



JOHN A. OLSZEWSKI, JR.
County Executive

September 11, 2019

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

BHUMA ENGINEERING, LLC
c/o Malesh Adhikari, P.E.
43477 Hopestone Terrace
Chantilly, VA 20152

RE: Spirit and Intent Request, Case # 2017-0177-XA
9217 Liberty Road
2ND Election District

To Whom it May Concern:

Your recent letter to W. Carl Richards Jr., Zoning review supervisor, was forwarded to me for reply. Based upon the information provided therein, my review of the available zoning records the following has been determined:

The Red Line Plan submitted showing the proposed used car sales building and up to twelve vehicle display area and minor site changes. The proposed changes is considered to be within the spirit and intent of zoning case No. 2017-0177-XA. Further, add a copy of the spirit and intent letter to the development plan.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

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

Gary Hucik
Planner
Zoning Review

1993

**IN RE: PETITIONS FOR SPECIAL
EXCEPTION AND VARIANCE
(9217 Liberty Road)
2nd Election District
4th Council District
Sohan L. Sambhi & Joginder Kaur
Legal Owners
Petitioners**

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* **Case No. 2017-0177-XA**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as Petitions for Special Exception and Variance filed for property located at 9217 Liberty Road. The Petitions were filed by Sohan L. Sambhi and Joginder Kaur, legal owners of the subject property. The Special Exception petition per Baltimore County Zoning Regulations (B.C.Z.R.) §236.2 seeks to permit a used motor vehicle outdoor sales area, separated from the sales agency building. The Petition for Variance seeks to permit a 10 ft. rear setback from the property line in lieu of the required 30 ft. rear yard setback. A site plan was marked as Petitioners' Exhibit 1.

Petitioners attended the hearing and were assisted by Bruce Doak, surveyor. Several neighbors attended the hearing and opposed the requests. The Petition was advertised and posted as required by the B.C.Z.R. There were no substantive Zoning Advisory Committee (ZAC) comments received from any of the County agencies.

The subject property is approximately 0.2783 acres and is zoned BR. The property is unimproved. Though it was formerly zoned R.O., in the 2016 CZMP the county council rezoned the property to BR, which permits by special exception used car sales lots.

ORDER RECEIVED FOR FILING

Date

3/2/17

By

Sen

SPECIAL EXCEPTION

Under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. *Schultz v. Pritts*, 291 Md. 1 (1981). The *Schultz* standard was revisited in *People's Counsel v. Loyola College*, 406 Md. 54 (2008), where the court emphasized that a special exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use.

Here, while the community would prefer not to see any more used car lots on this stretch of Liberty Road, the fact remains the property was rezoned to a classification which permits this use by special exception. And Petitioners made no secret of the fact they sought the rezoning in order to operate a used car lot on the site. Petitioners' Ex. No. 4. Although the community opposed the rezoning, they lost that battle when the property was zoned BR in 2016.

Members of the community expressed concerns about traffic, security, aesthetics and similar issues which they believe will plague the neighborhood. That may be the case, but I believe those sorts of problems are inherent in the operation of a used car lot, regardless of its exact location in a BR zone in Baltimore County. At least no evidence was presented to suggest these are non-inherent adverse impacts associated with a used car business. As such I believe the petition for special exception should be granted.

VARIANCE

But a variance, unlike a special exception, is not presumed to be in the interest of the general welfare. In fact, Maryland cases indicate variances are to be granted "sparingly" since it is "an authorization for [that] ... which is prohibited by a zoning ordinance." *Cromwell v. Ward*, 102

ORDER RECEIVED FOR FILING

Date

3/2/17

By

sen

Md. App. 691, 699 (1995). A variance request involves a two-step process, summarized as follows:

1. It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
2. If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Id.

Although Mr. Doak argued the rectangular shape of the property rendered it unique, I disagree. Based on the aerial photos submitted, it appears as if other lots in the vicinity are of a similar shape. And no evidence was presented to show the property was “unique” in any other way. As such, I do not believe Petitioners have presented sufficient evidence of “uniqueness” to satisfy the burden imposed by Maryland law.

THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this 2nd day of **March, 2017**, that the Petition for Special Exception pursuant to B.C.Z.R. §236.2 to permit a used motor vehicle outdoor sales area (displaying for sale no more than 12 motor vehicles), separated from the sales agency building, be and is hereby GRANTED subject to the ZAC comment of the Bureau of DPR, which is attached hereto; and

IT IS FURTHER ORDERED that the Petition for Variance pursuant to the B.C.Z.R. to permit a 10 ft. rear setback from the property line in lieu of the required 30 ft. rear yard setback, be and is hereby DENIED.

ORDER RECEIVED FOR FILING

Date 3/2/17
By Sen

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING

Date 3/2/17

By sln

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For January 16, 2017
Item No. 2017-0177

DATE: January 19, 2017

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 the requirements of the Landscape Manual.

What is proposed is considered to be "development;" therefore, pavement widening, curb, gutter and sidewalk will be required along the Chapman Road frontage. And with public sewer being less than 500 feet away, the petitioner may not be allowed to use a septic system.

* * * * *

DAK:CEN
Cc:file
ZAC-ITEM NO 17-0177-01162017.doc

ORDER RECEIVED FOR FILING

Date 3/2/17

By sen



KEVIN KAMENETZ
County Executive

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

March 2, 2017

Sohan Sambhi
9 Upman Court
Baltimore, Maryland 21228

RE: Petition for Special Exception and Variance
Property: 9217 Liberty Road
Case No. 2017-0177-XA

Dear Petitioners:

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

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

Sincerely,

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

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

c: Bruce Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053
Jeff & Shirley Supik, 3525 N. Rolling Road, Windsor Mill, MD. 21244
Timothy Cook, 9215 Liberty Road, Randallstown, MD 21133
Debbie Schapiro, 9301 Liberty Road, Randallstown, MD 21133
Ed Stanfield, 2829 Offutt Road, Randallstown, MD 21133
John Schmitz, 9301 Liberty Road, Randallstown, MD 21133



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 9217 LIBERTY ROAD

which is presently zoned BR

Deed References: 13795/164

10 Digit Tax Account # 0204500140

Property Owner(s) Printed Name(s) SOHAN L. SAMBHI & JOGINDER KAUR

(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

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

SEE ENCLOSED SHEET

3. ☒ a **Variance** from Section(s)

SEE ENCLOSED SHEET

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):

SOHAN L. SAMBHI / JOGINDER KAUR

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

21228

410-719-1621

Zip Code

Telephone #

Email Address

Representative to be contacted:

BRUCE E. DOAK

BRUCE E. DOAK CONSULTING, LLC

Name - Type or Print

Signature

Mailing Address

City

State

21053

410-419-4906

Zip Code

Telephone #

Email Address

BDOAK@BRUCEEDOAKCONSULTING.COM

CASE NUMBER 2017-0177-X4

Filing Date 1/5/17

Do Not Schedule Dates:

Reviewer JS

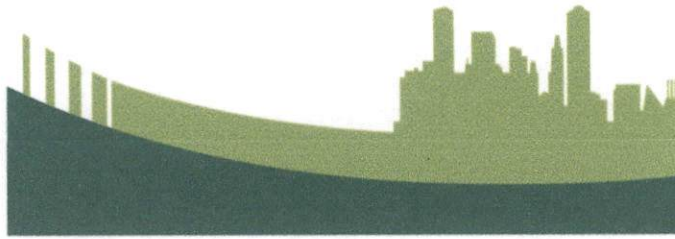
Petitions Requested

Special Exception

To permit a used motor vehicle outdoor sales area, separated from the sales agency building per Section 236.2 BCZR

Variances

To permit a 10 foot rear setback from the property line in lieu of the required 30 foot rear yard setback per Section 238.2 BCZR



Zoning Description

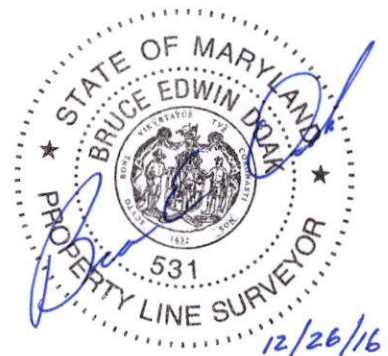
9217 Liberty Road Road
Second Election District Fourth Councilmanic District
Baltimore County, Maryland

Beginning at the southeast intersection of the southeast side of Chapman Road (variable width) and the southwest side of Liberty Road (variable width), thence binding on the southwest side of Liberty Road and also running with and binding on the outlines of the subject property, the following course and distance, viz. 1) South 59 degrees 44 minutes 04 seconds East 75.65 feet, thence leaving Liberty Road and continuing to run and bind on the outlines of the subject property, the two following courses and distances, viz. 2) South 27 degrees 30 minutes 39 seconds West 151.15 feet and 3) North 59 degrees 44 minutes 04 seconds West 84.95 feet to intersect the southeast side of Chapman Road, thence running with the southeast side of Chapman Road and continuing to run and bind on the outlines of the subject property, 4) North 31 degrees 02 minutes 09 seconds East 150.99 feet to the point of beginning.

Containing 0.2783 of an acre of land, more or less.

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

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



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

No. **142843**

Date: **1/5/17**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 1/05/2017 1/05/2017 11:44:32 3

NO 0303 WALKIN CAN
 RECEIPT # 711390 1/05/2017 OFLN
 Dept 5 528 ZONING VERIFICATION
 CH NO. 142843

Recpt Tot \$1,000.00
 \$1,000.00 CK \$0.00 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						\$ 1000.00

Total: **\$ 1000.00**

Rec From: **SOHAN L SAMBHI + JOGINDER KAUR**

For: **2017-0177-XA**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



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 4755204

Sold To:

Bruce Doak - CU00583187
3801 Baker Schoolhouse Rd
Freeland, MD 21053-9738

Bill To:

Bruce Doak - CU00583187
3801 Baker Schoolhouse Rd
Freeland, MD 21053-9738

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

Feb 07, 2017

The Baltimore Sun Media Group

By *S. Wilkinson*

Legal Advertising

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: # 2017-0177-XA
9217 Liberty Road
SW corner of intersection of Liberty Road and Chapman Road
2nd Election District - 4th Councilmanic District
Legal Owner(s) Sohan Samhi, Joginder Kaur
SPECIAL EXCEPTION to permit a used motor vehicle outdoor sales area, separated from the sales agency building.

VARIANCE to permit a 10 ft. rear setback from the property line in lieu of the required 30 ft. yard setback.

Hearing: Monday, February 27, 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.

IT 2/6/16 Feb. 7 4755204

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

February 12, 2017

Re:
Zoning Case No. 2017-0177-XA
Legal Owner: Sohan Sambhi & Joginder Kaur
Hearing date: February 27, 2017

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

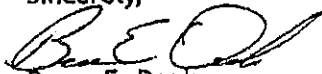
Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at 9217 Liberty Road.

The sign was posted on February 07, 2017.

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. 2017-0177-XA

9217 Liberty 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: Monday February 27, 2017 1:30 PM

REQUEST:

SPECIAL EXCEPTION TO PERMIT A USED MOTOR VEHICLE
OUTDOOR SALES AREA, SEPARATED FROM THE SALES AGENCY
BUILDING.

VARIANCE TO PERMIT 10 FT. REAR SETBACK FROM THE
PROPERTY LINE IN LIEU OF THE REQUIRED 30 FT. YARD
SETBACK.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY TO CONFIRM THE HEARING CALL 410/897 1191

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
Tuesday, February 7, 2017 Issue - Jeffersonian

Please forward billing to:

Bruce Doak
3801 Baker Schoolhouse Road
Freeland, MD 21053

410-419-4906

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: 2017-0177-XA

9217 Liberty Road

SW corner of intersection of Liberty Road and Chapman Road

2nd Election District – 4th Councilmanic District

Legal Owners: Sohan Sambhi, Joginder Kaur

Special Exception to permit a used motor vehicle outdoor sales area, separated from the sales agency building. **Variance** to permit a 10 ft. rear setback from the property line in lieu of the required 30 ft. yard setback.

Hearing: Monday, February 27, 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

January 30, 2017

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: 2017-0177-XA

9217 Liberty Road

SW corner of intersection of Liberty Road and Chapman Road

2nd Election District – 4th Councilmanic District

Legal Owners: Sohan Sambhi, Joginder Kaur

Special Exception to permit a used motor vehicle outdoor sales area, separated from the sales agency building. **Variance** to permit a 10 ft. rear setback from the property line in lieu of the required 30 ft. yard setback.

Hearing: Monday, February 27, 2017 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


Arnold Jablon
Director

AJ:kl

C: Sambhi, Kaur, 9 Upman court, Baltimore 21228
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 TUESDAY, FEBRUARY 7, 2017.**
- (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, February 7, 2017 Issue - Jeffersonian

Please forward billing to:

Bruce Doak
3801 Baker Schoolhouse Road
Freeland, MD 21053

410-419-4906

CORRECTED 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: 2017-0177-XA

9217 Liberty Road

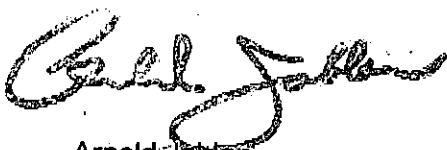
SW corner of intersection of Liberty Road and Chapman Road

2nd Election District – 4th Councilmanic District

Legal Owners: Sohan Sambhi, Joginder Kaur

Special Exception to permit a used motor vehicle outdoor sales area, separated from the sales agency building. **Variance** to permit a 10 ft. rear setback from the property line in lieu of the required 30 ft. yard setback.

Hearing: Monday, February 27, 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

February 1, 2017

CORRECTED 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: 2017-0177-XA

9217 Liberty Road

SW corner of intersection of Liberty Road and Chapman Road

2nd Election District – 4th Councilmanic District

Legal Owners: Sohan Sambhi, Joginder Kaur

Special Exception to permit a used motor vehicle outdoor sales area, separated from the sales agency building. **Variance** to permit a 10 ft. rear setback from the property line in lieu of the required 30 ft. yard setback.

Hearing: Monday, February 27, 2017 at 1:30 p.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: Sambhi, Kaur, 9 Upman court, Baltimore 21228
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 TUESDAY, FEBRUARY 7, 2017.**
- (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.**

**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: 2017-0177-XA
Property Address: 9217 LIBERTY ROAD
Property Description: SOUTHEAST CORNER OF CHAPMAN ROAD & LIBERTY ROAD
Legal Owners (Petitioners): JOHAN L. SAMBHI & JOGINDER KAUR
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: BRUCE DOAK
Company/Firm (if applicable): _____
Address: 3801 BAKER SCHOOLHOUSE ROAD
FREELAND MO 21053

Telephone Number: 410-419-4906

Revised 5/20/2014



KEVIN KAMENETZ
County Executive

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

February 22, 2017

Sohan L Sambhi
Joginder Kaur
9 Upman Court
Baltimore MD 21228

RE: Case Number: 2017-0177 XA, Address: 9217 Liberty Road

Dear Mr.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 5, 2017. 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, 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: 1/11/17

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. 2017-0177-XA.

*Special Exception Variance
Sohan L. Samkhri & Joginder Kaur
9217 Liberty 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,

A handwritten signature in blue ink, appearing to read 'Richard Zeller', is written over the word 'Sincerely,'.

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

WW/RAZ

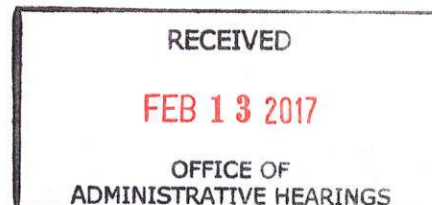
BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 2/8/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-177



INFORMATION:

Property Address: 9217 Liberty Road
Petitioner: Sohan L. Sambhi, Joginder Kaur
Zoning: BR
Requested Action: Special Exception, Variance

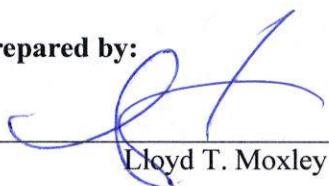
The Department of Planning has reviewed the petition for special exception to permit a motor vehicle outdoor sales area separated from the sales agency building and the petition for variance to permit a 10 foot rear setback from the property line in lieu of the required 30 foot rear yard setback.

A site visit was conducted on November 29, 2016. The site is located in the Liberty Road Commercial Revitalization District. The property was the subject of CZMP Issue No. 4-004.

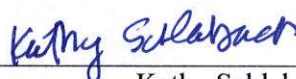
The Department has no objection to granting the petitioned zoning relief.

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

Prepared by:


Lloyd T. Moxley

Division Chief:


Kathy Schlabaeh

AVA/KS/LTM/ka

c: Dennis Wertz
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: January 11, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0177-XA
Address 9217 Liberty Road
(Sambhi & Kaur Property)

Zoning Advisory Committee Meeting of **January 16, 2017**.

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

Reviewer: Steve Ford Date: 1-11-2017

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For January 16, 2017
Item No. 2017-0177

DATE: January 19, 2017

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 the requirements of the Landscape Manual.

What is proposed is considered to be "development;" therefore, pavement widening, curb, gutter and sidewalk will be required along the Chapman Road frontage. And with public sewer being less than 500 feet away, the petitioner may not be allowed to use a septic system.

* * * * *

DAK:CEN
Cc:file
ZAC-ITEM NO 17-0177-01162017.doc

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE OFFICE
AND VARIANCE *
9217 Liberty Road; SW corner of Liberty Road* OF ADMINISTRATIVE
And Chapman Road *
2nd Election & 4th Councilmanic Districts * HEARINGS FOR
Legal Owners: Sohan Sambhi & Joginder Kaur *
Petitioner(s) * BALTIMORE COUNTY
* 2017-177-XA

* * * * *

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

JAN 12 2017

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12th day of January, 2017, a copy of the foregoing Entry of Appearance was mailed to Bruce Doak, Bruce E. Doak Consultant, LLC, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

M E M O R A N D U M

DATE: April 4, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0177- XA – Appeal Period Expired

The appeal period for the above-referenced case expired on April 3, 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

~~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 - 02 Account Number - 0204500140			
Owner Information					
Owner Name:		SAMBHI SOHAN L KAUR JOGINDER		Use:	RESIDENTIAL
Mailing Address:		9 UPMAN CT BALTIMORE MD 21228-6403		Principal Residence:	NO
				Deed Reference:	/13795/ 00164
Location & Structure Information					
Premises Address:		9217 LIBERTY RD 0-0000		Legal Description:	.281559 AC 9217 LIBERTY RD SS SE COR CHAPMAN RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0077	0007	0030		0000	2016
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area	Property Land Area	County Use
				12,264 SF	04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of 01/01/2016	As of 07/01/2016	As of 07/01/2017
Land:		34,500	34,500		
Improvements		0	0		
Total:		34,500	34,500	34,500	34,500
Preferential Land:		0			0
Transfer Information					
Seller: HOFFMASTER MARGARET D		Date: 06/04/1999		Price: \$25,500	
Type: ARMS LENGTH VACANT		Deed1: /13795/ 00164		Deed2:	
Seller: DORAN DAISIE V		Date: 08/14/1975		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /05556/ 00558		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					

CASE NAME SAMBHI
CASE NUMBER 2017-0177-XA
DATE 2/27/17

[illegible]

PLEASE PRINT CLEARLY

CASE NAME

CASE NUMBER

DATE

2017-0177-XA

CITIZEN'S SIGN - IN SHEET

NAME

ADDRESS

CITY, STATE, ZIP

E - MAIL

SKIRBY SUPIK

3525 N Rolling Rd

WINDSOR Mill 21244

gsafelouse@supik
@verizon.net

Jeff Supik

" "

" "

Timothy F Cook

9215 LIBERTY RD

RANDALLSTOWN MD 21133

VELCOINS GROUP
@AOL.COM

Velco Insurance Agency INC

Debbie Schapiro

9301 Liberty Rd AUTOMASTERS

Randallstown MD 21133

daschapiro@aol.com

Ed Stanfield

2829 Offutt Rd

Randallstown, Md 21133

JOHN Schmitz

9301 Liberty Rd Automasters

Randallstown MD 21133



Case No.: 2017-0177-XA 9217 Liberty Rd.

2/27

1:30
PM

Exhibit Sheet

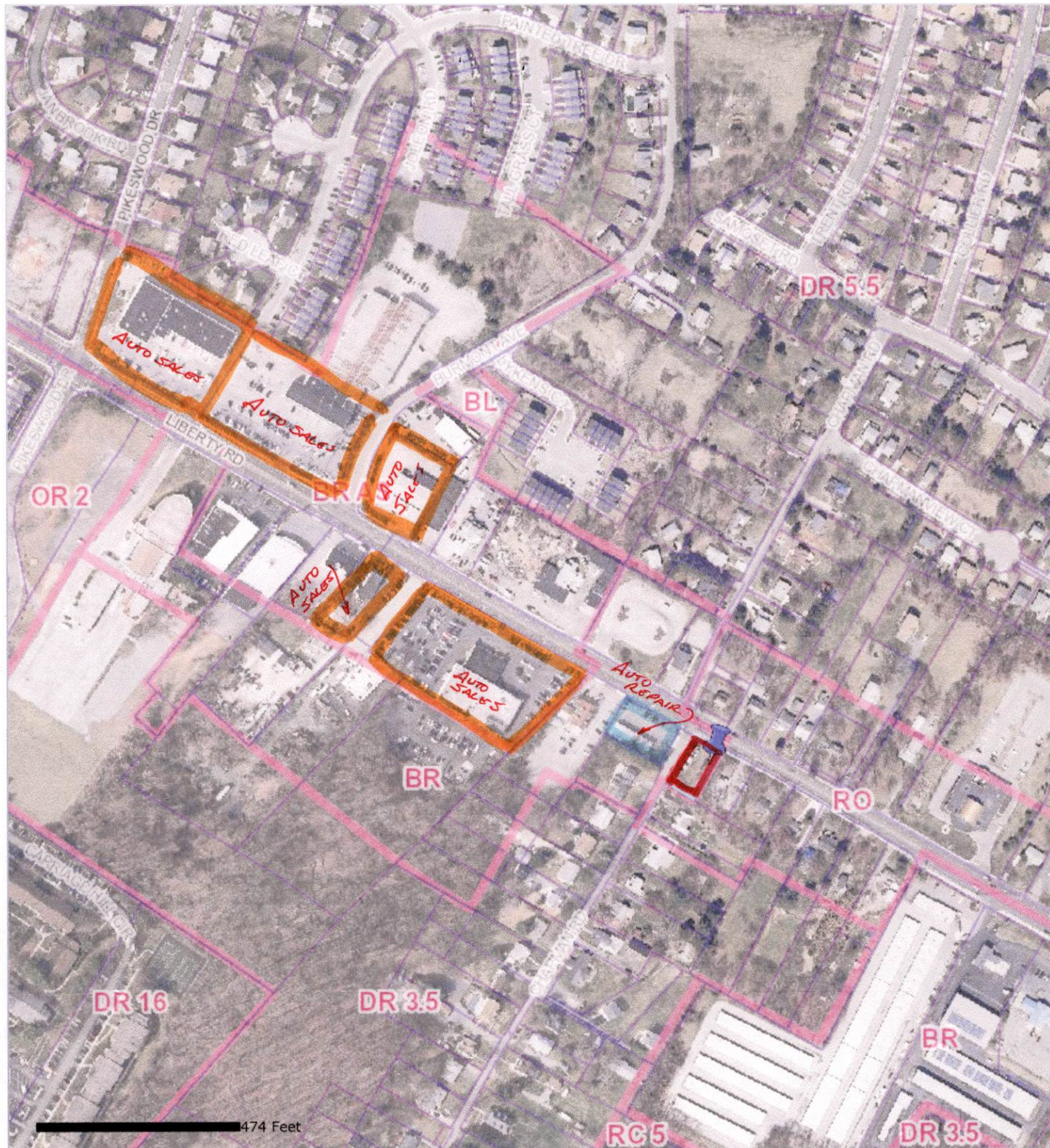
Petitioner/Developer

DA-4-17

Protestants

SEN
3-2-17

No. 1	Plan	
No. 2	Aerial map	
No. 3	Aerial map	
No. 4	Materials related to CZMP Issue 4-004	
No. 5	Plan w/ accompanying photos A-U.	
No. 6	County Dev. Plan showing septic systems in area.	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



My Neighborhood Map

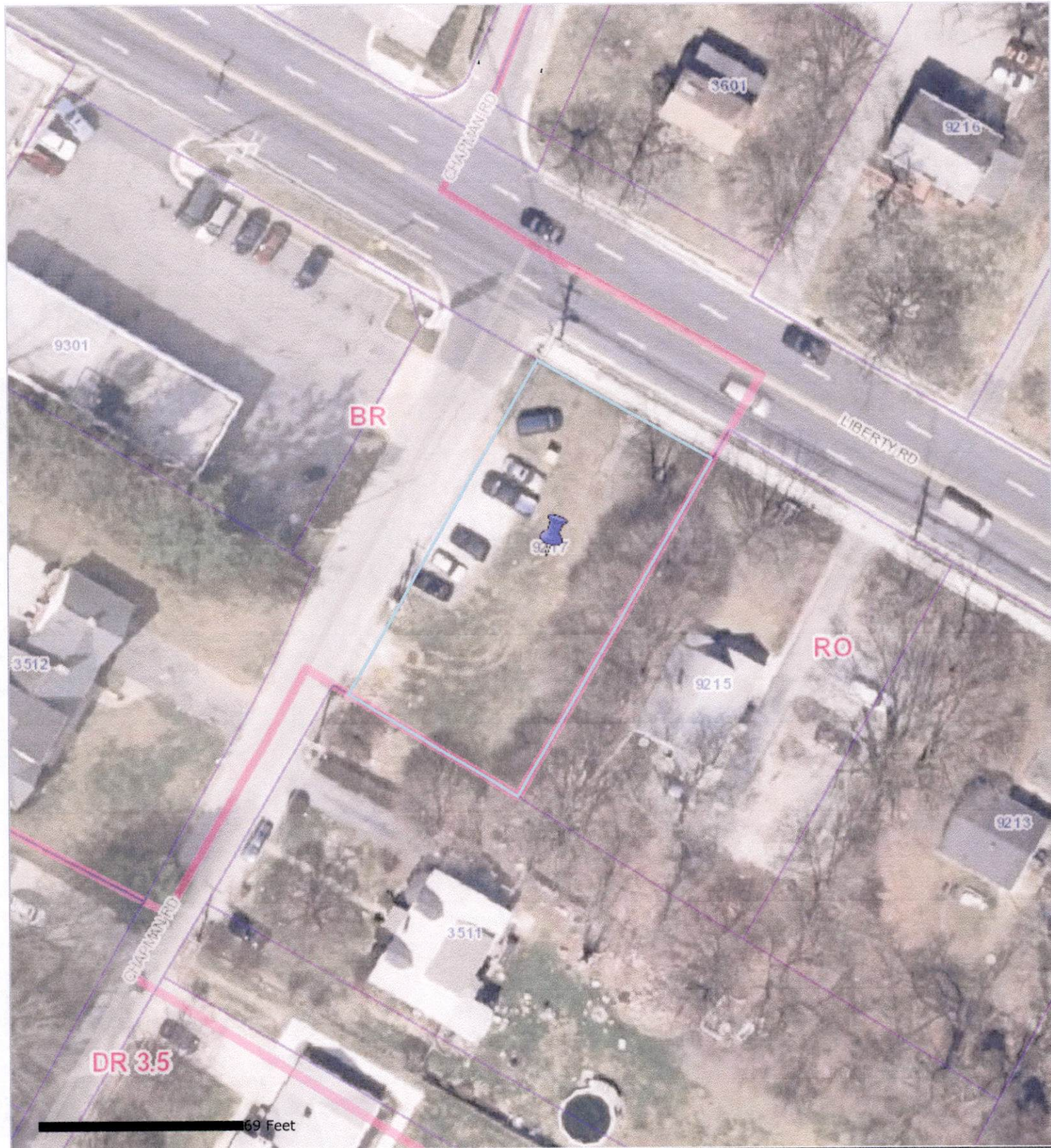
Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate and does not constitute a warranty of any kind, express or implied, and no liability shall be incurred by or for the use of or reliance upon this data.

PETITIONER'S

EXHIBIT NO. 2



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be used for informational purposes only and should not be relied upon for legal or other purposes. This data may be used for informational purposes only and should not be relied upon for legal or other purposes.

PETITIONER'S

EXHIBIT NO. 3

Printed 2/27/17

Baltimore County 2016 Comprehensive Zoning Map Process

Applicant Summary Report

ISSUE NUMBER 4-004

TRACKING NUMBER 55

Applicant Information

Applicant Name and Address
Sohan Sambhi
9 Upman Court
Baltimore MD 21228

Phone Number: 410-719-1621
Email: nlanzi@lanzilaw.com
Organization:

Representative Information

J. Neil Lanzi, P.A.
409 Washington Avenue Suite 617
Towson MD 21204

Representative Name: Neil Lanzi
Representative Phone: 410-296-0686
Email: nlanzi@lanzilaw.com

Rezoning Information

Existing Use:
RO

Proposed Use:
BR

Total Acreage:
.2816

Zoning History:
Describe

Zoning History Described:
See attached Memorandum In Support of Petition for
Reclassification

Justification:
See attached Memorandum In Support of Petition for Reclassification

Zoning Information

Existing Zoning:

Requested Zoning:

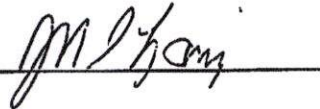
RO 0.32
0.32

BR 0.32
0.32

Property Information

Tax Account:
0204500140

Applicant/Representative Signature



Date

9/25/15

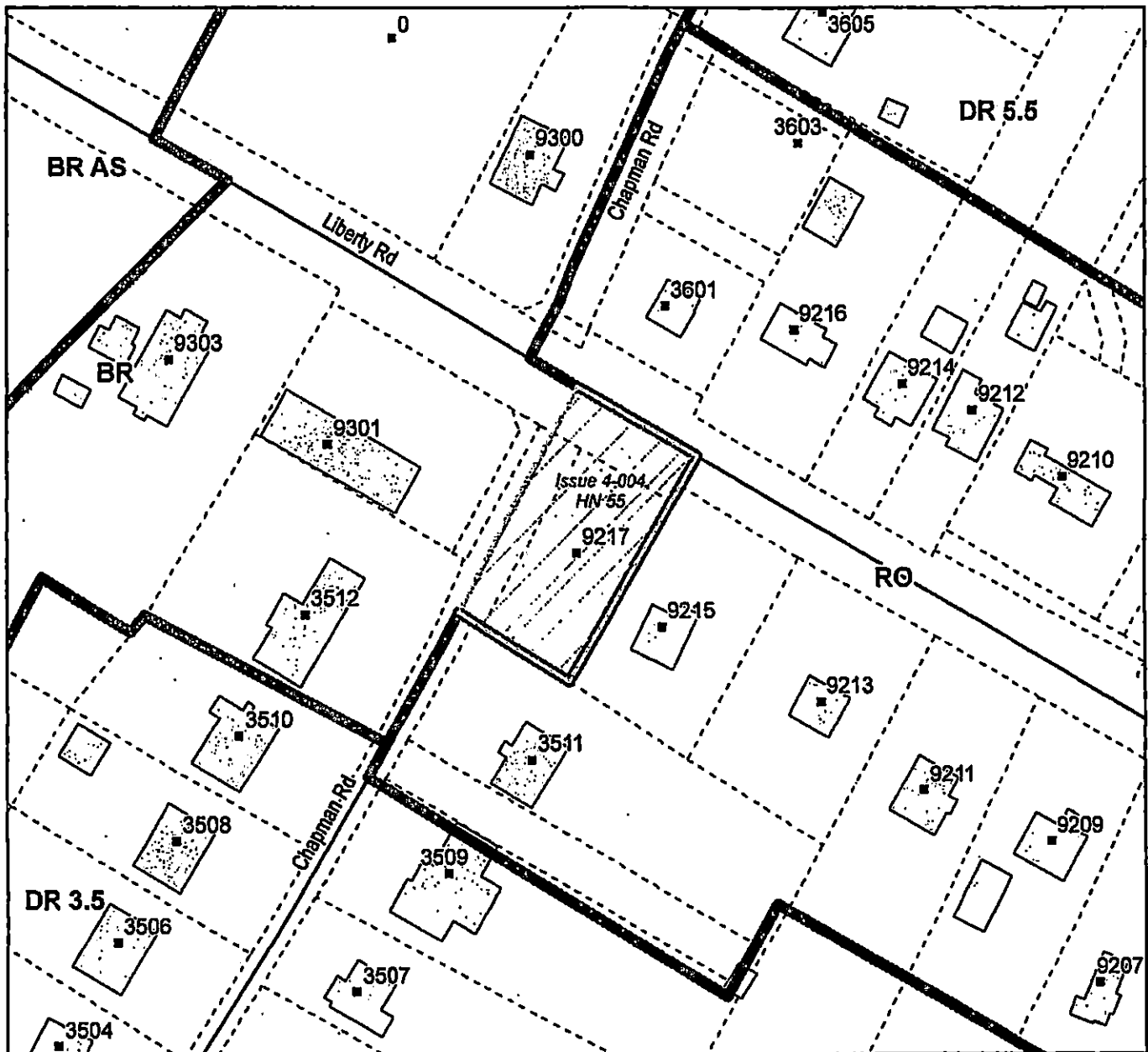
PETITIONER'S

EXHIBIT NO.

A 4
COLLECTIVE

CZMP 2016 - Issue Map

Issue Number: 4-004



Iteration: REQUESTED

Tracking#: CZMP16-00055

Legend

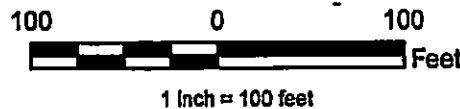
- Zoning Boundary
- Issue Boundary

<u>Zone</u>	<u>District</u>	<u>Acres</u>
BR		0.32

Total Acres: 0.32

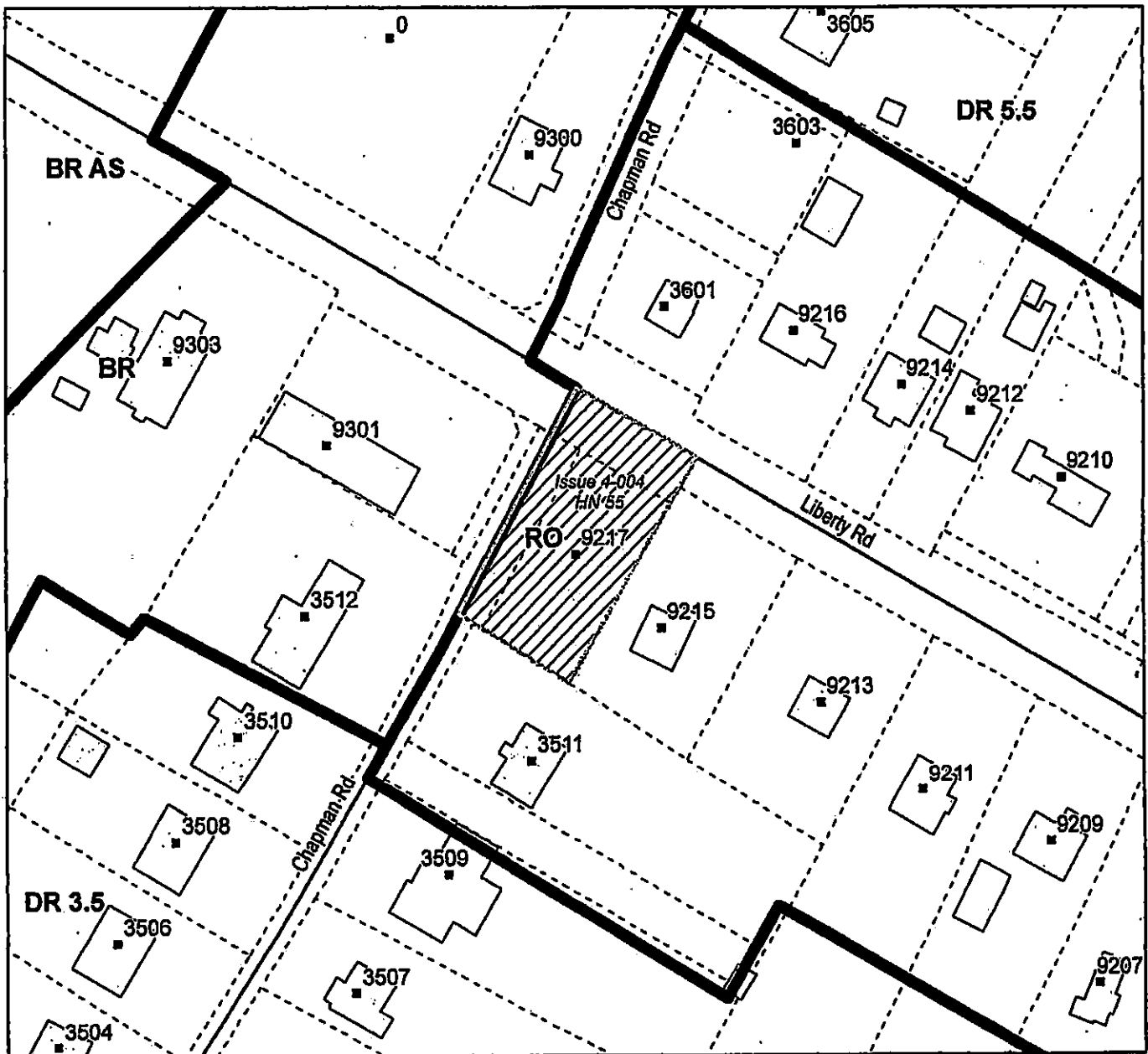
MDG
9/25/15

Publication Date: September 25, 2015
 Publication Agency: Department of Planning
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



CZMP 2016 - Issue Map

Issue Number: 4-004



Iteration: EXISTING

Tracking#: CZMP16-00055

Legend

- Zoning Boundary
- Issue Boundary

Zone
RO

District

Acreage
0.32

Total Acreage: 0.32

Publication Date: September 25, 2015
Publication Agency: Department of Planning
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



100 0 100
Feet
1 inch = 100 feet



MO/cmj 9/25/15

IN RE: APPLICATION FOR RECLASSIFICATION
9217 LIBERTY ROAD

SOHAN L. SAMBHI
PETITIONER

MEMORANDUM IN SUPPORT OF PETITION FOR RECLASSIFICATION

I. BACKGROUND

This case is before the Baltimore County Office of Planning, Baltimore County Planning Board and the Baltimore County Council on a Petition for Reclassification of the property known as 9217 Liberty Road (hereinafter referred to as the "Property").

Sohan L. Sambhi, Applicant (hereinafter referred to as "Petitioner") is the owner of the Property located in the 2nd Election District and the 4th Councilmanic District of Baltimore County. The Property consists of .281559 acres and is presently zoned RO2 ("Residential Office") Zone. The Property is currently vacant. Petitioner ultimately desires to operate a used car lot and/or vehicle rental facility on the Property.

II. RECLASSIFICATION

Petitioner is seeking to reclassify the entire .281559 acres of the subject Property from its present Residential Office (RO) classification to Business Roadside (BR). Petitioner had previously requested rezoning of the Property in the 2012 CZMP, Issue 4-007. The Council denied the requested change, however, the neighborhood surrounding the subject Property has changed since the last CZMP warranting the approval of the requested reclassification. Other history includes Case No. 2007-0296-XO where a special exception for a Class B office building was approved. In case CR-2001-0433-X, the Petitions for Reclassification from RO to BL and Special Exception for service garage were denied by the Board of Appeals on November 29, 2001.

Specifically, Petitioner's Property is located at the busy southwest corner of Liberty and Chapman Roads, an area with BL, BR and BR-AS zoned properties all around. On the northwest corner of the intersection (Zoned BR) is a service garage with Tom's Sports Tavern and a liquor store next door. On the northwest corner is a business known as Center for Social Change. Next to the Center for Social Change is an MTA hub parking lot and a shopping center. Directly across Liberty Road from the Property is Adonai Healthcare Services. Within a few blocks, a new Advanced Auto Parts store and a new Royal Farms store are under construction. A car wash, 84 Lumber and Public Storage Facility are located on the same side of Liberty Road also within a few blocks of the Subject Property.

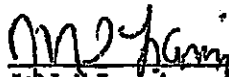
Attached to Petitioner's application you will find several letters from various businesses and organizations in the area supporting Petitioner's reclassification request. I would especially direct your attention to the letter dated August 31, 2015 from Jesse Singh, Chief Operating Officer of the Center for Social Change which owns seven homes on Chapman Road in addition to its office on the corner near Petitioner's Property.

Also attached to the application please find several signed Petitions from individuals and businesses in the neighborhood supporting the Petitioner's request. Finally, photographs of the subject Property and the neighborhood are included.

III. CONCLUSION

The proposed zoning change of the Property to BR is compatible with the existing zoning and current uses in the surrounding area. The neighborhood businesses and current construction document the commercial aspect of the area. Petitioner's request remains consistent with Baltimore County's goal to continue to encourage the redevelopment of neighborhood businesses in existing commercial areas located adjacent to residential areas. Petitioner's Application for Reclassification of the Property, if approved, will provide Petitioner with the opportunity to modernize and improve the Property in harmony with the revitalization of this older neighborhood without adverse effect.

Accordingly, Petitioner respectfully requests that his Petition for Reclassification be approved.



J. Neil Lanzi
J. Neil Lanzi, P.A.
409 Washington Avenue
Suite 617
Towson, Maryland 21204
410-296-0686



Center for Social Change
We Change Lives!

www.centerforsocialchange.org

08/31/2015

Re: Rezoning for property on 9217 Liberty Road, Randallstown MD 21133

To Whom It May Concern

I Jesse Singh C.O.O of Center for Social Change, Inc consent in favor of Mr. Sohan Lal Sambhi, request for rezoning his property. He requests if his property can be rezoned from RO to BR since he has owned this property for a very long time. I urge you to do the same.

Mr Sambhi has owned this property since 1999 and the existing zoning does not allow him to improve his property, which should not happen because that property should be used for a viable reason.

Center for Social change owns seven residential homes on Chapman road on the corner of which Mr. Sambhi's property is located. Center for Social Change also owns 20 other residential and commercial properties along the Liberty Road corridor in Randallstown and provides services to individuals with Developmental Disabilities. Mr Sambhi is a part of the neighborhood and always takes part in the community activities and services.

In conclusion I request that Mr Sambhi should be allowed to use his land for some viable use. The request of rezoning his property from RO to BR is a good request. Rezoning can be good for the community and the area as well and the land can be use in a viable fashion.

Sincerely

Jesse Singh C.O.O

09/12/2015

To whom it may concern,

Re: 9217 Liberty RD Randallstown property

I, Sohan Lal Sambhi owner of property on Liberty RD; 9217 Liberty RD MD 21133. I have owned this property since 1999 and I have no use of this property since then. Because of no sewage in this area where property is, I am not allowed to have a building built here. I have no use of. no benefit of it and no income coming from it, but I have been paying taxes for it. I'm a retired person now. My Social Security Benefits are not enough for my need to be met. That's a reason why I want to open a business and want my property to be rezoned from Ro to BR zoning so I can open a used car business because nothing else can be built here or nothing else can be a usage on this property. On the same road two new businesses are opening; Royal Farms and Advance Auto Parts on the corner of Offutt Road on Liberty RD, Close to one another. Why am I being or being held back from my justice I have a right to use my property and get business permit. I want justice this is my humble request.

Sincerely,


Sohan Lal Sambhi

09/02/15

08/24/2015

To whom it may concern,

Re: 9217 Liberty RD Randallstown property: Rezoning request from RO to BR

I, JIT SINGH president/chairman of Sikh Association of Baltimore which is on 3423 Chapman Road, Randallstown MD 21133-0441 which is close to our neighbor Sohan Lal Sambhi's property on 9217 Liberty RD Randallstown. I wanted to request on behalf of Mr. Sohan Lal Sambhi's request for rezoning his property from RO to BR. I wanted to let you know that Mr. Sambhi's property is close to Sikh Association of Baltimore and there is no sewage in this area due to that Mr. Sambhi cannot have anything else opened here besides a used car business or car rental any of these. I know that he owned this property for a long and have struggled for a long time to open something here. As I know there are two other businesses opening on corner of Offutt Road on Liberty Road which is close to Mr. Sambhi's property. The businesses are Royal Farms and Advance Auto Parts. If these businesses are eligible to be opened then why isn't Mr. Sambhi eligible? I am pleading with you to allow Mr. Sambhi to have justice and have usage of his property and as well approve his request for rezoning his property from RO to BR.

Sincerely,

HL

0823.15

THE SIKH ASSOCIATION OF BALTIMORE
P.O. BOX 442
RANDALLSTOWN, MD 21133

JIT SINGH

9 /2/2015

To whom it may concern,

RE: 9217 Liberty RD Randallstown property: rezoning request

I, Sajid Tarar, President of Asian Democratic Caucus of Maryland wanted to say few words and talk on behalf of Mr Sambhi request for rezoning his property. I can understand him and know why he is making this request there is no sewage in that area as far as I Know. Due to no sewage there is no point of opening any building there besides a used car business or rental car business which is a good idea. as I know there are two other businesses opening on corner of Offutt road of Liberty RD. If they have a right to open why doesn't Mr.Sambhi have a right. I request on behalf Mr.Sambhi's request that his property should be rezoned from RO to BR because it's a good request and beneficial for him and the area. He should be allowed his justice.

Sincerely,



Sajid Tarar, President Asian Democratic Caucus of Maryland

443-469-5387

Date: 07/06/2015

RE: Rezoning for property on 9217 Libery Road. Randellstown Md. 21133

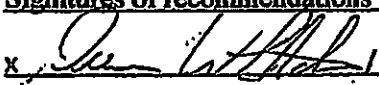
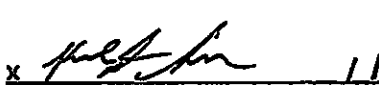
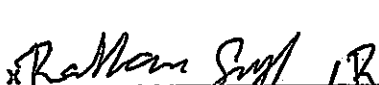
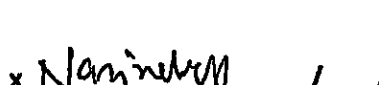
To whom it may concern.

I, Sohan Lal Sambhi have owned this property for long period time and I wanted to request your consent for rezoning this property from RO to BR zoning. In favor of my request our neighbors have signed and consented to be our recommendation; signitures listed below.

sincerely,



Sohan Lal Sambhi

<u>Signitures of recommendations</u>	<u>Print Name</u>	<u>Adress</u>
x 	Dennis Whittaker	9213 Liberty Rd Randellstown
x 	Kenrick Mahor	9209 Liberty Rd Randellstown
x 	Kamaljit Singh	8902 Maplebrook Rd, Randellstown 21133
x 	JARNAIL SINGH	8722 Church Lane 21133
x 	RATTAN SINGH	8906 Meadow Heights Rd 21133
x 	NARINDER PAL	8543 Lucrene Rd 21133
x 	HARDEV BHASSON	8926 Allenswood Rd Randellstown 21133

Date: 08/26/2015

RE: Rezoning for property on 9217 Libery Road. Randellstown Md. 21133

To whom it may concern.

I, Sohan Lal Sambhi have owned this property for long period time and I wanted to request your consent for rezoning this property from RO to BR zoning. In favor of my request our neighbors have signed and consented to be our recommendation; signatures listed below.

sincerely,


Sohan Lal Sambhi

Signitures of recommendations

Print Name

Adress

x Blubinders , BHUPINDER S , 9307 LIBERTY RD 21133

GURINDER S , SANDHU , 9307 LIBERTY RD 21133

x Rob Dorsey , 9307 MASTER DERBY RD

x Cathy , Cathy Tucker , 8333 MARYMOUNT DR 21244

x Don , Don Asha , 6455 Liberty rd

x Dan Walsh , 8646 WINAWOS RD 21133

x Robert , Robert Shevin P.O. Box 21
Upperco, Md 21155

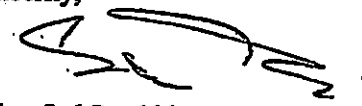
Date: 08/23/2015

RE: Rezoning for property on 9217 Libery Road. Randellstown Md. 21133

To whom it may concern.

I, Sohan Lal Sambhi have owned this property for long period time and I wanted to request your consent for rezoning this property from RO to BR zoning. In favor of my request our neighbors have signed and consented to be our recommendation; signatures listed below.

sincerely,


Sohan Lal Sambhi

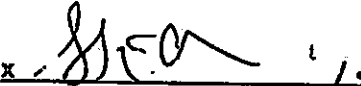
Signatures of recommendations

Print Name

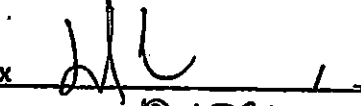
Adress

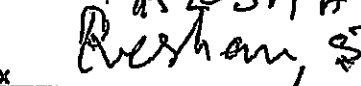
x  Ethel Bennett 9207-Liberty Rd

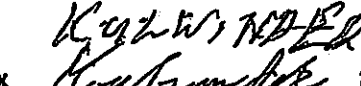
x  Wade Jones 9207-Liberty Rd
1232 HIGH STREET

x  Sukhinder Singh, 410-491-4528
21136

x  G. Prasad, 3703-ELKMANA
21133

x  Jit Singh, 4121 Bryony Town
RA20 2113

x  Resham, 3922 Bryony Rd
21133

x  K. W. Singh, 910 EASTMAN Court
20133



The Sikh Association of Baltimore, Inc.

(A Non-Profit Tax organization Tax ID: 52-1272711)

3423 Chapman Road, Randallstown MD 21133-0441

Tel-(410) 521-7568

P. O. 442, Randallstown, MD 21133-0442



Priest

Bhai Mangal Singh Ji

Executive Committee

2015-2016

President

Jit Singh

443-985-6892

Vice President

Jinder Pal Brar

General Secretary

Harbhajan Singh

Asst. Secretary

Gurcharan Singh

Treasurer

Raminder J. Kaur

Assistant Treasurer

Sunny Singh

Public Relations

Kanta Sammi

Board of Trustees

Chairman

Sukhwinder Sidhu

Vice Chairman

Gurpreet Singh

Board Members

Baljinder Shamm^u Singh

Sukhwinder Ghoga

Sarabjit Dhillon

Manjit Singh Kairon

Rattan Singh

Gurpreet Singh

Ajai Pal Singh Gill

Ajit Singh

Davinder S. Chibb

Jasjit Bhatia

Sukhwinder Sidhu

Jasdeep Singh

Dilvir Singh

Daljit Singh

Gurdeb Singh

Jaswant Singh

Jinder Pal Brar

Gurbinder Singh

Internal Auditor

Raj K. Gill

Sukhwinder Sidhu

To Whom It May Concern:

We, The Sikh Association of Baltimore, Inc, located at 3423 Chapman Road, Randallstown, MD 21133 would like to inform you regarding the property located at 9217 Liberty Road, Randallstown, MD 21133 that we have no objection with Mr. Sambhi (our neighbor) proposing the change for his property mentioned above. We feel that this proposition will help develop the area. We humbly request you grant Mr. Sambhi the requested RO to BR zoning for used car sale and we wish him the best in his endeavor.

Sincerely,

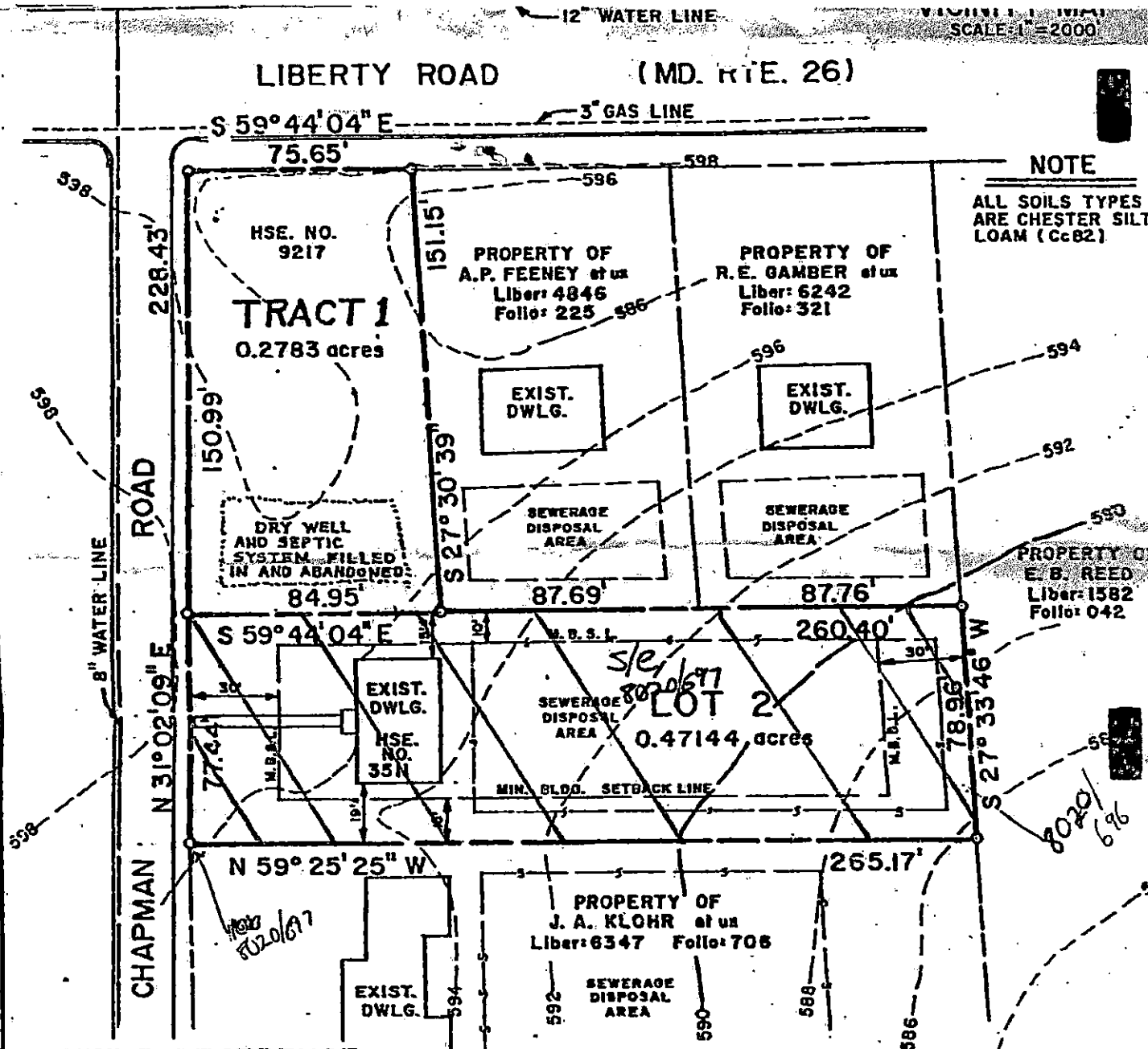
 08.23.15

Jit Singh, President, SAB

THE SIKH ASSOCIATION OF BALTIMORE

P.O. BOX 442

RANDALLSTOWN, MD 21133



NOTE
ALL SOILS TYPES
ARE CHESTER SILT
LOAM (C6B2)

TITLE REFERENCE
MARGARET D. HOFFMASTER
TO
MARGARET D. HOFFMASTER
AND
CHARLES F. HOFFMASTER et ux
Liber: 5556 Folio: 558 1st PART
DEED DATED: AUGUST 4, 1975

OWNER / DEVELOPER
CHARLES F. HOFFMASTER
3410 CHAPMAN ROAD
RANDALLSTOWN, MARYLAND 21133
PHONE: 922-5344

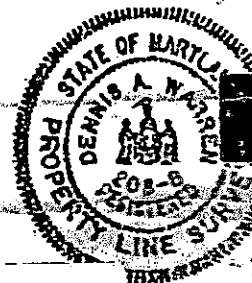
**MARGARET D.
HOFFMASTER et con
PROPERTY
ELECTION DISTRICT 2
BALTIMORE COUNTY, MD.**

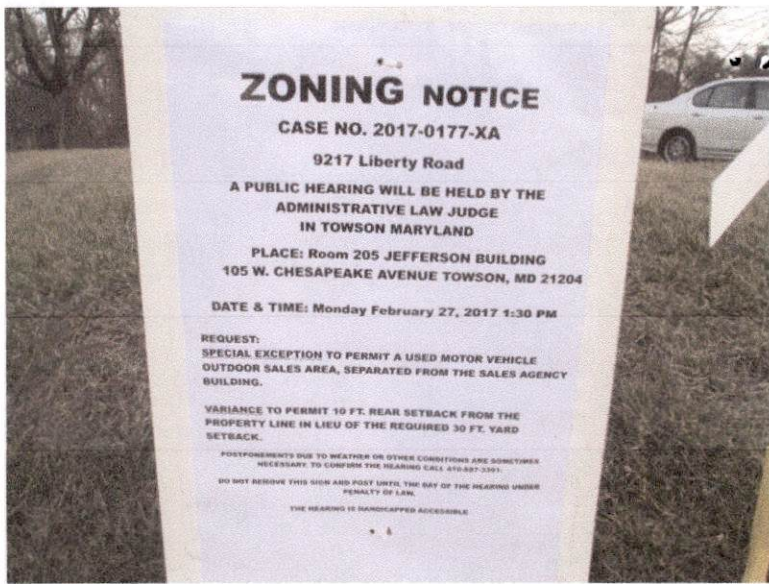
SCALE: 1"=50'
DRAWN: OCTOBER 10, 1988

APPROVED:
DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

PETITIONER'S

EXHIBIT NO. 6





E



F



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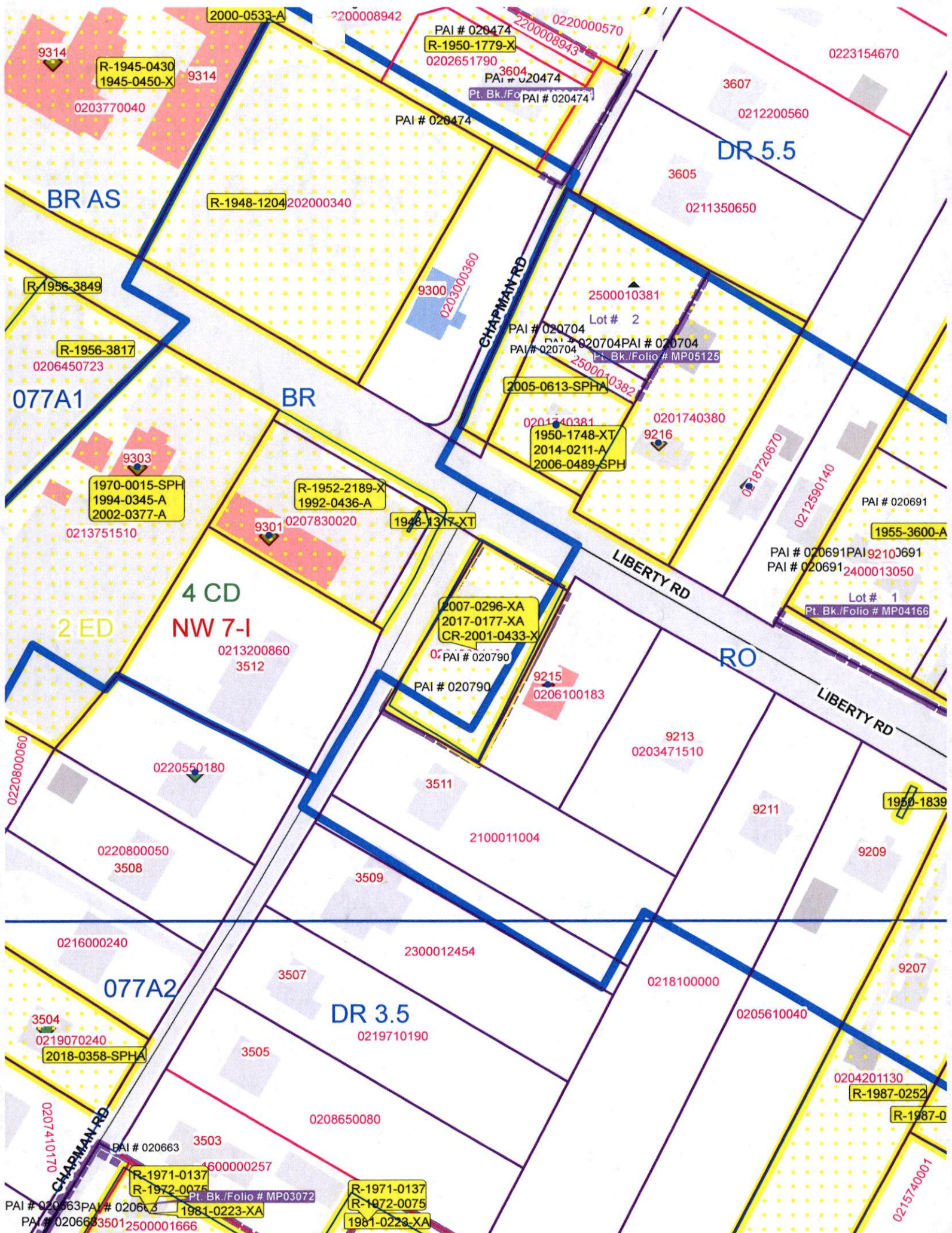
2



3

U





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

February 12, 2017

Re:
Zoning Case No. 2017-0177-XA
Legal Owner: Sohan Sambhi & Joginder Kaur
Hearing date: February 27, 2017

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 two necessary signs required by law were posted conspicuously on the property located at **9217 Liberty Road**.

The sign was posted on **February 07, 2017**.

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. 2017-0177-XA

9217 Liberty 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: Monday February 27, 2017 1:30 PM

REQUEST:

**SPECIAL EXCEPTION TO PERMIT A USED MOTOR VEHICLE
OUTDOOR SALES AREA, SEPARATED FROM THE SALES AGENCY
BUILDING.**

**VARIANCE TO PERMIT 10 FT. REAR SETBACK FROM THE
PROPERTY LINE IN LIEU OF THE REQUIRED 30 FT. YARD
SETBACK.**

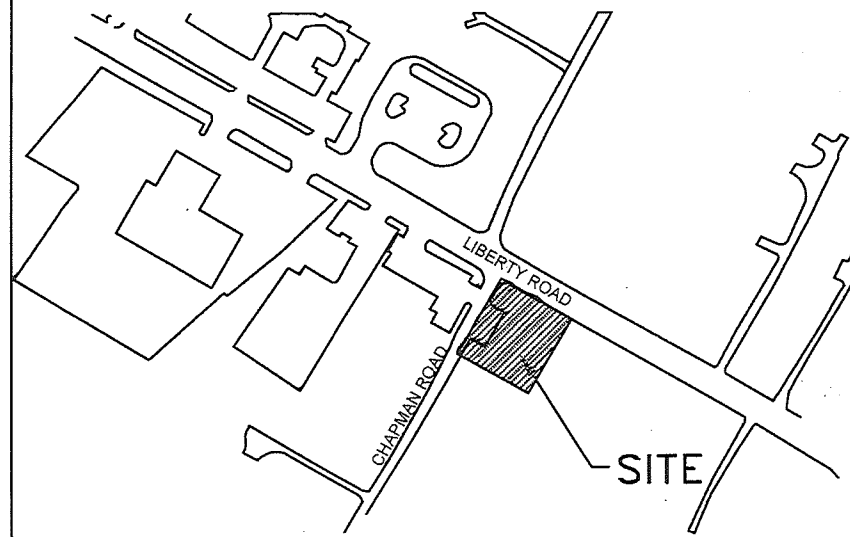
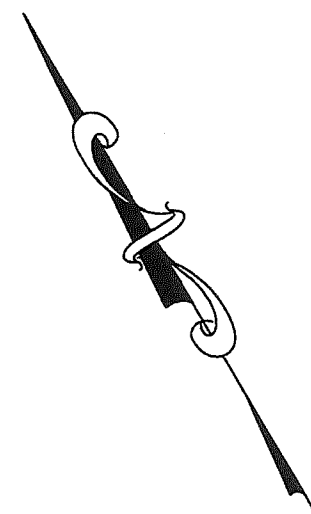
POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.

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

THE HEARING IS HANDICAPPED ACCESSIBLE

* 1





Vicinity Map - Scale: 1' = 300'



TRAILER ELEVATION EXAMPLE

- NOTES:
1. THE TRAILER WILL BE PLACED ON A PERMANENT FOUNDATION.
 2. LIGHTING FOR THE LOT WILL BE MOUNTED ON THE TRAILER AND DIRECTED AWAY FROM THE ADJOINING DWELLING.
 3. THE TRAILER WILL BE TIED INTO PUBLIC WATER (LIBERTY ROAD) AND UTILIZE AN ON-SITE SEPTIC SYSTEM.

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bdoak@bruceedoakconsulting.com



PLAN TO ACCOMPANY
A PETITION FOR
9217 LIBERTY ROAD

BALTIMORE COUNTY, MARYLAND
2nd ELECTION DISTRICT 4th COUNCILMANIC DISTRICT



Date: 1/2/2017
Scale: 1"=10'

CASE #207-0177-XA

GENERAL SITE INFORMATION

1. Ownership: Sohan L. Sambhi & Joginder Kaur
2. Addresses: 9217 Liberty Road Baltimore, MD 21133
3. Deed reference: SM 13795/164
4. Property area: 0.2783 acre (per SM 13795/164)
5. Election District: 2nd Councilmanic District: 4th
6. Tax Map 77 Grid 07 Parcel 30 Tax Acc. # 02-04-500140
7. ADC Map Grid: 469681
8. Position Sheet:
9. GIS Tile Numbers: 077A1
10. Regional Planning District: Randallstown Regional Planning Dist. Code: 312
11. Growth Tier: 1 Growth Tier Description: Served by public sewer and inside URDL
12. Watershed Name: Patapsco River
13. URDL Land Type: 0
14. School Districts: Randallstown ES Windsor Mill MS Randallstown HS
15. Census Block: 240054025031000 Census Tract: 402503
16. The boundary shown hereon is from the title deed recorded in SM13795/164.
17. The topography shown hereon is from GIS tile 077A1

GROUND WATER MANAGEMENT

1. The proposed trailer shown hereon will be served by a private septic system and public water
2. There are no underground fuel tanks on the subject property.

ENVIRONMENTAL IMPACT

Forest Conservation

1. No forest exists on the subject property.

Forest Buffer

1. No wetlands exist on the subject property.
2. No flood plain for the tributary is shown on the current FEMA FIRM Map.
3. The subject property is not located within a 100 year flood plain.
4. The subject property is not in the Chesapeake Bay Critical Area.

STORM WATER MANAGEMENT

1. The storm water management regulations will be met as a part of the permit process

OFFICE OF ZONING

Current Zoning BR (as of 2016 CZMP Issue 4-004)

Parking Calculations (per section 409.6 BCZR)

Office	0.3 (280 SQ. FT.) x 5 =	2
Cars For sale	=	15
Total Required	=	17
Total Provided	=	17

Signage

A sign will be installed at the intersection of Chapman Road and Liberty Road. The sign will meet all zoning regulations.

PROPOSED USE OF THE PROPERTY

The sales of pre-owned automobiles

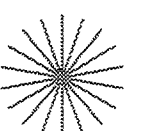
PROPOSED LANDSCAPING



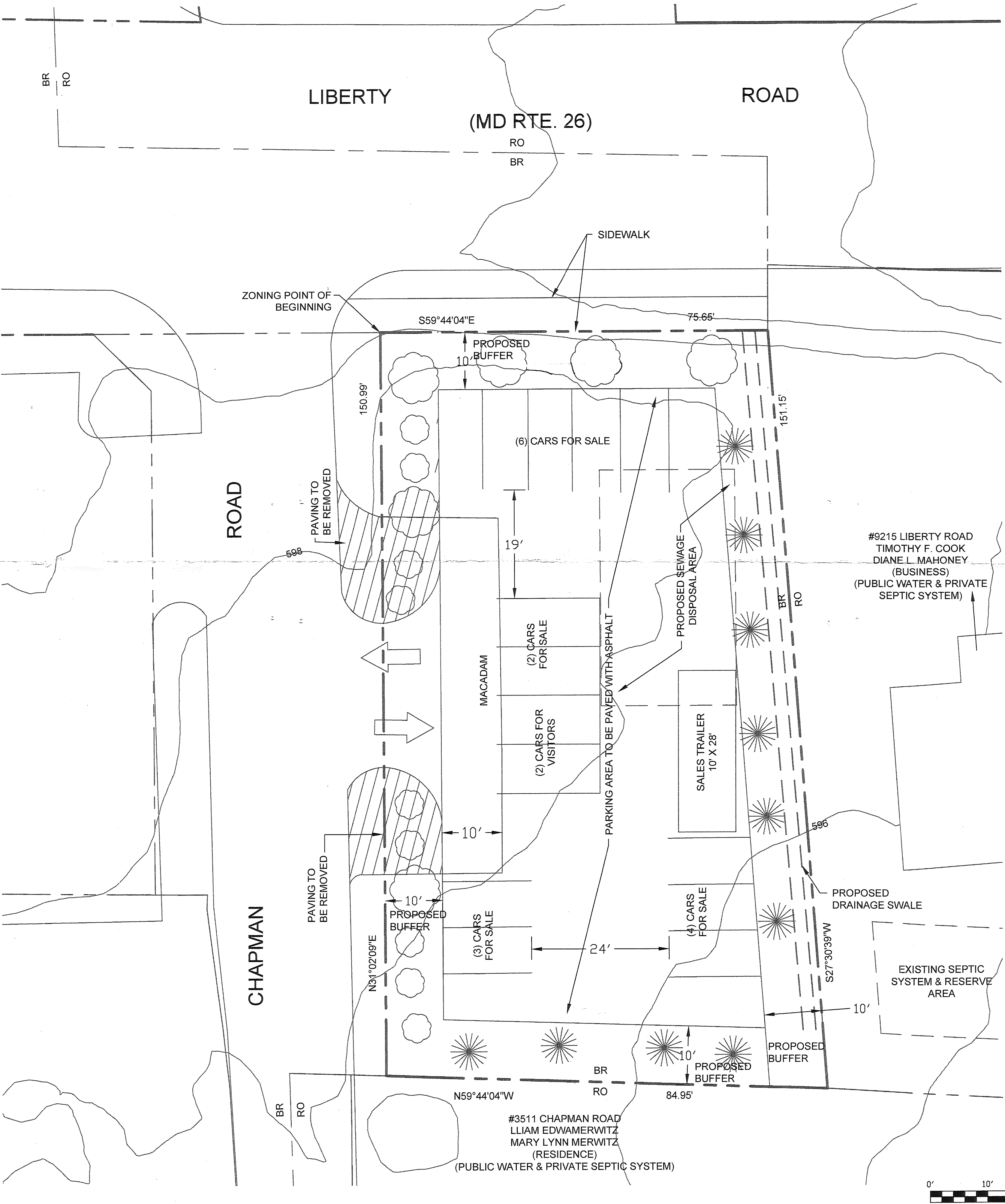
DECIDUOUS TREE (15' HIGH)

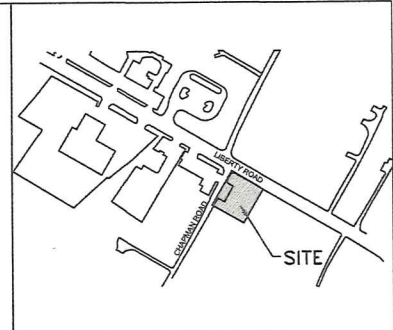


BUSHES (3' HIGH)

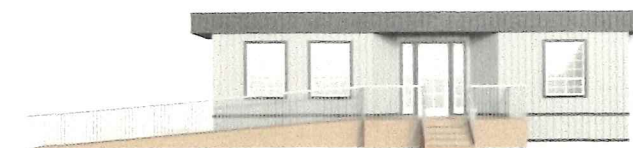


EVERGREEN TREE (5' HIGH)





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PLAN TO ACCOMPANY PHOTOGRAPHS

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Frederick, MD 21058
P 443-900-5535 M 410-219-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A PETITION FOR
9217 LIBERTY ROAD

BALTIMORE COUNTY, MARYLAND
2nd ELECTION DISTRICT 4th COUNCILMANIC DISTRICT
Date: 1/2/2017

PETITIONER'S

EXHIBIT NO. 5 Photos
A-U

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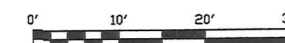
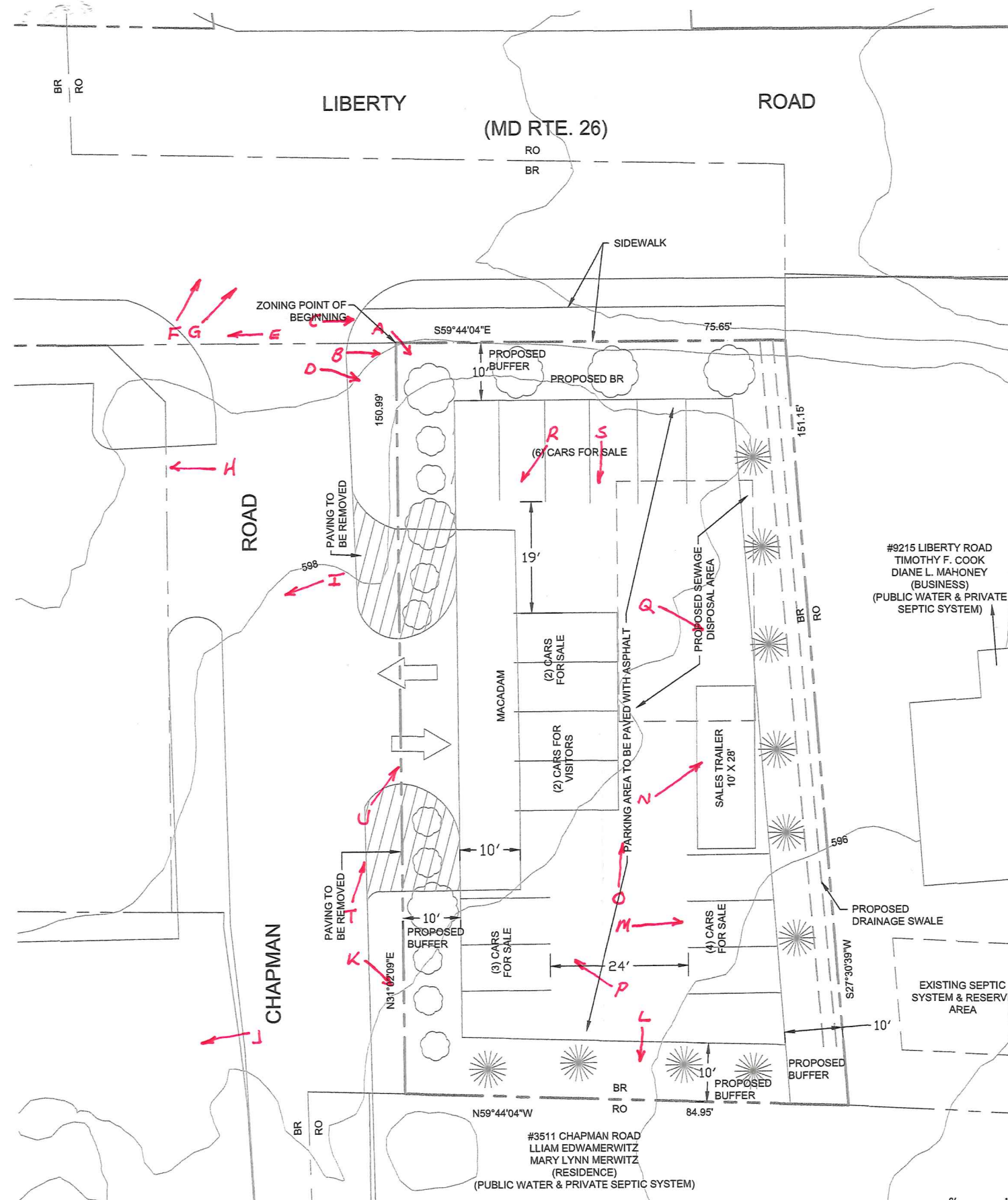
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PROPOSED USE OF THE PROPERTY

The sales of pre-owned automobiles

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- BUSHES (3' HIGH)
- EVERGREEN TREE (5' HIGH)



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OFFICE OF ZONING

Current Zoning RO
Proposed Zoning BR

PROPOSED LANDSCAPING

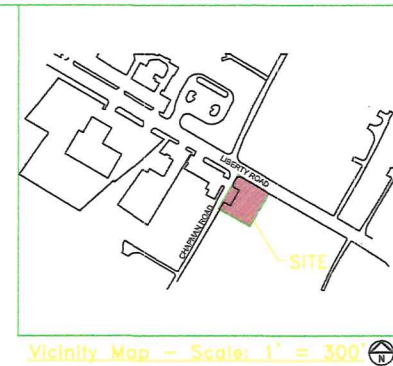
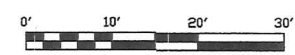
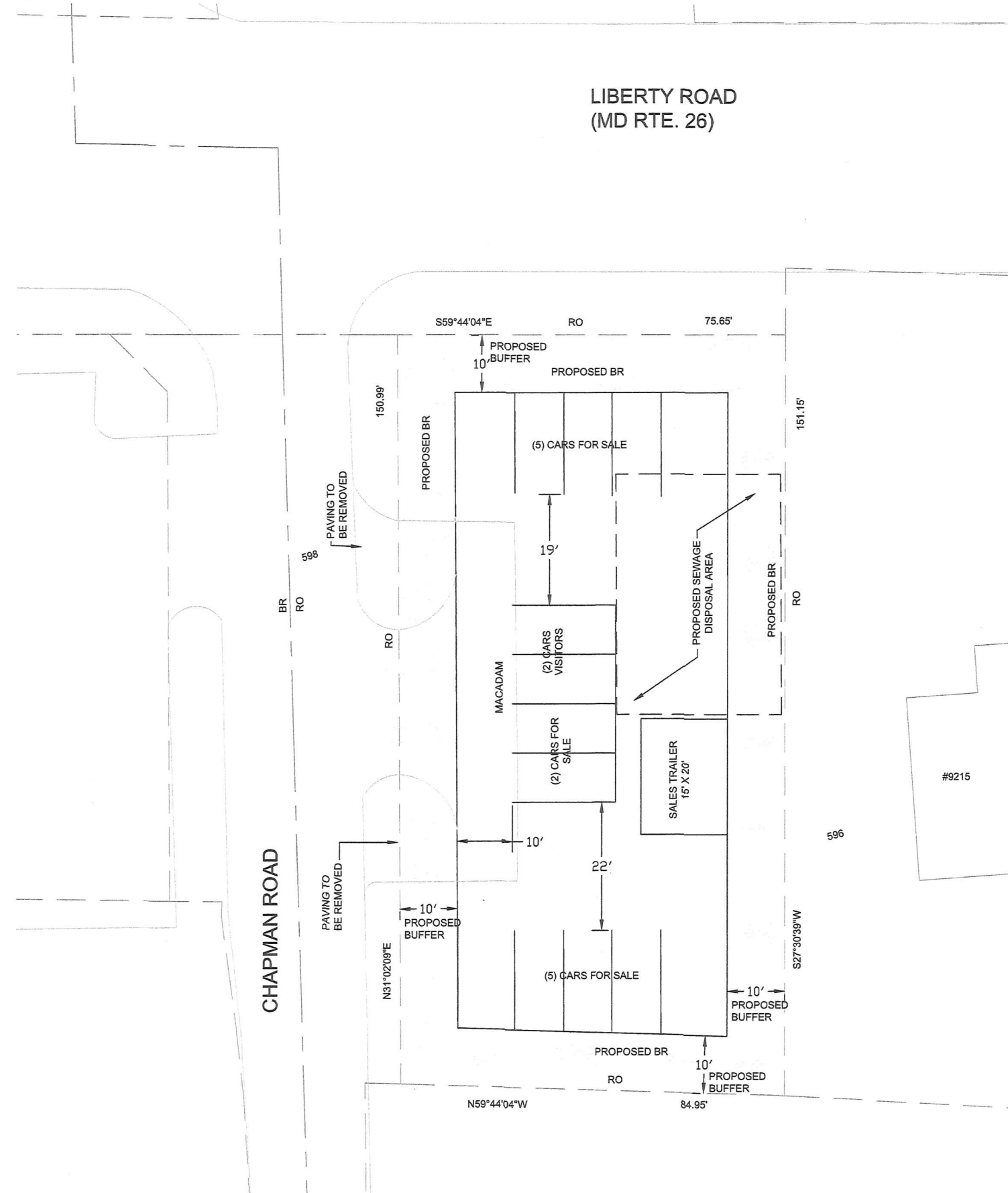
DECIDUOUS TREE (15' HIGH)

BUSHES (3' HIGH)

EVERGREEN TREE (5' HIGH)

PARKING SPACES

DIMENSIONS:
18' X 8'-6"



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**PLAN SHOWING THE
POTENTIAL DEVELOPMENT OF
9217 LIBERTY ROAD**

Date: 3/9/2016
Scale: 1" = 10'