JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

June 2, 2022

Daniel Salak
Jennifer L. Salak – danieljsalak@msn.com
21618 Orwig Road
Freeland, MD 21053

RE: **APPEAL TO BOARD OF APPEALS**
Petition for Variance
Case No. 2022-0077-A
Property: 21618 Orwig Road

Dear Mr. and Ms. Salak:

Please be advised that an appeal of the above-referenced case was filed in this Office on June 2, 2022. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals ("Board").

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to contact the Board at 410-887-3180.

Sincerely,

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

RECEIVED
JUN - 2 2022
BALTIMORE COUNTY
BOARD OF APPEALS

PMM:dlm
Attachment

c: *See Next Page -*

Board of Appeals
People's Counsel
PAI – Code Enforcement – paienforce@baltimorecountymd.gov

APPEAL

Petition for Variance
Daniel J. Salak and Jennifer L. Salak
Case No.: 2022-0077-A
21618 Orwig Road, Freeland, MD
7th Election District, 3rd Council District

Petition for Variance – March 28, 2022

Zoning Description of Property – 1 sheet

Notice of Zoning Hearing (Webex) – April 7, 2022

Certification of Publication – (Daily Record) – April 22, 2022

Certification of Posting by Linda O'Keefe on April 23, 2022 and May 12, 2022

Entry of Appearance by People's Counsel – April 5, 2022

Attendance Report – 4 pages

Zoning Advisory Committee Comments:
Department of Planning – April 19, 2022
DEPS – April 4, 2022

People's Counsel Letter and attachments dated April 8, 2022
Jeff Perlow from Zoning response dated April 8, 2022

Petitioner's Exhibits:

- **Exhibit 1** – Response to Office of People's counsel letter
- **Exhibit 2** – Petitioner's statement attached to zoning petition
- **Exhibit 3** – Site Plan

Miscellaneous: - Webex invites, Code Enforcement Information, SDAT

Cover Letter and Administrative Law Judge Murphy's Opinion and Order – May 18, 2022 – DENIED – 5 pgs.

Notice of Appeal – Received on June 2, 2022 from Petitioners – Check number# 4213 in the amount of $300.00

Debra Wiley

From: Debra Wiley
Sent: Wednesday, May 18, 2022 7:32 AM
To: Daniel & Jennifer Salak -
Cc: PAI Enforce; Donna Mignon; County Council; Henry Ayakwah; Jeffery Livingston; Jenifer G. Nugent; Peoples Counsel; Vishnubhai K Desai
Subject: Decision - Case No. 2022-0077-A - 21618 Orwig Road - Salak
Attachments: 20220518073413787.pdf

Good Morning,

Please find attached ALJ Murphy's Opinion and Order in reference to the above matter.

Have a great and safe day.

-----Original Message-----
From: adminhearingscpr@baltimorecountymd.gov <adminhearingscpr@baltimorecountymd.gov>
Sent: Wednesday, May 18, 2022 7:34 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

This E-mail was sent from "RNP002673F6C9D3" (MP 3055).

Scan Date: 05.18.2022 07:34:13 (-0400)
Queries to: adminhearingscpr@baltimorecountymd.gov

5-13-22
11Am

Debra Wiley

From: Administrative Hearings
Sent: Sunday, May 15, 2022 2:30 PM
To: Maureen E. Murphy (mmurphy@baltimorecountymd.gov)
Subject: FW: Case # 2022-0077-A

Hi Maureen,

This is from Mr. Danielson – his testimony since you were unable to hear him.

Thanks.

From: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Sent: Sunday, May 15, 2022 2:29 PM
To: Ronald Danielson <rondanielson62@gmail.com>; Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Subject: RE: Case # 2022-0077-A

Received. This will be given to ALJ Murphy for her consideration

Thank you

From: Ronald Danielson <rondanielson62@gmail.com>
Sent: Saturday, May 14, 2022 3:18 PM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Subject: Case # 2022-0077-A

CAUTION: This message from rondanielson62@gmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Dear Judge Mignon :

The purpose of this email is to offer up testimony concerning case number 2022-0077-A. On the day of the hearing I was a registered panelist, but our line of communication failed. I was able to listen to testimony and see the proceedings , but unable to be heard by Judge Mignon.

My name is Ronald Danielson, 21600 Orwig Rd, Freeland, MD 21053. I have resided in the subdivision of Green Meadows for 31 years. My home is 3 lots away from Jennifer and Dan Salak.I mention how long I have lived in the neighborhood in the hope that it may lend credibility to my testimony.

Jennifer and Dan are good neighbors. When I say " good neighbors, " I mean neighbors you can turn to for help, neighbors you can trust. Both through their attitudes and actions they make our neighborhood a better place.

As of now, the three trailers are located behind the rear plain of their house in a small grove of trees.They are not visually obvious.

I have taken the time to write this letter on behalf of both my wife and myself because we want Jennifer and Dan to be granted the variance they have requested.

Sincerely,

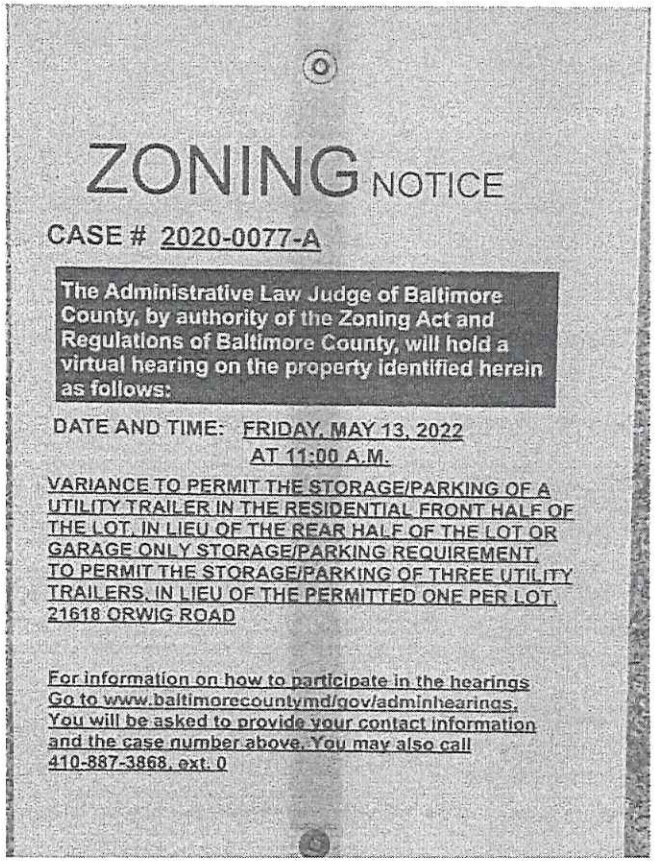
Ronald Danielson

SECOND CERTIFICATE OF POSTING

ATTENTION: DONNA MIGNON
DATE: 5/12/2022
Case Number: 2022-0077-A
Petitioner / Developer: MR. & MRS. SALAK
Date of Hearing: MAY 13, 2022

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:
21618 ORWIG ROAD

The sign(s) were posted on: APRIL 23, 2022
The sign(s) were re-photographed on: MAY 12, 2022



ZONING NOTICE

CASE # 2020-0077-A

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows:

DATE AND TIME: FRIDAY, MAY 13, 2022
AT 11:00 A.M.

VARIANCE TO PERMIT THE STORAGE/PARKING OF A UTILITY TRAILER IN THE RESIDENTIAL FRONT HALF OF THE LOT, IN LIEU OF THE REAR HALF OF THE LOT OR GARAGE ONLY STORAGE/PARKING REQUIREMENT. TO PERMIT THE STORAGE/PARKING OF THREE UTILITY TRAILERS, IN LIEU OF THE PERMITTED ONE PER LOT.
21618 ORWIG ROAD

For information on how to participate in the hearings Go to www.baltimorecountymd/gov/adminhearings. You will be asked to provide your contact information and the case number above. You may also call 410-887-3868, ext: 0

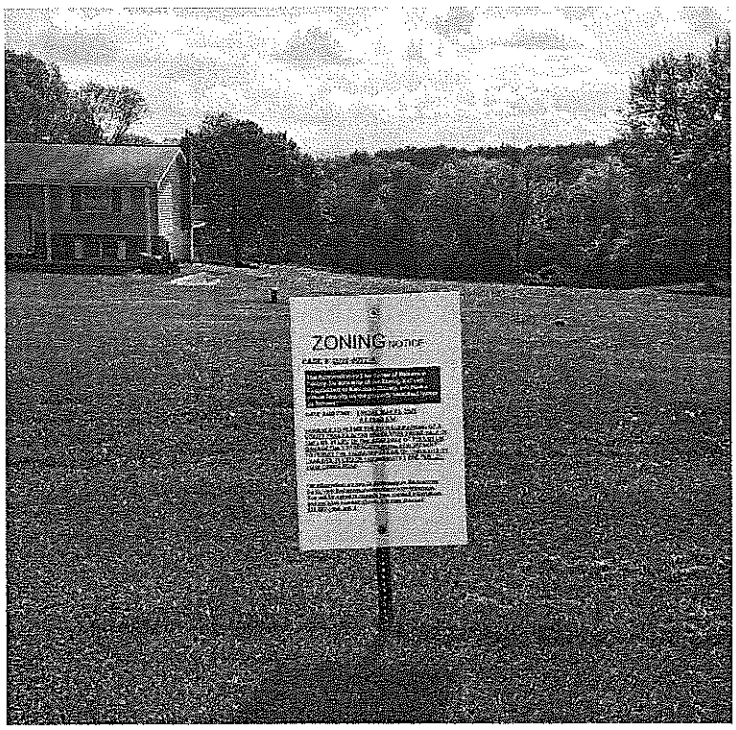
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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



Re-Photographed 1st Sign @ 21618 Orwig Road ~ 5/12/2022

Re-Photographed 2nd Sign @ 21618 Orwig Road ~ 5/12/2022

CASE # 2022-0077-A

Donna Mignon

From: Administrative Hearings
Sent: Monday, May 2, 2022 8:53 AM
To: danieljsalak@msn.com
Subject: Case No: 2022-0077-A 21618 Orwig Road

Good Morning:

As you are aware, a virtual Webex hearing has been scheduled for May 13, 2022 at 11:00 a.m. You should have received an invitation in an email which invited you to this hearing when the event was created on or about April 7, 2022. If you did not receive the invitation, please check any spam or deleted folders.

Please email any and all hearing exhibits, documents, site plans, photographs or evidence of any kind that you wish to present at the hearing to our office . The documents must be submitted in PDF format at **least two full business days** in advance of the hearing to : Office of Administrative Hearings at administrativehearings@baltimorecountymd.gov

These exhibits will be displayed on a computer screen as you explain at the hearing what you are seeking in your case. Please note that these documents are in addition to any paperwork submitted when you originally filed your petition with the Office of Zoning Review.

Exhibits must be separately numbered and submitted, an exhibit list with the Case Number, an exhibit number and a brief description for each exhibit.

You can find more information on our website at: https://www.baltimorecountymd.gov/departments/adminhearings/devzoninghearings.html

Please bring a hard copy of all exhibits and drop off in our lobby (address below) at least two full business days before the hearing date.

Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, MD 21204
410-887-3868

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 4/19/2022

RECEIVED
APR 27 2022
OFFICE OF
ADMINISTRATIVE HEARINGS

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 22-077

INFORMATION:
Property Address: 21618 Orwig Road
Petitioner: Daniel & Jennifer Salak
Zoning: RC 2
Requested Action: Variance

The Department of Planning has reviewed the petition for Variances from the following:

1) BCZR 415.3.C.1 to permit the storage/parking of a utility trailer in the residential front half of the lot, in lieu of the rear half of the lot or garage only storage/parking requirement;
2) BCZR 415.3.C.1 to permit the storage/parking of three recreational vehicles, in lieu of the required one per lot.

The site is located on Orwig Road just south of the MD/PA line. The area is a mix of rural residential and agriculture uses. The property is currently is developed with a single family dwelling and garage.

The request was brought on by a code complaint, CC2118067. The complaint refers to excessive trailers and recreational vehicles, commercial vehicles, and untagged vehicles.

The Department does not object to the request. The property is over 3 acres in size and the trailers are to be stored just off the driveway by the garage. It should be noted that the number of recreational vehicles to be stored on the lot in the future should be no more than 3.

For further information concerning the matters stated herein, please contact Joseph Wiley at 410-887-3480.

Prepared by:

Krystle Patchak

Division Chief:

Jenifer G. Nugent

SL/JGN/KP/

c: Joseph Wiley

s:\planning\dev rev\zac\zacs 2022\due 04-08\2022-0077-a joe due 04-08\shell\2022-0077.docx

Daniel J. and Jennifer L. Salak
Office of Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED
APR 0 4 2022
OFFICE OF
ADMINISTRATIVE HEARINGS

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: April 4, 2022

SUBJECT: DEPS Comment for Zoning Item # 2022-0077-A
Address: 21618 Orwig Road
(Salak Property)

Zoning Advisory Committee Meeting of **April 11, 2022**

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

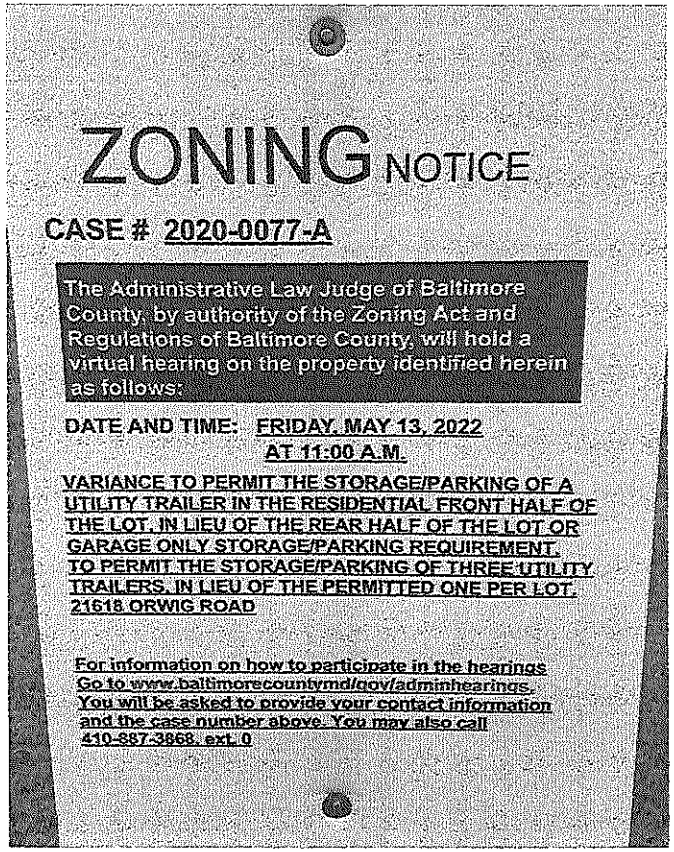
Reviewer: Steve Ford

C:\Users\dwiley\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\EEULBUOH\ZAC 22-0077-A 21618 Orwig Road.doc

ATTENTION: KRISTEN LEWIS
DATE: 4/24/2022
Case Number: 2022-0077-A
Petitioner / Developer: MR. & MRS. SALAK
Date of Hearing: MAY 13, 2022

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:
21618 ORWIG ROAD

The sign(s) were posted on: APRIL 23, 2022



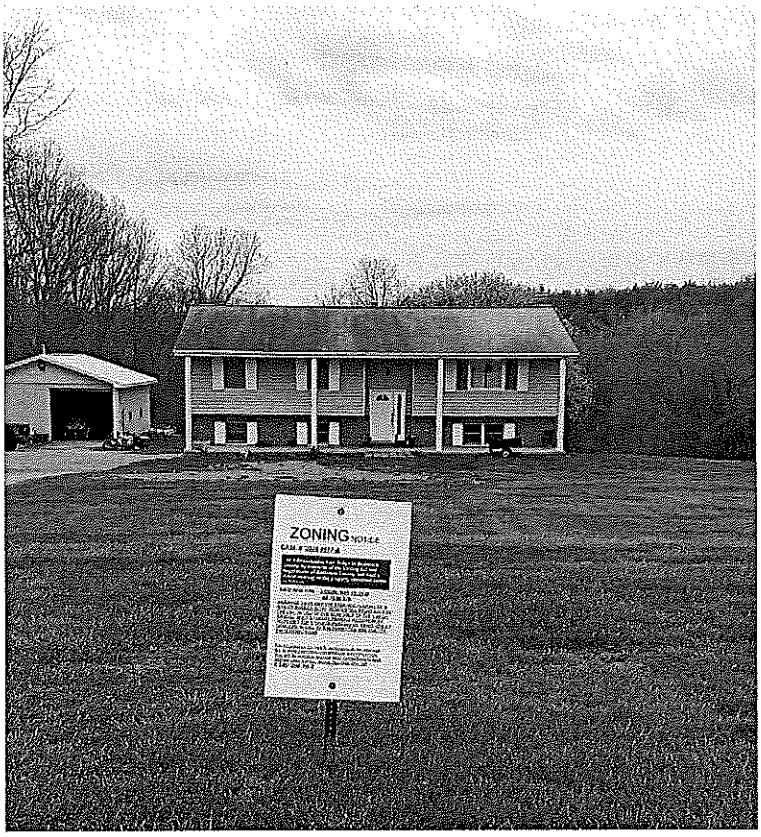
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

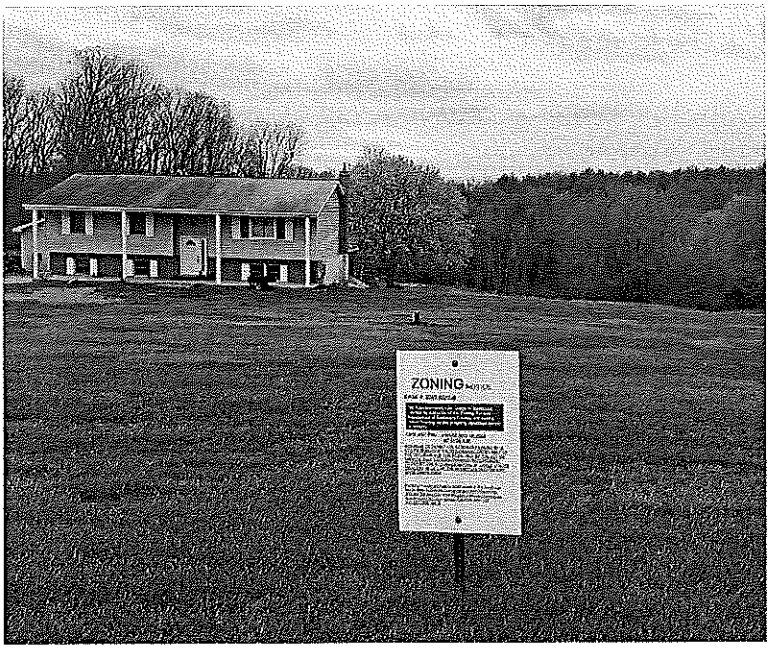
523 Penny Lane
(Street Address of Sign Poster)

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

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



Background Photo 1st Sign @ 21618 Orwig Road ~ 4/23/2022



Background Photo 2nd Sign @ 21618 Orwig Road ~ 4/23/2022

CASE # 2022-0077-A

The Daily Record
200 St. Paul Place Suite 2480
Baltimore, Maryland 21202
1 (443) 524-8100
www.thedailyrecord.com

Order #: 12110533
Case #: 2022-0077-A
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2022-0077-A

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

4/22/2022

Darlene Miller

Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows:

CASE NUMBER: 2022-0077-A
2 1618 Orwig Road
North side of Orwig Road, northeast of Heathcote Road
7th Election District - 3rd Councilmanic District
Legal Owner: Daniel & Jennifer Salak

Variance to permit the storage/parking of a utility trailer in the residential front half of the lot, in lieu of the rear half of the lot or garage only storage/parking requirement. To permit the storage/parking of three utility trailers, in lieu of the permitted one per lot.

Hearing: Friday, May 13, 2022 at 11:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd/gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

Pete Gutwald
Director of Permits, Approvals and Inspections for Baltimore County

ap22

TO: THE DAILY RECORD
Friday, April 22, 2022 - Issue

Please forward billing to:
Daniel Salak
21618 Orwig Road
Freeland, MD 21053

443-789-9467

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows:

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21618 Orwig Road
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Pete Gutwald
Director of Permits, Approvals and Inspections for Baltimore County

JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP
Director, Department of Permits, Approvals and Inspections

April 7, 2022

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows:

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21618 Orwig Road
North side of Orwig Road, northeast of Heathcote Road
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Pete Gutwald
Director

PW/kl

C: Mr. & Mrs. Salak, 21618 Orwig Road, Freeland 21053

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., APRIL 23, 2022**

RE: PETITION FOR VARIANCE 21618 Orwig Road; N/S Orwig Road, 726' NE of Heathcote Road 7th Election & 3rd Councilmanic Districts Legal Owner(s): Daniel & Jennifer Salak Petitioner(s)	*	BEFORE THE OFFICE
	*	OF ADMINSTRATIVE
	*	HEARINGS FOR
	*	BALTIMORE COUNTY
	*	2022-077-A

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman/rmw
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio/rmw
CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Suite 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 5th day of April, 2022, a copy of the foregoing Entry of Appearance was mailed to Daniel & Jennifer Salak, 21618 Orwig Road, Freeland, Maryland 21053, DanielJSalak@msn.com , Petitioner(s).

Peter Max Zimmerman/rmw
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

ZAC AGENDA

Case Number: 2022-0077-A **Reviewer:** Shaun Crawford
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: Daniel and Jennifer Salak
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 7 **Council Dist:** 3

Property Address: 21618 ORWIG RD
Location: Property located beginning at the North side Orwig Rd. 726 feet Northeast of Heathcote Rd.

Existing Zoning: RC 2 **Area:** 3.39 ACRES
Proposed Zoning:
VARIANCE:
BCZR 415.3.C.1: To permit the storage/parking of a utility trailer in the residential front half of the lot, in lieu of the rear half of the lot or garage only storage/parking requirement.

BCZR 415.3.C.1: To permit the storage/parking of three utility trailers, in lieu of the permitted one per lot.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: cc2118067
Closing Date:

Miscellaneous Notes:

Real Property Data Search ( )
Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Special Tax Recapture: None

Account Identifier: District - 07 Account Number - 1700001472

Owner Information

Owner Name:	SALAK DANIEL J SALAK JENNIFER L	**Use:** **Principal Residence:**	RESIDENTIAL YES
Mailing Address:	21618 ORWIG RD FREELAND MD 21053-9675	**Deed Reference:**	/31723/ 00016

Location & Structure Information

Premises Address:	21618 ORWIG RD FREELAND 21053-9675	**Legal Description:**	3.394 AC WS ORWIG RO 1594 N FREELAND ROAD GREEN MEADOWS REVISED

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0003	0019	0072	7010001.04	0000			5	2020	Plat Ref: 0038/ 0060

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1987	1,332 SF		3.3900 AC	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
Split Foyer	YES	SPLIT FOYER	SIDING/	3	1 full	1 Attached	

Value Information

	Base Value	Value As of 01/01/2020	Phase-in Assessments As of 07/01/2021	As of 07/01/2022
Land:	100,300	100,300		
Improvements	142,100	197,400		
Total:	242,400	297,700	279,267	297,700
Preferential Land:	0	0		

Transfer Information

Seller: ELLIGSON RONALD S	**Date:** 02/16/2012	**Price:** $257,500
Type: ARMS LENGTH IMPROVED	**Deed1:** /31723/ 00016	**Deed2:**
Seller: MEO DOMONIC R	**Date:** 07/11/1988	**Price:** $129,500
Type: ARMS LENGTH IMPROVED	**Deed1:** /07914/ 00809	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2021	07/01/2022
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 12/31/2012

Homeowners' Tax Credit Application Information

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