



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 6600 Amleigh Road which is presently zoned DR 3.5

Deed References: 39193/001 10 Digit Tax Account # 0307060400

Property Owner(s) Printed Name(s) 6600 Amleigh Road, LLC C/O Ron Samet

(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. 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 Attachment B

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

3. X a **Variance from** Sections: **1B02.3.B, SECTION III.C.4 (1945-1953 BCZR**

 To permit a proposed rear addition with a rear yard average setback of 15 feet in lieu of the required 20 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)

To Be Presented at Hearing

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

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

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

GOLDIE LIEBER
Name- Type or Print
Goldie Lieber
Signature
2409 Sheldale Dr. Balt. MD
Mailing Address City State
21209 410-358-5882 goldielieber@yahoo.com
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):

6600 Amleigh Road, LLC C/O Ron Samet
Name #1 - Type or Print Name #2 - Type or Print
RS
Signature #1 Signature #2
6618 Pebble Brooke Road Baltimore Md
Mailing Address City State
21209 973-930-9573 ron.samet@gmail.com
Zip Code Telephone # Email Address

Representative to be contacted:

Colbert Matz Rosenfelt C/O Matthew Bishop
Name - Type or Print
Matt Bishop
Signature
2835 Smith Avenue Baltimore MD
Mailing Address City State
21209 (410) 653-3838 mbishop@cmengineers.com
Zip Code Telephone # Email Address

CASE NUMBER 2019-0011-A Filing Date 7/12/2018 Do Not Schedule Dates: Reviewer

Zoning Property Description for
6600 Amleigh Road, Baltimore, MD

Beginning at a point located on the northwest side of Farrington Road which is 60' wide at the distance of 43' west of the centerline of the nearest improved intersecting street Amleigh Road which is 50' wide. **Thence** the following courses and distances, referred to the Maryland Coordinate System (NAD '83/91):

Being Lot #8, Block A in the subdivision of Ranchleigh as recorded in Baltimore County Plat Book 19, Folio 11, containing $\pm 15,618$ square feet or ± 0.358 acres. Located in the 3rd election district and the 2nd councilmanic district.



2019-0011-A

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: 19-011



INFORMATION:

Property Address: 6600 Amleigh Road
Petitioner: 6600 Amleigh Road, LLC, Ron Samet
Zoning: DR 3.5
Requested Action: Variance

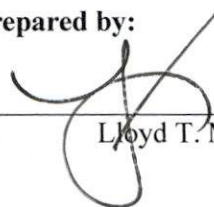
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A site visit was conducted on July 18, 2018.

The Department of Planning has no objections to the requested relief.

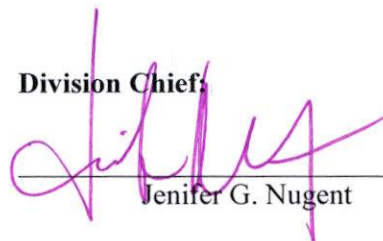
For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jennifer G. Nugent

AVA/JGN/LTM/

c: Bill Skibinski
Matthew Bishop, Colbert Matz Rosenfelt
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

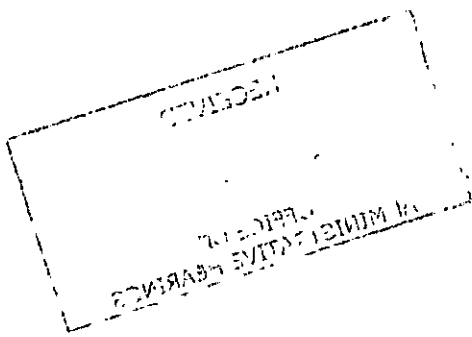
DATE: July 18, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0011-A
Address 6600 Amleigh Road
(6600 Amleigh Road, LLC Property)

Zoning Advisory Committee Meeting of **July 23, 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
me
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review
SUBJECT: Zoning Advisory Committee Meeting
For July 23, 2018
Item No. 2019-0011-A

DATE: August 10, 2018

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

The proposed ground level deck shown on the drawing extends into the 15' Drainage and Utility Easement. Permanent structures are not permitted in the Drainage and Utility Easements, location of deck shall be revised accordingly.

*

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*

*

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND
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Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: 8/2/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

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Case Number: 19-011

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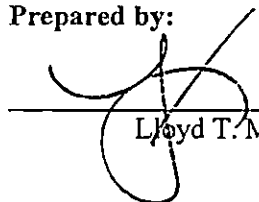
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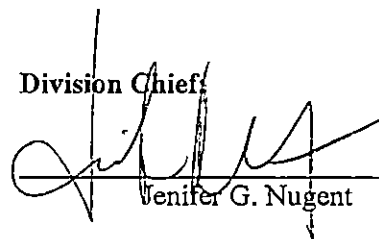
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Prepared by:



Lloyd T. Moxley

Division Chief:



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c: Bill Skibinski
Matthew Bishop, Colbert Matz Rosenfelt
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

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Date: 7/16/18

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

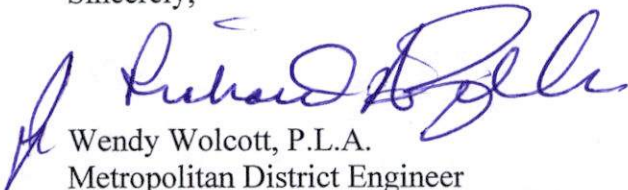
Dear Ms. Lewis:

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. 2019-0011-A

Variance
6600 Amleigh Road, LLC, Ron Samet
6600 Aleigh 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

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
6600 Amleigh Road; N/S Farrington Road *
At NW corner of Amleigh Road * OF ADMINISTRATIVE
3rd Election & 2nd Councilmanic Districts *
Legal Owner(s): 6600 Amleigh Road, LLC * HEARINGS FOR
Contract Purchaser(s): Goldie Liebes *
Petitioner(s) * BALTIMORE COUNTY
* 2019-011-A

* * * * *

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of July, 2018, a copy of the foregoing Entry of Appearance was mailed to Matthew Bishop, Colbert Matz Rosenfelt, 2835 Smith Avenue, Baltimore, Maryland 21209, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED
JUL 16 2018

**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.

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OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2019-0011-A
Property Address: 6600 Amleigh Road
Property Description: _____

Legal Owners (Petitioners): 6600 Amleigh Road, LLC C/o Ron Samet
Contract Purchaser/Lessee: Goldie Liebes

PLEASE FORWARD ADVERTISING BILL TO:

Name: Matt Bishop
Company/Firm (if applicable): Colbert Matz Rosenfelt
Address: 2835 Smith Avenue, Suite G
Baltimore, Maryland 21209

Telephone Number: 410-653-3838

Revised 7/9/2015

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

No. **171780**

Date **7/12/18**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 7/13/2018 7/12/2018 09:57:05 1

REC W501 WALKIN LJR
 RECEIPT # 794833 7/12/2018 OFLN

528 ZONING VERIFICATION

NO. 171780

Recpt Tot 75.00

75.00 CR 1.00 CB

Baltimore County, Maryland

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

Total **75.00**

Rec From

For

6600 Amleigh Rd

2019-0011-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

6600 Amleigh Road 2019-0011-A



Publication Date: 7/12/2018



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



0 10 20 40 60 80 Feet

1 inch = 40 feet



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Contract Purchaser/Lessee:

Name- Type or Print GOLDIE LIEBER
Signature [Signature]
Mailing Address 2409 Shelleppdale Dr. Balt. MD City Baltimore State MD
Zip Code 21209 Telephone # 410-358-5882 Email Address goldielieber@yahoo.com

Attorney for Petitioner:

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

Legal Owners (Petitioners):

6600 Amleigh Road, LLC C/O Ron Samet
Name #1 - Type or Print _____ Name #2 - Type or Print _____
Signature #1 [Signature] Signature #2 _____
6618 Pebble Brooke Road Baltimore Md
Mailing Address _____ City _____ State _____
21209 973-930-9573 ron.samet@gmail.com
Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

Colbert Matz Rosenfelt C/O Matthew Bishop
Name - Type or Print _____
Signature [Signature]
2835 Smith Avenue Baltimore MD
Mailing Address _____ City _____ State _____
21209 (410) 653-3838 mbishop@cmengineers.com
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2019-0011-A

BALTIMORE COUNTY, MARYLAND

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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: 19-011



INFORMATION:

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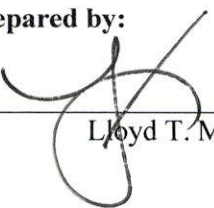
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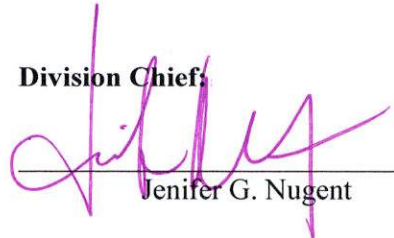
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Prepared by:


Lloyd T. Moxley

Division Chief:


Jennifer G. Nugent

AVA/JGN/LTM/

c: Bill Skibinski
Matthew Bishop, Colbert Matz Rosenfelt
Office of the Administrative Hearings
People's Counsel for Baltimore County

RECEIVED
FEDERAL BUREAU OF INVESTIGATION
U.S. DEPARTMENT OF JUSTICE
WASHINGTON, D.C. 20535

BALTIMORE COUNTY, MARYLAND

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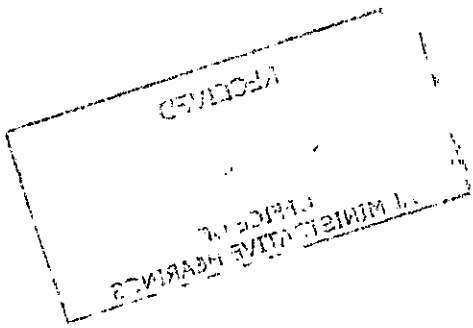
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Department of Permits, Approvals
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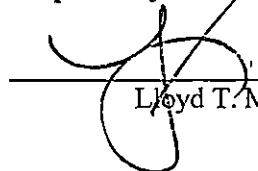
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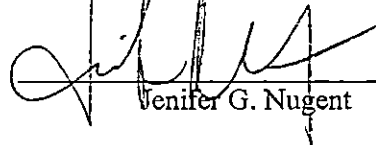
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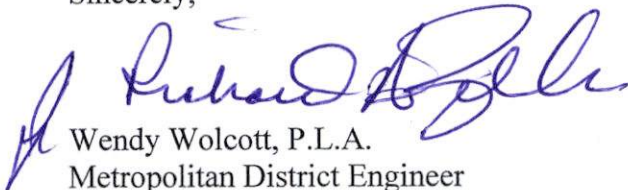
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Metropolitan District Engineer
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Contract Purchaser(s): Goldie Liebes	*	
Petitioner(s)	*	BALTIMORE COUNTY
	*	2019-011-A

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Carole S. Demilio

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Deputy People's Counsel
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(410) 887-2188

CERTIFICATE OF SERVICE

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Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED
JUL 16 2018

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ZONING REVIEW OFFICE**

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Name: Matt Bishop
Company/Firm (if applicable): Colbert Matz Rosenfelt
Address: 2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone Number: 410-653-3838

**CASHIER'S
VALIDATION**

6600 Amleigh Road 2013-0011-A



Publication Date: 7/12/2018

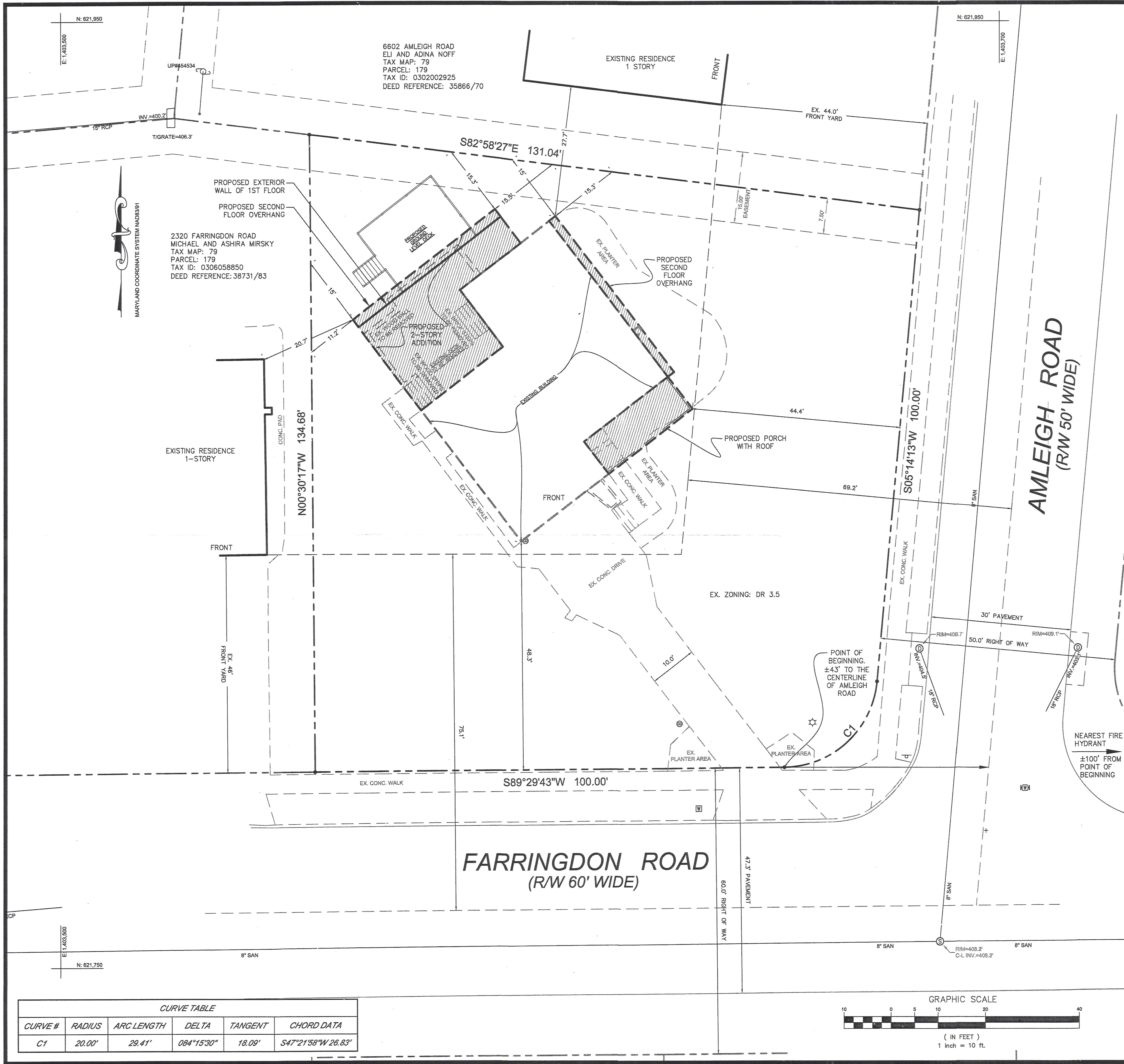


Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 10 20 40 60 80 Feet

1 inch = 40 feet



1945 BCZR NOTE

THIS PROPERTY IS VESTED UNDER THE 1945 BALTIMORE COUNTY ZONING REGULATIONS (BCZR). THE PROPERTY WAS CREATED BY A PLANNING BOARD APPROVED SUBDIVISION IN JANUARY 1952.

REQUESTED VARIANCE

A REAR YARD AVERAGE SETBACK OF 15 FEET IN LIEU OF THE REQUIRED 20 FEET PER 1945 BALTIMORE COUNTY ZONING REGULATIONS.

GENERAL NOTES

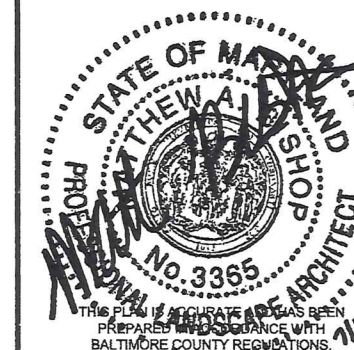
- OWNER/APPLICANT:
6600 AMLEIGH ROAD, LLC
C/O RON SAMET
6618 PEBBLE BROOK ROAD
BALTIMORE, MD 21209
- PROPERTY ADDRESS:
6600 AMLEIGH ROAD
BALTIMORE, MARYLAND 21209
- SITE DATA:
NET AREA: 15,618 S.F. ± OR 0.358 A.C. ±
GROSS AREA: 22,810 S.F. ± OR 0.523 A.C. ±
PARCEL: 179
TAX MAP: 79
LOT: 8
ACCOUNT ID: 0307060400
DEED REFERENCE: 39193/001
PLAT REFERENCE: 19/11
EXISTING USE: SINGLE FAMILY DETACHED RESIDENTIAL
PROPOSED USE: SINGLE FAMILY DETACHED RESIDENTIAL
BUILDING AREA
EXISTING: 2,444 S.F. ±
- THE SUBJECT SITE IS SERVED BY PUBLIC WATER AND SEWER
- THE SITE DOES NOT FALL WITHIN A 100 YEAR FLOODPLAIN
- PARKING CALCULATIONS:
REQUIRED: 2 OFF STREET PARKING SPACES
PROVIDED: 2 SPACES
- SETBACKS (PER 1945 BALTIMORE COUNTY ZONING REGULATIONS)

	REQUIRED	PROVIDED
FRONT	FRONT YARD AVERAGING 7'	43' MIN.
SIDE	7'	11'
REAR	AVERAGE OF 20'	15' AVERAGE, 15' MINIMUM
- HEIGHT OF STRUCTURE:
MAX. PERMITTED: 50'
PROVIDED: LESS THAN 50'
- ZONING: D.R.-3.5
- ZONING MAP: 079A1
- ELECTION DISTRICT: 3
- COUNCILMANIC DISTRICT: 2
- REGIONAL PLANNING DISTRICT: PIKESVILLE
- CENSUS TRACT: 4036.02
- WATERSHED: JONES FALLS
- ANY PROPOSED SIGN MUST CONFORM WITH SECTION 450 OF THE BCZR AND ALL ZONING POLICIES OR A ZONING VARIANCE IS REQUIRED.
- THERE ARE NO PREVIOUS COMMERCIAL PERMITS OR ZONING CASES ON RECORD.
- THERE ARE NO STREAMS, STORM WATER MANAGEMENT SYSTEMS, DRAINAGE AND PIPE SYSTEMS ON OR WITHIN 50 FEET OF THE PROPERTY.
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
- THERE ARE NO PREVIOUS D.R.C. MEETINGS.
- EXISTING SITE INFORMATION DERIVED FROM A SURVEY PREPARED BY COLBERT MATZ ROSENFELT IN FEBRUARY 2018.
- THE SITE IS NOT LOCATED WITHIN ANY FAILED BASIC SERVICES AREA AS SHOWN BY BALTIMORE COUNTY.

PLAN TO ACCOMPANY VARIANCE PETITION

6600 AMLEIGH ROAD

TAX MAP 79 - PARCEL 179 - LOT 8
BALTIMORE COUNTY, MARYLAND

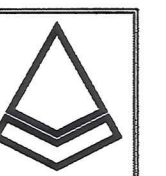


Colbert Matz Rosenfelt

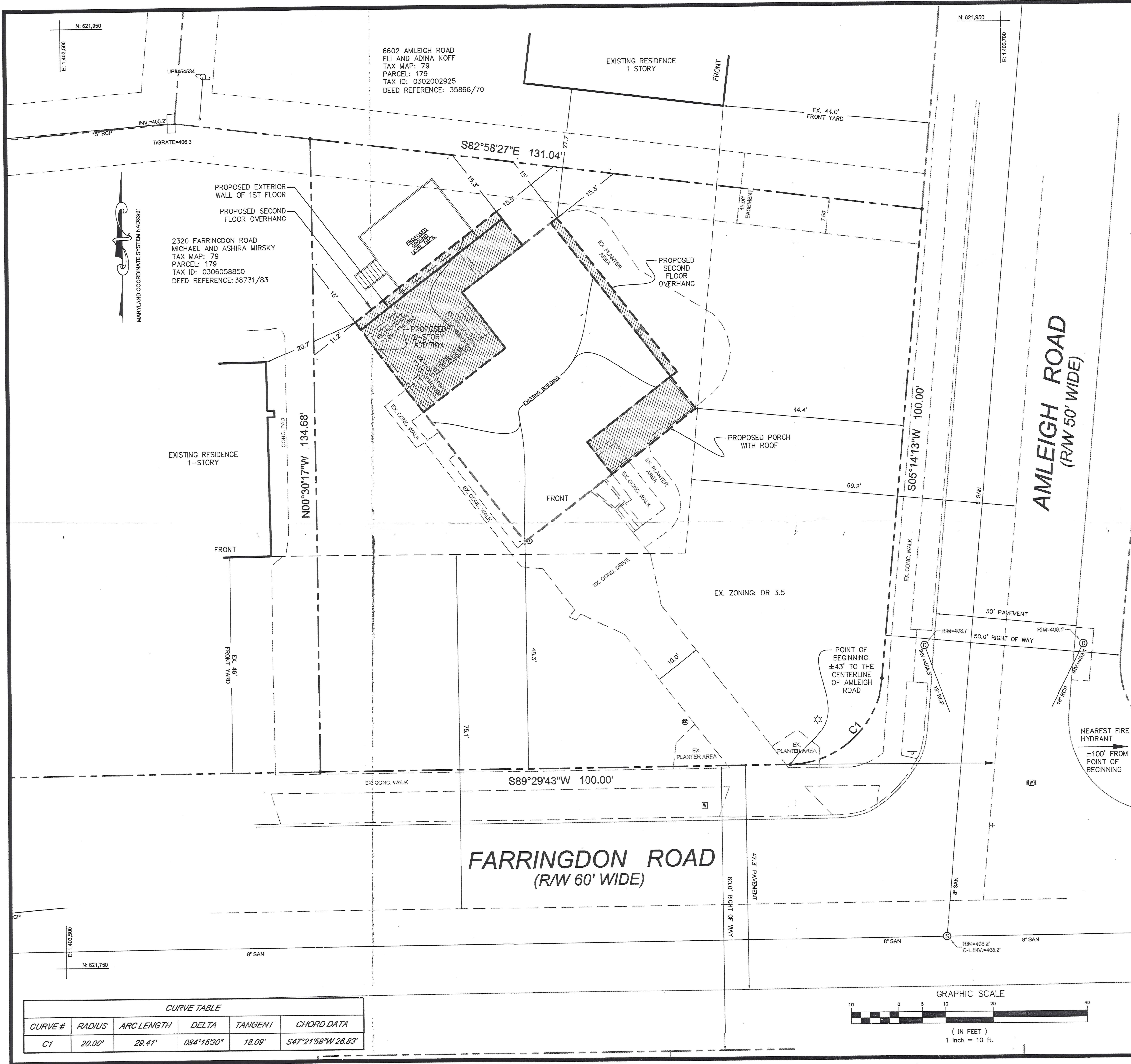
Engineers * Surveyors * Planners

2835 Smith Avenue, Suite G
Baltimore, Maryland 21209

Telephone: (410) 653-3838
Facsimile: (410) 653-7953



SCALE: 1" = 10'		DATE: 07/10/2018	
JOB NO.: 2018011		DESIGNED: MAB	
DRAWN: MAB		CHECKED: REM	
FILE:		DRAWING NUMBER: VAR-1	
NO.	DATE	REVISIONS:	BY
1			



1945 BCZR NOTE

THIS PROPERTY IS VESTED UNDER THE 1945 BALTIMORE COUNTY ZONING REGULATIONS (BCZR). THE PROPERTY WAS CREATED BY A PLANNING BOARD APPROVED SUBDIVISION IN JANUARY 1952.

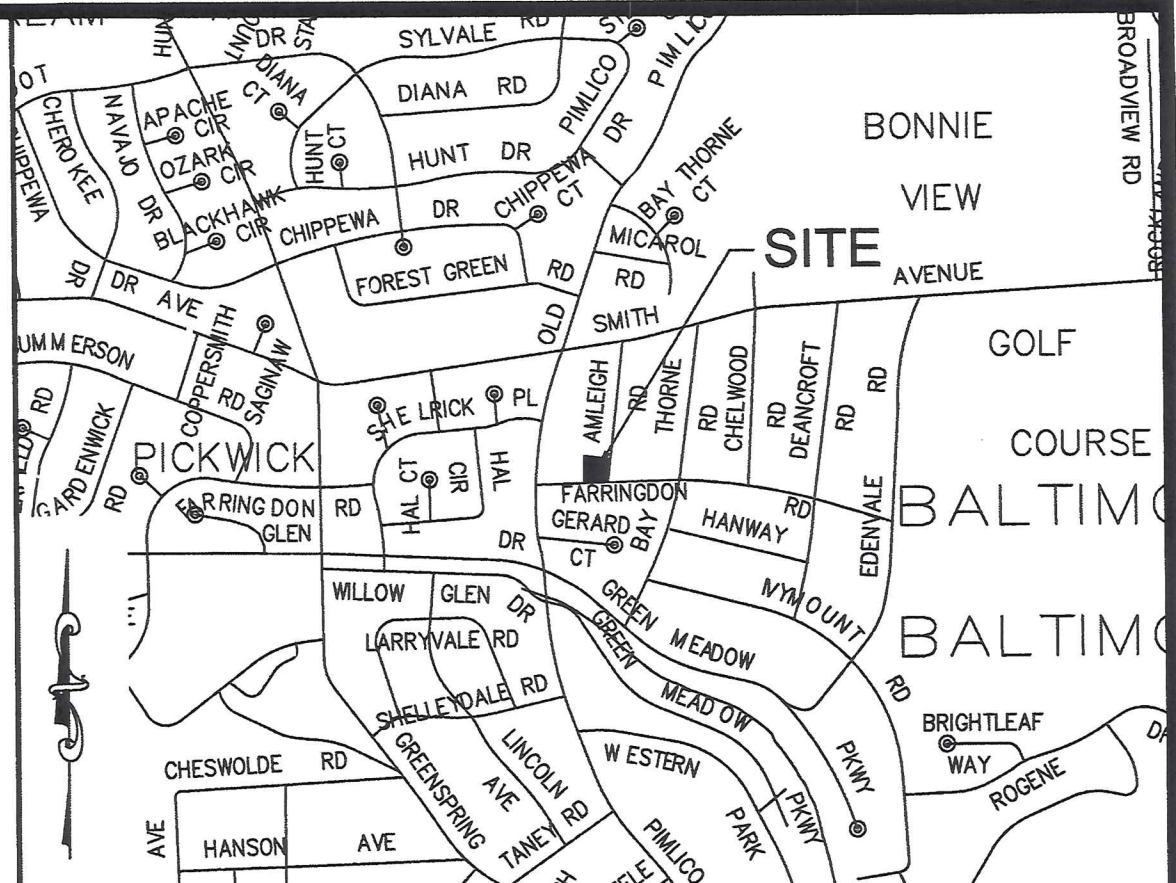
REQUESTED VARIANCE

A REAR YARD AVERAGE SETBACK OF 15 FEET IN LIEU OF THE REQUIRED 20 FEET PER 1945 BALTIMORE COUNTY ZONING REGULATIONS.

GENERAL NOTES

- OWNER/APPLICANT:
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BALTIMORE, MD 21209
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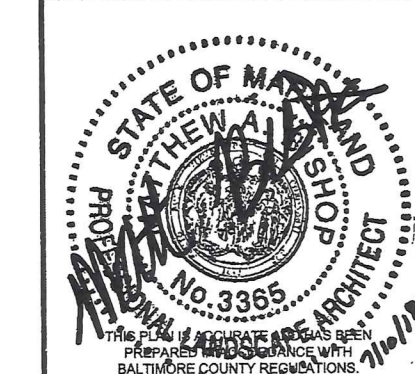
	REQUIRED	PROVIDED
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SIDE	7'	11'
REAR	AVERAGE OF 20' NEVER LESS THAN 15'	15' AVERAGE, 15' MINIMUM
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PLAN TO ACCOMPANY VARIANCE PETITION

6600 AMLEIGH ROAD

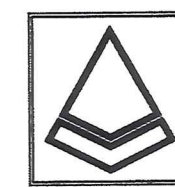
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BALTIMORE COUNTY, MARYLAND



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NO.	DATE	REVISIONS:	BY	SHEET	1 OF 1
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Case No. 2019-001-A