

MEMORANDUM

DATE: February 22, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0136- SPH – Appeal Period Expired

The appeal period for the above-referenced case expired on February 21, 2017. 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 EXCEPTION *

(6808 Ridgewood Road)

9th Election District *

6th Council District *

Cristiano Alfonso Marchiori *

Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2017-0136-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Special for Special Hearing filed for property located at 6808 Ridgewood Road. The Petition was filed on behalf of the legal owner of the subject property, Cristiano Alfonso Marchiori ("Petitioner"). The Special Hearing petition seeks relief pursuant to § 408.B of the Baltimore County Zoning Regulations (B.C.Z.R) to permit a Use Permit for a Boarding or Rooming House in a D.R.2 zone.

Although the initial public hearing was scheduled for January 18, 2016, the Petitioner faxed and hand-delivered a letter to the Office of Zoning Review, dated January 16, 2017, requesting to withdraw the petition. Under the Zoning Commissioner's Rules, a zoning petition may be withdrawn by the Petitioner. B.C.Z.R. Appendix G, Rule 4F. The request for withdrawal in this case was filed on January 16, 2017, which is less than "10 business days prior to the hearing date." As such, the petition will be dismissed with prejudice.

THEREFORE, IT IS ORDERED, this 19th day of **January, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Special Hearing filed in the above case, be and is hereby DISMISSED with prejudice.

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

ORDER RECEIVED FOR FILING

Date 1-19-17

By [Signature]

[Signature]
JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

Debra Wiley

From: Administrative Hearings
Sent: Thursday, January 19, 2017 11:29 AM
To: nbentley6@yahoo.com; bobbinthehouse@msn.com; jjf@fickbros.com;
Deborah.Bentley@genexservices.com; nalu50@verizon.net; mortwood@comcast.net;
jhutch@jp2architects.com; annbalke@aol.com; nicole_hart@agilent.com;
rscrafford@GFNET.com; nreigle@aol.com; mary21286@gmail.com;
jean_mcdonald@juno.com; lamontchaulk@gmail.com; NaughtonGoodale@msn.com;
3mj@comcast.net
Subject: Case No. 2017-0136-SPH - Decision - 6808 Ridgewood Road
Attachments: 20170119113345619.pdf

Good Morning,

Please find Judge Beverungen's decision rendered in the above-captioned matter.

Thank you.

-----Original Message-----

From: adminhearingscpr@baltimorecountymd.gov [mailto:adminhearingscpr@baltimorecountymd.gov]
Sent: Thursday, January 19, 2017 11:34 AM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Subject: Admin Hearings Copier

This E-mail was sent from "RNP002673903BB1" (MP 3054).

Scan Date: 01.19.2017 11:33:45 (-0500)
Queries to: adminhearingscpr@baltimorecountymd.gov



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 6808 RIDGEWOOD ROAD TOWSON MD 21286 which is presently zoned DR 2

Deed References: 37007 / 54 10 Digit Tax Account # SEE ABOVE

Property Owner(s) Printed Name(s) CRISTIANO ALFONSO MARCHIORI

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

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

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

SEE ATTACHED SHEET

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):

CRISTIANO ALFONSO MARCHIORI

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

Signature #1

Signature #2

6808 RIDGEWOOD ROAD TOWSON MD

Mailing Address City State

21286 / 202-377-9563 / MARCHIORI@GMAIL.COM

Zip Code Telephone # Email Address

Representative to be contacted:

BRUCE E. DOAK

BRUCE E. DOAK CONSULTING LLC

Name - Type or Print

Signature

3801 BAKER SCHOOLHOUSE ROAD FREELAND MD

Mailing Address City State

21053 / 410-419-4906

Zip Code Telephone # Email Address

BD@BRUCEEDOAKCONSULTING.COM

Do Not Schedule Dates:

Reviewer JNP

Special Hearing Request

To permit a Use Permit for a Boarding or Rooming House in a DR 2 zone per
Section 408B BCZR

Bruce L. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

Zoning Description

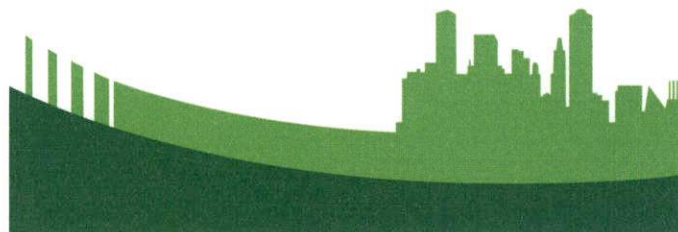
6808 Ridgewood Road

Ninth Election District Sixth Councilmanic District
Baltimore County, Maryland

Beginning at the northwest corner of Hillen Road and Ridgewood Road, thence leaving Hillen Road and binding on Ridgewood Road and also running with and binding on the outlines of the subject property, the three following courses and distances, viz. 1) South 46 degrees 32 minutes 51 seconds West 90.36 feet, 2) South 54 degrees 00 minutes 37 seconds West 62.09 feet and 3) South 55 degrees 49 minutes 05 seconds West 55.64 feet, thence leaving Ridgewood Road and running on the outlines of the subject property, the six following courses and distances, viz. 4) North 45 degrees 44 minutes 15 seconds West 105.54 feet, 5) North 39 degrees 33 minutes 48 seconds West 118.82 feet, 6) South 35 degrees 42 minutes 30 seconds West 42.5 feet, 7) North 33 degrees 27 minutes 20 seconds West 21.4 feet, 8) North 35 degrees 42 minutes 30 seconds East 151.0 feet and 9) North 42 degrees 30 minutes East 147.60 feet to the southwest side of Goucher Boulevard, thence binding on the southwest side of Goucher Boulevard and also continuing to run and bind on the outlines of the subject property, the six following courses and distances, viz. 10) Southeasterly by a line curving to the right with a radius of 1650.00 feet with an arc distance of 76.46 feet, 11) South 28 degrees 51 minutes 10 seconds East 24.36 feet, 12) South 23 degrees 54 minutes East 50.40 feet, 13) South 23 degrees 54 minutes 38 seconds East 104.0 feet to the southwest side of Hillen Road, thence binding on the southwest side of Hillen Road and also continuing to run and bind on the outlines of the subject property, 14) South 34 degrees 18 minutes 51 seconds East 38.80 feet and 15) South 34 degrees 18 minutes 51 seconds East 10.0 feet to the point of beginning.

Containing 68,534 square feet or 1.57 acres of land, more or less.

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



Land Use Expert and Surveyor



2017-0136-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 4677718

Sold To:

Christiano Alfonso Marchiori - CU00577848
6808 Ridgewood Rd
Towson, MD 21286-8010

Bill To:

Christiano Alfonso Marchiori - CU00577848
6808 Ridgewood Rd
Towson, MD 21286-8010

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

Dec 29, 2016

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: # 2017-0136-SPH
6808 Ridgewood Road
SW/s Ridgewood Road at the corner of SW/s Goucher Boulevard
9th Election District - 6th Councilmanic District
Legal Owner(s) Cristiano Alfonso Marchiori

Special Hearing: to permit a Use Permit for a Boarding or Rooming House in a DR 2 zone.

Hearing: Wednesday, January 18, 2017 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

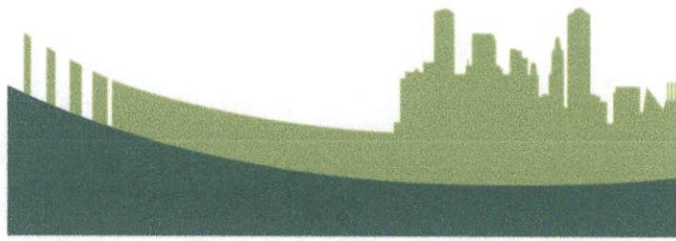
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

12/209 December 29 4677718

The Baltimore Sun Media Group

By *S. Wilkinson*

Legal Advertising



January 9, 2017

Arnold Jablon
Baltimore County Office of Zoning
111 West Chesapeake Avenue
Towson, MD 21204

Re: Case #2017-0136-SPH

Dear Mr. Jablon,

The owner, Cristiano Alfonso Marchiori, is in the armed service and has been required to work out of the country starting two days ago.

Please postpone the hearing for a date in early March when he returns. We will note on the posted sign the postponement for the next week.

We will also contact the code enforcement officer that issued the violation notice.

If you wish for us to do anything or if you have questions, please feel free to email or call me.

With regards,

A handwritten signature in blue ink, appearing to read "B. E. Doak".

Bruce E. Doak
MD Reg Property Line Surveyor #531

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

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

December 26, 2016

Re:
Zoning Case No. 2017-0136-SPH
Petitioner: Cristiano Alfonso Marchiori
Hearing date: January 18, 2016

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

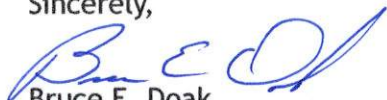
Attention: Kristen Lewis

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 **6808 Ridgewood Road**.

The sign was posted on **December 22 , 2016**.

Sincerely,



Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor

ZONING NOTICE

CASE NO. 2017-0136-SPH

6808 Ridgewood Road

A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE
IN TOWSON MARYLAND

PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204

DATE & TIME: Wednesday January 18, 2017 1:30 PM

REQUEST:

**SPECIAL HEARING TO PERMIT A USE PERMIT FOR A
BOARDING OR ROOMING HOUSE IN A DR 2 ZONE.**

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER
PENALTY OF LAW.

THE HEARING IS HANDICAPPED ACCESSIBLE



TO: PATUXENT PUBLISHING COMPANY
Thursday, December 29, 2016 Issue - Jeffersonian

Please forward billing to:

Cristiano Alfonso Marchiori
6808 Ridgewood Road
Towson, MD 21286

202-377-9653

NOTICE OF ZONING HEARING

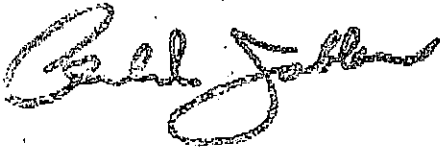
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2017-0136-SPH

6808 Ridgewood Road
SW/s Ridgewood Road at the corner of SW/s Goucher Boulevard
9th Election District – 6th Councilmanic District
Legal Owners: Cristiano Alfonso Marchiori

Special Hearing to permit a Use Permit for a Boarding or Rooming House in a DR 2 zone.

Hearing: Wednesday, January 18, 2017 at 1:30 p.m. in Room 205, Jefferson Building,
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.



KEVIN KAMENETZ
County Executive

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

December 16, 2016

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2017-0136-SPH

6808 Ridgewood Road

SW/s Ridgewood Road at the corner of SW/s Goucher Boulevard

9th Election District – 6th Councilmanic District

Legal Owners: Cristiano Alfonso Marchiori

Special Hearing to permit a Use Permit for a Boarding or Rooming House in a DR 2 zone.

Hearing: Wednesday, January 18, 2017 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: Mr. Marchiori, 6808 Ridgewood Road, Towson 21286
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, DECEMBER 29, 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.**

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
6808 Ridgewood Road; SW/S Ridgewood Rd, * OF ADMINISTRATIVE
corner of the SW/S of Goucher Blvd *
9th Election & 6th Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Cristiano Alfonso Marchiori *
Petitioner(s) * BALTIMORE COUNTY
* 2017-136-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.

RECEIVED

DEC 07 2016

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 7th day of December, 2016, a copy of the foregoing Entry of Appearance was mailed to Bruce Doak, 3801 Baker Schoolhouse Road, Freeland, MD 21053, 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: 2017-0136-SPH
Property Address: 6808 RIDGEWOOD ROAD
Property Description: NORTHWEST CORNER OF HILTON ROAD AND RIDGEWOOD ROAD
Legal Owners (Petitioners): CRISTIANO A. MARCHIORI
Contract Purchaser/Lessee: NA

PLEASE FORWARD ADVERTISING BILL TO:

Name: CRISTIANO A. MARCHIORI
Company/Firm (if applicable): NA
Address: 6808 RIDGEWOOD ROAD
TOWSON MD 21286
Telephone Number: 202-377-9563

Revised 5/20/2014

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

NO 145744

Date: 11/18/2016

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: Core Rock Consulting

For: Special Hearing - 6838 Ridgewood Road
2017-0136-SDH (Cristiann A. Marchiori)

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME GEN
11/21/2016 11/18/2016 10:22:15 1
REG NS01 WALKIN LTR
>>RECEIPT # 692406 11/18/2016 CFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 145744
Rcpt Tot 175.00
175.00 CK 1.00 CF
Baltimore County, Maryland

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

January 12, 2017

Cristaino Alfonso Marchiori
6808 Ridgewood Road
Towson MD 21286

RE: Case Number: 2017-0136 A, Address: 6808 Ridgewood Road

Dear Mr. Marchiori:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 18, 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
Bruce E Doak Consulting LLC, 3801 Baker Schoolhouse Road, Freeland MD 21053

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



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

Date: 12/5/16

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

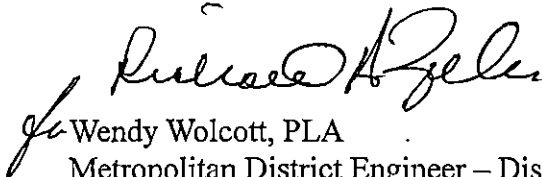
Dear Ms. Lewis:

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. 2017-0136-SP4

*Special Hearing
Christiano Alfonso Marchion
6808 Ridgewood Road.*

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,


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

WW/RAZ

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 12/20/2016

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

DEC 22 2016

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-136

OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:

Property Address: 6808 Ridgewood Road
Petitioner: Cristiano Marchiori
Zoning: DR 2
Requested Action: Special Hearing

The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve a use permit for a boarding and rooming house.

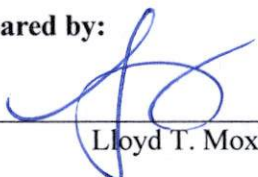
A site visit was conducted on December 14, 2016. The site is located within the boundaries of an "outer" neighborhood in the Towson Community Plan with community conservation strategies to be implemented. The subject property was issued a violation notice, Case # CC1612589.

The Department cannot support granting the petitioned zoning relief.

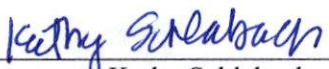
The proposed commercial use with its attendant parking area cannot successfully integrate into this established community. The overly intense use of the original single family dwelling will have an especially negative impact on the single family residence at 6806 Ridgewood Road in that the parking area for the rooming house is immediately adjacent to the James residence. The plan proposes no Class A screening to mitigate noise and light intrusions into the James property. The Department finds the plan is similarly lacking in addressing how and where trash is to be handled, the location of overflow visitor parking, if proper access for emergency vehicles is provided and other health, safety and general welfare concerns required to be addressed under BCZR § 408B.2.e.(3).

For further information concerning the matters stated herein, please contact Laurie Hay at 410-887-3480.

Prepared by:


Lloyd T. Moxley

Division Chief:


Kathy Schlach

AVA/KS/LTM/ka

c: Laurie Hay

Bruce E. Doak, Bruce E. Doak Consulting, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

DEC 15 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: December 15, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0136-SPH
Address 6808 Ridgewood Road
(Marchiori Property)

Zoning Advisory Committee Meeting of **DECEMBER 12, 2016.**

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

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

Reviewer: Regina Esslinger

Date: 12/12/16

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For December 12, 2016
Item No. 2017-0136

DATE: December 16, 2016

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

If granted Landscape and Lighting Plans are required per requirements of the Landscape Manual.

* * * * *

DAK:CEN
Cc:file
ZAC-ITEM NO 17-0136-12122016.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 12/20/2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-136

INFORMATION:

Property Address: 6808 Ridgewood Road
Petitioner: Cristiano Marchiori
Zoning: DR 2
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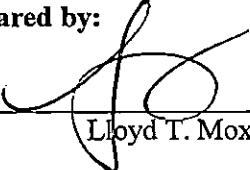
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The Department cannot support granting the petitioned zoning relief.

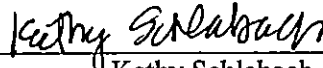
The proposed commercial use with its attendant parking area cannot successfully integrate into this established community. The overly intense use of the original single family dwelling will have an especially negative impact on the single family residence at 6806 Ridgewood Road in that the parking area for the rooming house is immediately adjacent to the James residence. The plan proposes no Class A screening to mitigate noise and light intrusions into the James property. The Department finds the plan is similarly lacking in addressing how and where trash is to be handled, the location of overflow visitor parking, if proper access for emergency vehicles is provided and other health, safety and general welfare concerns required to be addressed under BCZR § 408B.2.e.(3).

For further information concerning the matters stated herein, please contact Laurie Hay at 410-887-3480.

Prepared by:


Lloyd T. Moxley

Division Chief:


Kathy Schlabach

AVA/KS/LTM/ka

c: Laurie Hay

Bruce E. Doak, Bruce E. Doak Consulting, LLC

Office of the Administrative Hearings

People's Counsel for Baltimore County

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: December 15, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0136-SPH
Address 6808 Ridgewood Road
(Marchiori Property)

Zoning Advisory Committee Meeting of **DECEMBER 12, 2016.**

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

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

Reviewer: Regina Esslinger

Date: 12/12/16

Kristen L Lewis

From: Arnold Jablon
Sent: Tuesday, January 10, 2017 4:19 PM
To: Kristen L Lewis
Subject: Re: Request for Postponement

Advise Doak he cannot represent the owner of the property. The reason I'm denying the request is he is not an atty. He will need an atty, and the atty can renew the request at the hearing and it will be up to the ALJ to decide. This email trail should be placed into the case file.

> On Jan 10, 2017, at 10:14 PM, Kristen L Lewis <klewis@baltimorecountymd.gov> wrote:

>

> Ok, I will inform Bruce Doak.

>

> Kristen Lewis

> PAI - Zoning Review

> 410-887-3391

>

> -----Original Message-----

> From: Arnold Jablon

> Sent: Tuesday, January 10, 2017 12:07 PM

> To: Kristen L Lewis <klewis@baltimorecountymd.gov>

> Subject: Re: Request for Postponement

>

> I will not postpone.

>

> Arnold Jablon

>

>> On Jan 10, 2017, at 5:19 PM, Kristen L Lewis <klewis@baltimorecountymd.gov> wrote:

>>

>> Yes. The owner has 4 medical students staying in his home during the internship. The petitions were filed to address that issue. The owner is in the military has been deployed 2 days ago to Europe, and will not return until March, and did not want to have Bruce Doak attend the hearing without him present.

>>

>> Kristen Lewis

>> PAI - Zoning Review

>> 410-887-3391

>>

>> -----Original Message-----

>> From: Arnold Jablon

>> Sent: Tuesday, January 10, 2017 11:03 AM

>> To: Julie Sanders <jsanders@baltimorecountymd.gov>

>> Cc: Kristen L Lewis <klewis@baltimorecountymd.gov>

>> Subject: Re: Request for Postponement

>>

>> Is this the result of a code violation?

>>

>>> On Jan 10, 2017, at 3:59 PM, Julie Sanders <jsanders@baltimorecountymd.gov> wrote:

>>>

>>> A - Please see the attached request for postponement. Hearing is currently scheduled for January 18, 2017, sign posted on December 22th.

>>>

>>>

>>> <201701100947.pdf>

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

12/16

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

Comment

12/15

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

Comment

FIRE DEPARTMENT

12/22

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

Comment

12/5

STATE HIGHWAY ADMINISTRATION

NO Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

* See Arnolds E-Mail

ZONING VIOLATION

(Case No. CC 1612589)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

12/29/16

SIGN POSTING

Date:

12/22/16

by DOCK

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

<Real Property Data Search>>>Guide to searching the database

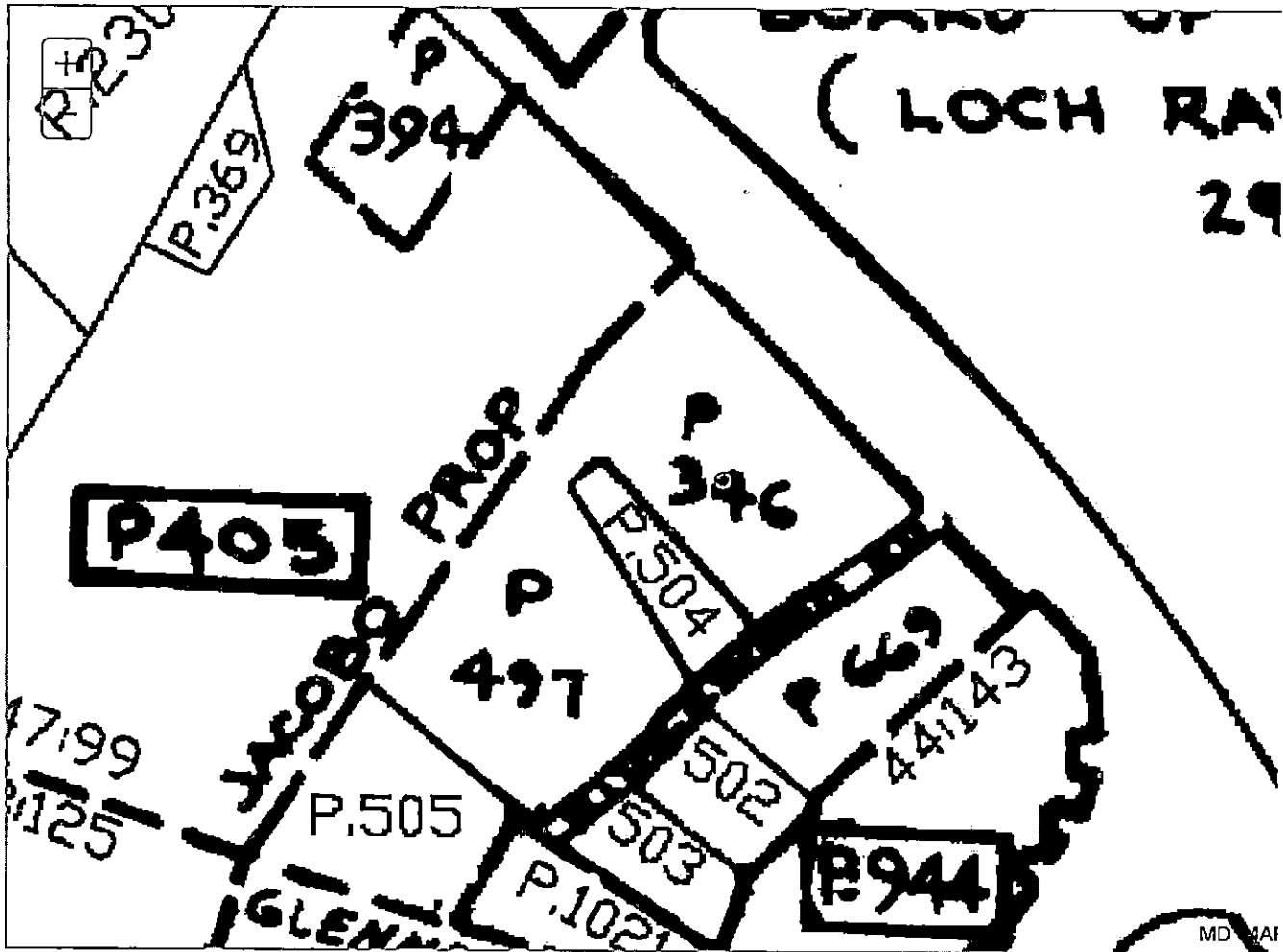
<Search Result for BALTIMORE COUNTY>

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0902005852			
Owner Information					
Owner Name:	MARCHIORI CRISTIANO ALFONSO		Use:	RESIDENTIAL	
Mailing Address:	6808 RIDGEWOOD RD TOWSON MD 21286-8010		Principal Residence:	NO	
			Deed Reference:	/37007/ 00054	
Location & Structure Information					
Premises Address:	6808 RIDGEWOOD RD 0-0000		Legal Description:	LT SWS HILLEN RD 309 NW RIDGEWOOD RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0070	0022	0346		0000	2017
Special Tax Areas:			Town: Ad Valorem: Tax Class: NONE		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area	Property Land Area	County Use
				9,060 SF	04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
Value Information					
	Base Value		Value As of 01/01/2017		Phase-in Assessments As of 07/01/2016 As of 07/01/2017
Land:	2,200		2,200		
Improvements	0		0		
Total:	2,200		2,200		2,200 2,200
Preferential Land:	0				0
Transfer Information					
Seller: JENSEN WILBUR C		Date: 12/22/2015		Price: \$425,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /37007/ 00054		Deed2:	
Seller: MARYLAND TITLE G UARANTEE COMPANY		Date: 11/12/1971		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /05231/ 00355		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class		07/01/2016		07/01/2017
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: 09 Account Number: 0902005852



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.

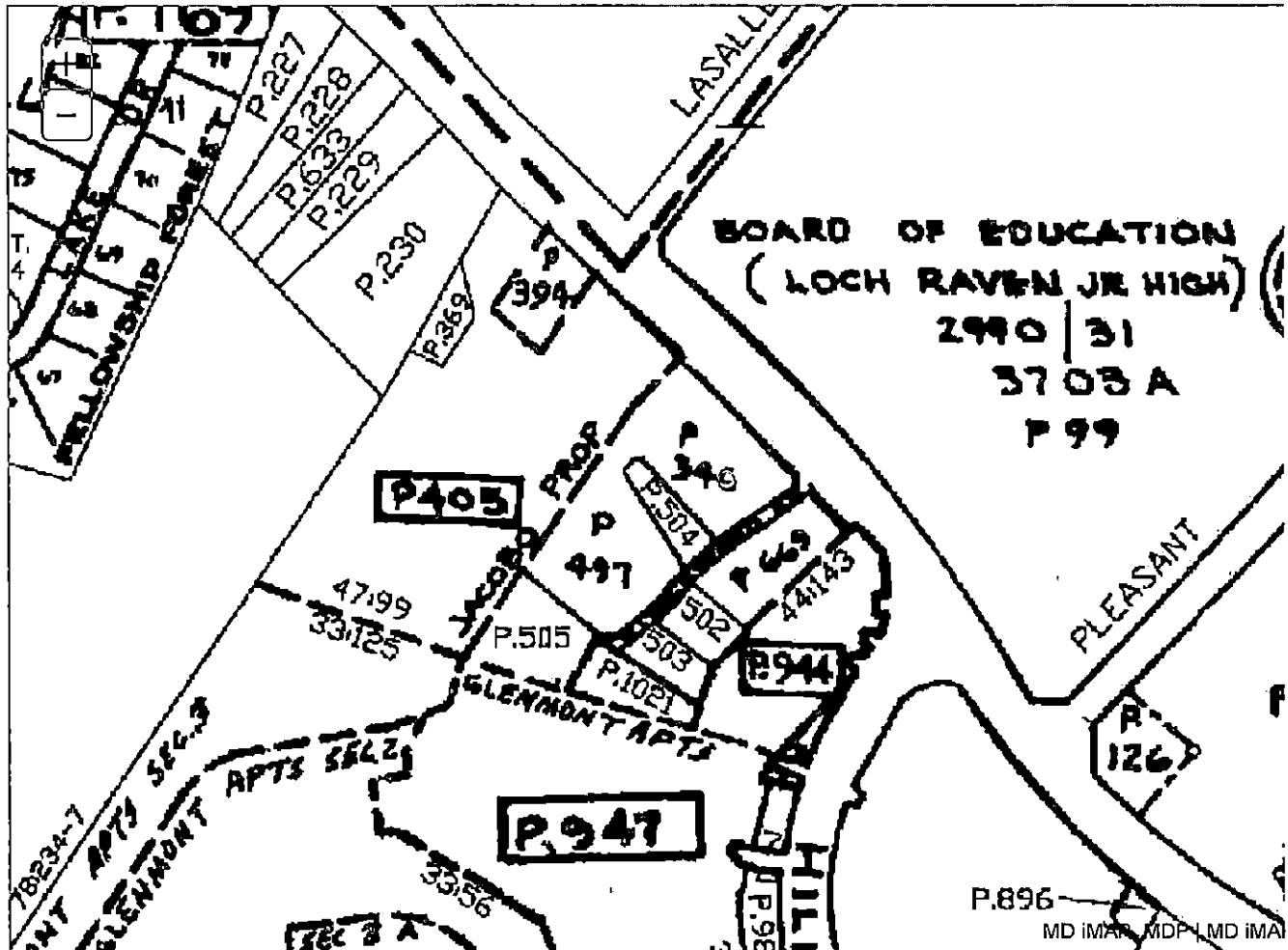
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).

<Real Property Data Search>>>Guide to searching the database

<Search Result for BALTIMORE COUNTY>

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0902005851			
Owner Information					
Owner Name:		MARCHIORI CRISTIANO ALFONSO		Use:	RESIDENTIAL
Mailing Address:		6808 RIDGEWOOD RD TOWSON MD 21286-8010		Principal Residence:	YES
				Deed Reference:	/37007/ 00054
Location & Structure Information					
Premises Address:		6808 RIDGEWOOD RD TOWSON 21286-8010		Legal Description:	LT NWS RIDGEWOOD RD NW COR HILLEN ROAD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0070	0022	0346		0000	2017
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	Property Land Area
1954		2,526 SF		600 SF	34,704 SF
County Use	04				
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1 1/2	YES	STANDARD UNIT	BRICK	2 full/ 2 half	1 Attached
Last Major Renovation					
2015					
Value Information					
Base Value		Value As of 01/01/2017		Phase-in Assessments As of 07/01/2016 As of 07/01/2017	
Land:		136,100		136,100	
Improvements		292,200		299,700	
Total:		428,300		435,800	
Preferential Land:		0		428,300 430,800 0	
Transfer Information					
Seller: JENSEN WILBUR C		Date: 12/22/2015		Price: \$425,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /37007/ 00054		Deed2:	
Seller: MARYLAND TITLE G UARANTEE COMPANY		Date: 11/12/1971		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /05231/ 00355		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2016		07/01/2017	
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: **09** Account Number: **0902005851**

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.

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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>).

January 16, 2017

Arnold Jablon
Baltimore County Office of Zoning
111 West Chesapeake Avenue
Towson, MD 21204

Re: Case #2017-0136-SPH



Dear Mr. Jablon,

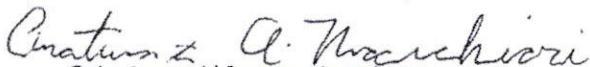
I am the owner of 6808 Ridgewood Road. I am currently out of the county serving my country in the armed services.

I am withdrawing my petition for a hearing. The hearing was scheduled to be heard on January 18, 2017. I will mark the sign as being withdrawn. We are withdrawing the petition because we reduced the number of guests to the number allowed.

We will resubmit the petition and the required items and pay the fee necessary if we decide to pursue our request further.

We will also contact the code enforcement officer that issued the violation notice.

With regards,


Cristiano Alfonso Marchiori

Debra Wiley

From: Debra Wiley
Sent: Wednesday, January 18, 2017 8:00 AM
To: Kristen L Lewis
Subject: RE: Withdrawal

Hi Kristen,

Can we get Mr. Doak's withdrawal letter in the event anyone attends today and also for the file?

Thanks.

From: Kristen L Lewis
Sent: Tuesday, January 17, 2017 9:02 AM
To: Sherry Nuffer <snuffer@baltimorecountymd.gov>; Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Withdrawal

Good Morning,

Please note that 2017-0136-SPH has been withdrawn by Bruce Doak, on behalf of the Petitioner.

Kristen Lewis
PAL – Zoning Review
410-887-3391

APPENDIX G

CODE OF BALTIMORE COUNTY REGULATIONS

TITLE 2-DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

CHAPTER 1-ZONING COMMISSIONER

PART 1-RULES OF PRACTICE AND PROCEDURE BEFORE THE ZONING COMMISSIONER/HEARING OFFICER OF BALTIMORE COUNTY

The following rules and regulations are prescribed under the provisions of Section 500.8 of the Baltimore County Zoning Regulations (BCZR) and Sections 26-135 and 26-206(e) of the Baltimore County Code, 1998 Edition, as amended.

RULE 1

Locations and Times of Hearings - In General

Hearings shall be held in the County Courts Building, Room 407, 401 Bosley Avenue, Towson, Maryland, or at any other location as determined by the Director of the Department of Permits and Development Management (Director) in cooperation with the Zoning Commissioner/Hearing Officer (hereinafter referred to as "Zoning Commissioner"), Monday through Friday. The times and dates for hearings on petitions and development plans will be set in accordance with Sections 26-127 and 26-204(c) of the Baltimore County Code, 1988 Edition, as amended, and Sections 500.6 and 500.7 of the Baltimore County Zoning Regulations (BCZR). Hearings before the Zoning Commissioner for any and all authorized purposes may be held at such times and places as the Director and Zoning Commissioner may direct.

RULE 2

(RESERVED)

RULE 3

(RESERVED)

RULE 4

Hearings

- A. **Stipulations**. The parties to any hearing before the Zoning Commissioner may, by stipulation in writing, filed with the Zoning Commissioner, agree upon any of the facts

involved therein, which stipulation shall be regarded and used as evidence at such proceeding. The Zoning Commissioner may, nevertheless, require such additional evidence as he may deem necessary. At the request of the parties, or by direction of the Zoning Commissioner, testimony shall be under oath. The Zoning Commissioner may also accept, by agreement of the parties, a proffer of the testimony to be given by any party or witness.

- B. Character of testimony. Except where stipulations are filed as above, the witnesses whose testimony may be desired at any hearing before the Zoning Commissioner shall testify orally, unless the Zoning Commissioner, for good cause shown, deems it proper in special cases that written evidence, under affidavit or otherwise, be submitted.
- C. Subpoenas.
1. Subpoenas for witnesses may be signed and issued by the Zoning Commissioner and may be served by mail, served by any person of full age designated by the Zoning Commissioner, or served through the sheriff's office of any city or county of the state.
 2. The Zoning Commissioner may cause subpoenas and subpoenas duces tecum to be issued upon his own motion or upon the application of any party to any hearing or investigation; but subpoenas duces tecum will not be issued upon application unless such application is in writing and describes the books, papers or other documents to be produced.
 3. No official or employee of the State of Maryland or of any city or county in the State of Maryland shall testify in any zoning hearing unless he shall come willingly or he has been summoned at least five business days before the scheduled hearing.
- D. Documentary evidence. In all cases where documentary evidence is offered, the Zoning Commissioner, in his discretion in lieu of requiring the originals thereof to be filed, may accept true copies of such evidence or of such parts of the same as may be relevant, or he may require that such evidence be transcribed as part of the record.
- E. Briefs. The Zoning Commissioner may, whenever he deems it desirable, require printed or typewritten briefs to be filed on behalf of any party or parties to any hearing, investigation or other proceeding. Such briefs shall contain an abstract of the evidence and also the arguments relied on by the party or parties filing the same. Briefs, when required, shall be prepared and filed with the Zoning Commissioner within such time or times, and under such regulations as to service of copies thereof upon the adverse party or parties, as the Zoning Commissioner may prescribe.
- F. Withdrawals. All requests for withdrawals of petitions must be in writing and directed to the Zoning Commissioner. Any petitioner who desires to have his request withdrawn and dismissed without prejudice must do so in writing at least 10 business days prior to the hearing date. If a petition is withdrawn any time thereafter, it will be dismissed with prejudice, and the case may not be resubmitted for a hearing for 18 months. Such a dismissal is subject to appeal before the County Board of Appeals. In each instance, all costs of advertising and posting must be satisfied before an order of dismissal will be issued.

- G. Postponements. Postponements and continuances will be granted at the discretion of the Director, if the request is received more than five business days from the scheduled date of the hearing, or by the Zoning Commissioner if the request is within five business days. No postponement or continuance shall be granted except in extraordinary circumstances and for a reason satisfactory to the Director or Zoning Commissioner given by the party requesting such postponement indicating that the circumstances requiring the postponement or continuance are of an unusual and extraordinary nature, and must be by written request, addressed to the Director and with a copy to all parties, or their counsel if represented, entitled to receive notice, setting forth good and sufficient reasons for the requested postponement or continuance.
- H. Adjournments and extensions. The Zoning Commissioner may, either upon his own motion or upon application, adjourn any hearing from time to time and may grant such extensions of time for compliance with his orders or other acts as he may deem proper, provided that no requirement of law be violated thereby.
- I. Photographs, etc. No photographs, motion pictures or audio or video recordings of any kind shall be made during the conduct of a zoning hearing unless the Zoning Commissioner shall deem the making of photographs, motion pictures or recordings necessary to properly conduct the hearing.
- J. Records. With the consent of the Zoning Commissioner, a record of the proceedings may be made by a stenographer or court reporter at the cost of the party making the request. Should a transcript be prepared as a result, a copy must be provided to the Director for inclusion in the case file.
- K. Motion for reconsideration. A party may file a motion for reconsideration of an order issued by the Zoning Commissioner. Such a motion must be made in writing, within 30 days of the date of the original order. The motion must state, with specificity, the grounds and reasons for the request. The filing of a motion for reconsideration shall stay all further proceedings in the matter, including the time limits/deadlines for the filing of an appeal. The Zoning Commissioner shall rule on the motion within 30 days from the date which the motion is accepted for filing. A ruling by the Zoning Commissioner on the motion for reconsideration shall be considered the final decision in accordance with Section 26-209 or 26-132 of the Baltimore County Code. At his discretion, the Zoning Commissioner may convene a hearing to receive testimony and/or argument on the motion. Each party shall be limited to that which is the subject matter of the motion.
- L. Nature of proceedings. Proceedings before the Zoning Commissioner are quasi-judicial in nature. The Zoning Commissioner will not be bound by the technical rules of evidence, and such proceedings before him will be guided, although not bound, by the Administrative Procedure Act, State Government Article, § 10-213 et seq., of the Annotated Code of Maryland.

Promulgated this 30th day of April 2003

By order of: /s/ Lawrence E. Schmidt

Lawrence E. Schmidt

Zoning Commissioner of Baltimore County

Arnold Jablon, Director

Department of Permits and
Development Management

Kristen L Lewis

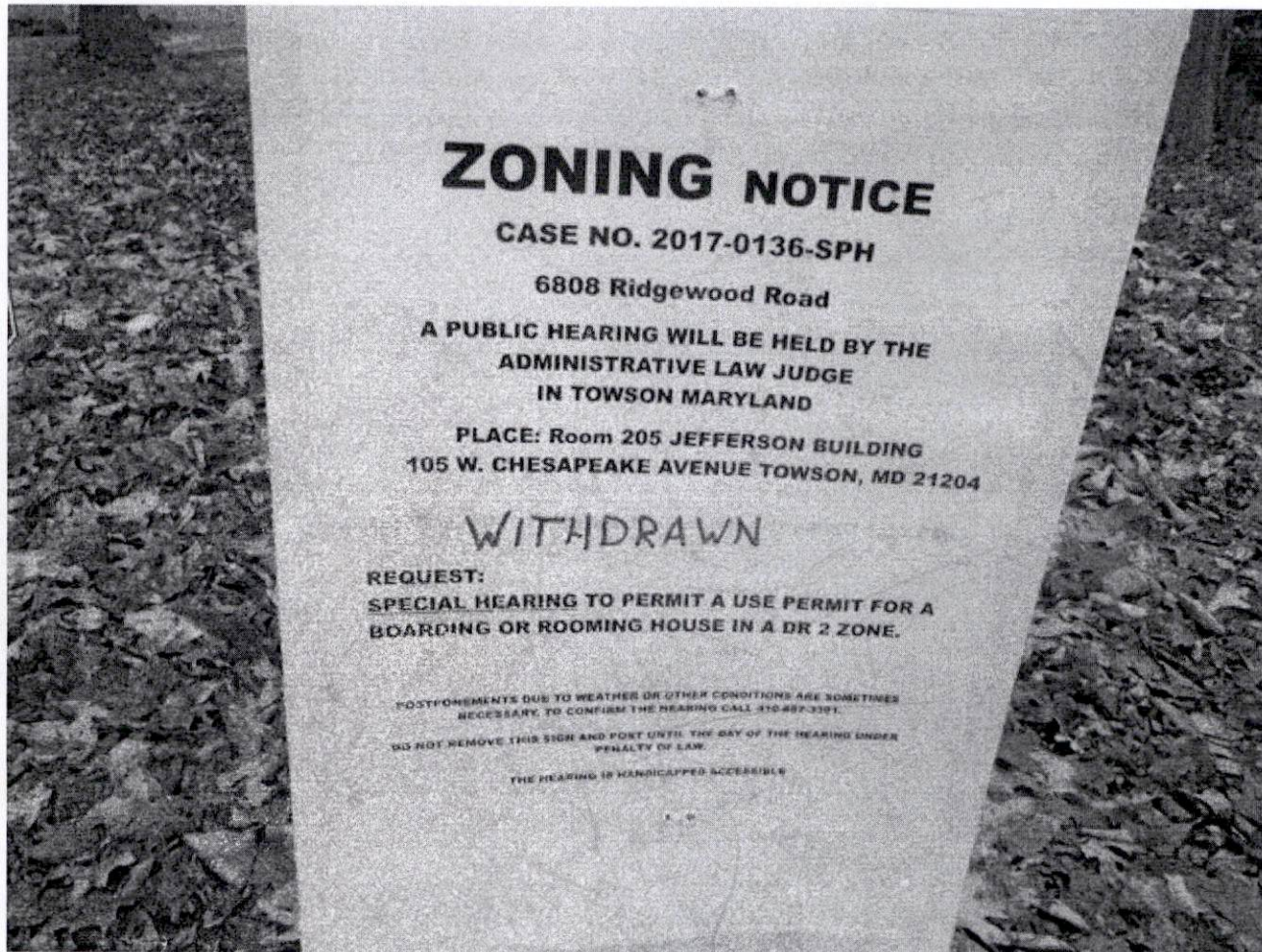


From:
Sent:
To: KEVIN KAMENETZ
Subject: County Executive

Bruce Doak <bdoak@bruceedoakconsulting.com>
Tuesday, January 17, 2017, 2:57 PM
Kristen L Lewis
Case 2017-0136-SPH Withdraw Sign

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

Bruce Doak



Bruce E. Doak Consulting
410-419-4906
bdoak@bruceedoakconsulting.com
3801 Baker Schoolhouse Road
Freeland, MD 21053

January 16, 2017

Arnold Jablon
Baltimore County Office of Zoning
111 West Chesapeake Avenue
Towson, MD 21204

Re: Case #2017-0136-SPH

Dear Mr. Jablon,

I am the owner of 6808 Ridgewood Road. I am currently out of the county serving my country in the armed services.

I am withdrawing my petition for a hearing. The hearing was scheduled to be heard on January 18, 2017. I will mark the sign as being withdrawn. We are withdrawing the petition because we reduced the number of guests to the number allowed.

We will resubmit the petition and the required items and pay the fee necessary if we decide to pursue our request further.

We will also contact the code enforcement officer that issued the violation notice.

With regards,


Cristiano Alfonso Marchiori

Debra Wiley

From: Debra Wiley
Sent: Tuesday, January 17, 2017 11:00 AM
To: 'nbentley6@yahoo.com'; 'bobbinthehouse@msn.com'; 'jjf@fickbros.com';
'Deborah.Bentley@genexservices.com'; 'nalu50@verizon.net'; 'mortwood@comcast.net';
'jhutch@jp2architects.com'; 'annbalke@aol.com'; 'nicole_hart@agilent.com';
'rscrafford@GFNET.com'; 'nreigle@aol.com'; 'mary21286@gmail.com';
'jean_mcdonald@juno.com'; 'lamontchaulk@gmail.com'; 'NaughtonGoodale@msn.com';
'3mj@comcast.net'
Cc: Sherry Nuffer (snuffer@baltimorecountymd.gov)
Subject: Case No. 2017-0136-SPH - WITHDRAWN FOR 1/18 @ 1:30 PM (6808 Ridgewood Rd.)

Good Morning,

Please be advised the property owner has withdrawn the zoning petition in the above-referenced case. As such, the hearing scheduled for Wednesday, January 18, 2017 @ 1:30 PM has been cancelled and removed from this Office's docket. If you know of others who were planning to attend this hearing, please pass this notice along to them.

Thanking you in advance.

Debra Wiley, Legal Administrative Secretary
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

Debra Wiley

From: John E. Beverungen
Sent: Tuesday, January 17, 2017 10:39 AM
To: Sherry Nuffer; Debra Wiley
Subject: Fw: 6808 Ridgewood Rd Case # 2017-0136 SPH

From: NELSON BENTLEY <nbentley6@yahoo.com>
Sent: Tuesday, January 17, 2017 9:16 AM
To: John E. Beverungen
Subject: 6808 Ridgewood Rd Case # 2017-0136 SPH

January 17, 2017

Baltimore County Office of Administrative Hearings
Attn: The Honorable John Beverungen
105 W. Chesapeake Ave
Towson, Md. 21204

RE: 6808 Ridgewood Rd
Case # 2017-0136 SPH

Dear Judge Beverungen,

I would like to document my opposition to the request of the Ridgewood Road homeowner who is seeking permission to use his property as a boarding home. My wife and I have been living in Fellowship Forest for many years, and we raised our two now adult daughters in our home. This is a very family focused neighborhood, and I am quite concerned about the potential ramifications of renting a home in the neighborhood to non-family members. I am also very concerned about the potential impact it could have on the value of the properties in the area. It is my understanding that a hearing is being held tomorrow, 1/18/17, and hopefully you will consider this letter in making your decision.

Thank you so much for taking your time to review my concerns.

Sincerely,

Dr. Nelson G Bentley
602 Lake Dr.
Towson, MD 21286

Debra Wiley

From: John E. Beverungen
Sent: Tuesday, January 17, 2017 10:40 AM
To: Sherry Nuffer; Debra Wiley
Subject: Fw: boarding house concerns

From: Robert Bonnett <bobbinthehouse@msn.com> ✓

Sent: Tuesday, January 17, 2017 8:55 AM

To: John E. Beverungen

Subject: boarding house concerns

Please don't allow this to happen....property values will plummet

Debra Wiley

From: John E. Beverungen
Sent: Tuesday, January 17, 2017 10:40 AM
To: Debra Wiley; Sherry Nuffer
Subject: Fw: Case No. 2017-0136 SPH (6808 Ridgewood Road)
Attachments: Case No. 2017-0136 SPH - 6808 Ridgewood Road.pdf

From: James Fick <jjf@fickbros.com> ✓
Sent: Tuesday, January 17, 2017 8:05 AM
To: John E. Beverungen
Subject: Case No. 2017-0136 SPH (6808 Ridgewood Road)

Attn: The Honorable John Beverungen

Please find the attached letter referencing **Case No. 2017-0136 SPH (6808 Ridgewood Road)**

Thank you.

Jamie Fick

Fick Bros Roofing & Exterior Remodeling Co.

Quality Workmanship by Professional Craftsmen

<http://www.fickbros.com>

Main Office: 410-889-5525

Direct Dial: 410-864-2358

Mobile: 443-386-0132

Fax: 410-889-0322

Debra Wiley

From: John E. Beverungen
Sent: Tuesday, January 17, 2017 10:40 AM
To: Debra Wiley; Sherry Nuffer
Subject: Fw: Hearing on 1/18/17; case reference: 2017-0136 SPH, 6808 Ridgewood Rd

From: Bentley, Deborah <Deborah.Bentley@genexservices.com> ✓
Sent: Tuesday, January 17, 2017 7:50 AM
To: John E. Beverungen
Subject: Hearing on 1/18/17; case reference: 2017-0136 SPH, 6808 Ridgewood Rd

January 17, 2017

Baltimore County Office of Administrative Hearings
Attn: The Honorable John Beverungen
105 W. Chesapeake Ave
Towson, Md. 21204

RE: 6808 Ridgewood Rd
Case # 2017-0136 SPH

Dear Judge Beverungen,

I am a 30+ year resident of Fellowship Forest and I recently learned that the above owner of a home on Ridgewood Rd is requesting permission to use his property as a boarding house. Please accept this letter stating my opposition to the petition. As you know, our quiet neighborhood is located very close to Towson University. I am opposed to allowing a home owner to potentially rent space to non-family members, possibly students, as there could be an increase in noise (parties held late into the night), an increase trash and traffic. I am also very concerned that should a boarding house be permitted it could impact on our property values.

I understand that a hearing is to be held tomorrow, 1/18/17 and I am submitting this letter for your consideration.

Thank you in advance for your consideration.

Sincerely,

Deborah Bentley
602 Lake Drive
Towson, Md. 21286

Deborah Bentley, M.A, CRC, CCM
Vocational Case Manager
Genex Services
Phone – 443-591-1398

Fax – 888-335-9119

Deborah.bentley@genexservices.com

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Debra Wiley

From: John E. Beverungen
Sent: Tuesday, January 17, 2017 10:41 AM
To: Sherry Nuffer; Debra Wiley
Subject: Fw: 6808 Ridgewood Rd- case # 2017-0136 SPH

From: Mark Weinman <nalu50@verizon.net> ✓
Sent: Monday, January 16, 2017 9:55 PM
To: John E. Beverungen
Cc: mpkeffer@gmail.com
Subject: 6808 Ridgewood Rd- case # 2017-0136 SPH

Honorable Judge John Beverungen:

I live at 618 Valley Lane, Towson 21286 which is in the same neighborhood (Fellowship Forrest) as the above referenced case. We have lived at this address for over 23 years and still have school age children living at home. It is my understanding the owners of 6808 Ridgewood have requested approval to be allowed a zoning change or variance to allow the house to become a boarding house. I am opposed to this change. We have a very stable, but small neighborhood of homeowners, made up of young families, empty nesters and retired individuals. We do not want the character of our community diluted by additional rental property. We are currently surrounded by hundreds of townhouse and apartment rental properties and there is no need to re-zone a single family home in our community to accommodate more renters. Owner occupants add stability to a neighborhood and tend to stay in place longer and re-invest in their home. Please do not approve this request.

Mark Weinman

Mark Weinman
Home office, Towson MD
nalu50@verizon.net

Debra Wiley

From: John E. Beverungen
Sent: Tuesday, January 17, 2017 10:41 AM
To: Debra Wiley
Subject: Fw: 6808 Ridgewood Rd, Towson, MD : Case Number: 2017-0136 SPH

From: Mort Wood <mortwood@comcast.net>
Sent: Monday, January 16, 2017 7:54 PM
To: John E. Beverungen
Cc: Kevin W. Koepenick
Subject: 6808 Ridgewood Rd, Towson, MD : Case Number: 2017-0136 SPH

Baltimore County Office of Administrative Hearings
Attn: The Honorable John Beverungen
105 W. Chesapeake Ave
Towson, MD 21204

Dear Judge Beverungen,

We have been residents of Fellowship Forest for the past twenty seven years and wish to object to the petition that would allow the property on 6808 Ridgewood Road, Towson, MD 21286 to be used as a boarding house. Fellowship Forest has always been a single family residential neighborhood ever since its inception. It is critical that it remain that way.

To sanction a boarding house in our residential neighborhood is something that will compromise the quality of life and reduce the property values for all of us residents.

We strongly urge that the petition be denied.

Morton and Evelyn Wood
505 Forest Lane
Towson, MD 21286

Debra Wiley

From: John E. Beverungen
Sent: Tuesday, January 17, 2017 10:42 AM
To: Debra Wiley
Subject: Fw: (6808 Ridgewood Rd) and case number: 2017-0136

From: John Hutch <Jhutch@jp2architects.com> ✓
Sent: Monday, January 16, 2017 5:08 PM
To: John E. Beverungen
Subject: (6808 Ridgewood Rd) and case number: 2017-0136

Dear Honorable John Beverungen,

I will be unable to attend the hearing on January 18th about 6808 Ridgewood Road (**case number: 2017-0136**), but wanted to weigh in on this via email. I am **opposed** to allowing this property to become a 'boarding house' where it can be rented to more than 2 unrelated persons. I have lived at 601 Hillen road for the past 12 years and love the family oriented community we have in Fellowship Forest.

As an architect, I have seen many neighborhoods destroyed in a negative way because of spot zoning like this. It sets a precedent that will gradually change the complexion of our neighborhood and will detrimentally affect the tax basis of our properties. Spot zoning like this will only help one individual and will do more harm than good. It is not in keeping with an overall vision of the entire area as there are already many more logical places in Towson for apartments and housing of this nature with more coming online in the near future. Please do not change the zoning for this property.

Sincerely - John



JOHN HUTCH, AIA, LEED
Principal

Email: JHutch@JP2architects.com
Office: 410.646.8300
Direct: 410.646.8303
Cell: 410.960.0456

JP2 Architects
2811 Dillon Street
Baltimore, MD 21224
www.JP2architects.com



WE HAVE MOVED! OUR NEW ADDRESS IS 2811 DILLON STREET BALTIMORE, MD 21224

Debra Wiley

From: John E. Beverungen
Sent: Tuesday, January 17, 2017 10:42 AM
To: Debra Wiley
Subject: Fw: Case # 2017-0136 SPH

From: annbalke@aol.com <annbalke@aol.com>

Sent: Monday, January 16, 2017 12:28 PM

To: John E. Beverungen

Subject: Case # 2017-0136 SPH

Property 6806 Ridgewood Road
Case # 2107-0136 SPH

Dear Judge Beverungen:

My husband and I have been living in Fellowship Forest for over 20 years.

It is a peaceful and quiet community with a mix of older residents and young families.

If permission is given to allow the above referenced property to become a boarding house, more applications for other properties will follow.

Due to the large increase of students in Towson, many are looking for rooms near to the university and

there are property owners looking to profit from this at the cost of the community.

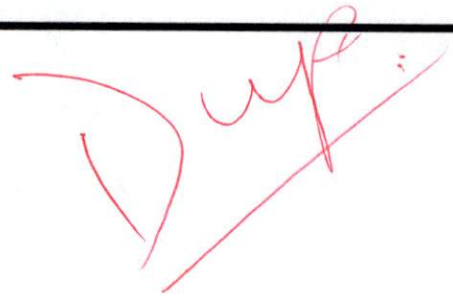
Students are on a different schedule than the average family, tend not to respect the community and in nearby areas have been the reason for many problems, including parking, litter and late night noise.

We would therefore request most strongly that this request be denied.

Mr & Mrs. H. Balke
502 Dogwood Lane,
Towson, MD 21286

Debra Wiley

From: John E. Beverungen
Sent: Tuesday, January 17, 2017 10:43 AM
To: Debra Wiley
Subject: Fw: Case # 2017-0136 SPH



From: annbalke@aol.com <annbalke@aol.com>
Sent: Monday, January 16, 2017 12:28 PM
To: John E. Beverungen
Subject: Case # 2017-0136 SPH

Property 6806 Ridgewood Road
Case # 2107-0136 SPH

Dear Judge Beverungen:

My husband and I have been living in Fellowship Forest for over 20 years.
It is a peaceful and quiet community with a mix of older residents and young families.
If permission is given to allow the above referenced property to become a boarding house,
more applications for other properties will follow.
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Students are on a different schedule than the average family, tend not to respect the community and
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noise.
We would therefore request most strongly that this request be denied.

Mr & Mrs. H. Balke
502 Dogwood Lane,
Towson, MD 21286

Debra Wiley

From: John E. Beverungen
Sent: Tuesday, January 17, 2017 10:43 AM
To: Debra Wiley
Subject: Fw: Case Number 2017-0136 SPH

From: nicole_hart@agilent.com <nicole_hart@agilent.com>

Sent: Monday, January 16, 2017 9:23 AM

To: John E. Beverungen

Subject: Case Number 2017-0136 SPH

The Honorable John Beverungen,

My husband and I are new homeowners on Ridgewood Road and I am writing to voice my concerns regarding the proposed Boarding House on 6808 Ridgewood Rd, case number: 2017-0136 SPH.

When we purchased our home in July, we were excited about raising a family in a safe, quiet, single-family neighborhood. There is a great sense of community and security on our street today that would be jeopardized with a boarding home. Today, we know our neighbors and we work together, such as checking each other's homes while someone is traveling or helping each other with yardwork. We have weekend get-togethers and holiday parties. The children know each other and play freely in the yards and private street. And because we have such tight ties with our neighbors, we have a safe neighborhood. I feel that a boarding home would compromise the family-friendly environment that we have created and deteriorates the preservation of the character of a single-family neighborhood.

A boarding house does not afford the current level of safety we enjoy today. I have concerns about the vetting of individuals that would potentially be residing in a house that was not intended for commercial use. In addition to the potential negative background of potential boarders, safety is also jeopardized by the increased traffic on our road, a road that is currently very quiet. Some of the current renters at 6808 Ridgewood can also be seen loitering by our private bridge at odd hours. Today, the current resident at 6808 Ridgewood Rd might be illegally shopping for potential residents on Craigslist - <https://baltimore.craigslist.org/roo/5920689220.html>.

If there was a boarding home on Ridgewood Road back in July, we would not have purchased our home for the reasons listed above. And if there was a change in zoning for 6808 Ridgewood, the value of our own recently purchased home would drop drastically. In addition, I'm concerned that the increased traffic and street noise, increased trash and potential smell, as well as the rapid decrease in the structural integrity of our private road and stone bridge (structures that the homeowners of Ridgewood Road are held responsible for maintenance and repair but renters would not), would further result in the depreciation of our home and neighborhood value.

The change in zoning at 6808 Ridgewood Rd would dramatically reduce the quality of life for all of the residents on Ridgewood Road in a myriad of ways and would set a bad precedent for the entire community. Please take this in to consideration, as well as the statements of our neighbors, at the public hearing this week.

Thank you in advance for your time,

Nicole Hart Marchesiello

6805 Ridgewood Rd

Debra Wiley

From: John E. Beverungen
Sent: Tuesday, January 17, 2017 10:44 AM
To: Debra Wiley
Subject: Fw: Case no. 2017-0136 SPH for 6808 Ridgewood Road- Resident Letter
Attachments: 6808 Ridgewood Road Zoning Letter_1-13-17.pdf

From: Scrafford, Robert W. <rscrafford@GFNET.com>
Sent: Friday, January 13, 2017 12:06 PM
To: John E. Beverungen
Cc: robscrafford@gmail.com; Scrafford, Joanna; Kevin W. Koepenick
Subject: Case no. 2017-0136 SPH for 6808 Ridgewood Road- Resident Letter

Good afternoon, Judge Beverungen. My wife, Joanna, and I are submitting the appended letter to you for consideration regarding Case no. 2017-0136 for 6808 Ridgewood Road. We are residents at 6803 Ridgewood Road and oppose the zoning waiver/change. Joanna will be attending the hearing next Wednesday. We appreciate your review of this matter. Should you need to contact us, please feel free; our information is on our letter.

Thanks,
Rob and Joanna Scrafford

Rob Scrafford, P.E., ENV SP | Senior Project Manager
Gannett Fleming | 7133 Rutherford Road, Suite 300, Baltimore, MD 21244
t 443-348-2017 x8344 | c 443-562-6714 | rscrafford@gfnet.com
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Debra Wiley

From: John E. Beverungen
Sent: Tuesday, January 17, 2017 10:45 AM
To: Debra Wiley
Subject: Fw: case number: 2017-0136 SPH

From: nreigle@aol.com <nreigle@aol.com> ✓
Sent: Wednesday, January 11, 2017 9:40 AM
To: John E. Beverungen
Subject: case number: 2017-0136 SPH

To the Honorable John Beverungen,

I have been a resident of the Fellowship Forest Community for 39 years. I urge you not to grant a special exception to the petition of the owner of property at 6808 Ridgewood Rd (case number: 2017-0136 SPH) in Towson. Our neighborhood is made up of single dwelling homes that border the Country Club of Maryland. Granting an exception would set a bad precedent which would open the door for other homes to do the same. With our proximity to Towson University and Goucher College, allowing boarding houses would destroy the nature of our community.

Thank you for your consideration in this matter.

Sincerely,

Nancy N. Reigle
701 Hillen Road
Towson, MD 21286

Debra Wiley

From: John E. Beverungen
Sent: Tuesday, January 17, 2017 10:46 AM
To: Debra Wiley
Subject: Fw: Case Number 2017-0136 SPH (6808 Ridgewood Road, Towson, MD)

From: Mary McGowan <mary21286@gmail.com> ✓
Sent: Monday, January 2, 2017 1:35 PM
To: John E. Beverungen
Cc: County Council District 6; County Council District 5; staphen.lafferty@house.state.md.us;
jim.brochin@senate.state.md.us
Subject: Case Number 2017-0136 SPH (6808 Ridgewood Road, Towson, MD)

January 2, 2017

Baltimore County Office of Administrative Hearings

Attn: The Honorable John Beverungen

105 W. Chesapeake Avenue

Towson, MD 21204

The Honorable John Beverungen:

I am writing to express my concern over the application of the property owner at 6808 Ridgewood Road, Towson, MD 21286 (Case Number 2017-0136 SPH) for the use of the property as a boarding house. As a long term resident of Fellowship Forest, current board member and past-president, I request that you deny any application for approval.

Fellowship Forest is a single family residential area that sits north and east of the Country Club of Maryland. Our location puts us on the fringes of commercial development and near two schools; already causing an increase in traffic. Our neighborhood becomes a cut-through for traffic anytime there is any kind of back up on Hillen Road, Goucher Boulevard, Putty Hill Avenue or Stevenson Lane. We (as most property owners) have seen a decrease in our property values over the past eight years and we work very hard to

maintain a beautiful neighborhood. We continue to work to create a "family oriented, neighborhood atmosphere" through community events such as our Winter Party, 4th of July Picnic and Children's Holiday Party.

I believe that the introduction of a boarding house in our neighborhood directly opposes our desire to maintain a family oriented neighborhood. A boarding house would add additional traffic, noise and trash; as well as decreasing the property values in our wonderful neighborhood.

Again, I ask that you oppose any application for a boarding house at 6808 Ridgewood Road (Case Number 2017-0136 SPH).

Thank you for your time and consideration.

Sincerely,

Mary (and Robert) McGowan

610 Lake Drive

Towson, MD 21286

410-828-1451

C: Cathy Bevins, Councilmanic District 6

David Marks, Councilmanic District 5

Stephen W. Lafferty, State Delegate

James Brochin, State Senator

Debra Wiley

From: John E. Beverungen
Sent: Tuesday, January 17, 2017 10:46 AM
To: Debra Wiley
Subject: Fw: 6808 Ridgewood Road, Case Jumber 2017-0136 SPH

From: Jean_McDonald <jean_mcdonald@juno.com> ✓
Sent: Friday, January 6, 2017 1:57 PM
To: John E. Beverungen
Subject: 6808 Ridgewood Road, Case Jumber 2017-0136 SPH

Baltimore County Office of Administrative Hearings
Attn: The Honorable John Beverungen
105 W. Chesapeake Ave
Towson, MD 21204

Dear Judge Beverungen:

As a resident homeowner in Fellowship Forest, I am vehemently opposed to permitting a boarding house at 6808 Ridgewood Road.

I hope you will protect the integrity of our neighborhood which is already adjacent to and afflicted by dilapidated, litter-strewn shopping centers, gas station, high-volume traffic, and crime. A rooming house brings no added value to the neighborhood and implies County zoning regulations are irrelevant and unenforceable.

Please continue to enforce ordinances to avert further deterioration within our community and Baltimore County.

Thank you for your consideration, and I sincerely hope you will continue to support our community's welfare.

Sincerely,

Jean M. McDonald
619 Lake Drive
Towson, MD 21286

Debra Wiley

From: John E. Beverungen
Sent: Tuesday, January 17, 2017 10:46 AM
To: Debra Wiley
Subject: Fw: Case number 2017-0136 SPH/ 6808 Ridgewood Road, Towson
Attachments: Scan0022.pdf

From: Colleen Lamont <lamontchaulk@gmail.com>
Sent: Wednesday, January 4, 2017 1:39 PM
To: John E. Beverungen
Cc: Kevin W. Koepenick
Subject: Case number 2017-0136 SPH/ 6808 Ridgewood Road, Towson

Dear Sir: Please see the attached letter in opposition to the petition to allow a boarding house at the referenced address.

Thank you for your consideration of our letter.

Sincerely,

Charles Patrick Chaulk and Colleen Lamont
622 Valley Lane
Towson, MD 21286

Debra Wiley

From: John E. Beverungen
Sent: Tuesday, January 17, 2017 10:47 AM
To: Debra Wiley
Subject: Fw: Special Hearing Request Case Number: 2017-0136 SPH

From: Kathleen Naughton <NaughtonGoodale@msn.com> ✓
Sent: Thursday, December 29, 2016 8:10 AM
To: John E. Beverungen
Subject: Special Hearing Request Case Number: 2017-0136 SPH

Re: 6808 Ridgewood Rd Towson, MD 21286 Case Number: 2017-0136 SPH

Your Honor,

I am writing to request that you deny this special request regarding the property address and Case Number referenced above. Fellowship Forest, the neighborhood in which this property resides, is old and established, though small, with lovely homes, trees, and features that are conducive to family living. We are well located near Towson University and Goucher College, which puts the neighborhood at significant risk of harm, both economically and in quality of life, if this special exception is granted and creates precedent. Trees will be cut down to make way for off street parking, there will be increased noise and traffic, and our quiet enclave - in existence for over 50 years - will be ruined. If the aforementioned colleges and universities cannot provide adequate housing for their student bodies, surrounding neighborhoods should not be made to suffer as a result.

Please, sir, reject this request.

Thank you,

Kathleen M Naughton
600 Lake Dr
Towson, MD 21286

Debra Wiley

From: John E. Beverungen
Sent: Tuesday, January 17, 2017 10:49 AM
To: Debra Wiley
Subject: Fw: Hearing case number 2017-0136 SPH

From: 3mj@comcast.net <3mj@comcast.net> ✓
Sent: Tuesday, January 17, 2017 10:46 AM
To: John E. Beverungen
Subject: Hearing case number 2017-0136 SPH

Your Honor,

I'm writing in reference to 6808 Ridgewood Road.

Ridgewood is a private road tucked away over a little stone bridge off Taylor Avenue. There are 7 homes on the street. We know who lives on the street, what cars they drive and if they are home or away. This contributes to the safety of our neighborhood.

I live next door to the property.

Not long after the present owners moved in there was an increase in the number of cars in the driveway, as many as seven at a time. In fact, so many cars they needed to be re-arranged so those parked close to the garage could leave.

There are different people arriving and departing at all hours of the day and night. We have had three people knock on our door after dark looking for 6808. I do not know who these individuals are or what they are doing on the street. I feel much less safe not knowing who is living next door and those people constantly changing.

My husband and I are deeply concerned that living next to what amounts to a boarding house is decreasing the value of our property. Visitors to our home notice and ask what's going on with all the people and cars at 6808.

Ridgewood is a private street and is maintained by the residents. The increased traffic impacts the condition of the road.

Most residents use one recycling can and one trash can. 6808 uses many more cans and they overflow. Raccoons and fox live on the street and get into trash cans. I'm concerned that rats could move in.

6808 is posted on Baltimore Craigslist. The post ID is 59202476972. It was last updated on 1/14/17.

Thank you for considering this case. I'm unable to attend the hearing tomorrow.

Mary James
6806 Ridgewood Rd.
Towson, MD 21286

Sent from my iPhone





GENERAL SITE INFORMATION

1. Ownership: Cristiano Alfonso Marchiori
6808 Ridgewood Road Towson, MD 21286
2. Addr: 6808 Ridgewood Road Towson, MD 21286
3. Deed references: JLE 37007/ 54
4. Area: 68,534 sq. ft. / 1.57 acre (computed)
5. Tax Map / Parcel / Tax account #s: 70 / 346 / 09-02-005850 (parcel 1)
09-02-005852 (parcel 2)
09-02-005851 (parcel 3)
6. Election District: 9 Councilmanic District: 6
A Map: 4579H9 GIS tile: 07083 Position sheet: 33NE7
Census tract: 491300 Census block: 24004913002002
Schools: Pleasant Plains ES Loch Raven Academy Towson HS
7. The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 07083 and the information provided by Baltimore County on the internet.
8. Improvements: Single family dwelling & parking area. The existing dwelling and parking area will remain.

OFFICE OF ZONING

Zoning: DR 2

Code Enforcement Case #CC1612589

*Cease outside storage of Unlicensed and/ or inoperative motor vehicles
*Non permitted rooming / boarding house

Parking Calculations

Required parking spaces: 6
(1 per tenant + 2 for owners per section 409.6A.1 BCZR)
Parking spaces provided on site: 3
Parking spaces to be added: 3

DR 2 Setbacks

Front: 40 feet from the street right of way
Side: 15 feet (min.) / 40 feet (total sum)
Rear: 40 feet

ENVIRONMENTAL IMPACT

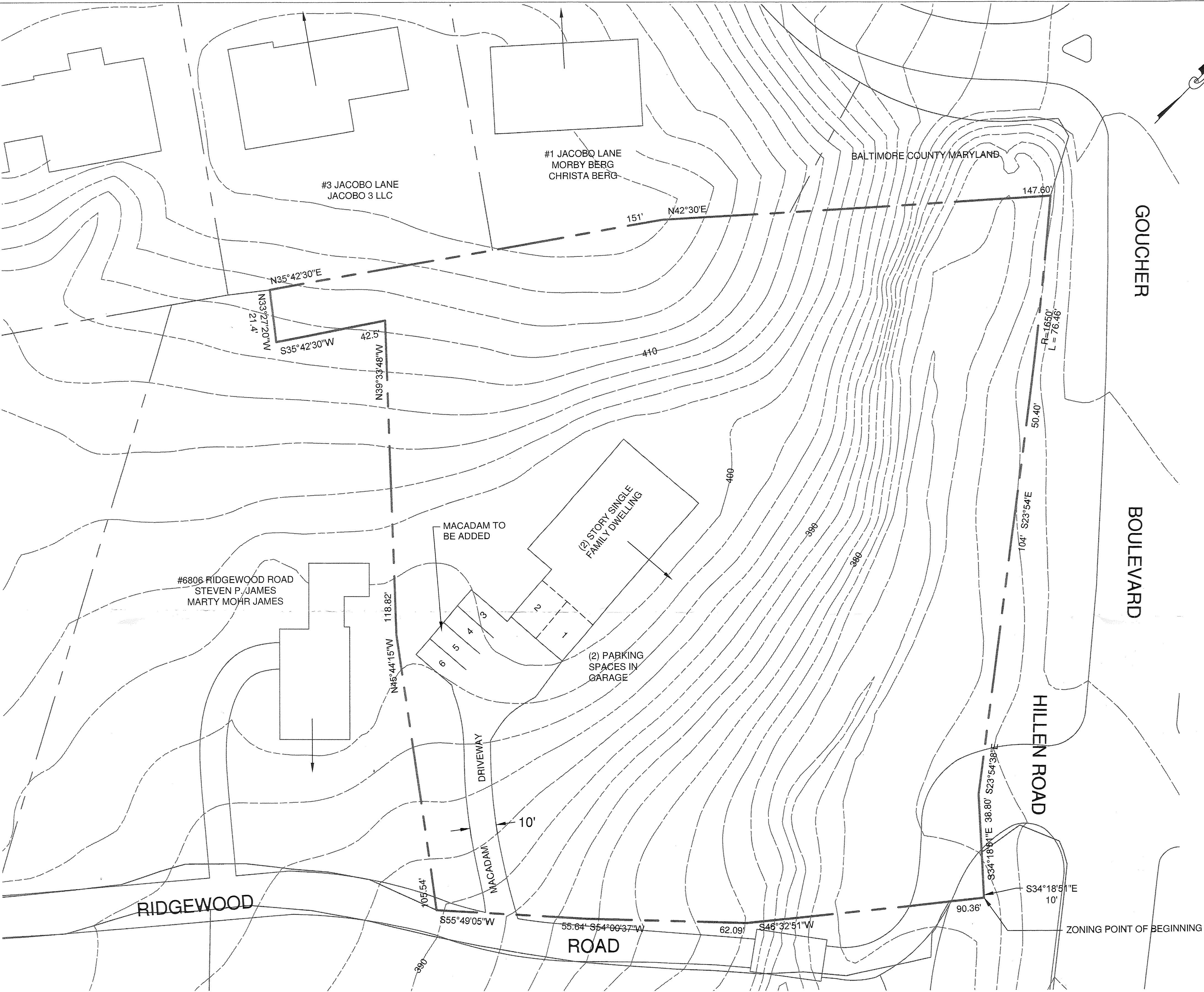
Water: Back River URDL land type: 0

1. The existing dwelling is currently serviced by public water and sewer.
2. There are no underground storage tanks on the subject property.
3. The subject property is not in the Chesapeake Bay Critical Area.
4. The subject property is not located within a 100 year flood plain.

OFFICE OF PLANNING

Regional Planning District: Towson District Code: 315

1. The subject dwelling is not historic. The subject property is not in a historic district.



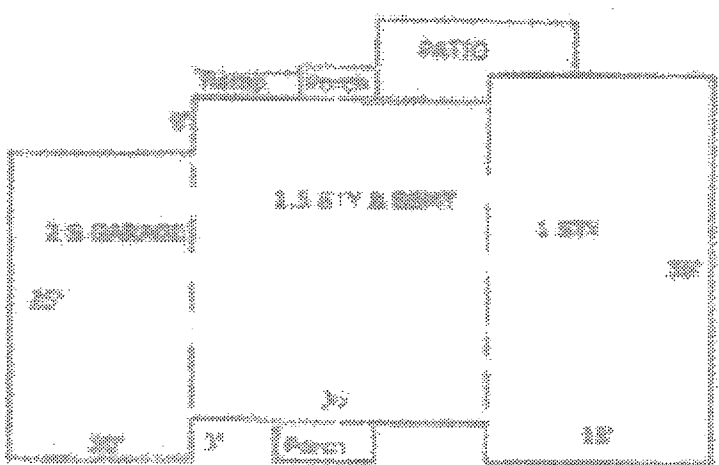
RIDGEWOOD

ROAD

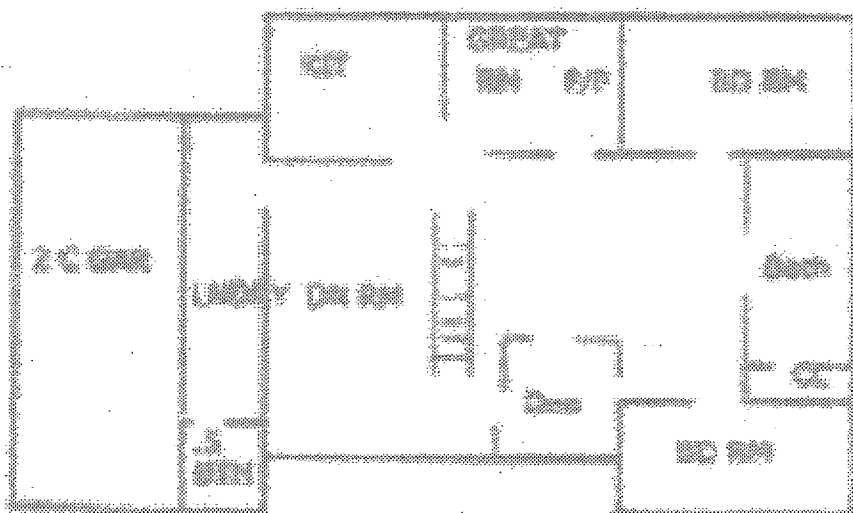
HILLEN ROAD

BOULEVARD

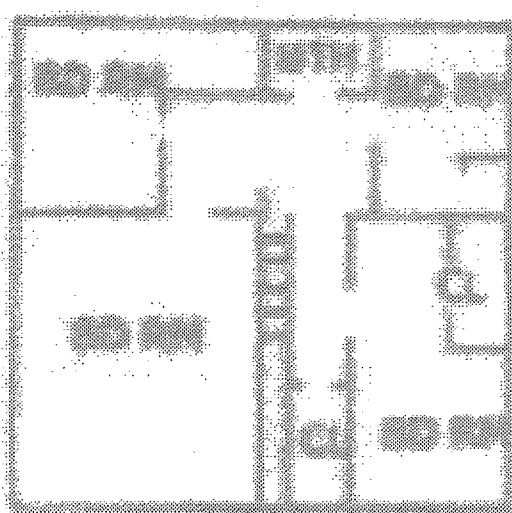
GOUCHER



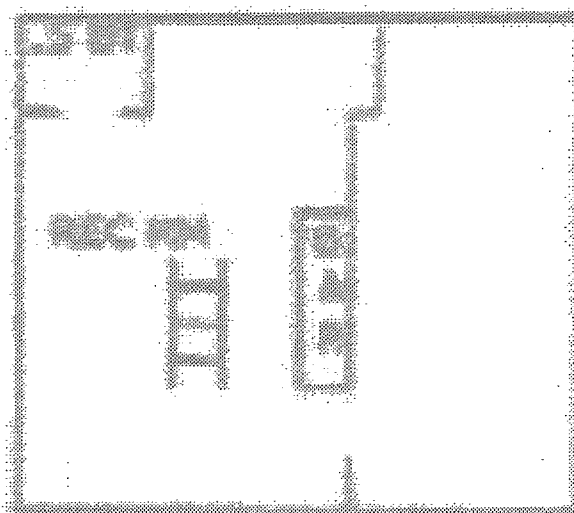
OVERALL DWELLING



1ST FLOOR



2ND FLOOR



BASEMENT

(SKETCHES BY OTHERS - N.T.S.)

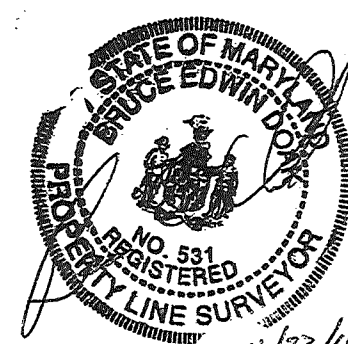


REVISION

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21058
o 443-800-5536 m 410-419-4906
bdoak@truceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#6808 RIDGEWOOD ROAD

BALTIMORE COUNTY, MARYLAND
8th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT



Date: 11/21/2016

Scale: 1"=30'