



JOHN A. OLSZEWSKI, JR.
County Executive

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

March 27, 2023

Daniel and Erin Bakondi – dan.bakondi@gmail.com
501 Stoneleigh Road
Baltimore, MD 21212

RE: Petition for Administrative Variance
Case No. 2023-0041-A
Property: 501 Stoneleigh Road

Dear Petitioners:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), "a person aggrieved or feeling aggrieved" by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in cursive script that reads "Maureen E. Murphy".

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(501 Stoneleigh Road)		
9 th Election District	*	OFFICE OF ADMINISTRATIVE
5 th Council District		
Daniel & Erin Bakondi	*	HEARINGS FOR
Petitioners	*	BALTIMORE COUNTY
	*	CASE NO. 2023-0041-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, Daniel and Erin Bakondi (“Petitioners”) for the property located at 501 Stoneleigh Road (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), §§1B02.3.C.1 and 400.1: To approve a rear addition with a rear yard setback of 5 ft. in lieu of the required 30 ft. setback and to approve an existing detached garage in the side yard with a setback of 2 ft. in lieu of the rear yard and a 2.5 ft. setback as required. The Property and requested relief is more fully depicted on the site plan (the “Site Plan”). (Pet. Ex. 1). Street view photographs were submitted showing the existing house, proposed addition and existing garage. (Pet. Exs. 2A-2E).

There were no adverse Zoning Advisory Comment (“ZAC”) comments contained in the case file from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on March 4, 2023, 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 affidavit as required by §32-3-303 of the Baltimore County Code (“BCC”).

The Site Plan reveals that the Property, consisting of rectangular Lots 34 and 35 on the Plat of Stoneleigh recorded in the Land Records of Baltimore County on December 20, 1922 (Plat Book 7, page 53). The Property is improved with a single family dwelling, constructed in 1928, the front of which does not face Stoneleigh Rd. but faces the property located at 503 Stoneleigh Rd. All of the improved properties in Stoneleigh as outlined on the Plat consist of rectangular shaped, double lots. The 1928 home currently meets the required side yard setbacks for a dwelling in a DR 5.5. The Site Plan shows a 74 ft. side yard setback (northern side) facing Stoneleigh Rd. The street view photograph the northern side of the home shows a second story walk out porch. There is ample space on this northern/street side of the home to construct an addition.

That fact notwithstanding, Petitioners here proposed to construct the proposed addition in the rear yard, reducing the rear yard setback to 5 ft. in lieu of 30 ft. The rear yard abuts a religious building located at 6915 York Rd. (the 'Church'). The Property and the Church are separated by a line of mature trees and a wood fence. The construction of an addition in the rear yard would not only bring the Petitioners' home and the Church closer together, but would impact the line of mature trees.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

First, as to uniqueness, this Property has not previously been found to be unique under *Cromwell*. I find that it is similar in size and shape to nearly every other lot on the Plat of Stoneleigh. I find based on the evidence that there are no unique physical features of the Property

which necessitate constructing the proposed addition in the rear yard; it is reflective of convenience and or desire of the Petitioners.

Second, I find based on the Site Plan and photographs provided that the Petitioners would not suffer a practical difficulty if the Variance relief for the reduced rear yard setback were not granted because there is ample space on the side yard facing Stoneleigh Rd. to construct an addition without any Variance relief needed for the addition. I also find that the reduced 5 ft. setbacks in the rear yard would negatively impact the Church property and are unnecessary given the large street side space. In fact, the position of the home on the Property dictates that an addition be constructed on the street side, not the rear yard. Finally, I find that it is not within the spirit and intent of the BCZR to grant the requested Variance relief for the reasons stated.

Given that the rear yard Variance will be denied, there is no need at this stage, to decide the existing setback for the detached garage. 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 will be denied.

THEREFORE, IT IS ORDERED, this 27th day of **March, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from the Baltimore County Zoning Regulations ("BCZR"), §1B02.3.C.1 to approve a rear addition with a rear yard setback of 5 ft. in lieu of the required 30 ft. setback, be and it is hereby **DENIED**; and

IT IS FURTHER ORDERED, that the Petition for Variance from BCZR, §400.1, to approve an existing detached garage in the side yard with a setback of 2 ft. in lieu of the rear yard and a 2.5 ft. setback as required, be and it is hereby **DISMISSED AS MOOT**.

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

A handwritten signature in cursive script that reads "Maureen M. Murphy".

MAUREEN M. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlw



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 501 Stoneleigh Rd., Baltimore, MD 21212 Currently Zoned DR S.5
Deed Reference 25160 / 1 637 10 Digit Tax Account # 0 9 0 3 8 5 0 0 1 0
Owner(s) Printed Name(s) Daniel Bakondi + Erin Bakondi

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

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

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

1. X **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR 1B02.3.C.1 and 400.1 To approve a rear addition with a rear yard setback of 5 ft in lieu of the required 30 ft setback and to approve an existing garage in the side yard with a setback of 2 ft in lieu of the rear yard and a 2.5 ft setback as required

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 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/ 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):

<u>Daniel Bakondi</u> Name #1 – Type or Print	<u>Erin L. Bakondi</u> Name #2 – Type or Print
<u>Daniel Bakondi</u> Signature #1	<u>Erin L. Bakondi</u> Signature #2
<u>501 Stoneleigh Rd.</u> Mailing Address	<u>Baltimore</u> <u>MD</u> City State
<u>21212</u> / <u>(410) 207-9201</u> Zip Code Telephone #'s (Cell and Home)	<u>dan.bakondi@gmail.com</u> Email Address

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

Name - Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Representative to be Contacted:

Name - Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for

Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2023-0041-A Filing Date 2/24/2023 Estimated Posting Date 3/5/2023 Reviewer CP

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: 501 Stoneleigh Rd Baltimore MD 21212
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)

This house built in 1928 does not meet the current needs of our growing family.
The proposed first floor addition will allow for space to accommodate a bathroom, laundry room,
and storage area. A variance is requested for a 5' setback to the neighboring church property
to provide adequate space to build this addition.

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

Daniel Bakondi
Signature of Owner (Affiant)

Daniel Bakondi
Name - Print or Type

Erin L. Bakondi
Signature of Owner (Affiant)

Erin L. Bakondi
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 31st day of January, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Daniel Bakondi & Erin Bakondi

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

AS WITNESS my hand and Notaries Seal

Karen E. Laster
Notary Public

March 20, 2023
My Commission Expires



2023-0041-A

Zoning Property Description for 501 Stoneleigh Rd.

Beginning at a point on the South side of Stoneleigh Rd. which is 18' wide on which property fronts at a distance of 50 feet south of the centerline of the nearest improved intersecting street Petworth Rd. which is 18' wide.

Being Lot # 34, 35, Block 1, in the subdivision of Stoneleigh as recorded in Baltimore County Plat Book # WPC #7, Folio 53, containing 6552 sf. Located in the 9th Election District and 5 Council District.

2023-0041-A

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: March 10, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0041-A
Address: 501 Stoneleigh Rd
Legal Owner: Daniel and Erin Bakondi

Zoning Advisory Committee Meeting of March 13, 2023.

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

Additional Comments:

Reviewer: Earl D. Wrenn

CERTIFICATE OF POSTING

CASE NO. 2023-0041-A
PETITIONER/DEVELOPER
Daniel & Erin Bakondi

DATE OF HEARING/CLOSING
March 20, 2023

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:

LADIES AND GENTLEMEN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

501 Stoneleigh Road

SIGN 1



THE SIGN(S) POSTED ON March 4, 2023
(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

MARTIN OGLE
9912 MAIDBROOK RD.
PARKVILLE ,MD 21234
443-629-3411

CERTIFICATE OF POSTING

CASE NO. 2023-0041-A
PETITIONER/DEVELOPER
Daniel & Erin Bakondi

DATE OF HEARING/CLOSING
March 20, 2023

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:

LADIES AND GENTLEMEN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

501 Stoneleigh Road

SIGN 2



THE SIGN(S) POSTED ON March 4, 2023
(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

MARTIN OGLE
9912 MAIDBROOK RD.
PARKVILLE ,MD 21234
443-629-3411

ZONING ADVISORY COMMITTEE AGENDA
ROOM 123, COUNTY OFFICE BUILDING
DISTRIBUTION MEETING March 6, 2023
FORMAL OR INFORMAL RESPONSE DUE AT March 13, 2023 Meeting

* Agenda Only
+ Agenda and Petition
& Agenda and Plat
Agenda, Petition and Plat

Distribution:

* Administrative Law Judge, Commissioner (Paul M. Mayhew), MS #4103, dwiley@baltimorecountymd.gov; dmignon@baltimorecountymd.gov
* PAI, Zoning Review H.O. Hearing File (Kristen Lewis), klewis@baltimorecountymd.gov
* PAI, Zoning Review DRC/ZAC Meeting File (Jeff Perlow), JPerlow@baltimorecountymd.gov
* PAI, Development Management (Lloyd Moxley), MS # 1105, lmoxley@baltimorecountymd.gov
* PAI, Code Enforcement (Lisa Henson), MS # 1105, lhenson@baltimorecountymd.gov
* PAI, Building Inspection (Matt Gawel), mg@baltimorecountymd.gov
* Economic Development Commission, Business Develop. (Stanley Jacobs), MS # 4300, sjacobs@baltimorecountymd.gov
* Highways (Tom Hargis), MS #1003 thargis@baltimorecountymd.gov
* Neighborhood Improvements (Marcia Williams), MS #4201, myneighborhoodimprovement@baltimorecountymd.gov
* County Council, District 3, (Tom Bostwick), MS #2201, council1@baltimorecountymd.gov
* tbostwick@baltimorecountymd.gov
* Mike Ruby (Newspaper), mildmanneredcomm@aol.com
+ People's Counsel, rwheatley@baltimorecountymd.gov
+ IF CRITICAL AREA, Maryland Office of Planning (Joseph Griffiths), joseph.griffiths@maryland.gov
+ Kathy Are, kare@baltimorecountymd.gov
& State Highway Administration, Access Permits Division (Steven Autry), SAutry@mdot.maryland.gov
& Fire Department (Inspector Muddiman), MS # 1102F, dmuddiman@baltimorecountymd.gov
& PAI, Development Plans Review (Vishnu Desai), vdesai@baltimorecountymd.gov; Jesse Krout, jkrout@baltimorecountymd.gov
People's Counsel (Peter Zimmerman), MS #4204 pzimmerman@baltimorecountymd.gov
Planning Office (Jenifer Nugent), MS # 4101, jnugent@baltimorecountymd.gov; Henry Ayakwah hayakwah@baltimorecountymd.gov; Taylor Bensley tbensley@baltimorecountymd.gov
DEPS (Jeff Livingston) – 2 copies of each, MS # 1319, jlivingston@baltimorecountymd.gov; Steve Ford, sford@baltimorecountymd.gov
IF FLOODPLAIN, Maryland Department of the Environment, kevin.wagner@maryland.gov
Public Works (Terry Curtis), MS #1315, tcurtis@baltimorecountymd.gov
* IF ELDERLY HOUSING, Community Development, MS #1102M
* IF TOWER, Tower Coordinator, c/o OIT, MS #2007
IF HELICOPTER, Police Department, Aviation Unit (Officer Taylor or Sgt. Wines)
IF PAWN SHOP, Police Department, Burglary/Pawn Unit (Det. Kropfelder), MS #1102E

The attached information is being forwarded to you for comment. Your comments should reflect any conflicts with the codes, standards, or regulations of your office or department. Development representatives that attend the meeting should be prepared to submit their agency's response as either "no comment", "written comment" or "more review time required" within one week at the next meeting. If no written response is received within two weeks, it is assumed that your agency has "no comment". All written comments must reference the ZAC item number. All comments received will be compiled and included in the zoning/development file for review and consideration by the hearing officer during the course of the upcoming zoning/development hearing.

If your agency or section is not represented at the meeting, you should return your written comments to the Department of Permits and Development Management (PDM), Room 111, County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204 (Mail Stop #1105), Attention: Kristen Lewis

If you have any questions regarding a particular zoning petition, please contact the Zoning Review Planner (see initials after item number) at 410-887-3391.

ZAC AGENDA

Case Number: 2023-0040-A **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: James Locke
Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes **Flood Plain:** Yes **Historic:** No **Election Dist:** 15 **Council Dist:** 7

Property Address: 2270 MONOCACY RD

Location: Property located North side of Monocacy Rd. Southeast 153 feet to centerline of Wicomico Rd.

Existing Zoning: DR 3.5 **Area:** 9,000 SQ FT.

Proposed Zoning:

VARIANCE:

BCZR 1B02.3.C.1: To permit a side yard setback of 1 foot and a combined total of 12 feet in lieu of the required 10 feet and combined total of 25 feet side yard setback.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case Number: 2023-0041-A **Reviewer:** Christina Frink
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Daniel and Erin Bakondi
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 501 STONELEIGH RD

Location: Property located on the South side of Stoneleigh Rd.; 50 feet South of Petworth Rd.

Existing Zoning: DR 5.5 **Area:** 6,552 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 1B02.3.C.1 and 400.1: To approve a rear addition with a rear yard setback of 5 feet in lieu of the required 30 feet setback and to approve an existing detached garage in the side yard with a setback of 2 feet in lieu of the rear yard and a 2.5 foot setback as required.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/20/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0042-A **Reviewer:** Christina Frink
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Gail Keller and Heather Hicks
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 5

Property Address: 3710 KAHL FARM RD

Location: Property located on the North side of Kahl Farm Rd., 470 feet East of Libby Lane.

Existing Zoning: DR 2 **Area:** 15,537 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1: To approve an accessory building (pavilion) located in the side yard in lieu of the rear yard and located in the 1/3 area of the yard closest to the side street in lieu of the 1/3 furthest removed from the side street.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/27/2023

Miscellaneous Notes:

Case Number: 2023-0043-A **Reviewer:** Shaun Crawford
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Jerome and Brunilda Stephens
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 2 **Council Dist:** 4

Property Address: 8715 DOGWOOD RD

Location: Property located beginning at the centerline of Dogwood Rd. 888 feet Northwest of Willow Run Rd.

Existing Zoning: RC 2 **Area:** 15.74 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.3: To allow an accessory building (garage) with a height of 26 feet in lieu of the required 15 feet.

Attorney: Not Available

Prior Zoning Cases: 2006-0400-SPH; 2011-0279-SPHX; 2017-0268-A; 2022-0270-A

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/27/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0044-SPHA **Reviewer:** Jason Seidelman

Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL

Type: SPECIAL HEARING, VARIANCE

Legal Owner: Milford Mill Properties, LLC

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 2 **Council Dist:** 4

Property Address: 3600 MILFORD MILL RD

Location: Property located on the Northwest corner of intersection of Milford Mill Rd. (85 feet) and Liberty Rd. (85 feet)

Existing Zoning: BL-CCC (BR-CCC, BL, BR)

Area: 4.9 ACRES

Proposed Zoning:

SPECIAL HEARING:

To amend the site plan approved in Zoning Case No. 2014-0082-SPHA.

VARIANCE:

1.) BCZR 450.4.Table of Sign Regulations.5(d): To allow a total of six wall-mounted enterprise signs for a single tenant in a multi-tenant commercial building in lieu of the one wall-mounted enterprise sign and one canopy enterprise sign permitted by right (Signs A, B, C, D, E) and to allow a wall-mounted enterprise sign on a facade of the tenant space without a separate exterior customer entrance (Sign F).

2.) BCZR 450.4.Table of Sign Regulations.5(d): To allow the total sign area of the wall-mounted enterprise signs on one facade for a tenant space in a multi-tenant commercial building to exceed two times the length of the wall containing the exterior entrance and defining the space occupied by the tenant (Signs A, B, C, D, E [254 square feet in lieu of the permitted 198 square feet [length of tenant space wall 99 feet x 2= 198 square feet permitted]]).

3.) BCZR 450.4.Table of Signs Regulations.7(b): To allow letter copy for the names of tenants/occupants displayed on individuals sign panels to be a minimum of 3 inches in height in lieu of the required 8 inches.

Attorney: David Karceski

Prior Zoning Cases: 2012-0015-XA; 2014-0082-SPHA

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0045-A **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Melvin and Courtney Benhoff
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 2

Property Address: 1713 CIRCLE RD

Location: Property located on the Southwest side of Circle Rd. 865 feet west of the centerline of Ruxton Rd.

Existing Zoning: DR 1 **Area:** .92 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1: To permit a proposed accessory building to be located in the side yard in lieu of the rear yard.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/27/2023

Miscellaneous Notes:

Case Number: 2023-0046-A **Reviewer:** Shaun Crawford
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Andrew and Patricia Flott (Trustee)
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 2 STANLEY DR

Location: Property located beginning at the intersections of Frederick Rd. and Stanley Dr. at a distance of 201 feet East of North Beechwood Ave.

Existing Zoning: DR 2 **Area:** 14,760 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1 & 400.3: To approve an accessory building (garage) with a height of 20 feet and a side yard placement, in lieu of the required maximum height of 15 feet and rear yard only placement required. And to approve an existing accessory structure (pool) with a side yard placement in lieu of the rear yard only placement.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/27/2023

Miscellaneous Notes:

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2023 - 0041 -A Address 501 Stoneleigh Rd

Contact Person: Christina Frank Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2-24-2023 Posting Date: 3-5-2023 Closing Date: 3-20-2023

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.

Petitioner: This Part of the Form is for the Sign Poster Only (Detach Along Dotted Line)

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number: 2023 - 0041 -A Address 501 Stoneleigh Rd

Petitioner's Name: Daniel & Erin Baylond Telephone (Cell) 410-207-9201

Posting Date: 3-5-2023 Closing Date: 3-20-2023

Wording for Sign: To Permit a rear addition with a rear yard setback of 5 ft in lieu of the required 30 ft
setback and to approve an existing garage in the side yard with a setback of 2 ft in lieu of the rear yard and a
2.5 ft setback as required



**Permits, Approvals and
Inspections**

111 W CHESAPEAKE AVE
TOWSON, MD 21204
4108873353

<https://www.baltimorecountymd.gov>

Cashier: Shaun C.
07-Feb-2023 11:50:09A

Transaction **101609**

1 F.D.P. Single Lot Amendment	\$75.00
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Total	\$75.00
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CREDIT CARD SALE VISA 1319	\$75.00
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Retain this copy for statement
validation

Station: Permit Processing - Mini

07-Feb-2023 11:50:19A

\$75.00 | Method: EMV

VISA CREDIT

XXXXXXXXXXXX1319

DANIEL S BAKONDI

Reference ID: 303800536513

Auth ID: 08270D

MID: *****2995

AID: A0000000031010

AthNtwkNm: VISA

SIGNATURE VERIFIED

Clover ID: T1A9NKGZVX7Q4

Payment 6KAC71C0A17XW

Clover Privacy Policy

<https://clover.com/privacy>

2023-0041-A

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
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Special Tax Recapture: None

Account Identifier: District - 09 Account Number - 0903850010

Owner Information

Owner Name: BAKONDI DANIEL S
BAKONDI ERIN L

Mailing Address: 501 STONELEIGH RD
BALTIMORE MD 21212-1644

Use: RESIDENTIAL
Principal Residence: YES
Deed Reference: /25160/ 00637

Location & Structure Information

Premises Address: 501 STONELEIGH RD
BALTIMORE 21212-

Legal Description: LT 34,35
501 STONELEIGH RD SS
STONELEIGH

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0080 0002 0130 9090094.04 0000 1 34 2023 Plat Ref: 0007/ 0053

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1928	1,375 SF	182 SF	6,552 SF	04

Stories	Basement Type	Exterior Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNITS	SIDING/5	1 full/1 half	1 Detached

Value Information

	Base Value	Value As of 01/01/2023	Phase-in Assessments As of 07/01/2022 As of 07/01/2023	
Land:	153,500	155,700		
Improvements	265,500	308,400		
Total:	419,000	464,100	419,000	434,033
Preferential Land:	0	0		

Transfer Information

Seller: MACKENZIE JONATHAN B	Date: 02/01/2007	Price: \$486,475
Type: ARMS LENGTH IMPROVED	Deed1: /25160/ 00637	Deed2:
Seller: PHILLIPS RICHARD M	Date: 07/29/1998	Price: \$176,500
Type: ARMS LENGTH IMPROVED	Deed1: /13039/ 00348	Deed2:
Seller: CYPHERS KENNETH A	Date: 06/05/1993	Price: \$150,000
Type: ARMS LENGTH IMPROVED	Deed1: /09796/ 00202	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

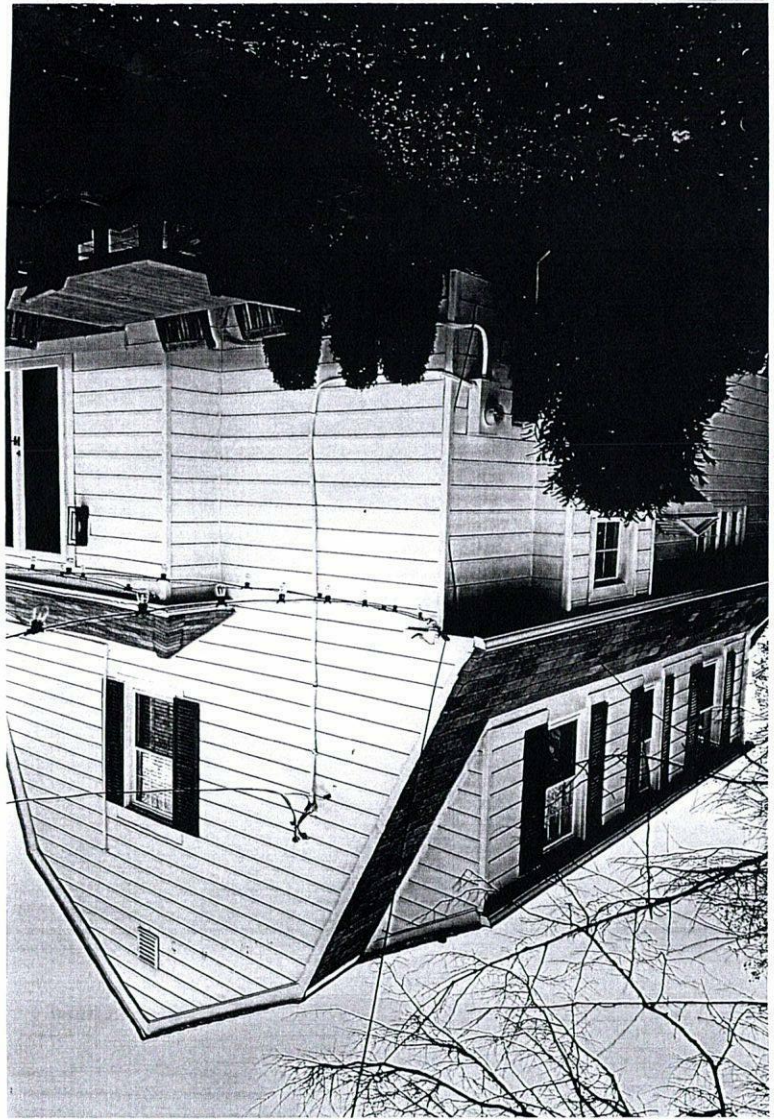
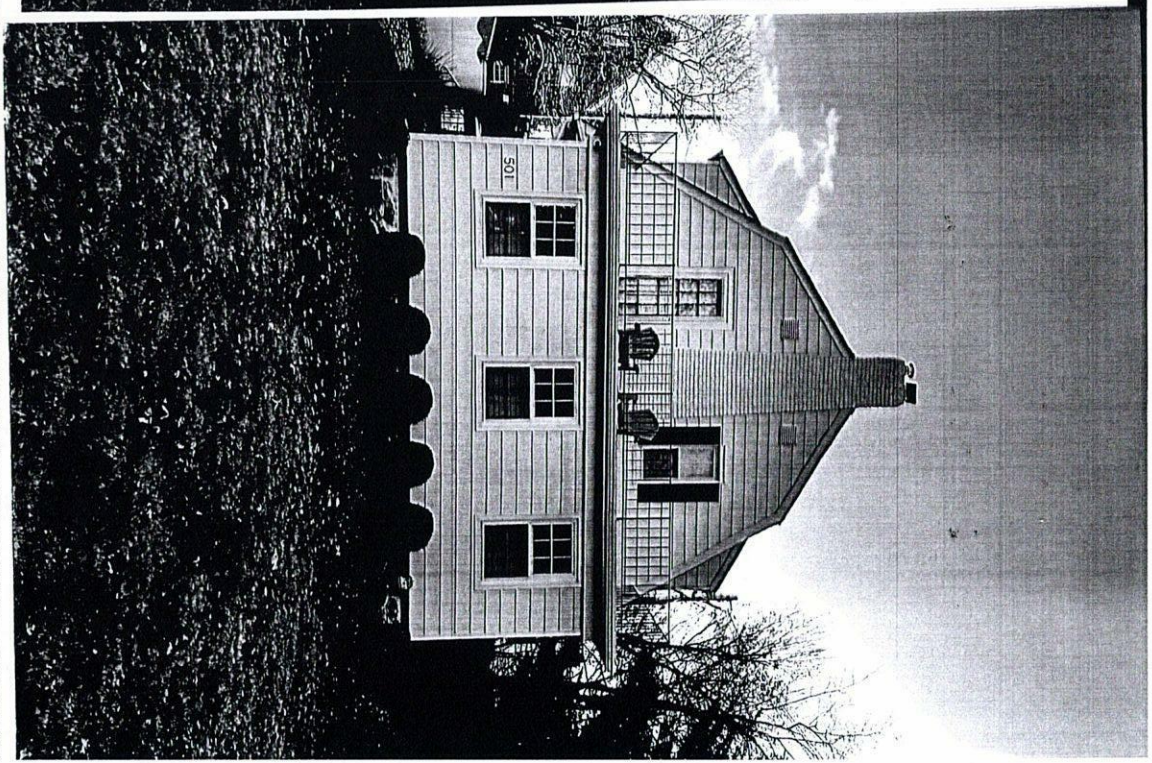
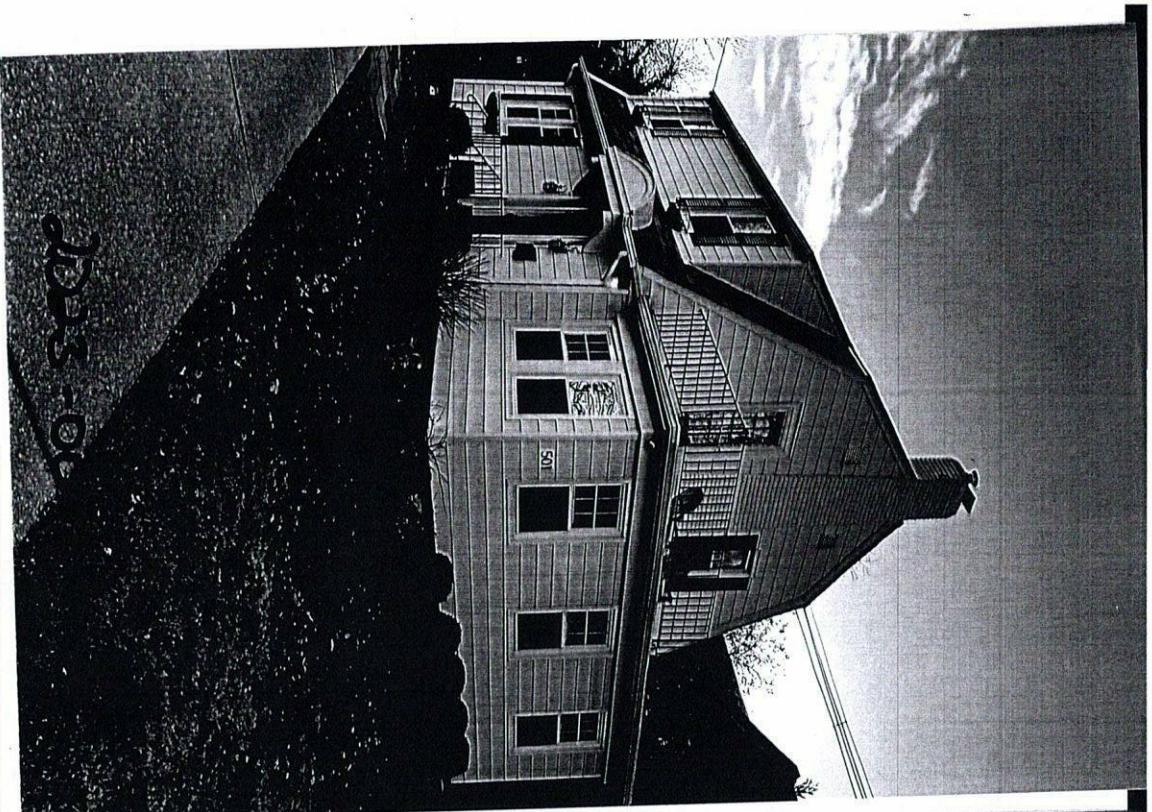
Homestead Application Information

Homestead Application Status: Approved 05/15/2008

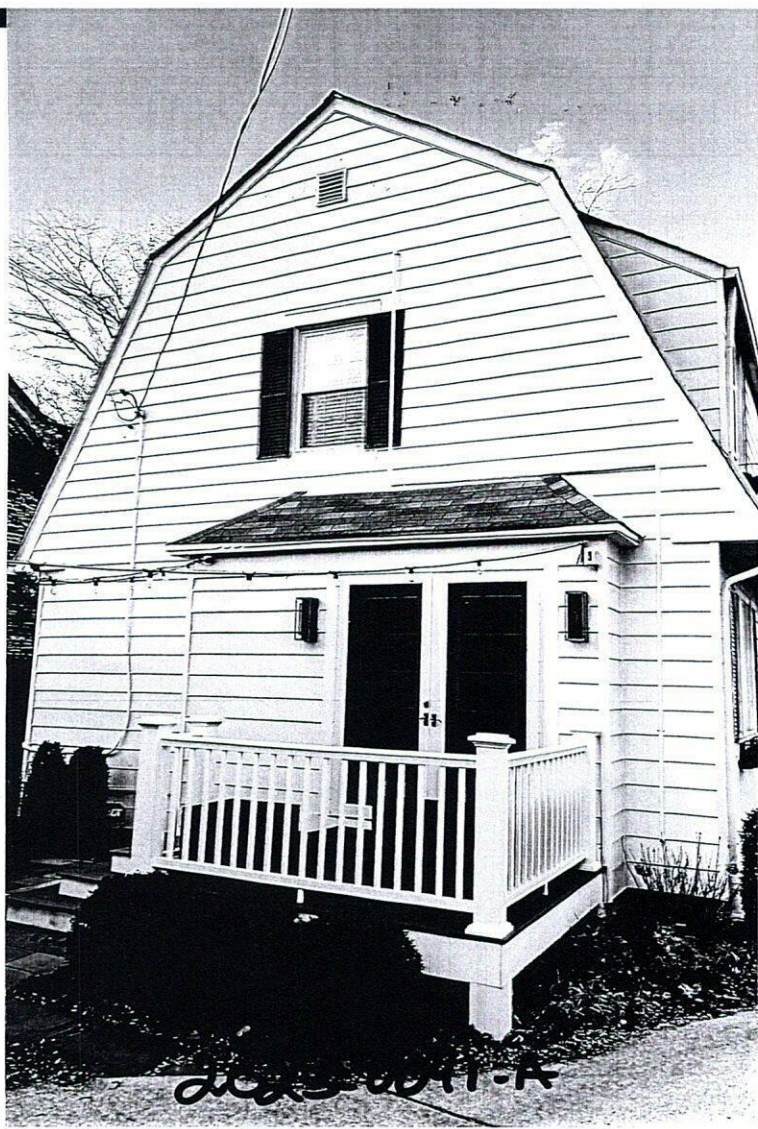
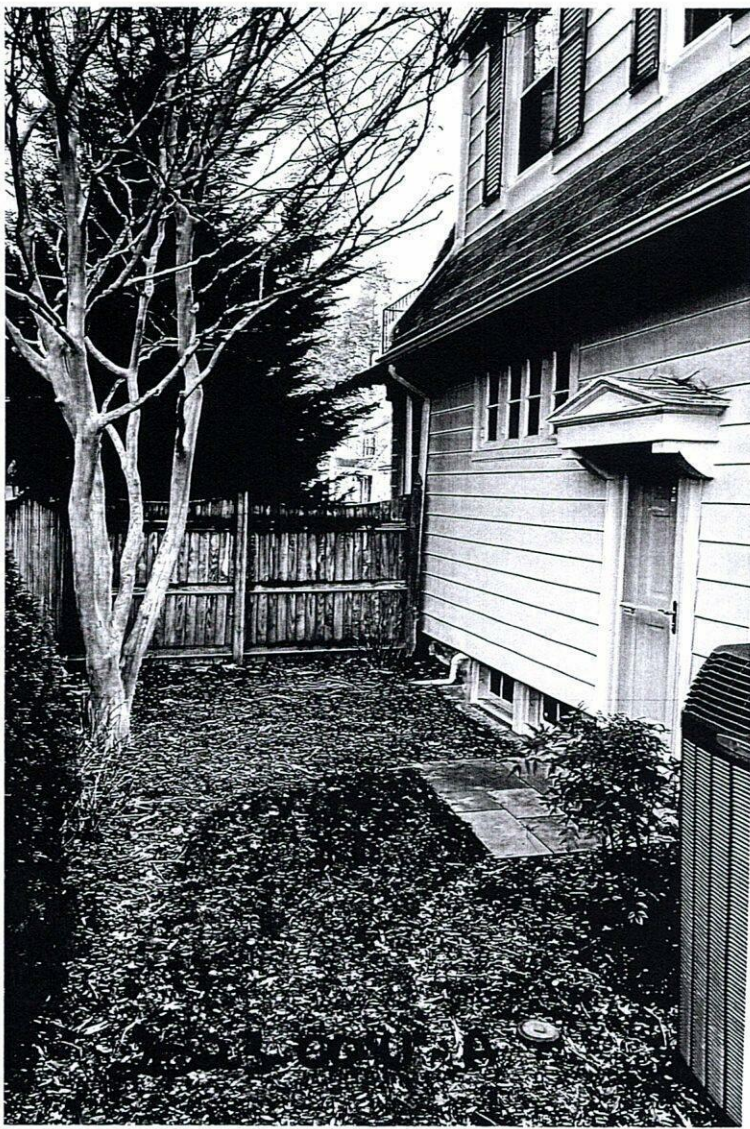
Homeowners' Tax Credit Application Information

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

2023-0041-A



2023-04-18



2023-0041-A

Lot # 14 0913856400

Lot # 18 PAI PERMIT HOLD: See Bruno
Hold all permits.

0918102950

2008-0516-SPHA
2009-0313-SPHA
2006-0250-SPHA
2004-0585-A

2015-0309-A
2017-0254-A

STONELEIGH RD
STONELEIGH RD

Lot # 1 0906200480

Lot # 1

6 CD
DR 5.5
080A1

Lot # 1 6915

9 ED

NE 8-A

Pt. BK./Folio # 007087

0903850010

Lot # 34

501

Lot # 34

Lot # 31

Lot # 31

503

Lot # 31
0919003230

Lot # 1

Lot # 1

Lot # 1

Lot # 1

Pt. BK. 0000007, Folio 0087 0913754980

6906

Lot # 29

Pt. BK. 0000007, Folio 0053

Lot # 1

6915

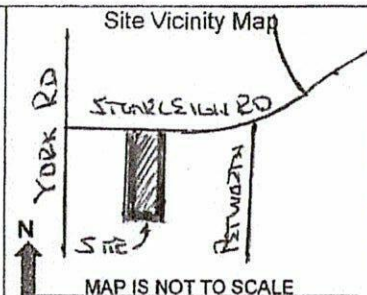
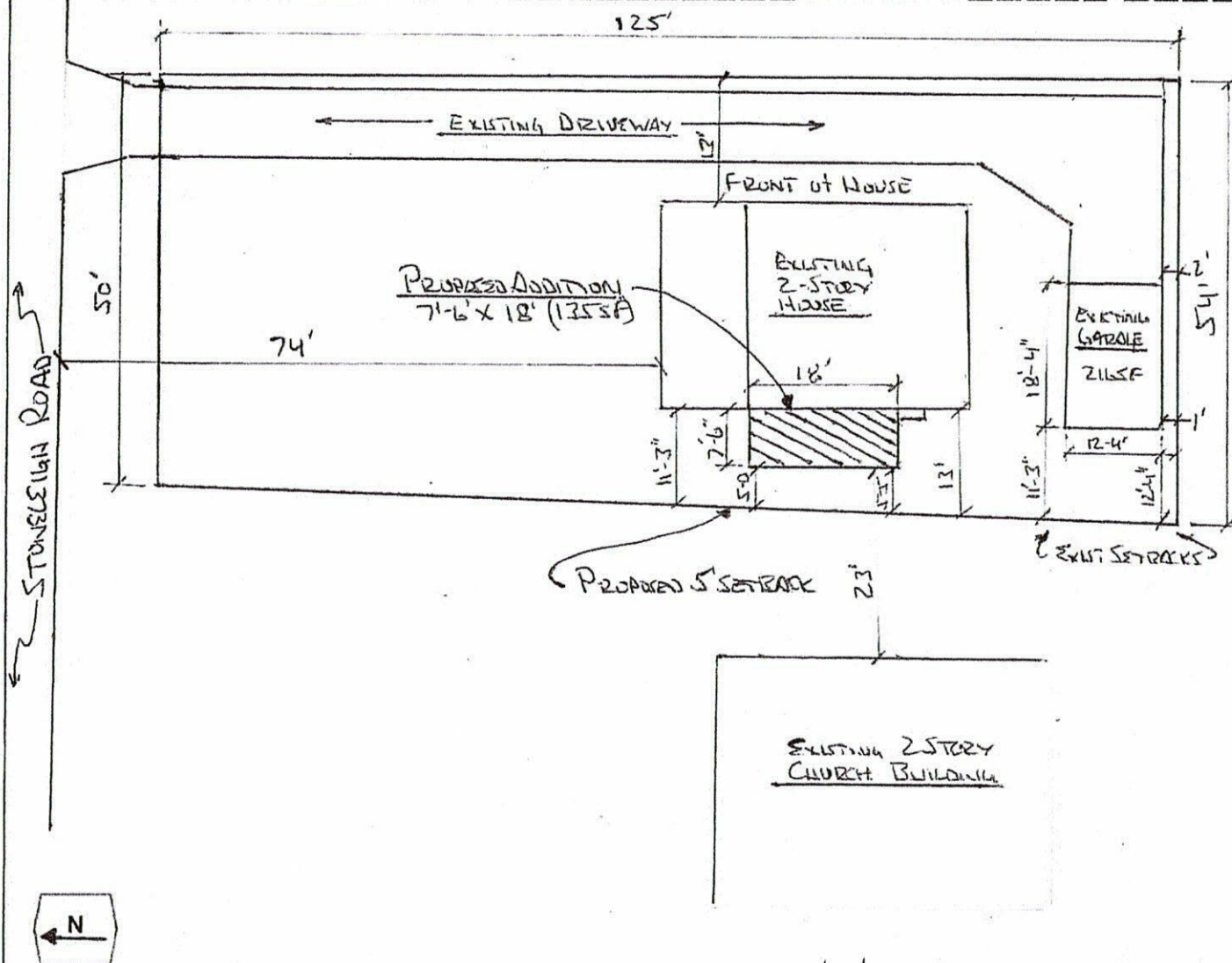
Lot # 27

0916152950

Lot # 27

2023-05-1-A

Zoning Hearing Plan for Variance X for Special Hearing _____ Mark Type Requested with (X)
 Address 501 STONELEIGH RD Owners(s) Name(s) DANIEL & ERIN BAKANDI
 Subdivision Name STONELEIGH Lot # 34, 35 Block # 1 Section # _____
 Plat Book # 0007 Folio # 0053 10 Digit Tax # 0903850010 Deed Reference # 25160100637



Zoning Map # 020A1
 Zoning DR 5-5
 Election District 09
 Council District 5
 Lot Area Acreage _____
 Lot Square Footage 6,552 SF
 Historic (Yes or No) _____
 CBCA (Yes or No) NO
 Flood Plain (Yes or No) NO
 Utilities - Mark with (X)
 Water is:
 Public X Private _____
 Sewer is:
 Public X Private _____
 Prior Hearing (Yes or No) NO
 If (Yes) list Case Number(s)
 and order result(s) below:

Violation Case Number(s)

Plan Drawn By Daniel Bakandi Date 2/23/23 Scale: 1 inch = 20 Feet

2023-0041-A