



JOHN A. OLSZEWSKI, JR.
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

January 29, 2024

Igor Svec – igorsvec@msn.com
Robin W. Svec
2629 Openshaw Road
White Hall, MD 21161

RE: Petition for Special Hearing
Case No. 2023-0245-SPH
Property: 2629 Openshaw Road

Dear Petitioner:

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 blue ink, appearing to be "Derek J. Baumgardner", is written over a circular blue stamp.

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

MEM: dlm
Enclosure

c: Bruce E. Doak – bdoak@bruceedoakconsulting.com

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
(2629 Openshaw Road)		
7 th Election District	*	OFFICE OF
3 rd Council District		
IgorSvec and Robin Svec	*	ADMINISTRATIVE HEARINGS
<i>Legal Owners</i>	*	FOR BALTIMORE COUNTY
Petitioners	*	Case Nos. 2023-0245-SPH
* * * * *		

OPINION AND ORDER

The above-captioned case comes before the Office of Administrative Hearings (“OAH”) for consideration of a Petition for Special Hearing filed by legal owners, Igor and Robin Svec (Petitioners) for the property located at 2629 Openshaw Road, Whitehall, in Baltimore County, Maryland (“the Property”). Special Hearing relief was filed pursuant to Baltimore County Zoning Regulations (“BCZR”) § 500.7 to permit the non-density transfer of 3.8 acres ± to a 31.2-acre lot from a 59.8-acre parcel of land and also to permit the non-density transfer of 3.2 acres ± to a 59.8 parcel of land from a 31.2-acre lot.

A public hearing was conducted on January 22, 2024, using the virtual platform WebEx in lieu of an in-person hearing. The Petition was properly advertised and posted. The following materials were received and admitted into evidence: (1) Petitioner’s Survey Plan; (2) SDAT reports for each parcel; (3) GIS map; (4) GIS aerial photograph; (5) Zoning Advisory Committee (“ZAC”) comments from the Department of Planning (“DOP”); Department of Environmental Protection and Sustainability (“DEPS”) comments; (6) Zoning Office comment; (7) DPR comments. Petitioner, Igor Svec, appeared at the hearing as well as Bruce E. Doak, a licensed property line surveyor and land planner, on behalf of Petitioners. There were no Protestants or interested citizens that appeared at the hearing.

Findings of Fact

The Property consists of two parcels known as parcel 125 (31.19 acres in lot area) and parcel 16 (59.825 acres in lot area) both under common ownership. Both parcels are zoned RC 2 and are adjacent to one another sharing a common lot line. Parcel 16 is improved with a single-family dwelling and accessory structures while parcel 125 is improved with accessory structures but remains predominantly unimproved agricultural land. Petitioner requests authorization to transfer 3.8 acres from Parcel 16 to Parcel 125, and 3.2 acres from Parcel 125 to Parcel 16, as indicated in Petitioner's Site Plan (Petitioner's Exhibit 1). Mr. Doak on behalf of Petitioner, explained that the purpose of this non-density transfer of acreage is to facilitate a conservation easement proposed across both parcels. Further, this non-density transfer will better configure Parcel 125 for potential sale to a neighboring property owner for agricultural use. Petitioner testified and corroborated and confirmed Mr. Doak's recitation of the facts and purpose of the requested non-density acreage transfer between parcels.

Conclusions of Law

SPECIAL HEARING

A hearing to request special zoning relief is proper under BCZR, §500.7 as follows:

The said Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall, in his discretion, be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals as hereinafter provided. The power given hereunder shall include the right of any interested person to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any purported nonconforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they are affected by these regulations.

"A request for special hearing is, in legal effect, a request for a declaratory judgment." *Antwerpen v. Baltimore County*, 163 Md. App. 194, 877 A.2d 1166, 1175 (2005). And, "the administrative practice in Baltimore County has been to determine whether the proposed Special Hearing would be compatible with the community and generally consistent with the spirit and intent of the regulations." *Kiesling v. Long*, Unreported Opinion, No. 1485, Md. App. (Sept. Term 2016).

I find that the requested relief is reasonable: both parcels are under common ownership, both parcels are immediately adjacent one another sharing a common lot line, the transfer is a non-density transfer of acreage in that the resulting parcel sizes will not permit any more or less potential developable land for purposes of residential or commercial density. Moreover, the purpose of the transfer to facilitate a recordable easement and create positive conditions for potential future sale of agricultural land is both reasonable and customary best practice. I find that, based on the facts presented, the requested relief is compatible with the surrounding community and generally consistent with the spirit and intent of the BCZR. Accordingly, it will be granted.

THEREFORE, IT IS ORDERED this 29th day of **January 2024**, by this Administrative Law Judge that the Petitions for Special Hearing pursuant to BCZR §500.7 to permit the non-density transfer of 3.8 acres $\pm$ to a 31.2-acre lot from a 59.8-acre parcel of land and also to permit the non-density transfer of 3.2 acres $\pm$ to a 59.8 parcel of land from a 31.2-acre lot, and it is hereby, **GRANTED.**

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition;

2. Petitioner shall cause to be recorded any transfer, plat, deed, or other instrument necessary to perfect the requested acreage transfer amongst the Land Records of Baltimore County; and
3. Petitioner's Exhibit 1 (Survey/Site Plan) is hereby incorporated into this Opinion & Order.

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



DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB/dlm



PETITION FOR ZONING HEARING(S)

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

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

Address 2629 OPENSRAW ROAD which is presently zoned RC2
 Deed References: 8120/521 & 21913/1971 10 Digit Tax Account # 1800011910
 Property Owner(s) Printed Name(s) IGOR SVEC & ROBIN W. SVEC 0719088000

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

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

1. ☒ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SEE ATTACHED PAGE

2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☐ a **Variance** from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT THE HEARING

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

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

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

Contract Purchaser/Lessee:

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

Attorney for Petitioner:

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

Legal Owners (Petitioners):

IGOR SVEC / ROBIN W. SVEC
 Name #1 - Type or Print _____ Name #2 - Type or Print _____
Igor Svec Robin W. Svec
 Signature #1 _____ Signature #2 _____
2629 OPENSRAW ROAD WHITE HALL MD
 Mailing Address _____ City _____ State _____
21161 443-392-5615 igor.svec@msn.com
 Zip Code _____ Telephone # _____ Email Address _____
IGORSVEC@MSN.COM

Representative to be contacted:

BRUCE E. DOAK
BRUCE E. DOAK CONSULTING LLC
 Name - Type or Print _____
Bruce E. Doak
 Signature _____
3801 BAKER SCHOOLHOUSE ROAD FREEHANO MD
 Mailing Address _____ City _____ State _____
21053 410-419-4906 _____
 Zip Code _____ Telephone # _____ Email Address _____
BDOAK@BRUCEEDOAKCONSULTING.COM

CASE NUMBER 2023-0245-SPA Filing Date 11/29/2023 Do Not Schedule Dates: _____ Reviewer LF

Case # _____

Petition Requested

Special Hearing to permit the non-density transfer of 3.8 acres +_ to a 31.2 acre lot from a 59.8 acre parcel of land and also to permit the non-density transfer of 3.2 acre+_ to a 59.8 acre parcel of land from a 31.2 acre lot

Both properties have the same ownership and are adjoining The subject properties are both zoned RC 2 and the proposed non-density transfer will not affect the density on either.

2023-0245-SAH

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

No. 228995

Date: 11-29-2023

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	807	0000		6150				75.00
Total:								75.00

Rec
From: 2629 Openshaw Rd

For: 2023-0245-SPH

RC2

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

23-1067
CP

BRUCE E DOAK 12-12
BRUCE E DOAK CONSULTING
3801 BAKER SCHOOLHOUSE RD
FREELAND, MD 21053-9738

3070

15-3/540
429

11/27/23

Date

Pay to the
Order of BALTIMORE COUNTY MD

\$ 75.00

SEVENTY FIVE AND 00/100

Dollars



Photo
Safe
Deposit®
Details on back

PNC BANK

PNC Bank, N.A. 040

For SVC ZONING FEE

B E O

MP

⑆054000030⑆ 5336741067⑈ 3070

**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 fifteen (15) 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: 2023-0245-SPH

Property Address: 2629 OPENSRAW ROAD

Property Description: 59.8 AC PARCEL (NORTHERN) & 31.2 AC. PARCEL (SOUTHERN)

Legal Owners (Petitioners): IGOR & ROBIN WYNNE SVEC

Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

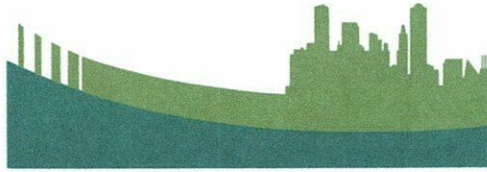
Name: BRUCE E. DOAK

Company/Firm (if applicable): BRUCE E. DOAK CONSULTING LLC

Address: 3801 BAKER SCHOOLHOUSE ROAD
FREELAND MO 21053

Telephone Number: 410-419-4906

Revised 5/20/2014



Zoning Description

Openshaw Road
Eleventh Election District Third Councilmanic District
Baltimore County, Maryland

NORTHERN PROPERTY-SM 21413/471

Beginning at the westernmost corner of parcel one as described in the deed dated January 5, 2005 and recorded in the land records of Baltimore County in Liber SM 21413/471, said point of beginning lying 1) Westerly and Southwesterly 3300 feet, more or less, along the centerline of Openshaw Road, from the centerline of Kirkwood Shop Road and 2) Southwesterly from Openshaw Road, 620 feet, more or less, thence running and binding on the outlines of the northern parcel,

- 1) North 5 East 18 perches
- 2) North 40 East 87 1/4 perches
- 3) South 40 3/4 East 153 perches
- 4) North 80 1/2 West 52 perches
- 5) South 54 West 41 perches and
- 6) North 57 3/4 West 88 perches

Containing 59.8 acres of land, more or less.

SOUTHERN PROPERTY-SM 8120/521

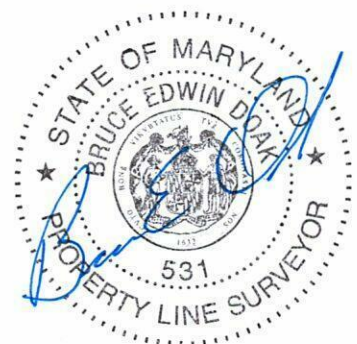
Beginning at the westernmost corner of parcel one as described in the deed dated January 5, 2005 and recorded in the land records of Baltimore County in Liber SM 21413/471, said point of beginning lying 1) Westerly and Southwesterly 3300 feet, more or less, along the centerline of Openshaw Road, from the centerline of Kirkwood Shop Road and 2) Southwesterly from Openshaw Road, 620 feet, more or less, thence running and binding on the outlines of the southern parcel,

- 1) South 8 1/2 West 130 perches
- 2) South 80 1/4 East 9 perches
- 3) North 28 1/2 East 61 perches
- 4) South 47 1/4 East 4 9/10 perches
- 5) North 47 East 39 2/10 perches
- 6) South 46 3/4 East 9 3/10 perches
- 7) North 44 1/2 East 25 3/10 perches
- 8) North 57 3/4 West 88 perches

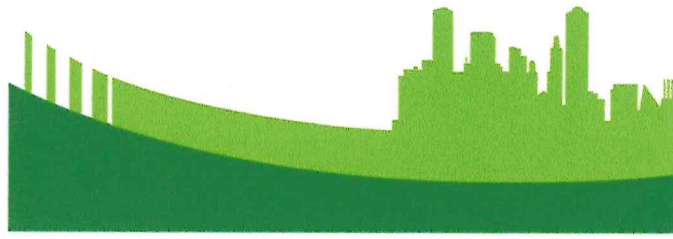
Containing 31.2 acres of land, more or less.

This description is part of a zoning hearing petition and is not intended for any conveyance purposes.

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com



2023-0245-SP#



CERTIFICATE OF POSTING

December 29, 2023

January 17, 2024 amended for second inspection

Re:

Zoning Case No. 2023-0245-SPH

Legal Owner: Igor & Robin Svec

Hearing date: January 22, 2024

Baltimore County Department of Permits, Approvals & Inspections

County Office Building

111 West Chesapeake Avenue, Room 111

111 West Chesapeake Avenue Towson, MD 21204

Attention: Jeff Perlow

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **2629 Openshaw Road**.

The signs were initially posted on **December 28, 2023**.

The subject property was also inspected on **January 16, 2024**.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bruce E. Doak", with a stylized flourish at the end.

Bruce E. Doak

MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road

Freeland, MD 21053

410-419-4906 cell / 443-900-5535 office

bdoak@bruceedoakconsulting.com

ZONING NOTICE

CASE NO. 2023-0245-SPH

2629 Openshaw Road

**THE ADMINISTRATIVE LAW JUDGE OF BALTIMORE COUNTY, BY
AUTHORITY OF THE ZONING ACT AND REGULATIONS OF
BALTIMORE COUNTY, WILL HOLD A VIRTUAL HEARING
(VIA WEBEX) ON THE PROPERTY IDENTIFIED HEREIN AS FOLLOWS:**

DATE & TIME:

MONDAY JANUARY 22, 2024 10:00 AM

**FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARINGS,
PLEASE VISIT THE WEB SITE ADDRESS BELOW NO LATER THAN
48 HOURS PRIOR TO THE HEARING:**

**WWW.BALTIMORECOUNTYMD/GOV/ADMINHEARINGS.
YOU WILL BE ASKED TO PROVIDE YOUR CONTACT INFORMATION
AND THE CASE NUMBER PROVIDED ABOVE. YOU MAY ALSO CALL
410-887-3868, EXT. 0 OR SEND AN EMAIL TO
ADMINISTRATIVEHEARINGS@BALTIMORECOUNTYMD.GOV**

REQUEST:

**SPECIAL HEARING TO PERMIT THE NON-DENSITY TRANSFER
OF 3.8 ACRES+ TO A 31.2 ACRE LOT FROM A 59.8 ACRE
PARCEL OF LAND AND ALSO TO PERMIT THE NON-DENSITY
TRANSFER OF 3.2 ACRES+ TO A 59.8 ACRE PARCEL OF LAND
FROM A 31.2 ACRE LOT.**

ZONING NOTICE

CASE NO. 2023-0245-SPH

2629 Openshaw Road

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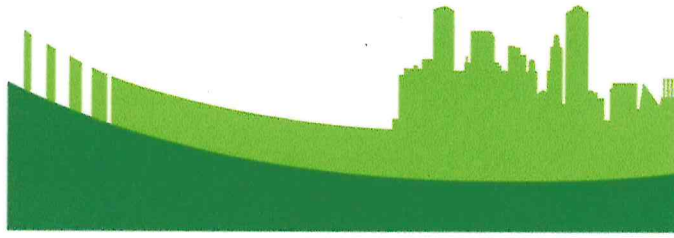
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ADMINISTRATIVEHEARINGS@BALTIMORECOUNTYMD.GOV

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PARCEL OF LAND AND ALSO TO PERMIT THE NON-DENSITY
TRANSFER OF 3.2 ACRES+ _ TO A 59.8 ACRE PARCEL OF LAND
ACRE LOT.**



CERTIFICATE OF POSTING

December 29, 2023

_____ amended for second inspection

Re:

Zoning Case No. 2023-0245-SPH

Legal Owner: Igor & Robin Svec

Hearing date: January 22, 2024

Baltimore County Department of Permits, Approvals & Inspections

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Bruce E. Doak

MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road

Freeland, MD 21053

410-419-4906 cell / 443-900-5535 office

bdoak@bruceedoakconsulting.com

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CASE NO. 2023-0245-SPH

2629 Openshaw Road

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REQUEST:

SPECIAL HEARING TO PERMIT THE NON-DENSITY TRANSFER
OF 3.8 ACRES+ TO A 31.2 ACRE LOT FROM A 59.8 ACRE
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TRANSFER OF 3.2 ACRES+ TO A 59.8 ACRE PARCEL OF LAND

ZONING NOTICE

CASE NO. 2023-0245-SPH

2629 Openshaw Road

THE ADMINISTRATIVE LAW JUDGE OF BALTIMORE COUNTY, BY
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ADMINISTRATIVEHEARINGS@BALTIMORECOUNTYMD.GOV

REQUEST:

SPECIAL HEARING TO PERMIT THE NON-DENSITY TRANSFER
FROM A 50.8 ACRE LOT FROM A 50.8 ACRE

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 12, 2023
Item No. 2023-0245-SPH

DATE: December 12, 2023

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

DPW-T: N/C

DPR: N/C

Landscape: N/C

Rec & Parks: N/C & No Greenways affected

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 12/7/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0245-SPH

INFORMATION:

Property Address: 2629 Openshaw Road
Petitioner: Igor Svec & Robin W. Svec
Zoning: RC-2
Requested Action: Special Hearing

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

Special Hearing - To permit the non-density transfer of 3.8 acres +/- to a 31.2-acre lot from a 59.8-acre parcel of land and also to permit the non-density transfer of 3.2 acre +/- to a 59.8-acre parcel of land from a 31.2-acre lot. Both properties have the same ownership and are adjoining the subject properties are both zoned RC 2 and the proposed non-density transfer will not affect the density on either.

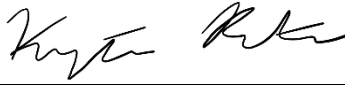
The subject property is located at 2629 Openshaw Road and consists of two properties (31.2 acres and 59.8 acres) all belonging to one owner and zoned RC-2 in the White Hall part of Baltimore County. The 31.2-acre property is improved with barns, a garage and a dwelling; the 59.8-acre property has no improvements. Rural residential dwellings, forest conservations and agricultural purposes surround the property.

The RC-2 zone is a zoning district established to preserve the rural character of the area and promote low-density residential development. This district is intended to maintain the natural beauty and peacefulness of the surrounding countryside, while providing for compatible land uses and development patterns. The proposed relief is in harmony with the spirit and intent of the RC-2 zoning regulations. The requested use adheres to the zoning requirements and standards since it does not seek to alter the existing approved design. Therefore, the proposed use ensures that the rural character of the area remains uncompromised. The relief also maintains the low-density residential character of the area and upholds the requirements of the Section 1A01 BCZR.

The proposed request does not alter the character of the environment or the property, as it involves a non-density transfer. The Department of Planning has no objections to this petition.

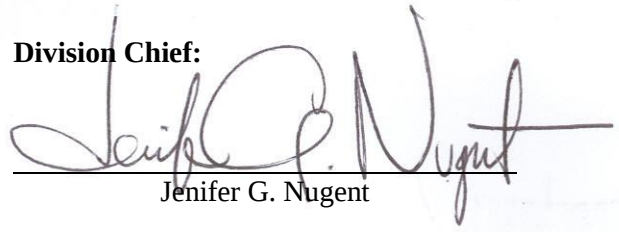
For further information concerning the matters stated herein, please contact Henry Ayakwah at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Bruce Doak
Megan Benjamin and Abigail Rogers, Community Planners
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

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: December 7, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0245-SPH
Address: 2629 OPENSHAW RD.
Legal Owner: Igor & Robin Svec

Zoning Advisory Committee Meeting of December 12, 2023.

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

- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
- X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

Any future development must on either lot must comply with Forest Conservation Law and the Law for the Protection of Water Quality, Streams, Wetlands, and Floodplains.

Reviewer: Libby Errickson 12/7/2023



JOHN A. OLSZEWSKI, JR.
County Executive

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

NOTE TO FILE

Judge Murphy,

RE: 2629 Openshaw Rd (Tax No's. 1800011410 and 0719088000)
Case No. 2023-0245-SPH

The Petitioner is requesting a Special Hearing to permit non-density transfers of 3.8 acres and 3.2 acres of land for the above property. Zoning requests, if approved, the transfers be recorded in land records.

Thank You

Christina Frink
Zoning
410-887-3391

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map View GroundRent Redemption View GroundRent Registration

Special Tax Recapture: AGRICULTURAL TRANSFER TAX

Account Identifier: District - 07 Account Number - 0719088000

Owner Information

Owner Name: SVEC IGOR
SVEC ROBIN WYNNE
Mailing Address: 2629 OPENSHAW RD
WHITE HALL MD 21161-9910

Use: AGRICULTURAL
Principal Residence: NO
Deed Reference: /21413/ 00471

Location & Structure Information

Premises Address: OPENSHAW RD
0-0000

Legal Description: 59.825 AC SER
OPENSHAW RD 400 FT
2850 NE OLD YORK RD

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0013 0004 0016 7010001.04 0000 2023 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
59.8200 AC 05

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements

Value Information

	Base Value	Value		Phase-in Assessments	
		As of 01/01/2023	As of 07/01/2023	As of 07/01/2024	
Land:	16,400	16,400			
Improvements	0	0			
Total:	16,400	16,400	16,400	16,400	
Preferential Land:	16,400	16,400			

Transfer Information

Seller: SVEC IGOR	Date: 02/11/2005	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /21413/ 00471	Deed2:
Seller: SVEC VICTOR	Date: 12/27/1996	Price: \$85,000
Type: ARMS LENGTH MULTIPLE	Deed1: /11958/ 00126	Deed2:
Seller: SVEC VERA AG USE 83-84	Date: 06/19/1979	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /06035/ 00850	Deed2:

Exemption Information

Partial Exempt Assessments: Class	07/01/2023	07/01/2024
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00

Special Tax Recapture: AGRICULTURAL TRANSFER TAX

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2023-0245 SPH

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
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Special Tax Recapture: AGRICULTURAL TRANSFER TAX

Account Identifier: District - 07 Account Number - 1800011410

Owner Information

Owner Name: SVEC IGOR
SVEC ROBIN WYNNE

Mailing Address: 2629 OPENSHAW RD
WHITE HALL MD 21161

Use: AGRICULTURAL
Principal Residence: YES
Deed Reference: /08120/ 00521

Location & Structure Information

Premises Address: 2629 OPENSHAW RD
WHITE HALL 21161

Legal Description: 31.19 AC SER
400 FT OPENSHAW RD
2850 NE OLD YORK RD

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0013 0004 0125 7010001.04 0000 2023 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1992 2,492 SF 31.1900 AC 05

StoriesBasementType ExteriorQualityFull/Half BathGarage Last Notice of Major Improvements
1 YES STANDARD UNITBRICK/ 4 2 full 1 Attached

Value Information

	Base Value	Value As of 01/01/2023	Phase-in Assessments As of 07/01/2023 As of 07/01/2024	
Land:	89,600	107,600		
Improvements	393,700	367,000		
Total:	483,300	474,600	474,600	474,600
Preferential Land:	8,600	8,600		

Transfer Information

Seller: SVEC IGOR	Date: 03/09/1989	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /08120/ 00521	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: AGRICULTURAL TRANSFER TAX

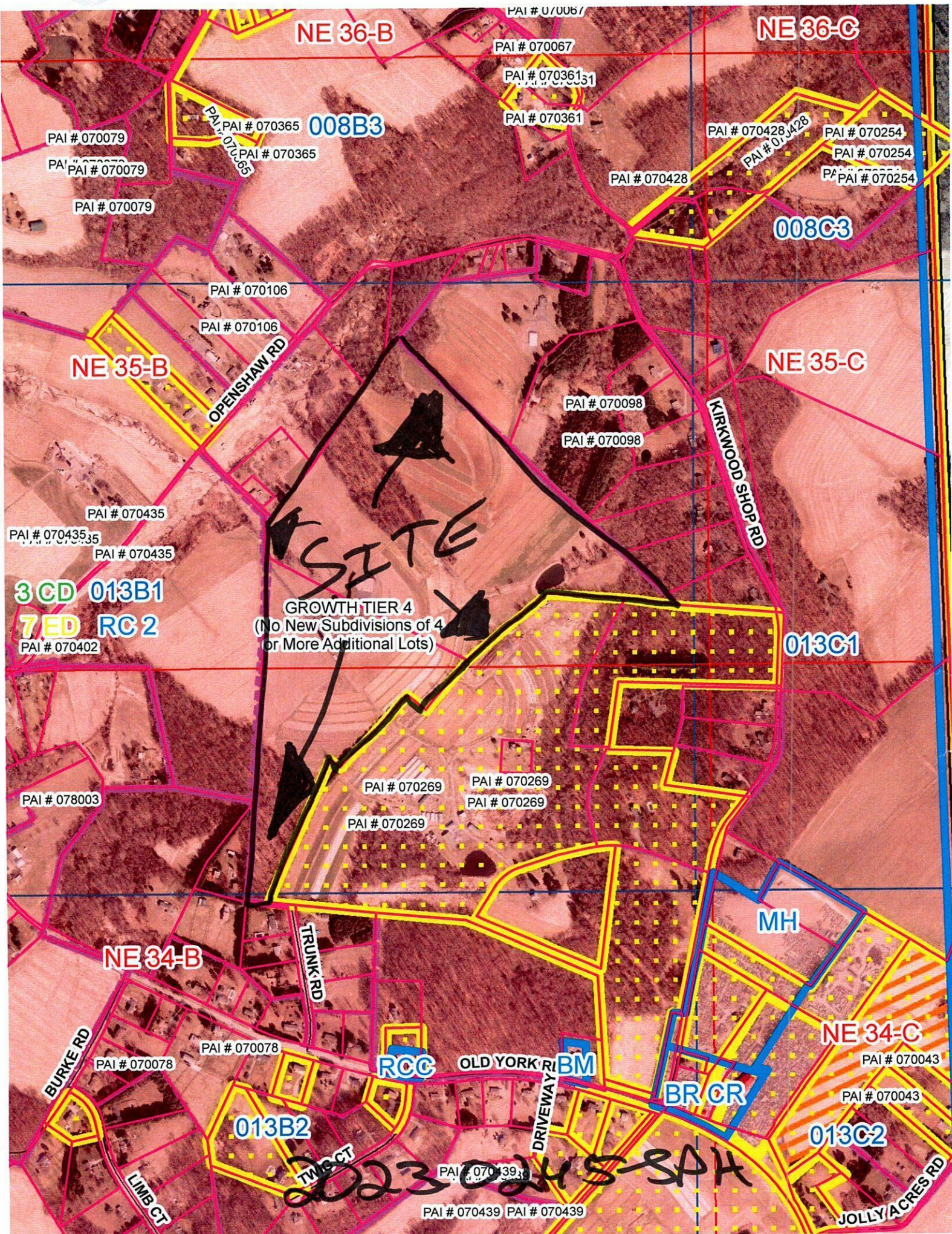
Homestead Application Information

Homestead Application Status: Approved 10/24/2008

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2023-0245-SPA



GENERAL INFORMATION

- Ownership: Igor Svec & Robin Wynne Svec
2629 Openshaw Road White Hall, MD 21161 443-392-5615
- Address: 2629 Openshaw Road White Hall, MD 21161
- Deed references: 8120/521 (southern parcel) / 21413/471 (northern parcel)
- Areas (per SDAT): 31.19 acres (southern parcel) / 59.825 acres (northern parcel)
- Tax Map / Parcel / Tax account #: 13 / 125 / 18-00-011410 (southern parcel)
Tax Map / Parcel / Tax account #: 13 / 016 / 07-19-088000 (northern parcel)
- Election District: 7 Councilmanic District: 3
ADC Map: GIS tile: 013B1
Position sheet: 135NE7,136NE7,137NE7,138NE7,137NE8 & 138NE8
Census tract: 407002 Census block: 240054070023011
Schools: Fifth District ES Hereford MS Hereford HS
- The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tiles 013B1 and the information provided by Baltimore County on the internet.
- Improvements: Single family dwelling, barn & barn/garage. All of the improvements will remain.

OFFICE OF ZONING

Regional Planning District: Hereford / Maryland Line District Code: 301

- The subject dwelling is not historic. The two subject parcels are not in a historic district.
- DRC #080123E was tabled for a zoning hearing to permit a non-denisty transfer.

ENVIRONMENTAL IMPACT

Watershed: Loch Raven Reservoir URDL land type: 1

- The existing dwelling is currently serviced by a private well and septic system.
- The barn/garage does not have a septic system or well
- The well and septic system for the dwelling is completely on the southern parcel.
- There are no underground storage tanks on the subject property.
- The subject property is not in the Chesapeake Bay Critical Area.
- The subject property is not located within a 100 year flood plain.

OFFICE OF PLANNING

Regional Planning District: Fork District Code: 310

- The subject dwelling is not historic. The subject property is in the Long Green Valley National Register Historic District.

PROPOSED DEVELOPMENT

Proposed Development

To amend the division lines between the two parcels to allow the barn/garage to be located on the southern parcel.

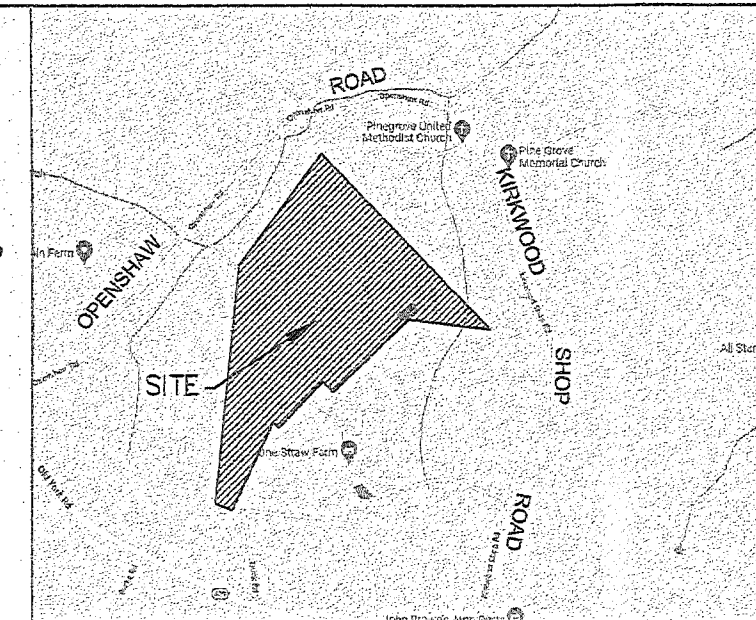
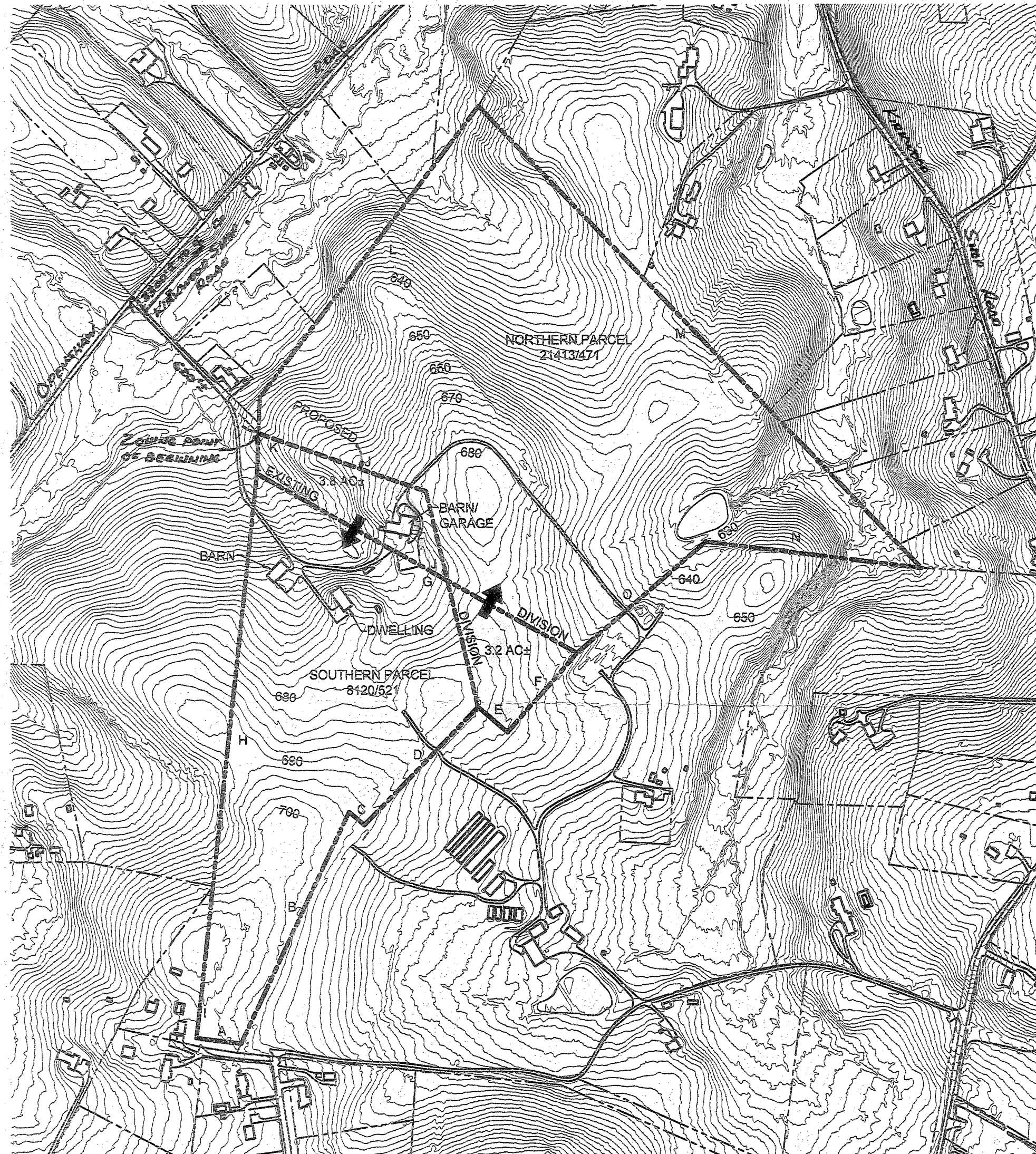
Southern Parcel	31.2 acres (existing)
	+ 3.8 acres
	- 3.2 acres
	31.8 acres (proposed)
Northern Parcel	59.8 acres (existing)
	+ 3.2 acres
	- 3.8 acres
	59.2 acres (proposed)

The areas will change once the subject parcels are surveyed as a part of the property being placed into a conservation easement.

Note: No density will change on either parcel due to the proposed lot line adjustment since both parcels are zoned R.C. 2.

Subject Property Bearings & Distances (per deeds)

- South 80 1/4 East 9 perches
- North 28 1/2 East 61 perches
- South 47 1/4 East 4 9/10 perches
- North 47 East 39 2/10 perches
- South 46 3/4 East 9 3/10 perches
- North 44 1/2 East 25 3/10
- North 57 3/4 W 88 perches
- South 8 1/2 West 130 perches
- South 10 1/2 West 4 6/10 perches
- North 57 3/4 West 88 perches
- North 5 East 18 perches
- North 40 East 87 1/4 perches
- South 40 3/4 East 153 perches
- North 80 1/2 West 52 perches
- South 54 West 41 perches



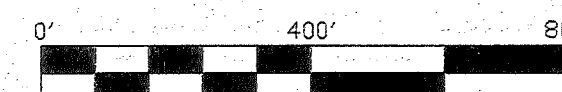
Vicinity Map - Scale: 1" = 2000'

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-300-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

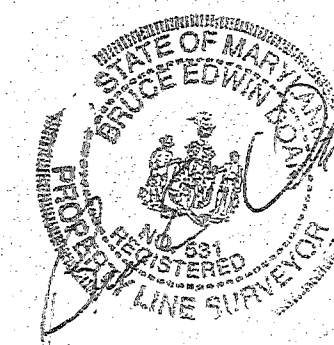
PLAN TO ACCOMPANY
A ZONING PETITION
FOR
SVEC PROPERTIES
OPENSHAW ROAD

BALTIMORE COUNTY, MARYLAND
11th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

Date: 11/14/23
Scale: 1"=400'



REVISION



2023-0245-SPA

GENERAL INFORMATION

1. Ownership: Igor Svec & Robin Wynne Svec
2629 Openshaw Road White Hall, MD 21161 443-392-5615
2. Address: 2629 Openshaw Road White Hall, MD 21161
3. Deed (references): 8120/521 (southern parcel) / 21412/471 (northern parcel)
4. Acres (per SDAT): 31.19 acres (southern parcel) / 59.325 acres (northern parcel)
5. Tax Map / Parcel / Tax account #: 13 / 125 / 18-00-011410 (southern parcel)
Tax Map / Parcel / Tax account #: 13 / 016 / 07-19-089000 (northern parcel)
6. Election District: 7 Councilmanic District: 3
ADC Map: GIS file: 01381
Position sheet: 135NE7, 136NE7, 137NE7, 137NE8 & 136NE8
Census tract: 407002 Census block: 240054070023011
Schools: Fifth District ES Hereford MS Hereford HS
7. The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS files 01381 and the information provided by Baltimore County on the internet.
8. Improvements: Single family dwelling, barn & barn/garage. All of the improvements will remain.

OFFICE OF ZONING

Regional Planning District: Hereford / Maryland Line District Code: 301

1. The subject dwelling is not historic. The two subject parcels are not in a historic district.
2. ORC 4080123E was tabled for a zoning hearing to permit a non-density transfer.

ENVIRONMENTAL IMPACT

Watershed: Loch Raven Reservoir UDL land type: 1

1. The existing dwelling is currently serviced by a private well and septic system.
2. The barn/garage does not have a septic system or well.
3. The well and septic system for the dwelling is completely on the southern parcel.
4. There are no underground storage tanks on the subject property.
5. The subject property is not in the Chesapeake Bay Critical Area.
6. The subject property is not located within a 100 year flood plain.

OFFICE OF PLANNING

Regional Planning District: Park District Code: 310

1. The subject dwelling is not historic. The subject property is in the Long Green Valley National Register Historic District.

PROPOSED DEVELOPMENT

Proposed Development

To amend the division lines between the two parcels to allow the barn/garage to be located on the southern parcel.

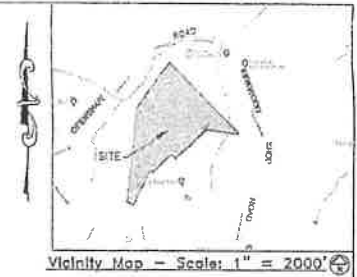
Southern Parcel	31.2 acres (existing) + 3.8 acres - 3.2 acres 31.8 acres (proposed)
Northern Parcel	59.4 acres (existing) + 3.2 acres - 3.8 acres 58.8 acres (proposed)

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Note: No density will change on either parcel due to the proposed lot line adjustment where both parcels are zoned R.C. 1.

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- D. North 47 East 39 2/10 perches
- E. South 45 3/4 East 9 3/10 perches
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- G. North 57 3/4 West 88 perches
- H. South 8 1/2 West 130 perches
- I. South 10 1/2 West 46 1/10 perches
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- K. North 5 East 15 perches
- L. North 40 East 87 1/4 perches
- M. South 40 3/4 East 153 perches
- N. North 80 1/2 West 52 perches
- O. South 54 West 41 perches



REVISION

Bruce E. Dask Consulting, LLC Land Use Expert and Surveyor 1105 Bala Sowa Road Fessels, MD 21084 P 410-995-1125 F 410-995-1296 bask@brucedaskconsulting.com	
PLAN TO ACCOMPANY A ZONING PETITION FOR SVEC PROPERTIES OPENSRAW ROAD BALTIMORE COUNTY, MARYLAND 11TH ELECTION DISTRICT 3RD CONGRESSIONAL DISTRICT	
Date: 11/14/23	Scale: 1"=400'

Pet. Ex. #1