



PETITION FOR ZONING HEARING(S)

mrl

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 4029 and ~~4007~~ Holly Knoll Drive *Lots 55656* which is presently zoned RC 6
 Deed References: 17302/205; 17302/200; 37098/237 10 Digit Tax Account # 2400002422; 2400002423; 1600009039
 Property Owner(s) Printed Name(s) Brian and Lisa Rogers; Thomas and Amy Neubauer

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

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

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

SEE ATTACHED

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

3. X a **Variance** from Section(s)

SEE ATTACHED

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)

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:

Adam M. Rosenblatt, Esquire

Name- Type or Print

Signature

210 W. Pennsylvania Avenue Towson MD

Mailing Address City State

21093 / 410-494-6271 / amrosenblatt@venable.com
 Zip Code Telephone # Email Address

Legal Owners (Petitioners):

SEE ATTACHED

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature # 2

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Adam M. Rosenblatt, Esquire

Name – Type or Print

Signature

210 W. Pennsylvania Avenue Towson MD

Mailing Address City State

21093 / 410-494-6271 / amrosenblatt@venable.com
 Zip Code Telephone # Email Address

CASE NUMBER 2018-0046

Filing Date 8/10/2017

Do Not Schedule Dates: _____

Reviewer *TR*

**ATTACHMENT TO PETITION
FOR SPECIAL HEARING AND VARIANCE**

VARIANCE

1. Variance from BCZR Section 100.6 to permit the stabling and pasturing of up to three (3) horses for private residential purposes on 2.38+/- acres of land.
2. Variance from BCZR Section 400.1 to permit an accessory structure (storage shed) in the front yard of the property in lieu of the rear yard.
3. Also, for such further relief as the Administrative Law Judge may require.

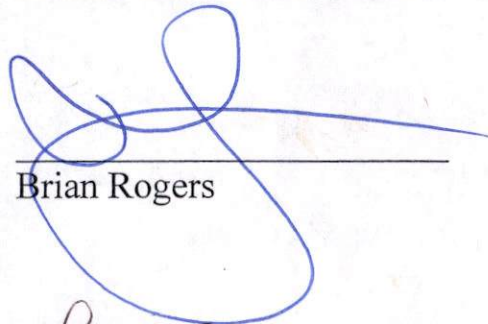
SPECIAL HEARING

1. Special Hearing to permit the stabling and pasturing of up to three (3) horses for private residential purposes on 5.98+/- acres of land contained on three (3) properties owned by the Petitioners.
2. Also, for such further relief as the Administrative Law Judge may require.

2018-0046-SPHA/

**ATTACHMENT TO PETITION
FOR SPECIAL HEARING AND VARIANCE**

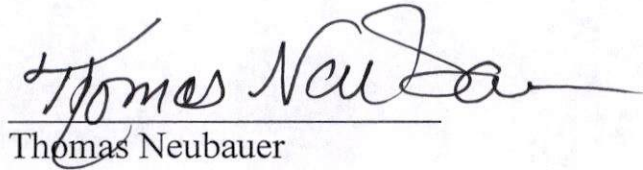
Legal Owners (Petitioners)



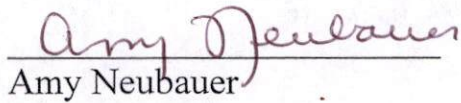
Brian Rogers



Lisa Rogers



Thomas Neubauer



Amy Neubauer

ZONING DESCRIPTION
For a Variance and/or Special Hearing
4029 Holly Knoll Drive (Lot 54),
55 and 56 Holly Knoll Drive
"Rogers and Neubauer Properties"

SPECIAL HEARING

Beginning at a point on the north side of Holly Knoll Drive, which is fifty feet wide, at a distance of 420 feet east of the centerline of Berry Hollow Court, which is fifty feet wide.

Being Lot Number 54 (4029 Holly Knoll Drive) and Lot Numbers 55 and 56 of Holly Knoll Drive, which is part of Plat Number 1 of the Holly Knoll Estates Subdivision, as recorded in Baltimore County Plat Book Number 36, Folio 17, containing 5.98 acres.

Located in the 10th Election District and 3rd Councilmanic District and also known as 4029 and Lots 55 and 56 Holly Knoll Drive in Glen Arm, Maryland 21057.

VARIANCE

Beginning at a point on the north side of Holly Knoll Drive, which is fifty feet wide, at a distance of 420 feet east of the centerline of Berry Hollow Court, which is fifty feet wide.

Being Lot Numbers 55 and 56 of Holly Knoll Drive, which is part of Plat Number 1 of the Holly Knoll Estates Subdivision, as recorded in Baltimore County Plat Book Number 36, Folio 17, containing 2.38.

Located in the 10th Election District and 3rd Councilmanic District and also known as Lots 55 and 56 of Holly Knoll Drive in Glen Arm, Maryland 21057.

2018-0046-SPHA

CERTIFICATE OF POSTING

2018-0046-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Brian & Lisa Rogers, Thomas & Amy Neubauer

October 20, 2017

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

4029 Holly Knoll Drive (Lots 55 & 56)

September 30, 2017

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



Sincerely,

 **September 30, 2017**
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



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 5199570

Sold To:

VENABLE LLP - CU00174151
210 W Pennsylvania Ave Ste 500
TOWSON, MD 21204-5304

Bill To:

VENABLE LLP - CU00174151
210 W Pennsylvania Ave Ste 500
TOWSON, MD 21204-5304

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

Sep 28, 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: # 2018-0046-A

4029 Holly Knoll Drive (Lots 55 & 56)
Southeast side of Holly Knoll Drive, northeast corner of Holly Berry Court
10th Election District - 3rd Councilmanic District
Legal Owner(s) Brian & Lisa Rogers, Thomas & Amy Neubauer

Special Hearing 1. To permit the stabling and pasturing of up to three (3) horses for private residential purposes on 5.98 +/- acres of land contained on three (3) properties owned by the Petitioners. 3. Also, for such further relief as the Administrative Law Judge may require.

Variance 1. To permit the stabling and pasturing of up to three (3) horses for private residential purposes on 2.38 +/- acres of land. 2. To permit an accessory structure (storage shed) in the front yard of the property in lieu of the rear yard. 2. Also, for such further relief as the Administrative Law Judge may require.

Hearing: Friday, October 20, 2017 at 11:00 a.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.

9/101 September 28

5199570

The Baltimore Sun Media Group

By *S. Wilkinson*

Legal Advertising

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-046

DATE: 9/19/2017

INFORMATION:

Property Address: 4029 Holly Knoll Drive
Petitioner: Brian Rogers, Lisa Rogers, Thomas Neubauer, Amy Neubauer
Zoning: RC 6
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should approve the stabling and pasturing of up to three (3) horses for private residential purposes on 5.98+/- acres of land contained on three properties owned by the petitioners. The Department has also reviewed the petition for variance to permit the stabling and pasturing of up to three horses for private residential purposes on 2.38+/- acres of land and to permit an accessory structure (storage shed) in the front yard of the property in lieu of the required minimum 3 acres and rear yard respectively.

A site visit was conducted on August 23, 2017.

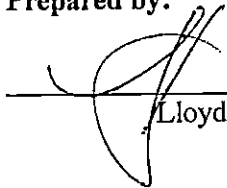
The Department of Planning has no objection to granting the requested zoning relief conditioned upon the following:

- The large livestock on the property shall be limited to 2 horses. Any additional small livestock, fowl or poultry will require additional zoning approval.
- The petitioner must demonstrate to the satisfaction of the Administrative Law Judge that 2 acres of grazing or pasture land is available to accommodate the 2 horses.

Date: 9/19/2017
Subject: ZAC #18-046
Page 2

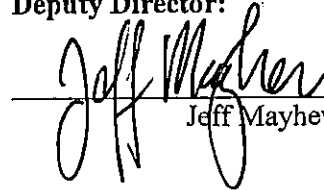
For further information concerning the matters stated herein, please contact Kaylee Justice at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

AVA/KS/LTM/ka

c: Kaylee Justice
Adam M. Rosenblatt, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
AND VARIANCE		
4029 Holly Knoll Drive; SE/S Holly Knoll	*	OF ADMINSTRATIVE
Drive, NE corner of Holly Berry Court		
10 th Election & 3 rd Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): Brian & Lisa Rogers and		
Thomas & Amy Neubauer	*	BALTIMORE COUNTY
Petitioner(s)		
	*	2018-046-SPHA

* * * * *

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

AUG 17 2017

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of August, 2017, a copy of the foregoing Entry of Appearance was mailed to Adam Rosenblatt, Esquire, 210 West Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 8/14/17

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. 2018-0046-SPHA

*Special Hearing Variance
Brian Rogers, Lisa Rogers, Thomas Neubauer,
Amy Neidwiler
40295 Holly Knoll Drive*

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, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ



KEVIN KAMENETZ
County Executive

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

September 11, 2017

NEW 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: 2018-0046-SPHA

4029 Holly Knoll Drive (Lots 55 & 56)

Southeast side of Holly Knoll Drive, northeast corner of Holly Berry Court

10th Election District – 3rd Councilmanic District

Legal Owners: Brian & Lisa Rogers, Thomas & Amy Neubauer

Special Hearing 1. To permit the stabling and pasturing of up to three (3) horses for private residential purposes on 5.98 +/- acres of land contained on three (3) properties owned by the Petitioners. 3. Also, for such further relief as the Administrative Law Judge may require.

Variance 1. To permit the stabling and pasturing of up to three (3) horses for private residential purposes on 2.38 +/- acres of land. 2. To permit an accessory structure (storage shed) in the front yard of the property in lieu of the rear yard. 3. Also, for such further relief as the Administrative Law Judge may require.

Hearing: Friday, October 20, 2017 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Adam Rosenblatt, 210 W. Pennsylvania Avenue, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., SEPTEMBER 30, 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.



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 5164760

Sold To:

VENABLE LLP - CU00174151
210 W Pennsylvania Ave Ste 500
TOWSON, MD 21204-5304

Bill To:

VENABLE LLP - CU00174151
210 W Pennsylvania Ave Ste 500
TOWSON, MD 21204-5304

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

Sep 07, 2017

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Hearing: Friday, September 29, 2017 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

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(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

9/005 Sep 7 5164760

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

TO: PATUXENT PUBLISHING COMPANY
Thursday, September 28, 2017 Issue - Jeffersonian

Please forward billing to:

Adam Rosenblatt
Venable, LLP
210 W. Pennsylvania Avenue
Towson, MD 21204

410-494-6271

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:

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Southeast side of Holly Knoll Drive, northeast corner of Holly Berry Court

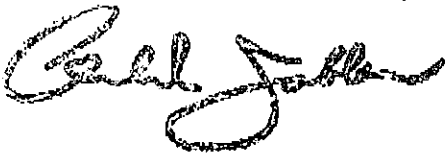
10th Election District – 3rd Councilmanic District

Legal Owners: Brian & Lisa Rogers, Thomas & Amy Neubauer

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Hearing: Friday, October 20, 2017 at 11:00 a.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.

Kristen L. Lewis

From: Rosenblatt, Adam M. <AMRosenblatt@Venable.com>
Sent: Wednesday, September 06, 2017 8:55 AM
To: Kristen L. Lewis
Subject: RE: 2018-0046-SPHA: Request for Postponement

Per your request, the only days we are **not** available in October are October 4, 5, 11, 12, 23-24. All other dates are available, thank you.

Adam M. Rosenblatt, Esq. | Venable LLP
t 410.494.6271 | f 410.821.0147 | m 410.294.9430
210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

AMRosenblatt@Venable.com | http://secure-web.cisco.com/12-JzRfUIKqN5ncQODjGx8kpfOccg-DcWZ7JgfkdcnzFe71fwznkKvk-53OQ2wEqBVoW7pFrQsJ_Ebi6r1ZZI4GSh2IK961htuZdbCQBYRPEYzdPzHLJLhTOhu5ZPjrrCXrk6Y98-W2tP5IdOux_ncDFMWyl7MAy3kfglOJAUm2rugLcqvhV94nhnY1uvXpAP4WD2hXHX59SB4m_G1MDBKQW57klvjA6APQalpEe9M9odXhCRCaALpl3xBoF0g5dKQ1xXF1dXujO8no0MtAnePBF6uj9lw9HEfXUeB37KwP6fj66gah2JV_6jHZ62JUZXYpZx5E9FrMnCbsv43zXRiDqei9uGsgsDysF3z97UOIvzhzOFOWBbJ6WllUHyP63HoZ-SMvclM5UArIP0BalZaGK0gkYbrMQi3wk5YHPVc2fNEkXWjliG1VHXdfwUhnTKx4XmPGArz2qSOQNSDHdOOHQ/http%3A%2F%2Fwww.Venable.com

From: Rosenblatt, Adam M.
Sent: Tuesday, September 05, 2017 3:17 PM
To: Kristen L. Lewis <klewis@baltimorecountymd.gov>
Subject: 2018-0046-SPHA: Request for Postponement

Kristen,

As we discussed, I am formally requesting a postponement of zoning case number 2018-0046-SPHA. The case was originally set for September 29 at 11:00 a.m.

Thank you, and please let me know if you need any additional information to process this request.

Adam M. Rosenblatt, Esq. | Venable LLP
t 410.494.6271 | f 410.821.0147 | m 410.294.9430
210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

AMRosenblatt@Venable.com | http://secure-web.cisco.com/12-JzRfUIKqN5ncQODjGx8kpfOccg-DcWZ7JgfkdcnzFe71fwznkKvk-53OQ2wEqBVoW7pFrQsJ_Ebi6r1ZZI4GSh2IK961htuZdbCQBYRPEYzdPzHLJLhTOhu5ZPjrrCXrk6Y98-W2tP5IdOux_ncDFMWyl7MAy3kfglOJAUm2rugLcqvhV94nhnY1uvXpAP4WD2hXHX59SB4m_G1MDBKQW57klvjA6APQalpEe9M9odXhCRCaALpl3xBoF0g5dKQ1xXF1dXujO8no0MtAnePBF6uj9lw9HEfXUeB37KwP6fj66gah2JV_6jHZ62JUZXYpZx5E9FrMnCbsv43zXRiDqei9uGsgsDysF3z97UOIvzhzOFOWBbJ6WllUHyP63HoZ-SMvclM5UArIP0BalZaGK0gkYbrMQi3wk5YHPVc2fNEkXWjliG1VHXdfwUhnTKx4XmPGArz2qSOQNSDHdOOHQ/http%3A%2F%2Fwww.Venable.com

This electronic mail transmission may contain confidential or privileged information. If you believe you have received this message in error, please notify the sender by reply transmission and delete the message without copying or disclosing it.



KEVIN KAMENETZ
County Executive

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

August 28, 2017

NOTICE OF ZONING HEARING

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Variance 1. To permit the stabling and pasturing of up to three (3) horses for private residential purposes on 2.38 +/- acres of land. 2. To permit an accessory structure (storage shed) in the front yard of the property in lieu of the rear yard. 3. Also, for such further relief as the Administrative Law Judge may require.

Hearing: Friday, September 29, 2017 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Adam Rosenblatt, 210 W. Pennsylvania Avenue, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., SEPTEMBER 9, 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
Thursday, September 7, 2017 Issue - Jeffersonian

Please forward billing to:
Adam Rosenblatt
Venable, LLP
210 W. Pennsylvania Avenue
Towson, MD 21204

410-494-6271

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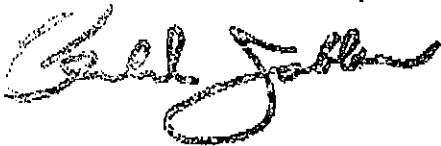
10th Election District – 3rd Councilmanic District

Legal Owners: Brian & Lisa Rogers, Thomas & Amy Neubauer

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

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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: 2018-0046-SPHA

Property Address: 4029 Holly Knoll Drive Lots 54 & 56

Property Description: #

Legal Owners (Petitioners): Brian & Lisa Rogers, Thomas & Amy Neubauer

Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Alan M. Rosenblatt, Esquire

Company/Firm (if applicable): Venable, LLP

Address: 210 W. Pennsylvania Ave
Towson MD 21204

Telephone Number: 410-494-6271

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: August 24, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0046-SPHA
Address 4029 Holly Knoll Drive
(Rogers & Neubauer Property)

Zoning Advisory Committee Meeting of **August 21, 2017**.

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

1. Development of this property must comply with the Baltimore County Forest Conservation Law (Sections 33-6-101 through 33-6-122 of the Baltimore County Code). Specifically, lots 55 and 56 must be evaluated by a qualified professional for any specimen trees. If impacts are proposed, it may be possible for the owner(s) to invoke a single lot declaration of intent for forest conservation exemption for this activity. This would be cumulative with the previous exemption invoked for the pool house and related activity.

Reviewer: Paul Dennis, Environmental Impact Review Date: 8/16/2017

Ground Water Management section must also review any proposed building permits (for a shed or stable), since the site is served by well and septic. – Dan Esser
8/23/17

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

NO 157159

Date: 8/10/17

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
0201	806	0000		6150				150.00

Total: 150.00

Rec From: Vowble

For: 4079 + 4007 Holly Knoll Dr

2018-0046-SPH

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
8/11/2017 8/10/2017 09:33:54 3
REG 0503 WALKIN CM
>>RECEIPT # 736877 8/10/2017 OFLN
Dept 5 SZB ZONING VERIFICATION
CR NO. 157159
Recpt Tot \$150.00
\$150.00 CK \$1.00 CA
Baltimore County, Maryland

CASHIER'S
VALIDATION

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 23, 2017

FROM: *ML*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For August 21, 2017
Item No. 2018-0043-A, 0044-A, 0045-A, 0046-SPHA, 0049-A and 0051-A

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

* * * * *

VKD:CEN
cc:file

T 410.494.6271
F 410.821.0147
amrosenblatt@venable.com

October 11, 2017

Via Hand Delivery

Hon. John E. Beverungen
Office of Administrative Hearings
Jefferson Building, first floor
105 W. Chesapeake Avenue
Towson, MD 21204

Re: Case No. 2018-0046-SPHA
Line Dismissing Petition



Judge Beverungen:

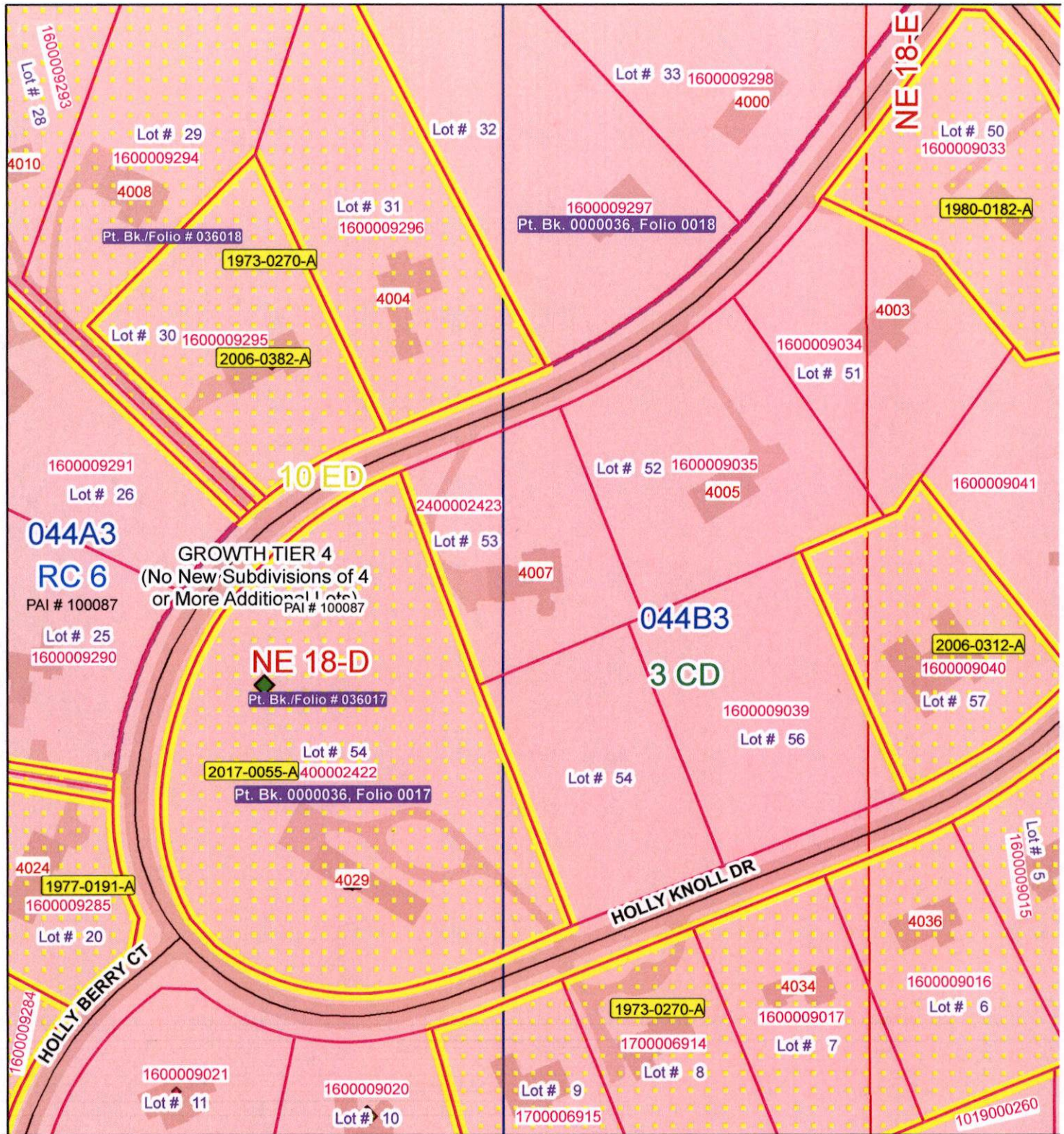
I am writing to withdraw the above-referenced zoning petition without prejudice. This matter was set in for a hearing on October 20, 2017, and the Owner/Petitioner is voluntarily withdrawing the petition. Accordingly, a hearing will no longer be necessary at this time.

Thank you for your time and consideration.

Sincerely,

Adam M. Rosenblatt

4029 Holly Knoll Drive + Lots 55 & 5b 2018-0046-SPHA



Publication Date: 8/11/2017

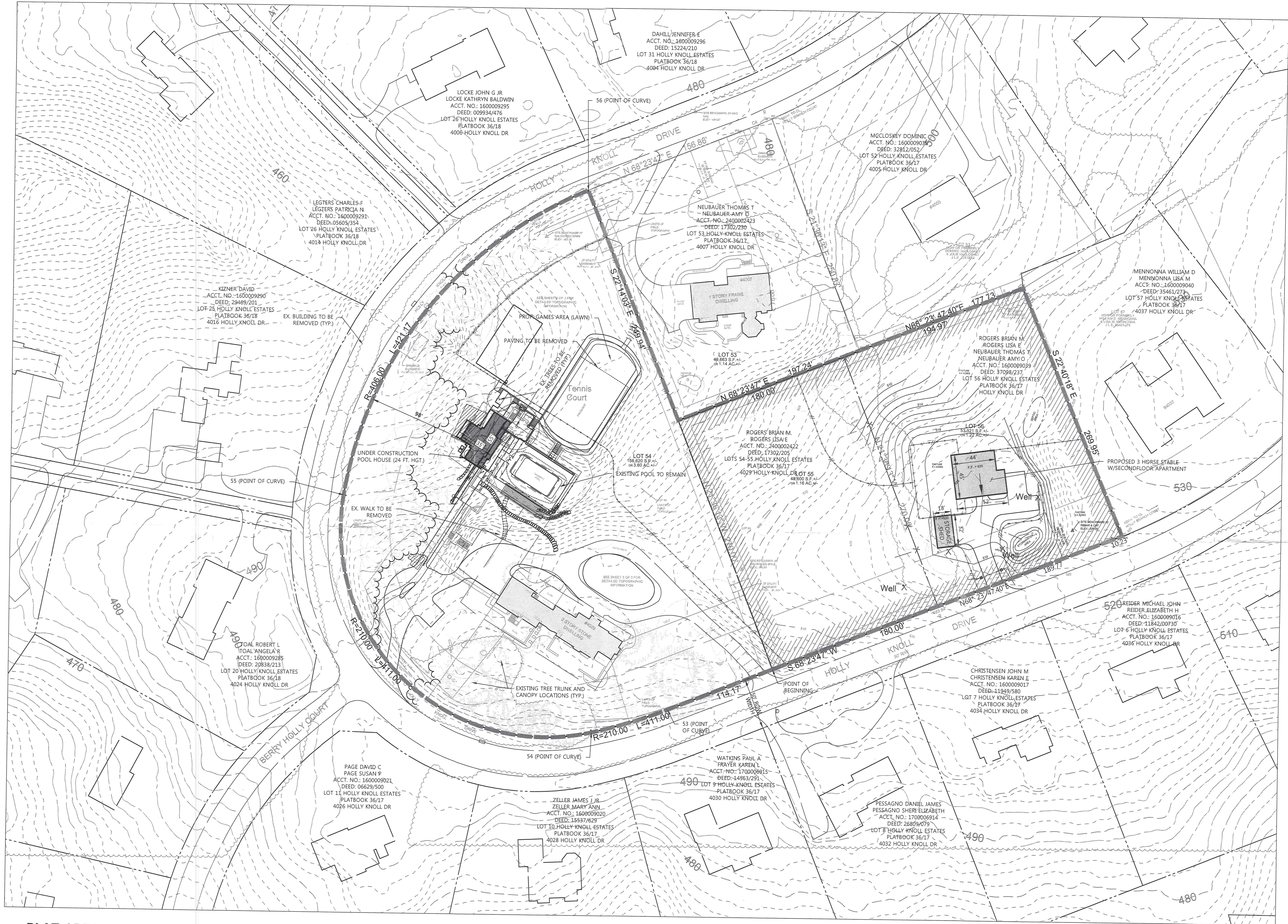


Publication Agency: Permits, Approvals & Inspections
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



0 40 80 160 240 320 Feet

1 inch = 150 feet



PLAT AREA

SCALE: 1"=50'

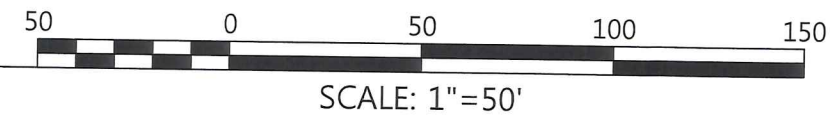
PROPERTY LINE CURVE DATA:

FROM	TO	R	DELTA	L	T	CHORD
53	54	549.00'	8d25'38"	80.75'	40.45'	N 72d51'15"E 80.68'
54	55	210.00'	112d08'10"	411.00'	312.14'	S 46d51'15"E 348.47'
55	56	406.00'	59d26'21"	421.17'	231.75'	N 38d55'56"E 402.54'

ZONING HISTORY:

2017-0055-A-OCTOBER 3, 2016 THE ADMINISTRATIVE LAW JUDGE APPROVED A VARIANCE TO ALLOW A POOL HOUSE TO BE LOCATED OUTSIDE OF THE THIRD OF THE LOT FARTHEST FROM BOTH STREETS AND ALLOW THE POOL HOUSE TO HAVE A HEIGHT OF 24 FEET IN LIEU OF 15 FEET SUBJECT TO:

- 30-DAY APPEAL PERIOD.
- THE POOL HOUSE CANNOT BE CONVERTED INTO A DWELLING UNIT OR APARTMENT. THE POOL SHALL NOT CONTAIN ANY SLEEPING QUARTERS OR LIVING AREA.
- THE POOL HOUSE CANNOT BE USED FOR COMMERCIAL PURPOSES.
- THE PETITIONER SHALL COMPLY WITH THE ZAC COMMENT FROM DEPS DATED SEPT. 20, 2016.
- ALL OTHER TERMS AND CONDITIONS OF THE SEPT 23, 2016 ORDER SHALL REMAIN IN FULL FORCE AND EFFECT.

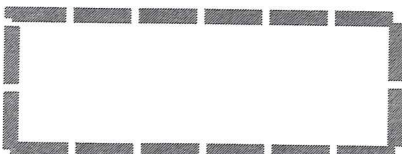
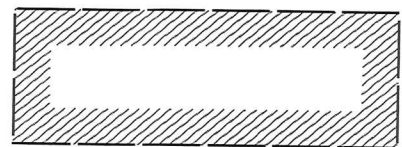


SCALE: 1"=50'

LEGEND

VARIANCE AREA

SPECIAL HEARING AREA



2018-0046-SHA

VICINITY MAP

SCALE: 1"=1000'

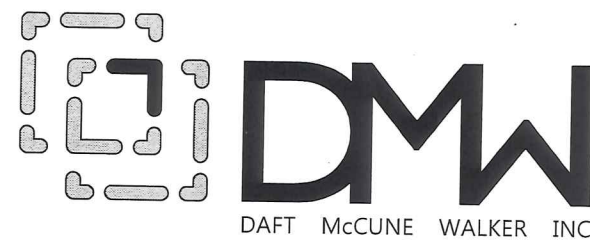
SITE DATA:

OWNERS:

ROGERS, BRIAN M.
ROGERS, LISA E.
4029 HOLLY KNOLL DR.
GLEN ARM, MD 21057-9696

NEUBAUER, THOMAS T.
NEUBAUER, AMY O.
4007 HOLLY KNOLL DR.
GLEN ARM, MD 21057-9696

- SITE AREA: 5.98 AC± = 260,488 SF
- ZONING: RC 6 (GIS 200 SCALE TITLE NUMBER: 044A3)
- COUNCILMANIC DISTRICT: 3
- ELECTION DISTRICT: 10
- DEED REFERENCE: 17302 / 205
- PLAT BOOK REFERENCE: 0036 / 0017 (HOLLY KNOLL ESTATES)
- TAX MAP: 44 / GRID 20
- PARCEL / LOT: 0069 / 54
- TAX ACCOUNT: 2400002422
- SITE IS SERVICED BY WELL AND SEPTIC.
- THE SITE IS NOT HISTORIC NOR WITHIN A HISTORIC DISTRICT.
- THE SITE IS NOT WITHIN ANY COUNTY BASIC SERVICES MAPS MORATORIUM AREA IMPACTED BY THIS REQUEST.
- THE SITE IS NOT WITHIN A FLOOD HAZARD ZONE AND NOT WITHIN THE CBCA.
- THERE IS NO ZONING HISTORY FOR THIS PROPERTY.
- DATA SOURCE: THE PROPERTY LINES, TOPOGRAPHY, ROADS, AND BUILDINGS SHOWN HEREON WERE OBTAINED FROM SITE SURVEYS RECEIVED FROM BEECHBROOK LANDSCAPE ARCHITECTURE ON 8/16/2016 AND AVAILABLE BALTIMORE COUNTY GIS DATA.
- PROPOSED GRADING & STORMWATER MANAGEMENT THAT IS SHOWN IS CONCEPTUAL ONLY.

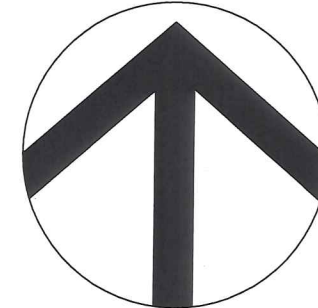


501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

PLAN TO ACCOMPANY SPECIAL HEARING AND / OR VARIANCE REQUEST

Rogers & Neubauer Property

4029 HOLLY KNOLL DRIVE
LOTS 55 & 56 HOLLY KNOLL DRIVE
GLEN ARM, MD 21057



SEAL

DATE	BY	REVISIONS

ISSUE DATES

REVIEW: 8/10/17
BID:
PERMIT:
CONSTRUCTION:
SCALE: 1" = 50'
PROJECT NO.: 16032

BASE:

DRAWN: JAD
DESIGNED:
CHECKED BY: MJK
DATE CHECKED:
DRAWING: 1 of 1