

MEMORANDUM

DATE: July 2, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0254-A - Appeal Period Expired

The appeal period for the above-referenced case expired on June 28, 2013. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE *
(6 Liberty Ridge Court)
2nd Election District *
4th Councilmanic District *
Joel B. Margolies and Eileen R. Rosen *
Petitioners *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2013-0254-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings for Baltimore County as a Petition for Administrative Variance filed by the legal owners of the subject property, Joel B. Margolies and Eileen R. Rosen. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an accessory structure (garage) with a height of 18.5 ft. in lieu of the required 15 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments submitted from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 5, 2013, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to

ORDER RECEIVED FOR FILING

Date 5-29-13

By DW

indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to the garage height and usage, I will impose conditions that the accessory building not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 29th day of May, 2013, that a Variance from Section 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an accessory structure (garage) with a height of 18.5 ft. in lieu of the required 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. The Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners or subsequent owners shall not convert the subject garage into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.

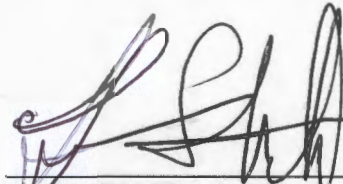
ORDER RECEIVED FOR FILING

Date 5-29-13

By law

3. The garage shall not be used for commercial purposes.

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



LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw

ORDER RECEIVED FOR FILING

Date 5-29-13

By [Signature]



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

May 29, 2013

Joel B. Margolies
Eileen R. Rosen
6 Liberty Ridge Court
Owings Mills, Maryland 21117

RE: PETITION FOR ADMINISTRATIVE VARIANCE
(6 Liberty Ridge Court)
Case No. 2013-0254-A

Dear Mr. Margolies and Ms. Rosen:

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

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Very truly yours,

A handwritten signature in black ink, appearing to read "L. Stahl", is written over the typed name.

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw
Enclosure



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

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

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

Address 6 LIBERTY RIDGE CT

which is presently zoned RC-4

Deed Reference 07951/00153

10 Digit Tax Account # 2000009376

Property Owner(s) Printed Name(s) JOEL B. MARGOLIES, EILEEN R. ROSEN

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

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

1. X ADMINISTRATIVE VARIANCE from section(s) 400.3 to permit an accessory structure (garage) with a height of 18 1/2 ft. in lieu of the required 15 ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. _____ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4-416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners:

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this 5-29-13 day of May, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Administrative Law Judge of Baltimore County

CASE NUMBER 2013-0254-A

Filing Date 4/26/13

Estimated Posting Date 5/05/13

Reviewer RBK

Affidavit in Support of Administrative Variance
(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 6 Liberty Ridge Ct. Owings Mills MD. 21117
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

The basement of our home is constantly damp because we have water seeping in from the foundation wall and up through the cement floor slab. Anything stored in the basement acquires a damp musty odor and over time becomes moldy. This prevents us from storing furniture clothing, household items, pictures etc. in this area for fear of it being destroyed. We plan on constructing a two story garage, 18'6" high, with the first level being used for garden equipment, etc. The second floor will be used for storage of household goods, tall clothing storage containers, shelving, and other items that would usually be stored in the basement like tool cabinets etc. At no time will this garage be used for living quarters. This garage will blend in with the appearance of our home with matching vinyl siding and shutters. It will be consistent in look and size with other garages in our neighborhood.

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

Eileen Rosen
Signature of Affiant

Eileen Rosen
Name- Print or Type

Joel Margolies
Signature of Affiant
Joel Margolies
Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13 day of April, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Eileen Rosen and Joel Margolies
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal

SUSAN A MEASE
NOTARY PUBLIC
CARROLL COUNTY
MARYLAND

Susan A Mease
Notary Public

6/28/2016
My Commission Expires

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

Eileen Rosen
Signature of Affiant

Eileen Rosen
Name- Print or Type

Joel Margolies
Signature of Affiant
Joel Margolies
Name- Print or Type

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STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13 day of April, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Eileen Rosen and Joel Margolies
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal

SUSAN A MEASE
NOTARY PUBLIC
CARROLL COUNTY
MARYLAND

Susan A Mease
Notary Public
6/28/2016
My Commission Expires

Liberty Ridge Ct.

ZONING DESCRIPTION for 6

Beginning at a point on the southwest side of Liberty Ridge Court , 50 ft. wide at a point northwest along that same court a distance of 1,551 ft. +/- from the centerline of Liberty Rd.

Being lot 18 in the subdivision of Reservoir Ridge as recorded in Baltimore County Plat Book 0054, Folio 0144 containing 3.27 acres. Located in the 2nd Election District and 4th Council District.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2013- 0254 -A Address 6 Liberty Ridge Ct.Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 4/26/13 Posting Date: 5/05/13 Closing Date: 05/20/13

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**Case Number 2013- 0254 -A Address 6 Liberty Ridge Ct.Petitioner's Name Joel Margolies & Eileen Rosen Telephone 410-655-9494Posting Date: 5/05/13 Closing Date: 05/20/13Wording for Sign: To Permit an accessory structure (garage) with a height of 18½ ft. in lieu of the required 15 ft.

Revised 7/06/11

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/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: 2013-0254-A
Petitioner: JOEL MARGOLIES & Eileen Rosch
Address or Location: 6 Liberty Ridge Ct., Owings Mills, Md, 21127

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: SAME

Telephone Number: 410-655-9494

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

No. **098554**

Date: **4/26/13**

PAID RECEIPT

BUSINESS ACTUAL TIME OFW
 4/29/2013 4/26/2013 12:04:25 5

REC MSGS WALKIN R006 LRD
 >>RECEIPT # 650478 4/26/2013 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$ 75.00

Dept 5 520 ZONING VERIFICATION
 CR NO. 098554

Recpt Tot \$75.00
 \$75.00 OK \$0.00 CA
 Baltimore County, Maryland

Total: **\$ 75.00**

Rec From: **Eileen Rosen**
 For: **Administrative Expenses**

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

**CASHIER'S
 VALIDATION**

John 0254

CERTIFICATE OF POSTING

Date: 5-5-13

RE: Case Number: 2013-0254-A

Petitioner/Developer: Joel Mangosier

Date of Hearing/Closing: 5-20-13

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 6 Liberty Ridge Ct

5-5-13

(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON

(Printed Name of Sign Poster)

1015 Old Barn Road

(Street Address of Sign Poster)

Parkton, MD 21120

(City, State, Zip Code of Sign Poster)

410-343-1443

(Telephone Number of Sign Poster)

ZONING NOTICE
ADMINISTRATIVE
VARIANCE

CASE # 2013-0254-A
TO PERMIT AN ACCESSORY STRUCTURE
(GARAGE) WITH A HEIGHT OF 18 1/2 FEET
IN L.V.U. OF THE REQUIRED 15 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 20-1271(XI), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 5-20-13.
ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT
OF PERMITS AND DEVELOPMENT MANAGEMENT, 301 WEST
CHESAPEAKE AVE., TOWSON, MD 21204-2099.
2013 MAY 20 10:55 AM

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>5-13</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>5-9</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>5-2</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>5-5</u>	by <u>Pilson</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☐	No ☐
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐	No ☐

Comments, if any: _____

Maryland Department of Assessments and Taxation
Real Property Data Search (vw2.1A)
BALTIMORE COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent Redemption](#)
[GroundRent Registration](#)

Account Identifier:

District - 02 Account Number - 2000009376

Owner Information

Owner Name: MARGOLIES JOEL B
ROSEN EILEEN R
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 6 LIBERTY RIDGE CT
OWINGS MILLS MD 21117
Deed Reference: 1) /07901/ 00153
2)

Location & Structure Information

Premises Address Legal Description
6 LIBERTY RIDGE CT 3.278 AC
0-0000

RESERVOIR RIDGE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	2
0066	0007	0572		0000			18	1	<u>Plat Ref:</u>	0054/ 0144

Special Tax Areas Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1988	2,406 SF	3.2700 AC	04

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT SIDING	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2013	07/01/2012	07/01/2013
<u>Land</u>	162,100	121,600		
<u>Improvements:</u>	219,200	193,800		
<u>Total:</u>	381,300	315,400	381,300	315,400
<u>Preferential Land:</u>	0			0

Transfer Information

<u>Seller:</u>	<u>Date:</u>	<u>Price:</u>
KLEIN RICHARD A	06/27/1988	\$235,000
<u>Type:</u>	<u>Deed1:</u>	<u>Deed2:</u>
ARMS LENGTH IMPROVED	/07901/ 00153	
<u>Seller:</u>	<u>Date:</u>	<u>Price:</u>
<u>Type:</u>	<u>Deed1:</u>	<u>Deed2:</u>
<u>Seller:</u>	<u>Date:</u>	<u>Price:</u>
<u>Type:</u>	<u>Deed1:</u>	<u>Deed2:</u>

Exemption Information

<u>Partial Exempt Assessments</u>	<u>Class</u>	07/01/2012	07/01/2013
<u>County</u>	000	0.00	
<u>State</u>	000	0.00	
<u>Municipal</u>	000	0.00	0.00

Tax Exempt: Special Tax Recapture:
Exempt Class: NONE

Homestead Application Information

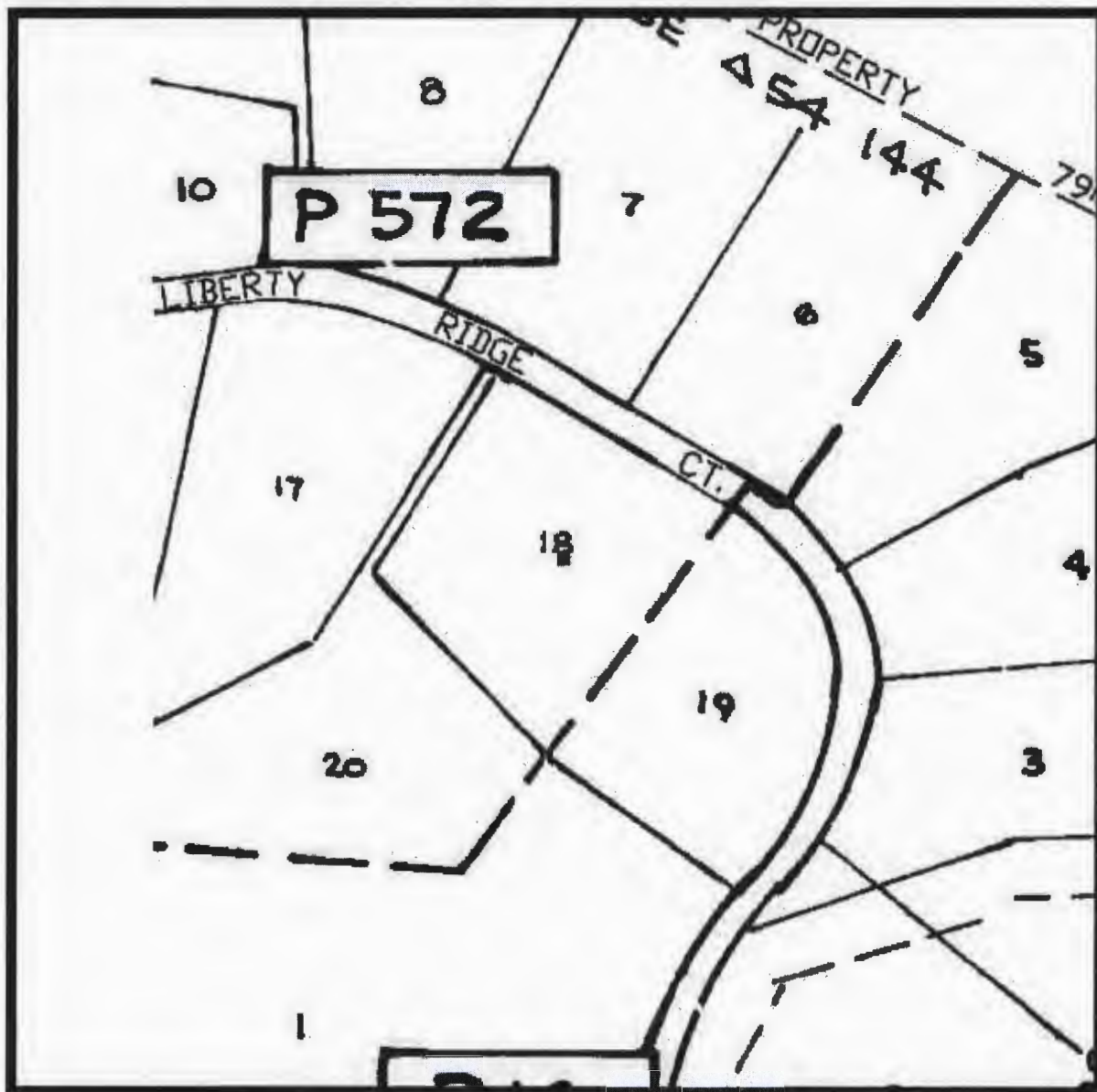
Homestead Application Status: Approved 10/16/2012



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)

District - 02 Account Number - 2000009376



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Property maps provided courtesy of the Maryland Department of Planning ©2010.
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml



KEVIN KAMENETZ
County Executive

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

May 21, 2013

Joel & Eileen Rosen
6 Liberty Ridge Court
Owings Mills MD 21117

RE: Case Number: 2013-0254 A, Address: 6 Liberty Ridge Court

Dear Mr. & Ms. Rosen:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 26, 2013. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: May 13, 2013

FROM: Dennis A. Kennedy, ^{DAK}Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For May 10, 2013
Item Nos. 2013- 0241, 0244, 0245, 0246,0248, 0250,0251,0252,0253
and 0254.

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

DAK:CEN
Cc: file

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: May 9, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0254-A
Address 6 Liberty Ridge Court
(Margolies/ Rosen Property)

Zoning Advisory Committee Meeting of May 6, 2013.

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

Reviewer: *Jeff Livingston – Development Coordination*

RECEIVED

MAY 09 2013

OFFICE OF ADMINISTRATIVE HEARINGS

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



MARYLAND DEPARTMENT OF TRANSPORTATION

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

Date: 5-2-13

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

RE: Baltimore County

Item No. 2013-0254-A
Administrative Variance
Joel Margolies
Eileen Rosen
6 Liberty Ridge Court

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. 2013-0254-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,

A handwritten signature in blue ink, appearing to read "Steven D. Foster".

Steven D. Foster, Chief
Access Management Division

SDF/raz

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.roads.maryland.gov



#0254





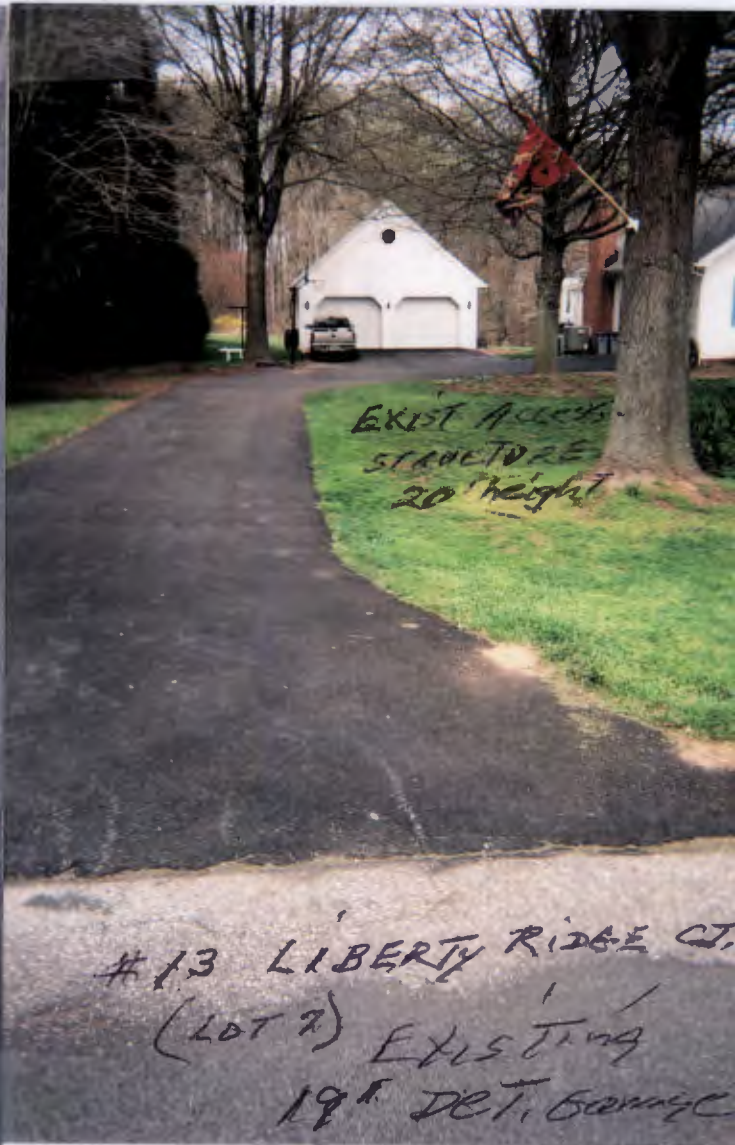
d
he



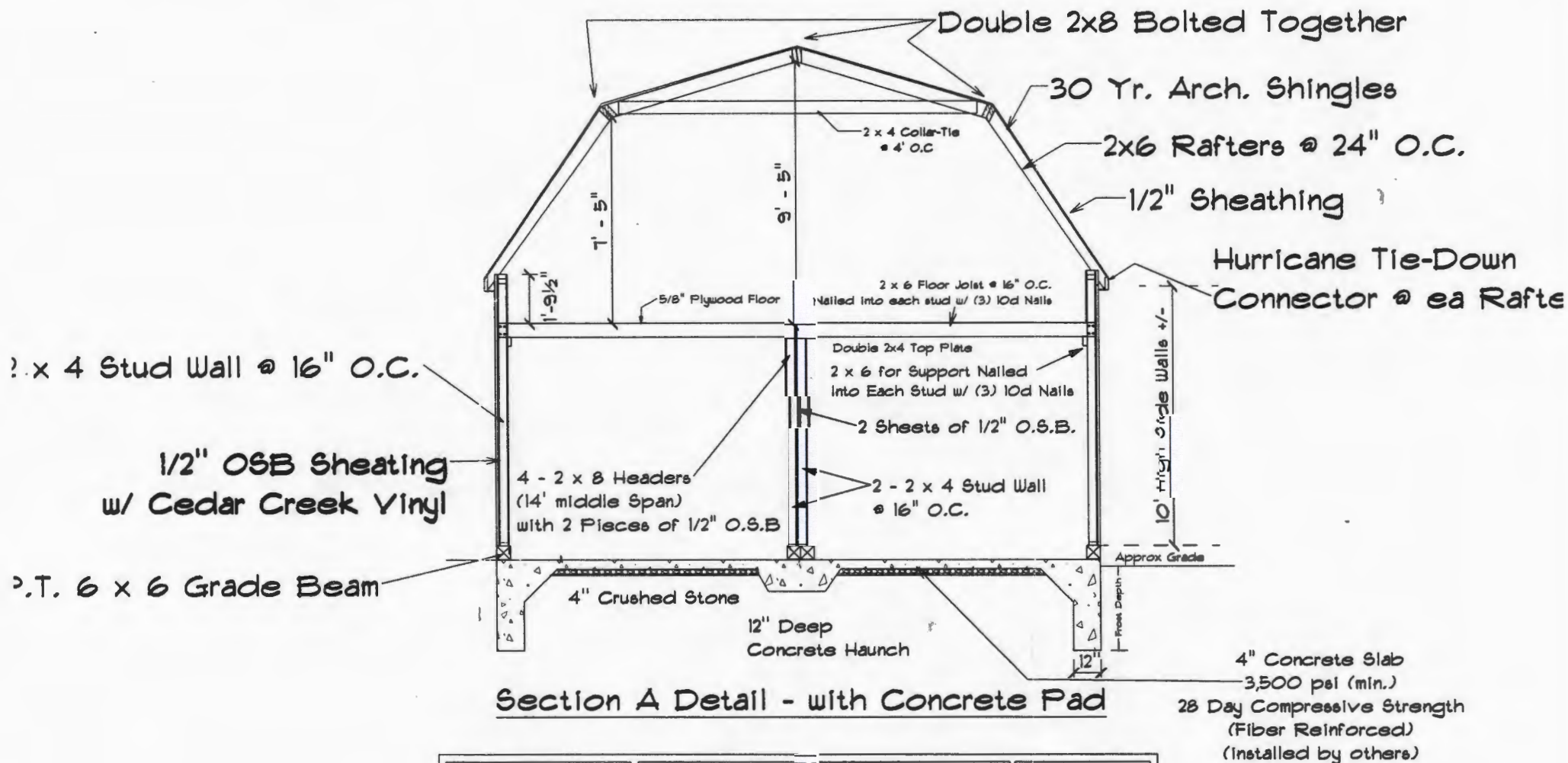








2013-0254 A



Construction Notes:

Snow Load: 55 psf
Wind Load: 90 mph
Weathering: Severe
Termite: Moderate to Heavy
Decay: Slight to Moderate
Flood Hazard: see Local Flood Map

Builders:

Stoltzfus Structures
5075 Lower Valley Road
Aiglen, Pa 19130
www.mysheds.net

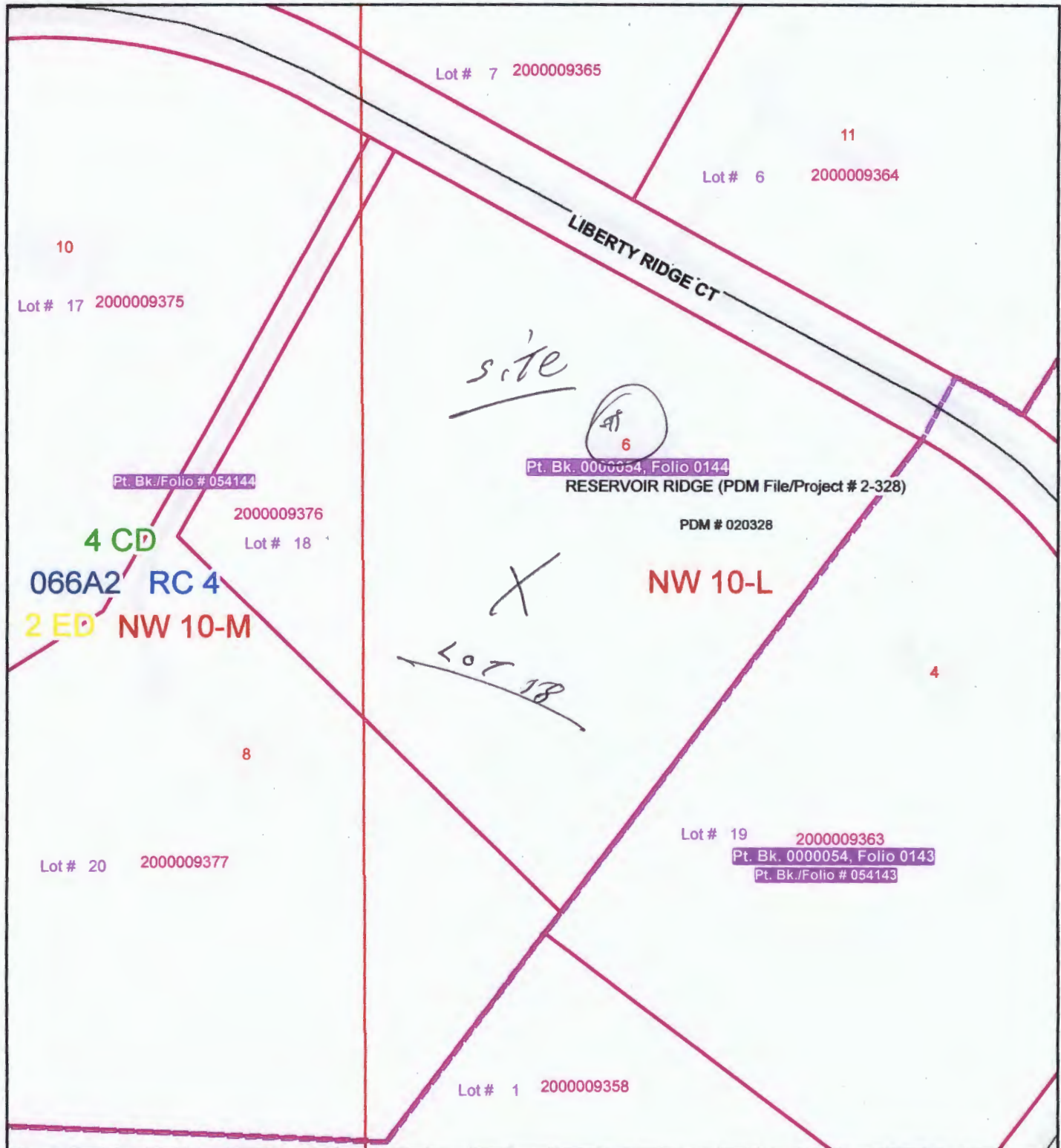
Job Name:

Joe Margois
6 Liberty Ridge Ct
Owenings Mills MD 21117

Dimensions:

24'X24'
2 Car Garage

6 LIBERTY RIDGE COURT



Publication Date: 2/28/2013



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 25 50 100 150 200 Feet

1 inch = 100 feet

0254

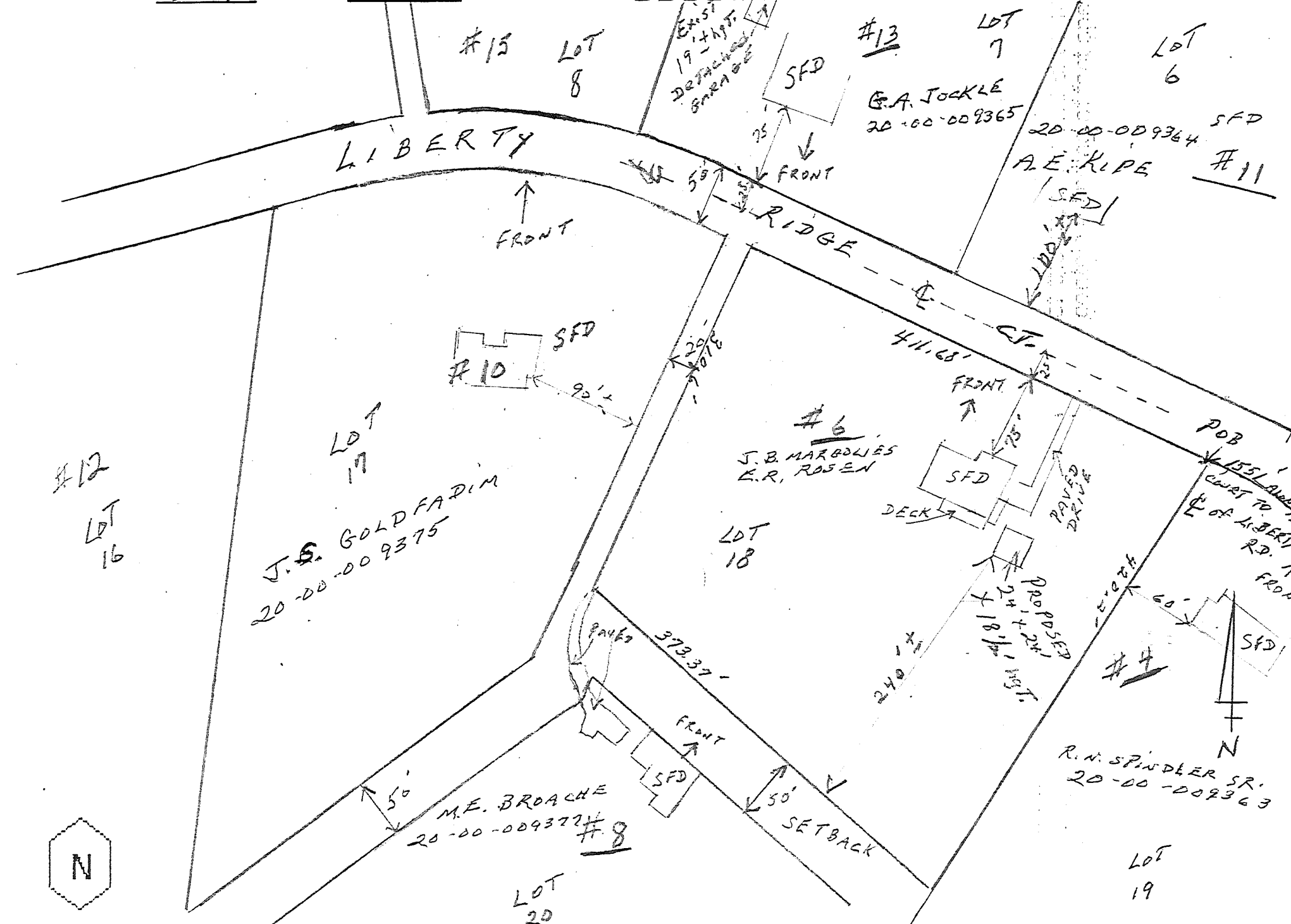
ADMINISTRATIVE

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

ADDRESS 6 LIBERTY RIDGE CT OWNER(S) NAME(S) JOEL B. MARGOLIES, EILEEN R. ROSEN

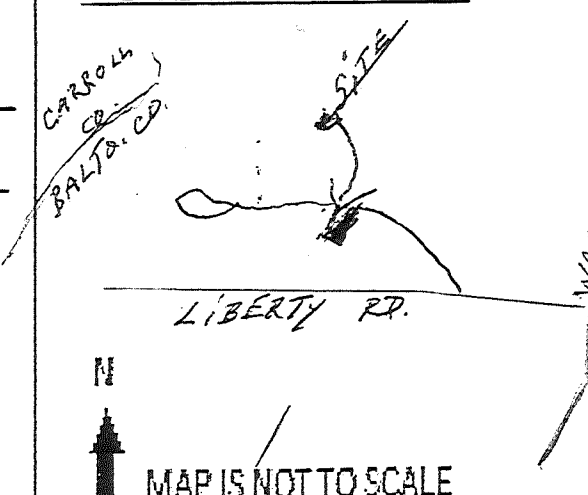
SUBDIVISION NAME RESERVOIR RIDGE LOT # 18 BLOCK # 1 SECTION # —

PLAT BOOK # 0054 FOLIO # 0144 10 DIGIT TAX # 20 00 00 22 26 DEED REF. # 0290100153



PLAN DRAWN BY John J. Martin Jr. DATE 4-21-13 SCALE: 1 INCH = 100 FEET

SITE VICINITY MAP



ZONING MAP # 166A2 (OLD MAP # NW 10-)
 SITE ZONED RC-4
 ELECTION DISTRICT 2ND
 COUNCIL DISTRICT 4th
 LOT AREA ACREAGE 3.27
 OR SQUARE FEET 142,441.±
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS: PUBLIC — PRIVATE X
 SEWER IS: PUBLIC — PRIVATE X
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

N/A
N/A
N/A
 VIOLATION CASE INFO:
N/A

FLOOD ZONE: X UNSHADED (FORMERLY ZONE C)

MAP GRID PARCEL
 0066 0007 0572

PDM # 02-328

RESERVOIR RIDGE PLAT 2
 SECOND AMD.

WELL in FRONT yard
 3 SEPTIC AREAS - REEN "

Pet. Exh. 1 #0254