IN THE MATTER OF

THE APPLICATION OF

SOHAN L. SAMBHI & JOGINDER KAUR
*
FOR A ZONING RECLASSIFICATION FROM

R-O TO B.L. AND A SPECIAL EXCEPTION ON *

PROPERTY LOCATED ON THE SW/S LIBERTY

ROAD, CORNER SE/S CHAPMAN ROAD

*
(9217 LIBERTY ROAD)

2ND ELECTION DISTRICT 2ND COUNCILMANIC DISTRICT BEFORE THE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

Case No. CR-01-433-X

OPINION

This case comes to the Baltimore County Board of Appeals based on a Petition request to reclassify the Petitioners' property located at 9217 Liberty Road, southwest side Liberty Road, corner southeast side Chapman Road, from its current zoning classification of R-O to B.L. Accompanying the request was also a special exception petition for a service garage to be operated by the Petitioners.

The legal owners were Sohan L. Sambhi and Joginder Kaur. A public hearing was conducted by the Board on November 14, 2001. In attendance were Sohan Sambhi, Petitioner, and Richard E. Matz, P.E. Mr. Sambhi appeared on a *pro se* basis. Carole S. Demilio, Deputy People's Counsel, represented the Office of People's Counsel for Baltimore County. Additional attendees are designated on the attendance sheet accepted by the Board for the Board's file.

The Petitioner did not have counsel so that Mr. Matz, the Petitioner's first witness, was allowed to testify in the narrative. Mr. Matz is a Civil Engineer registered by the State of Maryland. He described the site as a vacant lot used by a neighbor for parking. The lot is approximately ¼ acre, zoned R-O, the request for rezoning being for a B.L. designation. Mr. Matz opined that the size of the lot essentially precluded any large office being erected on the site. In his opinion, the lot was not viable as presently zoned R-O, and B.L. was needed to

construct the service garage facility desired by the Petitioner. He opined that similar activity was visible in the area of the site. The site has public water but is on a septic system. The witness acknowledged that the Baltimore County Planning Board had indicated that the property should retain its present R-O status. Mr. Matz reviewed the Documented Site Plan, and the plans that the Petitioner had for the property as a service garage if the Petition were granted. A copy of the Documented Site Plan is included in the Board's file.

On cross-examination by Ms. Demilio, it was determined that the deed for the property was recorded on June 4, 1999, but was settled before that date. Mr. Matz acknowledged that the Petitioner did not get the zoning request in on time to meet the requirements of the recent Comprehensive Zoning Map Process. The witness also acknowledged that, while the Petitioner had purchased the property with the intention to place a service garage there, he did live elsewhere. Mr. Matz also acknowledged that a small office building could conceivably be built on the site under the present R-O zoning. He also acknowledged that the site probably could be hooked up to public sewerage in the not-too-distant future. The site plan calls for off-street parking calculations of six parking spaces, including one handicapped, and three service bays The Petitioner submitted a photograph as Petitioner's Exhibit No. 1 reflecting the corner of Liberty and Chapman Roads and indicated that there are similar commercial facilities in the immediate area of the site. It was also acknowledged that there are private residences in the immediate proximity of the site. The Petitioner rested his case.

Ms. Demilio presented a number of nearby neighbors who were opposed to the reclassification request. She introduced People's Counsel's Exhibit No. 1 which reflected the Maryland Department of Assessment and Taxation's listing for the property which reflects its use as residential, and also People's Counsel's Exhibit No. 2, "Comprehensive Zoning Map

Process," which describes how the zoning process works every four years as required by the *Baltimore County Code* and reviewed by the Baltimore County Council.

Mr. Christopher C. Woodin was the first witness for the Protestants. Mr. Woodin indicated that he has resided on his property at 9215 Liberty Road for approximately 7 ½ years and that his property was roughly about 7 feet from the property line of the subject site. Houses in the area were generally built in the 1940s. He described at length the general area of Chapman Road and Liberty Road, describing the neighborhood as primarily residential homes and one church close by. He also indicated that some of the houses had been converted to offices.

Mr. Woodin reviewed, in depth, People's Counsel Exhibit No. 3, which consisted of a very comprehensive photographic location analysis of the 9200 block of Liberty Road that he had prepared in response to a request for zoning reclassification for 9217 Liberty Road. Again, he described the site and the general characteristics of the immediate area and also went through a number of photographs which he had taken outlining the general character of the area. It was basically his contention that the County Council did not make any error on the zoning map with respect to the subject property, and further that there had been no substantial change in the character of the neighborhood the past several years during his occupancy of his home. He indicated that it was his opinion that the County Council had recognized the necessity of buffering the surrounding residences from commercial use by assigning the subject property an R-O zoning, and that the County Council members were perfectly consistent in their reasoning by assigning the same R-O zoning to all of the property in the 9200 block of Liberty Road, with the exception of a distant parcel that he had previously mentioned.

His basic concern was that the Chapman Road community had limited public resources to support the proposed commercial use for the subject property. He indicated that there was no sewer service, thereby requiring use of a septic tank which, in examining the site plan, was expected to be built in the hill above the Liberty Road sidewalk. He very adeptly described Chapman Road as being quite narrow and incapable of supporting parked cars, and that the proposed parking for the subject property is severely inadequate, having only three exterior parking spaces. He also described Chapman Road at Liberty as resting on the top of a steep Hill that suffers from poor visibility for automobiles and is the location of many accidents, some of which have been fatal. He further indicated that Chapman Road, which already supports substantial traffic from residential developments back along Offutt Road, is too narrow to support the flow of traffic from an additional business at its intersection with Liberty Road. He also expressed concerns relative to water runoff, environmental effects of a service garage relative to toxic chemicals, such as gasoline, oil, antifreeze, transmission fluid and cleaning agents which could run off into the back yards or be carried under the basements of surrounding residents. He had no objection to the current R-O zoning and the erection of a small office building if it complied with the County regulations.

Mrs. Emily Wolfson also testified for the Protestants. She resides at 8506 Church Lane, Randallstown, in proximity to the subject site. She spoke on behalf of the Liberty Road business association, which is an association that deals with the health and welfare of the general area. She described the community as being somewhat unique. There are blocks of both D.R. and R-O zoning and that Liberty Road is both a commercial and a residential corridor, and that the association sees this mix as being an asset that they desires to maintain. She indicated that the association's Board of Directors at its regular monthly Board meeting voted on June 4, 2000 to

oppose the zoning change request, and that the Motion was passed unanimously. She indicated that, while there were a number of reasons to oppose the change, a significant one was that the granting of this reclassification would "topple" the whole row of R-O homes in an area that is virtually totally residential, and that there was more than sufficient B.L. zoning already existing on Liberty Road. A copy of the Liberty Road Business Association's written objections were received as People's Counsel's Exhibit No. 4.

Mr. Arna Klohr, 3509 Chapman Road, also testified. She is the second home from the subject property and has resided there for 20 years. She basically agreed with the testimony of Mr. Woodin and recited the small street which existed on Chapman with no gutters or sidewalks, traffic problems in gaining entry to Liberty Road and also making left-hand turns into Chapman from Liberty Road. She also indicated that the lot had been vacant for 35 to 40 years, and that the first house on Chapman is a barn to the original home on the subject property that burned down. People's Counsel's Exhibit No. 5 was submitted reflecting Baltimore County Office of Planning and Zoning official zoning map which reflects the large number of residences on Chapman Road and the mixed blend along Liberty Road. She also submitted as People's Counsel's Exhibit No. 6 a Petition that had been circulated along Liberty Road and Chapman Road which bears the signatures of 61 individuals who were opposed to the proposed zoning request.

Petitioner's closing remarks were brief because of language difficulty in which he indicated that his request was based on the fact that there are other commercial ventures in the immediate area of the site. Ms. Demilio's closing remarks basically reiterated the objections that were raised by the Protestants. The Board indicated that after a brief recess, in order to review

their notes and the exhibits, public deliberation would take place within 30 minutes after the close of Petitioner's case, which was done.

Public deliberation was undertaken, and, in essence, the Board members all agreed that the Petitioner had failed to make a substantial case by the weight of the testimony and evidence concerning the reclassification request. The requirements for reclassification are indeed very stringent, and the Petitioner is required to show that there has been a significant change in the neighborhood since the last zoning process and/or the County Council made a mistake in the present zoning. "It is presumed, as part of the presumption of validity accorded comprehensive zoning, that at the time of the adoption of the maps the Council had before it and did, in fact, consider all of the relevant facts and circumstances then existing. Thus, in order to establish error based on a failure to take into account existing facts or events reasonably foreseeable of fruition, it is necessary not only to show the facts that existed at the time of the comprehensive zoning, but also which, if any, of those facts were not actually considered by the Council. This evidentiary burden can be accomplished by showing that specific physical facts were not visible or discernible at the time of the comprehensive zoning." People's Counsel v. Beachwood Limited Partnership, Court of Special Appeals (107 Md.App. 1995). It is obvious to the Board, based upon the testimony and evidence, that there has been no significant change in the area of the proposed service garage, and, further, there was no evidence submitted to indicate that the County Council had made a mistake in its original zoning designation of R-O. The Board further finds that, even if the Petitioner had met the burden for reclassification, the requirements for the special exception request for a service garage could not be granted in view of the fact that the Petitioner had not met the requirements under § 502.1 of the Baltimore County Zoning

Regulations, nor the requirements imposed under Schultz v. Pritts, 291 Md. 1, 432 A.2d 1319 (1981)

For the reasons so stated, Petitioner's request for reclassification and Petition for Special Exception shall be denied.

ORDER

THEREFORE, IT IS ORDERED, by the Baltimore County Board of Appeals, this 29th day of Mountain, 2001, that the Petition for Reclassification from R-O to B.L. be and the same is hereby **DENIED**; and it is further

ORDERED the Petitioner's request for special exception to allow a service garage on the subject property be and is also DENIED.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the *Maryland Rules*.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Láwrence S. Wescott, Chairman

Margaret Worrall

Charles L. Marks



Petition for Reclassification

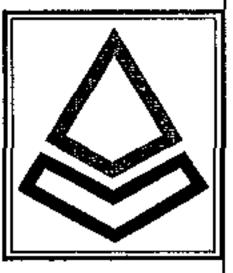
to the Board of Appeals of Baltimore County

which is pres	ed at 9217 Liberty Road
	sently zoned/districted RO
This Petition shall be filed with the Department of Permits owner(s) of the property situate in Baltimore County and which made a part hereof, hereby petition: (1) that the zoning/distr	is described in the description and plat attached hereto and
pursuant to the zoning law of Baltimore County from a RO reasons given in the attached and (2) for a Special Exception therein described property for	zone/district to a $_{\rm BL}$ zone/district, for the under the zoning regulations of Baltimore County, to use the
a service garage.	
	c)
and (3) for the reasons given in the attached statement, a Variable Baltimore County:	
	cy ?
Property is to be posted and advertised as prescribed by the zoll, or we, agree to pay expenses of above petition(s), advertising, property and restrictions of Baltimore County adopted pursuant second seco	oosting, etc. and further agree to and are to be bounded by the uant to the zoning law for Baltimore County. I/We do 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 Petition.
Contract Purchaser/Lessee:	<u>Legal Owner(s):</u>
	Cohon I Combbi
	Sohan L. Sambhi
Name - Type or Print	Name - Type or Print
Name - Type or Print Signature	
Signature	Name - Type or Print Signature Joginder Kaur
	Name - Type or Print Signature Joginder Kaur Name - Type or Print
Signature	Name - Type or Print Signature Joginder Kaur
Signature Address Telephone No. City State Zip Code	Name - Type or Print Signature Joginder Kaur Name - Type or Print OGINDER KAUR
Signature Address Telephone No.	Name - Type or Print Signature Joginder Kaur Name - Type or Print Signature 9 Upman Court 410-719-1628 Address Telephone No.
Address Telephone No. City State Zip Code Attorney For Petitioner:	Name - Type or Print Signature Joginder Kaur Name - Type or Print Signature 9 Upman Court Address Address Telephone No. Baltimore, MD 21228
Signature Address Telephone No. City State Zip Code	Name - Type or Print Signature Joginder Kaur Name - Type or Print Signature 9 Upman Court Address Telephone No. Baltimore, MD Zip Code
Address Telephone No. City State Zip Code Attorney For Petitioner:	Name-Type or Print Joginder Kaur Name-Type or Print Signature 9 Upman Court Address Address Telephone No. Baltimore, MD Z1228 City State Zip Code Representative to be Contacted: Richard E. Matz, P.E. Colbert Matz Rosenfelt, Inc.
Address Telephone No. City State Zip Code Attorney For Petitioner: Name - Type or Print	Name - Type or Print Signature Joginder Kaur Name - Type or Print Signature 9 Upman Court Address Telephone No. Baltimore, MD 21228 City State Zip Code Representative to be Contacted: Richard E. Matz, P.E. Colbert Matz Rosenfelt, Inc. Name
Signature Address Telephone No. City State Zip Code Attorney For Petitioner: Name - Type or Print Signature Company	Name - Type or Print Signature Joginder Kaur Name - Type or Print Signature 9 Upman Court Address Address Baltimore, MD City State Zip Code Representative to be Contacted: Richard E. Matz, P.E. Colbert Matz Rosenfelt, Inc. Name 40-484-8757 2835 Smith Avenue #G 410-653-3838
Address Telephone No. City State Zip Code Attorney For Petitioner: Name - Type or Print Signature	Name - Type or Print Signature Joginder Kaur Name - Type or Print Signature 9 Upman Court Address Telephone No. Baltimore, MD City State Zip Code Representative to be Contacted: Richard E. Matz, P.E. Colbert Matz Rosenfelt, Inc. Name 2835 Smith Avenue #G Address Telephone No.
Signature Address Telephone No. City State Zip Code Attorney For Petitioner: Name - Type or Print Signature Company	Name - Type or Print Signature Joginder Kaur Name - Type or Print Signature 9 Upman Court Address Address Baltimore, MD City State Zip Code Representative to be Contacted: Richard E. Matz, P.E. Colbert Matz Rosenfelt, Inc. Name 40-484-8757 2835 Smith Avenue #G 410-653-3838

BR 3/1/01 OK TO FILE

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



Brief: Justification for Rezoning Request - 9217 Liberty Road

This is a request to rezone a parcel of land at the southeast corner of Chapman Road and Liberty Road from RO residential-office to BL business-local, and to approve a Special Exception for a service garage. The property is currently vacant; a house that formerly occupied the property, was demolished prior to Mr. Sambhi's ownership. The site is on a corner, and the property on the corner directly across Chapman Road (southwest corner of Chapman and Liberty Road) is occupied by an auto service garage.

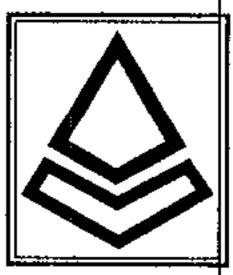
The request is for a documented site plan, with a proposed 1500-square foot ± building to be used as a service garage. Access to the property would be off Chapman Road, avoiding another vehicle access point on Liberty Road. The garage would operate between the hours of 8:00 A.M. and 6:00 P.M., six (6) days a week. All repair work would be performed within the garage building, with no more than three (3) employees on the premises at any time.

The petitioner feels that the rezoning request is justified, due to a mistake in the most recent comprehensive zoning cycle, which should have identified this situation. Because the property is vacant, it is not appropriate that it be zoned RO, which is a zoning category generally intended for conversion of existing dwellings into office use or construction of a Class B office building. The existing lot size of 0.2783 acres could not economically support a Class B office building.

Ç

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners

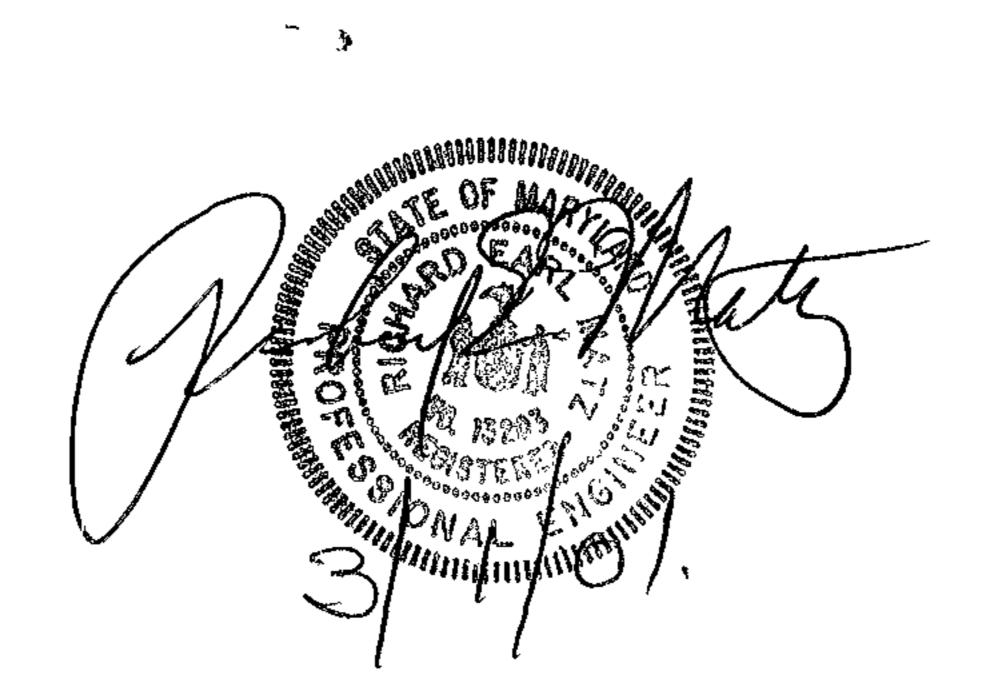


ZONING DESCRIPTION 9217 LIBERTY ROAD

Beginning at a point on the south side of Liberty Road, which is 66 feet wide, at a distance of 15 feet from the centerline of Chapman Road, which is 30 feet wide. Thence the following courses and distances:

S 59°44'04" E 75.65 ft.; S 27°30'39" W 151.15 ft.; N 59°44'04" W 84.95 ft., and N 31°02'09" E 150.99 ft., to the place of beginning.

As recorded in Deed Liber 13795, Folio 164, and containing 0.2783 acres. Also known as 9217 Liberty Road and located in the 2nd Election District.



NOTICE OF ZONING RECLASSIFICATION HEARING

The County Board of Appeals of Baltimore County, by authority of the County Charter, Section 602.(e) and Section 603 and the County Code, Section 2-356(d), will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #CR-01-433-X
9217 Liberty Road
SW/S Liberty Road, corner
SE/S Chapman Road
2nd Election District
2nd Councilmanic District
Legal Owner(s): Sohan L.
Sambhi & Joginder Kaur
Reclassification: of the
property from R-O to B L.
Special Exception: for a
service garage
Hearing: Wednesday, November 14, 2001 at 10:00
a.m. in Room 48 of the Old
Courthouse, 400 Washington Avenue

LAWRENCE S. WESCOTT
Chairman
NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please call 410-887-3180.
(2) For information concerning the File and/or
Hearing, Contact this Office
at (410) 887-3180.
JT/10/865 Oct 30 C503426

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was pu	blishe
n the following weekly newspaper published in Baltimore County	, Md.,
once in each ofsuccessive weeks, the first publication app	earing
on $10 30 $,2001.	
The Jeffersonian	
Arbutus Times	
☐ Catonsville Times	
☐ Towson Times	
☐ Owings Mills Times	
□ NE Booster/Reporter	
☐ North County News	
S. Wilkings	-
LEGAL ADVERTISING	

NOTICE OF ZONING RECLASSIFICATION HEARING

The County Board of Appeals of Baltimore County, by authority of the County Charter, Section 602.(e) and Section 603 and the County Code, Section 2-356(d), will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case #CR-01-433-X
9217Liberty Road
SW/S Liberty Road, corner SE/S Chapman Road
2nd Election District
2nd Councilmanic District
Legal Owner(s): Sohan L.
Sambhl & Joginder Kaur
Reclassification: of the property from R-O to B.L
Special Exception: for a service garage.

Hearing: Wednesday, November 14, 2001 at 10:00
a.m. in Room 48 of the Old Courthouse, 400 Washington Avenue.

LAWRENCE'S WESCOTT
Chairman
NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please call 410-887-3180
(2) For information concerning the File and/or
Hearing, Contact this Office
at (410) 887-3180.
OMT/10/265 Oc25 C502234

CERTIFICATE OF PUBLICATION

10,25,2001	
THIS IS TO CERTIFY, that the annexed advertisement was pub	lished
n the following weekly newspaper published in Baltimore County,	Md.,
once in each ofsuccessive weeks, the first publication appe	aring
on 10 25 ,2001 .	
☐ The Jeffersonian	
☐ Arbutus Times	
☐ Catonsville Times	
☐ Towson Times	
W Owings Mills Times	
□ NE Booster/Reporter	
☐ North County News	
	1

LEGAL ADVERTISING

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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 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 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:
Item Number or Case Number: Petitioner: Soltan L. SAMBH I.
Address or Location: 9217 LIBERTY ROAD
PLEASE FORWARD ADVERTISING BILL TO: Name: SOHAN L. SAMBH (
Address: 9 UPMAN COURT
BALTIMORE, MD 21228
Telephone Number: 410-719-1624

Revised 2/20/98 - SCJ

CR.01-433-X



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49 400 WASHINGTON AVENUE TOWSON, MARYLAND 21204 410-887-3180 FAX: 410-887-3182

410-887-3182

October 15, 2001

NOTICE OF ZONING RECLASSIFICATION HEARING

The County Board of Appeals of Baltimore County, by authority of the County Charter, Section 602.(e) and Section 603 and the County Code, Section 2-356(d), will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: CR-01-433-X
9217 Liberty Road
SW/S Liberty Road, corner SE/S Chapman Road
2nd Election District — 2nd Councilmanic District
Legal Owner: Sohan L. Sambhi & Joginder Kaur

Reclassification of the property from R-O to B.L. Special Exception for a service garage.

HEARING: Wednesday, November 14, 2001 at 10:00 a.m. in Room 48 of the Old

Courthouse, 400 Washington Avenue

Lawrence S. Wescott

Chairman

c: Sohan L. Sambhi & Joginder Kaur, 9 Upman Court, Baltimore, MD 21228 Colbert Matz Rosenfelt, Inc., c/o Richard E. Matz, PE, 2835 Smith Avenue, Suite G, Baltimore, MD 21209

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3180.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3180.

TO: PATUXENT PUBLISHING COMPANY

Thursday, October 26, 2001 --- Owings Mills Times

Please forward billing to:

Sohan L. Sambhi

410-719-1624

9 Upman Court

Baltimore, MD 21228

NOTICE OF ZONING RECLASSIFICATION HEARING

The County Board of Appeals of Baltimore County, by authority of the County Charter, Section 602.(e) and Section 603 and the County Code, Section 2-356(d), will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: CR-01-433-X

9217 Liberty Road

SW/S Liberty Road, corner SE/S Chapman Road 2nd Election District – 2nd Councilmanic District Legal Owner: Sohan L. Sambhi & Joginder Kaur

Reclassification of the property from R-O to B.L. Special Exception for a service garage.

Wednesday, Novemb∋r 14, 2001 at 10:00 a.m. in Room 48 of the Old HEARING:

Courthouse, 400 Washington Avenue

Jaurence S. Wescott

Chairman S. Wescott

Chairman

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3180.

(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3180.

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director

DATE: June 27, 2001

Department of Permits & Development Mgmt.

FROM: Robert W. Bowling, Supervisor

Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting

For The Zoning Reclassification Cycle I

April 2001 – October 2001

Item No. 1

The Bureau of Development Plans Review has reviewed the subject zoning item.

The proposed access shall be moved further away from Liberty Road, near the southern property line. The county's master water and sewer areal designation maps show this site as W-1 and S-1 service area, metropolitan facilities are available to 90% or more of the properties in these areas.

The county regulation reads in part, "A public water supply system and/or public sewer system shall be deemed available to a premise used for human occupancy if such a premise is within 500 feet, measured along a street, alley, or easement of the public water supply or sewer system and a connection conforming with the standards set forth in the Code may be made thereto. These premises shall be connected to the public systems regardless of the operating condition of their private installations".

Developer's engineer shall verify location of the existing 8-inch sanitary sewer main in Chapman Road.

Chapman Road is an existing road which shall ultimately be improved as a 30-foot street cross section on a 50-foot right-of-way.

RWB:HJO:jrb

cc: File

Baltimore County Government Department of Economic Development



400 Washington Avenue Towson, MD 21204 (410) 887-8000 Fax (410) 887-8017

INTER-OFFICE MEMORANDUM

To: Department of Permits and Development Management

ATTN: George Zahner

From: Andrea Van Arsdale

Commercial Revitalization Director

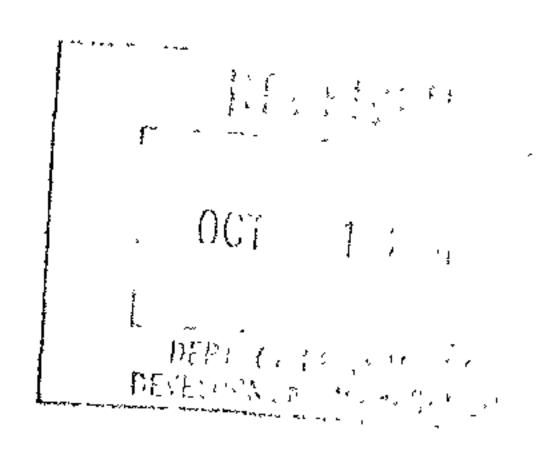
Date: September 28, 2001

Re: Case number CR-01-433-X

I am writing regarding case number CR-01-433-X of the Board of Appeals' Reclassification Hearing. Sohan L. Sambhi and Joginder Kaur have requested a zoning change from R-O to B.L. The Department of Economic Development does not support the zoning reclassification requested.

The subject property is situated on the south side of Chapman Road along the Liberty Road commercial corridor. The site is currently vacant and directly adjacent to a residential neighborhood. Chapman Road serves as the boundary between the residential section on the south side and the commercial section on the north side. In order to maintain the residential character of the neighborhood, the requested zoning reclassification should be denied. The County must be cautious in permitting the incremental intrusion of commercial property into residential zones. Also, with the abundance of commercially zoned property along Liberty Road, the County should not take steps that would dilute the economic viability of the existing commercial zones.

In this case, a substantial change in the character of the neighborhood has not occurred, thus, a zoning reclassification is not warranted. For the reasons outlined above, the Department is against the zoning change request in this case. Thank you for the opportunity to comment on this matter. If you have any questions, please contact Peirce Macgill, Revitalization Specialist, at (410) 887-3990.



BALTIMORE COUNTY, MARYLAND

Board of Appeals of Baltimore County Interoffice Correspondence

DATE:

February 28, 2002

TO:

Arnold Jablon, Director

Permits & Development Management

Attn.: David Duvall

FROM:

SUBJECT:

CLOSED APPEAL CASE FILE

The following case has been finalized and the Board of Appeals is closing the copy of the appeal case file and returning the file and exhibits (if applicable) attached herewith.

CASE	N	$\mathbf{U}\mathbf{M}$	BER
~~~~~~~	<b>•</b> 1		

#### <u>NAME</u>

**LOCATION** 

CR-01-433-X

Sohan L. Sambhi and Joginder

Kaur

9217 Liberty Road

c: Edward J. Gilliss, County Attorney

SUBJECT FILE(S) ATTACHED Attachment:

RE: PETITION FOR RECLASSIFICATION 9217 Liberty Road, SW/S Liberty Rd, Corner SE/S Chapman Rd 2nd Election District, 2nd Councilmanic

Legal Owner: Sohan L. Sambhi & Joginder Kaur Petitioner(s)

*

- * BEFORE THE
- * COUNTY BOARD OF APPEALS
- * FOR
- * BALTIMORE COUNTY

* Case No. CR-01-433-X

Case No. CR-01-455

Peter Mars Timmerman

En Mass Zimmerman

aule S. Demilio

#### **ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO

Deputy People's Counsel Old Courthouse, Room 47

400 Washington Avenue Towson, MD 21204

(410) 887-2188

#### **CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 28th day of August, 2001 a copy of the foregoing Entry of Appearance was mailed to Richard E. Matz, Colbert, Matz, Rosenfelt, Inc., 2835 Smith Avenue #G, Baltimore, MD 21209, representative for Petitioner(s).

PETER MAX ZIMMERMAN

P.02

## Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners

### Environmental Impact Statement for Requested Rezoning, 9217 Liberty Road

The proposed development on the above-reference property will have a minimal environmental impact. The entire property is only 12, 123 square feet in area (0.2783 acres) and has no woods, streams or wetlands on or adjoining the site. There are scattered trees along two of the property boundaries, which will be retained in the proposed development.

The property was formerly occupied by a dwelling, now demolished and is currently vacant. The proposed development, a 1500 ± square-foot service garage building and associated parking area, will occupy less than 5,000 square feet of new impervious area. No reasonable alternative development under any zoning category can be accomplished without adding impervious surface to the site.

There is no anticipated irreversible commitment of resources associated with this requested zoning reclassification.

THE OF MANUAL PROPERTY OF THE PARTY OF THE P

2835 Smith Avenue, Suite G Baltimore, Maryland 21209 Telephone: (410) 653-3838 / Facsimile: (410) 653-7953

### RECLASSIFICATION SIGNS'FOR CYCLE I

### Case Number: CR-01-433-X



Hearing Date: Wednesday, November 14, 2001 at 10:00 a.m., Room 48, Old Courthouse, 400 Washington Avenue

Reclassification from R-O to B.L. Special Exception for a service garage.

#### Case Number: R-01-434



Hearing Date: Wednesday, October 3, 2001 at 10:00 a.m., Room 48, Old Courthouse, 400 Washington Avenue

Reclassification from R-O to B.L.-A.S.

#### Case Number: R-01-435



Hearing Date: Wednesday, September 26, 2001 at 10:00 a.m., Room 48, Old Courthouse, 400 Washington Avenue

Reclassification from D.R.5.5 to D.R.16

#### Case Number: CR-01-436



Hearing Date: Wednesday, October 24, 2001 at 10:00 a.m., Room 48, Old Courthouse, 400 Washington Avenue

Reclassification from R-O to B.L.

#### Case Number: R-01-439



Hearing Date: Wednesday, October 17, 2001 at 10:00 a.m., Room 48, Old Courthouse, 400 Washington Avenue

Reclassification from B.L. to B.L.-A.S.

#### LET CARL/SOPHIA KNOW WHEN THE SIGNS ARE DONE.

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 3, 2001 & Thursday, May 10, 2001 Issues - Jeffersonian
Full-Page Ad

Advertising costs should be divided between the following petitioners. Please forward billing to:

CR-01-433-X	Sohan L. Sambhi 9 Upman Court Baltimore, MD 21228	410-719-1624
R-01-434	Robert A. Hoffman (Amy Dontell) 210 Allegheny Avenue Towson, MD 21204	410-494-6200
R-01-435	Amy Dontell 210 Allegheny Avenue Towson, MD 21204	410-494-6201
CR-01-436	Stuart D. Kaplow, P.A. 15 East Chesapeake Avenue Towson, MD 21286	410-339-3910
R-01-439	Amy Dontell 210 Allegheny Avenue Towson, MD 21204	410-494-6201

#### NEWSPAPER AD MUST BE FULL-PAGE AD.

SEE ATTACHED SAMPLE FOR PROPER SET-UP OF AD. SEE ATTACHED PAPERS FOR CORRECT WORDING FOR ZONING RECLASSIFICATION CYCLE I (APRIL – OCTOBER 2001) AND CORRECT MAP.

PLEASE FORWARD TO ZONING REVIEW, PERMITS & DEVELOPMENT MANAGEMENT (ATTENTION CARL RICHARDS), A CONTACT POSITIVE PRINT.

ANY QUESTIONS CONCERNING THIS AD, PLEASE CONTACT EITHER CARL RICHARDS AT 410-887-3391 OR SOPHIA JENNINGS AT 410-887-8091.

## RECLASSIFICATION & REDISTRICTING PETITIONS ACCEPTED FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE APRIL – OCTOBER 2001 ZONING RECLASSIFICATION CYCLE I

BY ORDER OF
LAWRENCE S. WESCOTT, CHAIRMAN, BALTIMORE COUNTY BOARD
OF APPEALS
ARNOLD F. KELLER, III, DIRECTOR, OFFICE OF PLANNING AND
COMMUNITY CONSERVATION

## ACCEPTED FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE ZONING RECLASSIFICATION CYCLE I APRIL 2001 – OCTOBER 2001

#### WESTERN SECTOR

<u>ITEM #1</u>

Property Owner: Sohan L. Sambhi & Joginder Kaur

Case No./Hearing Date: CR-01-433-X -- Wednesday, November 14, 2001 at 10:00 a.m.

Contract Purchaser: N/A

Location: 9217 Liberty Road – SW/S Liberty Road, corner SE/S Chapman Road

Existing Zoning: R-0
Election District: 2nd
Councilmanic District: 2nd
Acres: .2783

Proposed Zoning: B.L. Special Exception for a service garage.

Miscellaneous: Documented Plan

**ITEM #2** 

Property Owner: Baltimore County Revenue Authority (Lot A); Paul C. Gourley (Lot B)

Ethel B. Smith (Lot C); BP Amoco Corporation (Parcel 246)

Case No./Hearing Date. R-01-434 -- Wednesday, October 3, 2001 at 10.00 a.m.

Contract Purchaser: BP Amoco Corporation

Location: 520 Reisterstown Road (rear) – S/S Slade Avenue and N/S Linden

Terrace, also 175' SW of centerline Reisterstown Road

Existing Zoning: R-O
Election District: 3rd
Councilmanic District: 2nd
Acres: .47

Proposed Zoning: B.L.-A.S. Miscellaneous: Open Plan

**ITEM #3** 

Property Owner: Painters Mill Venture, LLP

Case No./Hearing Date: R-01-435 -- Wednesday, September 26, 2001 at 10:00 a.m.

Contract Purchaser:

N/A

Location:

NWC Owings Mills Boulevard and Lyons Mill Road

Existing Zoning:

D.R.5.5

Election District:

Councilmanic District:

2nd 3rd

Acres:

18.3

Proposed Zoning: Miscellaneous:

D.R.16

Open Plan

ITEM #4

Property Owner: Highway Realty, Inc. (9913); Eastrel, LLC (9915); David A. Pisanic

(9917); Patricia E. Franey (9919); Marie P. & Donald G. Haga (9921)

Case No./Hearing Date:

CR-01-436 - Wednesday, October 24, 2001 at 10:00 a.m.

Contract Purchaser:

N/A

Location:

9913, 9915, 9917, 9919, & 9921 Reisterstown Road – NE/S Reisterstown

Road, approximately 200' SE of Olive Lane

Existing Zoning:

R-O

Election District:

3rd

Councilmanic District:

3rd

Acres:

1.95 + / -

Proposed Zoning:

B.L.

Miscellaneous:

Documented Plan (originally filed as open plan, was revised and filed as

documented plan)

#### NORTHERN SECTOR

ITEM #5

Property Owner: Jarvis Steel & Lumber Co., Inc.

Case No.:

R-01-437

Location:

SW/S Dover Road, approximately 600' N of Baublitz Road

Election District:

4th

Councilmanic District: 3rd ·

Miscellaneous:

FILED FOR CYCLE I, BUT IS NOW OUT-OF-CYCLE

RECLASSIFICATION. SEE COUNTY COUNCIL RESOLTUION

NUMBER 42-01.

#### CENTRAL SECTOR

No Petitions Were Filed in the Central Sector for Cycle I

#### **EASTERN SECTOR**

ITEM #6

Property Owner: Merritt Properties, LLC

Case No.: R-01-438

Location: 4932 Hazelwood Avenue (Hazelwood Plaza) – NE/S Hazelwood Ave

Election District: 14th Councilmanic District: 6th Miscellaneous: FILED FOR CYCLE I, BUT IS NOW OUT-OF-CYCLE

RECLASSIFICATION. SEE COUNTY COUNCIL RESOLUTION

NUMBER 40-01.

ITEM #7

Property Owner: 7-Eleven Inc.

Case No./Hearing Date: R-01-439 -- Wednesday, October 17, 2001 at 10:00 a.m.

Contract Purchaser: N/A

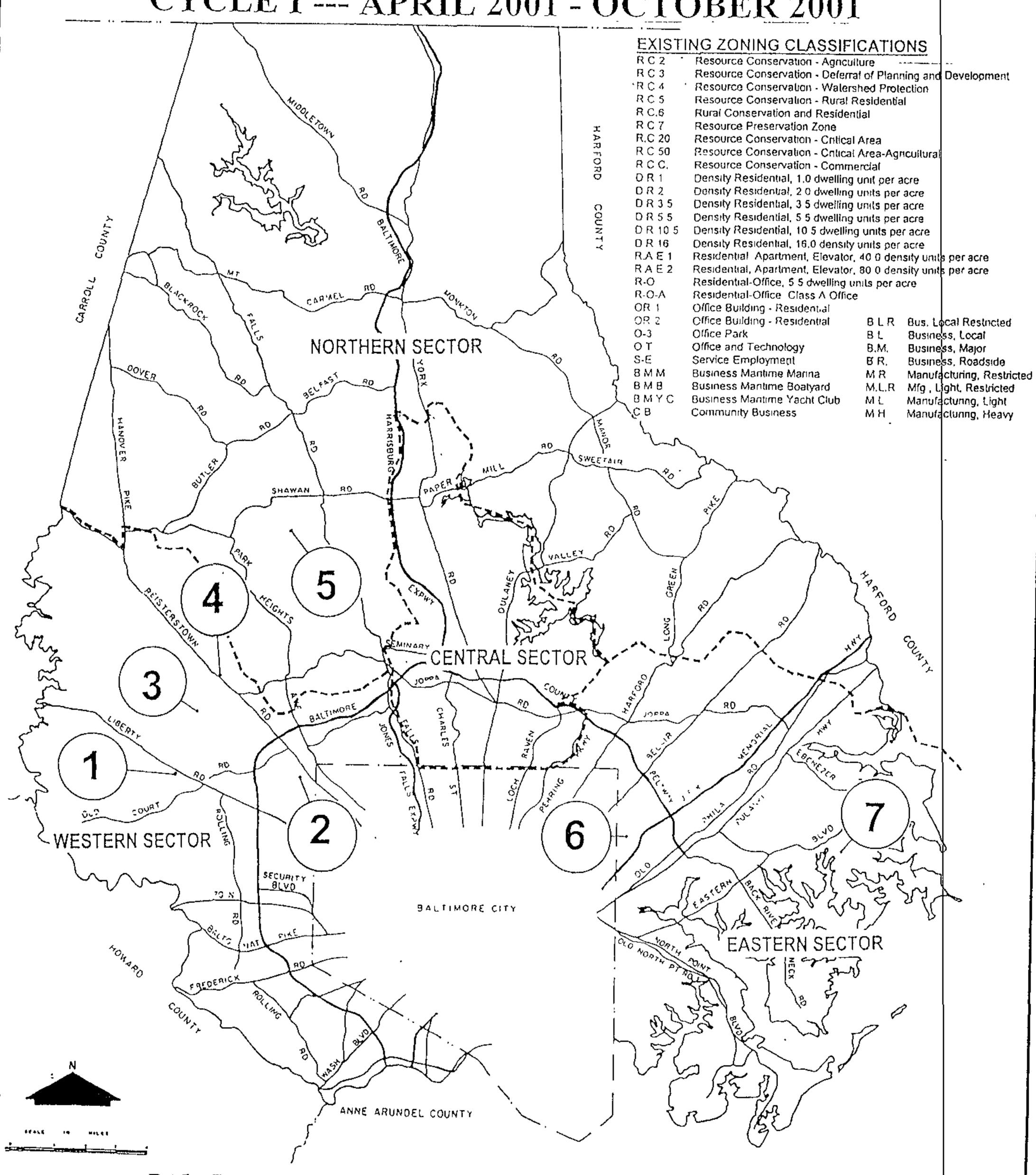
Location: 204 Bowley's Quarters Road – SW/S Bowleys Quarters Road and SW/S

Carroll Island Road

Existing Zoning: B.L. Election District: 15th Councilmanic District: 5th Acres: .33

Proposed Zoning: B.L.-A.S. Miscellaneous: Open Plan

## LOCATIONS OF PROPERTIES UNDER PETITION CYCLE I --- APRIL 2001 - OCTOBER 2001



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT/70NING REVIEW

BALTIMORE COUNTY, MARYL

остовек, RECLASSIFICA FILIN BY BALTIMORE COUNTY BOARD OF 1993 TION & APRIL, REDISTRICTING 1994 ZONING RECLASSIFICATION CYCLE II PETITIONS APPEALS ACCEPTED FOR FOR THE

# **WESTERN SECTOR**

Owings Grinnings 1. Property Owner, J F.O. Holding Corporation & Josephine

Contract Purchaser: J. Patrick Gill Case No./Hearing Date: R-94-141; 3/9/94

Reisterstown Road) Wilson Lane, opposite Castleton Location: SW/S Reisterstown Road, 540' SE of centerline Avenue (#1838-1850

Existing Zoning: R.O. Election District: 3rd

Acres: 5.81 +/- or 5.25 +/-Councilmanic District: 3rd

Proposed Zoning: B.L.

# NORTHERN SECTOR

2. Property Owner: Harford Joint Venture

Case No./Hearing Date: R-94-142; 3/23/94

Contract Purchaser: N/A

Existing Zoning, R.C.-5
Election District: 7th Location: N/S Everett Road, W/S York Road (Monkton Centre)

Councilmanic District: 3rd

Acres: .90 +/-

Proposed Zoning: B.M.-C.A.

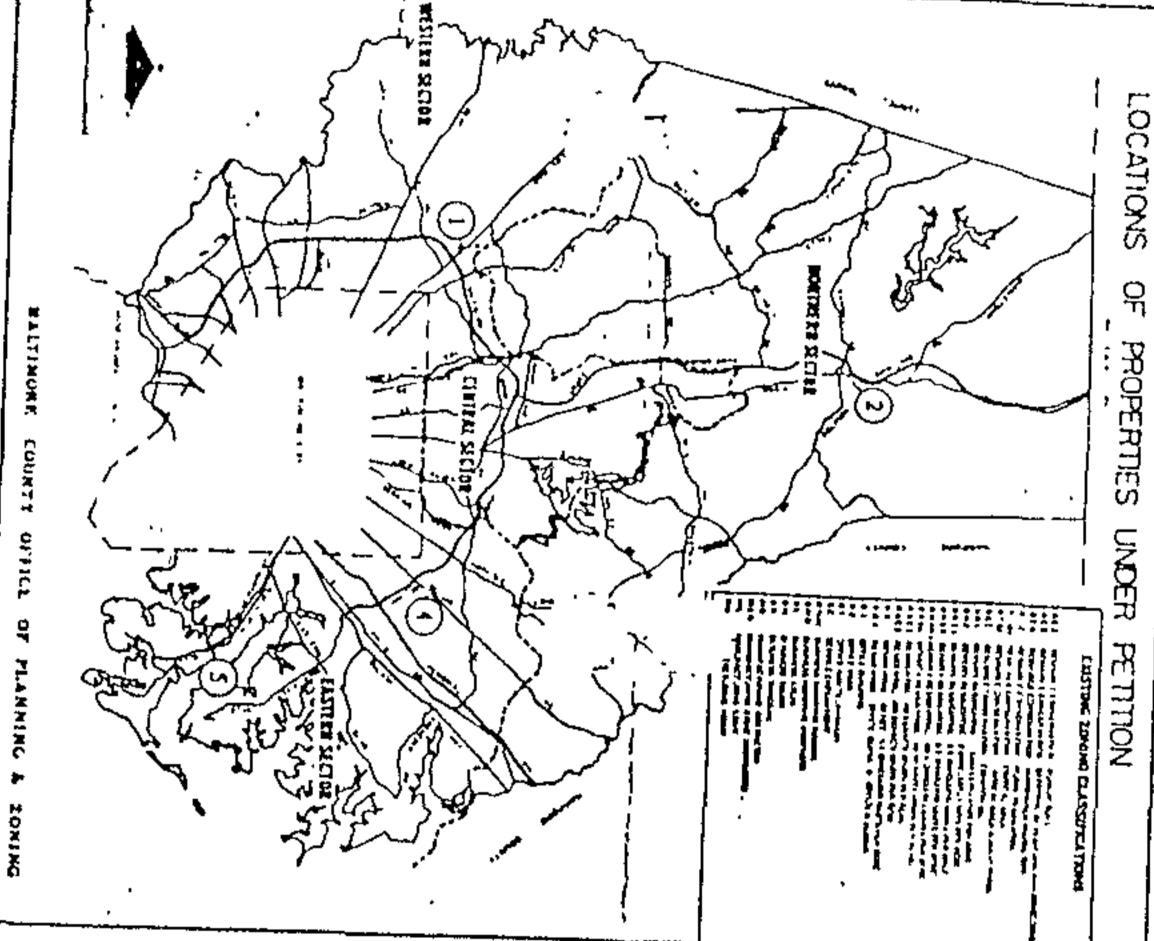
Property Owner: The Prosser Company, Inc.

TOBRESTABLE W

Cantract Purchaser N/A
Location: SE/S Conf. Green Pike and NW/S
(12107 & 12109 Glen Arm Road

Existing Zoning. Long Green Pike and 5328 Glen Arm Road) E, O & R C -5

Election District: 11th



Proposed Zoning: M.L Councilmanic Acres: 5.2 +/-District: 6th

## CENTRAL SECT SHOP

No Petitions in the C entral Sector

## EASTERN SECT 9

Existing Zoning: D.R.-5.5 Belair Road) Boulevard (8204 Location; Contract Purchaser: Case No. Property Owner: ty Owner: State Highway Administration /Hearing Date: R-94-144; 4/20/94 S/MN er: White Marsh Dinner Theatre, Inc. Belair Road, corner NE/S White Mar

Cignal Development Property Owner: Beachwood II Limited Partnership

Proposed Zoning: B.N

Councilmanic District:

£

Election District:

1415

Acres: .61 +/-

Corporation

Location: E/S Contract Purchaser: Case No./Hearing Date: R-84-145; 5/4/94

Roads (Beachwood) Morse Lane between Lynhurst and Shor

Election District: 15th Existing Zoning: D.R.-1

Acres: 27,309 Councilmanic District: 7 5

Proposed Zoning: D.R. -3.5 or D.R.-5.5 or D.R.-10.5

ISTINGS 9 PETITION Numbers 3 the listings are keyed to the map ove.

WILLIAM HACKETT, CHAIRMAN BALTIMORE COUNTY BOARD OF APPEALS DAVID FIELDS, DIRECTOR BALTIMORE BY ORDER OF COUNTY PLANNING SUINOZ GNV

TO: PATUXENT PUBLISHING COMPANY
Thursday, August 2, 2001 & Thursday, August 9, 2001 Issues
Owings Mills Times

Full-Page Ad

Advertising costs should be divided between the following petitioners. Please forward billing to:

CR-01-433-X	Sohan L. Sambhi 9 Upman Court Baltimore, MD 21228	410-719-1624
R-01-434	Robert A. Hoffman (Amy Dontell) 210 Allegheny Avenue Towson, MD 21204	410-494-6200
R-01-435	Amy Dontell 210 Allegheny Avenue Towson, MD 21204	410-494-6201
CR-01-436	Stuart D. Kaplow, P.A. 15 East Chesapeake Avenue Towson, MD 21286	410-339-3910
R-01-439	Amy Dontell 210 Allegheny Avenue	410-494-6201

Towson, MD 21204

#### NEWSPAPER AD MUST BE FULL-PAGE AD.

SEE ATTACHED SAMPLE FOR PROPER SET-UP OF AD. SEE ATTACHED PAPERS FOR CORRECT WORDING FOR ZONING RECLASSIFICATION CYCLE I (APRIL – OCTOBER 2001) AND CORRECT MAP.

PLEASE FORWARD TO ZONING REVIEW, PERMITS & DEVELOPMENT MANAGEMENT (ATTENTION CARL RICHARDS), A CONTACT POSITIVE PRINT.

ANY QUESTIONS CONCERNING THIS AD, PLEASE CONTACT CARL RICHARDS AT 410-887-3391.

RECLASSIFICATION & REDISTRICTING PETITIONS ACCEPTED FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE APRIL – OCTOBER 2001 ZONING RECLASSIFICATION CYCLE I

BY ORDER OF
LAWRENCE S. WESCOTT, CHAIRMAN, BALTIMORE COUNTY BOARD
OF APPEALS
ARNOLD F. KELLER, III, DIRECTOR, OFFICE OF PLANNING AND
COMMUNITY CONSERVATION

#### ACCEPTED FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE ZONING RECLASSIFICATION CYCLE I **APRIL 2001 – OCTOBER 2001**

#### WESTERN SECTOR

ITEM #1

Property Owner: Sohan L. Sambhi & Joginder Kaur

Case No./Hearing Date: CR-01-433-X --- Wednesday, November 14, 2001 at 10:00 a.m.

Contract Purchaser: N/A

Location: 9217 Liberty Road – SW/S Liberty Road, corner SE/S Chapman Road

Existing Zoning: R-0 Election District: 2nd

Councilmanic District: 2nd Acres:

.2783

Proposed Zoning:

B.L. Special Exception for a service garage.

Miscellaneous:

Documented Plan

<u>ITEM #2</u>

Property Owner: Baltimore County Revenue Authority (Lot A); Paul C. Gourley (Lot B);

Ethel B. Smith (Lot C); BP Amoco Corporation (Parcel 246)

Case No./Hearing Date: R-01-434 -- Wednesday, October 3, 2001 at 10:00 a.m.

Contract Purchaser:

BP Amoco Corporation

Location:

520 Reisterstown Road (rear) - S/S Slade Avenue and N/S Linden

Terrace, also 175' SW of centerline Reisterstown Road

Existing Zoning: R-O **Election District:** 3rd Councilmanic District: 2nd Acres: .47

Proposed Zoning:

B.L.-A.S.

Miscellaneous:

Open Plan

ITEM #3

Property Owner: Painters Mill Venture, LLP

R-01-435 -- Wednesday, September 26, 2001 at 10:00 a.m. Case No./Hearing Date:

Contract Purchaser: N/A

Location:

NWC Owings Mills Boulevard and Lyons Mill Road Existing Zoning: D.R.5.5

Election District: 2nd

Councilmanic District: 3rd

Acres: 18.3

Proposed Zoning: D.R.16 Miscellaneous:

Open Plan

ITEM #4

Property Owner: Highway Realty, Inc. (9913); Eastrel, LLC (9915); David A. Pisanic

(9917); Patricia E. Franey (9919); Marie P. & Donald G. Haga (9921)

CR-01-436 - Wednesday, October 24, 2001 at 10:00 a.m. Case No./Hearing Date:

Contract Purchaser: N/A

9913, 9915, 9917, 9919, & 9921 Reisterstown Road – NE/S Reisterstown Location:

Road, approximately 200' SE of Olive Lane

Existing Zoning: R-O

Election District: 3rd Councilmanic District: 3rd

Acres: 1.95 +/-

Proposed Zoning: B.L.

Miscellaneous: Documented Plan (originally filed as open plan, was revised and filed as

documented plan)

#### NORTHERN SECTOR

ITEM #5

Property Owner: Jarvis Steel & Lumber Co., Inc.

Case No.: R-01-437 - SEE OUT-OF-CYCLE FILE

#### CENTRAL SECTOR

No Petitions Were Filed in the Central Sector for Cycle I

#### **EASTERN SECTOR**

<u>ITEM #6</u>

Property Owner:

Merritt Properties, LLC

Case No.:

R-01-438 -- WITHDRAWN

<u>ITEM #7</u>

Property Owner:

7-Eleven Inc.

Case No./Hearing Date:

R-01-439 -- Wednesday, October 17, 2001 at 10:00 a.m.

Contract Purchaser:

N/A

Location:

204 Bowley's Quarters Road – SW/S Bowleys Quarters Road and SW/S

Carroll Island Road

Existing Zoning:

B.L.

Election District:

15th

Councilmanic District:

5th

Acres:

.33

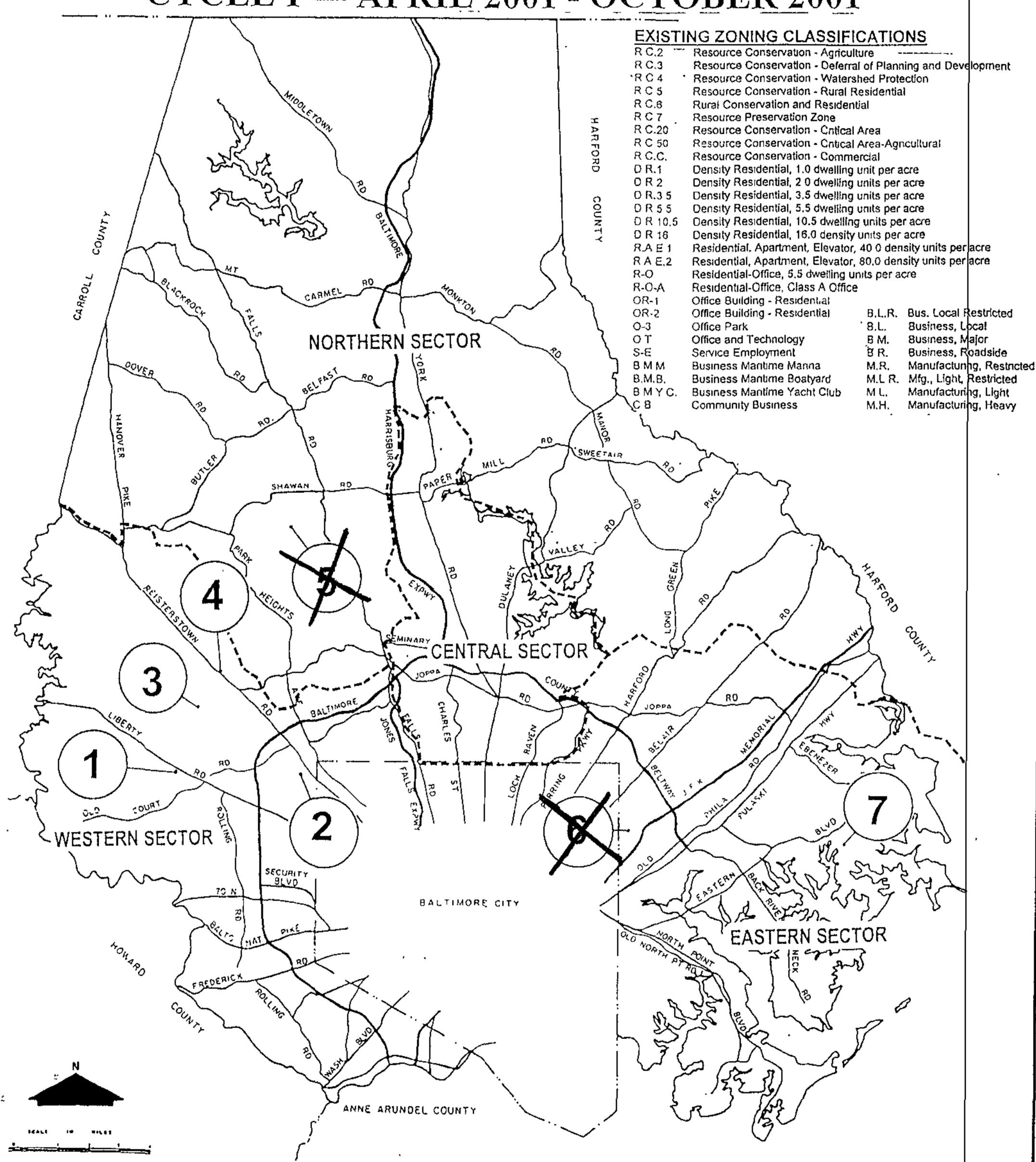
Proposed Zoning:

B.L.-A.S.

Miscellaneous:

Open Plan

## LOCATIONS OF PROPERTIES UNDER PETITION CYCLE I --- APRIL 2001 - OCTOBER 2001



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT/ZONING REVIEW

BALTIMORE COUNTY, MARYL

OCTOBER, RECLAS FILING SIFICATION & REDISTRICTING 1993 BY BALTIMORE COUNTY BOARD APRIL, 1994 ZONING RECLASSIFICATION CYCLE TITIONS 9 APPEALS FOR THE ACCEPTED FOR

# WESTERN SECTOR

Owings Grinnings 1. Property Owner: J.F.O. Holding Corporation & Josephine

Case No./Hearing Date: R-94-141; 3/9/94

Contract Purchaser: J. Patrick Gill

Reisterstown Road) Wilson Lane, opposite Castleton Avenue Location: SW/S Reisterstown Road, 540' SE of centerline Mt. (#1838-1850

Existing Zoning: R.O. Election District: 3rd

Proposed Zoning: B.L. Councilmanic District: 3rd Acres: 5.81 +/- or 5.25 +/-

# NORTHERN SECTOR

Case No./Hearing Date: R-94-142; 3/23/94 Property Owner: Harford Joint Venture

Contract Purchaser: N/A

Existing Zoning. R.C.-5 Location: N/S Everett Road, W/S York Road (Monkton Centre)

Election District: 7th Councilmanic District: 3rd

Acres: .90 +/-

Proposed Zoning: B.M.-C.R.

1-489 No./Hearing Date: CR-94-143; 4/6/94 3. Property Owner: The Prosser Company, Inc.

· + saper (Selen.

Cantract Punchaser A/A Location: SE/S Long Green Pike and NW/S (12107 & 12109 Glen Arm Road

Long Green Pike and 5328 Glen Arm Road)

Election District: 11th Existing Zoning: R.O. & R.C

LOCATIONS **HALTIMORK** PROPERTIES 418003 421440 ę NOLLIL 34 PLANNING

> Proposed Zoning: M.L. Acres: 5.2 Councilmanic District: ₹

## CENTRAL SECTO

No Petitions in the Central Sector

# EASTERN SECTOR

Existing Zoning: Boulevard (8204 Location: NW/S Contract Purchaser: White Marsh Dinner Theatre, Inc. Belair Road) 4. Property Owner: State Highway Administration Case No./Hearing Date: R-94-144; 4/20/94 D.R.-5. Belair Road, corner NE/S White Marsh

Councilmanic District: 6th Acres: .61 Election District: 14th

Proposed Zoning: B.M.

Cignal Development Corporation Property Owner: Beachwood II Limited Partnership &

Contract Purchaser: N/A Case No./Hearing Date: R-94-145; 5/4/94

Roads (Beachwood) Location: E/S Morse ane between Lynhurst and Shore

Election District: 15th Existing Zoning: D.R.-1

Councilmanic District: 7th Acres: 27.309

Proposed Zoning: D.R.-3. 5 or D.R.-5.5 or D.R.-10.5

STINGS 9 PETITION S Numbers the listings are keyed ð the map Ve.

WILLIAM HACKETT, CHAIRMAN BALTIMORE COUNTY BOARD OF APPEALS DAVID FIELDS. DIRECTOR BALTIMORE COUNTY PLANNING AND ZONING BY ORDER OF TO: PATUXENT PUBLISHING COMPANY
Thursday, May 3, 2001 & Thursday, May 10, 2001 Issues – Owings Mills Times
Full-Page Ad

Advertising costs should be divided between the following petitioners. Please forward billing to:

CR-01-433-X	Sohan L. Sambhi 9 Upman Court Baltimore, MD 21228	410-719-1624
R-01-434	Robert A. Hoffman (Amy Dontell) 210 Allegheny Avenue Towson, MD 21204	410-494-6200
R-01-435	Amy Dontell 210 Allegheny Avenue Towson, MD 21204	410-494-6201
CR-01-436	Stuart D. Kaplow, P.A. 15 East Chesapeake Avenue Towson, MD 21286	410-339-3910
R-01-439	Amy Dontell 210 Allegheny Avenue Towson, MD 21204	410-494-6201

#### NEWSPAPER AD MUST BE FULL-PAGE AD.

SEE ATTACHED SAMPLE FOR PROPER SET-UP OF AD. SEE ATTACHED PAPERS FOR CORRECT WORDING FOR ZONING RECLASSIFICATION CYCLE I (APRIL – OCTOBER 2001) AND CORRECT MAP.

PLEASE FORWARD TO ZONING REVIEW, PERMITS & DEVELOPMENT MANAGEMENT (ATTENTION CARL RICHARDS), A CONTACT POSITIVE PRINT.

ANY QUESTIONS CONCERNING THIS AD, PLEASE CONTACT EITHER CARL RICHARDS AT 410-887-3391 OR SOPHIA JENNINGS AT 410-887-8091.

RECLASSIFICATION & REDISTRICTING PETITIONS ACCEPTED FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE APRIL – OCTOBER 2001 ZONING RECLASSIFICATION CYCLE I

BY ORDER OF
LAWRENCE S. WESCOTT, CHAIRMAN, BALTIMORE COUNTY BOARD
OF APPEALS
ARNOLD F. KELLER, III, DIRECTOR, OFFICE OF PLANNING AND
COMMUNITY CONSERVATION

#### ACCEPTED FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE ZONING RECLASSIFICATION CYCLE I APRIL 2001 - OCTOBER 2001

#### WESTERN SECTOR

<u>ITEM #1</u>

Property Owner: Sohan L. Sambhi & Joginder Kaur

Case No./Hearing Date: CR-01-433-X -- Wednesday, November 14, 2001 at 10:00 a.m.

Contract Purchaser:

N/A

Location:

9217 Liberty Road - SW/S Liberty Road, corner SE/S Chapman Roab

Existing Zoning: R-0 **Election District:** 2nd Councilmanic District: 2nd Acres: .2783

Proposed Zoning:

B.L. Special Exception for a service garage.

Miscellaneous:

Documented Plan

ITEM #2

Property Owner: Baltimore County Revenue Authority (Lot A); Paul C. Gourley (Lot B)

Ethel B. Smith (Lot C); BP Amoco Corporation (Parcel 246)

Case No./Hearing Date:

R-01-434 -- Wednesday, October 3, 2001 at 10:00 a.m.

Contract Purchaser:

**BP** Amoco Corporation

Location:

520 Reisterstown Road (rear) – S/S Slade Avenue and N/S Linden

Terrace, also 175' SW of centerline Reisterstown Road

Existing Zoning: R-O Election District: 3rd Councilmanic District: 2nd Acres: .47

Proposed Zoning: Miscellaneous:

B.L.-A.S. Open Plan **ITEM #3** 

Property Owner:

Painters Mill Venture, LLP

Case No./Hearing Date:

R-01-435 -- Wednesday, September 26, 2001 at 10:00 a.m.

Contract Purchaser:

N/A

Location:

NWC Owings Mills Boulevard and Lyons Mill Road

Existing Zoning:

D.R.5.5

Election District:

D.R.5.3

Councilmanic District:

2nd 3rd

Acres:

oru and

Proposed Zoning:

18.3 D.R.16

Miscellaneous:

Open Plan

ITEM #4

Property Owner:

Highway Realty, Inc. (9913); Eastrel, LLC (9915); David A. Pisanic

(9917); Patricia E. Franey (9919); Marie P. & Donald G. Haga (9921) CR-01-436 -- Wednesday, October 24, 2001 at 10:00 a.m.

Case No./Hearing Date:

Contract Purchaser:

N/A

Location:

9913, 9915, 9917, 9919, & 9921 Reisterstown Road – NE/S Reisterstown

Road, approximately 200' SE of Olive Lane

Existing Zoning:

R-O

Election District:

3rd

Councilmanic District:

3rd

Acres:

1.95 +/-

Proposed Zoning:

B.L.

Miscellaneous:

Documented Plan (originally filed as open plan, was revised and filed as

documented plan)

#### NORTHERN SECTOR

ITEM #5

Property Owner:

Jarvis Steel & Lumber Co., Inc.

Case No.:

R-01-437

Location:

SW/S Dover Road, approximately 600' N of Baublitz Road

Election District:

Miscellaneous:

4th

Councilmanic District: 3rd

FILED FOR CYCLE I, BUT IS NOW OUT-OF-CYCLE

RECLASSIFICATION. SEE COUNTY COUNCIL RESOLTUION

NUMBER 42-01.

#### **CENTRAL SECTOR**

No Petitions Were Filed in the Central Sector for Cycle I

#### **EASTERN SECTOR**

<u>ITEM #6</u>

Property Owner: Merritt Properties, LLC

Case No.: R-01-438

Location: 4932 Hazelwood Avenue (Hazelwood Plaza) – NE/S Hazelwood Ave

Election District: 14th Councilmanic District: 6th
Miscellaneous: FILED FOR CYCLE I, BUT IS NOW OUT-OF-CYCLE

RECLASSIFICATION. SEE COUNTY COUNCIL RESOLUTION

NUMBER 40-01.

<u>ITEM</u> #7

Property Owner: 7-Eleven Inc.

Case No./Hearing Date: R-01-439 -- Wednesday, October 17, 2001 at 10:00 a.m.

Contract Purchaser: N/A

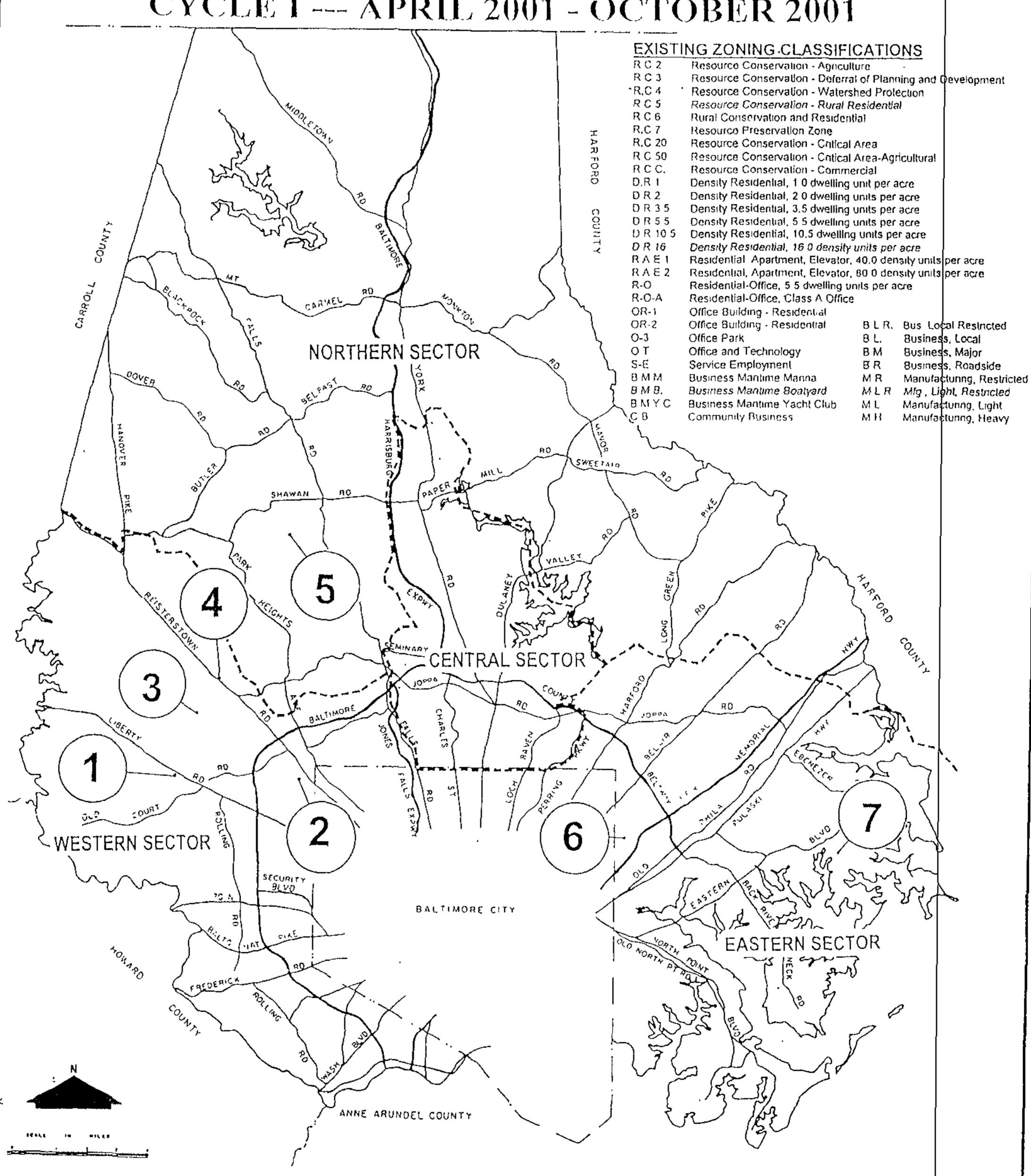
Location: 204 Bowley's Quarters Road – SW/S Bowleys Quarters Road and SW/S

Carroll Island Road

Existing Zoning: B.L. Election District: 15th Councilmanic District: 5th Acres: 33

Proposed Zoning: B.L.-A.S. Miscellaneous: Open Plan

### LOCATIONS OF PROPERTIES UNDER PETITION CYCLE I --- APRIL 2001 - OCTOBER 2001



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT/ZONING REVIEW

BALTIMORE COUNTY, MARYLAND

# RECLA SSIFICATION

остовен, FILIN ₽. 1993 BY BALTIMORE COUNTY BOARD OF APRIL, 1994 ZONING RECLASSIFICATION CYCLE II REDISTRICTING E SNOILIL APPEALS FOR ACCEPTED THE FOR

## WESTERN SECTOR

 Properly Owner: J.FO. Holding Corporation Owings Grinnings & Josephine

LOCATIONS

욲

PROPERTIES

UNDER

NOUTH 3F

Case No./Hearing Date: R-94-141; 3/9/94

Contract Purchaser: J. Patrick Gill

Reisterstown Road) Wilson Lane, Location: SW/S Relsterstown Road, 540' SE of centerine Mt. opposite Castleton Avenue

Existing Zoning: R.O. Election District: 3rd

Councilmanic District: 3rd

Proposed Zoning: B.L Acres: 5.81 +/- or 5.25 +/-

## NORTHERN SECTOR

Property Owner: Harford Joint Venture Case No./Hearing Date: R-94-142; 3/23/94

Contract Purchaser: N/A

Existing Zoning: R.C.-5
Election District: 7th Location: N/S Everett Road, W/S York Road (Monkton Centre)

Councilmanic District: 3rd

Acres: .90 +/-

Proposed Zoning: B.M.-C.R.

3. Property Owner: The Prosser Company, Inc.

Contract Purchaser N/A Excation: SE/S Edity Green Pike and NW/S Glen Arm Road

Long Green Pike and 5328 Glen Arm Road) (12107 & 1210<del>9</del>

Election District: 11th Existing Zoning. R.O. & R.C.-5

(#1838-1850 #ES)[## 50 C] 0.1 ~~` BACTIMORY A LWINGS OF HCE TLANKING,

> Proposed Zoning: M.L. Councilmanic District: 6th Acres: 5.2 +/-

#### <u>2</u> CENTRAL SEC S

Petitions in the entral Sector

## EASTERN SECTOR

Belair Road) Boulevard (8204 Location: 4. Property Owner: State Highway Administration Case No./Hearing Date: R-94-144; 4/20/94 Contract Purchaser: 4. Property Owner: NW/S Belair Road, corner NE/S White Marsh Dinner Theatre, Inc. Hair Road, corner NE/S White Mar

Councilmanic District: Acres: .61 +/-Election District: 14th Existing Zoning: D.R. ញ់ ហ £13

Proposed Zoning: B.M.

- Cignal Development Corporation Property Owner: Beachwood II Limited Partnership
- Existing Zoning: D.A.-Election District: 15th Roads (Beachwood) Location: E/S Contract Purchaser; N Case No./Hearing Date: R-94-145; 5/4/94 Morse Lane between Lynhurst and Sho

Proposed Zoning: D.R. -3.5 or D.R.-5.5 or D.R.-10.5

DATAGE

Acres: 27,309

Councilmanic District:

4

ISTINGS 9 PETITIO 25: Numbers 3 the listings: are keyed to the map bove.

WILLIAM HACKETT, CHAIRMAN BALTIMORE COUNTY BOARD OF APPEALS DAVID FIELDS, DIRECTOR BALTIMORE BY ORDER OF COUNTY PLANNING AND ZONING

TO: PATUXENT PUBLISHING COMPANY
Thursday, August 2, 2001 & Thursday, August 9, 2001 Issues - Jeffersonian Full-Page Ad

Advertising costs should be divided between the following petitioners. Please forward billing to:

CR-01-433-X	Sohan L. Sambhi 9 Upman Court Baltimore, MD 21228	410-719-1624
R-01-434	Robert A. Hoffman (Amy Dontell) 210 Allegheny Avenue Towson, MD 21204	410-494-6200
R-01-435	Amy Dontell 210 Allegheny Avenue Towson, MD 21204	410-494-6201
CR-01-436	Stuart D. Kaplow, P.A. 15 East Chesapeake Avenue Towson, MD 21286	410-339-3910
R-01-439	Amy Dontell 210 Allegheny Avenue Towson, MD 21204	410-494-6201

#### NEWSPAPER AD MUST BE FULL-PAGE AD.

SEE ATTACHED SAMPLE FOR PROPER SET-UP OF AD. SEE ATTACHED PAPERS FOR CORRECT WORDING FOR ZONING RECLASSIFICATION CYCLE I (APRIL – OCTOBER 2001) AND CORRECT MAP.

PLEASE FORWARD TO ZONING REVIEW, PERMITS & DEVELOPMENT MANAGEMENT (ATTENTION CARL RICHARDS), A CONTACT POSITIVE PRINT.

ANY QUESTIONS CONCERNING THIS AD, PLEASE CONTACT CARL RICHARDS AT 410-887-3391.

RECLASSIFICATION & REDISTRICTING PETITIONS ACCEPTED FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE APRIL – OCTOBER 2001 ZONING RECLASSIFICATION CYCLE I

BY ORDER OF
LAWRENCE S. WESCOTT, CHAIRMAN, BALTIMORE COUNTY BOARD
OF APPEALS
ARNOLD F. KELLER, III, DIRECTOR, OFFICE OF PLANNING AND
COMMUNITY CONSERVATION

## ACCEPTED FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE ZONING RECLASSIFICATION CYCLE I APRIL 2001 – OCTOBER 2001

#### **WESTERN SECTOR**

**ITEM #1** 

Property Owner: Sohan L. Sambhi & Joginder Kaur

Case No./Hearing Date: CR-01-433-X -- Wednesday, November 14, 2001 at 10:00 a.m.

Contract Purchaser: N/A

Location: 9217 Liberty Road – SW/S Liberty Road, corner SE/S Chapman Road

Existing Zoning: R-0
Election District: 2nd
Councilmanic District: 2nd
Acres: .2783

Proposed Zoning: B.L. Special Exception for a service garage.

Miscellaneous: Documented Plan

ITEM #2

Property Owner: Baltimore County Revenue Authority (Lot A); Paul C. Gourley (Lot B);

Ethel B. Smith (Lot C); BP Amoco Corporation (Parcel 246)

Case No./Hearing Date: R-01-434 -- Wednesday, October 3, 2001 at 10:00 a.m.

Contract Purchaser: BP Amoco Corporation

Location: 520 Reisterstown Road (rear) – S/S Slade Avenue and N/S Linden

Terrace, also 175' SW of centerline Reisterstown Road

Existing Zoning: R-O
Election District: 3rd
Councilmanic District: 2nd
Acres: .47

Proposed Zoning: B.L.-A.S. Miscellaneous: Open Plan

**ITEM #3** 

Property Owner: Painters Mill Venture, LLP

Case No./Hearing Date: R-01-435 -- Wednesday, September 26, 2001 at 10:00 a.m.

Contract Purchaser: N/A

Location: NWC Owings Mills Boulevard and Lyons Mill Road

Existing Zoning: D.R.5.5
Election District: 2nd

Councilmanic District: 3rd
Acres: 18.3

Proposed Zoning: D.R.16

Miscellaneous: Open Plan

<u>ITEM #4</u>

Property Owner: Highway Realty, Inc. (9913); Eastrel, LLC (9915); David A. Pisanic

(9917); Patricia E. Franey (9919); Marie P. & Donald G. Haga (9921)

Case No./Hearing Date: CR-01-436 – Wednesday, October 24, 2001 at 10:00 a.m.

Contract Purchaser: N/A

Location: 9913, 9915, 9917, 9919, & 9921 Reisterstown Road – NE/S Reisterstown

Road, approximately 200' SE of Olive Lane

Existing Zoning: R-O
Election District: 3rd

Councilmanic District: 3rd

Acres: 1.95 +/-

Proposed Zoning: B.L.

Miscellaneous: Documented Plan (originally filed as open plan, was revised and filed as

documented plan)

#### NORTHERN SECTOR

<u>ITEM #5</u>

Property Owner: Jarvis Steel & Lumber Co., Inc.

Case No.: R-01-437 – SEE OUT-OF-CYCLE FILE

#### **CENTRAL SECTOR**

No Petitions Were Filed in the Central Sector for Cycle I

#### **EASTERN SECTOR**

**ITEM #6** 

Property Owner:

Merritt Properties, LLC

Case No.:

R-01-438 -- WITHDRAWN

<u>ITEM #7</u>

Property Owner:

7-Eleven Inc.

Case No./Hearing Date:

R-01-439 -- Wednesday, October 17, 2001 at 10:00 a.m.

Contract Purchaser:

N/A

Location:

204 Bowley's Quarters Road ~ SW/S Bowleys Quarters Road and SW/S

Carroll Island Road

Existing Zoning:

B.L.

Election District:

15th

Councilmanic District:

5th

Acres:

.33

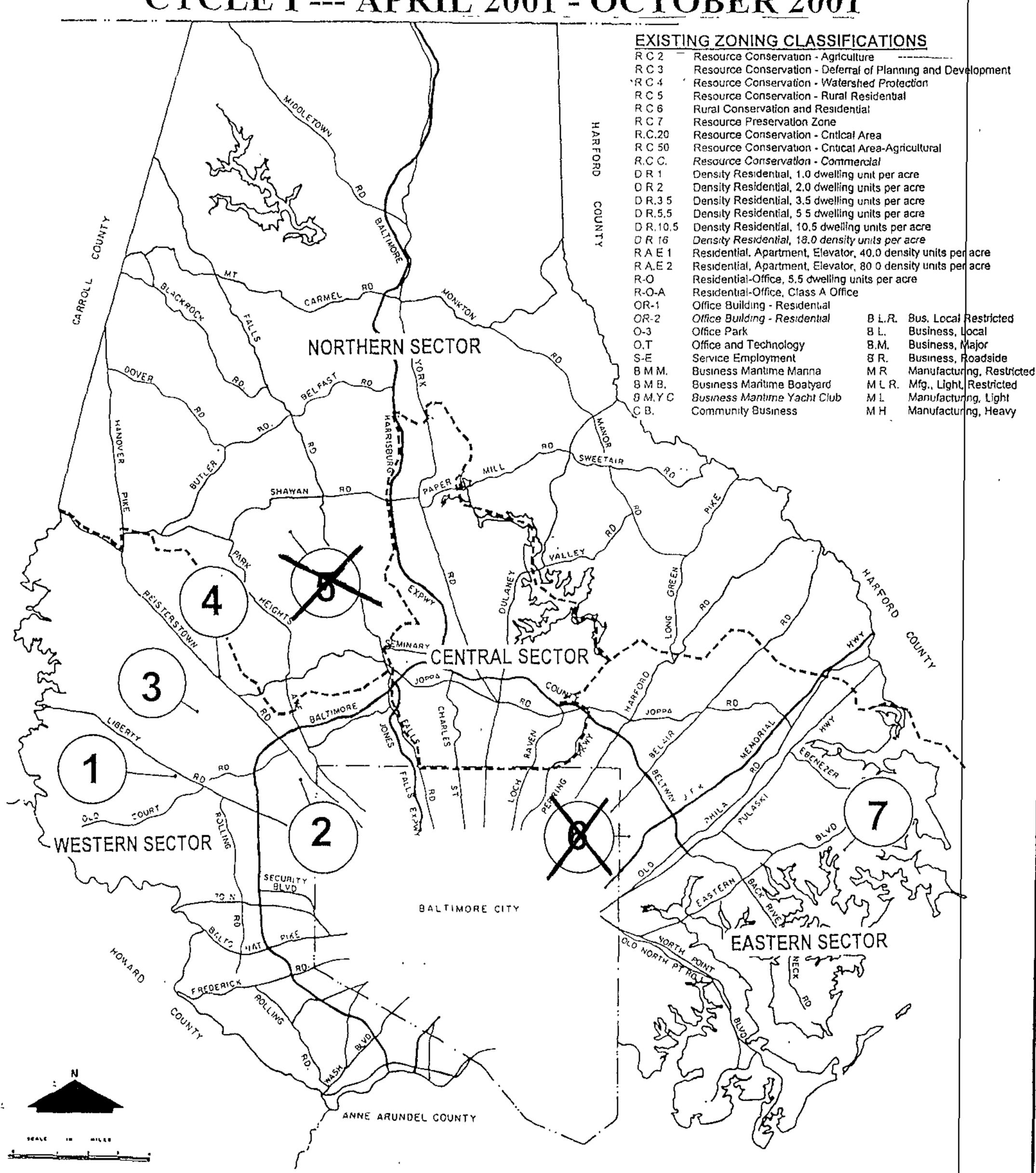
Proposed Zoning:

B.L.-A.S.

Miscellaneous:

Open Plan

### LOCATIONS OF PROPERTIES UNDER PETITION CYCLE I --- APRIL 2001 - OCTOBER 2001



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT/ZONING REVIEW

BALTIMORE COUNTY, MARY

остовен, RECLASS FILING IFICATION & REDISTRICTING 1993 BY BALTIMORE COUNTY BOARD OF APRIL, 1994 ZONING RECLASSIFICATION CYCLE PETITIONS APPEALS FOR ACCEPTED FOR

## WESTERN SECTOR

Owings Grinnings 1. Property Owner: J.FO. Holding Corporation & Josephine

Case No./Hearing Date: R-94-141; 3/9/94

Contract Purchașer: J. Patrick Gill

Wilson Lane, Location: SW/S opposite Castleton Reisterstown Road, 540' SE of centerline Mt. Avenue (#1838-1850

Reisterstown Road)

Existing Zoning: R.O. Election District: 3rd

Acres: 5.81 +/- or 5.25 +/-Councilmanic District: 3rd

Proposed Zoning: B.L.

## NORTHERN SECTOR

2. Property Owner: Harford Joint Venture Case No./Hearing Date: R-94-142; 3/23/94

Contract Purchaser: N/A

Location: N/S Everett Road, W/S York Road (Monkton Centre)

Existing Zoning: R.C.-5
Election District: 7th

Councilmanic District: 3rd

Acres: .90 +/-

Proposed Zoning: B.M.-C.R.

Gase No./Hearing Date: CR-94-143; 4/6/94 Property Owner: The Prosser Company, Inc.

· + referration

Contract Purchaser: N/A
Location: BE/S Cong Green Pike and NW/S Glen Arm Road
(12107 & 12109

Election District: 11th Existing Zoning: R.O. & R.C.-5 Long Green Pike and 5328 Glen Arm Road)

**3900** LOCATIONS *** 유 ALTIMORE PROPERTIES LINNO **331640** NOULL PLANNING DXIXOX

Election District:

Proposed Zoning: M.L. Acres: 5.2 Councilmanic District: ₩

## SEC TOR

No Petitions in the Cent Iral Sector

## EASTERN SECTOR

Existing Zoning: D.A.-5.5 Boulevard (8204 Belair Road) Location: NW/S Contract Purchaser: White Marsh Dinner Theatre, Inc. Case No./Hearing Date: Property Owner: Belai State Highway Administration Date: R-94-144; 4/20/94 Road, corner NE/S White Marsh

Proposed Zoning: B.M Acres: ,61 Councilmanic District: 6th

Cignal Development Corporation Property Owner: Beachwood II Limited Partnership &

Contract Purchaser: N/A Case No./Hearing Date: R-94-145; 5/4/94

Existing Zoning: D.A.-1 Roads (Beachwood) Location: E/S Morse ane between Lynhurst and Shore

Election District: 15th Councilmanic District: 7th

Acres: 27

309

Proposed Zoning: D.R.-3. 5 or D.R.-5.5 or D.R.-10.5

٠

STINGS 0 PETITION Ŝ Numbers the lis tings are keyed to the map abo )ve.

WILLIAM HACKETT, CHAIRMAN BALTIMORE COUNTY BOARD OF APPEALS DAVIO FIEL S DIRECTOR BALTIMORE BY ORDER OF COUNTY PLANNING AND ZONING

Report by the Baltimore County
Planning Board
to the
Baltimore County
Board of Appeals

### ZONING RECLASSIFICATION PETITIONS

Cycle I, 2001

July 19, 2001





### ZONING RECLASSIFICATION PETITIONS

Cycle I, 2001

#### Report by the Baltimore County Planning Board

to the

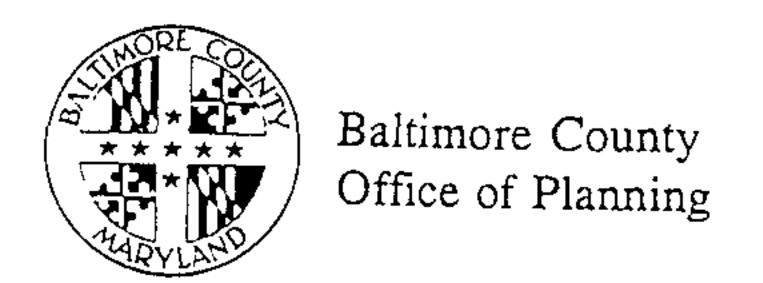
Baltimore County Board of Appeals

July 19, 2001

Baltimore County Office of Planning Towson, Maryland

#### TABLE OF CONTENTS

Letter to the Baltimore County Planning Board
Introduction2
Recommended Schedule of Hearings3
Location of Properties Under Petition/Map4
Source Material5
Case No.CR-01-433 X6
Case No. R-01-4349
Case No. R-01-43512
Case No. CR-01-43615
Case No. R-01-43918
· - ·



401 Bosley Avenue - Ste 406 Towson, Maryland 21204 410-887-3211

Fax: 410-887-5862

E-mail: planning@co.ba.md.us

TO:

Members

DATE: May 31, 2001

Baltimore County Planning Board

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

In the current cycle, the Baltimore County Board of Appeals accepted seven reclassification petitions. Please note, however, that two of the petitions—Case Numbers R-01-437 and R-01-438—have been exempted from the regular cyclical procedure of Section 2-356(c) through (h), inclusive, of the Baltimore County Code. In compliance with the Baltimore County Code, recommendations on the remaining petitions are submitted in the attached report.

The Planning Board is scheduled to review the petitions on June 7, 2001, and to make final recommendations on July 19, 2001. The Planning Board's report must be submitted to the Baltimore County Board of Appeals no later than July 31, 2001.

The Board of Appeals has tentatively scheduled hearing dates on these petitions and will advertise these hearing as required. Hearings are set to take place during the period from September 26, 2001 through November 14, 2001.

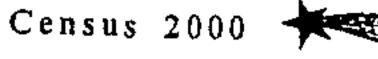
Arnold F. 'Pat' Keller, III

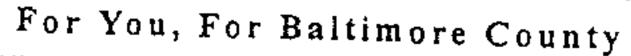
AFK: JL Attachment



Printed with Soybean Ink

on Recycled Paper









#### Introduction

Under the provisions of Section 2-356(e) of the Baltimore County Code, the Director of Planning is required to submit to the Planning Board, during Period 1 of each zoning cycle, a report on the petitions accepted by the County Board of Appeals for filing during the previous zoning cycle. The report is to contain the following information:

- 1. Maps showing properties under petition and the reclassifications sought therefore; such maps may also identify groups of such properties located close to each other and show indications of the inter-relation of petitions with respect to planning considerations.
- 2. Recommendations on the petitions.
- 3. Supporting data for the recommendations, including any pertinent data and recommendations submitted by other County agencies.
- 4. Recommendations for scheduling of all hearings (to be held during the next Period IV, prepared in consultation with the County Board of Appeals).

The five petitions remaining in the current cycle have been reviewed by the planning staff, and the following pages report the Office of Planning's analysis and recommendations. The process of formulating these recommendations included staff inspections of each site; a review of the policies and statements in the current Baltimore County Master Plan, and a review of the 2000 Comprehensive Zoning Map Process. Comments also were requested from other County agencies including the Board of Education, the Department of Environmental Protection and Resource Management, the Fire Department, the Police Department, the Department of Public Works, the Department of Recreation and Parks, and the Bureau of Traffic Engineering and Transportation Planning.

In reaching its decision on each petition, the Board of Appeals is required to use the standards in Section 2-356(j) of the Baltimore County Code. During the first cycle following the Comprehensive Zoning Map Process, Section 2-356(k) further limits the Board's authority to granting reclassifications only where the Board finds that the change is warranted upon consideration of the specified factors and also if "the last classification of the property [i.e., by the County Council's vote on October 10, 2000] was established in error."

### PETITIONS FOR RECLASSIFICATION CYCLE I, 2001

Assigned Hearing Dates
County Board of Appeals

#### Case No. R-01-435

Painters Mill Venture, LLP

NWC Owings Mills Blvd. & Lyons Mill Rd.

Wednesday, September 26, 2001 at 10:00 a.m.

#### Case No. R-01-434

Balto. Co. Revenue Auth.; Paul Gourley, Ethel Smith; BP Amoco Corp (legal owner), and BP Amoco (contract purchaser)
520 Reisterstown Road, ½ Linden Terrace and 2 Linden Terrace
Wednesday, October 3, 2001 at 10:00 a.m.

#### Case No. R-01-439

7-Eleven, Inc. 204 Bowleys Quarters Road

Wednesday, October 17, 2001 at 10:00 a.m.

#### Case No. CR-01-436

Highway Realty, Inc., Eastrel, LLC, David Pisanic, Patricia Franey; Marie and Donald Haga 9913-9921 Reisterstown Rd.

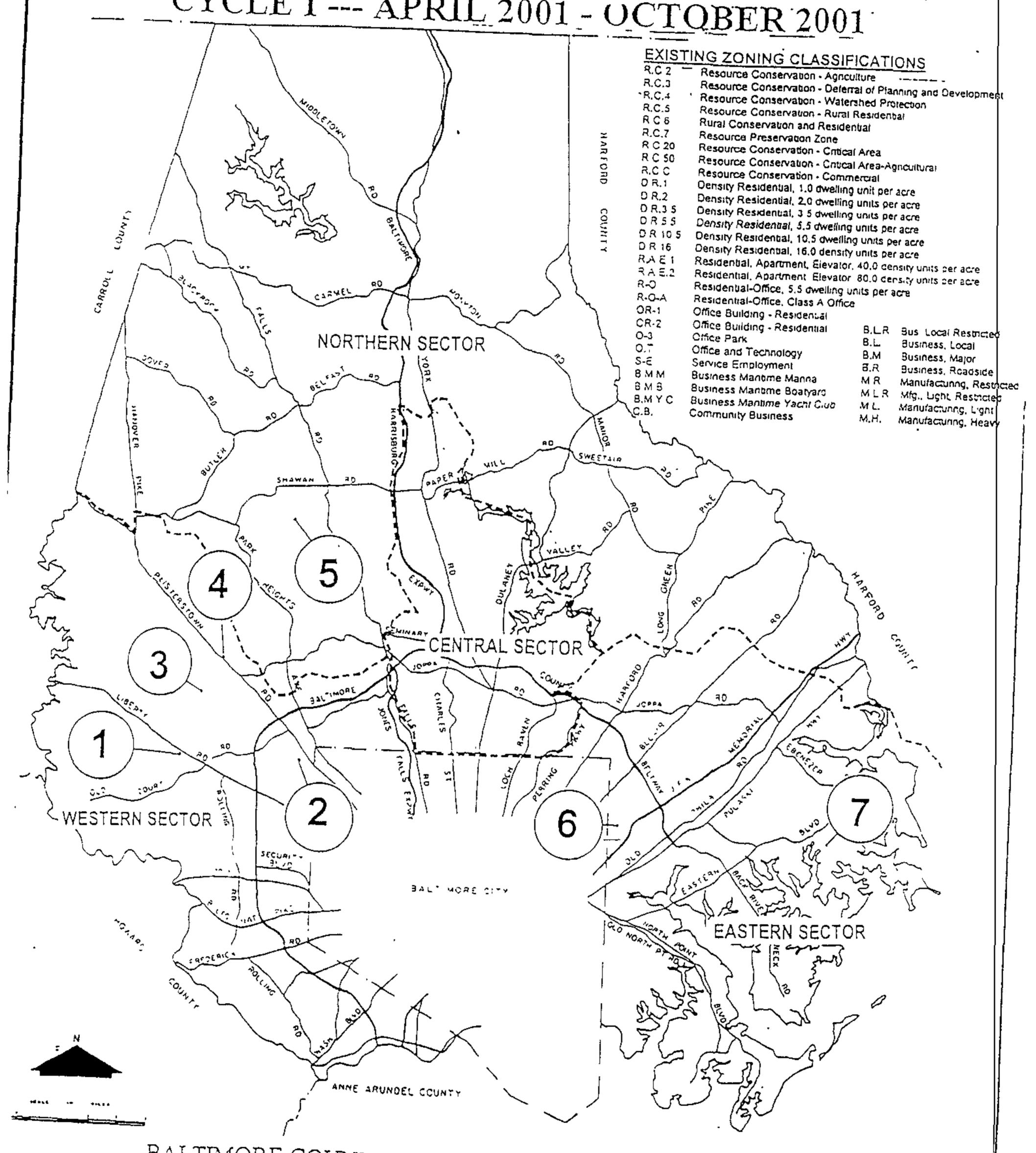
Wednesday, October 24, 2001 at 10:00 a.m.

#### Case No. CR-01-433-X

Sohan L. Sambhi & Joginder Kaur 9217 Liberty Rd.

Wednesday, November 14, 2001 at 10:00 a.m.

## LOCATIONS OF PROPERTIES UNDER PETITION CYCLE I --- APRIL 2001 - OCTOBER 2001

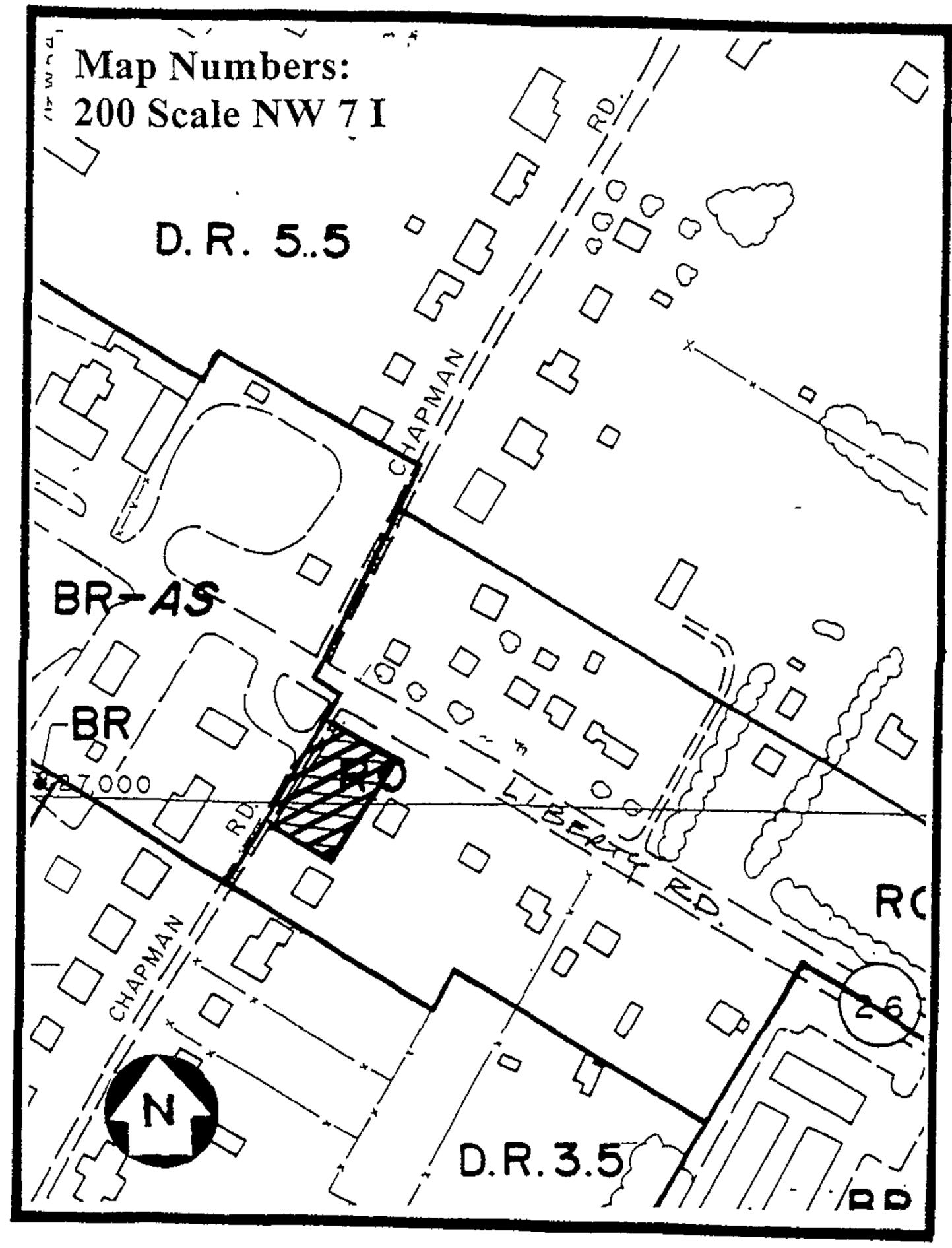


BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT/ZONING REVIEW

#### SOURCE MATERIAL

Recommendations for the two petitions filed are based on the following:

- 1. Information compiled during the processing of the Comprehensive Zoning Map adopted by the County Council on October 10, 2000;
- 2. Capital Budget and 5-Year Capital Program;
- 3. Zoning Plans Advisory Committee comments;
- 4. Discussions with other governmental agencies;
- 5. Field inspections of subject sites; and
- 6. Baltimore County Master Plan.



Case Number CR-01-433-X
Location of Property Under Petition

Scale: 1" = 200

#### CASE NO:

CR-01-433-X

#### PETITIONER:

Sohan L. Sambhi and Joginder Kaur

#### REQUESTED ACTION:

Reclassification to BL (Business Local) and a Special Exception for a service garage.

#### **EXISTING ZONING:**

RO (Residence Office)

#### LOCATION:

9217 Liberty Road

#### AREA OF SITE:

.27 acres

#### ZONING OF ADJACENT PROPERTY/USE:

North:

RO and BR-AS

Office and commericial

South:

RO and DR 3.5

Office and residential

East:

RO

Office

West

BR and BR-AS

Commercial

#### SITE DESCRIPTION:

The site consists of .27 acres of land located at the southeast corner of the intersection of Liberty Road and Chapman Road. The property was formerly improved with a single family, detached home that has been razed.

#### WATER AND SEWERAGE:

The site is served by public and sewer and is designated as W-1, S-1 (existing service area) according to the Master Water and Sewer Plan. A private sewage disposal system, however, is indicated on the documented site plan.

#### TRAFFIC AND ROADS:

The site has frontage along Liberty Road, a principal arterial, and Chapman Road, a local road, which provides access to residences located south of Liberty Road.

#### **ZONING HISTORY:**

This property has not been the subject of an issue filed as part of a Comprehensive Zoning Map Process.

#### MASTER PLAN:

The proposed land use map, adopted by the County Council on February 22, 2000, indicates the site is designated for commercial use.

#### PROPOSED vs. EXISTING:

The use regulations for the RO and BL zones may be found in Sections 204 and 230 of the Baltimore County Zoning Regulations, respectively.

The RO zone was created to accommodate houses converted to office buildings (Class A) and small office buildings in predominately residential areas on sites adjacent to commercial activity, heavy traffic, or other similar factors which can no longer be restricted solely to residential uses. Buildings and uses in the RO zone should be compatible with nearby residential properties.

The BL zone allows a wide range of uses in addition to those permitted in the residential zone immediately adjoining the property. Density is regulated by a floor area ratio of 3.0. However, density is realistically limited by parking requirements and economic constraints.

#### DOCUMENTED SITE PLAN:

The documented site plan indicates a proposed one-story, three-bay service garage building. The service bays are proposed to be oriented toward Chapman Road. The proposed building elevations are at best minimal and additional information should be provided with respect to these documented site plan requirements. In addition, the plan provides no information regarding sign details, nor is information provided on the proposed dumpster location.

#### OFFICE OF PLANNING RECOMMENDATION:

Based upon the information provided and analysis conducted, the Office of Planning recommends the existing RO zoning be retained.

#### BOARD OF APPEALS OF BALTIMORE COUNTY MINUTES OF DELIBERATION

IN THE MATTER OF: Sohan L. Sambhi and Joginder Kaur – Petitioners

Case No. CR-01-433-X

**DATE** : Wednesday, November 14, 2001 /at conclusion of hearing

BOARD / PANEL: Lawrence S. Wescott (LSW)

Charles L. Marks (CLM)
Margaret Worrall (MW)

**RECORDED BY**: Kathleen C Bianco /Administrator

**PURPOSE:** To deliberate Case No. CR-01-433-X /Petition for Reclassification from R-O to B.L. and Petition for Special Exception for service garage.

#### Panel members discussed:

◆ Determined that Site Plan as presented on board is the same Site Plan as filed.

- ♦ Discussed § 2-356 of the Code
- ◆ Cycle I requirements limited to error or mistake by the County Council; change is neighborhood cannot be considered in Cycle I
- ♦ Without show of error on the part of the County Council, failing to reclassify it appropriately under the 2000 maps, the request cannot be granted
- Witness Matz testified that this had been overlooked; testified as to property across the road
- $\bullet$  This testimony rebutted had been there many years; only B.L.
- > Decision as to reclassification:
  - ♦ Marks Would deny petition for reclassification
  - ♦ Worrall did not meet burden; reclassification denied.
  - ♦ Wescott request denied.
- Discussion /decision as to special exception request:

Even if burden had been met on reclassification request, unanimous finding by the Board that Petitioner failed to meet burden under BZCR 502.1 and also Schultz v. Pritts.

- ♦ Wescott special exception would also be denied
- ♦ Worrall would deny special exception
- ♦ Marks agreed that special exception must be denied

#### FINAL DECISION:

Petitions for Reclassification and Special Exception are DENIED. Written Order to be issued; appellate period to run from date of written Order.

NOTE: These minutes, which will become part of the case file, are intended only to indicate for the record that a public deliberation took place this date regarding this zoning case. The Board's final decision and the facts and findings thereto will be set out in the written Opinion and Order to be issued by this Board.

Respectfully submitted

Kathleen C. Bianco, Administrator

**County Board of Appeals** 



Case No. CR-01-433-X

#### Sohan L. Sambhi and Joginder Kauer Petitioners /Legal Owners Item #1, Cycle I, 2001

Reclassification from R-O to B.L.; Special Exception for service garage DOCUMENTED SITE PLAN

10/15/01 - Notice of Zoning Reclassification Hearing sent to parties by PDM; hearing scheduled for Wednesday, November 14, 2001 at 10:00 a.m.
 11/14/01 - Hearing concluded by Board (Wescott, Worrall and Marks); deliberated at conclusion of hearing; petitions for reclassification and special exception DENIED; written Opinion/Order to be issued; appellate period to run from date of written Order.



#### County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49 400 WASHINGTON AVENUE TOWSON, MARYLAND 21204 410-887-3180 FAX: 410-887-3182

November 29, 2001

Sohan L. Sambhi
9 Upman Court
Baltimore, MD 21228

RE: In the Matter of: Sohan L. Sambhi and Joginder Kaur
-Legal Owners / Petitioners Case No. CR-01-433-X

Dear Mr. Sambhi:

Enclosed please find a copy of the final Opinion and Order issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the Maryland Rules of Procedure, with a photocopy provided to this office concurrent with filing in Circuit Court. Please note that all Petitions for Judicial Review filed from this decision should be noted under the same civil action number. If no such petition is filed within 30 days from the date of the enclosed Order, the subject file will be closed.

Very truly yours,

Kathleen C. Bianco Bianco

Administrator

Enclosure

c: Joginder Kaur
Richard E. Matz, P..E.
Robert J. Haines, Esquire
Board of Education /1102-J
People's Counsel for Baltimore County
Pat Keller, Director /Planning
Jeffrey Long /Planning
Lawrence Schmidt /Z.C.
W. Carl Richards /PDM
Arnold Jablon, Director /PDM
Edward J. Gilliss, County Attorney

Baltimore County Board Of Appeals

Atten: Theresa

January 22, 2002

Theresa,

As per our conversation today (January 22, 2002) I am writing this letter to request a copy of the decision re:

Case # CR 01-433-X

As agreed I have faxed this letter to your office via fax # 410-887-3182.

This hearing regarding the property at 9217 Liberty Road was held on November 14, 2001.

While attending the hearing I (and others) were told that by testifying we would receive a copy of the decision. Apparently that was incorrect and I appreciate you giving me the correct procedure, which is to put the request in writing. Thus the purpose of this letter.

My name and address to send this is:

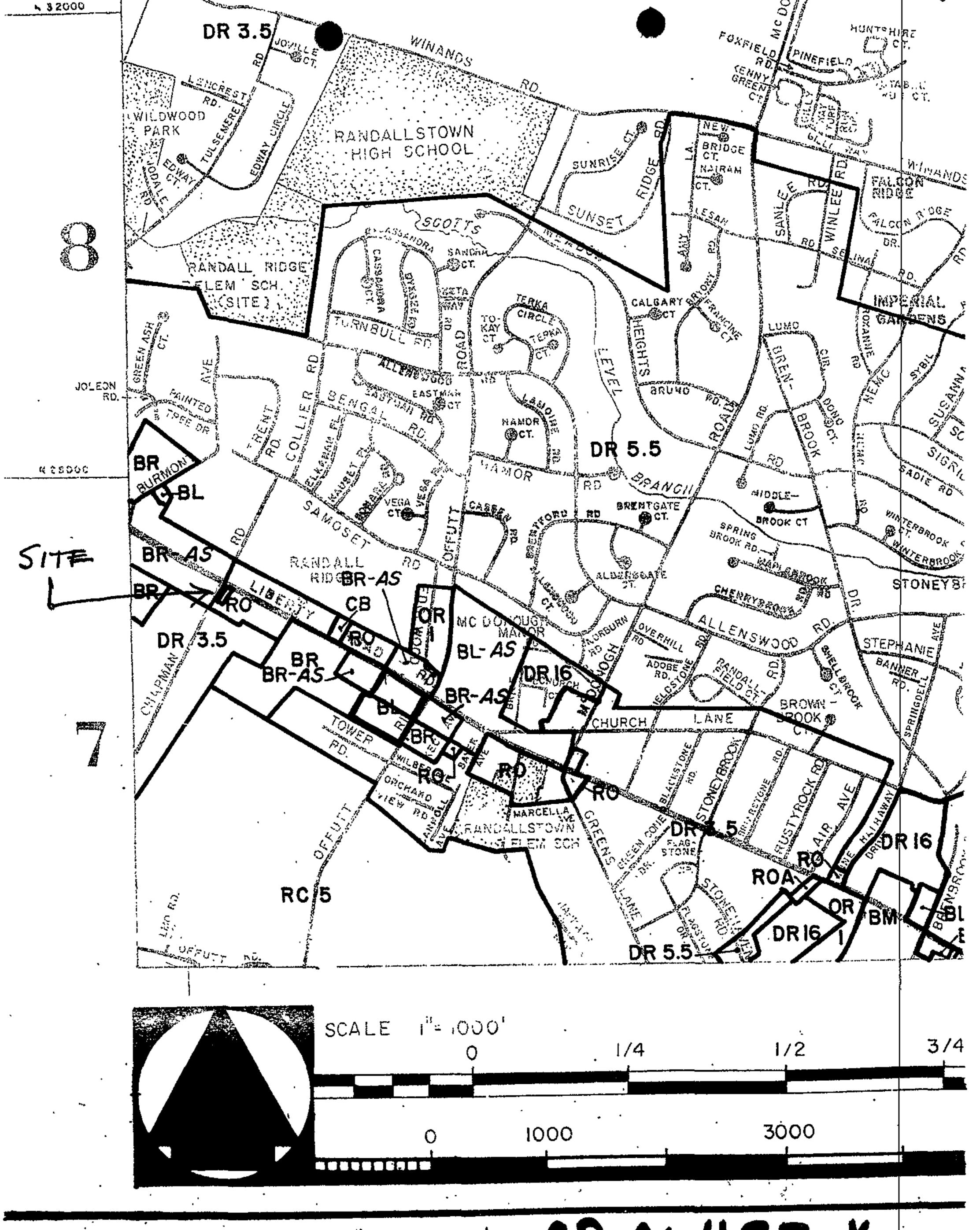
Arna Y. Klohr 3509 Chapman Road Randallstown, MD 21133-3501

Thank you for your time in this matter. I await receipt of a copy this decision.

Respectfully,

Arna Y. Klohr

Dent 3/02



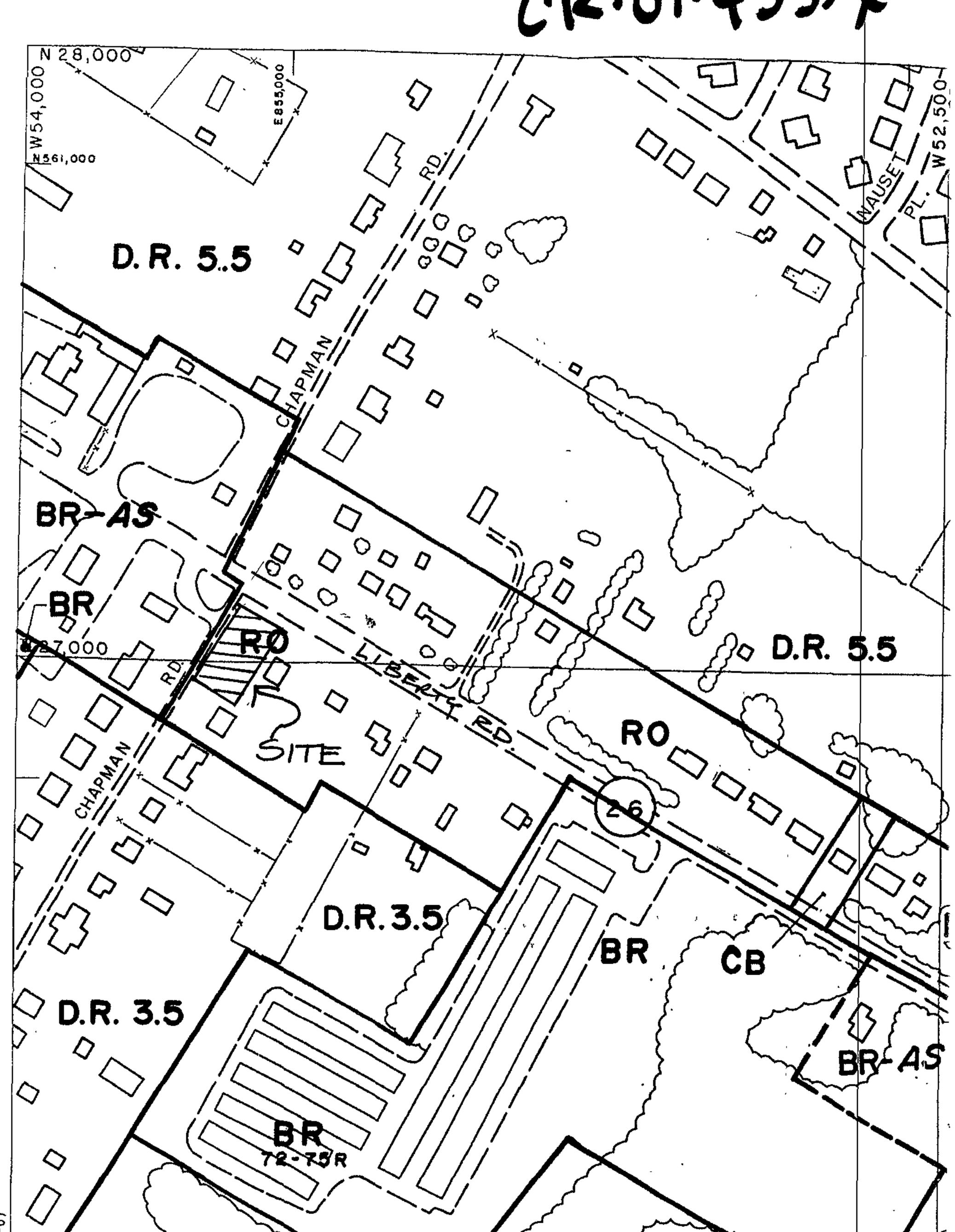
MAP NO. 20

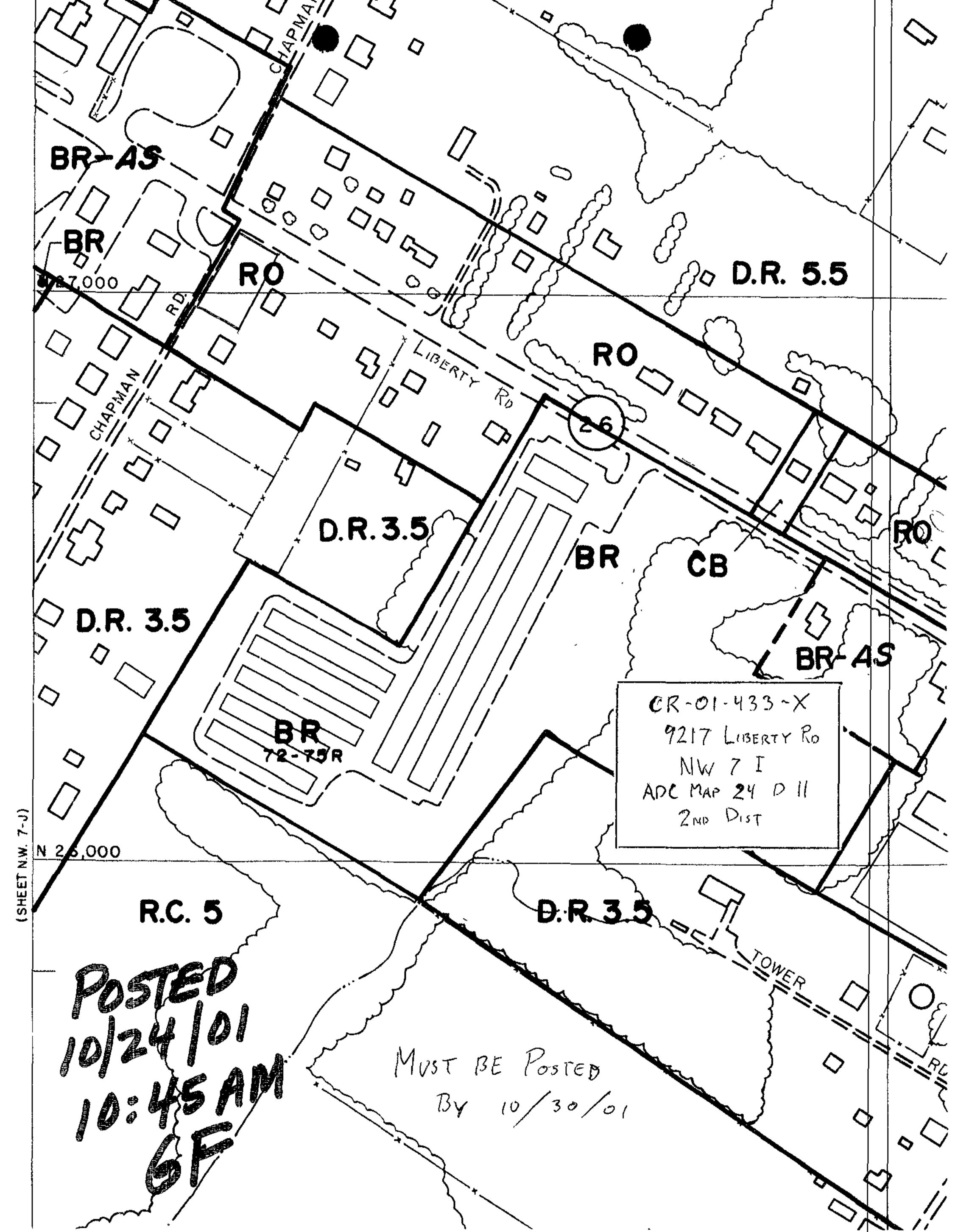
1"=1000

CR.01.433-X

MAP NO. NW-7I 1"=200

## CR.01.433.X









9968 Liberty Road ♦ Randallstown, Maryland 21133 Tel: 410.655.7766 ♦ Fax: 410.655.8065

November 8, 2001

County Board of Appeals of Baltimore County Old Courthouse, Room 49 400 Washington Ave. Towson, MD 21204

Re: CR-01-433-X
Cycle 1, Item #1 (2001)
Sohan L. Sambhi & Joginder Kaur
9217 Liberty Rd.
Reclassification/Documented Site Plan;
Petition for Special Exception

#### Gentlemen:

Be it hereby known that the Liberty Road Business Association, a 501C3 non-profit business membership organization, chartered in 1979 and currently consisting of 125 individual business members, with a Board of Directors of 17, authorizes Mrs. Emily Wolfson to speak for it on the above-captioned matter.

The Association's Board of Directors, at its regular monthly Board Meeting, voted on June 4, 2001 to oppose the above-captioned request; this motion passed unanimously.

Thank you for your consideration in this matter.

Sincerely,

Mike Chapman, President

Clyde Harris, Secretary

As concerned residents of Randallstown, we hereby request that the Zoning Commissioner and Board of proximity to a residential area, by voting AGAINST the proposed zoning change. (Case # CR-01-433-X) Appeals maintain the current 'R.O.' zoning for 9217 Liberty Road, considering especially its immediate

We respectfully ask that this petition be accepted as testimony at the Zoning Hearing, Nov. 14, 2001 at 10 am.

10	9	00	7	0	5	4	<del>ω</del>	10	<del>,`</del>	
11/7/0	11/7/01		11/7/01	Whol	NOV 11,	3001,	30 T	1,000	Λου. //, 2081	Date
Kichard L. Kussell	7	Semone	Robert Troutman	BARMARA UY	KEGA:E CREWS	LOUISE	Seraldine Whithaker	ROBERT J KLOHRS	arwa Y. Klohr	Printed Name
Ruchard Fillurad	Barba	Bahalen	Halest merchan	Ballana Ty		Joseph Jonger Son	Broodine Whiteber	Rout & Allen In	- Gona & Long	Signed Name
7212 Liberty ned	000	3469 4	3409Chapman Rd	3509 CHAPMAN RO. K	3311 Chapman ad	3608 CHARMAN RO	9213 Liberty Rd	BSD9 Chapman Rd RANDALLSTON	3509 Chapman Rd	Street Address
RandallsTown	RandAllton	) )	Sandall & Due	unast Brown	1000000 Rd Raysyssistems	RANDOMUSTOW)	RADDA) ISTORY	RANDALLSTOWN	Randallstown	Town
21133	41133		21132	21133	1120	9/1	21133	27/123	21133	Zip Code

つ、で、世と

proximity to a residential area, by voting AGAINST the proposed zoning change. (Case # CR-01-433-X) Appeals maintain the current 'R.O.' zoning for 9217 Liberty Road, considering especially its immediate As concerned residents of Randallstown, we hereby request that the Zoning Commissioner and Board of

We respectfully ask that this petition be accepted as testimony at the Zoning Hearing, Nov. 14, 2001 at 10 am.

20	19	18	17	16	15	14	13	12	1 1	
	(///)	)/\b	11/10	11/10	11/10	111/0	6///	11/10	11/8	Date
HUGWING FICKITS	ALL MY PAXECK	William Burdett	UIRGINIA FALINK	WILLIAM K. LINKSA	Edwin Hull	TERRI Hull	FERN POBLETS	Charles Poblet	magaret Holiday-Creus	Printed Name
Manny Millionet	allams Sontier	W. Bundett,	assinie m. Kish	Meller K. Link Il.	Ear Has	Deux Heur	Hun Police	ande Maket	moor thele hour	Signed Name
3316 CHAPPAAN	3475 Chajiman	3314 Champan	3312 Chapman Rd.	3318 Charaman A.	335Chapmed	3315Chapmana	3313 Chefman &	3313 Chapman RA	3311 Chapman Ed.	Street Address
Lara Mallette :	PAND 19/18town	Reason 115town	RANDAMES POWN	Rand Mestan	<u></u>	land !!	Pend	Rank	(RAndells town	Town
2133	21133	21133	21133	09/133	\$11 B	21133	2 1/3 /3	21/23	21/33	Zip Code

proximity to a residential area, by voting AGAINST the proposed zoning change. (Case # CR-01-433-X) Appeals maintain the current 'R.O.' zoning for 9217 Liberty Road, considering especially its immediate As concerned residents of Randallstown, we hereby request that the Zoning Commissioner and Board of

We respectfully ask that this petition be accepted as testimony at the Zoning Hearing, Nov. 14, 2001 at 10 am.

:	30	29	28	27	26	25	24	23	22	21	
	Andreas Andrea	11	Sequence designed of the sequence of the sequ	11-11			Sandan Contract of the Contrac	fiff 5	0//0	111/10	Date
	The Chero	Matusha P. Ramber	Kennedl SAMBER	DIANE M. Kebinson	GRACE E. LANDIS	aner Plante	Terny Mikyne	Richard Lynner	YOUANDA LYNNER	Lecretta Nockins	Printed Name
	Land Cord	College Description of the College o	Resident to the same of the sa	Diame M. R. Menson	Those C Jandie	Elmon ElAMPIS	Jan Man	Kicker & man	John Church	Joseph Mitte	Signed Name
	9121 Bargal Rd	405 Chapi	8	9211 Colorado Ave	o Colver	9210 Cahrado Que	3203 Chapmanad	3308CHAMAA-	BBOS CHARMAN	3316 CARMAR	Street Address
	Rancolal 1 most	Kandalstan	ا ک	<b>~</b>	Constablitain	Landall town	Randellstan	Solalle our	waspliege and	DADACSÃO	Town
	21/33			2/133			2//33	いにいい	21127		Zip Code

proximity to a residential area, by voting AGAINST the proposed zoning change. (Case # CR-01-433-X) As concerned residents of Randallstown, Appeals maintain the current 'R.O.' zoning for 9217 Liberty Road, considering especially its we hereby request that the Zoning Commissioner and Board of immediate

We respectfully ask that this petition be accepted as testimony at the Zoning Hearing, Nov. 14, 2001 at 10 am.

	40	39	38	37	36	35	34	33	32	31	]
	11//3		11/1/3	11-13	13	12	11-13	11/13/01	111/13/61	11-13-6	Date
CISA 18R1 LL	Maa Brill	BOB BRILL	Casex Carvoll	Fredrick Johnson	LUSA CARVELL	Brian Jeffeson.	Vandadier Jestevism	Merorica Shersill	TWANDA BACBEL	OF YJOHNE HAMSON	Printed Name
	Lin Bull	Ball Sulli	Christian Comment	Thedus College	Disc Carrell	Anna July &	Nadal Mus	Welbrick Sternie	Mark Mark	Thomas Hanson	Signed Name
	3505 Chapman	3505 CHARPINAN	3504 chapman Ed	3508 Chapmared	3504 Chapman Rd	3506 Chapman R	3506 Chapman R	36.00 Charman Ld	Missman	3609 ChADMAN	Street Address
	Randalleto	RANDOUS				<i>"</i>		In red /B/a	He Kindas/6 for	RANDAIIS	Town
	1.21/23 (	211 3 × 2 × 2 × 2 × 2 × 2 × 2 × 2 × 2 × 2 ×		7	21133	2/1/33	21123	12 2 132		58.2 2.1.23	Zip Code

proximity to a residential area, by voting AGAINST the proposed zoning change. (Case # CR-01-433-X) As concerned residents of Randallstown, Appeals maintain the current 'R.O.' zoning for 9217 Liberty Road, considering especially its immediate we hereby request that the Zoning Commissioner and Board of

We respectfully ask that this petition be accepted as testimony at the Zoning Hearing, Nov. 14, 2001 at 10 am.

	50	49	48	47	46	45	44	43	42	4	
	11-13-01	11-13-01	11-130	11-13-01	11-13-01	11-13-01	13/61	19/61	11/1.3/01	11/3//	Dațe
Margaret Green	Margart X Heen	Hilds Greenwalt	Birgit Winters	Jourthann Johnson	SHAWN STRAUSS	WILLIAM GEEFFWWALT	Dan Gold	Appa Jacks	CARCIDED CAMBRIDGE	ORLENE ALLEN	Printed Name
	manut Than	Hilla Spanned	Bught winter	Drak 8		Meden on Muserall	Ron Dolo	W. Kanh	Currell Rembries	Curles alle	Signed Name
The state of the s	2421/6/Johnson Col	Chopman Rd	3429 Chownaid!	2424 Chapman 60	3422 CHARUM RD	3430 CHAPMAN RO	34 14 Chaspan Rd	3414 Maynella	3417	3413 (Rapnar La.	Street Address
Jan Mannes alles	Par la Malina	Randallstown	RANGAllstown	MANDALLSTON	RANDACISTOWN	RANDALLSTOUN	ll l	<b>(****</b> ********************************		Landalletina	Town
	DIIBB	2/133	21123	21153	2//33	21133	21133	21133		2//33	Zip Code

proximity to a residential area, by voting AGAINST the proposed zoning change. (Case # CR-01-433-X) Appeals maintain the current 'R.O.' zoning for 9217 Liberty Road, considering especially its immediate As concerned residents of Randallstown, we hereby request that the Zoning Commissioner and Board of

We respectfully ask that this petition be accepted as testimony at the Zoning Hearing, Nov. [4, 2001 at 10 am.

60	59	58	57	56	55	54	53	52	51	
7	1/3	11//3	3	1113	11//3	16(3)	11/13/01	10/11/1	11/13/01	Date
Naemi Letschur	Stephen Cletschir	EThel STANO	97211 along	Johns Duenham	AIFRED BURNIA	Duana 19- Donalckin	SAM GRILLO	CHARUES GREENWAR	WILLIAM GREENWAR	Printed Name
Mamu Letochin	Stephin Cother	Elker Mana	Mate a mola.	Ahn Sunt	Alle Belling		Sand Man	Line & Theman	The Contract of the contract o	Signed Name
3508 Chapman PD	3508 Chapman Rd	3307 Chapman Rd	3401 Mamman 8	3403 Chopman Pd	3403 Chapman	3501-Bchanman	3428 CHAPMAN DO	3431 CHAPUTAN PO.	3301 ELMO DR.	Street Address
Randall's tour	Randal/Stown	Randallitz	Man de Mater	Pand seter	Raisolfra	Parkellotown	Karpausona	RANDAUSTO	PANDAUSTO	Town
21133	[ <del>_</del> _	<i>b</i>	20/1/20	21133	20132	2/133	21133	3 21123	2/133	Zip Code

proximity to a residential area, by voting AGAINST the proposed zoning change. (Case # CR-01-433-X) Appeals maintain the current 'R.O.' zoning for 9217 Liberty Road, considering especially its immediate As concerned residents of Randallstown, we hereby request that the Zoning Commissioner and Board of

We respectfully ask that this petition be accepted as testimony at the Zoning Hearing, Nov. 14, 2001 at 10 am.

70	69	68	67	66	65	64	63	62	61	
									11/3/6/	Date
									Jeanne L. Turnock	Printed Name
									Jeanne F. Muruel	Signed Name
									3321 Offutt Road	Street Address
									No.	Town
									21133	Zip Code

P.C.#7

DATE:	<b>9</b> /-	14-01
	,	

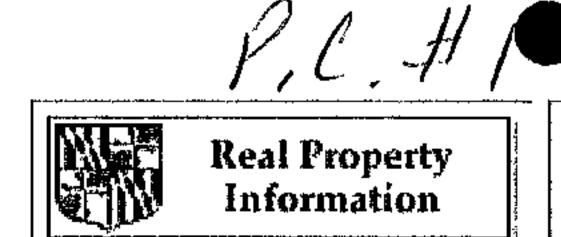
#### PEOPLE'S COUNSEL'S SIGN-IN SHEET

CASE NAME: Sanblus

CASE NO.: (R-01 - 433 - X

The Office of People's Counsel was created by the County Charter to participate in zoning matters on behalf of the public interest. While it does not actually represent community groups or protestants, it will assist in the presentation of their concerns, whether they have their own attorney or not. If you wish to be assisted by People's Counsel, please sign below.

Check if you wish to testify	Name / Address  Phone Number  Christopher C. Woodin  9215 Liberty Rd. 410-521-1128		
	8506 Church have 21133	Liberty Road Busines Associa	Tion
V	3509 Chapman Rd. 21133	Lin on STREET	
' 1/	Riggie (RENS 3311 Chapman Rd. 21133 Bundett - WD. 3744 Chappman Rd.21133	LIVE ON STREET -	<del></del>
	Burdett - ND. 3744 Chappman Rd-21133	WE on STREET	<del></del> .
	BARBORO NAMERO ROS	111 mad STATES	
			<del>-, , -                                </del>
<del>, , , , , , , , , , , , , , , , , , , </del>			
<del></del>			
			<del></del>
		<u> </u>	<del></del>
<del> </del>			
<del>-,</del>			<del></del>
···			<del></del>
···			
<del></del>			



#### Maryland Department of Assessments and Taxation **Real Property System**

[Go Back]

**BALTIMORE COUNTY** 

[Start Over]

DISTRICT: 02 ACCT NO: 0204500140 Owner Information

**Owner Name:** 

SAMBHI SOHAN L

KAUR JOGINDER

**Use:** RESIDENTIAL

Mailing Address:

9 UPMAN CT **BALTIMORE MD 21228-6403** 

Principal Residence:NO

**Transferred** 

From: HOFFMASTER MARGARET D

**Date:** 06/04/1999

**Price:** \$25,500

**Deed Reference:** 

1)/13795/164

Special Tax Recapture:

2)

* NONE *

Tax Exempt: NO

#### Location Information [View Map]

**Premises Address:** 

Zoning:

Legal Description:

9217 LIBERTY RD

.281559 AC

9217 LIBERTY RD SS

SE COR CHAPMAN RD

Map Grid

Parcel

Subdiv Sect

Group Lot

Plat No:

77

30

Block

80

Plat Ref:

**Special Tax Areas** 

Town:

Ad Valorem:

Tax Class:

**Primary Structure Data** 

Year Built:

**Enclosed Area:** 

**Property Land Area:** 

**County Use:** 

0000

12,264.00 SF

04

Base Value	Current Value	Phase-In Value	Phase-in Assessments	
	As Of	As Of	As Of	As Of

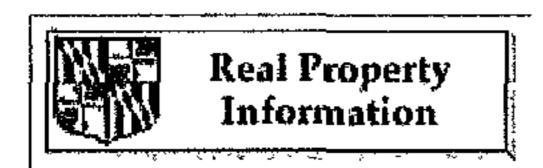
01/01/2001 Land: 28,560 28,560 Impts: 28,560 28,560 Total:

07/01/2002

07/01/2001

07/01/2002

28,560 28,560 28,560 Pref Land:

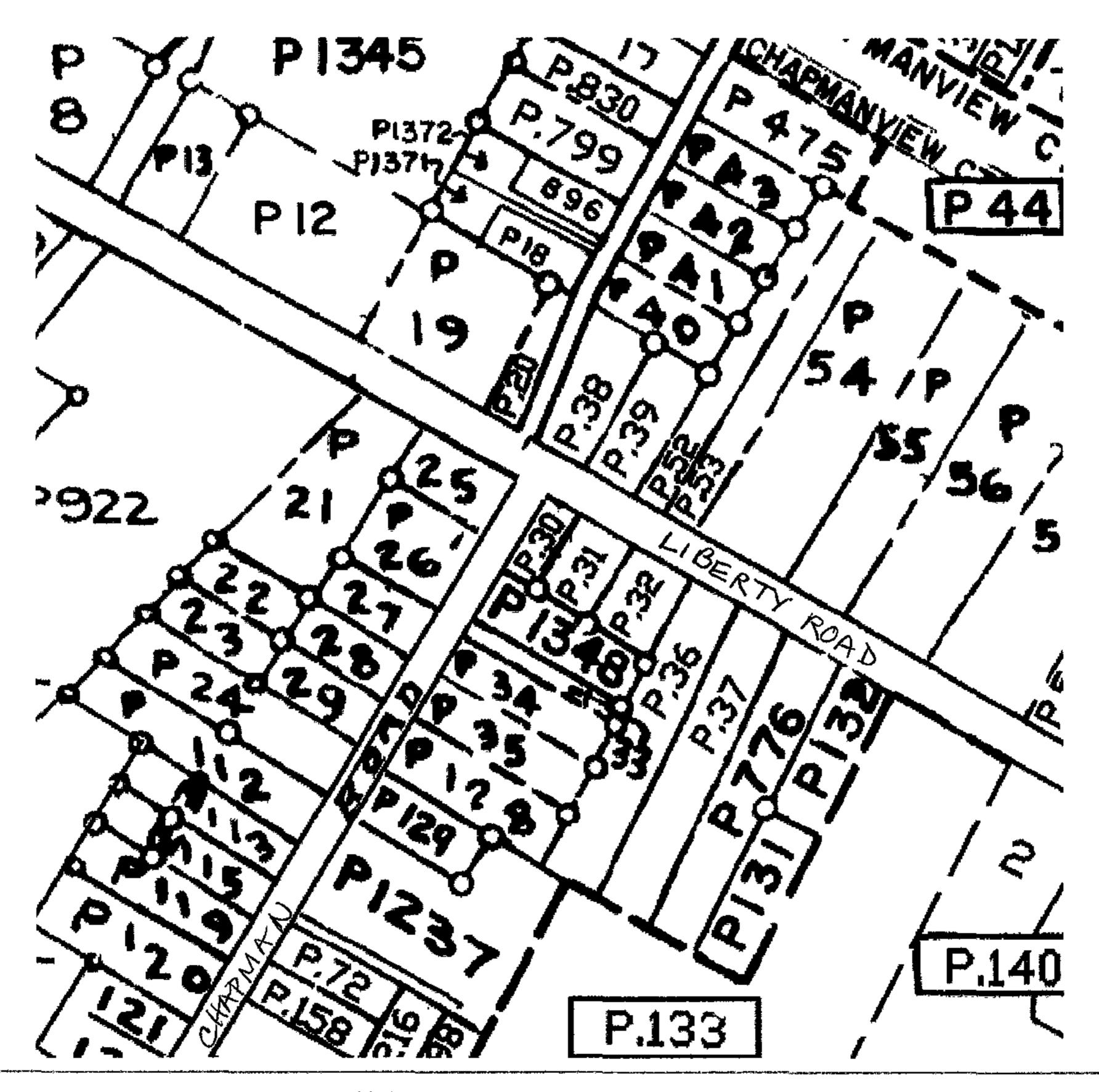


## Maryland Department of Assessments and Taxation Real Property System

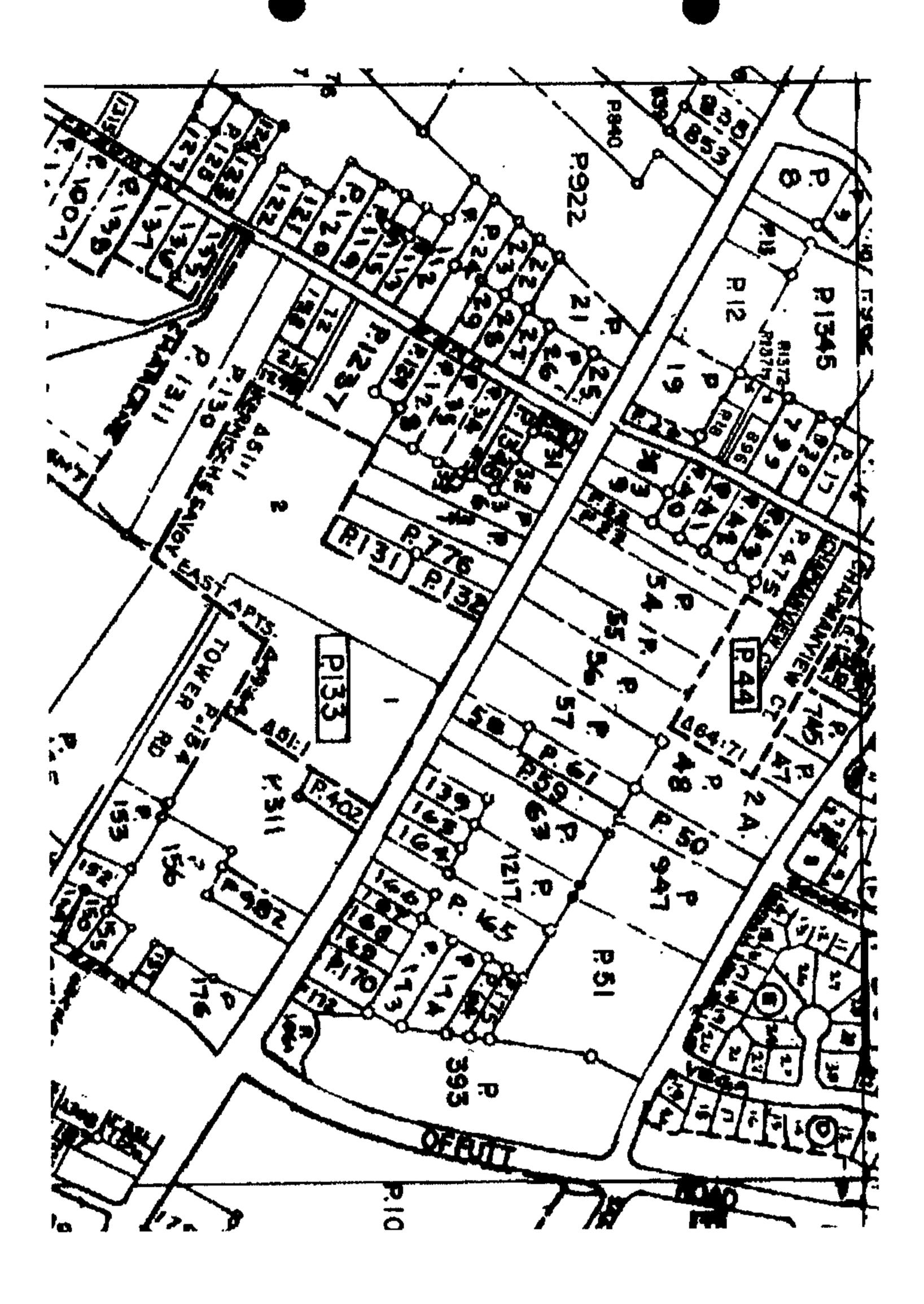
[Go Back]

Account ID: 04020204500140

[Zoom In]



Property maps provided courtesy of the Maryland Department of Planning © 2000. For more information on electronic mapping applications, visit the Maryland Department of Planning web site at <a href="https://www.mdp.state.md.us">www.mdp.state.md.us</a>.



**

# COMPREHENSIVE ZONING MAP PROCESS

EVERY FOUR YEARS, AS REQUIRED BY THE BALTIMORE COUNTY CODE. THE COUNTY COUNCIL REVIEWS AND REVISES THE COUNTY'S COMPREHENSIVE ZONING MALPS

#### FILING PERIODS

August 2, 1999 through January 18, 2000

Baltimore County law provides that, during the OPEN FILING PERIOD [August 2, to November 1], any person, association, corporation. County agency or other entity may, upon payment of the specified fee, file a petition for zoning reclassification on any property in the County. Certain information must be filed with the petition, all of which becomes a matter of public record identified by an Issue Number. From November 1 through November 30 additional Issues can be raised, but only by the members of the Baltimore County Planning Board. From December 1, 1999 through January 18, 2000, Issues may be raised only by the members of the County Council.

#### LOG OF ISSUES -PRELIMINARY RECOMMENDATIONS

January 18 through March 31, 2000

Each of the Issues raised during the filing periods is analyzed by County staff. Summary data about each Issue, along with the preliminary staff recommendations, are published in the "Log of Issues." The Log and accompanying maps comprise a report by the County Planning Board for he purpose of public hearings in April Also during this period, notice is mailed to the owners of hose properties which are listed in the log but which were not filed by the owner or the owner's. agent.

### LANNING BOARD PUBLIC HEARINGS

April 3 through April 28, 2000

he Baltimore County Planning Board schedules a public hearing in each Councilmanic District luring the month of April. Testimony is limited to those Issues within the district for which the learing is held.

# 'LANNING BOARD REVIEW AND RECOMMENDATIONS May 1 through June 30, 2000

t a series of work sessions, open to the public, the Planning Board reviews and discusses the arious Issues. A recommendation on each Issue must be formally adopted by the Planning Board efore June 30.

#### TRANSMITTAL PERIOD

July, 2000

The Planning Board's recommendations on each Issue must be transmitted to the County Council within 20 days after the Board's vote. A revised edition of the Log of Issues is published to serve as the basis for the Council's public hearings in September.

#### COUNTY COUNCIL REVIEW

August, 2000

The County Council has sole authority to determine the final zoning on each property. The Council may accept, reject, or modify the recommendations of the Planning Board. These options include retaining the existing zoning or applying to a property any zone or combination of zones.

#### COUNTY COUNCIL PUBLIC HEARINGS

September, 2000

The County Council schedules a public hearing in each Councilmanic District during the month of September. Testimony is limited to those Issues within the district for which the hearing is held.

#### COUNTY COUNCIL DECISIONS

October, 2000

The County Council vote on each Issue must occur before October 16, 2000. As adopted by legislative action of the County Council, the revised Comprehensive Zoning Map takes effect 45 days after being signed into law by the County Executive.

#### FINAL LOG AND MAPS

November, 2000

After the Council's vote, the Office of Planning prepares the final official amended Zoning maps and publishes the final edition of the Log of Issues containing all of the decisions of the County Council.

* * * * * * * *

For additional information, please contact the Baltimore County Office of Planning, County Courts Building, Room 406, Towson, Maryland 21204

410-887-3480 website:www.co.ba.md.us.



Baltimore County 2000 Comprehensive Zoning Map Process

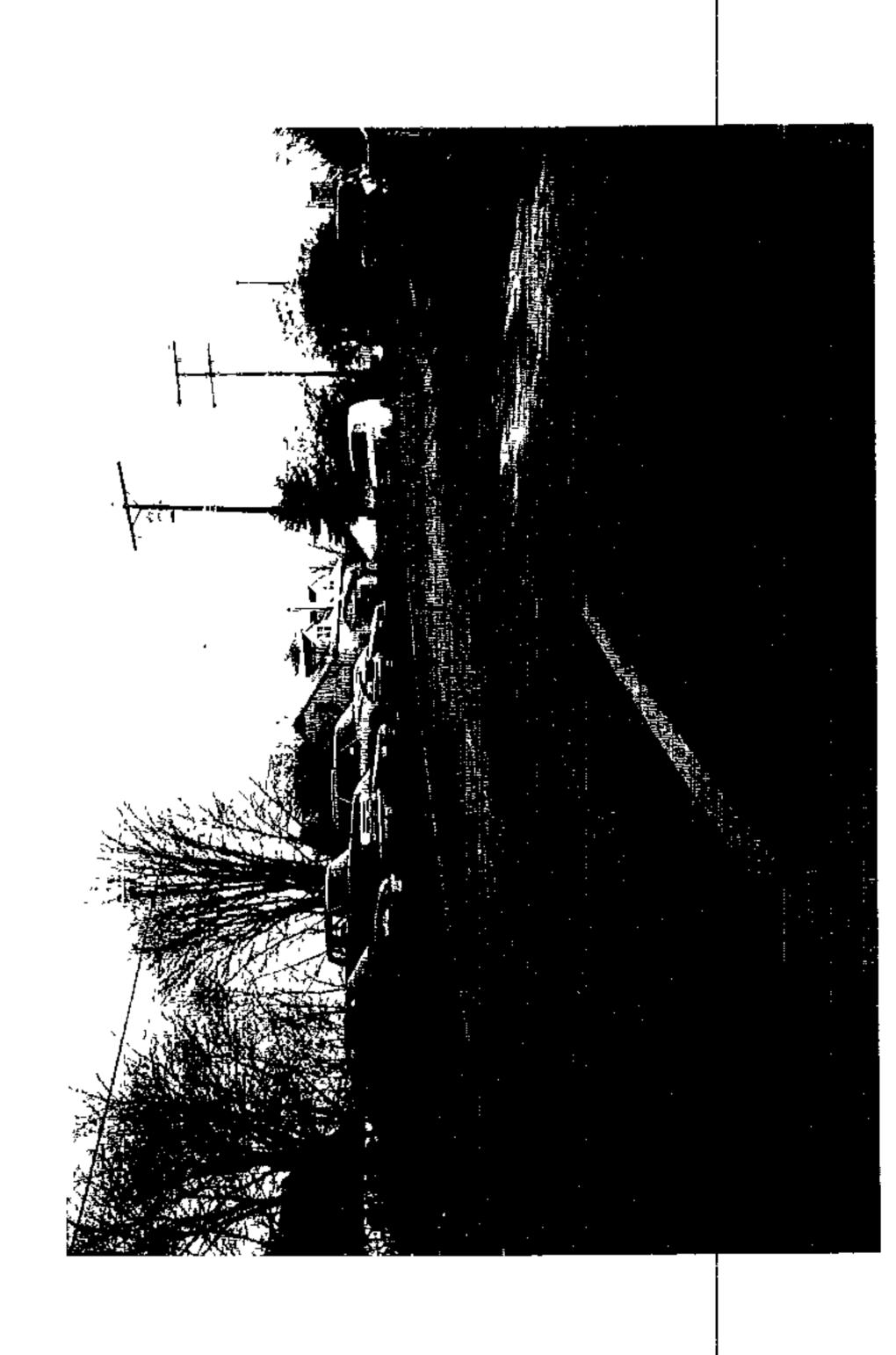
County Council Adoption of Maps (Before 10/16/00)	County Council Public Hearings (9/\$/00-9/30/00)	(7/1/00-7/31/00)	And Recommendations (5/1/00-6/30/00)	Public Hearings (4/1/00-4/30/00)	Filing Period (12/1/99-1/18/00) Planning Board	Filing Period (11/1/99-11/30/99) County Council	Open Filing Period (8/2/99-11/1/99)
Log 6			10g 5	3/6 III	100 Log 3	12/20 Log 2 12/20	Aug-99   Sep-99   Oct-99   Nov-99   Dec-99   Jan-00   Feb-00   Mar-00   Apr-00   May-00   Jun-00   Jul-00   Aug-00   Sep-00   Oct-00   Nov-00

S adminful/cznip/czniptinieline doc

Baltamore County Office of Planning

02/04/99

CR-U1-433-X
Sambhi
Pet's # 1 Chor



P. C.# 3

#### Photographic Location Analysis

of the

#### 9200 BLOCK OF LIBERTY ROAD

Prepared in Response to a Request for Zoning Reclassification of 9217 Liberty Road

County Board of Appeals of Baltimore County

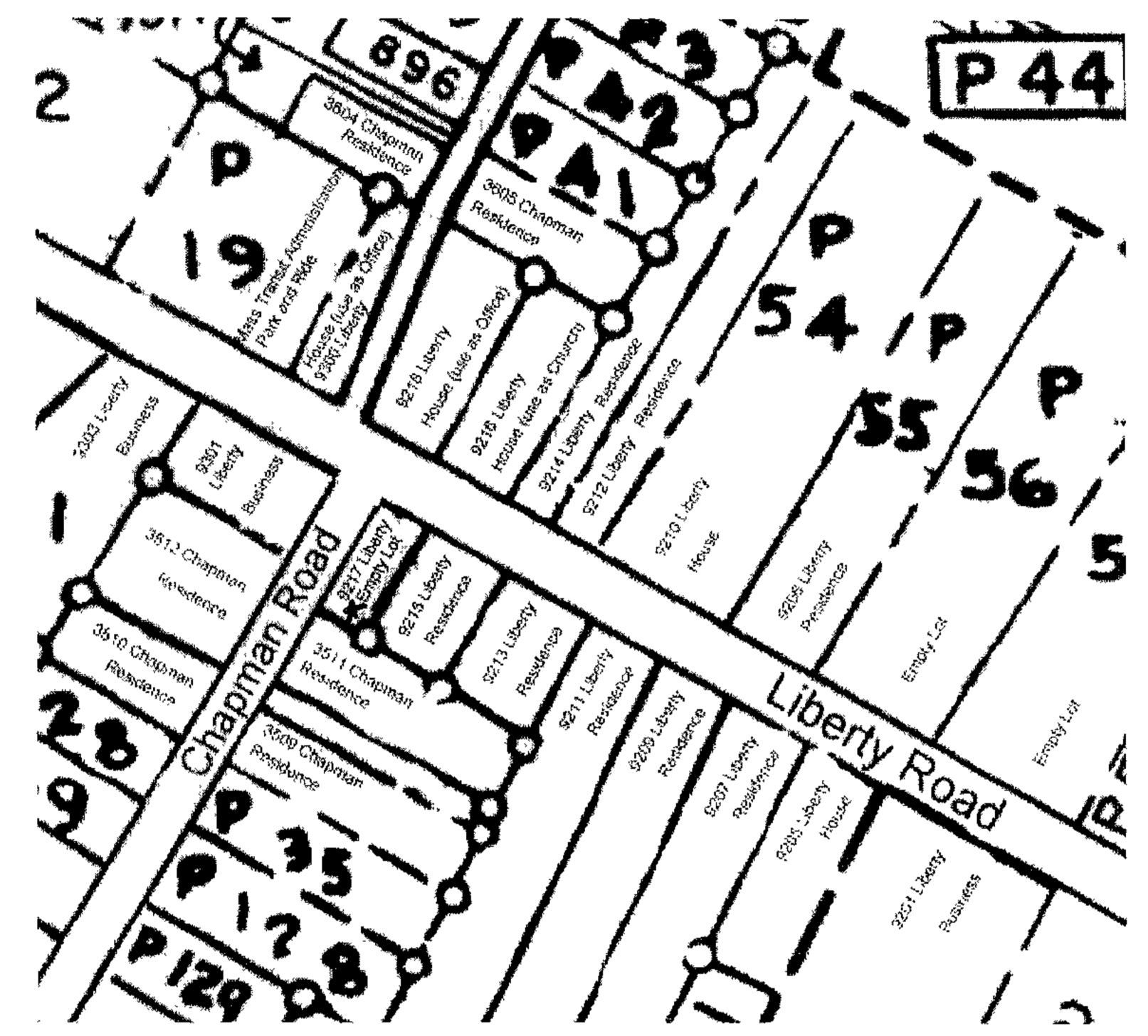
Case Number: CR-01-433-X

Hearing Date: November 14, 2001

Photographs taken on Sunday, November 11, 2001

Submitted By: Christopher C. Woodin

#### 9200 BLOCK OF LIBERTY ROAD



Location of Subject Lot at 9217 Liberty Road for which a BL zoning is currently being sought.

Location of all properties surrounding the Subject Lot at 9217 Liberty Road upon which Houses currently sit are highlighted in the map above. Most of these are family-occupied Residences.

All of the buildings in the 9200 Block of Liberty Road are Houses, most of which are family-occupied Residences. All of the property in the 9200 Block is appropriately zoned RO. The only exception to the foregoing is 9201 Liberty Road, which is a commercial storage facility business. However, the Subject Lot at 9217 Liberty Road is at the opposite end of the block.

The Subject Lot is substantially surrounded by property zoned RO, with most nearby property zoned either DR3.5 or DR5.5. Both of the immediately adjacent properties are family-occupied Residences. Chapman Road, both North and South of Liberty Road, is Residential. The corners of Chapman and Liberty Roads consist of the following: to the Northwest is a House used as an office, to the Northeast is a House used as an office, to the Southwest is an Auto Service Garage (business established circa 1950) and to the Southeast is an empty lot, the Subject Lot.



Overview - South side of Liberty Road showing homes along 9200 Block (odd number addresses).



9209 and 9211 Liberty Road.



9213 and 9215 Liberty Road.



Residence at 9215 Liberty Road and Subject Lot at 9217 Liberty Road. The Home on 9215 Liberty Road is seven feet from the property line. The trees between the Residence and the Subject Lot straddle the property line; if cut down to develop the Subject Lot, the Home will be fully exposed.



Overview - North side of Liberty Road showing homes along 9200 Block (even number addresses).



9216, 9214 and 9212 Liberty Road.



9212 and 9210 Liberty Road.



9206 Liberty Road.



Chapman Road running South of Liberty Road.

The Residence to the right is 3512 Chapman Road.



Chapman Road running South of Liberty Road.

The Residence to the far right is 3511 Chapman Road.



Chapman Road running South of Liberty Road.

The Residence to the left is 3509 Chapman Road.



Chapman Road running North of Liberty Road.
All structures along this portion of Chapman Road are Houses, all except two are Residences.



Corner of Chapman Road and Liberty Road. View of Subject Lot from across street.



View of Subject Lot from Residence next door at 9215 Liberty Road.



Corner of Chapman Road and Liberty Road. View of Business located at 9301 Liberty Road.



Corner of Chapman Road and Liberty Road. View of Houses located on 9218 and 9300 Liberty Road.



Traffic Considerations - Insufficient room for street parking.

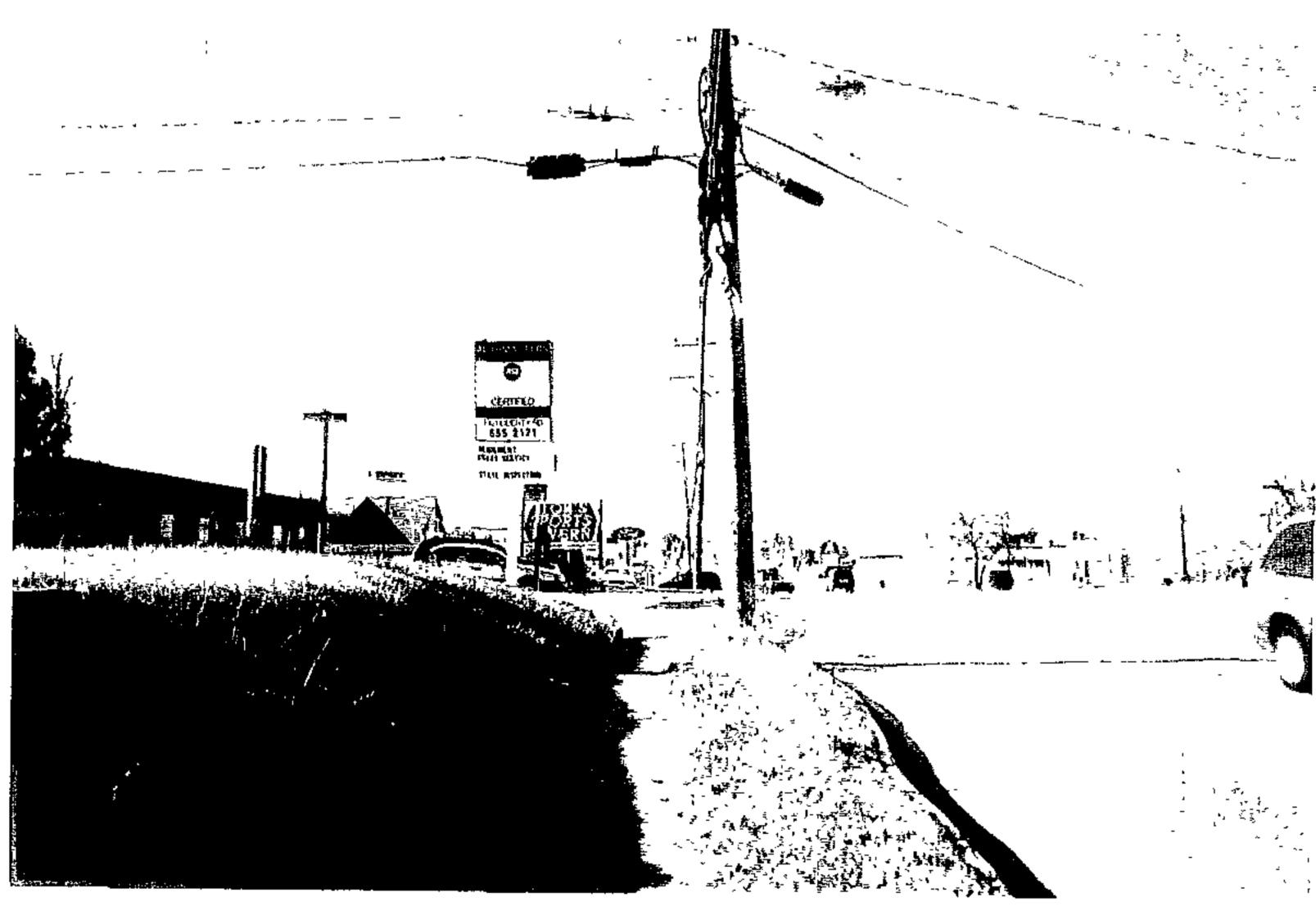
The site plan for the Subject Lot allows for only three exterior parking spaces, which is severely inadequate for any auto service business. The Subject Lot, in and of itself, is too small to provide adequate parking and Chapman Road is too narrow along frontage of Subject Lot to accommodate parked vehicles.





Traffic Considerations - Poor Visibility.

View of Eastbound vehicular approach toward Subject Lot along Liberty Road.



Traffic Considerations - Poor Visibility
View of Liberty Road looking Westward from far end of Subject Lot.

County Board of Appeals of Baltimore County

Case Number: CR-01-433-X

Hearing Date: November 14, 2001

My name is Christopher C. Woodin and I live at 9215 Liberty Road, in the house along side 9217 Liberty Road, the property for which a Request for Zoning Reclassification has been submitted. My home sits a mere seven feet from the Subject Property; consequently, the proposed commercial structure will sit on top of my residence. In addition, there is also another family-occupied home located immediately behind the Subject Property, also resting very near the proposed commercial structure. The trees that are currently growing between my house and the Subject Property either straddle the property line or are actually on the Subject Property. As a result, if the lot is developed the trees will be cut down fully exposing my residence to the presence of a commercial property. The commercial structure will block sunlight from my backyard, where I have spent a number of years trying to cultivate grass to grow. I have trimmed the surrounding trees to allow sunlight in so the grass can flourish, but the proposed commercial structure will permanently interfere with that sunlight.

The entirety of the 9200 Block of Liberty Road, with the exception of a distant parcel located at 9201 Liberty Road, is zoned RO and every existing structure is a house. Most of those houses are being used as family-occupied homes, while a few are being used as offices and even a church. Essentially all of Chapman Road, both North and South of Liberty Road, is residential. There are two houses being used as offices, one on the Northwest and another on the Northeast corner of Liberty Road. Only one parcel of land at Chapman and Liberty is currently being used as a commercial business, as it has been since the 1950's, and that is located on the Southwest corner. The Subject Property is located at the Southeast corner of Chapman and Liberty and is almost entirely surrounded by houses, most of which, including especially the immediately adjacent ones, are family-occupied homes. No Commercial Use is appropriate for the Subject Property as it will undermine the aesthetic quality of the neighborhood and interfere with the sanctuary and environment of the surrounding homes by adding congestion, noise and pollution.

There is NO error on the zoning map with respect to the Subject Property and there has been NO substantial change in the character of the neighborhood in the past seven years, since I moved into 9215 Liberty Road. The County Council recognized the necessity of buffering the surrounding residences from Commercial Use by assigning the Subject Property an RO zoning. They were perfectly consistent in their reasoning by assigning the same RO zoning to all of the property in the 9200 Block of Liberty Road, with the exception of a distant parcel, as previously mentioned. It is

appropriate and essential that the RO zoning of the Subject Property be maintained due to its immediate proximity to two family-occupied homes and a residential neighborhood.

The Chapman Road community has limited public resources to support the proposed Commercial Use for the Subject Property. There is no sewer service, thereby requiring the use of a septic tank, which according to the site plan is expected to be built in the hill above the Liberty Road sidewalk. Chapman Road itself is narrow and incapable of supporting parked cars, while the proposed parking for the Subject Property is severely inadequate, having only three exterior parking spaces. In addition, Chapman Road at Liberty rests on the top of a steep hill that suffers from poor visibility for automobiles and is the location of many accidents, some fatal. Chapman Road, which already supports substantial traffic from residential developments back along Offutt Road, is too narrow to support the flow of traffic from an additional business at its intersection with Liberty Road.

The property itself is too small to prevent water runoff, thus the environmental effects of an auto service garage on adjacent residential property is a matter of concern as well. Leakage from automobiles, including toxic chemicals as gasoline, oil, anti-freeze, transmission fluid and cleaning agents may run off into the backyards or be carried into basements of surrounding residences.

In conclusion, the property located at 9217 Liberty Road should remain zoned RO as directed by the County Council. The surrounding neighborhood has not changed since the last comprehensive zoning process and continues to be comprised of predominantly family-occupied homes with a few residential offices. Thus the continued provision of an RO zoning will provide a necessary buffer against property subject to Commercial Use, as was intended by the County Council's deliberate assignment of such RO zoning to 9217 Liberty Road.

Respectfully Submitted,

Christopher C. Woodin

9215 Liberty Road

Randallstown, MD 21133

