



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
*Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections*

August 29, 2012

Mr. Hans Raj
1919 Wills Road
Baltimore, Maryland 21222

Re: Zoning Variance Case No. 2013-0041-A
1919 Wills Road, MD 21222

Dear Mr. Raj:

This letter confirms your telephone request to this Office withdrawing the Zoning Variance petition Case No. 2013-0041-A which you filed with this Office on August 22, 2012.

In your confirmation of the withdrawal of the referenced petition you stated that you will comply with the Violation Citation no. FA 0293900 and remove the pigeons and pigeon coup(s) from the property forthwith.

The Zoning Case No. 2013-0041-A is hereby closed.

Sincerely,

A handwritten signature in black ink, appearing to read "Aaron Tsui", with a stylized flourish at the end.

Aaron Tsui
Planner II, Zoning Review

File: 2013-0041-A
Code Enforcement Division

**CBCA****PETITION FOR ZONING HEARING(S)****FLOOD PLAIN**

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

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

Address 1919 WILLS ROAD which is presently zoned XL-IXA
Deed References: 243481/0060 10 Digit Tax Account # 1213022120
Property Owner(s) Printed Name(s) KOLUCH PROPERTY LLC(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

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

1. ☐ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. ☒ a **Variance** from Section(s) 100.6 OF B.C.2.R. TO PERMIT PIGEONS ON A PROPERTY WITH 0.61 ACRE IN AREA IN LIEU OF THE REQUIRED 1 ACRE.

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

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

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

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

Contract Purchaser/Lessee:HANS RAJ

Name- Type or Print

[Signature]

Signature

1919 WILLS ROAD MD

Mailing Address City State

21222, 443.413.7647

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):KOLUCH PROPERTY LLC

Name #1 - Type or Print

Name #2 - Type or Print

[Signature]

Signature #1

Signature #2

4116 SOUTHFIELD DR, MD

Mailing Address City State

21236,

Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2013-0041-A Filing Date 8/22/12 Do Not Schedule Dates: _____ Reviewer AT

Zoning Description for 1919 Wills Road, Baltimore, MD 21222

Beginning at point on the south-east side of Wills Road, which is 30 feet wide at the distance of 292 feet north-east of the centerline of the nearest improved intersecting street Flood Road, which is 40 feet wide.

BEGINNING for the same at an iron pipe heretofore set on the southeast side of a Private Road leading through the Merritt Farm to Stansbury Lane at the beginning of the second line of the firstly described parcel of land in a Deed dated March 3, 1943 and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1285, folio 42 which was conveyed by Eliza C. Merritt to Herbert E. Merriken and wife, and running thence and binding on the southeast side of Private Road the two following courses and distances viz: North 41 degrees 24 minutes East 40 feet and North 23 degrees 17 minutes East 84.17 feet to an iron pipe thence leaving said road and running for a line of division south 48 degrees 36 minutes East running parallel with the above referred to second line of the firstly described parcel of land in the Deed from Merritt to Merriken 243 feet to the waters of Bear Creek thence binding on the waters of said Creek south 45 degrees 08 minutes West 120.25 feet to the end of said second line of said firstly described parcel of land which was conveyed by Merritt to Merriken and thence binding reversely on said second line North 48 degrees 36 minutes West 209 feet to the place of beginning. Containing 0.61 of an acre of land more or less.

As recorded in Baltimore County Deed Liber 24348, Folio 00069, containing 0.61 acre, located in the 12th Election District and 7th Council District.

2013-0041-A

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighborhood 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: 2013-0041-A
Petitioner: HANS RAJ
Address or Location: 1919 WILLS ROAD, BALTIMORE MD 21222

PLEASE FORWARD ADVERTISING BILL TO:

Name: HANS RAJ
Address: 1919 WILLS ROAD
BALTIMORE, MD 21222
Telephone Number: 443.413.7647

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

No. **87769**
 Date: **8/22/12**

PAID RECEIPT

BUSINESS ACTUAL TIME
 8/23/2012 8/22/2012 14:34:05
 RES MSD6 MAIL TTAY TST
 >>RECEIPT # 474218 8/22/2012
 Dept 5 328 ZONING VERIFICATION
 CR NO. 087769
 Recpt Tot \$75.00
 \$75.00 CK \$0.00
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$75

Total: **\$75**

Rec From: **HANS RAI**
 For: **2013-0041-A**
1910 WILLS RD, 21222

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

Darrell B. Mobley, Acting Secretary
Melinda B. Peters, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 8-28-12

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No 2013-0041-A
Variance
Koluch Property LLC
1919 Wilks Road.

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2013-0041-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

Steven D. Foster, Chief
Access Management Division

SDF/raz

9/13/12
WAK
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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE



TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: September 11, 2012

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 1919 Wills Road

INFORMATION:

Item Number: 13-041

Petitioner: Koluch Property, LLC

Zoning: ML-IM

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The petitioner requests a variance to permit the housing of pigeons on the subject property with 0.61 acres in lieu of the permitted 1-acre. There is a current code violation (case # 0293900) for pigeons and pigeon coup on the property, occupied by residents other than the property owner.

The Department of Planning visited the site and the pigeon coups are not visible from the public road. The property contains a large commercial type building with a residence to the rear. The property is chain link fenced.

The petitioner's request is a substantial variance request that could potentially have negative impacts on many of the neighboring properties. The number of pigeons that have taken residence on the subject property further exacerbates the aforementioned impact. As such, the Department of Planning recommends the petitioner's request be denied.

For further information concerning the matters stated here in, please contact Terri Kingeter at 410-887-3480.

Prepared by:

A handwritten signature in black ink, appearing to read "Craig R. Linn", written over a horizontal line.

Division Chief:
AVA/LL: CM

A handwritten signature in black ink, appearing to read "Andrea Van Arsdale", written over a horizontal line.

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: September 7, 2012

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For September 10, 2012
Item Nos. 2013-0004, 0032, 0033, 0034, 0035, 0036, 0038, 0039, 0040, 0041
0042 and 0044.

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

DAK:CEN

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-08102012-NO CCMMMENTS.doc

RE: PETITION FOR VARIANCE
1919 Wills Road; S/E Wills Road, 292' NE
Centerline of Flood Road
12th Election & 7th Councilmanic Districts
Legal Owner(s): Koluch Property LLC
Contract Purchaser(s): Hans Raj
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2013-041-A

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

RECEIVED

SEP 05 2012

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CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 5th day of September, 2012, a copy of the foregoing Entry of Appearance was mailed to Koluch Property, LLC, 4116 Southfield Drive, Baltimore, MD 21236 and Hans Raj, 1919 Wills Road, Baltimore, MD 21222, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



2013-0041-A



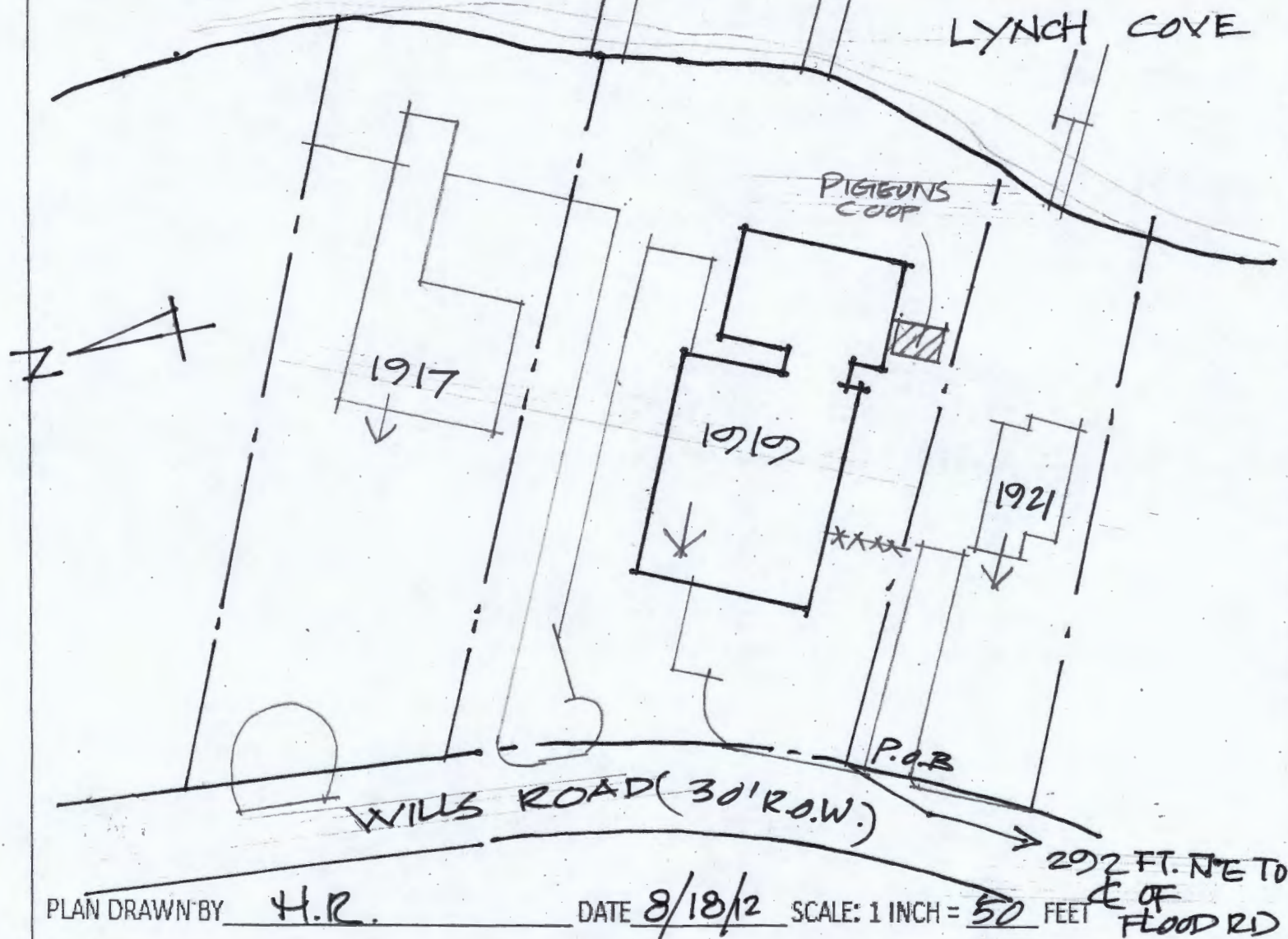
2013-0041-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 1919 WILLS RD, MD 21222 OWNER(S) NAME(S) KOLUCH PROP. LLC

SUBDIVISION NAME _____ LOT# _____ BLOCK# _____ SECTION# _____

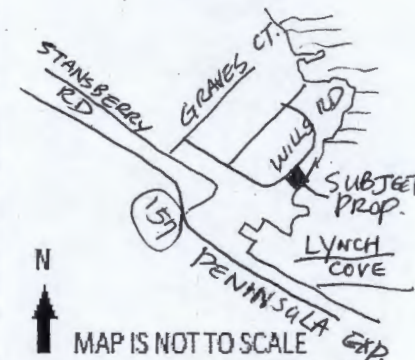
PLAT BOOK# _____ FOLIO# _____ 10 DIGIT TAX # 213022 DEED REF. # 24348100069



PLAN DRAWN BY H.R.

DATE 8/18/12 SCALE: 1 INCH = 50 FEET

SITE VICINITY MAP



ZONING MAP# 103C3

SITE ZONED ML-IM

ELECTION DISTRICT 12TH

COUNCIL DISTRICT 7TH

LOT AREA ACREAGE 0.61 AC.

OR SQUARE FEET _____

HISTORIC? NO

IN CBCA? YES

IN FLOOD PLAIN? YES

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? NIL

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

FA 0293900

2013-0041-A