

M E M O R A N D U M

DATE: July 22, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0275-SPH – Appeal Period Expired

The appeal period for the above-referenced case expired on July 21, 2016. 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 SPECIAL HEARING	*	BEFORE THE
(11505 Jerome Avenue)		
11 th Election District	*	OFFICE OF
6 th Council District		
	*	ADMINISTRATIVE HEARINGS
Isaac Properties, LLC		
Legal Owner	*	FOR BALTIMORE COUNTY
Petitioner	*	Case No. 2016-0275-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed on behalf of Isaac Properties, LLC, legal owner. The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations (“B.C.Z.R.”) to allow the density anomaly on Lot 1 of Minor Subdivision 16-002M.

Jake Ruppert and Rick Richardson from Richardson Engineering, LLC appeared in support of the petition. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. A Zoning Advisory Committee (ZAC) comment was received from the Department of Planning (DOP). That agency does not oppose the request.

The subject property is 2.54 acres and split-zoned DR 2 and DR 3.5. The property is improved with an existing single-family dwelling, and Petitioner is in the process of creating a three lot (i.e., two additional lots) minor subdivision on the property. In reviewing that subdivision, the zoning office informed Petitioner special hearing relief was required due to an “anomaly” on proposed Lot 1. Stated in the simplest terms, though Lot 1 is 20,064 square feet, which satisfies the minimum lot size in the DR 2 zone, a portion of the lot is zoned DR 3.5. Citing B.C.Z.R. §1B01.2.A.1, the zoning office instructed Petitioner to file for a special hearing.

ORDER RECEIVED FOR FILING

Date 6/21/16

By SEN

After reviewing the plan and regulations, I do not believe any "anomaly" exists on proposed Lot 1. The regulations contain a provision (§1B01.2.A.2) concerning tracts of land divided by a zone boundary, although the provision is only applicable in DR 10.5 and DR 16 zones. Even if that regulation was applicable, I believe Petitioner would be entitled to the three lots as shown on the plan. According to the density chart on the site plan (Ex. 1, n.3) the overall tract could support 5 density units, yet Petitioner proposes only 3 single family dwellings on the tract. Also, the great majority of the tract is zoned DR 2, with just a small portion zoned DR 3.5. The DR 3.5 zone is of course a higher density zone, yet Petitioner is not seeking to obtain additional density due to this fact. The minimum lot size is satisfied, and for the above reasons I believe granting the petition is within the spirit and intent of the Regulations.

THEREFORE, IT IS ORDERED this 21st day of **June, 2016** by this Administrative Law Judge, that the Petition for Special Hearing pursuant to B.C.Z.R. § 500.7 to allow the density anomaly on Lot 1 of Minor Subdivision 16-002M, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

ORDER RECEIVED FOR FILING

Date 6/21/16
By Sen

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh

ORDER RECEIVED FOR FILING

Date 6/21/16

By slh



PETITION FOR ZONING HEARING(S)

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

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

Address 11505 Jerome Avenue which is presently zoned DR 3.5 & DR 5.5

Deed References: 32229/462 10 Digit Tax Account # 1600003710

Property Owner(s) Printed Name(s) Isaac Properties, 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. X a Special Hearing 500.7

Special Hearing to allow the density anomaly on lot 1 of Minor Subdivision 16-002M pursuant to BCZR 1B01.2.A.1.

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

3. a Variance from Section(s)

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

TO BE PRESENTED AT THE HEARING

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code / Telephone # / Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code / Telephone # / Email Address

Legal Owners (Petitioners):

Isaac Properties, LLC/

Name #1 - Type or Print Name #2 - Type or Print

Signature #1 Signature #2

9654A Belair Road Baltimore MD

Mailing Address City State

21236 / 410-256-0793 / jake.ruppert@rupperthomesinc.com

Zip Code Telephone # Email Address

Representative to be contacted:

Richardson Engineering, LLC

Name - Type or Print

Signature

30 E. Padonia Road, Suite 500 Timonium MD

Mailing Address City State

21093 / 410-560-1502 / Rick@RichardsonEngineering.net

Zip Code Telephone # Email Address

CASE NUMBER 2016-0275-SPH Filing Date 5/6/16

Do Not Schedule Dates: Reviewer JS

**ZONING DESCRIPTION
11505 JEROME AVENUE
11TH ELECTION DISTRICT
6TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the East side of Allender Road (70' right-of-way) at a distance of 100 feet South from the centerline intersection of Allender Road and Jerome Avenue (50' right-of-way), thence binding on the East side right-of-way line of Allender Road the following courses and distances; (1) North 29 degrees 42 minutes 22 seconds West 56.59 feet, (2) North 07 degrees 21 minutes 25 seconds West 18.63 feet to a point on the South side right-of-way line of Jerome Avenue, thence binding on said right-of-way (3) North 60 degrees 17 minutes 01 seconds East 22.93 feet, (4) by a curve to the left with an arc length of 98.56 feet and a radius of 225.00 feet, (5) North 35 degrees 11 minutes 08 seconds East 47.36 feet, thence leaving the south side right-of-way (6) North 54 degrees 48 minutes 52 seconds West 25.00 feet to the centerline of Jerome Avenue, thence binding on said centerline (7) North 34 degrees 35 minutes 48 seconds East 137.75 feet, (8) North 36 degrees 17 minutes 37 seconds East 90.68 feet, (9) North 38 degrees 03 minutes 20 seconds East 30.60 feet, thence along a line of division (10) South 71 degrees 51 minutes 45 seconds 409.24 feet to a point on the North side right-of-way of the B & O Railroad, thence binding on said right-of-way (11) South 65 degrees 12 minutes 15 seconds West 670.14 feet to the point of beginning;

Containing a net area of 103,598 square feet, or 2.378 acres of land, more or less.

2016-0775-SP4



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 4214524

Sold To:

Isaac Properties Inc - CU00540699
9654A Belair Rd
Nottingham,MD 21236-1107

Bill To:

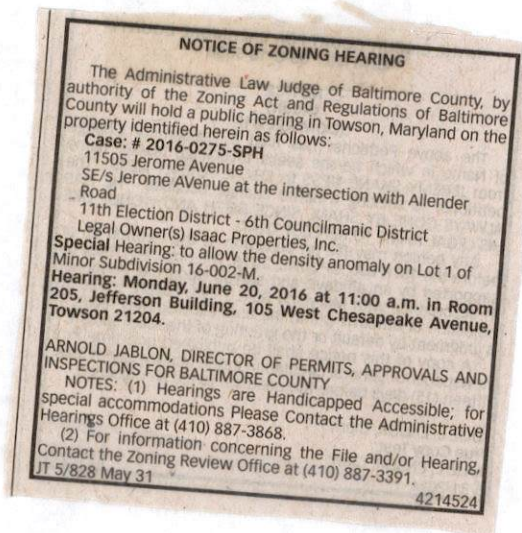
Isaac Properties Inc - CU00540699
9654A Belair Rd
Nottingham,MD 21236-1107

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

May 31, 2016

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising



CERTIFICATE OF POSTING

2016-0275-SPH

RE: Case No.: _____

Petitioner/Developer: _____

Isaac Properties, Inc

June 20, 2016

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

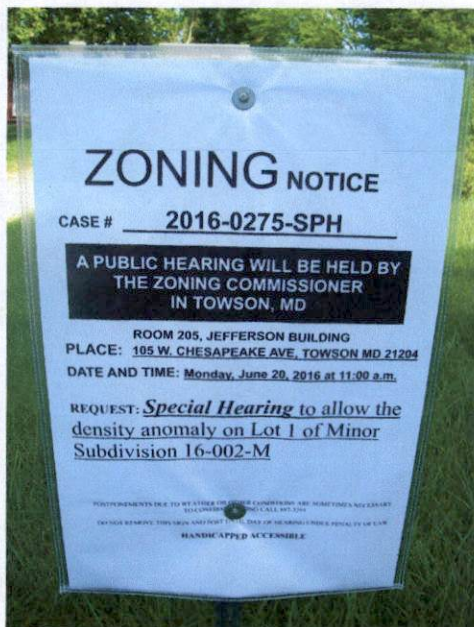
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

11505 Jerome Ave

May 31, 2016

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

May 31, 2016

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



KEVIN KAMENETZ
County Executive

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

May 23, 2016

NOTICE OF ZONING HEARING

The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2016-0275-SPH

11505 Jerome Avenue
SE/s Jerome Avenue at the intersection with Allender Road
11th Election District – 6th Councilmanic District
Legal Owners: Isaac Properties, Inc.

Special Hearing to allow the density anomaly on Lot 1 of Minor Subdivision 16-002-M.

Hearing: Monday, June 20, 2016 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Isaac Properties, Inc., 9654A Belair Road, Baltimore 21236
Richardson Engineering, 30 E. Padonia Road, Ste. 500, Timonium 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MAY 31, 2016.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 31, 2016 Issue - Jeffersonian

Please forward billing to:
Jake Ruppert
Isaac Properties, Inc.
9654A Belair Road
Baltimore, MD 21236

410-256-0793

NOTICE OF ZONING HEARING

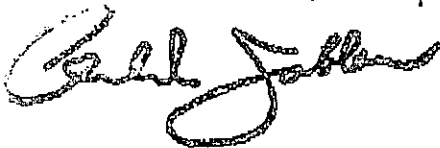
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105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR SPECIAL HEARING
11505 Jerome Avenue; SE/S Jerome Avenue
At intersection with Allender Road
11th Election & 6th Councilmanic Districts
Legal Owner(s): Isaac Properties LLC
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2016-275-SPH

* * * * *

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

MAY 18 2016

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of May, 2016, a copy of the foregoing Entry of Appearance was mailed to Richardson Engineering, LLC, 30 E. Padonia Road, Suite 500, Timonium, Maryland 21093, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2016-0775-SP4
Property Address: 11505 XERONE AVENUE
Property Description: _____
Legal Owners (Petitioners): ISAAC PROPERTIES
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: ISAAC PROPERTIES, LLC
Company/Firm (if applicable): JAKE RUPPERT
Address: 9654A BELAIR RD
BALTIMORE MD 21236
Telephone Number: 410-256-0793

Revised 5/20/2014

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

No. 139244

Date: 5/6/16

PAID RECEIPT

BUSINESS ACTUAL TIME
5/09/2016 5/06/2016 11:02:31 2

RG 4502 WALKIN JENA JEE
RECEIPT # 965394 5/06/2016 OFLI
Amt 3 528-EDGING VERIFICATION
ID. 139244

Receipt Tot \$75.00
\$75.00 - CR 1.00 CA
Baltimore County, Maryland

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

Total: \$ 75.00

Rec From: KMAC PROPERTIES, LLC

For: 2016-0775-SPH

DISTRIBUTION

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

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

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

June 14, 2016

Isaac Properties LLC
9654 A Belair Road
Baltimore MD 21236

RE: Case Number: 2016-0275 SPH, Address: 11505 Jerome Avenue

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 6, 2016. 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: jaw

Enclosures

c: People's Counsel
Richardson Engineering LLC, 30 E Padonia Avenue, Suite 500, Timonium MD 21093

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 5/16/16

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2016-0275-SPH

Special Hearing
Isaac Properties LLC.
11505 Jerome Avenue

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in blue ink that reads 'Richard A. Zeller'.

Wendy Wolcott, PLA
Acting Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

6-20

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: June 1, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-275

RECEIVED

JUN 10 2016

INFORMATION:

Property Address: 11505 Jerome Avenue
Petitioner: Isaac Properties, LLC
Zoning: DR 3.5, DR 5.5
Requested Action: Special Hearing

OFFICE OF ADMINISTRATIVE HEARINGS

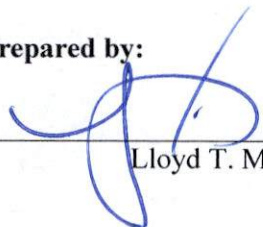
The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve a density anomaly for lot 1 of 11505 Jerome Avenue, minor subdivision 16-002M.

A site visit was conducted on February 3, 2016. The site is the subject of a proposed 3-lot minor subdivision, PAI project number 16-002 M. Department approval of the minor subdivision development plan is contingent upon the decision in this case.

The Department has no objection to granting the petitioned zoning relief.

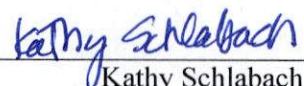
For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Ngone Seye Diop
Patrick C. Richardson, Jr., Richardson Engineering, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM



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

DATE: June 1, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-275

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RECEIVED

JUN 14 2016

OFFICE OF ADMINISTRATIVE HEARINGS

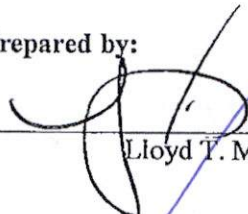
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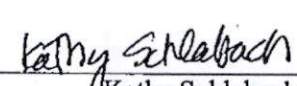
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AVA/KS/LTM/ka

c: Ngone Seye Diop
Patrick C. Richardson, Jr., Richardson Engineering, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

6-20

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

MAY 18 2016



OFFICE OF ADMINISTRATIVE HEARINGS

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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: May 18, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0275-SPH
Address 11505 Jerome Avenue
(Isaac Property)

Zoning Advisory Committee Meeting of May 23, 2016.

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

Reviewer: Steve Ford

Date: 05-18-2016

TO WCR

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
DATE: May 20, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For May 20, 2016
Item No. 2016-0178, 0273, 0274, 0275, 0276, 0277, 0278, 0280 and
0281

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\ZAC05232016.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

FROM: Jeff Livingston, Department of Environmental Protection and
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Reviewer: Steve Ford

Date: 05-18-2016

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM



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

DATE: June 1, 2016

FROM: Andrea Van Arsdale
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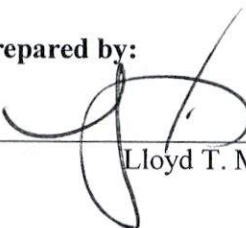
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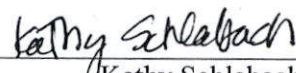
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Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Ngone Seye Diop
Patrick C. Richardson, Jr., Richardson Engineering, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

DATE 6/20/2016

PETITIONER'S SIGN-IN SHEET

[illegible]

C H E C K L I S TSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment

5/20

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

N/C

5/18

DEPS
(if not received, date e-mail sent _____)

N/C

FIRE DEPARTMENT

6/1

PLANNING
(if not received, date e-mail sent _____)C/no
obj

5/16

STATE HIGHWAY ADMINISTRATION

no obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

5/31/16

SIGN POSTING Date: _____

5/31/16

by SSG Black

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

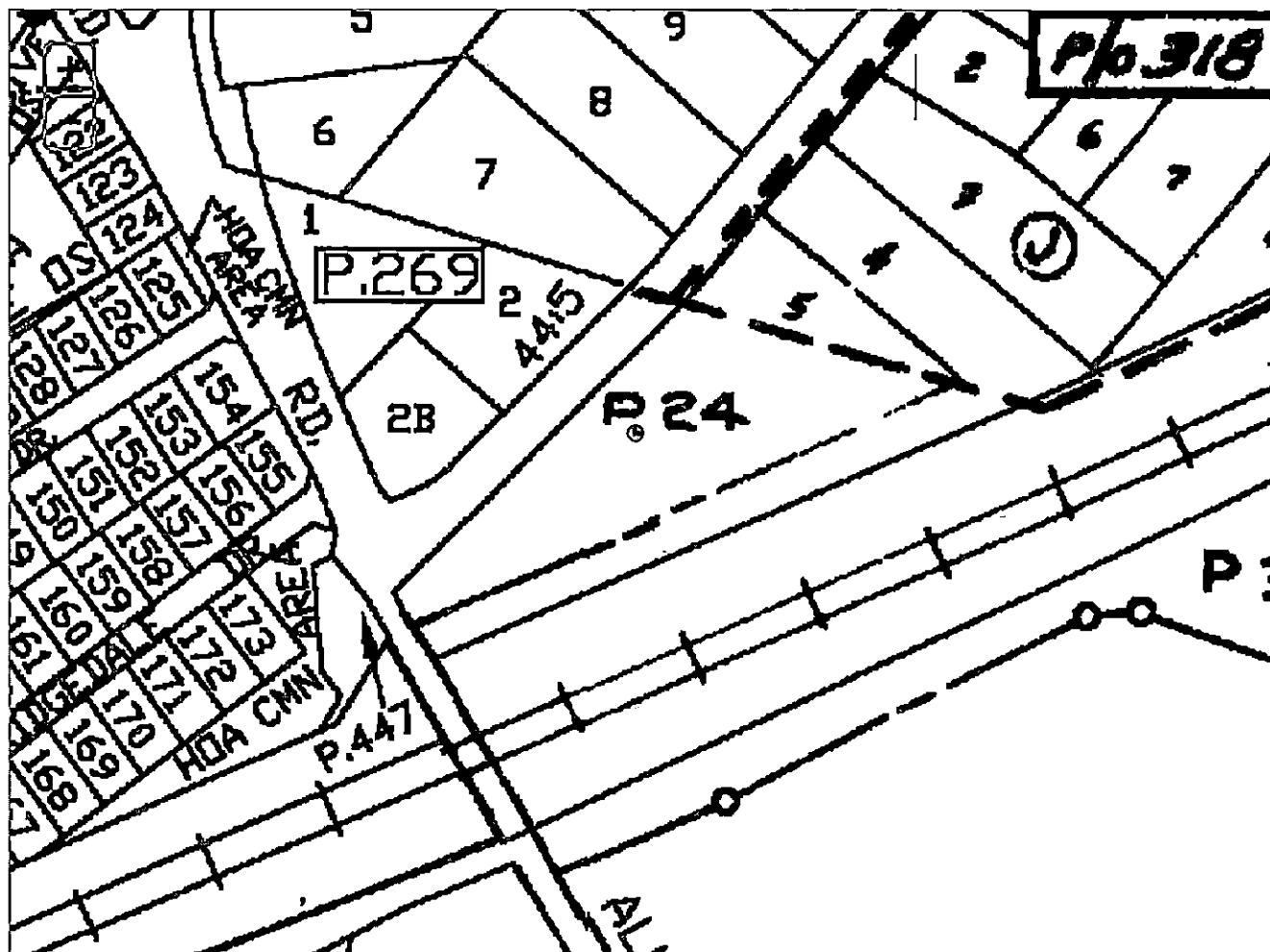
Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map				View GroundRent Redemption				View GroundRent Registration			
Account Identifier:				District - 11 Account Number - 1600003710							
Owner Information											
Owner Name:				ISAAC PROPERTY LLC				Use:		RESIDENTIAL	
Mailing Address:				1314 RICHARDSON ST BALTIMORE MD 21230-				Principal Residence:		NO	
								Deed Reference:		/36864/ 00001	
Location & Structure Information											
Premises Address:				11505 JEROME AVE 0-0000				Legal Description:		2.3720 AC ES ALLENDER RD SE COR JEROME AVE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:		
0073	0008	0024		0000				2015	Plat Ref:		
Special Tax Areas:						Town:		NONE			
						Ad Valorem:					
						Tax Class:					
Primary Structure Built			Above Grade Enclosed Area			Finished Basement Area		Property Land Area		County Use	
1975			1,404 SF					2.3700 AC		04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation					
1	YES	STANDARD UNIT	FRAME	1 full/ 1 half	1Att/1Det						
Value Information											
			Base Value	Value As of 01/01/2015		Phase-in Assessments As of 07/01/2015		As of 07/01/2016			
Land:			136,400	136,400							
Improvements			147,900	176,400							
Total:			284,300	312,800		293,800		303,300			
Preferential Land:			0					0			
Transfer Information											
Seller: TRENT LEWIS R,JR				Date: 11/10/2015				Price: \$325,000			
Type: ARMS LENGTH IMPROVED				Deed1: /36864/ 00001				Deed2:			
Seller: TRENT LEWIS R JR				Date: 06/22/2012				Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /32229/ 00462				Deed2:			
Seller: HESS HANNA V				Date: 10/02/1973				Price: \$11,000			
Type: ARMS LENGTH IMPROVED				Deed1: /05399/ 00427				Deed2:			
Exemption Information											
Partial Exempt Assessments:			Class	07/01/2015				07/01/2016			
County:			000	0.00							
State:			000	0.00							
Municipal:			000	0.00 0.00				0.00 0.00			
Tax Exempt:				Special Tax Recapture:							
Exempt Class:				NONE							
Homestead Application Information											
Homestead Application Status: No Application											

Baltimore County

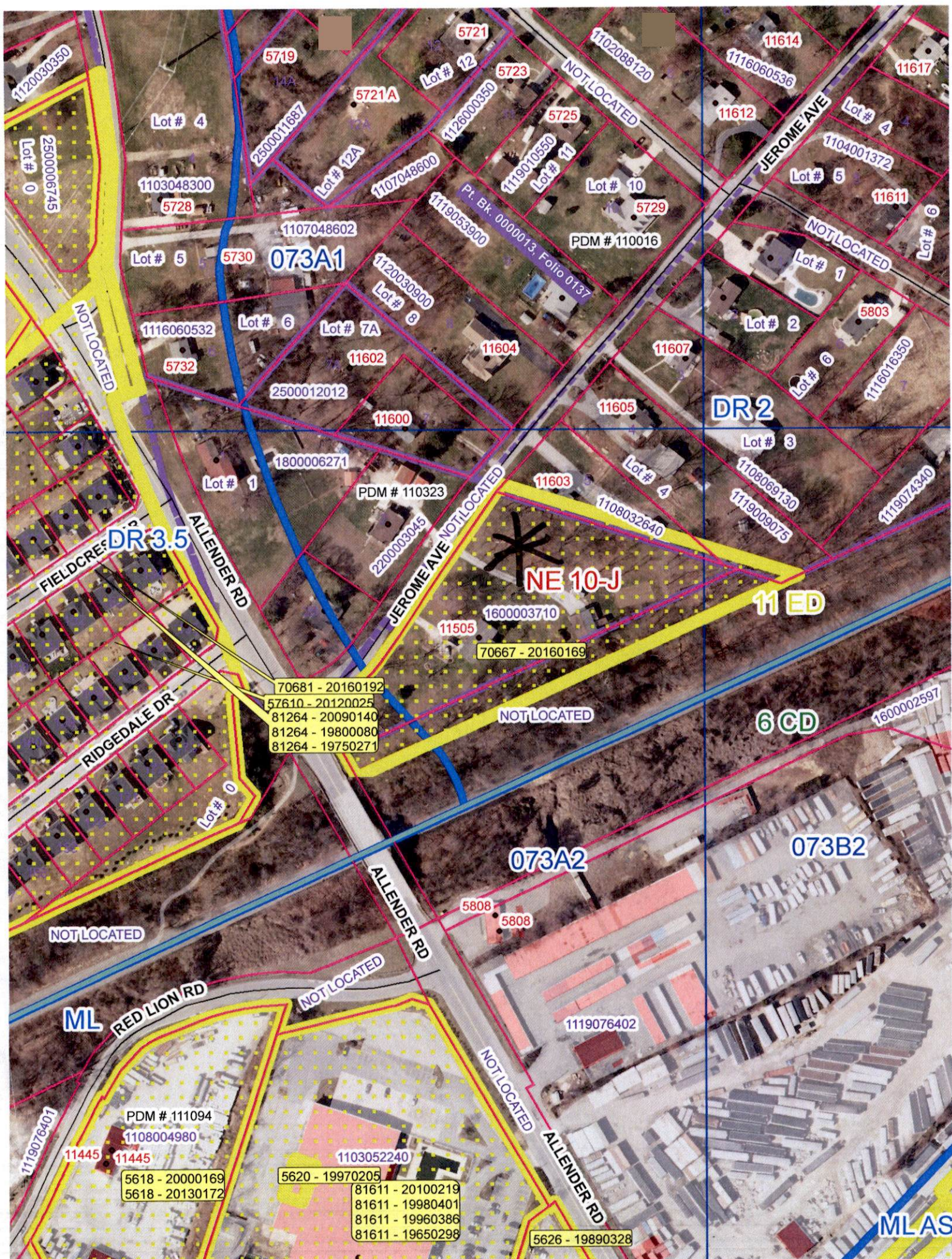
New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **11** Account Number: **1600003710**

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 (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



M E M O R A N D U M

DATE: July 22, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0275-SPH – Appeal Period Expired

The appeal period for the above-referenced case expired on July 21, 2016. 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 SPECIAL HEARING * BEFORE THE
(11505 Jerome Avenue) *
11th Election District * OFFICE OF
6th Council District *
Isaac Properties, LLC * ADMINISTRATIVE HEARINGS
Legal Owner * FOR BALTIMORE COUNTY
Petitioner * Case No. 2016-0275-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed on behalf of Isaac Properties, LLC, legal owner. The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to allow the density anomaly on Lot 1 of Minor Subdivision 16-002M.

Jake Ruppert and Rick Richardson from Richardson Engineering, LLC appeared in support of the petition. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. A Zoning Advisory Committee (ZAC) comment was received from the Department of Planning (DOP). That agency does not oppose the request.

The subject property is 2.54 acres and split-zoned DR 2 and DR 3.5. The property is improved with an existing single-family dwelling, and Petitioner is in the process of creating a three lot (i.e., two additional lots) minor subdivision on the property. In reviewing that subdivision, the zoning office informed Petitioner special hearing relief was required due to an "anomaly" on proposed Lot 1. Stated in the simplest terms, though Lot 1 is 20,064 square feet, which satisfies the minimum lot size in the DR 2 zone, a portion of the lot is zoned DR 3.5. Citing B.C.Z.R. §1B01.2.A.1, the zoning office instructed Petitioner to file for a special hearing.

ORDER RECEIVED FOR FILING

Date 6/21/16

By Sen

After reviewing the plan and regulations, I do not believe any "anomaly" exists on proposed Lot 1. The regulations contain a provision (§1B01.2.A.2) concerning tracts of land divided by a zone boundary, although the provision is only applicable in DR 10.5 and DR 16 zones. Even if that regulation was applicable, I believe Petitioner would be entitled to the three lots as shown on the plan. According to the density chart on the site plan (Ex. 1, n.3) the overall tract could support 5 density units, yet Petitioner proposes only 3 single family dwellings on the tract. Also, the great majority of the tract is zoned DR 2, with just a small portion zoned DR 3.5. The DR 3.5 zone is of course a higher density zone, yet Petitioner is not seeking to obtain additional density due to this fact. The minimum lot size is satisfied, and for the above reasons I believe granting the petition is within the spirit and intent of the Regulations.

THEREFORE, IT IS ORDERED this 21st day of **June, 2016** by this Administrative Law Judge, that the Petition for Special Hearing pursuant to B.C.Z.R. § 500.7 to allow the density anomaly on Lot 1 of Minor Subdivision 16-002M, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

ORDER RECEIVED FOR FILING

Date 6/21/16
By sen

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slm

ORDER RECEIVED FOR FILING

Date 6/21/16

By slm



PETITION FOR ZONING HEARING(S)

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

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

Address 11505 Jerome Avenue which is presently zoned DR 3.5 & DR 5.5
 Deed References: 32229/462 10 Digit Tax Account # 1600003710
 Property Owner(s) Printed Name(s) Isaac Properties, 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. X a Special Hearing 500.7

Special Hearing to allow the density anomaly on lot 1 of Minor Subdivision 16-002M pursuant to BCZR 1B01.2.A.1.

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

3. a Variance from Section(s)

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

TO BE PRESENTED AT THE HEARING

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code / Telephone # / Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code / Telephone # / Email Address

Legal Owners (Petitioners):

Isaac Properties, LLC/

Name #1 - Type or Print Name #2 - Type or Print

Signature #1 [Signature] Signature #2

9654A Belair Road Baltimore MD
 Mailing Address City State

21236 / 410-256-0793 / jake.ruppert@rupperthomesinc.com
 Zip Code Telephone # Email Address

Representative to be contacted:

Richardson Engineering, LLC

Name - Type or Print

Signature

30 E. Padonia Road, Suite 500 Timonium MD
 Mailing Address City State

21093 / 410-560-1502 / Rick@RichardsonEngineering.net
 Zip Code Telephone # Email Address

CASE NUMBER 2016-0275-SPH Filing Date 5/6/16

Do Not Schedule Dates: Reviewer JS

**ZONING DESCRIPTION
11505 JEROME AVENUE
11TH ELECTION DISTRICT
6TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the East side of Allender Road (70' right-of-way) at a distance of 100 feet South from the centerline intersection of Allender Road and Jerome Avenue (50' right-of-way), thence binding on the East side right-of-way line of Allender Road the following courses and distances; (1) North 29 degrees 42 minutes 22 seconds West 56.59 feet, (2) North 07 degrees 21 minutes 25 seconds West 18.63 feet to a point on the South side right-of-way line of Jerome Avenue, thence binding on said right-of-way (3) North 60 degrees 17 minutes 01 seconds East 22.93 feet, (4) by a curve to the left with an arc length of 98.56 feet and a radius of 225.00 feet, (5) North 35 degrees 11 minutes 08 seconds East 47.36 feet, thence leaving the south side right-of-way (6) North 54 degrees 48 minutes 52 seconds West 25.00 feet to the centerline of Jerome Avenue, thence binding on said centerline (7) North 34 degrees 35 minutes 48 seconds East 137.75 feet, (8) North 36 degrees 17 minutes 37 seconds East 90.68 feet, (9) North 38 degrees 03 minutes 20 seconds East 30.60 feet, thence along a line of division (10) South 71 degrees 51 minutes 45 seconds 409.24 feet to a point on the North side right-of-way of the B & O Railroad, thence binding on said right-of-way (11) South 65 degrees 12 minutes 15 seconds West 670.14 feet to the point of beginning;

Containing a net area of 103,598 square feet, or 2.378 acres of land, more or less.

2016-0775-SP4



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 4214524

Sold To:

Isaac Properties Inc - CU00540699
9654A Belair Rd
Nottingham, MD 21236-1107

Bill To:

Isaac Properties Inc - CU00540699
9654A Belair Rd
Nottingham, MD 21236-1107

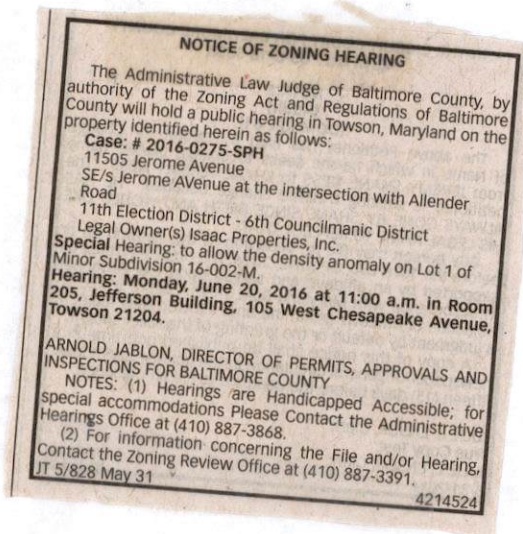
Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

May 31, 2016

The Baltimore Sun Media Group

By S. Wilkinson

Legal Advertising



CERTIFICATE OF POSTING

2016-0275-SPH

RE: Case No.: _____

Petitioner/Developer: _____

Isaac Properties, Inc

June 20, 2016

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

11505 Jerome Ave

May 31, 2016

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

May 31, 2016

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





KEVIN KAMENETZ
County Executive

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

May 23, 2016

NOTICE OF ZONING HEARING

The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2016-0275-SPH

11505 Jerome Avenue
SE/s Jerome Avenue at the intersection with Allender Road
11th Election District – 6th Councilmanic District
Legal Owners: Isaac Properties, Inc.

Special Hearing to allow the density anomaly on Lot 1 of Minor Subdivision 16-002-M.

Hearing: Monday, June 20, 2016 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Isaac Properties, Inc., 9654A Belair Road, Baltimore 21236
Richardson Engineering, 30 E. Padonia Road, Ste. 500, Timonium 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MAY 31, 2016.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 31, 2016 Issue - Jeffersonian

Please forward billing to:
Jake Ruppert
Isaac Properties, Inc.
9654A Belair Road
Baltimore, MD 21236

410-256-0793

NOTICE OF ZONING HEARING

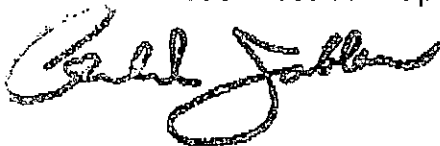
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105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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RE: PETITION FOR SPECIAL HEARING
11505 Jerome Avenue; SE/S Jerome Avenue
At intersection with Allender Road
11th Election & 6th Councilmanic Districts
Legal Owner(s): Isaac Properties LLC
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2016-275-SPH

* * * * *

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

MAY 18 2016

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of May, 2016, a copy of the foregoing Entry of Appearance was mailed to Richardson Engineering, LLC, 30 E. Padonia Road, Suite 500, Timonium, Maryland 21093, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2016-0775-SP4
Property Address: 11505 XERONE AVENUE
Property Description: _____

Legal Owners (Petitioners): ISAAC PROPERTIES
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: ISAAC PROPERTIES, LLC
Company/Firm (if applicable): JAKE RUPPERT
Address: 9654A BELAIR RD
BALTIMORE MD 21236

Telephone Number: 410-256-0793

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

No. **139244**

Date: **5/6/16**

PAID RECEIPT

BUSINESS ACTUAL TIME DRG
 5/09/2016 5/06/2016 11:02:31 2

RIG 4502 WALKIN JENA JEE
 RECEIPT # 965394 5/06/2016 OFLI
 Amt \$ 529 ZIMING VERIFICATION
 NO. 139244

Receipt Tot 175.00
 \$75.00 -CK 1.00 CA
 Baltimore County, Maryland

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

Rec From: **ISMAC PROPERTIES LLC**

For: **2016-0775-SPH**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**



KEVIN KAMENETZ
County Executive

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

June 14, 2016

Isaac Properties LLC
9654 A Belair Road
Baltimore MD 21236

RE: Case Number: 2016-0275 SPH, Address: 11505 Jerome Avenue

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 6, 2016. 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.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Richardson Engineering LLC, 30 E Padonia Avenue, Suite 500, Timonium MD 21093

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 5/16/16

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2016-0275-SPH

Special Hearing
Isaac Properties LLC.
11505 Jerome Avenue

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in blue ink that reads 'Richard A. Zeller'.

Wendy Wolcott, PLA
Acting Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

6-20

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: June 1, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-275

RECEIVED

JUN 10 2016

INFORMATION:

Property Address: 11505 Jerome Avenue
Petitioner: Isaac Properties, LLC
Zoning: DR 3.5, DR 5.5
Requested Action: Special Hearing

OFFICE OF ADMINISTRATIVE HEARINGS

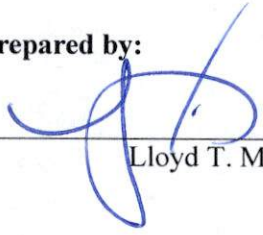
The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve a density anomaly for lot 1 of 11505 Jerome Avenue, minor subdivision 16-002M.

A site visit was conducted on February 3, 2016. The site is the subject of a proposed 3-lot minor subdivision, PAI project number 16-002 M. Department approval of the minor subdivision development plan is contingent upon the decision in this case.

The Department has no objection to granting the petitioned zoning relief.

For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Ngone Seye Diop
Patrick C. Richardson, Jr., Richardson Engineering, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM



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

DATE: June 1, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-275

INFORMATION:

Property Address: 11505 Jerome Avenue
Petitioner: Isaac Properties, LLC
Zoning: DR 3.5, DR 5.5
Requested Action: Special Hearing

RECEIVED

JUN 14 2016

OFFICE OF ADMINISTRATIVE HEARINGS

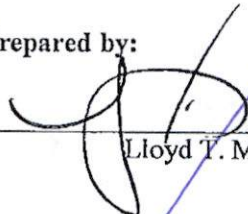
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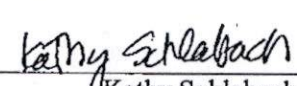
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Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Ngone Seye Diop
Patrick C. Richardson, Jr., Richardson Engineering, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

6-20

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

MAY 18 2016



OFFICE OF ADMINISTRATIVE HEARINGS

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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: May 18, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0275-SPH
Address 11505 Jerome Avenue
(Isaac Property)

Zoning Advisory Committee Meeting of May 23, 2016.

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

Reviewer: Steve Ford

Date: 05-18-2016

TO WCR

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: May 20, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For May 20, 2016
Item No. 2016-0178, 0273, 0274, 0275, 0276, 0277, 0278, 0280 and
0281

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\ZAC05232016.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: May 18, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0275-SPH
Address 11505 Jerome Avenue
(Isaac Property)

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Reviewer: Steve Ford

Date: 05-18-2016

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM



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

DATE: June 1, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-275

INFORMATION:

Property Address: 11505 Jerome Avenue
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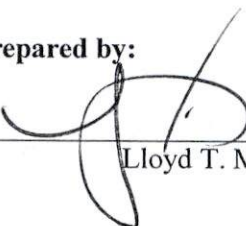
The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve a density anomaly for lot 1 of 11505 Jerome Avenue, minor subdivision 16-002M.

A site visit was conducted on February 3, 2016. The site is the subject of a proposed 3-lot minor subdivision, PAI project number 16-002 M. Department approval of the minor subdivision development plan is contingent upon the decision in this case.

The Department has no objection to granting the petitioned zoning relief.

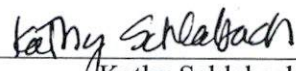
For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Ngone Seye Diop
Patrick C. Richardson, Jr., Richardson Engineering, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

DATE 6/20/2016

[illegible]

C H E C K L I S TSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment

5/20

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

N/C

5/18

DEPS

(if not received, date e-mail sent _____)

N/C

FIRE DEPARTMENT

6/1

PLANNING

(if not received, date e-mail sent _____)

C/no
obj

5/16

STATE HIGHWAY ADMINISTRATION

no obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

5/31/16

SIGN POSTING

Date:

5/31/16

by SSG Black

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

Real Property Data Search (w2)

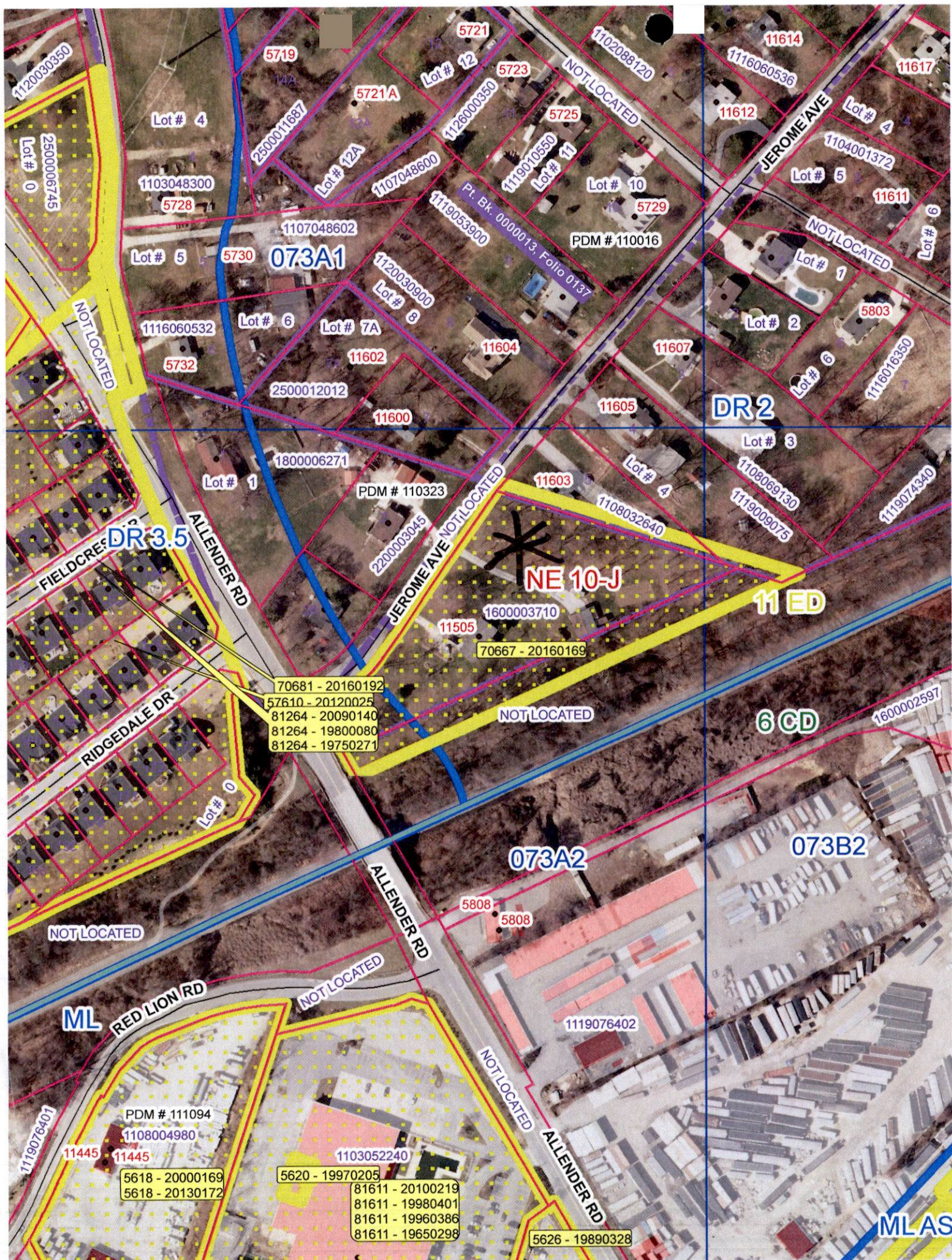
Guide to searching the database

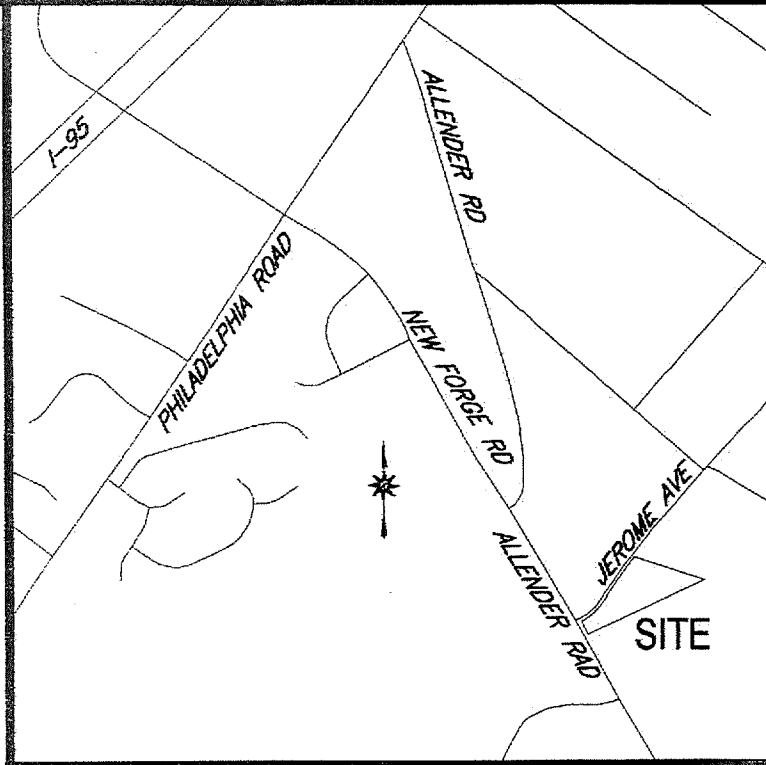
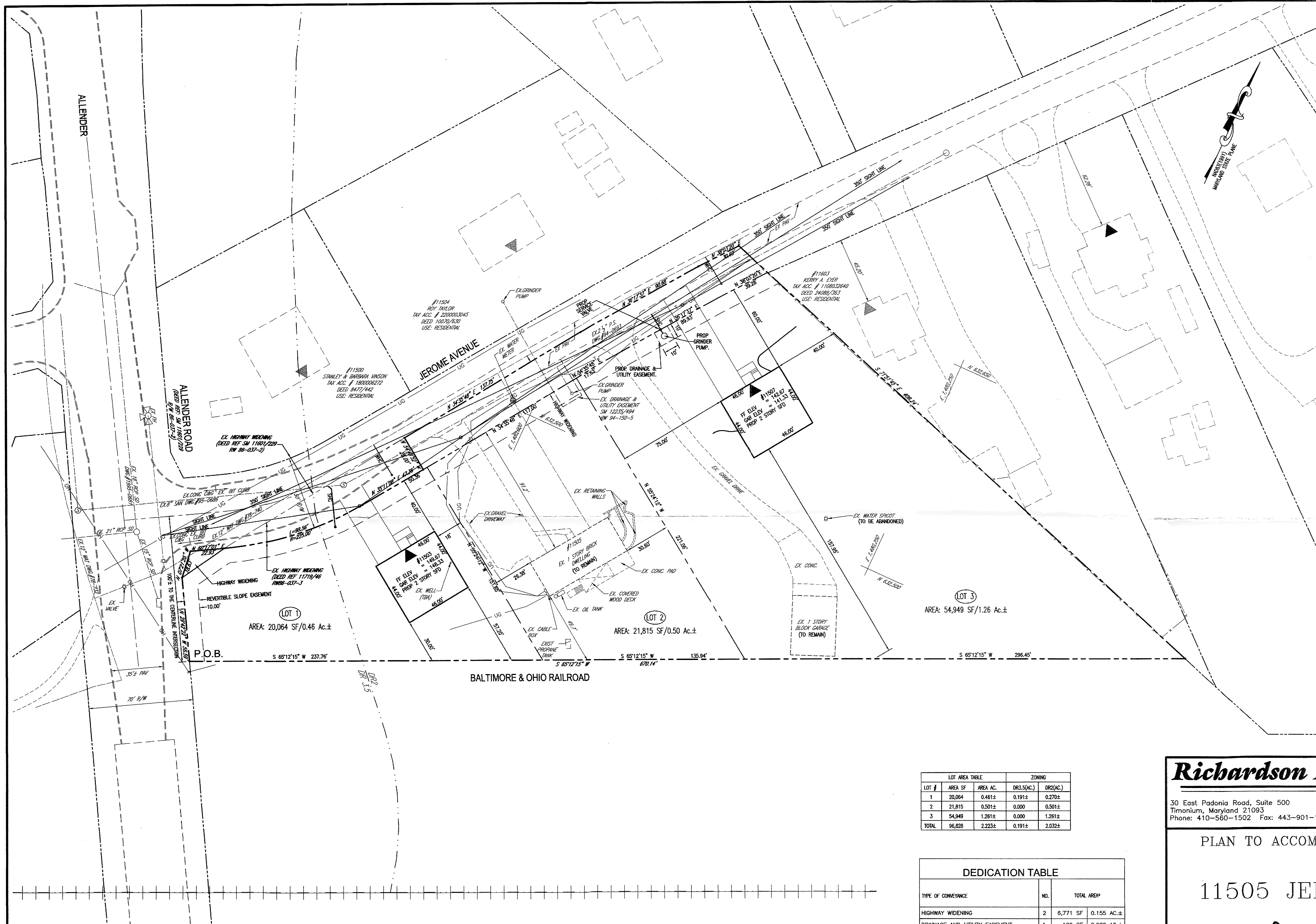
Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption				View GroundRent Registration			
Account Identifier:			District - 11 Account Number - 1600003710							
Owner Information										
Owner Name:			ISAAC PROPERTY LLC			Use: Principal Residence:		RESIDENTIAL NO		
Mailing Address:			1314 RICHARDSON ST BALTIMORE MD 21230-			Deed Reference:		/36864/ 00001		
Location & Structure Information										
Premises Address:			11505 JEROME AVE 0-0000			Legal Description:		2.3720 AC ES ALLENDER RD SE COR JEROME AVE		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:	
0073	0008	0024		0000				2015		
Special Tax Areas:					Town: Ad Valorem: Tax Class:		NONE			
Primary Structure Built 1975		Above Grade Enclosed Area 1,404 SF		Finished Basement Area		Property Land Area 2.3700 AC		County Use 04		
Stories 1	Basement YES	Type STANDARD UNIT		Exterior FRAME	Full/Half Bath 1 full/ 1 half		Garage 1Att/1Det	Last Major Renovation		
Value Information										
			Base Value		Value As of 01/01/2015		Phase-in Assessments As of 07/01/2015 As of 07/01/2016			
Land:			136,400		136,400					
Improvements			147,900		176,400					
Total:			284,300		312,800		293,800		303,300	
Preferential Land:			0						0	
Transfer Information										
Seller: TRENT LEWIS R,JR Type: ARMS LENGTH IMPROVED				Date: 11/10/2015 Deed1: /36864/ 00001				Price: \$325,000 Deed2:		
Seller: TRENT LEWIS R JR Type: NON-ARMS LENGTH OTHER				Date: 06/22/2012 Deed1: /32229/ 00462				Price: \$0 Deed2:		
Seller: HESS HANNA V Type: ARMS LENGTH IMPROVED				Date: 10/02/1973 Deed1: /05399/ 00427				Price: \$11,000 Deed2:		
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2015			07/01/2016			
County:		000		0.00						
State:		000		0.00						
Municipal:		000		0.00 0.00			0.00 0.00			
Tax Exempt: Exempt Class:				Special Tax Recapture: NONE						
Homestead Application Information										
Homestead Application Status: No Application										

New Search (<http://sdat.dat.maryland.gov/RealProperty>)

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).





LOCATION MAP
SCALE: 1" = 100'

GENERAL NOTES

- AREA OF TRACT:
GROSS 110,847± SF OR 2.5447 AC±
NET 103,598± SF OR 2.3783 AC±
- ZONING CLASSIFICATION: DR 2 & DR 3.5 (ZONING MAP 7342 & 7382)
- DENSITY CALCULATIONS:
DR2.5 = 0.3181/13.5 = 1.11
DR2 = 2.2268/2.0 = 4.45
LOTS ALLOWED: = 5 LOTS
LOTS PROPOSED: = 3 LOTS
- OWNER: ISAC PROPERTY LLC
9654A BELAIR ROAD
BALTIMORE, MD 21236
TEL: (410) 256-0793
- TAX ACCOUNT NUMBER: 1800003710
- PLAT REFERENCE: N/A
- DEED REFERENCE: 32229/462
- TAX MAP # 73
GRID
PARCEL 24
- CENSUS TRACT 411302
- REGIONAL PLANNING DISTRICT 317
- COUNCILMANIC DISTRICT 6
- WATERSHED: BIRD RIVER
- SUB-WATERSHED:
- MASTER WATER AND SEWER DESIGNATION:
WATER W-1
SEWER S-1
- ADD MAP COORDINATE SUBSIDIARY
- EXISTING USE: ONE SINGLE FAMILY DETACHED DWELLING.
- PROPOSED USE: THREE SINGLE FAMILY DETACHED DWELLINGS.
- THE PROPERTY AS SHOWN HAS BEEN HELD INTACT SINCE 1971. THE DEVELOPERS SURVEYOR HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED, OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFFSITE DWELLINGS.
- DR 2 SETBACK:
FRONT: 65.6' AND 68.2'
REAR: 40'
SIDE: 15' MIN. (40' SUM OF SIDE YARDS)
LOT SIZE: 20,000 SF MIN.
LOT FRONTAGE: 100' MIN.
* LOT 1 FRONT SETBACK=(91.2+40.0)/2=65.6' USE 60' MAX FOR DR 2.
* LOT 3 FRONT SETBACK=(91.2+45.2)/2=68.2' USE 60' MAX FOR DR 2.
NO DEVELOPMENT PROPOSED ON DR3.5 ZONE PORTION OF SITE.
- ZONING HISTORY:
THIS PROPERTY WAS THE SUBJECT OF ZONING CASE NO. 2016-0169-A. RELIEF WAS GRANTED FROM SECTION 303.1 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW A FRONT YARD OF 40' IN LIEU OF THE REQUIRED AVERAGE SETBACK OF 60' AND FROM SECTION 1802.3.C.1 TO ALLOW A REAR SETBACK OF 30' IN LIEU OF THE REQUIRED REAR YARD SETBACK OF 40'.

LOT AREA TABLE			ZONING	
LOT #	AREA SF	AREA AC.	DR3.5(AC.)	DR2(AC.)
1	20,064	0.461±	0.191±	0.270±
2	21,815	0.501±	0.000	0.501±
3	54,949	1.261±	0.000	1.261±
TOTAL	96,828	2.223±	0.191±	2.032±

DEDICATION TABLE		
TYPE OF CONVEYANCE	NO.	TOTAL AREA*
HIGHWAY WIDENING	2	6,771 SF 0.155 AC±
DRAINAGE AND UTILITY EASEMENT	1	100 SF 0.002 AC±
REVERTIBLE SLOPE EASEMENT	1	4,997 SF 0.115 AC±

*NOTE: TOTAL AREAS SHOWN IN THIS TABLE ARE APPROXIMATE ONLY. REFER TO THE RECORD PLAT OR RIGHT OF WAY DRAWING FOR EXACT AREAS.

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY SPECIAL HEARING
FOR

11505 JEROME AVENUE

2016-0275-SPH

11TH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	DNM	DNM	1" = 30'
Petitioners No. 1	DATE:	JOB NO.:	SHEET NO.:
	05-02-16	15102	1 OF 1