

MEMORANDUM

DATE: February 23, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0152-SPH – Appeal Period Expired

The appeal period for the above-referenced case expired on February 22, 2018. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
(8432 Oakleigh Road) *
3rd Election District * OFFICE OF
2nd Council District *
John Copsey * ADMINISTRATIVE HEARINGS
Legal Owner *
Petitioner * FOR BALTIMORE COUNTY
* Case No. 2018-0152-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed on behalf of John Copsey, legal owner ("Petitioner"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve an accessory structure larger than the primary dwelling.

John Copsey and surveyor Brian Dietz appeared in support of the petition. Frank V. Boozer, Jr., Esq. represented Petitioner. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. A substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Planning (DOP). A site plan was marked and admitted as Petitioner's Exhibit 1.

Mr. Copsey explained he cares for his mother who lives with him at the subject property. He would like to construct a one-story garage in the rear yard to accommodate a vehicle to transport his elderly mother and store other household items. The footprint of the proposed garage is only slightly larger than the existing dwelling (a duplex), and both of Petitioner's neighbors "fully support" the request. See Petitioner's Ex. 2.

ORDER RECEIVED FOR FILING

Date 1/23/18
By SEN

THEREFORE, IT IS ORDERED this 23rd day of **January, 2018** by this Administrative Law Judge, that the Petition for Special Hearing to approve an accessory structure larger than the primary dwelling, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Petitioner must comply with the DOP ZAC comment dated December 28, 2017, a copy of which is attached hereto and made a part hereof.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB: sln

ORDER RECEIVED FOR FILING

Date 1/23/18
By Sln

CASE NAME 18
CASE NUMBER 18-152
DATE 1-22-2018

NAME	ADDRESS	CITY, STATE, ZIP	E - MAIL
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[illegible]

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
1/8/18	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	no comments
12/12/17	DEPS (if not received, date e-mail sent _____)	no comment
	FIRE DEPARTMENT	
1/3/18	PLANNING (if not received, date e-mail sent _____)	no objection w/ conditions
12/11/17	STATE HIGHWAY ADMINISTRATION	no objection
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: 1/2/18	
SIGN POSTING	Date: 1/1/18 by O'Keefe	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 09 Account Number - 0903478481							
Owner Information									
Owner Name:		COPSEY JOHN K				Use:		RESIDENTIAL	
Mailing Address:		8432 OAKLEIGH ROAD BALTIMORE MD 21234-3726				Principal Residence:		YES	
						Deed Reference:		/39091/ 00456	
Location & Structure Information									
Premises Address:		8432 OAKLEIGH RD BALTIMORE 21234-3726				Legal Description:		2128 S YAKONA RD RIDGELEIGH	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0070	0018	0321		0000				2017	Plat Ref:
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1946		930 SF		232 SF		2,375 SF		04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2	YES	END UNIT	BRICK	1 full					
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of 01/01/2017		As of 07/01/2017		As of 07/01/2018	
Land:		60,000		60,000					
Improvements		61,100		73,600					
Total:		121,100		133,600		125,267		129,433	
Preferential Land:		0						0	
Transfer Information									
Seller: COPSEY MARGARET R				Date: 06/19/2017			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /39091/ 00456			Deed2:		
Seller: COPSEY JOHN F				Date: 10/14/1982			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /06443/ 00565			Deed2:		
Seller:				Date:			Price:		
Type:				Deed1:			Deed2:		
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2017		07/01/2018			
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: Approved 12/31/2012									

Real Property Data Search (w3)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 09 Account Number - 0903478481							
Owner Information									
Owner Name:		COPSEY JOHN K			Use:		RESIDENTIAL		
					Principal Residence:		YES		
Mailing Address:		8432 OAKLEIGH ROAD BALTIMORE MD 21234-3726			Deed Reference:		/39091/ 00456		
Location & Structure Information									
Premises Address:		8432 OAKLEIGH RD BALTIMORE 21234-3726			Legal Description:		2128 S YAKONA RD RIDGELEIGH		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:
0070	0018	0321		0000				2017	
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1946		930 SF		232 SF		2,375 SF		04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2	YES	END UNIT	BRICK	1 full					
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2017		07/01/2017		07/01/2018	
Land:		60,000		60,000					
Improvements		61,100		73,600					
Total:		121,100		133,600		125,267		129,433	
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Type: NON-ARMS LENGTH OTHER				Deed1: /06443/ 00565		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2017		07/01/2018			
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: Approved 12/31/2012									

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 1/2/2018

Case Number: 2018-0152-SPH

Petitioner / Developer: FRANK BOOZER, ESQ. ~ JOHN COPSEY

Date of Hearing: JANUARY 22, 2018

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:
8432 OAKLEIGH ROAD

The sign(s) were posted on: JANUARY 1, 2018



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)



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 5372118

Sold To:

Frank Boozer - CU00633366
614 Bosley Ave
Towson, MD 21204-4029

Bill To:

Frank Boozer - CU00633366
614 Bosley Ave
Towson, MD 21204-4029

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

Jan 02, 2018

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: # 2018-0152-SPH
8432 Oakleigh Road
W/s Oakleigh Road, 311 +/- ft. s. of centerline of Redwood Avenue
3rd Election District - 2nd Councilmanic District
Legal Owner(s) John Copsey

Special Hearing to determine whether or not the Administrative Law Judge should approve an accessory structure larger than the primary dwelling for handicapped access.

Hearing: Monday, January 22, 2018 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) 887-3397.

JT 1/611 January 2 5372118

The Baltimore Sun Media Group

By *S. Wilkinson*

Legal Advertising



KEVIN KAMENETZ
County Executive

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

December 19, 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: 2018-0152-SPH

8432 Oakleigh Road

W/s Oakleigh Road, 311 +/- ft. s/of centerline of Redwood Avenue

3rd Election District – 2nd Councilmanic District

Legal Owners: John Copsey

Special Hearing to determine whether or not the Administrative Law Judge should approve an accessory structure larger than the primary dwelling for handicapped access.

Hearing: Monday, January 22, 2018 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: Frank Boozer, 614 Bosley Avenue, Towson 21204
John Copsey, 8432 Oakleigh Road, Baltimore 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JANUARY 2, 2018.**
- (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, January 2, 2018 Issue - Jeffersonian

Please forward billing to:
Frank Boozer
614 Bosley Avenue
Towson, MD 21204

410-828-9441

NOTICE OF ZONING HEARING

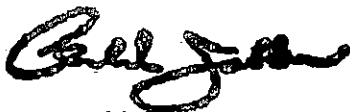
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8432 Oakleigh Road
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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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KEVIN KAMENETZ
County Executive

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

January 18, 2018

John Copsey
8432 Oakleigh Road
Baltimore MD 21234

RE: Case Number: 2018-0152 SPH, Address: 8432 Oakleigh Road

Dear Mr. Copsey:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on December 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.", is written over a faint, larger version of the same signature.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Frank V Boozer, Jr., 614 Bosley Avenue, Towson MD 21204

Date: 12/11/17

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

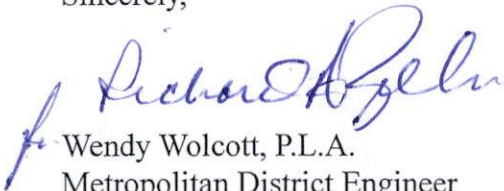
Dear Ms. Lewis:

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.

2018-0152-SPH
Special Hearing
John Copsey
8432 Oakleigh 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, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

1-22-18

RECEIVED
JAN 03 2018
OFFICE OF
ADMINISTRATIVE HEARINGS

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: 18-152

DATE: 12/28/2017

INFORMATION:

Property Address: 8432 Oakleigh Road
Petitioner: John Copsey
Zoning: DR 5.5
Requested Action: Special Hearing

The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should approve an accessory structure larger than the primary dwelling.

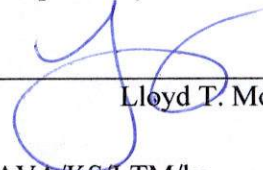
A site visit was conducted on December 21, 2017.

The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

- Submit architectural elevations of the proposed structure to the contact person listed below for review prior to application for a building permit. The accessory structure should complement the principal structures in materials and form.

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

Prepared by:



Lloyd T. Moxley

AVA/KS/LTM/ka

Deputy Director:



Jeff Mayhew

c: Laurie Hay
John Copsey
Office of the Administrative Hearings
People's Counsel for Baltimore County

1-22-18

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: December 12, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0152-SPH
Address 8432 Oakleugh Road
(Copsey Property)

Zoning Advisory Committee Meeting of **December 18, 2017**

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: January 8, 2018

FROM: *MU2*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 18, 2017
Item No. 2018-0151-A, 0152-SPH, 0153-A, 0155-SPH, 0156-A and 0157-SPH

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

*

*

*

*

*

VKD: cen
cc: file

1-22-18

RECEIVED
JAN 03 2018
OFFICE OF
ADMINISTRATIVE HEARINGS

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: 18-152

DATE: 12/28/2017

INFORMATION:

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Petitioner: John Copsey
Zoning: DR 5.5
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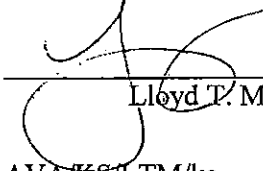
A site visit was conducted on December 21, 2017.

The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

- Submit architectural elevations of the proposed structure to the contact person listed below for review prior to application for a building permit. The accessory structure should complement the principal structures in materials and form.

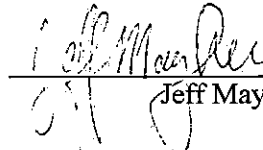
For further information concerning the matters stated herein, please contact Laurie Hay at 410-887-3480.

Prepared by:



Lloyd T. Moxley
AVA/KS/LTM/ka

Deputy Director:



Jeff Mayhew

c: Laurie Hay
John Copsey
Office of the Administrative Hearings
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING

Date 1/23/18
By SEN

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 12/28/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-152

INFORMATION:

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Petitioner: John Copsey
Zoning: DR 5.5
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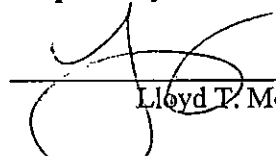
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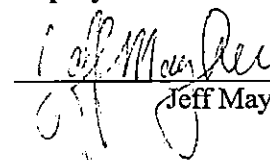
For further information concerning the matters stated herein, please contact Laurie Hay at 410-887-3480.

Prepared by:



Lloyd T. Moxley
AVA/KS/LTM/ka

Deputy Director:



Jeff Mayhew

c: Laurie Hay
John Copsey
Office of the Administrative Hearings
People's Counsel for Baltimore County

Case No.: 2018-152-SPH

Exhibit Sheet

Petitioner/Developer

Protestant

DW
2-23-18

1-23-18
sen

No. 1	Plan	
No. 2	Letters of support	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

JUDITH A. LIGGETT

8434 Oakleigh Road
Baltimore, MD 21234

October 2nd, 2017

Office of the Zoning Commissioner
Baltimore County
111 West Chesapeake Ave.
Towson, MD 21204

Re: Zoning Petition for 8432 Oakleigh Road

Dear Sir or Madam:

I have recently spoken with the owners of 8432 Oakleigh Road and had an opportunity to discuss their plans for the expansion of the rear garage on the Property. As a next door neighbor and after having lived at the above address for more than 13 years I fully support their application.

Should you or your office have any questions or concerns please do not hesitate to contact me. 443-903-7644 (cell)

Very truly yours,

Judith A. Liggett
Judith A. Liggett

Petitioner #2

BIRGIT ERICKSON

8430 Oakleigh Road
Baltimore, MD 21234

October 2nd, 2017

Office of the Zoning Commissioner
Baltimore County
111 West Chesapeake Ave.
Towson, MD 21204

Re: Zoning Petition for 8432 Oakleigh Road

Dear Sir or Madam:

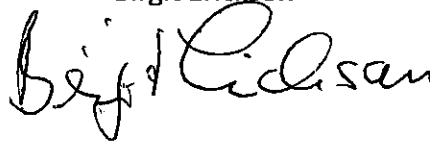
I have recently spoken with the owners of 8430 Oakleigh Road and had an opportunity to discuss their plans for the expansion of the rear garage on the Property. As a next door neighbor and after having lived at the above address for more than 2 years I fully support their application.

Should you or your office have any questions or concerns please do not hesitate to contact me.

410-961-7690

Very truly yours,

Birgit Erickson

A handwritten signature in cursive script that reads "Birgit Erickson".

RE: PETITION FOR SPECIAL HEARING
8432 Oakleigh Road; W/S Oakleigh Road,
311' S of c/line of Redwood Avenue
3rd Election & 2nd Councilmanic Districts
Legal Owner(s): John Copsey
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2018-152-SPH

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

DEC 11 2017

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 11th day of December, 2017, a copy of the foregoing Entry of Appearance was mailed to Frank V. Boozer, Esquire, 614 Bosley Avenue, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

RD 161152

PAID RECEIPT

Date: 12/5/17

BUSINESS ACTUAL TIME DRW
2/06/2017 12/05/2017 09:18:06 2

REG MSG2 MALKIN JEE
RECEIPT # 037230 12/05/2017 GFLN

Dept: 5 524 ZONING VERIFICATION
CR NO. 161152

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

Recpt Tot \$75.00
\$75.00 CK \$1.00 CA
Baltimore County, Maryland

Total: 75.00

Rec From: Frank V. Bozeler Jr

For: 8432 Oakleigh Rd
J 71234 7018-0152-SAL

DISTRIBUTION

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

CASHIER'S
VALIDATION

**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: 2018-0152-SPH
Property Address: 8432 Oakleigh Rd
Property Description: _____

Legal Owners (Petitioners): John Copsey
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Frank V. Boozer Jr
Company/Firm (if applicable): _____
Address: 614 Bosley Ave
Louisa MD. 21204
fboozer@cablaw.com
Telephone Number: 410-828-9441



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 8432 Oakleigh Road which is presently zoned DR 5.5

Deed References: 39091 / 456

10 Digit Tax Account # 0903478481

Property Owner(s) Printed Name(s) John Copsey

(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

To approve an accessory structure larger than the primary dwelling for handicapped access.

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

3. ☐ a **Variance** from Section(s)

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

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:

Frank V. Boozer, Jr.

Name- Type or Print

Signature

614 Bosley Ave., Towson, MD

Mailing Address City State

21204 / 410-828-9441 / fboozer@cablaw.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

John Copsey

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

8432 Oakleigh Road, Baltimore, MD

Mailing Address City State

21234 / 410-458-2369

Zip Code Telephone # Email Address

Representative to be contacted:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2018-0152-SPH Filing Date 12/5/2018

Do Not Schedule Dates: _____

Reviewer M

Brian R. Dietz
Professional Land Surveyor #21080
7867 Oakdale Avenue, Baltimore, MD 21237
Phone 410-686-1198 Fax 410-682-6021

Zoning Description
For
8432 Oakleigh Road

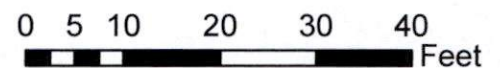
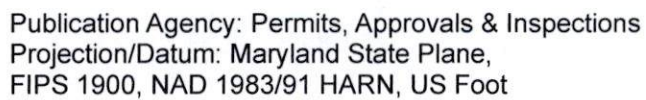
November 3, 2017

Beginning at a point on the West side of Oakleigh Road, at the distance of 311' +/- feet South of the centerline of Redwood Avenue, thence leaving said Oakleigh Road and running on the land of the herein petitioner the 4 following courses and distances viz.

1. South 15 degrees 02 minutes West 25.00 feet,
2. North 74 degrees 58 minutes West 190.80 feet, to the East side of a 16' Alley
3. North 21 degrees 22 minutes 57 seconds East 26.15 feet, and
4. South 74 degrees 58 minutes East, 188.02 feet to the place of beginning.

Containing 0.054 Ac. or 2,375 sq.ft. of land more or less. Being known as 8432 Oakleigh Road and located in the 9th Election District, 5th Councilmanic District.

2018 - 0152 - SPH



1 inch = 20 feet



Streets shown hereon and mention thereof in deeds are for purpose of description only and same are not intended to be dedicated to public use; fee simple title to the beds thereof is expressly reserved to the grantors of the deed to which this plat is attached, their heirs and assigns.



True Meridian of
The Baltimore County
Metropolitan District

Note:- The Parcels designated numerically are from The Baltimore County Judicial Records Liber 44 Folio 32.

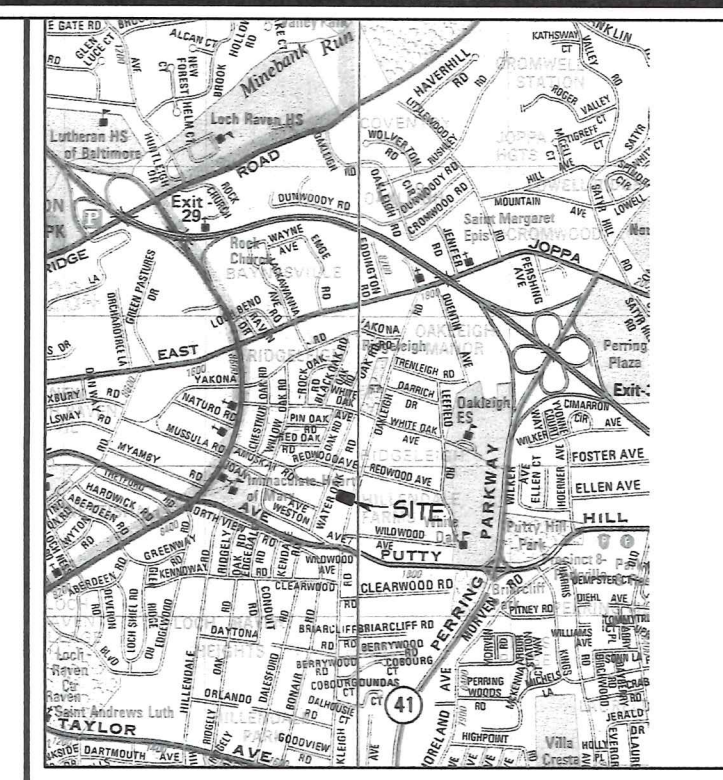
Parcel A	58.32 Acres ±
B	0.660 ±
C	3.439 ±
D	4.208 ±
E	0.578 ±
F	1.407 ±
G	0.331 ±
Total	16.455 ±

This plat accompanies, is attached to and made part of the deed from Harry F. Schneider et al to Oakleigh Homes Inc.

PART OF RIDGELEIGH
9TH ELEC. DIST. BALTO., CO.
Scale 1"=200' July 23, 1943.

WILLIAM STEPHENS COMPANY
AND ASSOCIATES,
Engineers and Land Surveyors
TOWSON, MARYLAND.

2018-0156-SPH MSA CSA 2136-1359



Notes

1. Owner: John Copsey
8432 Oakleigh Road
Baltimore, MD 21234
2. Deed 39091/456
3. Area= 2,375 sq.ft. or 0.054 Ac. ±
4. Tax # 0903478481
5. Zoned: DR 5.5
6. This site is not in the Chesapeake Bay Critical Area or the 100 year flood plain.
7. There are no underground fuel tanks.
8. This is not a historic property/building.
9. This site is serviced by public water and sewer.
10. No prior Zoning Hearings.
11. Special Hearing Request: to approve an accessory structure larger than the primary structure.

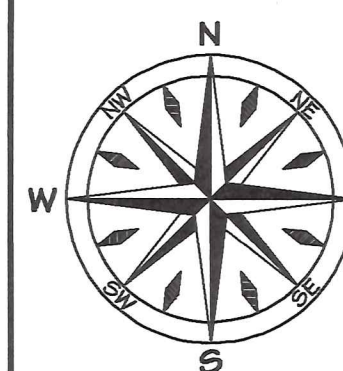
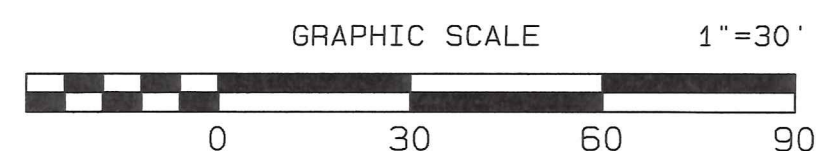
Plat to Accompany a Petition for a Special Hearing

of the

Copsey Property

8432 Oakleigh Road
Baltimore County, Maryland

Tax Map 70, Grid 18, Parcel 321
9th Election District 5th Councilmanic District
Scale: 1"=30' Date: November 3, 2017



Dietz Surveying Co.

Land Surveying and Land Plannin

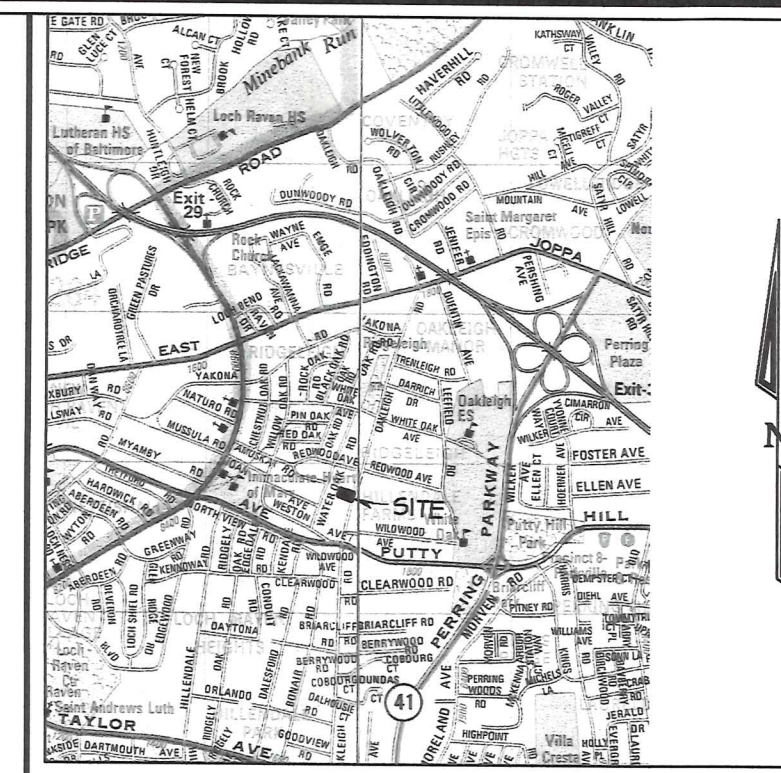
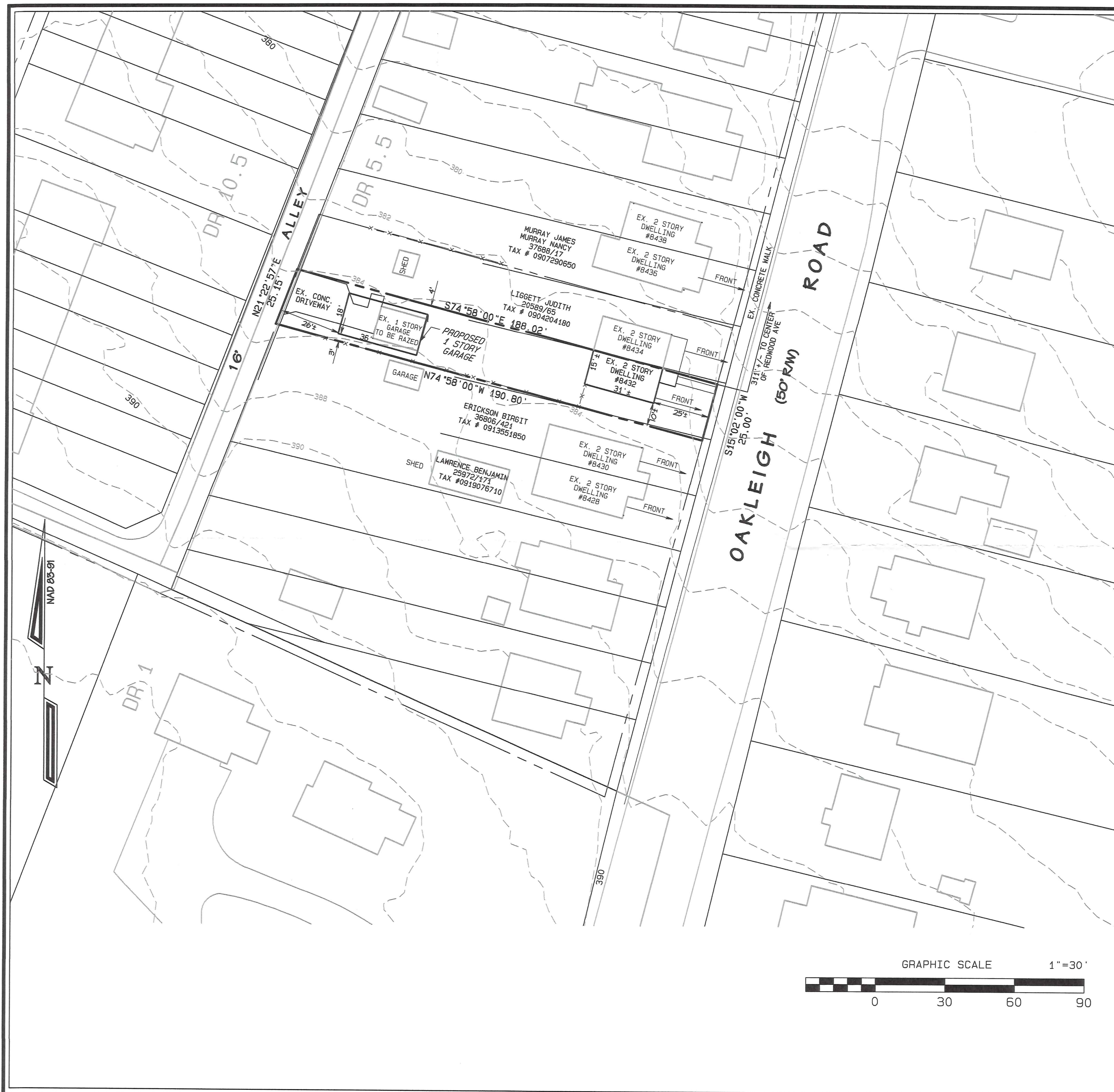
8119 Oakleigh Road Baltimore MD 21234
Ph 410-661-3160, Fax 410-661-3163
www.dietzsurveying.net

Job No. 17179
Party Chief: BRD

File Name: J:\OAKLEIGH Rd 8432\OAKLEIGH RD.pro

Petitioner #1

2018-0152-SPH



Vicinity Map

Scale: 1" = 2000'

Notes

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Plat to Accompany a Petition for a Special Hearing

of the

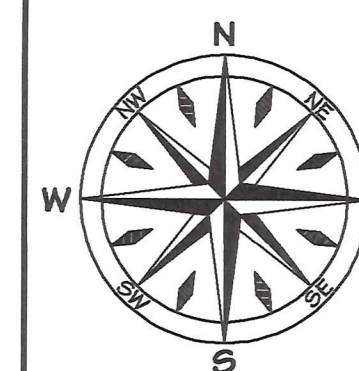
Copsey Property

8432 Oakleigh Road
Baltimore County, Maryland

Tax Map 70, Grid 18, Parcel 321
9th Election District 5th Councilmanic District
Scale: 1"=30' Date: November 3, 2017

GRAPHIC SCALE

1"=30'



Dietz Surveying Co.

Land Surveying and Land Planning

8119 Oakleigh Road Baltimore MD 21234
Ph 410-661-3160, Fax 410-661-3163
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Job No. 17179
Party Chief: BRD

File Name: J:\OAKLEIGH Rd 8432\OAKLEIGH RD.pro

2018-0152-SPH