



JOHN A. OLSZEWSKI, JR.
County Executive

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

May 31, 2023

Leon and Rivka Katz – rkatz@bnosyisroel.org
2604 Summerson Road
Baltimore, MD 21209

RE: Petition for Administrative Variance
Case No. 2023-0077-A
Property: 2604 Summerson Road

Dear Mr. and Mrs. Katz:

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 black ink that reads "Paul M. Mayhew".

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw
Enclosure

c: Donny Ankri – da@donnyankri.com

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(2604 Summerson Road)		
3 rd Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Leon & Rivka Katz	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2023-0077-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, Leon and Rivka Katz (“Petitioners”) for the property located at 2604 Summerson Road, Baltimore, Maryland (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), § 1B02.3.C.1 to permit a side yard enclosed dwelling addition and rear yard deck to have a side yard setback of 3 ft. in lieu of the required 10 ft. and 7.5 ft. respectively. The Property is more fully depicted on the site plan which was marked and accepted into evidence as Petitioners’ Exhibit 1. There were no adverse 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 May 7, 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 affidavits as required by §32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law

Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of §307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners. I find that there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted.

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 31st day of **May, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations ("BCZR"), § 1B02.3.C.1 to permit a side yard enclosed dwelling addition and rear yard deck to have a side yard setback of 3 ft. in lieu of the required 10 ft. and 7.5 ft. respectively, be and it 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

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: 2604 SUMMERSON ROAD 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)

A VARIANCE IS BEING REQUESTED BECAUSE THE SIZE OF THE EXISTING HOUSE AND LOT PROVIDES A PRACTICAL DIFFICULTY FOR THE FAMILY. AN ADDITION IS BEING PROPOSED TO ADD BEDROOMS AND ADDITIONAL LIVING SPACE FOR THE GROWING FAMILY. THE EXISTING HOUSE IS ALSO A SEMI-DETACHED HOUSE WHICH LIMITS THE POSSIBLE LOCATIONS OF THE ADDITION. FURTHERMORE, THIS LOT IS SIGNIFICANTLY SMALLER THAN MOST OF THE LOTS IN THE NEIGHBORHOOD SINCE THIS HOUSE IS ONE OF THE RARE SEMI DETACHED HOMES MAKING THIS PROPERTY UNIQUE.

THANK YOU FOR YOUR CONSIDERATION.

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



Signature of Owner (Affiant)

LEON KATZ

Name- Print or Type

Signature of Owner (Affiant)

RIVKA KATZ

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 March, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Leon Isaac Katz

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

Mary Kathryn Proetrock	
NOTARY PUBLIC	
Baltimore County	
MARYLAND	
MY COMMISSION EXPIRES	October 6, 2024

Affidavit in Support of Administrative Variance

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THANK YOU FOR YOUR CONSIDERATION.

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

Signature of Owner (Affiant)

LEON KATZ

Name- Print or Type

Signature of Owner (Affiant)

RIVKA KATZ

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 16th day of MARCH, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: RIVKA KATZ

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

AS WITNESS my hand and Notaries Seal

AHUVAH GITTEL HEYMAN
NOTARY PUBLIC
BALTIMORE CITY, MD
COMMISSION EXPIRES 10/25/2024

Notary Public

10/25/24

My Commission Expires

THE ZONING HEARING PROPERTY DESCRIPTION

Part A

Zoning Property Description For: 2604 SUMMERSON ROAD BALTIMORE MD 21209

Beginning at a point on the NORTH side of SUMMERSON RD which is 60 feet wide at the distance of 162 feet EAST of the centerline of the nearest improved intersecting street COPPERFIELD RD which is 60 feet wide.

Part B

Option 2 (subdivision lot – lot is part of record plat):

Being Lot # 28A, Block # E in the subdivision of PICKWICK as recorded in Baltimore County Plat Book # 29, Folio # 87 containing 5,255 square feet, located in the 3rd Election District and the 2nd Council District.

2073-0077-A



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 2604 SUMMERSON ROAD BALTIMORE MD 21209 Currently zoned DR 5.5
 Deed Reference 32341 / 00012 10 Digit Tax Account # 0319076730
 Owner(s) Printed Name(s) LEON & RIVKA KATZ

(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. → To permit a side yard enclosed addition and rear yard deck to have a side yard setback of 3 feet in lieu of the required 10 feet.

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):

LEON KATZ / RIVKA KATZ
 Name #1 – Type or Print / Name #2 – Type or Print
 Signature #1 / Signature #2
 2604 SUMMERSON ROAD BALTIMORE MD 21209
 Mailing Address / City / State
 443-797-2197 / RKATZ@BNOSYISROEL.ORG
 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:

DONNY ANKRI
 Name – Type or Print
 Signature
 6803 CHEROKEE DRIVE BALTIMORE MD 21209
 Mailing Address / City / State
 443-929-2377 / DA@DONNYANKRI.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 2023-0077-A Filing Date 4/7/23 Estimated Posting Date 4/16/23 Reviewer JS

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.

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City

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THANK YOU FOR YOUR CONSIDERATION.

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



Signature of Owner (Affiant)

LEON KATZ

Name- Print or Type

Signature of Owner (Affiant)

RIVKA KATZ

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

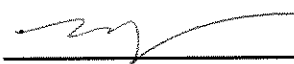
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17th day of March, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Leon Isaac Katz

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

Mary Kathryn Proefrock
NOTARY PUBLIC
Baltimore County
MARYLAND
MY COMMISSION EXPIRES October 6, 2024

Affidavit in Support of Administrative Variance

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Signature of Owner (Affiant)

LEON KATZ

Name- Print or Type

Signature of Owner (Affiant)

RIVKA KATZ

Name- Print or Type

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STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16th day of MARCH, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: RIVKA KATZ

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

AS WITNESS my hand and Notaries Seal

AHUVAH GITTEL HEYMAN
NOTARY PUBLIC
BALTIMORE CITY, MD
COMMISSION EXPIRES 10/25/2024

Notary Public

10/25/24

My Commission Expires

THE ZONING HEARING PROPERTY DESCRIPTION

Part A

Zoning Property Description For: 2604 SUMMERSON ROAD BALTIMORE MD 21209

Beginning at a point on the NORTH side of SUMMERSON RD which is 60 feet wide at the distance of 162 feet EAST of the centerline of the nearest improved intersecting street COPPERFIELD RD which is 60 feet wide.

COPPERFIELD RD

Part B

Option 2 (subdivision lot – lot is part of record plat):

Being Lot # 28A, Block # E in the subdivision of PICKWICK as recorded in Baltimore County Plat Book # 29, Folio # 87 containing 5,255 square feet, located in the 3rd Election District and the 2nd Council District.

2073-0077-A

**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/neighbor 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: 2073-0077-A
Property Address: 2604 SUMMERSON RD BALTIMORE MD 21209
Property Description: _____

Legal Owners (Petitioners): LEON AND RIVKA KATZ
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: LEON AND RIVKA KATZ
Company/Firm (if applicable): _____
Address: 2604 SUMMERSON RD BALTIMORE MD 21209

Telephone Number: 443-797-2197

Revised 7/9/2015

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2023 - 0077 -A Address 2604 SUMMERSON ROAD

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391

Planner, Please Print Your Name

Filing Date: 4/7/23 Posting Date: 4/16/23 Closing Date: 5/1/23

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.

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 - 0077 -A Address 2604 SUMMERSON ROAD

Petitioner's Name: KATZ Telephone (Cell) 443-797-2197

Posting Date: 4/16/23 Closing Date: 5/1/23

Wording for Sign: To Permit _____

_____ To permit a side yard enclosed addition and rear yard deck to have a side yard setback of 3 feet in lieu of _____
the required 10 feet.

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals
EPC for VKD
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review
SUBJECT: Zoning Advisory Committee Meeting
For April 17, 2023
Item No. 2023-0070-SPH

DATE: April 25, 2023

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPW&T Response:

The proposed 30' x 60' utility shed is located in a tidal Zone AE special hazard area per FEMA FIRM 2400100465F dated 9/26/08. The proposed utility shed is 1800 square feet. Baltimore County Building Code dated 2015 Part 124.3 (3) prohibits accessory structures greater than 900 square feet. The Administrative Variance must be denied unless the structure size is reduced.

*

*

*

*

*

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

FROM: Vishnu Desai, Supervisor
EPL for VKD
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 17, 2023
Item No. 2023-0076-A

DATE: April 25, 2023

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

Prior to building permit application, the petitioner shall contact the Office of DPW&T, to determine the Flood Protection Elevation so that the floor elevation can be set

*

*

*

*

*

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: April 25, 2023

FROM: Vishnu Desai, Supervisor
EFC for VKD
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 17, 2023
Item No. 2023-0071-A, 0073-A, 0074-A, 0077-A & 0078-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

*

*

*

*

*

VKD: cen
cc: file

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: April 20, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0077-A
Address: 2604 Summerson Rd
Legal Owner: Leon and Rivka Katz

Zoning Advisory Committee Meeting of April 17, 2023.

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

Additional Comments:

Reviewer: Earl D. Wrenn

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 - 03 Account Number - 0319076730

Owner Information

Owner Name: KATZ LEON Use: RESIDENTIAL
 KATZ RIVKA Principal Residence: YES

Mailing Address: 2604 SUMMERSON RD Deed Reference: /32341/ 00012
 BALTIMORE MD 21209-2518

Location & Structure Information

Premises Address: 2604 SUMMERSON RD Legal Description: 2604 SUMMERSON RD
 BALTIMORE 21209-2518 PICKWICK

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 2
 0078 0006 0454 3050065.04 0000 1 E 28A 2023 Plat Ref: 0029/ 0087

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1963	1,208 SF	604 SF	5,255 SF	04

Stories	Basement Type	Exterior Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1	YES	END UNIT BRICK/	4	2 full/ 1 half	

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2022	07/01/2023
Land:	75,000	75,000		
Improvements	210,500	265,300		
Total:	285,500	340,300	285,500	303,767
Preferential Land:	0	0		

Transfer Information

Seller: STEINBERG TODD R	Date: 07/24/2012	Price: \$250,000
Type: ARMS LENGTH IMPROVED	Deed1: /32341/ 00012	Deed2:

Seller: STEINBERG LOUIS	Date: 05/28/2003	Price: \$95,000
Type: NON-ARMS LENGTH OTHER	Deed1: /18070/ 00561	Deed2:

Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

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

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 07/26/2013

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Data:

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 222520

Date: 4/7/23

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		650					\$ 75.00
Total:									\$ 75.00

Rec From: KATZ / DONNY ANKRI

For: 2023-0077-4

2604 SUMMERSON ROAD

JOB

23-0317

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

DONNY ANKRI ARCHITECTS

6803 CHEROKEE DRIVE
BALTIMORE, MD 21209

1150



65-270/550

Date 4/4/2023

Pay to the order of Baltimore County

\$75.00

seventy five only

00

100

Dollars



Security Features
Included.
Details on Back.

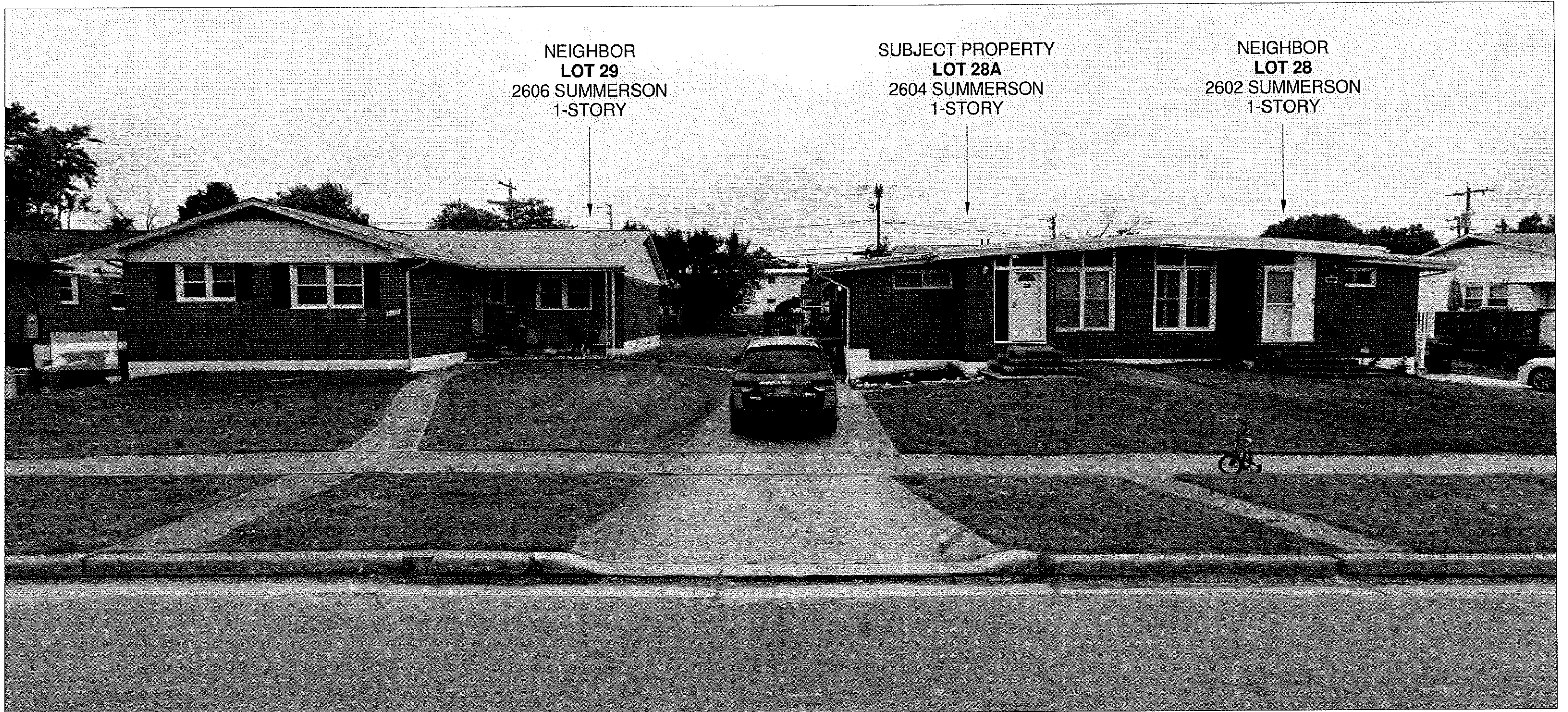
SUNTRUST
ACH RT 061000104

For Katz Variance

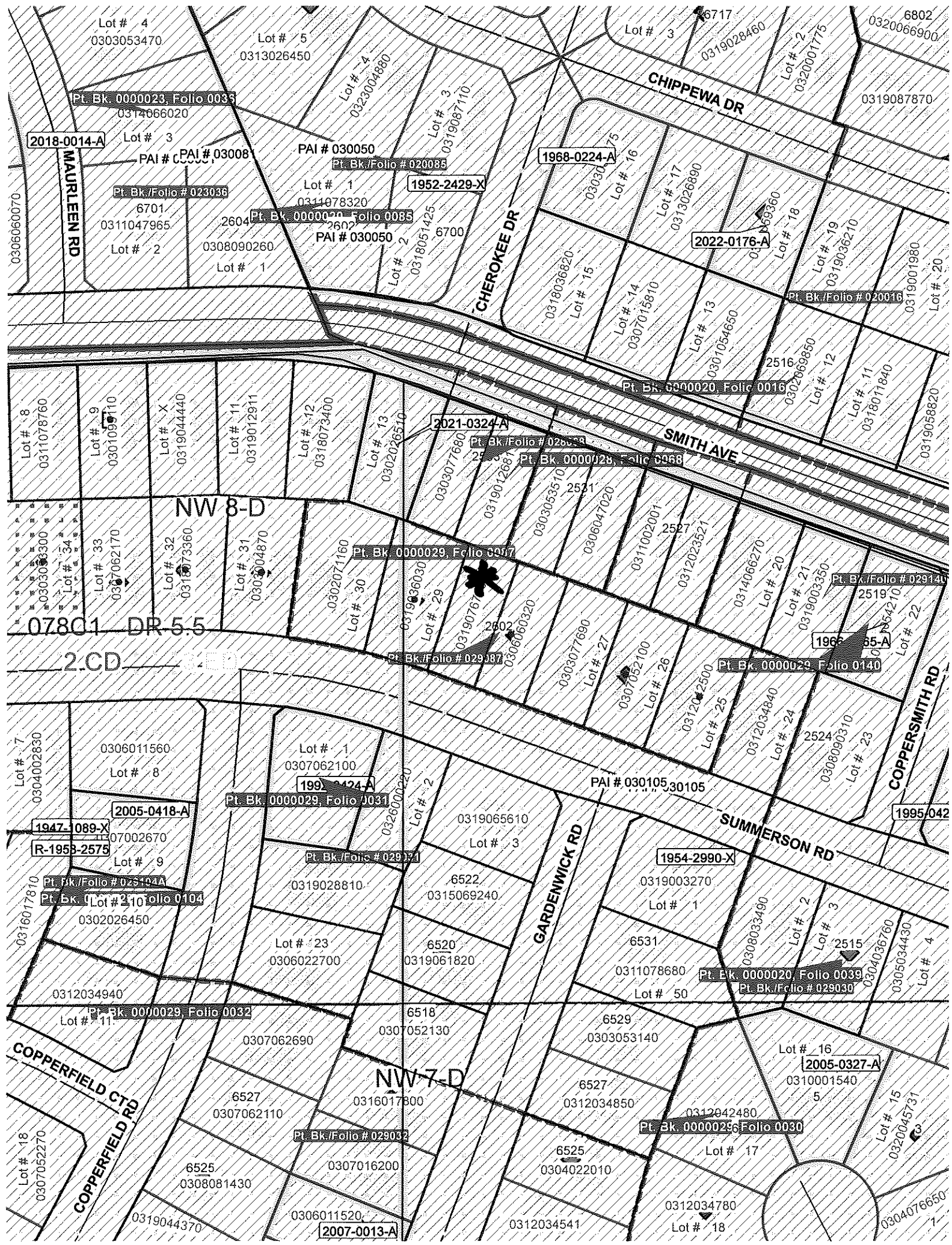
[Signature]

NP





2023-0077-A



ADMINISTRATIVE VARIANCE:
2604 SUMMERSON RD BALTIMORE MD 21209
BALTIMORE COUNTY

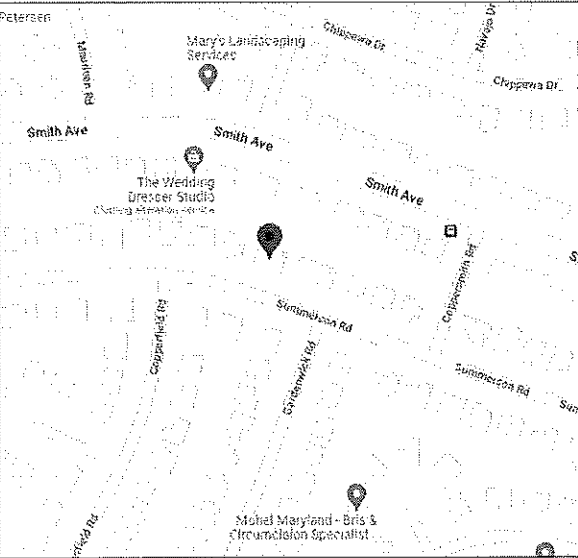
PROJECT SCOPE:

1-STORY SIDE ADDITION FOR ADDITIONAL BEDROOM AND LIVING SPACE. AND A PROPOSED DECK.

VARIANCES IS REQUIRED FOR SIDE SETBACK.

SETBACKS	REQ'D	PROPOSED
FRONT:	25'	NO CHANGE
SIDE:	8'	3'
REAR:	30'	NO CHANGE

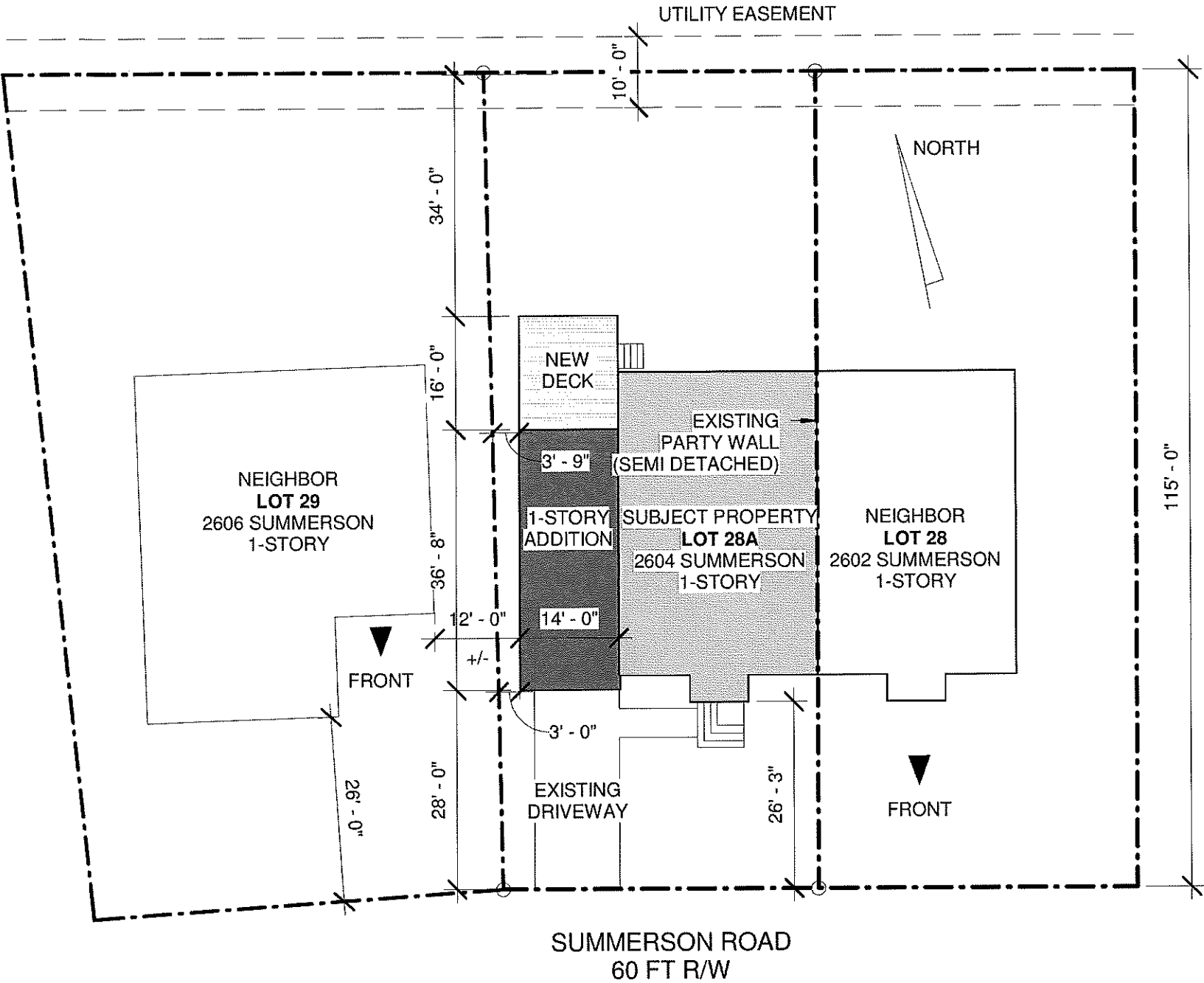
ADDRESS:
2604 SUMMERSON RD BALTIMORE MD 21209
OWNER:
LEON & RIVKA KATZ
USE:
SINGLE FAMILY DWELLING
SUBDIVISION: PICKWICK
LOT#: 28A
BLOCK#: E
SECTION#: 1
PLAT BOOK#: 0029
PLAT FOLIO#: 0087
10 DIGIT TAX ID#: 0319076730
DEED REF#: 32341 / 00012
MAP#: 0078C1
ZONE: DR 5.5
ELECTION DISTRICT: 3
COUNCIL DISTRICT: 2
LOT AREA: 5,225 SQ. FT.
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK X
SEWER IS:
PUBLIC X PRIVATE ____
SEWER IS:
PUBLIC X PRIVATE ____
PRIOR HEARNG? NO



VICINITY PLAN (NORTH UP, NTS)

DRAWN BY:
DONNY ANKRI ARCHITECTS
CONTACT:
PH: 443-929-2377
EMAIL: DA@DONNYANKRI.COM
DATE: 04/04/2023

2604 SUMMERSON RD BALTIMORE MD 21209



(A1) SITE PLAN
1" = 20'-0"

2023-0077-A