



KEVIN KAMENETZ
County Executive

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

May 5, 2017

Joshua and Tziporah Gamzeh
6809 Timberlane Road
Baltimore, MD 21209

RE: Petition for Administrative Variance
Case No. 2017-0238-A
Property: 6809 Timberlane Road

Dear Petitioners:

Enclosed please find a copy of the Order 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 printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Lee Giroux, 15852 Magnolia Drive, New Freedom, PA 17349

IN RE: PETITION FOR ADMIN. VARIANCE
(6809 Timberlane Road)
3rd Election District
2nd Council District
Joshua and Tziporah Gamzeh
Petitioners

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* CASE NO. 2017-0238-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Joshua and Tziporah Gamzeh ("Petitioners"). The Petitioners are requesting variance relief from § 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side/front yard addition with a side setback of 3 ft., a front yard setback of 22 ft. and a rear setback of 12.5 ft. in lieu of the required 10 ft., 25 ft., and 30 ft., respectively, and to amend the previously approved site plan from Zoning Case No. 1975-0005 A. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 16, 2017, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and

ORDER RECEIVED FOR FILING

Date 5-5-17

By DW

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

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

THEREFORE, IT IS ORDERED, this 5th day of **May, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side/front yard addition with a side setback of 3 ft., a front yard setback of 22 ft. and a rear setback of 12.5 ft. in lieu of the required 10 ft., 25 ft., and 30 ft., respectively, and to amend the previously approved site plan from Zoning Case No. 1975-0005 A, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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:dlw

ORDER RECEIVED FOR FILING

Date 5-5-17

By DW



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

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

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

Address 6809 TIMBERLAW RD. Currently zoned DR 5.5
Deed Reference 23049 10544 10 Digit Tax Account # 03 06 04 71 10
Owner(s) Printed Name(s) JOSHUA & TZIPORAH GAMZEN

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ☒ ADMINISTRATIVE VARIANCE from Section(s)

1B01.2.C.1.b. --> To permit a side/front yard addition with a side setback of 3 feet, a front yard setback of 22 feet and a rear yard setback of 12.5 feet in lieu of the required 10 feet, 25 feet and 30 feet, respectively, and to amend the previously approved site plan from Zoning Case 1975-0005-A.

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

2. ☐ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

JOSH - GAMZEN, TZIPORAH GAMZEN

Name #1 - Type or Print

Name #2 - Type or Print

Josh - Gamzen

Tziporah Gamzen

Signature #1

Signature #2

6809 TIMBERLAW RD

MD

Mailing Address

City

State

21209, 443-928-5404, JGAMZEN@GMAIL.COM

Zip Code

Telephone #

Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Lee Giroux

Name - Type or Print

Lee Giroux

Signature

15852 MAGNOLIA ST, NEW FREEDOM, PA

Mailing Address

City

State

17349, 413-564-8875, Girouxlee@gmail.com

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 5 day of May, 2017, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2017-0238-A Filing Date 3/9/17 Estimated Posting Date 3/19/17 Reviewer JS

ORDER RECEIVED FOR FILING

Rev 5/5/2016

Date 5-5-17

By DW

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 6809 TIMBERLANE Rd. Balt. Md. 21209
Print or Type Address of property City State Zip Code

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

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

Signature of Owner (Affiant)

Signature of Owner (Affiant)

Name- Print or Type

Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8th day of March, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Joshua Ganzeh + Tziroza Ganzeh

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

Cesare Morisi
Notary Public

11/07/17
My Commission Expires

CESARE MORISI
Notary Public-Maryland
Anne Arundel County
My Commission Expires
November 06, 2017

REV. 5/5/2016

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

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

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Signature of Owner (Affiant)

Name- Print or Type

Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8th day of March, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Joshua Ganzel + Tziora Ganzel

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

Cesare Morisi
Notary Public

11/07/17
My Commission Expires

CESARE MORISI
Notary Public-Maryland
Anne Arundel County
My Commission Expires
November 06, 2017

REV. 5/5/2016



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 6809 TIMBERLANE Rd. Currently zoned DR 5.5
 Deed Reference 23049 10544 10 Digit Tax Account # 0306047110
 Owner(s) Printed Name(s) JOSHUA + TZIPORAH GAMZEN

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. X **ADMINISTRATIVE VARIANCE** from Section(s)
 1B01.2.C.1.b. --> To permit a side/front yard addition with a side setback of 3 feet, a front yard setback of 22 feet and a rear yard setback of 12.5 feet in lieu of the required 10 feet, 25 feet and 30 feet, respectively, and to amend the previously approved site plan from Zoning Case 1975-0005-A.
 of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

JOSH GAMZEN / TZIPORAH GAMZEN
 Name #1 – Type or Print / Name #2 – Type or Print
Josh Gamzen / Tziporah Gamzen
 Signature #1 / Signature #2
6809 TIMBERLANE / MD
 Mailing Address / City / State
21209 / 443-928-5104 / Jgamzen@comcast.net
 Zip Code / Telephone # / Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print
 Signature
 Mailing Address / City / State
 Zip Code / Telephone # / Email Address

Representative to be contacted:

Lee Giroux
 Name – Type or Print
Lee Giroux
 Signature
15852 MAGWILLIA Dr. New Freedom, PA
 Mailing Address / City / State
17349 / 413-564-8875 / Girouxlee@gmail.com
 Zip Code / Telephone # / Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2017-0328-1 ORDER RECEIVED FOR FILING Estimated Posting Date 3/19/17 Reviewer JS

Date 5-5-17

By [Signature]

ZONING DESCRIPTION FOR

Beginning at a point on the

01	North
----	-------

intersection street

Being Lot #

wellwood

Containing

the

Councilmanic District

a3

OPTION 1 (Metes And Bounds Sample - lot not part of record plat or minor subdivision) :

Thence the following courses and distances: (1st Point of Call-"POC")

(2nd POC)

(3rd POC)

and (4th POC)

back to the point of beginning as recorded in Deed Liber (55), Folio (5) Containing 5,780
(# of total square feet or acres of lot). Located in the (8) Election District and (3)

Council District

OPTION 3(Minor Subdivision Lot Sample) :

Thence the following courses and distances (1st Point of Call-"POC")

(2nd POC)

(3rd POC)

and (4th POC)

to the point of beginning as recorded in the

Deed Liber (), Folio (), containing (# of total square feet 5,780). Located in the (8).

Election District and (3) Council District . Also known as Lot #(1) in the minor subdivision of RICHARD ESTATE

Minor subdivision # - - - - M), as maintained by the Development
Management Division of the Department of Permits, Approvals and Inspections.

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

Nº 150322

Date: 3/9/17

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	506	0000		650					\$150.00

Total: \$150.00

Rec
From: GAMZEH

For: 2017-0038-A

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME BRW
3/09/2017 3/09/2017 11:32:09 2
REG. #502 WALKIN JEE
>>RECEIPT # 003145 3/09/2017 GFLH
Dept 5 528 ZONING VERIFICATION
CR NO. 150322
Receipt Tot \$150.00
\$150.00 CK \$1.00 CA
Baltimore County, Maryland

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 4/18/2017

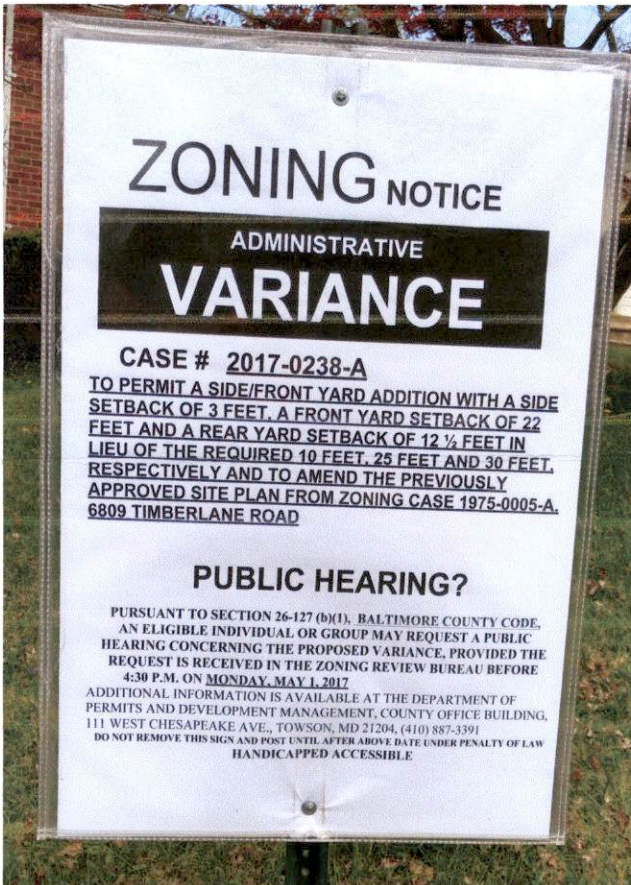
Case Number: 2017-0238-A

Petitioner / Developer: LEE LARUEX ~ JOSHUA GAMZEH

Date of Hearing (Closing): MAY 1, 2017

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
6809 TIMBERLANE ROAD

The sign(s) were posted on: **APRIL 16, 2017**



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2017- 0238 -A Address 6809 TIMBERLANE RD.Contact Person: JASON SEIBELMAN Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 3/9/17 Posting Date: 4/16/17 Closing Date: 5/1/17

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

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

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMATCase Number 2017- 0238 -A Address 6809 TIMBERLANE RDPetitioner's Name GAMZEH Telephone 443-928-5404Posting Date: 4/16/17 Closing Date: 5/1/17

Wording for Sign: To Permit A SIDE/FRONT YARD ADDITION WITH A SIDE SETBACK OF 3 FEET,
~~WHERE~~ A FRONT YARD SETBACK OF 22 FEET AND A REAR YARD SETBACK OF 12 1/2 FEET IN
LIEU OF THE REQUIRED 10 FEET, 25 FEET AND 30 FEET, RESPECTIVELY, AND TO
AMEND THE PREVIOUSLY APPROVED SITE PLAN FROM ZONING CASE 1975-0005-A.

Revised 7/9/15

**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 twenty (20) 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: 2017-0238-A

Property Address: 6809 TIMBERLANE RD.

Property Description: _____

Legal Owners (Petitioners): GAMZEH

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOSHUA GAMZEH

Company/Firm (if applicable): _____

Address: 6809 TIMBERLANE Rd.

BALT. MD. 21209

Telephone Number: 443-928-5404

Revised 7/9/2015



KEVIN KAMENETZ
County Executive

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

May 2, 2017

Josh & Tzirora Gamzeh
6809 Timberlane Road
Baltimore MD 21209

RE: Case Number: 2017-0238 A, Address: 6809 Timberlane Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 9, 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
Lee Giroux, 15852 Magnolia Drive, New Freedom PA 17349



Larry Hogan, **Governor**
Boyd K. Rutherford, **Lt. Governor**
Pete K. Rahn, **Secretary**
Gregory C. Johnson, P.E., **Administrator**

Date: 3/20/17

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. 2017-0238-A

*Administrative Variance
Josh & Tzrtorah Gamzeh
6809 Timberlake 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

Maryland Department of Transportation
State Highway Administration

320 West Warren Road, Hunt Valley, MD 21030
410.229.2300 | TTY 800.735.2258 | roads.maryland.gov
My telephone number/toll-free number is 866.998.0367

RECEIVED

MAR 28 2017

20BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

INTEROFFICE CORRESPONDENCE

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

DATE: March 21, 2017

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

SUBJECT: Zoning Advisory Committee Meeting
For March 20, 2017
Item No. 2017- 0202, 0223, 0232, 0233, 0235, 0236, 0237, 0238, 0239
and 0240

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

DAK:CEN

cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC03202017.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: March 17, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0238-A
Address 6809 Timberlake Road
(Gamzeh Property)

Zoning Advisory Committee Meeting of **March 20, 2017**.

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

Reviewer: Steve Ford Date: 3-17-17

MEMORANDUM

DATE: June 6, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0238-A – Appeal Period Expired

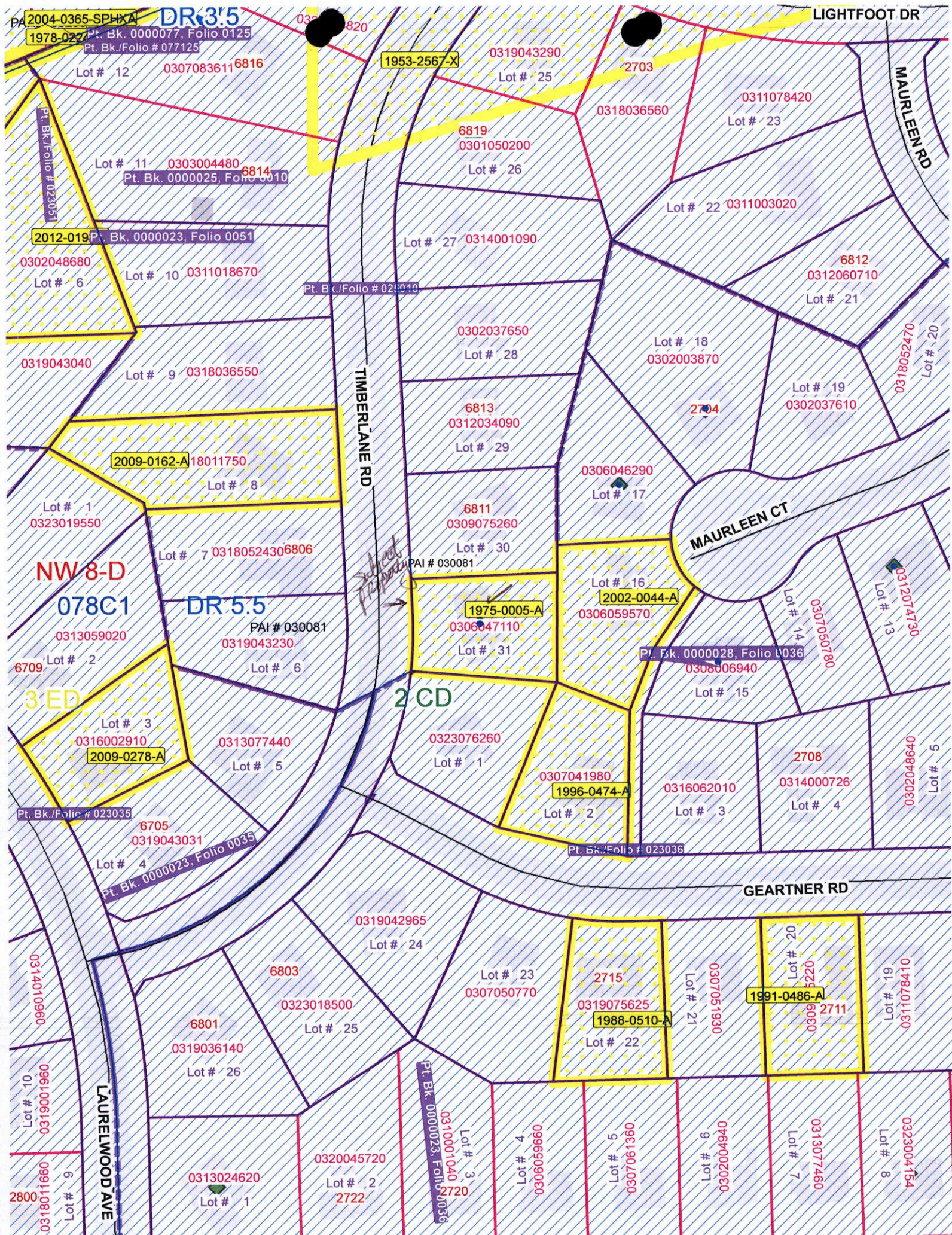
The appeal period for the above-referenced case expired on June 5, 2017. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ☒ Case File
Office of Administrative Hearings

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 03 Account Number - 0306047110			
Owner Information					
Owner Name:	GAMZEH JOSHUA GAMZEH TZIPORAH		Use:	RESIDENTIAL	
Mailing Address:	6809 TIMBERLANE RD BALTIMORE MD 21209-1442		Principal Residence:	YES	
			Deed Reference:	/23049/ 00544	
Location & Structure Information					
Premises Address:		6809 TIMBERLANE RD 0-0000		Legal Description: 6809 TIMBERLANE RD WELLWOOD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0078	0006	0461		0000	4 K 31 2017 0025/0010
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area		Property Land Area	County Use
1959	2,358 SF			8,760 SF	04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	NO	SPLIT LEVEL	BRICK	1 full/ 1 half	
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2017	07/01/2016	07/01/2017	
Land:	82,200	82,200			
Improvements	201,300	224,900			
Total:	283,500	307,100	283,500	291,367	
Preferential Land:	0			0	
Transfer Information					
Seller: FOX LEONARD J		Date: 12/12/2005		Price: \$280,000	
Type: ARMS LENGTH IMPROVED		Deed1: /23049/ 00544		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application Date:					



PA 2004-0365-SPHX-A
1978-0227
Pt. Bk. 0000077, Folio 0125
Pt. Bk./Folio # 077125

DR 3.5

LIGHTFOOT DR

MAURLEEN RD

TIMBERLANE RD

MAURLEEN CT

GEARTNER RD

LAURELWOOD AVE

NW 8-D
078C1

DR 5.5

2 CD

3 ED

Subject
Timberlane Rd

Pt. Bk./Folio # 023035

Pt. Bk. 0000023, Folio 0035

Pt. Bk./Folio # 023036

Pt. Bk. 0000028, Folio 0036

Pt. Bk. 0000023, Folio 0036

2012-019P, Bk. 0000023, Folio 0051

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1975-0005-A

2002-0044-A

2009-0278-A

1996-0474-A

1991-0486-A

1988-0510-A

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Pt. Bk./Folio # 023040

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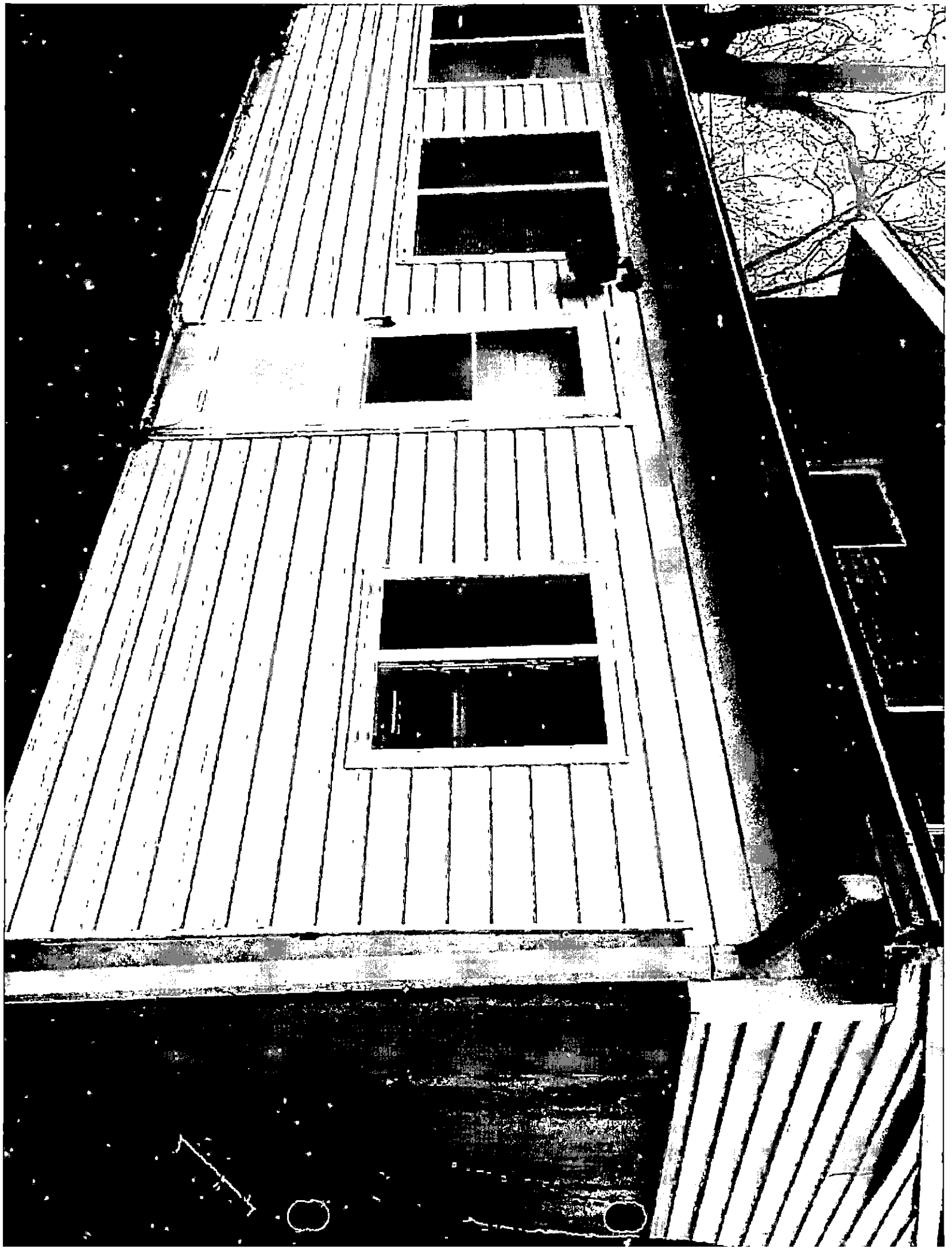
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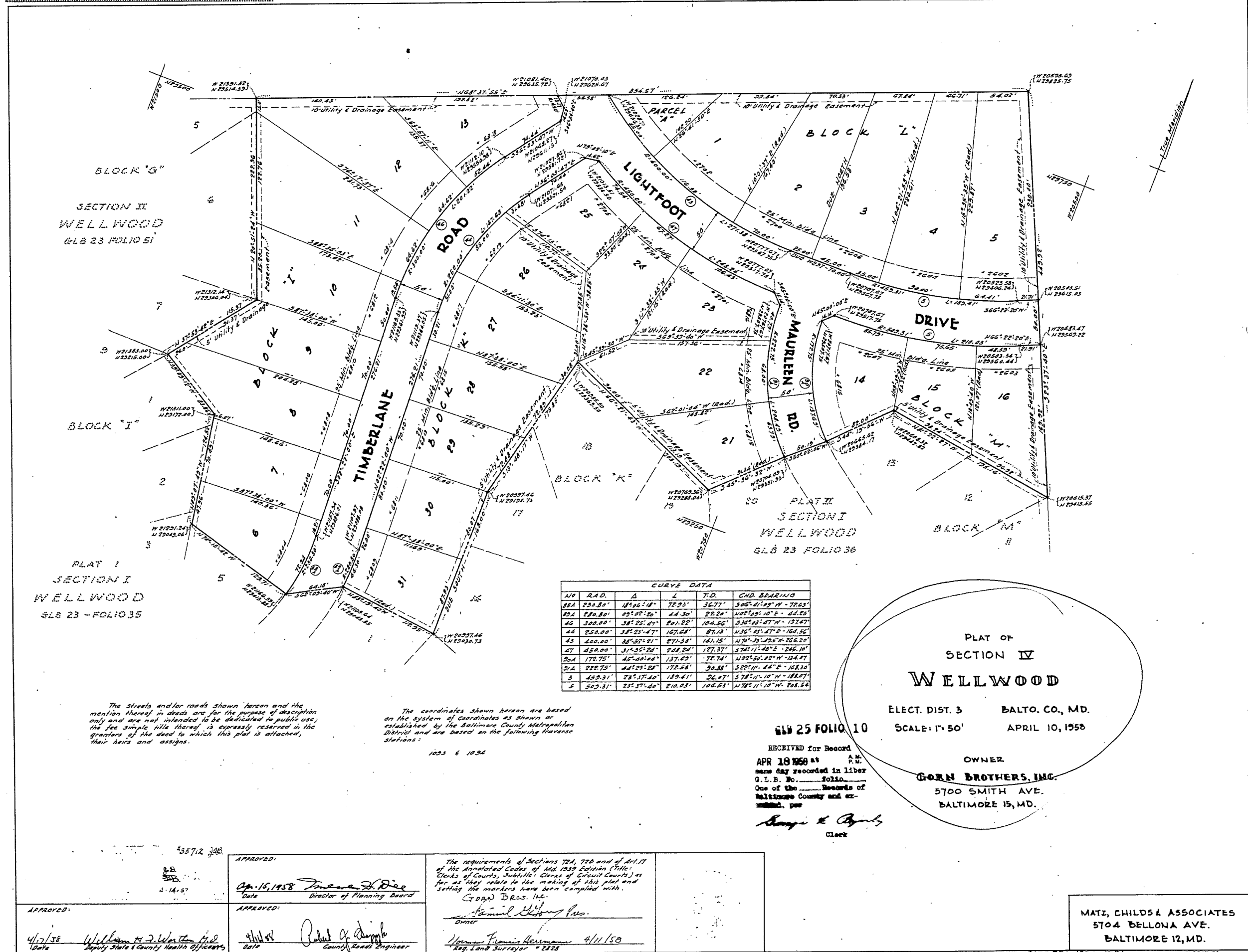
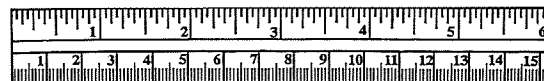
031307744

6809 Timberlane Rd.









CURVE DATA				
NO	R.A.D.	Δ	L	C.H.D. BEARING
18A	230.80'	117°16'18"	72.93'	36.71' S66°41'18" N - 72.63'
18B	230.80'	117°16'18"	44.30'	22.20' N07°19'10" E - 44.25'
19	300.00'	58°25'41"	80.122'	104.62' S34°13'47" N - 137.47'
20	250.00'	117°25'47"	107.68'	87.13' N35°41'47" E - 104.52'
21	400.00'	38°50'51"	161.15'	N70°31'26" W - 161.20'
22	450.00'	31°35'24"	208.24'	127.37' S74°11'48" E - 246.10'
23A	170.75'	45°40'48"	137.62'	72.74' N82°58'02" N - 104.47'
23B	220.75'	44°25'28"	172.58'	30.88' S82°11'44" E - 168.10'
24	450.31'	23°17'40"	189.41'	26.27' S78°11'10" W - 189.07'
25	500.31'	23°17'40"	210.03'	104.53' N78°11'10" W - 208.54'

PLAT OF
SECTION IV
WELLWOOD
ELECT. DIST. 3 BALTO. CO., MD.
SCALE: 1" = 50' APRIL 10, 1958
OWNER
GORN BROTHERS, INC.
5700 SMITH AVE.
BALTIMORE 15, MD.

RECEIVED for Record
APR 18 1958 A.M.
same day recorded in Liber
G.L.B. No. _____ folio _____
One of the _____ Records of
Baltimore County and ex-
hibited, per
David E. Bandy
Clerk

The streets and/or roads shown herein and the mention thereof in deeds are for the purpose of description only and are not intended to be dedicated to public use; the fee simple title thereof is expressly reserved in the grantors of the deed to which this plat is attached, their heirs and assigns.

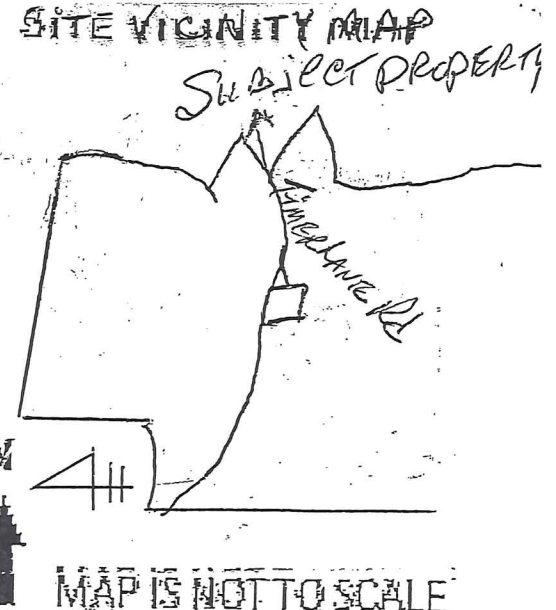
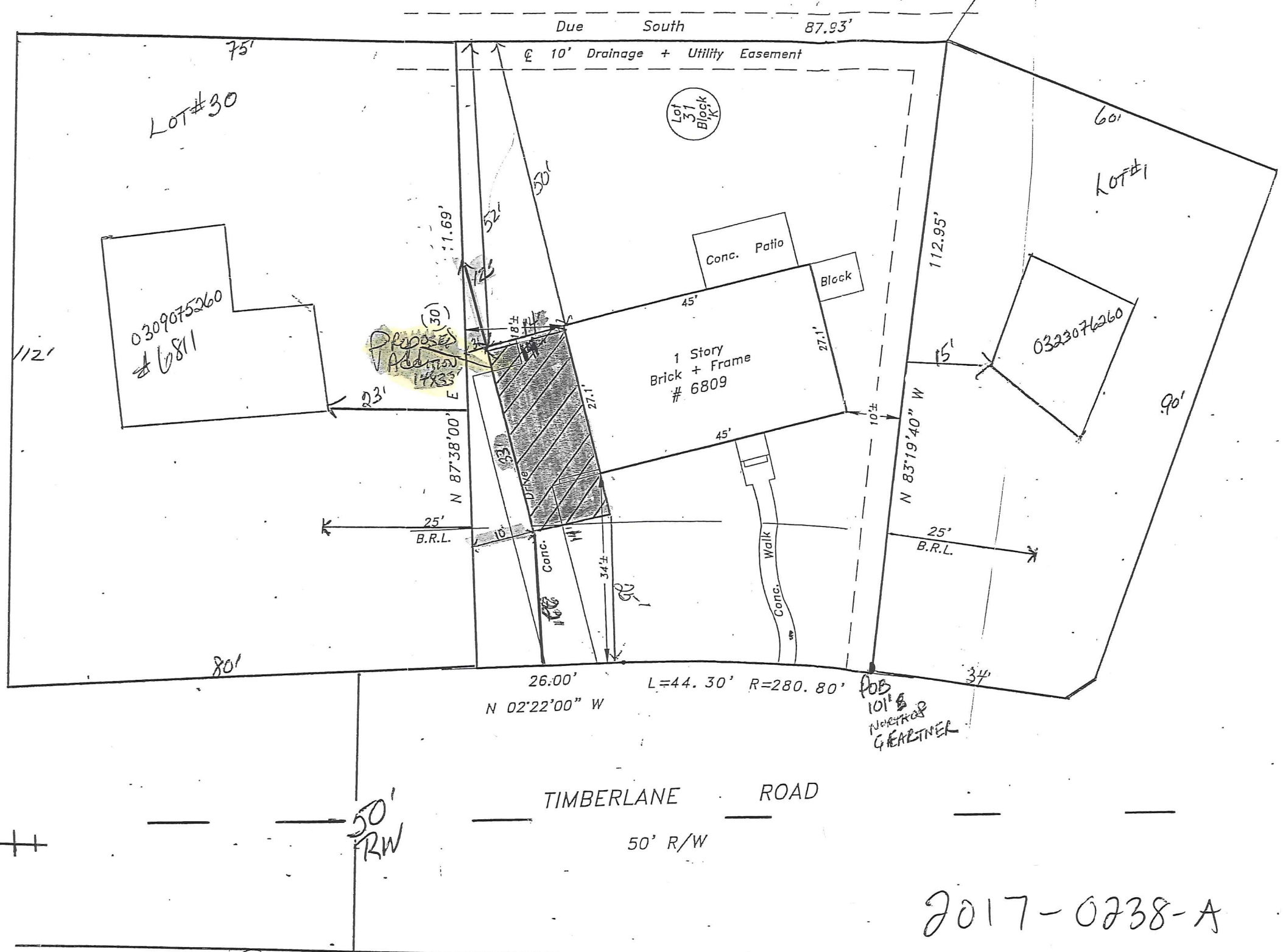
The coordinates shown herein are based on the system of Coordinates as shown or established by the Baltimore County Metropolitan District and are based on the following traverse stations:
1033 & 1034

APPROVED: 4/17/58 Date <i>William H. J. W. W. W.</i> Deputy State & County Health Officers	APPROVED: 4-16-1958 Date <i>James H. Doe</i> Director of Planning Board	The requirements of Sections 724, 770 and of Art. 17 of the Annotated Codes of Md. 1939 Edition (Title: Clerks of Courts, Subtitle: Clerks of Circuit Courts) as far as they relate to the making of this plat and setting the markers have been complied with. <i>Gorn Bros. Inc.</i> Owner <i>Samuel H. Gorn</i> Reg. Land Surveyor - 2225 4/11/58
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MATZ, CHILDS & ASSOCIATES
5704 BELLONA AVE.
BALTIMORE 12, MD.

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

ADDRESS 6809 TIMBERLANE RD. OWNER(S) NAME(S) JOSHUA + ILIFORAH GAMZEH
SUBDIVISION NAME WELLWOOD LOT # 31 BLOCK # K SECTION # 14
LAT BOOK # 25 FOLIO # 10 10 DIGIT TAX # 0306047710 DEED REF. # 00830149544



MAP IS NOT TO SCALE
ZONING MAP # 07802
SITE ZONED DR5.5
ELECTION DISTRICT 3
COUNCIL DISTRICT 2C
LOT AREA ACREAGE
OR SQUARE FEET 8760 ft²
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH:
WATER IS: PUBLIC ☒ PRIVATE
SEWER IS: PUBLIC ☒ PRIVATE
PRIOR HEARING? yes
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW
1975-0005-A
GRANTED (IF CURRENT CASE IS
APPROVED, 1975 CASE WILL BE
VOIDED)

PLAN DRAWN BY Lee Giroux DATE 2/23/17 SCALE: 1 INCH = 20' FEET

Pet. Exh. 1