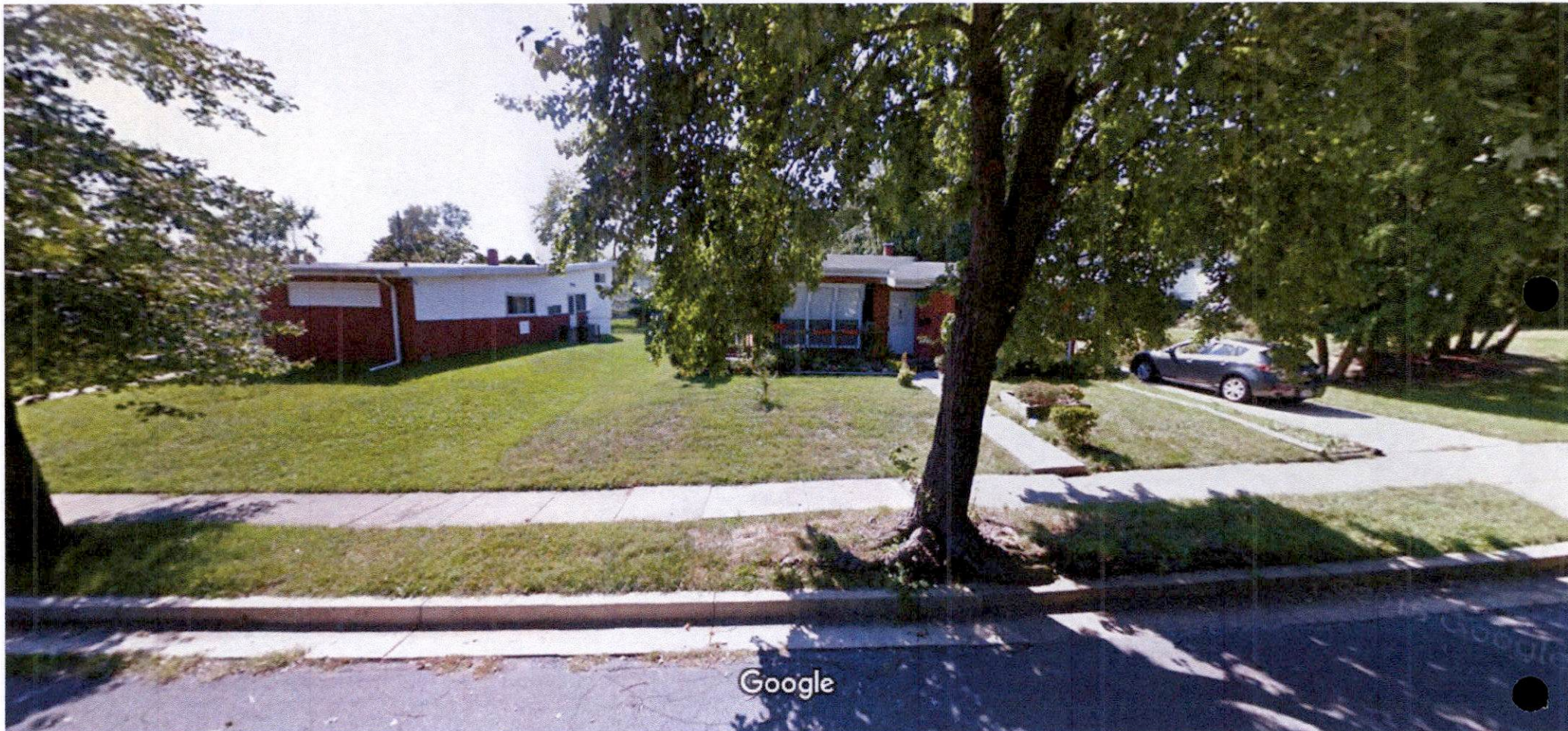


Image capture: Sep 2012 © 2020 Google

Baltimore, Maryland



Street View



Photo #2

2020-0146-A



Photo # 3

2020-0146-A

June 16, 2020

To the Department of Permits Approvals and Inspections:

I am the owner of a residential property adjacent to 6804 Maurleen Rd., Baltimore, MD 21209. The owners of 6804 Maurleen Rd. have provided me a copy of the site plan for the variances they seek. I have reviewed the site plan, and consent, agree, and approve the requested variances.

Sincerely,



Aron Schnur
2701 Maurleen Court
Baltimore, Maryland 21209

2020-0146-A

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 03 Account Number - 0312033770		
Owner Information		
Owner Name:	WILLNER STEVEN J WILLNER SARAH	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	6804 MAURLEEN RD BALTIMORE MD 21209-1423	Deed Reference: /39637/ 00198
Location & Structure Information		
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0078	0006	0458
Neighborhood:	Subdivision:	Section:
3050066.04	0000	1
Block:	Lot:	Assessment Year:
K	10	2020
Plat No:	Plat Ref:	
2	0023/ 0036	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1957	1,760 SF	
Property Land Area	County Use	
10,570 SF	04	
Stories	Basement	Type
2	NO	SPLIT LEVEL
Exterior	Quality	Full/Half Bath
BRICK/	4	1 full/ 1 half
Garage	Last Notice of Major Improvements	
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2020	07/01/2019
Land:	82,800	
Improvements	175,100	
Total:	257,900	271,000
Preferential Land:	0	0
Transfer Information		
Seller: LEVENSON KARLEEN	Date: 11/15/2017	Price: \$248,500
Type: ARMS LENGTH IMPROVED	Deed1: /39637/ 00198	Deed2:
Seller: LEVENSON LEROY	Date: 02/17/2016	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /37178/ 00435	Deed2:
Seller: LEVENSON LEROY	Date: 05/08/2003	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /28225/ 00336	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Approved 02/21/2018		
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.

2020-0146-A

COUNTY DEPARTMENTS OF PERMITS APPROVALS & INSPECTIONS

John Altmeyer
Cell: 410-382-6580
jaltmeyer@aol.com

APPROVED SIGN POSTERS

J. Lawrence Pilson, R.S.
Cell: 443-834-8162
lpilson@hotmail.com

Richard Hoffman
Cell: 443-243-7360
dick_e@comcast.net

Linda O'Keefe
Work: 410-666-5366
Cell: 443-604-6431
lucky linda1954@yahoo.com

Bruce E. Doak
Work: 443-900-5535
Cell: 410-419-4906
bdoak@bruceedoakconsulting.com

Mitch Kellman
Work: 410-296-3333
mkellman@dmw.com

David Billingsley
Work: 410-679-8719
dwb0209@yahoo.com

Martin Ogle
Cell: 443-629-3411
mert1114@aol.com

Sgt. Robert A. Black
Cell: 410-499-7940
1opie@comcast.net

The petitioner must use one of the sign posters on this approval list. Any reposting must also be done by one of these approved posters. If you wish to select a poster not listed on the list above, prior approval by the Department of Permits, Approvals and Inspections/Zoning is required.

This department is not associated with any of the above posters, nor do we recommend any specific one. We do suggest that you contact a number of them to compare prices, since their charges may vary.



My Neighborhood

Select a Property
from the Map

enter ADDRESS or 10-DIGIT TAX ACCOUNT

6812 Maurleen rd

Search

Property Report - 6812 MAURLEEN RD

6812 MAURLEEN RD

Tax Account Number 0312060710
Owner Name KROHN MOSHE KROHN
RIVKAH LEAH
Premise Address 6812 MAURLEEN RD
Tax Map 0078
Parcel 0461
Real Property Report [More info](#)
StreetView [Click for StreetView](#)
PermitReview [Permit Review Tool URL](#)

ZONING INFORMATION

Zoning [DR 5.5](#)

SCHOOL DISTRICTS

Elementary School District [Wellwood ES](#)
Middle School District [Pikesville MS](#)
High School District [Pikesville HS](#)

CIVIC - GOVERNMENT

Police Precinct [Pikesville](#)
Councilmanic District [2](#)
Congressional District [3](#)

(1 of 3)
Date

Board of Appeals Hearing
Date

Board of Appeals Decision
Date

Board of Appeals Decision

Petition Type 1

Petition Request 1

ADMINISTRATIVE VARIANCE

1B02.3.B & 301.1BCZR Planning Board Approval (1958) To permit an addition with a front setback of 24 feet from the property line and 49 feet from the centerline of the road in lieu of the required 25 feet and 50 feet respectively. To permit an open projection covered porch with a front setback of 17 feet in lieu of the required 18.75 feet. To permit an addition with a side yard setback of 5 feet in lieu of the required 8 feet. To permit an addition with a rear yard setback of 15 feet. in lieu of the required 22.5 feet.

Petition Type 2

Petition Request 2

Petition Type 3

Petition Request 3

Petition Type 4

Petition Request 4

Existing Use

RESIDENTIAL

Proposed Use

RESIDENTIAL

Existing Zoning

DR 5.5

Requested Zoning

Administrative Law Judge

LAWRENCE M.STAHL, ADMINISTRATIVE LAW JUDGE

[Zoom to](#)

2704

2702

Baltimore County Government, 'A

40ft

-76.689 39.378 Degrees



Baltimore County - My Neighborhood

6803 Maurleen Road

Search

Property Report - 6803 MAURLEEN RD

6803 MAURLEEN RD

Tax Account Number 0311067970
Owner Name MALIN DAVID S MALIN
SHIRFRA MIRIAM
Premise Address 6803 MAURLEEN RD
Tax Map 0078
Parcel 0458
Real Property Report [More info](#)
StreetView [Click for StreetView](#)
PermitReview [Permit Review Tool URL](#)

ZONING INFORMATION

Zoning [DR 5.5](#)

SCHOOL DISTRICTS

Elementary School District [Wellwood ES](#)
Middle School District [Pikesville MS](#)
High School District [Pikesville HS](#)

CIVIC - GOVERNMENT

Police Precinct [Pikesville](#)
Councilmanic District [2](#)
Congressional District [3](#)
Legislative District [11](#)
Election District [3](#)
Voting Precinct [03-007](#)

(1 of 3)

Board of Appeals Hearing Date

Board of Appeals Decision Date

Board of Appeals Decision

Petition Type 1

ADMINISTRATIVE VARIANCE

Petition Request 1

303.13. 1B02.3.B.3.C (1956 Regs) BCZR, To permit a front yard average setback of 22 feet 9 inches in lieu of the required 25 feet. A dwelling to the center line of the road setback of 47 feet 9 inches in lieu of the required 50 feet and side yard setbacks of 2 feet 4 inches and 5 feet respectively in lieu the required 8 feet, 12 feet and combined sum of side yards of 7 feet, 4 inches in lieu of the required 20 feet.

Petition Type 2

Petition Request 2

Petition Type 3

Petition Request 3

Petition Type 4

Petition Request 4

Existing Use

RESIDENTIAL

Proposed Use

RESIDENTIAL

Existing Zoning

DR 5.5

Requested Zoning

Administrative Law Judge LAWRENCE M.STAHL, ADMINISTRATIVE LAW JUDGE

Administrative Law Judge Order Date 2/12/2020

Order Date

[Zoom to](#)

2700

Baltimore County Government, MD

40ft

-76.688 39.378 Degrees

B



My Neighborhood

Select a Property
from the Map

enter ADDRESS or 10-DIGIT TAX ACCOUNT

2708 Maurleen Ct

Search

Property Report - 2708 MAURLEEN CT

2708 MAURLEEN CT

Tax Account Number 0306059570
Owner Name SITCHON JOCELYN C
SITCHON GERARDO G
Premise Address 2708 MAURLEEN CT
Tax Map 0078
Parcel 0458
Real Property Report [More info](#)
StreetView [Click for StreetView](#)
PermitReview [Permit Review Tool URL](#)

ZONING INFORMATION

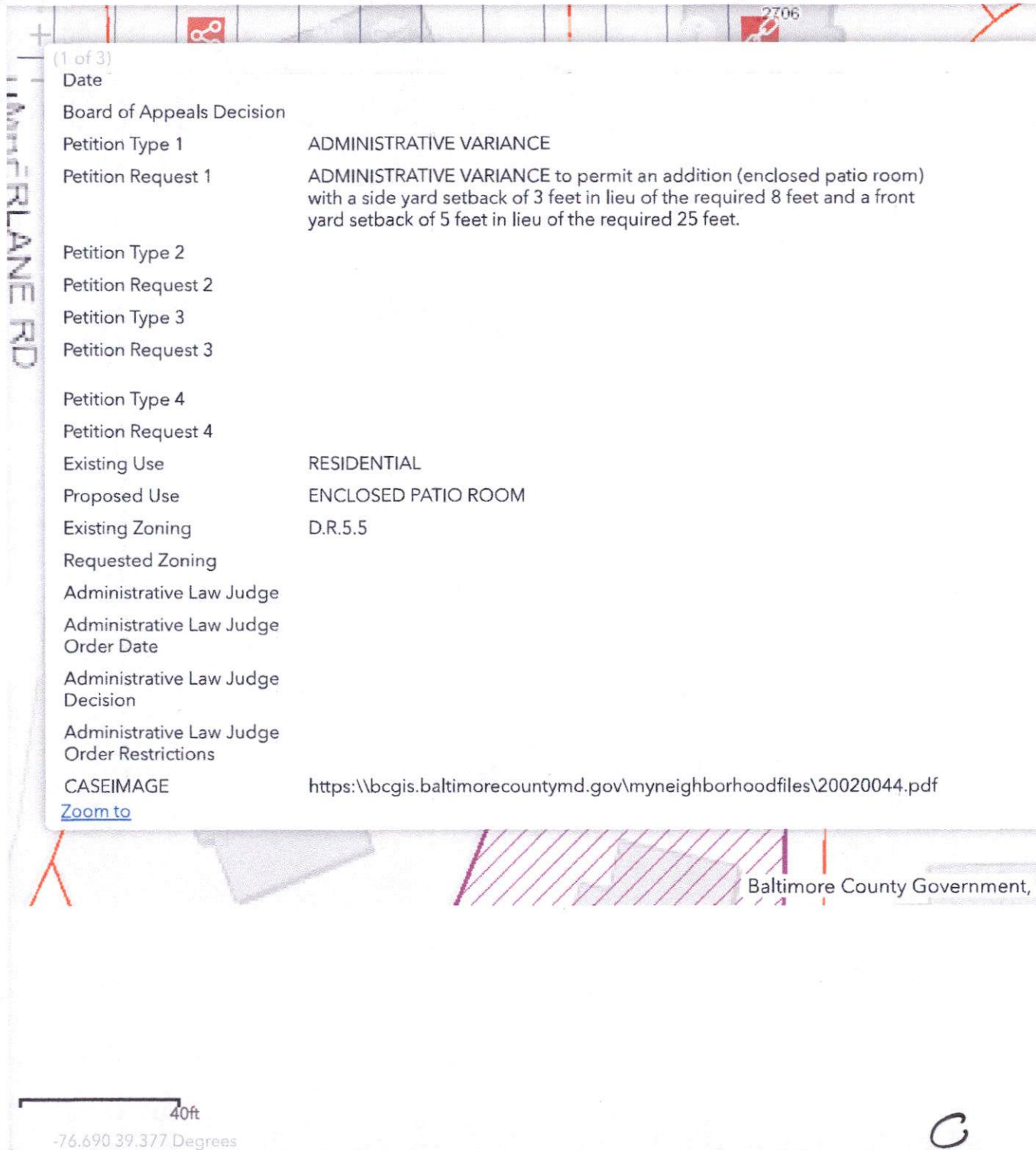
Zoning [DR 5.5](#)

SCHOOL DISTRICTS

Elementary School District [Wellwood ES](#)
Middle School District [Pikesville MS](#)
High School District [Pikesville HS](#)

CIVIC - GOVERNMENT

Police Precinct [Pikesville](#)
Councilmanic District [2](#)
Congressional District [3](#)





My Neighborhood

Select a Property
from the Map

enter ADDRESS or 10-DIGIT TAX ACCOUNT

2709 Maurleen Ct

Search

Property Report - 2709 MAURLEEN CT

2709 MAURLEEN CT

Tax Account Number 0308006940
Owner Name EHRMAN YAAKOV EHRMAN
ESTHER M
Premise Address 2709 MAURLEEN CT
Tax Map 0078
Parcel 0458
Real Property Report [More info](#)
StreetView [Click for StreetView](#)
PermitReview [Permit Review Tool URL](#)

ZONING INFORMATION

Zoning [DR 5.5](#)

SCHOOL DISTRICTS

Elementary School District [Wellwood ES](#)
Middle School District [Pikesville MS](#)
High School District [Pikesville HS](#)

CIVIC - GOVERNMENT

Police Precinct [Pikesville](#)
Councilmanic District [2](#)
Congressional District [3](#)

(1 of 3)
Board of Appeals Decision
Date

Board of Appeals Decision

Petition Type 1

Petition Request 1

ADMINISTRATIVE VARIANCE

(1956 planning board approval) To permit 2 proposed additions with front yard setback of 5.6 feet and 10.6 feet in lieu of the required 25 feet, and to permit side yard setbacks of 4 feet and 2.6 feet with a sum of 6.6 feet in lieu of the required minimum side setback of 8 feet and the sum of 20 feet. To permit rear deck (open projection) with a rear setback of 10 feet in lieu of the required 22.5 feet and a front porch with front setback of 18 feet in lieu of the required 18.75 feet.

Petition Type 2

Petition Request 2

Petition Type 3

Petition Request 3

Petition Type 4

Petition Request 4

Existing Use

RESIDENTIAL

Proposed Use

RESIDENTIAL

Existing Zoning

DR 5.5

Requested Zoning

Administrative Law Judge

LAWRENCE M.STAHL, ADMINISTRATIVE LAW JUDGE

Administrative Law Judge

12/29/2019

Order Date

Administrative Law Judge

GRANTED

Decision

[Zoom to](#)

Baltimore County Government,

20ft

-76.690 39.377 Degrees

D



My Neighborhood

Select a Property
from the Map

enter ADDRESS or 10-DIGIT TAX ACCOUNT

6702 Maurleen rd

Search

Property Report - 6702 MAURLEEN RD

6702 MAURLEEN RD

Tax Account Number 0308081310
Owner Name HUTMAN DANIEL HUTMAN
YEHUDIS
Premise Address 6702 MAURLEEN RD
Tax Map 0078
Parcel 0458
Real Property Report [More info](#)
StreetView [Click for StreetView](#)
PermitReview [Permit Review Tool URL](#)

ZONING INFORMATION

Zoning [DR 5.5](#)

SCHOOL DISTRICTS

Elementary School District [Wellwood ES](#)
Middle School District [Pikesville MS](#)
High School District [Pikesville HS](#)

CIVIC - GOVERNMENT

Police Precinct [Pikesville](#)
Councilmanic District [2](#)
Congressional District [3](#)

(1 of 3)
Date

Board of Appeals Hearing
Date

Board of Appeals Decision
Date

Board of Appeals Decision

Petition Type 1

Petition Request 1

ADMINISTRATIVE VARIANCE

To permit an addition with a front yard setback of 23 ft., side yard setback of 5 ft. 7 in. and a rear yard setback of 11 ft. in lieu of the required 25 ft., 8 ft. and 30 ft., respectively.

Petition Type 2

Petition Request 2

Petition Type 3

Petition Request 3

Petition Type 4

Petition Request 4

Existing Use

RESIDENTIAL

Proposed Use

Existing Zoning

DR 5.5

Requested Zoning

Administrative Law Judge

JOHN E.BEVERUNGEN, ADMINISTRATIVE LAW JUDGE

Administrative Law Judge

8/10/2017

Order Date

Administrative Law Judge

GRANTED

[Zoom to](#)

2704

2702

Baltimore County Government, 'E

40ft

-76.688 39.377 Degrees



Search

Property Report - 6804 MAURLEEN RD

6804 MAURLEEN RD

Tax Account Number 0312033770
 Owner Name WILLNER STEVEN J WILLNER SARAH
 Premise Address 6804 MAURLEEN RD
 Tax Map 0078
 Parcel 0458
 Real Property Report [More info](#)
 StreetView [Click for StreetView](#)
 PermitReview [Permit Review Tool URL](#)

ZONING INFORMATIONZoning [DR 5.5](#)**SCHOOL DISTRICTS**

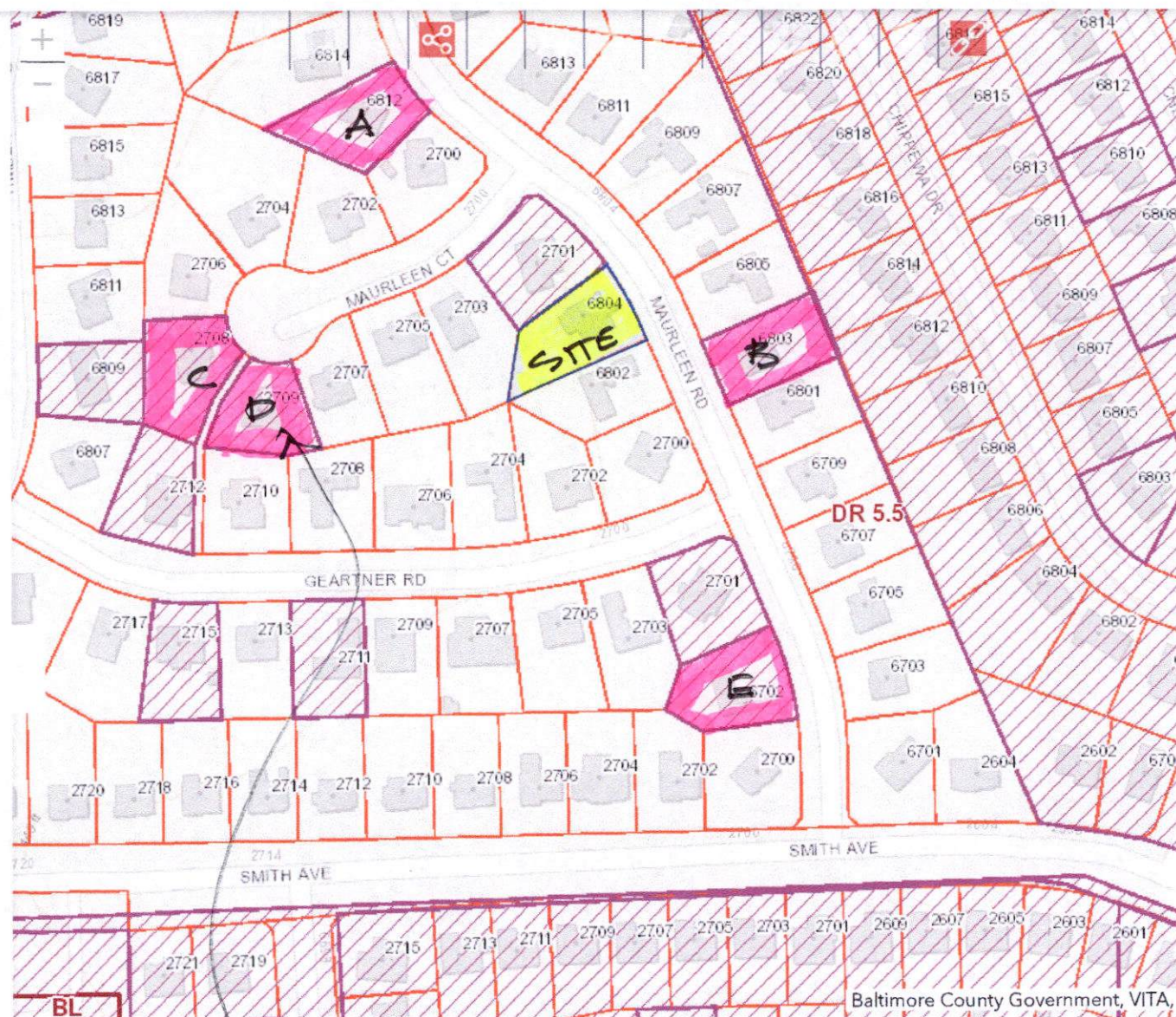
Elementary School District [Wellwood ES](#)
 Middle School District [Pikesville MS](#)
 High School District [Pikesville HS](#)

CIVIC - GOVERNMENT

Police Precinct [Pikesville](#)
 Councilmanic District [2](#)
 Congressional District [3](#)
 Legislative District [11](#)
 Election District [3](#)
 Voting Precinct [03-007](#)

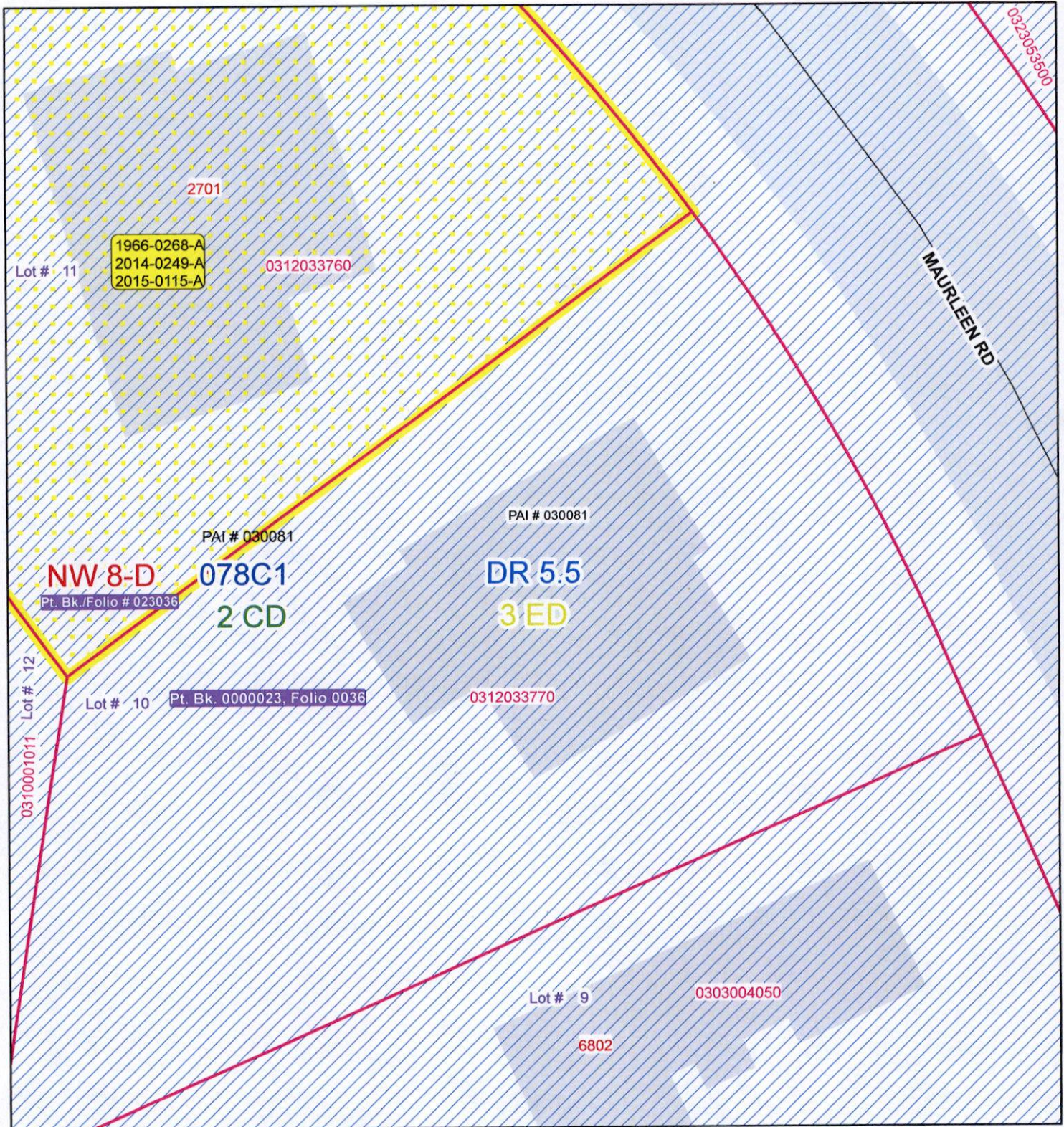
ECONOMIC

Commercial Revitalization District No Feature Found
 Enterprise Zone No Feature Found
 Economic Park Center No Feature Found



PINK HIGHLIGHTED PROPERTIES
 HAVE BEEN GRANTED SIMILAR
 SETBACK VARIANCES
 (SEE ATTACHMENT) A, B, C, D, E,

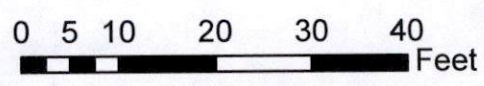
6804 Maurleen Road



Publication Date: 6/25/2020



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



1 inch = 20 feet

2020-0146-A



6813

Lot # 13 0310001020

Pt. Bk./Folio # 025010

2019-0528-A

Pt. Bk. 0000025, Folio 0010

Lot # 12 0313060870

6811

Pt. Bk. 0000020, Folio 00859302071580

Pt. Bk./Folio # 020005

1952-2429

PAI # 030050

Lot # 11 0319043000

Pt. 6809 000023, Folio 0036

Lot # 20 0318052470

MAURLEEN CT

Lot # 11

1966-0268-A
2014-0249-A
2015-0115-A

0312033760

2 CD

3 ED
DR 5.5

Pt. Bk./Folio # 023036

Lot # 10 0312033770

Lot # 10 0323053500

6807

6805

Lot # 9 0307050800

PAI # 030081

078C1

2703

NW 8-D

Lot # 12 0310001011

Lot # 13
0312074730

PAI # 030081

Lot # 8 6803

0311067970

2020-0013-A

Lot # 9 0303004050

6802

Lot # 7
0319043010

MAURLEEN RD

Lot # 8 0312035500

2700

2704

0318051960

Lot # 5
0302048640

Lot # 6

Lot # 7 0306022170

2702

2706

GEARTNER RD

0311035900
1995-0168-A

0312059080



1953-2567-X

LIGHTFOOT DR

Lot # 16
0314001070

0301002500

2701 0311078420
Lot # 23

Lot # 14
0312060700

2605
0311048070
Lot # 15

2603
Lot # 16
0303025350

6824
0319036330
Lot # 15

0318001270
CHIPPEWA DR

Pt. Bk. 0000025, Folio 0010
0311003020
6814
Lot # 22

Pt. Bk./Folio # 025010

6822
0311048140
Lot # 14

2019-0528-A
0312060710
Lot # 21

0310001020
Lot # 13

Lot # 12
0313060870
6811

PAI # 030050
6820
0302071580
Lot # 13
PAI # 030050

1952-2429-X
Pt. Bk./Folio # 020085

6818
0306059460
Lot # 12

2700
0318052470
Lot # 20

0302037610
Lot # 19

0319043000
Lot # 11

6807
0323053500
Lot # 10

6816
0319013300
Lot # 11
Pt. Bk. 0000020, Folio 0085

NW-8-D

2 CD

078C1 DR 5.5

3 ED

PAI # 030081
Lot # 14
PAI # 030081

0307050780

Pt. Bk. 0000028, Folio 0036

2019-0527-A

0316062010
Lot # 4
0314000726

2706
Lot # 5
0302048640

2704
0318051960
Lot # 6

Lot # 7
0306022170
2702

2700
0312035500
Lot # 8

Lot # 6
0313059080

6801
Lot # 7
0319043010

2020-0013-A
Lot # 8
0311067970

0311002590
Lot # 6
0306059410

Pt. Bk./Folio # 023036

MAURLEEN RD

GEARTNER RD

1995-0168-A
0311035900
Lot # 15

0303053470
Lot # 4

0307051930
Lot # 20
0309075220
1991-0486-A

2709
0311078410
Lot # 19

2707
0319002000
Lot # 18

2705
0302003850
Lot # 17

Lot # 16
0302026470

2018-0014-A
0308081310
Lot # 14

0314066020
6703
Lot # 3

0313077460

0323004154

0307051480

0323018561

0319028380

0302048690

0306060070

0311047965

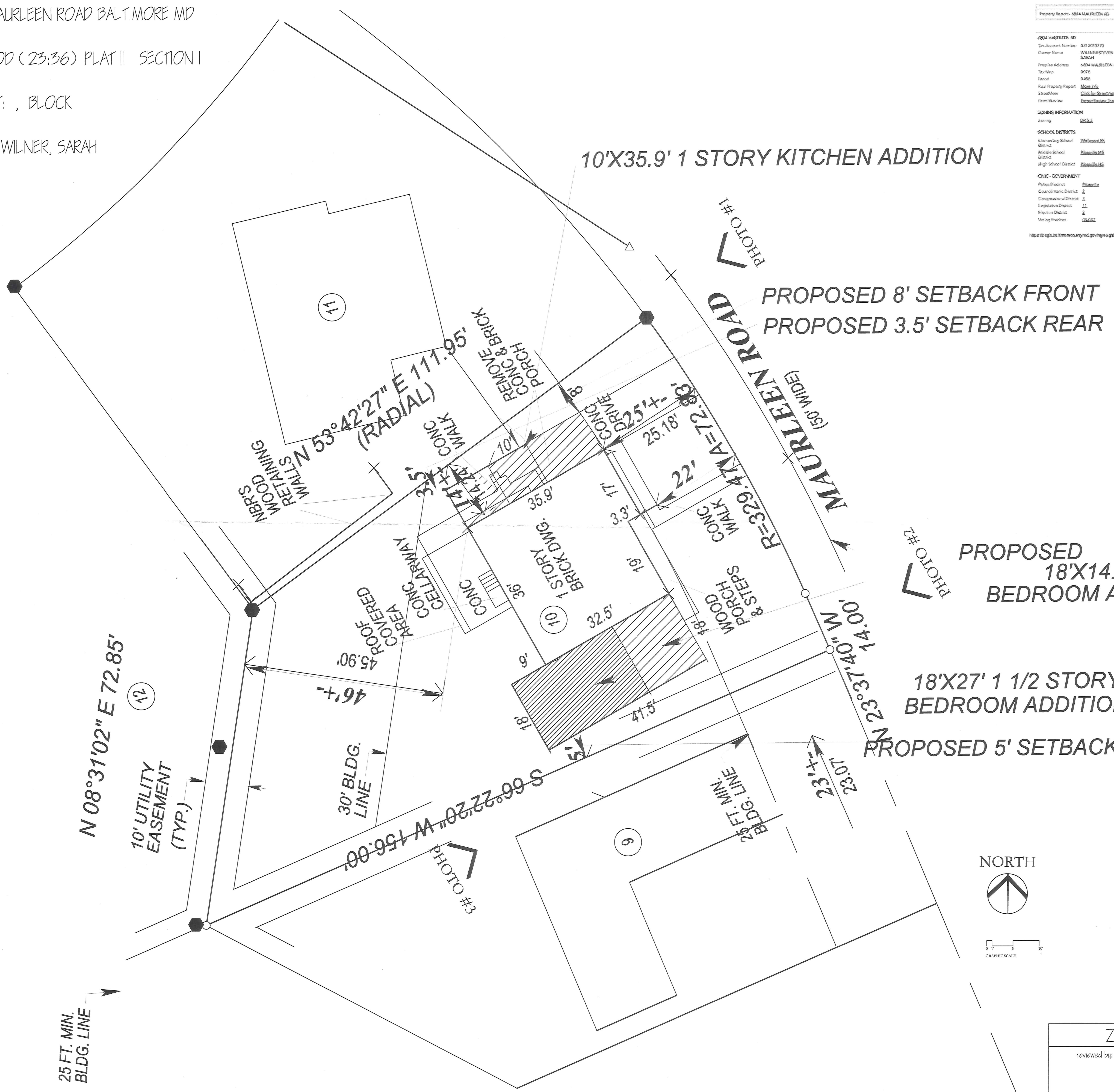
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ ADMINISTRATIVE VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS- 6804 MAURLEEN ROAD BALTIMORE MD

SUBDIVISION NAME: WELLWOOD (23:36) PLAT II SECTION I

PLAT BOOK: # FOLIO: LOT: , BLOCK

OWNER: WILNER, STEVEN J. & WILNER, SARAH



4/18/2020

Baltimore County - My Neighborhood

My Neighborhood

Select a Property from the Map

Enter ADDRESS or 15-DIGIT TAX ACCOUNT

6804 Maurleen Rd

Search

Property Report: 6804 MAURLEEN RD

4/18/2020

Tax Account Number: 0212033770

Owner Name: WILNER, STEVEN J. WILNER, SARAH

Previous Address: 6804 MAURLEEN RD

Tax Map: 00718

Parcel: 0458

Real Property Report: [View File](#)

ViewMap: [View Map](#)

Parcel Boundary: [View Boundary](#)

2019 INFO INFORMATION

Zoning: DR 5.5

SCHOOL DISTRICTS

Elementary School: Wellwood ES

District: 2

Middle School: [View Map](#)

District: 1

High School District: [View Map](#)

CIVIC - GOVERNMENT

Police Precinct: [View Map](#)

Councilmanic District: 2

Congressional District: 1

Legislative District: 11

Electoral District: 1

Voting Precinct: 08.007

<https://maps.baltimorecountymd.gov/mynighborhood>

Baltimore County - My Neighborhood

111



Councilmanic District : 2

Election District: 3

1" = 200' scale map: 078C1

Zoning: DR 5.5

Lot Size: 10,570 SF

Sewer : PUBLIC

Water: PUBLIC

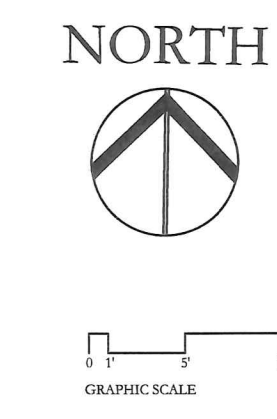
Chesapeake Bay Critical Area: No

100 Year Flood Plain : NONE

FEMA MAP:

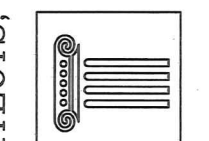
Historic Property: No

Prior Zoning Hearings: None



Zoning Office Use Only		
reviewed by:	item #:	case #:

DANIELS & ASSOCIATES
ARCHITECTS, Ltd.



1113 Ivy Hill Road
Hunt Valley, MD 21030
(410) 560-5688

SITE



EXISTING SINGLE FAMILY DWELLING

6804 MAURLEEN ROAD

BALTIMORE COUNTY, MARYLAND

Date: 6-19-20

Revisions

No.	Date	Reference

Drawing Title

SITE PLAN

Scale 1" = 20'-0"

Drawing Number

SITE

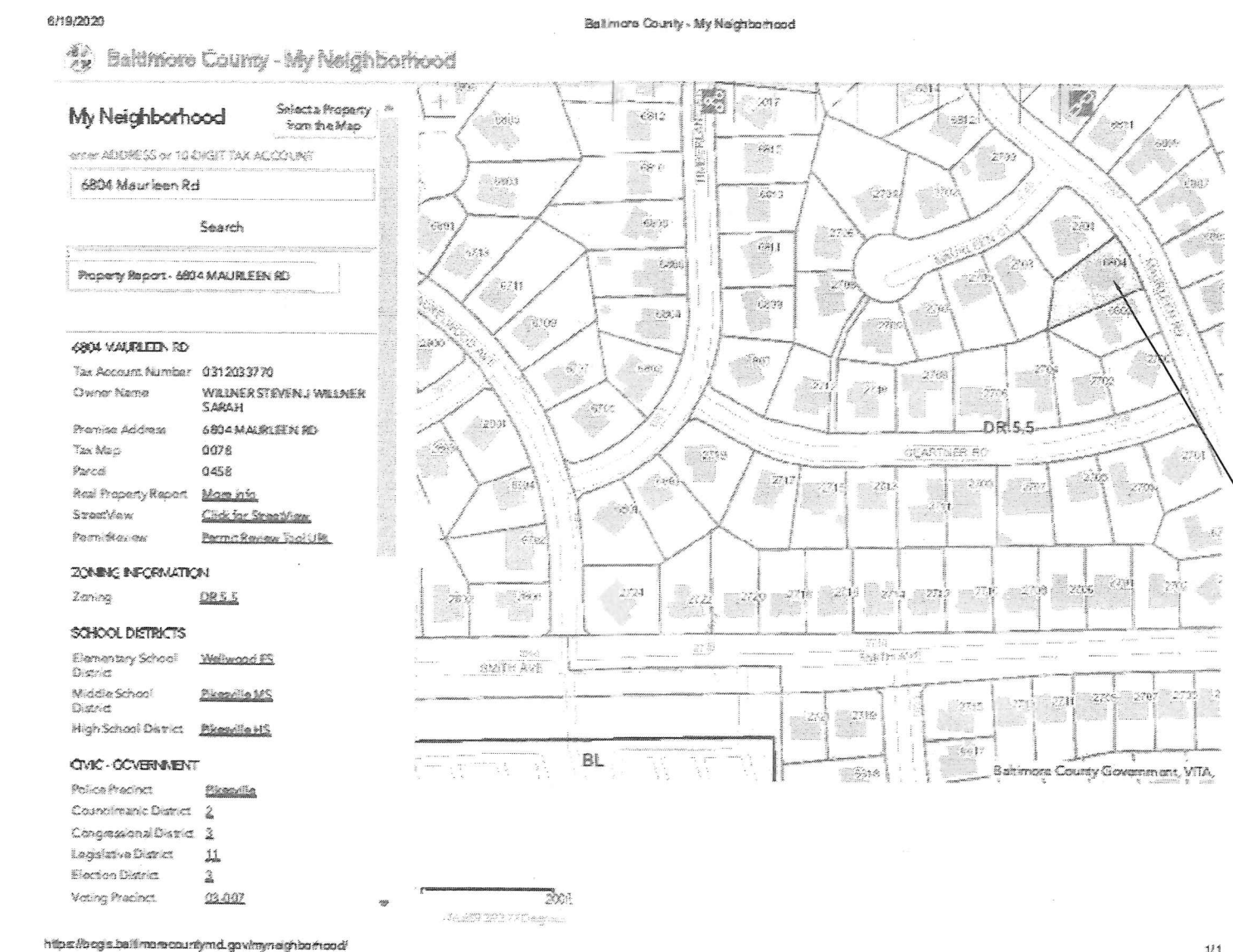
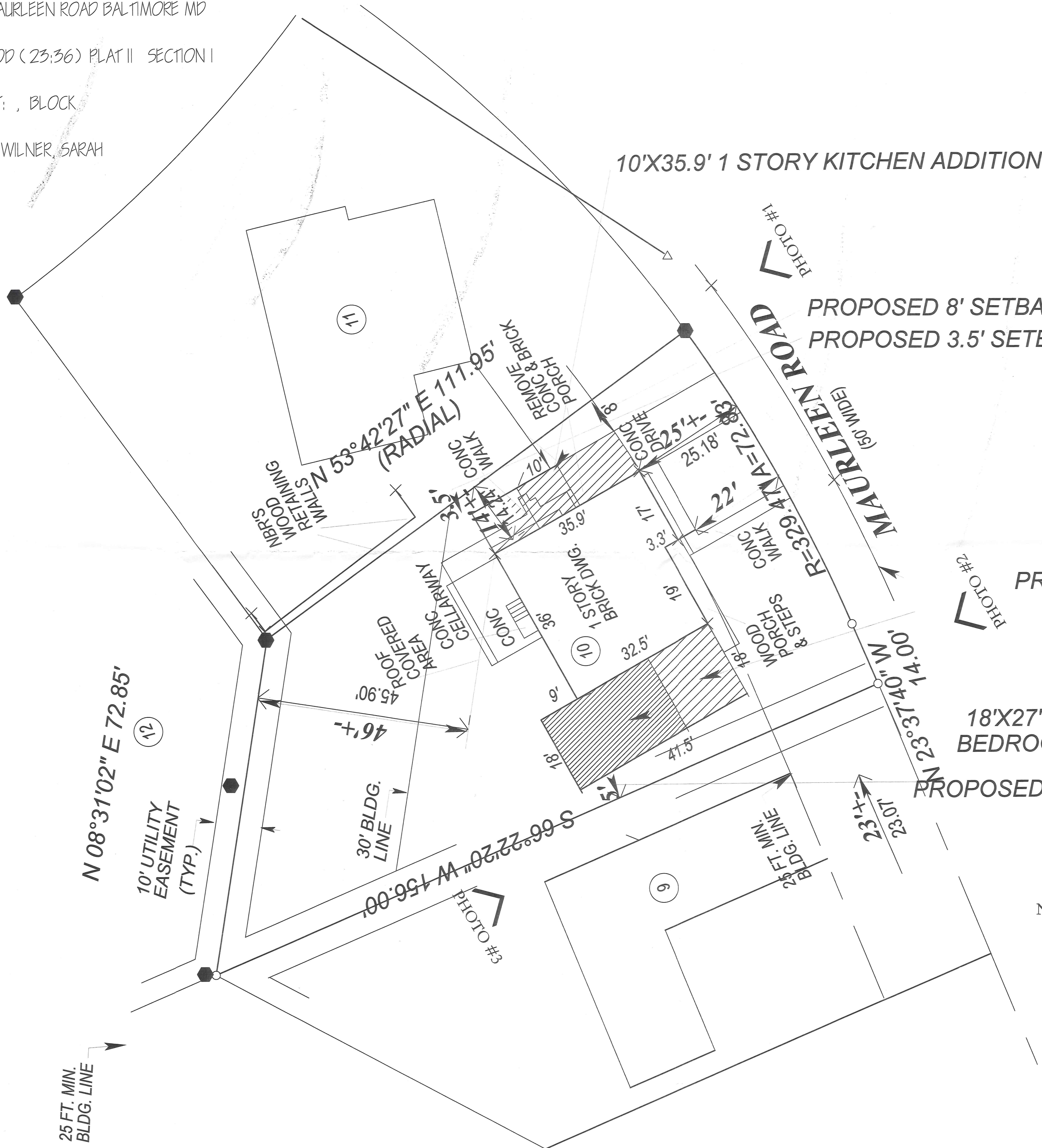
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ ADMINISTRATIVE VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS- 6804 MAURLEEN ROAD BALTIMORE MD

SUBDIVISION NAME- WELLWOOD (23:36) PLAT II SECTION I

PLAT BOOK: # FOLIO: LOT: , BLOCK

OWNER: WILNER, STEVEN J. & WILNER, SARAH



Councilmanic District : 2

Election District: 3

1" = 200' scale map: 078C1

Zoning: DR 5.5

Lot Size: 10,570 SF

Sewer: PUBLIC

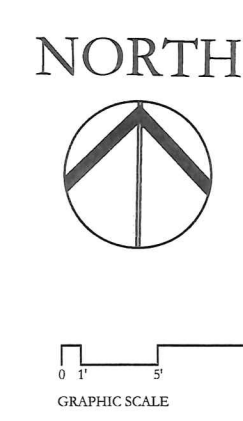
Water: PUBLIC

Chesapeake Bay Critical Area: No

100 Year Flood Plain : NONE
FEMA MAP:

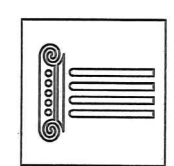
Historic Property: No

Prior Zoning Hearings: None



Zoning Office Use Only		
reviewed by:	item #:	case #:

DANIELS & ASSOCIATES
ARCHITECTS, Ltd.


SITE


SITE

EXISTING SINGLE FAMILY DWELLING

6804 MAURLEEN ROAD

BALTIMORE COUNTY, MARYLAND

Date: 6-19-20

Revisions
No. Date Reference

Drawing Title
SITE PLAN
Scale 1" = 20'-0"

Drawing Number
SITE