

M E M O R A N D U M

DATE: June 26, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0269-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on June 25, 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: **PETITIONS FOR SPECIAL HEARING *
AND VARIANCE**

(11420 Reisberg Lane) *
2nd Election District *
4th Council District *

John Liepold *
Legal Owner *
Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2018-0269-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of John Liepold, legal owner ("Petitioner"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("BCZR") to approve a proposed rear yard accessory structure (storage building for farm equipment) with a footprint larger than the primary structure.

A petition for variance seeks to permit a proposed rear yard accessory structure to have a height of 22 ft. in lieu of the maximum allowed height of 15 ft. A site plan was marked and accepted into evidence as Petitioner's Exhibit 1.

John Liepold and David Forsythe appeared in support of the requests. 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 Environmental Protection and Sustainability ("DEPS").

SPECIAL HEARING

The subject property is approximately 11.5 acres in size and is zoned RC-2. The property is improved with a single-family dwelling constructed in 1969. Petitioner indicated the dwelling

ORDER RECEIVED FOR FILING

Date 5/25/18

By Sen

is one of the smallest houses he has ever seen, and tax records reflect the home has just 576 square feet of living space. Petitioner plans to conduct forestry operations on the site, and the proposed metal pole building would be used for storage of farm equipment, tools, etc.

The new building would be larger than the existing single-family dwelling which necessitates the petition for special hearing. The site plan indicates the pole building would be positioned 60 feet from the property boundary and over 100 ft. from the nearest neighbor. Petitioner stated he spoke with all of his neighbors and they each expressed support for the request. In these circumstances I do not believe granting the request will have any detrimental impact upon the community and the special hearing will be granted.

VARIANCE

A variance request involves a two-step process, summarized as follows:

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

Cromwell v. Ward, 102 Md. App. 691 (1995).

The property has an irregular shape and is therefore unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because he would be unable to construct the proposed accessory structure. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the absence of County and/or community opposition.

THEREFORE, IT IS ORDERED this 25th day of **May, 2018**, by this Administrative Law Judge, that the Petition for Special Hearing pursuant to § 500.7 of the Baltimore County Zoning

ORDER RECEIVED FOR FILING

Date 5/25/18

By Sen

Regulations ("BCZR") to approve a proposed rear yard accessory structure (storage building for farm equipment) with a footprint larger than the primary structure, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance to permit a proposed rear yard accessory structure to have a height of 22 ft. in lieu of the maximum allowed height of 15 ft., 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 DEPS ZAC comment, dated April 24, 2018; a copy of which is attached hereto and made a part hereof.
3. The accessory building shall not have a bathroom, kitchen and/or living quarters.

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:slh

ORDER RECEIVED FOR FILING

Date 5/25/18
By sen



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 11420 Reisberg Lane which is presently zoned RC2
Deed References: Map 65 Parcel 0007 10 Digit Tax Account # 1700013582
Property Owner(s) Printed Name(s) John Leipold

(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

A proposed rear yard accessory structure (storage building for farm equipment) with a footprint larger than the primary structure.

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

3. ☒ a **Variance** from Section(s)

BCZR: 400.3 → To permit a proposed rear yard accessory structure to have a height of 22 feet in lieu of the maximum allowed height of 15 feet.

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:

John Leipold

Name- Type or Print

Signature

11621 Quarterfield Dr. Ellicott City

Mailing Address City State

21042 , 240.4460625 , Md

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

John Leipold

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

11621 Quarterfield Dr. Ellicott City

Mailing Address City State

21042 , 240.446.0625 , N/A

Zip Code Telephone # Email Address

Representative to be contacted:

David Forsythe

Name - Type or Print

Signature

P.O. Box 330 Abbottstown Pa. 17301

Mailing Address City State

717 624 4800 , N/A

Zip Code Telephone # Email Address

CASE NUMBER 2018-0269-SP4A Filing Date 4/5/18

Do Not Schedule Dates: Reviewer JS

11420 Reisberg Lane

Property Description

Northeast side of Reisberg Lane (15'), 646 feet northwest of the centerline of the intersection with Wards Chapel Road (20'). Containing 11.4 acres located in the 4th Councilmatic District and 2nd Election District.

2018-0269-SP4A

The Daily Record

11 East Saratoga Street
Baltimore, MD 21202-2199
(443) 524-8100

<http://www.thedailyrecord.com>

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

10/10/2018

Order #: 11632976
Case #: 2018-0296-SPHXA
Description:

CASE NUMBER: 2018-0296-SPHXA NOTICE OF ZONING HEARING



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2018-0296-SPHXA

7701-7703 German Hill Road and S/S corner of German Hill Road and E/S Plainfield Road

12th Election District, 7th Councilmanic District;

Legal Owners: Cloverland Farms Dairy, Inc.

Special Hearing to allow stacking spaces servicing multi-product dispensers to be located within on-site driveways. Special Exception to amend the site plan for a fuel service station and to enlarge the special exception area approved in Case No. 94-183-XA for the construction of a larger convenience store/carry out, restaurant building, the reconfiguration and addition of fuel service stations pumps, and other related improvements as shown on the site plan. Variance to allow a landscape transition area a minimum of 6ft in width from the rear property line in lieu of the required 15 ft. To allow a total of 30 off-street parking spaces in lieu of the required 37 parking spaces. To allow a total of 6 stacking spaces in lieu of the required 12 stacking spaces for a fuel service station where bypass lanes serve all multiproduct dispensers. To allow a driveway for two-way movements a minimum of 14.5 feet in width in lieu of the required 20 feet; also, for such further relief as the Administrative Law Judge may require.

Hearing: Tuesday, October 30, 2018 at 1:30 p.m. in Room 205, Jefferson Building, 105 W. Chesapeake Avenue, Towson, MD 21204

/s/ 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 410-837-3863.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

o10

CERTIFICATE OF POSTING

2018-0296-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

Cloverland Farms Dairy, Inc.

October 30, 2018

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:

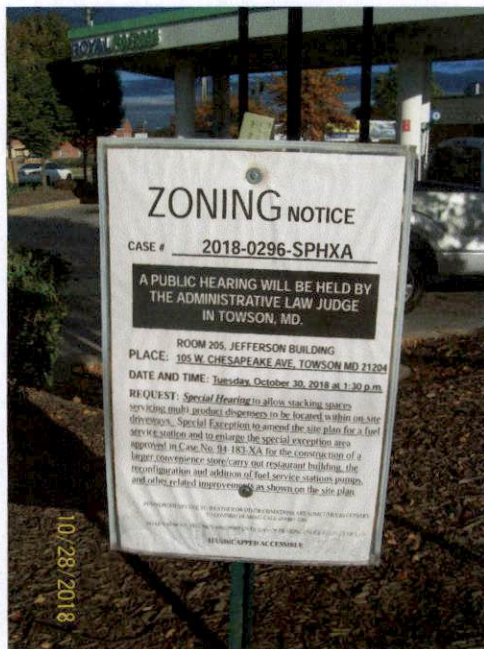
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

7701-7703 German Hill Road

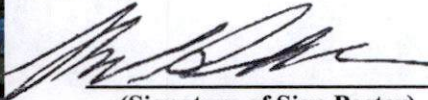
SIGN 1 Recertification

October 10, 2018

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



Sincerely,

 **October 28, 2018**
(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)

CERTIFICATE OF POSTING

2018-0296-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

Cloverland Farms Dairy, Inc.

October 30, 2018

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:

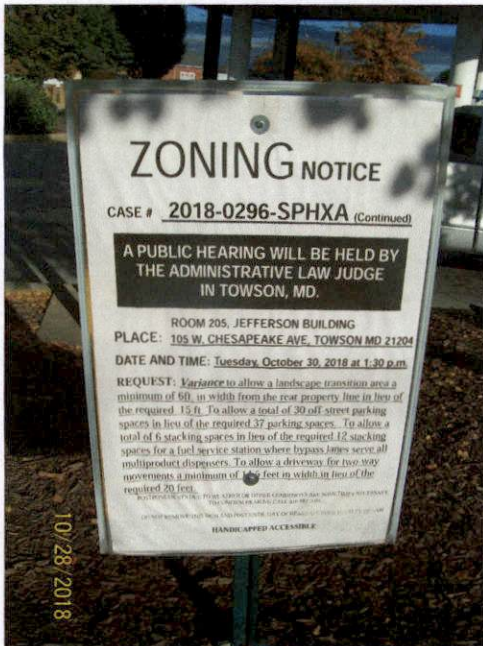
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

7701-7703 German Hill Road

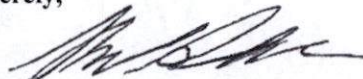
SIGN 2 Recertification

October 10, 2018

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



Sincerely,

 October 28, 2018

(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)

CERTIFICATE OF POSTING

2018-0296-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

Cloverland Farms Dairy, Inc.

October 30, 2018

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: _____

7701-7703 German Hill Road

SIGN 3 Recertification

October 10, 2018

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



Sincerely,

October 28, 2018

(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)

CERTIFICATE OF POSTING

2018-0296-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

Cloverland Farms Dairy, Inc.

October 30, 2018

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: _____

7701-7703 German Hill Road

SIGN 4 Recertification

October 10, 2018

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



Sincerely,


(Signature of Sign Poster)

October 28, 2018

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

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

No. **168008**

Date **4/5/18**

PAID RECEIPT

BUSINESS ACTUAL TIME
 4/05/2018 4/05/2018 11:19 AM

REC 4503 WALKIN CAM
 RECEIPT # 767819 4/05/2018 OFF

5 526 ZONING VERIFICATION
 NO. 168008
 Recpt tot \$150.00
 \$150.00 CK \$0.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount	Dep
601	806	0000		6150					\$150.00	

Total: **\$150.00**

Rec From: **LEIPOLD**

For: **2018-0269-SPH14**

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 5591630

Sold To:

John Leipold - CU00654525
11621 Quarterfield Dr
Ellicott City, MD 21042-1280

Bill To:

John Leipold - CU00654525
11621 Quarterfield Dr
Ellicott City, MD 21042-1280

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

May 03, 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: # 2018-0269-SPHA
11420 Reisberg Lane
NW/S Reisberg Lane, 646 ft. NW of centerline of intersection with Wards Chapel Road
2nd Election District - 4th Councilmanic District
Legal Owner(s) John Leipold

Special Hearing for a proposed rear yard accessory structure (storage building for farm equipment) with a footprint larger than the primary structure. Variance to permit a proposed rear yard accessory structure to have a height of 22 ft. in lieu of the maximum allowed height of 15 ft.

Hearing: Thursday, May 24, 2018 at 10:00 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.

5/3/2018 5591630

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

JB 5-24-18
10 Am

Debra Wiley

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Monday, May 21, 2018 8:33 PM
To: Administrative Hearings
Subject: Second Certification Case # 2018-0269-SPHA
Attachments: Resiberg #1.jpeg; Second Sign Reisberg Ave..docx

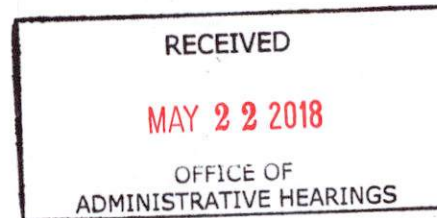
Hi Sherry,

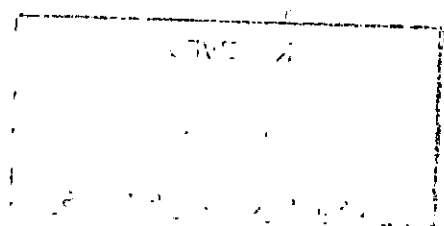
I have attached a copy of the Second Certification for Case # 2018-0269-SPHA @ 11420 Reisberg Lane.

Have a nice day,

Linda

Linda O'Keefe
523 Penny Lane
Hunt Valley MD 21030
Phone # 410-666-5366
Cell# 443-604-6431
Fax# 410-666-0929
luckylinda1954@yahoo.com







Second Sign Case # 2018-0269-SPHA
Photographed 5/21/2018



2012.04

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 5/3/2018

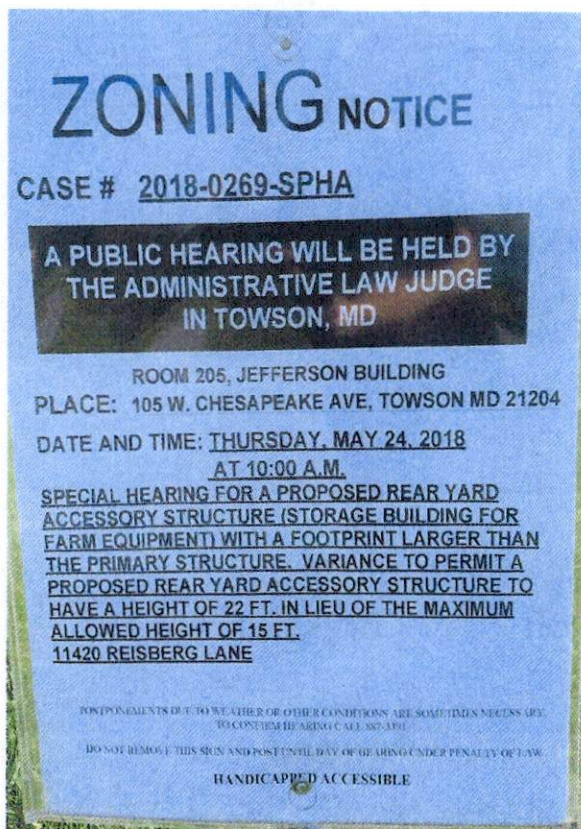
Case Number: 2018-0269-SPHA

Petitioner / Developer: DAVID FORSYTHE of THE HANOVER BUILDINGS ~ JOHN LEIPOLD

Date of Hearing: MAY 24, 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:
11420 REISBERG LANE

The sign(s) were posted on: MAY 3, 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)



Case # 2018-0269-SPHA posted left side of driveway of 11420 Reisberg Lane



Case #2018-0269-SPHA posted right side of driveway of 11420 Reisberg Lane



(2) signs posted @ 11420 Reisberg Lane Case # 2018-0269-SPHA



KEVIN KAMENETZ
County Executive

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

April 24, 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 NUMBER: 2018-0269-SPHA

11420 Reisberg Lane

NW/s Reisberg Lane, 646 ft. NW of centerline of intersection with Wards Chapel Road

2nd Election District – 4th Councilmanic District

Legal Owners: John Leipold

Special Hearing for a proposed rear yard accessory structure (storage building for farm equipment) with a footprint larger than the primary structure. Variance to permit a proposed rear yard accessory structure to have a height of 22 ft. in lieu of the maximum allowed height of 15 ft.

Hearing: Thursday, May 24, 2018 at 10:00 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: David Forsythe, P.O. Box 330, Abbottstown PA 17301
John Leipold, 11621 Quarterfield Drive, Ellicott City 21042

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, MAY 4, 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
Thursday, May 3, 2018 Issue - Jeffersonian

Please forward billing to:
John Leipold
11621 Quarterfield Drive
Ellicott City, MD 21042

240-446-0625

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: 2018-0269-SPHA

11420 Reisberg Lane

NW/s Reisberg Lane, 646 ft. NW of centerline of intersection with Wards Chapel Road

2nd Election District – 4th Councilmanic District

Legal Owners: John Leipold

Special Hearing for a proposed rear yard accessory structure (storage building for farm equipment) with a footprint larger than the primary structure. Variance to permit a proposed rear yard accessory structure to have a height of 22 ft. in lieu of the maximum allowed height of 15 ft.

Hearing: Thursday, May 24, 2018 at 10:00 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.

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE *
11420 Reisberg Lane; NW/S of Reisberg Lane * OF ADMINISTRATIVE
646' NW of c/line of Wards Chapel Road *
2nd Election & 4th Councilmanic Districts * HEARINGS FOR
Legal Owner(s): John Liepold *
Contract Puchaser(s): John Liepold * BALTIMORE COUNTY
Petitioner(s) *
2018-269-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

APR 12 2018

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12th day of April, 2018, a copy of the foregoing Entry of Appearance was mailed to David Forsythe, P.O. Box 330, Abbottstown, PA 17301, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least 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: 2018-0269-SPA

Property Address: 11420 REISBERG LANE

Property Description: _____

Legal Owners (Petitioners): JOHN LEIPOLD

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOHN LEIPOLD

Company/Firm (if applicable): _____

Address: 11621 QUARTERFIELD DR.

ELLICOTT CITY, MD 21042

Telephone Number: 240-446-0625

Revised 7/9/2015



KEVIN KAMENETZ
County Executive

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

May 17, 2018

John Leipold
11621 Quarterfield Drive
Ellicott City MD 21042

RE: Case Number: 2018-0269 SPHA, Address: 11420 Reisberg Lane

Dear Mr. Leipold:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 5, 2018. 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." The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
David Forsythe, P O Box 330, Abbottstown PA 17301

Date: 4/11/18

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
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. 2018-0268-SPHA

*Special Hearing, Variance
John Liepold
11420 Reisinger Lane*

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 3, 2018

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

SUBJECT: Zoning Advisory Committee Meeting
For April 16, 2018
Item No. 2018-0264-A, 0265-A, 0266-A, 0267-A and 0269-SPHA

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

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VKD: cen
cc: file

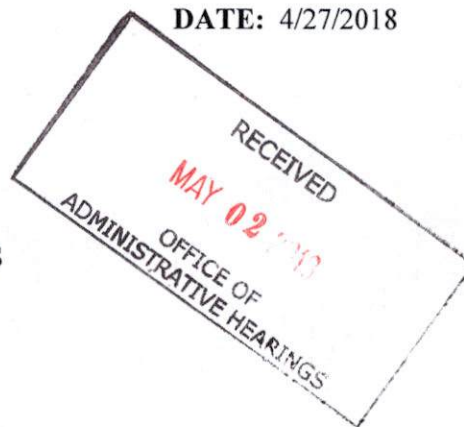
BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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: 18-269

DATE: 4/27/2018



INFORMATION:

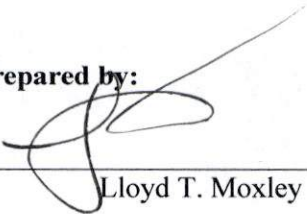
Property Address: 11420 Reisberg Road
Petitioner: John Leipold
Zoning: RC 2
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to permit a proposed accessory structure to have a height of 22 feet in lieu of the maximum allowed 15 feet.

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

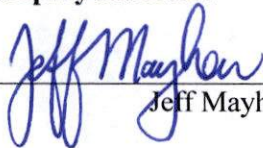
For further information concerning the matters stated herein, please contact Wally Lippincott at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

AVA/KS/LTM/

c: Wally Lippincott
David Forsythe
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 4/27/2018

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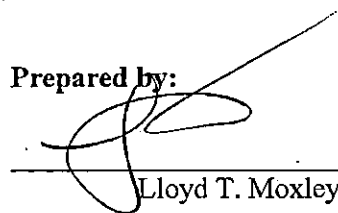
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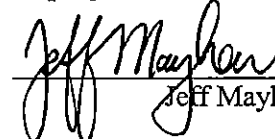
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Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

AVA/KS/LTM/

c: Wally Lippincott
David Forsythe
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: April 24, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0269-SPHA
Address 11420 Reisberg Lane
(Liepold Property)

Zoning Advisory Committee Meeting of **April 16, 2018**

- X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:
- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
 - X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

A Single Lot Declaration of Intent will be required to comply with Forest Conservation Law provided no more than 20,000sf of forest would be cleared for the accessory building.

A forested buffer must be maintained around the stream system as presently exists.

Ground Water Management must review any proposed building permit(s) for a storage building, since the site has well and septic.

Reviewer: Glenn Shaffer/Dan Esser

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: April 24, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0269-SPHA
Address 11420 Reisberg Lane
(Liepold Property)

Zoning Advisory Committee Meeting of April 16, 2018

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Reviewer: Glenn Shaffer/Dan Esser

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: October 25, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0296-SPHXA *revised*
Address 7701-7703 German Hill Road
(Cloverland Farms Dairy, Inc.
Property)

Zoning Advisory Committee Meeting of **October 29, 2018.**

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
mcl
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review
SUBJECT: Zoning Advisory Committee Meeting
For October 29, 2018
Item No. 2018-0296-SPHXA

DATE: November 8, 2018

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

If Special Exception, Special Hearing and Zoning Relief are granted a Landscape Plan is required, per the requirements of the Landscape Manual. A Lighting Plan is also required.

Stacking cars for the fuel tanks in the by-pass lane is not allowed. Remove the cars in the travel way, as shown on the plan.

Two-way traffic movements will not be allowed in a 14.5-foot wide lane.

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VKD: cen
cc: file

5-24



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: April 24, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0269-SPHA
Address 11420 Reisberg Lane
(Liepold Property)

Zoning Advisory Committee Meeting of **April 16, 2018**

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

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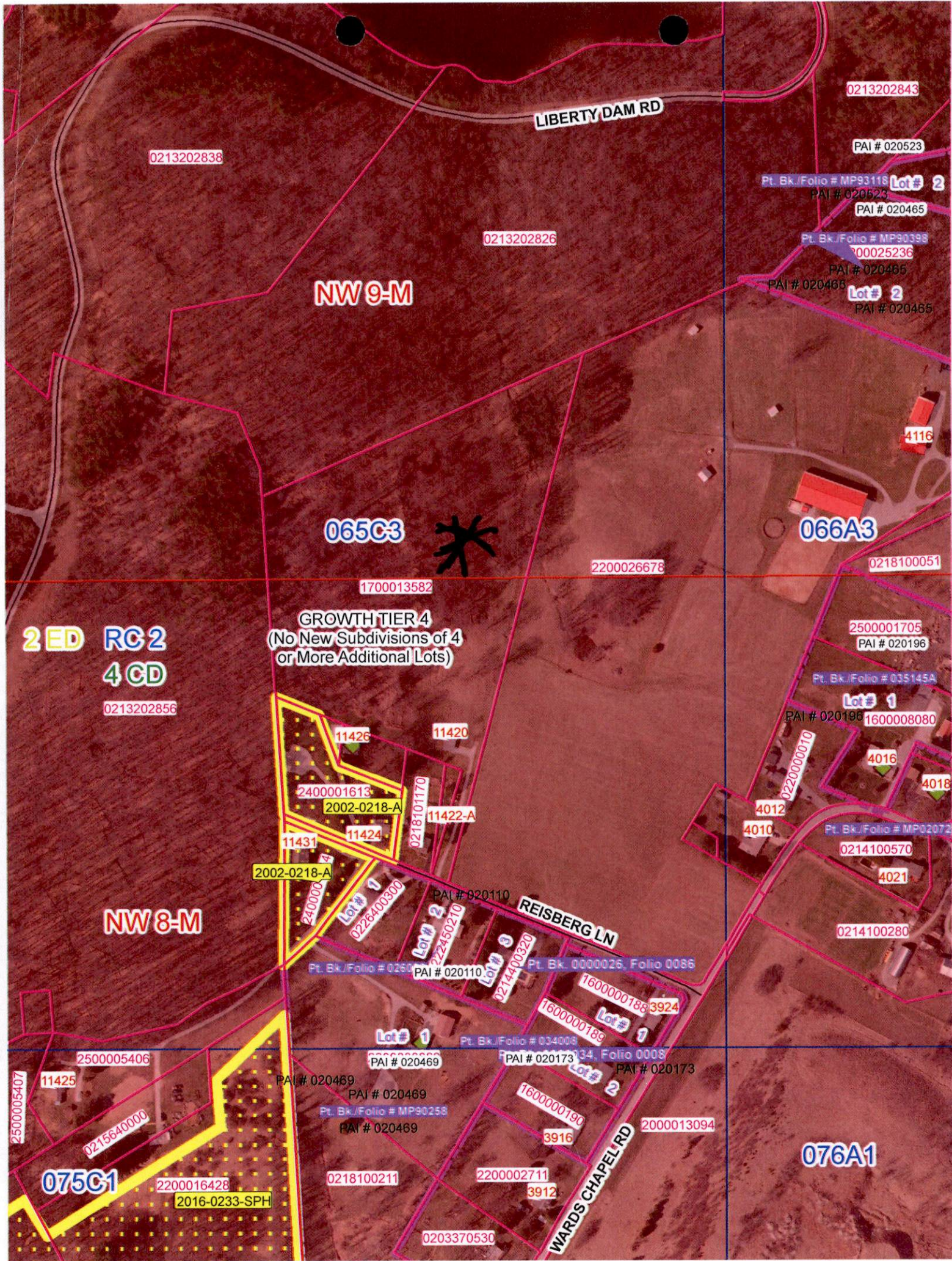
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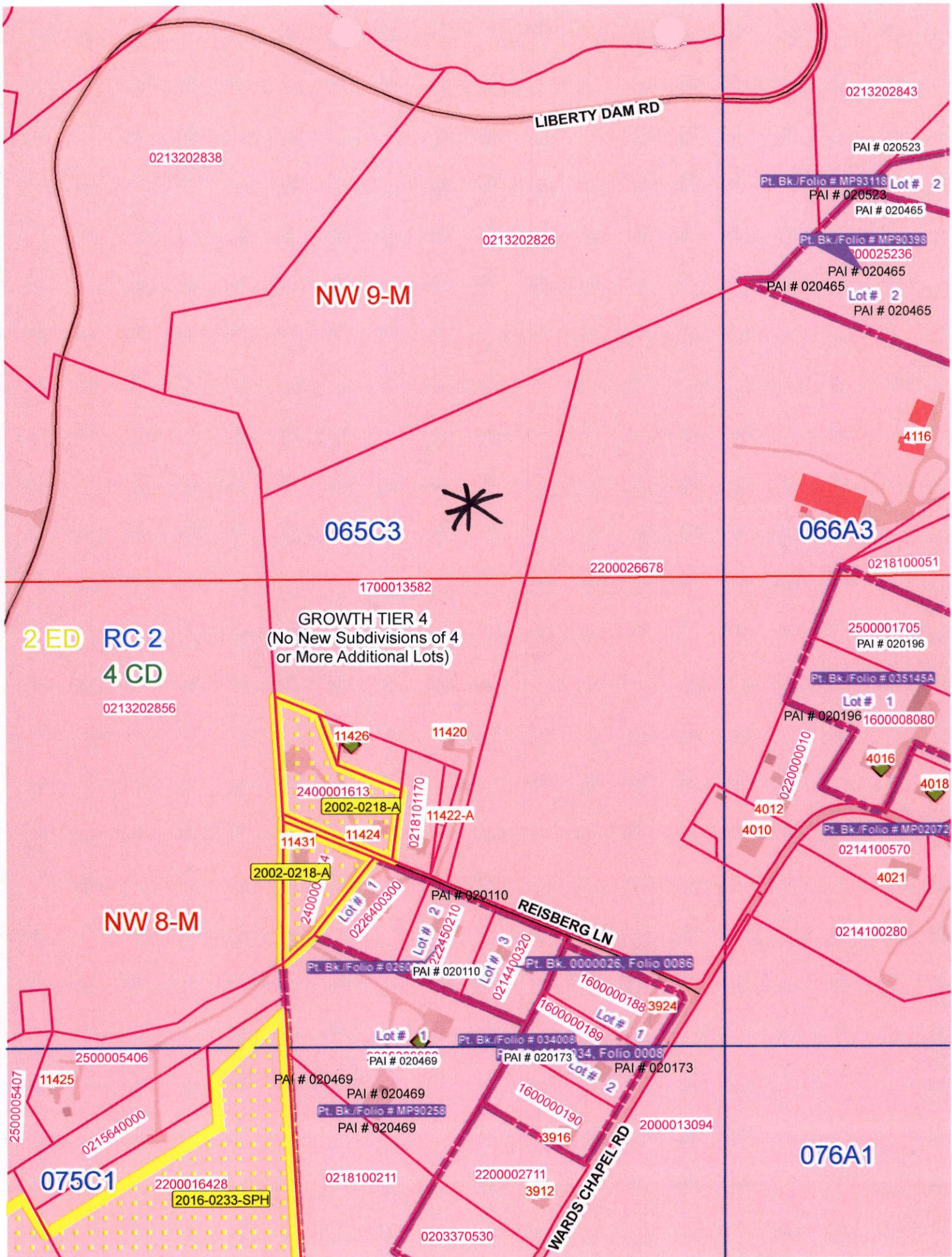
Reviewer: Glenn Shaffer/Dan Esser

ORDER RECEIVED FOR FILING

Date 5/25/18

By sen





0213202838

LIBERTY DAM RD

0213202843

PAI # 020523

Pt. Bk./Folio # MP93118 Lot # 2

PAI # 020523

PAI # 020465

Pt. Bk./Folio # MP90398

00025236

PAI # 020465

PAI # 020465

Lot # 2

PAI # 020465

NW 9-M

0213202826

065C3



066A3

4116

2200026678

1700013582

2 ED RC 2
4 CD

0213202856

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

2500001705

PAI # 020196

Pt. Bk./Folio # 035145A

Lot # 1

PAI # 020196

1600008080

0218100051

4016

4018

0220000010

4012

4010

Pt. Bk./Folio # MP02072

0214100570

4021

0214100280

NW 8-M

REISBERG LN

Pt. Bk./Folio # 0260

PAI # 020110

Pt. Bk. 0000026, Folio 0086

1600000188

3924

1600000189

Lot # 1

Pt. Bk./Folio # 034008

34, Folio 0008

PAI # 020173

PAI # 020173

1600000190

3916

Lot # 2

2000013094

076A1

2500005406

11425

0215640000

075C1

2200016428

2016-0233-SPH

PAI # 020469

PAI # 020469

Pt. Bk./Folio # MP90258

PAI # 020469

0218100211

2200002711

3912

0203370530

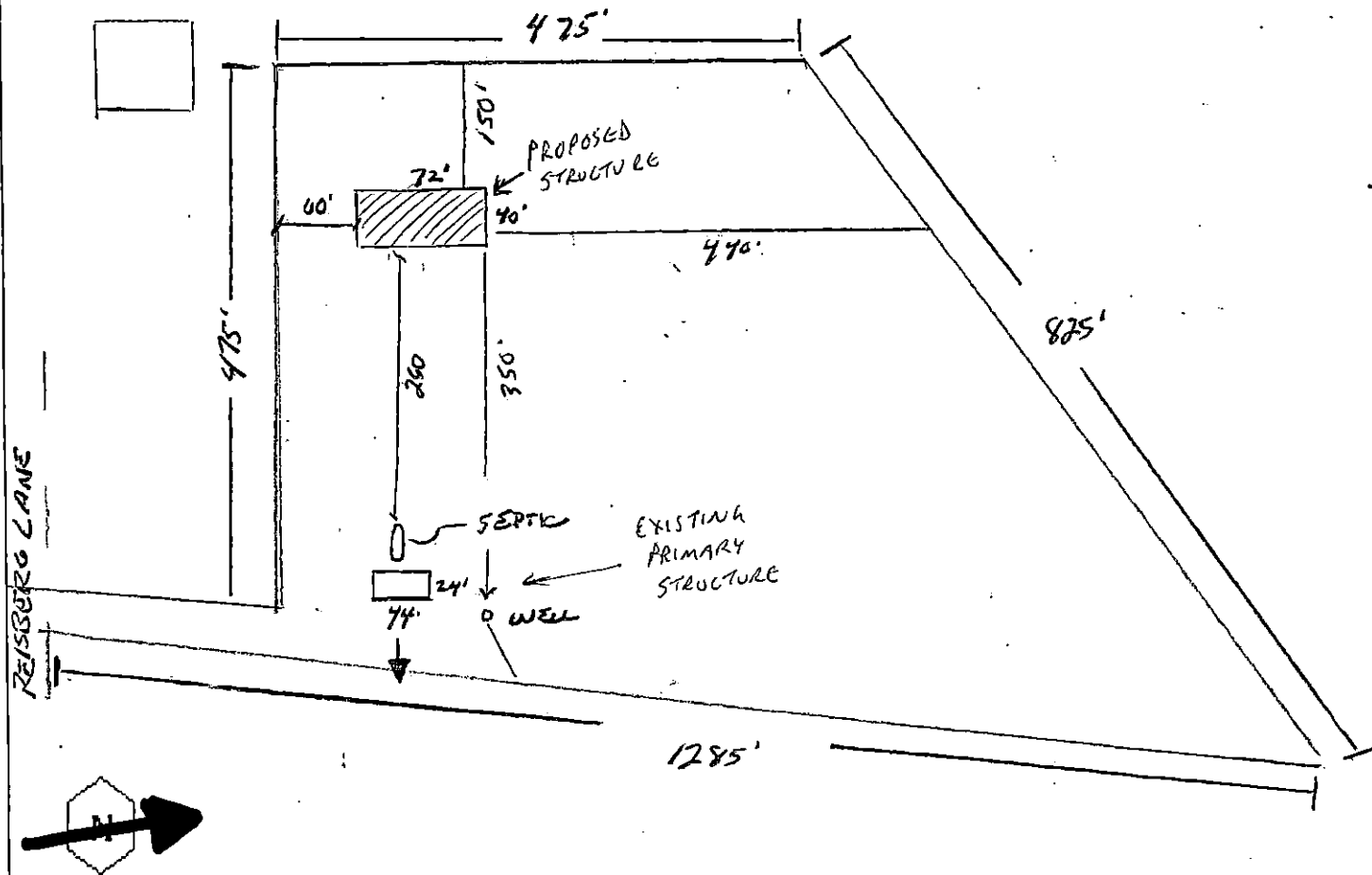
WARDS CHAPEL RD

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

ADDRESS 11420 REISBURG LANE OWNER(S) NAME(S) JOHN LEIPOLD

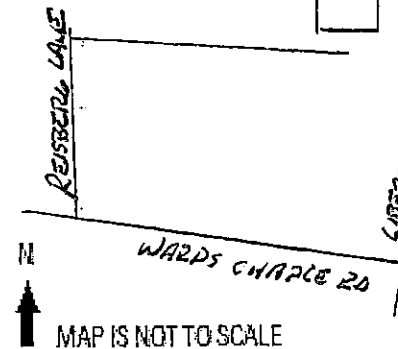
SUBDIVISION NAME _____ LOT # 005 BLOCK # _____ SECTION # _____

PLAT BOOK # 39091 FOLIO # 236 10 DIGIT TAX # 1700013512 DEED REF. # 39091 / 00, 40



PLAN DRAWN BY OCF DATE 3/29/18 SCALE: 1 INCH = 175' FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 11420

SITE ZONED Res R02

ELECTION DISTRICT 2

COUNCIL DISTRICT 04

LOT AREA ACREAGE 11.54 AC.

OR SQUARE FEET _____

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE X

SEWER IS:

PUBLIC _____ PRIVATE X

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

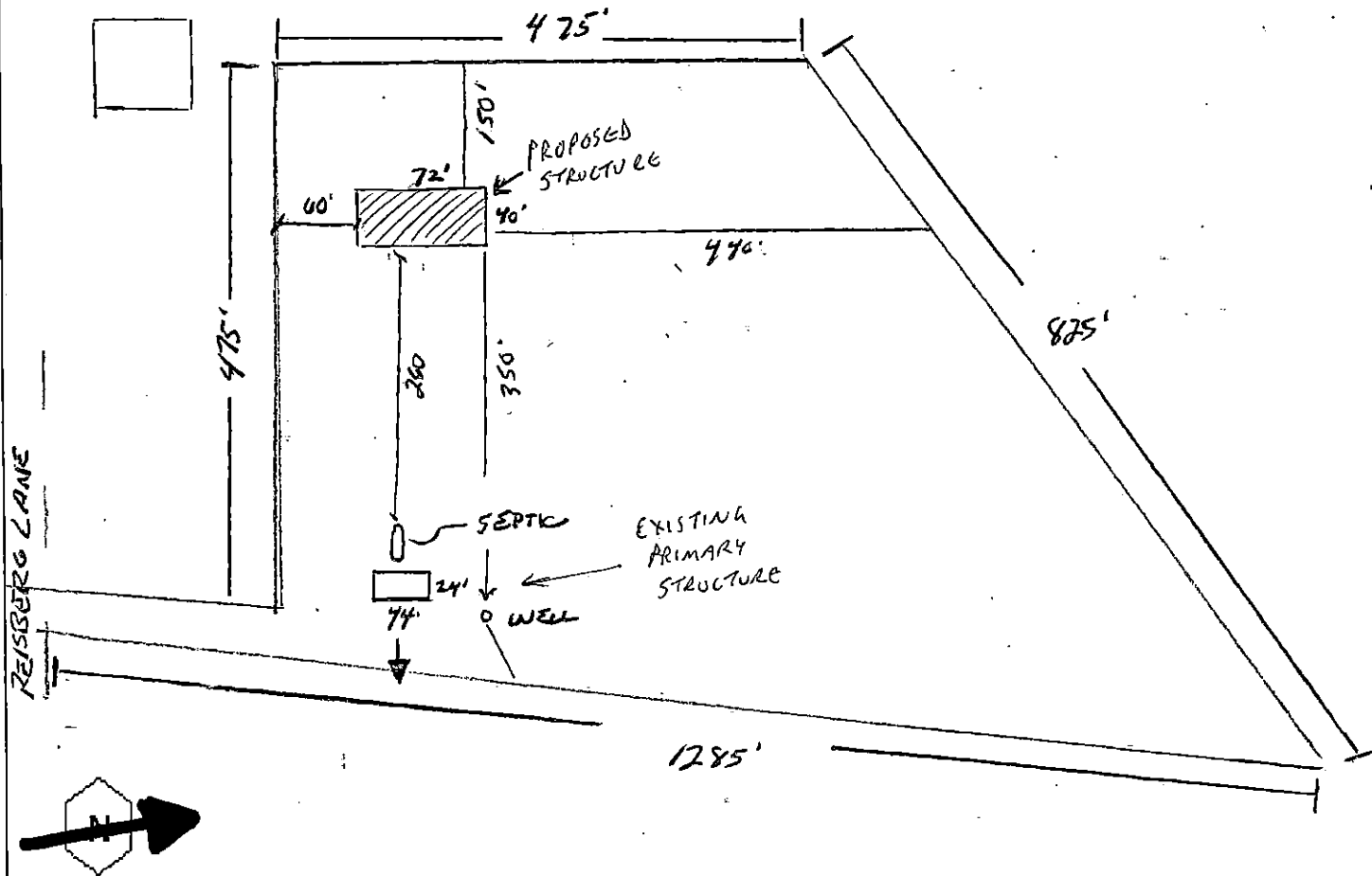
2018-0269-SPHA

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

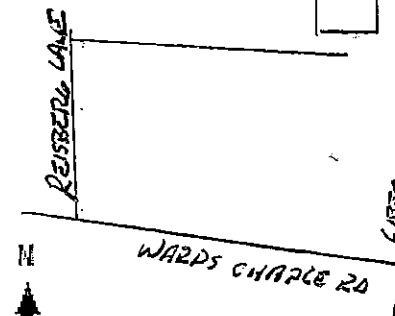
ADDRESS 11420 REISBURG LANE OWNER(S) NAME(S) JOHN LEIPOLD

SUBDIVISION NAME _____ LOT # 065 BLOCK # _____ SECTION # _____

PLAT BOOK # 39091 FOLIO # 236 1D DIGIT TAX # 17000135V2 DEED REF. # 39091/00,40



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 11420

SITE ZONED RES RES

ELECTION DISTRICT 2

COUNCIL DISTRICT 04

LOT AREA ACREAGE 11.54 AC.

OR SQUARE FEET _____

HISTORIC? NO

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UTILITIES? MARK WITH X

WATER IS:

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SEWER IS:

PUBLIC _____ PRIVATE X

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PLAN DRAWN BY DCP DATE 3/29/18 SCALE: 1 INCH = 175' FEET

2018-0269-SPHA

2018-0269-SPHA

CASE NAME

DATE 4-24-2018

[illegible]

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment5/3DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)NO COMMENTS4/24DEPS
(if not received, date e-mail sent _____)Comment5/2

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)no objection4/11/18

STATE HIGHWAY ADMINISTRATION

NO Oby

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 5/3/18SIGN POSTING (1st) Date: 5/3/18SIGN POSTING (2nd) Date: 5/21/18by O'Keefeby O'KeefePEOPLE'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 - 02 Account Number - 1700013582							
Owner Information										
Owner Name:		LEIPOLD JOHN T LEIPOLD JENNIFER N				Use: Principal Residence:		RESIDENTIAL NO		
Mailing Address:		11621 QUARTERFIELD DRIVE ELLCOTT CITY MD 21042-				Deed Reference:		/39091/ 00140		
Location & Structure Information										
Premises Address:		11420 REISBERG LN MARRIOTTSVILLE 21104-1202				Legal Description:		11.54 AC NS REISBERG 600 W WARDS CHAPEL RD		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0065	0024	0007		0000				2016		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		
1969		576 SF		288 SF		11.5400 AC		04		
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation			
1	YES	STANDARD UNIT		SIDING	1 full	1 Carport				
Value Information										
		Base Value		Value		Phase-in Assessments				
				As of 01/01/2016		As of 07/01/2017		As of 07/01/2018		
Land:		148,700		148,700						
Improvements		58,000		56,800						
Total:		206,700		205,500		205,500		205,500		
Preferential Land:		0						0		
Transfer Information										
Seller: REISBERG WAYNE I REISBERG PAULINE				Date: 06/19/2017			Price: \$250,000			
Type: ARMS LENGTH IMPROVED				Deed1: /39091/ 00140			Deed2:			
Seller: REISBERG WAYNE				Date: 08/12/1977			Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /05789/ 00236			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: No Application

Homeowners' Tax Credit Application Information

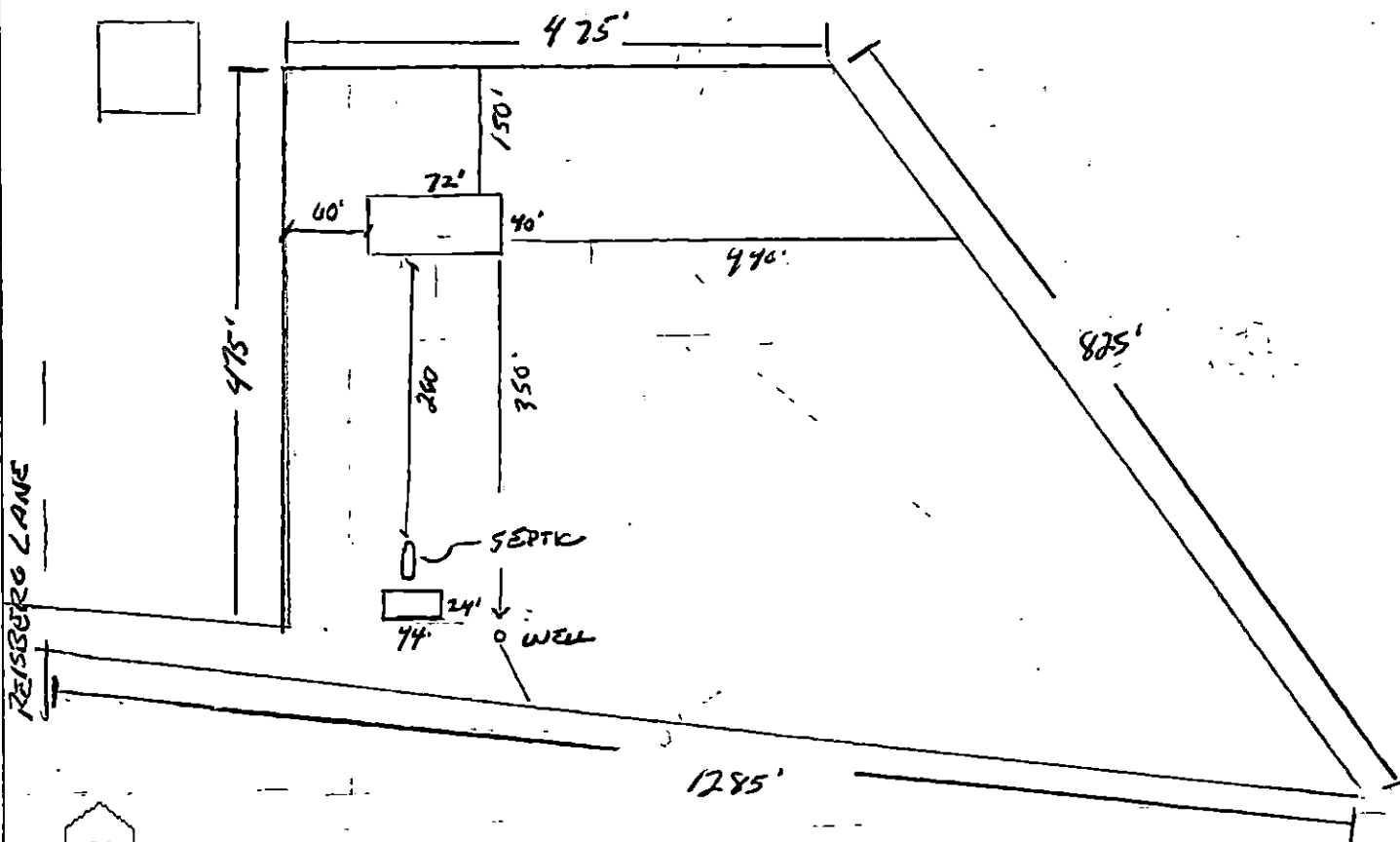
Homeowners' Tax Credit Application Status: No Application **Date:**

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

ADDRESS 11420 REISBURG LANE OWNER(S) NAME(S) JOHN LEIPOLD

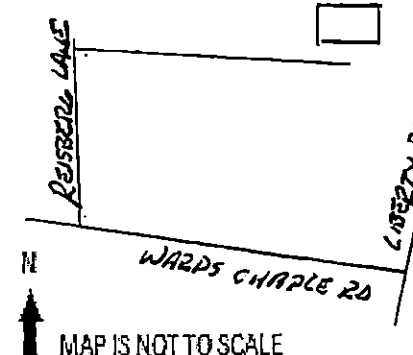
SUBDIVISION NAME _____ LOT # 005 BLOCK # _____ SECTION # _____

PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 1700013542 DEED REF. # 39091/00140



PLAN DRAWN BY DCP DATE 3/29/18 SCALE: 1 INCH = 175' FEET

SITE VICINITY MAP



ZONING MAP# 11420

SITE ZONED RES

ELECTION DISTRICT _____

COUNCIL DISTRICT 04

LOT AREA ACREAGE 11.54 AC.

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IN CBCA? _____

IN FLOOD PLAIN? NO

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SEWER IS:

PUBLIC _____ PRIVATE X

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Ex 1

Case No.: 2018-0269-SPHA 11420

Exhibit Sheet

Reisberg Lane

Petitioner/Developer

6-28-18

Protestants

5-25-18

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