

M E M O R A N D U M

DATE: June 18, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0297-A - Appeal Period Expired

The appeal period for the above-referenced case expired on June 17, 2019. 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.'

/dlw

c:  Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(10130 A Liberty Road)		
2 nd Election District	*	OFFICE OF ADMINISTRATIVE
4 th Council District		
Charles & Onteria Luckie	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0297-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Charles and Onteria Luckie (“Petitioners”). The Petitioners are requesting Variance relief pursuant to §1A04.3.B.2.b of the Baltimore County Zoning Regulations (“BCZR”) to permit a side yard setback of 41' in lieu of the required 50'. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 21, 2019, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law

ORDER RECEIVED FOR FILING

Date 5/15/19

By Sen

Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the BCC and BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 15th day of **May, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("BCZR") to permit a side yard setback of 41' in lieu of the required 50', be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their 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, Petitioners would be required to return the subject property to its original condition.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:slh

ORDER RECEIVED FOR FILING

Date 5/15/19
By slh



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 10130A Liberty Road which is presently zoned RC-5

Deed Reference 20560/592 10 Digit Tax Account # 2300012979

Property Owner(s) Printed Name(s) Charles O. & Onteria M. Luckie

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

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

1. **X** **ADMINISTRATIVE VARIANCE** from section(s) 1A04.3.B.2.b to permit a 41' setback in lieu of the required 50' side yard setback

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

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4- 416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

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

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:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners:

Charles O. Luckie / Onteria M. Luckie

Name #1 – Type or Print Name #2 – Type or Print

Signature #1 Signature #2

10130A Liberty Road Randallstown MD

Mailing Address City State

21133 / 443-761-1500 / cotdm@comcast.net
Zip Code Telephone # Email Address

Representative to be contacted:

Richardson Engineering, LLC Rick Richardson

Name – Type or Print

Signature

30 E. Padonia Road Timonium MD

Mailing Address City State

21093 / 410-560-1502 / rick@richardsonengineering.net
Zip Code Telephone # Email Address

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

Administrative Law Judge of Baltimore County

CASE NUMBER 2019-0297-A Filing Date 4/12/19 Estimated Posting Date 4/21/19 Reviewer JCM

Affidavit in Support of Administrative Variance

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

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 10130A Liberty Road Randallstown MD 21133
Print or Type Address of property City State Zip Code

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

The existing house is getting an addition to the kitchen which is currently on the left side of the house. The existing setback of the house is just over the required, so the addition will be over the setback. It is not practical to move the house and expansion of the kitchen is not possible without relief from the setbacks.

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


Signature of Affiant
Charles O. Luckie
Name- Print or Type


Signature of Affiant
Onteria M. Luckie
Name- Print or Type

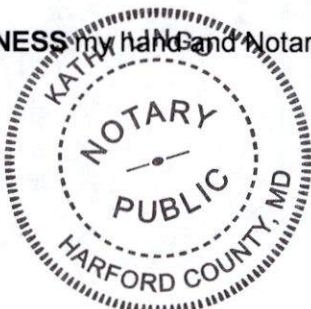
The following information is to be completed by a Notary Public of the State of Maryland

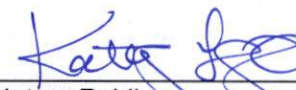
STATE OF MARYLAND, COUNTY OF HARFORD ~~BALTIMORE~~, to wit:

I HEREBY CERTIFY, this 10th day of April, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Charles O. Luckie and Onteria M. Luckie
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) **(Print name(s) here)**

AS WITNESS my hand and Notaries Seal




Notary Public
11/29/22
My Commission Expires

ORDER RECEIVED FOR FILING REV. 10/12/11

Date 5/15/19
By Sen

CERTIFICATE OF POSTING

2019-0297-A

RE: Case No.: _____

Petitioner/Developer: _____

Charles Luckie

May 6, 2019

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:

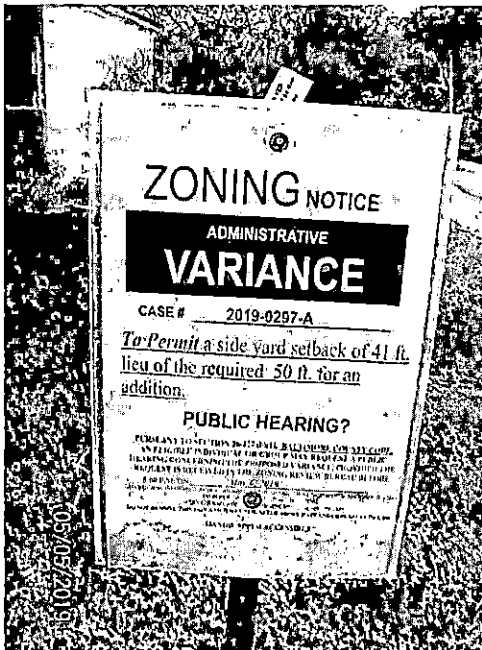
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

10130A Liberty Road

SIGN 2 Recertification

April 21, 2019

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



Sincerely,

May 5, 2019

(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

2019-0297-A

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Petitioner/Developer: _____

Charles Luckie

May 6, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

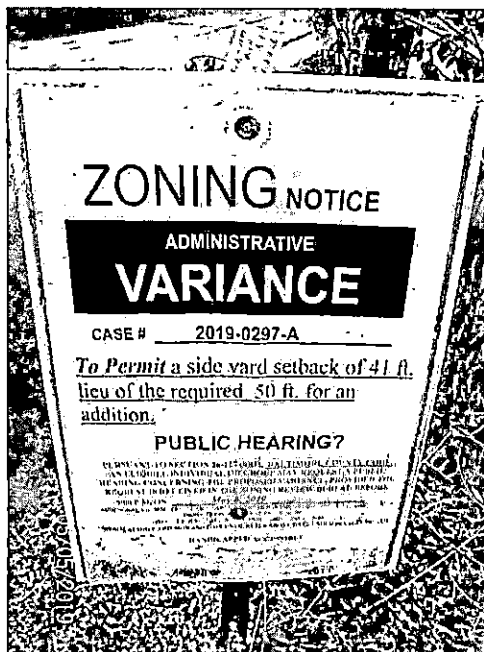
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

10130A Liberty Road

SIGN 1 Recertification

April 21, 2019

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



Sincerely,

May 5, 2019

(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)

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2019-0297-A

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Charles Luckie

May 6, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

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10130A Liberty Road

SIGN 1

April 21, 2019

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



Sincerely,



April 21, 2019

(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

2019-0297-A

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Petitioner/Developer: _____

Charles Luckie

May 6, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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10130A Liberty Road

SIGN 2

April 21, 2019

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



Sincerely,

April 21, 2019

(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

2019-0297-A

RE: Case No.: _____

Petitioner/Developer: _____

Charles Luckie

May 6, 2019

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:

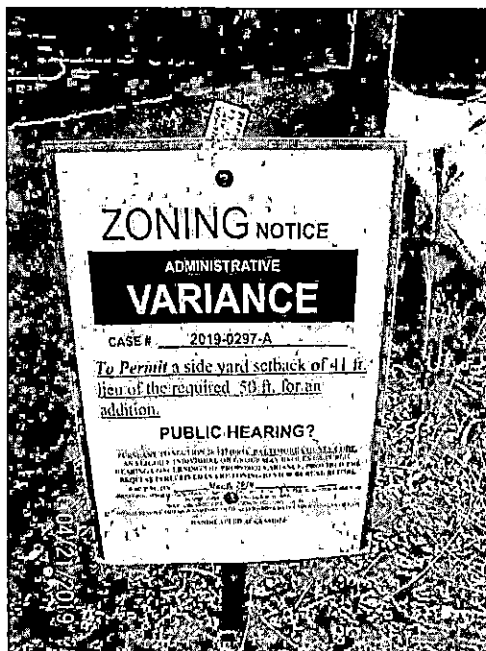
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10130A Liberty Road

SIGN 2

April 21, 2019

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



Sincerely,

April 21, 2019

(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

2019-0297-A

RE: Case No.: _____

Petitioner/Developer: _____

Charles Luckie

May 6, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

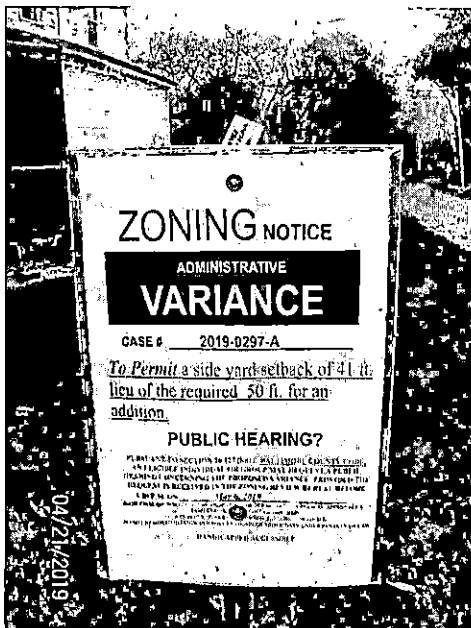
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10130A Liberty Road

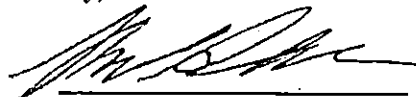
SIGN 1

April 21, 2019

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



Sincerely,

 April 21, 2019

(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)

**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: 2019-0297-A
Property Address: 10130A LIBERTY RD.
Property Description: N/S of LIBERTY RD., 128ft± WEST
of THE E of TRAVANCORE CT.
Legal Owners (Petitioners): CHARLES LUCKIE
Contract Purchaser/Lessee: —

PLEASE FORWARD ADVERTISING BILL TO:

Name: RICK RICHARDSON
Company/Firm (if applicable): RICHARDSON ENGINEERING, LLC
Address: 30 E. PADONIA RD.
TIMONIUM, MD. 21093
Telephone Number: 410-560-1502

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

No. 182659

PAID RECEIPT

Date: 4/12/19

BUSINESS ACTUAL TIME DRW
4/15/2019 4/12/2019 09:14:25 3

REG W503 WALKIN CAM
>>RECEIPT # 003732 4/12/2019 OFLN

Dept 5 528 ZONING VERIFICATION

Amount 182659

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					75. —

Recpt Tot \$ 75.00
75.00 CK .00 CA
Baltimore County, Maryland

Total: 75. —

Rec

From: CHARLES LUCKIE .

For:

2019-0297-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0297 -A Address 10130A LIBERTY RD
Contact Person: J. MERREY Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 4/12/19 Posting Date: 4/21/19 Closing Date: 5/6/19

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2019- 0297 -A Address 10130A LIBERTY RD
Petitioner's Name LUCKIE, CHARLES Telephone 443-761-1500
Posting Date: 4/21/19 Closing Date: 5/6/19
Wording for Sign: To Permit A SIDEYARD SETBACK OF 41 FT.
IN LIEU OF THE REQUIRED 50 FT. FOR AN ADDITION

Revised 6/30/2019



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

May 10, 2019

Charles O. Luckie & Onteria M. Luckie
10130A Liberty Road
Randallstown MD 21133

RE: Case Number: 2019-0297-A, 10130A Liberty Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 12, 2019. 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, appearing to read "W. Carl Richards, Jr.", written over the words "Very truly yours,".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Richardson Engineering, LLC 30 E. Padonia Road Timonium MD 21093

Date: 4-25-2019

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 4-23-2019. A field inspection and internal review reveals that an entrance onto MD26 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for ADMINISTRATIVE, Case Number 2019-0297-A.

VARIANCE

Charles O. & Patricia M. Luckie
10130 A Liberty Road
MD26

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) X 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

INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 5/28/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-305

INFORMATION:

Property Address: 4 Lower Field Court
Petitioner: Howard Neels, Barbara Neels
Zoning: RC 5
Requested Action: Special Hearing

The Department of Planning has reviewed the petition for a special hearing to grant zoning relief as described on the attachment submitted in support of the petition.

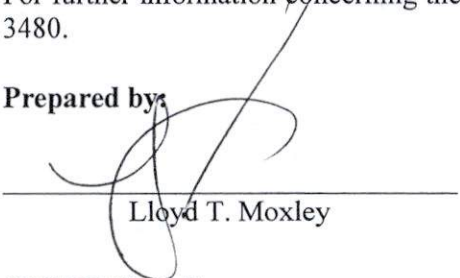
A site visit was conducted on May 27, 2019.

The Department does not support granting the petitioned zoning relief.

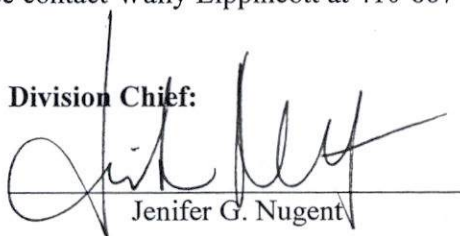
The proposed site of the relocated of Lot 42 is currently an open view that connects across Gontrum Road to the original farm on Lot 55. Constructing a house in this location will have significant adverse impacts upon the rural scenic character. At the time of development, establishing Parcel B as "*not a buildable lot*" thereby keeping the area open and connected to the greater farm was important in garnering community support for the development proposal. The plan as now approved responds particularly well to the goals of the Master Plan in maintaining "*a mix of residential development and woodlands, farm fields, stream valleys and areas of historic significance*" (MP2020 pg. 93) as these features exist on the subject properties to include the historic barn associated with the "Gontrum Farm". Staff discussions with the Ground Water Management Section of the Department of Environmental Protection and Sustainability indicate that petitioners have not fully explored other remedies for addressing alternative well and septic locations.

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

Prepared by:


Lloyd T. Moxley

Division Chief:


Jenifer G. Nugent

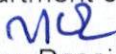
CPG/JGN/LTM/

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Mallinoff, Director
Department of Permits, Approvals

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 29, 2019
Item No. 2019-0300-A

DATE: May 14, 2019

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

We noticed that the record plat (77/191) shows existing forest conservation easements on the property. The easements are not shown on the plan. The proposed barn may be located in the forest conservation easement. All easements shown on the plat must be shown on the plan for verification.

*

*

*

*

*

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Mallinoff, Director
Department of Permits, Approvals

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

DATE: May 14, 2019

SUBJECT: Zoning Advisory Committee Meeting
For April 29, 2019
Item No. 2019-0296-A, 0297-A, 0298-SPH, 0299-A, 0301-SPH & 0302-A

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

*

*

*

*

*

VKD: cen
cc: file



Addition area from front of house



Addition area from rear of house



View toward property to the west from basement door

CASE NO. 2019-

0294-A

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

DEPS

(if not received, date e-mail sent _____)

FIRE DEPARTMENT

PLANNING

(if not received, date e-mail sent _____)

4/25

STATE HIGHWAY ADMINISTRATION

NO
Objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING (1st)

Date: _____

4/21/19

by SSG Black

SIGN POSTING (2nd)

Date: _____

4/5/19

by SSG Black

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

Real Property Data Search

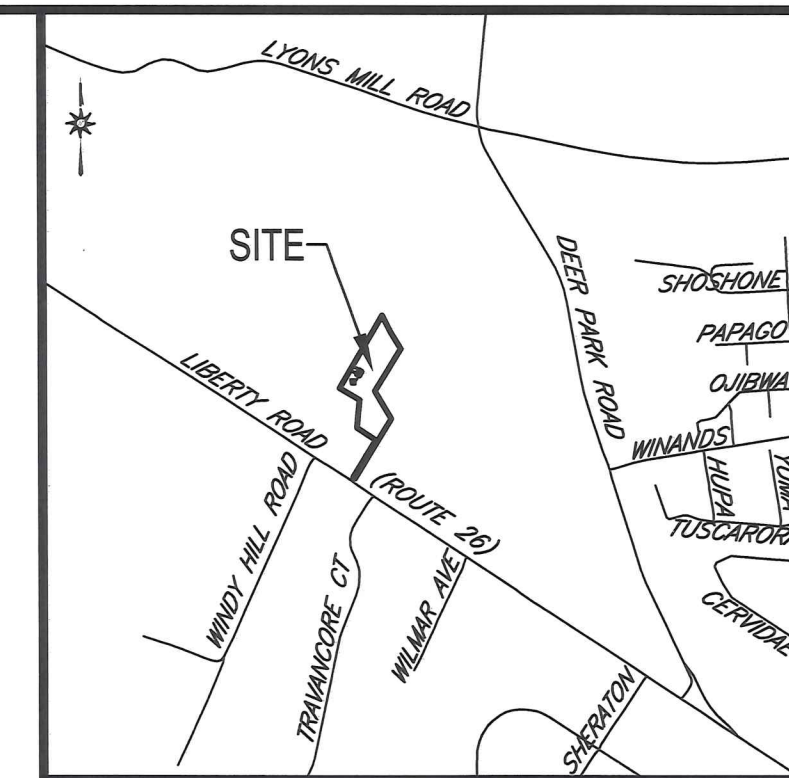
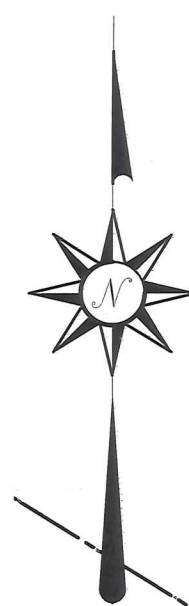
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 02 Account Number - 2300012979			
Owner Information					
Owner Name:	LUCKIE CHARLES O		Use:	RESIDENTIAL	
	LUCKIE ONTERIA M		Principal Residence:	YES	
Mailing Address:	10130A LIBERTY RD		Deed Reference:	/20560/ 00592	
	RANDALLSTOWN MD 21133-1404				
Location & Structure Information					
Premises Address:	10130A LIBERTY RD 0-0000		Legal Description:	2.1835 AC 10130A LIBERTY RD 2500 FT SE FALLS RUN RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: MS
0066	0022	0660		0000	2 2019 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
2002	1,990 SF			2.1800 AC	04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	1 Attached
Value Information					
	Base Value		Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2019	07/01/2018	07/01/2019
Land:	109,000		139,700		
Improvements	198,900		226,500		
Total:	307,900		366,200	307,900	327,333
Preferential Land:	0				0
Transfer Information					
Seller: WALKER CHAD R		Date: 08/18/2004		Price: \$399,000	
Type: ARMS LENGTH IMPROVED		Deed1: /20560/ 00592		Deed2:	
Seller: MILLER DAHL M,SR		Date: 11/12/2003		Price: \$289,900	
Type: ARMS LENGTH IMPROVED		Deed1: /19121/ 00068		Deed2:	
Seller: MILLER DAHL M,SR/DOROTHY B		Date: 11/07/2001		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /15738/ 00320		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2018		07/01/2019	
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 02/23/2010

Homeowners' Tax Credit Application Information

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



LOCATION MAP

SCALE: 1" = 1000'

GENERAL NOTES:

1. OWNER: CHARLES O. & ONTERIA M. LUCKIE
10130A LIBERTY ROAD
RANDALLSTOWN, MD 21133
2. TAX ID: 2000012979
3. TAX MAP: 66
GRID: 22
PARCEL: 660
4. DEED REF: 20560/592
5. PLAT REF: N/A
6. SITE AREA: 85,116 SF or 2.18 AC±
7. ZONING: BR CR, RC 5 & BL
8. ELECTION DISTRICT: 2
9. COUNCILMANIC DISTRICT: 4
10. SITE IS NOT HISTORIC
11. SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
12. SITE IS NOT LOCATED IN THE FLOOD ZONE PER FEMA FIRM MAP 170400100215F
13. UTILITIES: PRIVATE WELL & SEPTIC
14. NO PREVIOUS ZONING CASES ON FILE

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21103
Phone: 410-560-1502 Fax: 443-901-1208
rick@richardsonengineering.net

PLAN TO ACCOMPANY ZONING PETITION
FOR

10130A LIBERTY ROAD

RANDALLSTOWN, MARYLAND 21133

BALTIMORE COUNTY
2ND ELECTION DISTRICT

MARYLAND
4TH COUNCILMANIC DISTRICT

REVISIONS

DRAWN BY:	CHECKED BY:	SCALE:
AAR	PCR	1" = 60'
DATE:	JOB NO.:	SHEET NO.:
4-10-19	19057	1 OF 1

PETITIONER EXHIBIT 1

THERE ARE NO WELLS OR
SEPTIC SYSTEMS WITHIN 200'
OF THE PROPERTY BOUNDARY.

LAND OF
JOSE OSCAR RIVERA
TAX ACCOUNT #0208000270
TAX MAP #66, GRID #22, PARCEL #149
DEED REF: 38393/120
ZONING: RC 5, BL, BR & BROR
USE: COMMERCIAL, RESIDENTIAL

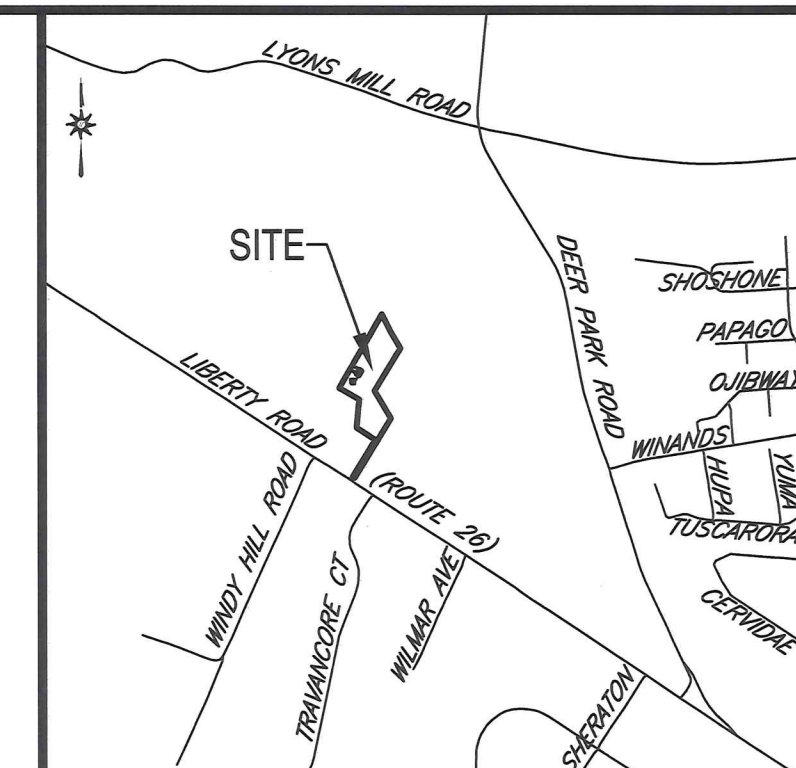
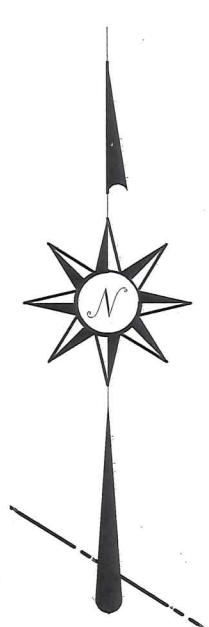
LAND OF
TWELVE TREES ASSOCIATION INC.
TAX ACCOUNT #1800010125
TAX MAP #66, GRID #22, PARCEL #160, SECTION #4
DEED REF: 6139/225
PLAT REF: 44/60
ZONING: RC 5, DR 3.5 & BR
USE: RESIDENTIAL

LAND OF
DEREK D. & MARIE R. UNDERWOOD
TAX ACCOUNT #0200014976
TAX MAP #66, GRID #22, PARCEL #854, LOT #1
DEED REF: 19494/104
ZONING: RC 5 & BL
USE: RESIDENTIAL

LAND OF
GREEN FROG PROPERTIES LLC
TAX ACCOUNT #2300012980
TAX MAP #66, GRID #22, PARCEL #2210, LOT #3
DEED REF: 18052/284
ZONING: BR CR, RC 5 & BL
USE: COMMERCIAL/RESIDENTIAL

LAND OF
CHARLES R. & CHERIE GREEN JOHNSON
TAX ACCOUNT #0203472591
TAX MAP #66, GRID #22, PARCEL #344
DEED REF: 10279/298
ZONING: RC 5 & BL
USE: COMMERCIAL

LAND OF
JOHN & BARBARA SCIELI
TAX ACCOUNT #0212400200
TAX MAP #66, GRID #22, PARCEL #195
DEED REF: 24586/230
ZONING: BR CR & BL
USE: RESIDENTIAL



LOCATION MAP
SCALE: 1" = 1000'

GENERAL NOTES:

1. OWNER: CHARLES D. & ONTERA M. LUCKIE
10130A LIBERTY ROAD
RANDALLSTOWN, MD 21133
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PLAN TO ACCOMPANY ZONING PETITION
FOR

10130A LIBERTY ROAD

RANDALLSTOWN, MARYLAND 21133

BALTIMORE COUNTY MARYLAND
2ND ELECTION DISTRICT 4TH COUNCILMANIC DISTRICT

REVISIONS			DRAWN BY:	CHECKED BY:	SCALE:
			AAR	PCR	1" = 50'
DATE:			JOB NO.:	SHEET NO.:	
4-10-19			19057	1 OF 1	

THERE ARE NO WELLS OR
SEPTIC SYSTEMS WITHIN 200'
OF THE PROPERTY BOUNDARY.

LAND OF
JOSE OSCAR RIVERA
TAX ACCOUNT #0208000270
TAX MAP #66, GRID #22, PARCEL #149
DEED REF: 39383/120
ZONING: RC 5, BL, BR & BROR
USE: COMMERCIAL, RESIDENTIAL

LAND OF
THIRTE TREES ASSOCIATION INC.
TAX ACCOUNT #1800010125
TAX MAP #66, GRID #22, PARCEL #160, SECTION #4
DEED REF: 6139/225
PLAT REF: 44/60
ZONING: RC 5, DR 3.5 & BR
USE: RESIDENTIAL

LAND OF
DEREK D. & VALENE R. UNDERWOOD
TAX ACCOUNT #2000114978
TAX MAP #66, GRID #22, PARCEL #159, LOT #1
DEED REF: 19494/74
ZONING: RC 5 & BL
USE: RESIDENTIAL

LAND OF
GREEN FROG PROPERTIES LLC
TAX ACCOUNT #2300012980
TAX MAP #66, GRID #22, PARCEL #2210, LOT #3
DEED REF: 18052/284
ZONING: BR CR, RC 5 & BL
USE: COMMERCIAL/RESIDENTIAL

LAND OF
CHARLES R. & CHERIE GREEN JOHNSON
TAX ACCOUNT #0203472591
TAX MAP #66, GRID #22, PARCEL #344
DEED REF: 10279/298
ZONING: RC 5 & BL
USE: COMMERCIAL

LAND OF
JOHN & BARBARA SCIELSI
TAX ACCOUNT #0212402200
TAX MAP #66, GRID #22, PARCEL #195
DEED REF: 24586/230
ZONING: BR CR & BL
USE: RESIDENTIAL