

M E M O R A N D U M

DATE: November 7, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0380-A - Appeal Period Expired

The appeal period for the above-referenced case expired on November 6, 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 VARIANCE

(6618 Wickfield Road)

3rd Election District

2nd Council District

Eliezer & Ariella Abramson

Legal Owners

Petitioners

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2019-0380-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by Eliezer & Ariella Abramson, legal owners of the subject property (“Petitioner”). Petitioner is requesting variance relief from Section 1B02.B of the Baltimore County Zoning Regulations (“BCZR”) to permit a proposed dwelling with a side setback 4 ft. with a sum of 8 ft. in lieu of the required minimum setback of 8 ft. and the sum of 20 ft., respectively. A site plan was marked as Petitioners’ Exhibit 1.

Herbert Burgunder, Esq. and Richard Richardson, of Richardson Engineering appeared in support of the petition. There were no protestants or interested citizens in attendance. A number of letters from neighbors supporting the request were entered into the record. The Petition was advertised and posted as required by the BCZR. A substantive Zoning Advisory Committee (“ZAC”) comment was received from the Department of Planning (“DOP”). The Department had no objection to granting the petitioned zoning relief conditioned upon the following:

- A revised site plan, architectural elevations shall be submitted to the Department, for review at the time of building permit application.

The site is approximately 9,906 square feet in size and is zoned DR 5.5.

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

ORDER RECEIVED FOR FILING

Date

10/7/19

By

Sen

- 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).

Testimony was presented that the subject property backs up on a shopping center parking lot, is wider in back than in the front, a shape different from other homes in the area.

Based upon this testimony, I find that the property is unique. If the Regulations were strictly interpreted, Petitioners would experience a practical difficulty because they would be unable to build the requested addition due to the shape of the lot. 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 7th day of **October, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to the Baltimore County Zoning Regulations to permit a proposed dwelling with a side setback 4 ft. with a sum of 8 ft. in lieu of the required minimum setback of 8 ft. and the sum of 20 ft., respectively, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. 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.
2. Prior to issuance of permits Petitioners must comply with the ZAC comment submitted by the DOP, a copy of which is attached hereto and made a part hereof.

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Date

10/7/19

By

sen

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



LAWRENCE M. STAHL
Administrative Law Judge for
Baltimore County

LMS/sln

ORDER RECEIVED FOR FILING

Date 10/7/19

By sln



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 6618 Wickfield Road which is presently zoned DR-5.5

Deed References: 20023/203 10 Digit Tax Account # 0313026620

Property Owner(s) Printed Name(s) Eliezer & Ariella Abramson

(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

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

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

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

TO BE PRESENTED AT THE 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:

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 (Petitioners):

Eliezer Abramson / Ariella Abramson
Name #1 - Type or Print Name #2 - Type or Print

Eliezer Abramson / Ariella Abramson
Signature #1 Signature #2

6618 Wickfield Road Baltimore MD
Mailing Address City State

21209 / / abramson.elliott@gmail.com
Zip Code Telephone # Email Address

Representative to be contacted:

Richardson Engineering, LLC
Name - Type or Print

Signature

30 E. Padonia Road, Suite 500 Timonium MD
Mailing Address City State

21093 / 410-560-1502 / Rick@RichardsonEngineering.net
Zip Code Telephone # Email Address

CASE NUMBER 2019-0380A Filing Date 6/26/19

Do Not Schedule Dates: _____ Reviewer gh

2019-0380-A

Administrative Variance For Section; 1B02.B of the BCZR,

To permit a proposed dwelling with a side set back 2 feet with a sum of 4 feet in lieu of the required minimum set back of 8 feet and the sum of 20 feet respectively.

**ZONING DESCRIPTION FOR
6618 WICKFIELD ROAD
ELIEZER & ARIELLA ABRAMSON
3RD ELECTION DISTRICT
2ND COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the West side of Wickfield Road (60' R.O.W.) at a distance of 140'+/- South of the centerline the nearest improved intersection of Wickfield Road and Smith Avenue (R.O.W. varies)

Being Lot #3, Block G, Section #3 in the Subdivision known as Pickwick Plat-2 Section-3, as recorded in the land records of Baltimore County in Plat Book #29, Folio #146.

Containing a net area of 10,073 square feet, or 0.23 acres of land, more or less.



JOHN A. OLSZEWSKI, JR.
County Executive

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

September 4, 2019

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: 2019-0380-A

6618 Wickfield Road

W/s of Wickfield Road, south of Smith Avenue

3rd Election District – 2nd Councilmanic District

Legal Owners: Eliezer & Ariella Abramson

Variance to permit a proposed dwelling with a side setback of 2 feet with a sum of 4 feet in lieu of the required minimum setback of 8 feet and the sum of 20 feet respectively.

Hearing: Friday, October 4, 2019 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 "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Mr. & Mrs. Abramson, 6618 Wickfield Road, Baltimore 21209
Richardson Engineering, 30 E. Padonia Road, Ste. 500, Timonium 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT. SEPTEMBER 14, 2019.**
- (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: THE DAILY RECORD
Friday, September 13, 2019 - Issue

Please forward billing to:
Patrick Richardson
Richardson Engineering
30 E. Padonia Road, Ste. 500
Timonium, MD 21093

410-560-1502

NOTICE OF ZONING HEARING

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Legal Owners: Eliezer & Ariella Abramson

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Hearing: Friday, October 4, 2019 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Michael Mallinoff
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.

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

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:

9/13/2019

Order #: 11789223
Case #: 2019-0380-A
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2019-0380-A



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County
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: 2019-0380-A 6618 Wickfield Road W/s of Wickfield Road, south of Smith Avenue 3rd Election District - 2nd Councilmanic District Legal Owners: Elizer & Ariella Abranson Variance to permit a proposed dwelling with a side setback of 2 feet with a sum of 4 feet in lieu of the required minimum setback of 8 feet and the sum of 20 feet respectively. Hearing: Friday, October 4, 2019 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204 Michael Mallinoff 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 410-837-3391. s13

LS 10-4-19
10 Am

Debra Wiley

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Wednesday, October 2, 2019 7:12 PM
To: Rick Richardson; Administrative Hearings
Subject: Recertification's For 2019-0389-A AND 2019-0364-XA
Attachments: Re-Cert 1 2019-0380-A.doc; Re-Cert 2 2019-0380-A.doc; Re-Cert 1 2019-0364-XA.doc;
Re-Cert 2 2019-0364-XA.doc

CAUTION: This message from 1opie@comcast.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Recertification's For 4428 North Point Boulevard & 6618 Wickfield Road. Thanks.



CERTIFICATE OF POSTING

2019-0380-A

RE: Case No.: _____

Petitioner/Developer: _____

Eliezer & Ariella Abramson

October 4, 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: _____

6618 Wickfield Road

SIGN 1 Recertification

September 14, 2019

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

Sincerely,

October 2, 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

2019-0380-A

RE: Case No.: _____

Petitioner/Developer: _____

Eliezer & Ariella Abramson

October 4, 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:

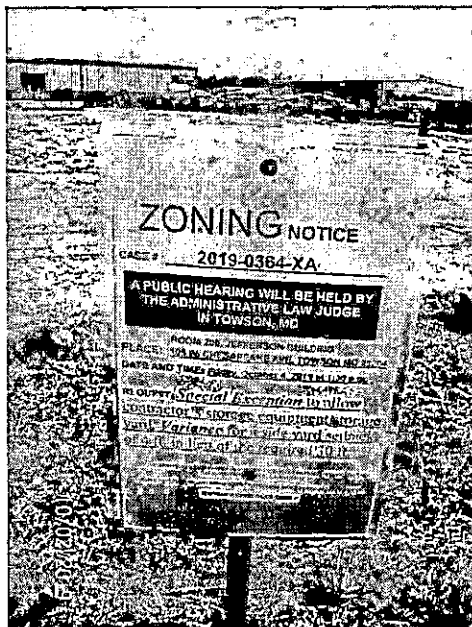
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

6618 Wickfield Road

SIGN 2 Recertification

September 14, 2019

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



Sincerely,

 **October 2, 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

2019-0380-A

RE: Case No.: _____

Petitioner/Developer: _____

Eliezer & Ariella Abramson

October 4, 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: _____

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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: _____

6618 Wickfield Road

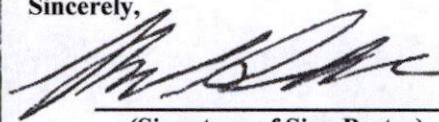
SIGN 1

September 14, 2019

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



Sincerely,

 September 14, 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

2019-0380-A

RE: Case No.: _____

Petitioner/Developer: _____

Eliezer & Ariella Abramson

October 4, 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:

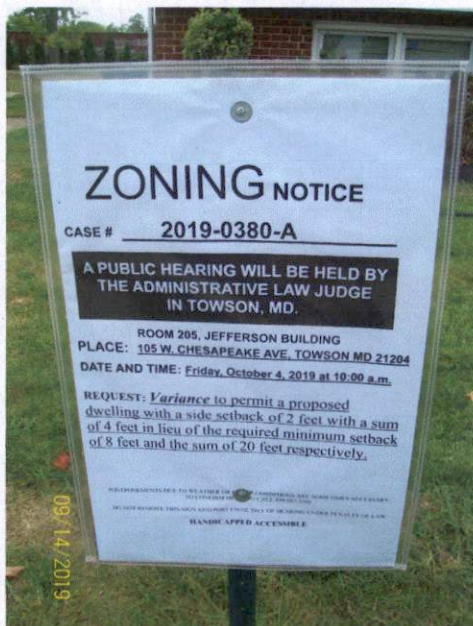
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

6618 Wickfield Road

SIGN 2

September 14, 2019

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



Sincerely,

 September 14, 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)

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
6618 Wickfield Road; W/S of Wickfield Road, *
S 140' to c/line of Smith Avenue * OF ADMINISTRATIVE
3rd Election & 2nd Councilmanic Districts *
Legal Owner(s): Eliezer & Ariella Abramson * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2019-380-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.

RECEIVED
JUL 02 2019

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 2nd day of July, 2019, a copy of the foregoing Entry of Appearance was mailed to Richardson Engineering, LLC, 30 E. Padonia Road, Suite 500, Timonium, Maryland 21093, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CERTIFICATE OF POSTING

2019-0380-A

RE: Case No.: _____

Petitioner/Developer: _____

Eliezer & Ariella Abramson

October 4, 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:

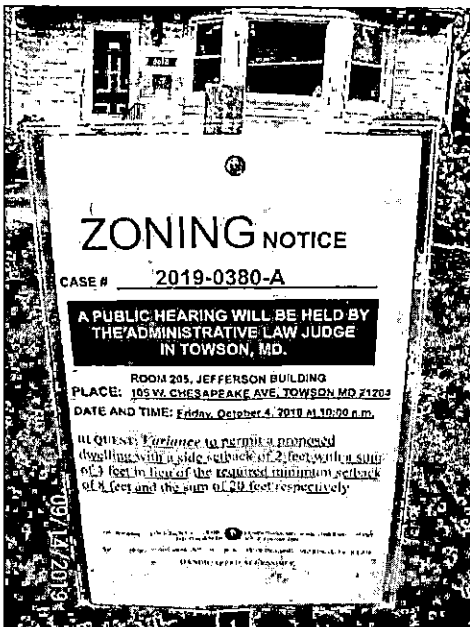
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

6618 Wickfield Road

SIGN 1

September 14, 2019

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



Sincerely,

 September 14, 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

2019-0380-A

RE: Case No.: _____

Petitioner/Developer: _____

Eliezer & Ariella Abramson

October 4, 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:

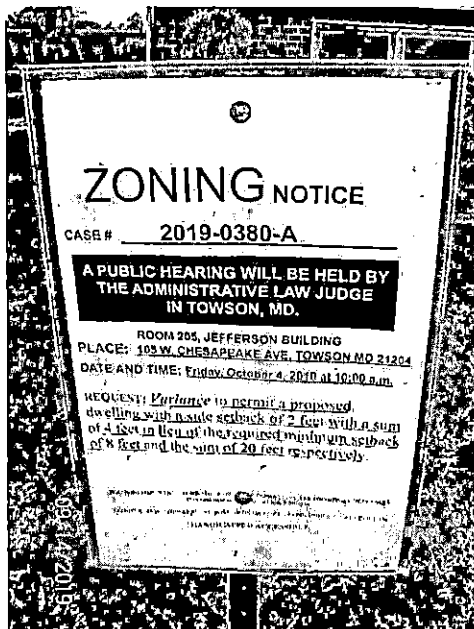
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

6618 Wickfield Road

SIGN 2

September 14, 2019

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



Sincerely,

 September 14, 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)

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

No. **183892**

PAID RECEIPT

Date: **6/26/19**

BUSINESS ACTUAL TIME DRW
6/26/2019 09:19:53 3

Rev Sub
Source/ Rev/

REG:WS03 WALKIN'S CASH
>>RECEIPT # 012699 6/26/2019 OFLN

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount	5
001	806	0000		6.150				75	00

528 ZONING VERIFICATION

EXP NO. 183892

Receipt Tot \$ 75.00

75.00 CK 00.00 CA

Baltimore County, Maryland

Total: **75.00**

Rec From: **Eliezer T. Abramson**

For: **6618 Wickfield Rd**

C088 #2019-0380-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**



JOHN A. OLSZEWSKI, JR.
County Executive

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

September 26, 2019

Richardson Engineering LLC
30 E. Padonia Road Suite 500
Timonium MD 21093

RE: Case Number: 2019-0380-A, 6618 Wickfield 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 June 26, 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 a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

10-4-19
10 AM

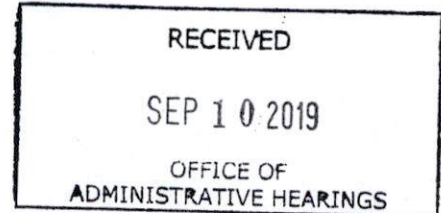
BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

FROM: C. Pete Gutwald
Director, Department of Planning

DATE: 9/4/2019

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-380



INFORMATION:

Property Address: 6618 Wickfield Road
Petitioner: Eliezer Abramson, Ariella Abramson
Zoning: DR 5.5
Requested Action: Variance

The Department of Planning has reviewed the petition for variance to permit a proposed dwelling with a side set back of two (2) feet with a sum of four (4) feet in lieu of the required minimum of eight (8) and twenty (20) feet respectively.

A site visit was conducted on July 8, 2019. The department met with the Petitioners on August 16, 2019 wherein the proposed house was discussed. Resulting from that meeting is a good faith effort by the Petitioner to address the Departments suggestions in more successfully meeting the guidelines contained within the Comprehensive Manual of Development Policies, Division II, Section C, Objective VIII, Residential Compatibility.

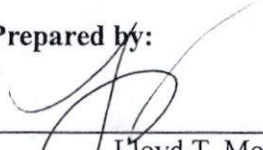
Layout adjustments have been made, providing side yard setbacks of approximately four (4) feet, rather than the previously proposed two (2) feet. Additionally, the petitioner presented several letters of support and pictures of other dwellings throughout the neighborhood that replaced the older dwellings. The new dwellings appear to be larger and of more modern designs. This information is to be presented at the Administrative Law Judge's hearing.

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

- A revised site plan, architectural elevations shall be submitted to the Department, to the attention of the contact person listed below, for review at the time of building permit application.

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

Prepared by:



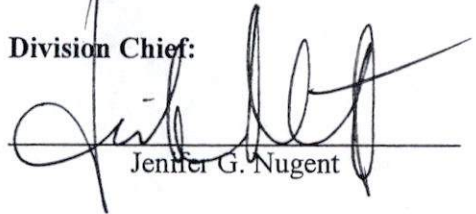
Lloyd T. Moxley

CPG/JGN/LTM/

c: Bill Skibinski

Patrick C. Richardson, Jr., Richardson Engineering, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

Division Chief:



Jennifer G. Nugent

ORDER RECEIVED FOR FILING

Date 10/7/19

By Sen

10-4-19
10 AM

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

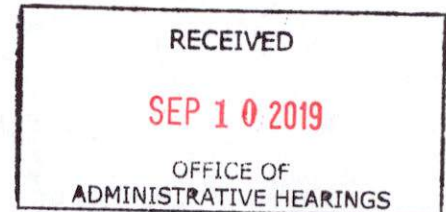
FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-380

DATE: 9/4/2019

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Petitioner: Eliezer Abramson, Ariella Abramson
Zoning: DR 5.5
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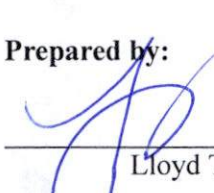
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For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Prepared by:



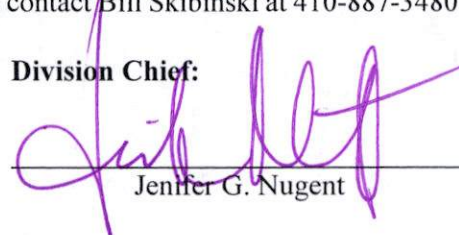
Lloyd T. Moxley

CPG/JGN/LTM/

c: Bill Skibinski

Patrick C. Richardson, Jr., Richardson Engineering, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

Division Chief:



Jennifer G. Nugent

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 9/4/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-380

INFORMATION:

Property Address: 6618 Wickfield Road
Petitioner: Eliezer Abramson, Ariella Abramson
Zoning: DR 5.5
Requested Action: Variance

The Department of Planning has reviewed the petition for variance to permit a proposed dwelling with a side set back of two (2) feet with a sum of four (4) feet in lieu of the required minimum of eight (8) and twenty (20) feet respectively.

A site visit was conducted on July 8, 2019. The department met with the Petitioners on August 16, 2019 wherein the proposed house was discussed. Resulting from that meeting is a good faith effort by the Petitioner to address the Departments suggestions in more successfully meeting the guidelines contained within the Comprehensive Manual of Development Policies, Division II, Section C, Objective VIII, Residential Compatibility.

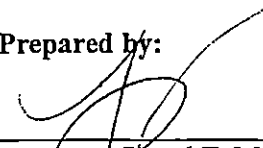
Layout adjustments have been made, providing side yard setbacks of approximately four (4) feet, rather than the previously proposed two (2) feet. Additionally, the petitioner presented several letters of support and pictures of other dwellings throughout the neighborhood that replaced the older dwellings. The new dwellings appear to be larger and of more modern designs. This information is to be presented at the Administrative Law Judge's hearing.

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

- A revised site plan, architectural elevations shall be submitted to the Department, to the attention of the contact person listed below, for review at the time of building permit application.

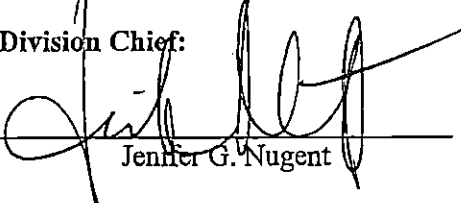
For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jennifer G. Nugent

CPC/JGN/LTM/

c: Bill Skibinski

Patrick C. Richardson, Jr., Richardson Engineering, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

10-4-19

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 5, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0380-A
Address 6618 Wickfield Road
(Abramson Property)

Zoning Advisory Committee Meeting of **July 01, 2019**.

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

Reviewer: Steve Ford

CASE NAME _____
CASE NUMBER _____
DATE _____

NAME	ADDRESS	CITY, STATE, ZIP	E - MAIL
------	---------	------------------	----------

[illegible]

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
7/5	DEPS (if not received, date e-mail sent _____)	No Comment
9/4	FIRE DEPARTMENT PLANNING (if not received, date e-mail sent _____)	No objection w/ conclusion
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: 9/13/19	
SIGN POSTING (1 st)	Date: 9/14/19	by SSG Block
SIGN POSTING (2 nd)	Date: 10/2/19	by SSG Block
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: None		Special Tax Recapture: None			
Exempt Class: None					
Account Identifier:		District - 03 Account Number - 0313026620			
Owner Information					
Owner Name:	ABRAMSON ELIEZER ABRAMSON ARIELLA		Use:	RESIDENTIAL	
Mailing Address:	6618 WICKFIELD RD BALTIMORE MD 21209-2532		Principal Residence:	YES	
			Deed Reference:	/20023/ 00203	
Location & Structure Information					
Premises Address:	6618 WICKFIELD RD BALTIMORE 21209-2532		Legal Description:	6618 WICKFIELD RD PICKWICK	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0078	0006	0571	3050065.04	0000	3
					G
					3
					2020
					Plat No: 2
					Plat Ref: 0029/0146
Special Tax Areas: None			Town:	None	
			Ad Valorem:	None	
			Tax Class:	None	
Primary Structure Built	Above Grade Living Area		Finished Basement Area		Property Land Area
1965	2,031 SF				9,906 SF
					County Use
					04
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
2	NO	SPLIT LEVEL	1/2 BRICK SIDING/ BRICK	4	2 full/ 1 half
					Garage
					Last Notice of Major Improvements
Value Information					
	Base Value		Value		Phase-in Assessments
			As of 01/01/2017		As of 07/01/2019
					As of 07/01/2020
Land:	93,200		93,200		
Improvements	224,400		224,400		
Total:	317,600		317,600		317,600
Preferential Land:	0				
Transfer Information					
Seller: WIENER JORDAN		Date: 05/07/2004		Price: \$278,000	
Type: ARMS LENGTH IMPROVED		Deed1: /20023/ 00203		Deed2:	
Seller: MASLOW SAREBA		Date: 12/01/2003		Price: \$230,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /19228/ 00647		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class		07/01/2019		07/01/2020
County:	000		0.00		
State:	000		0.00		
Municipal:	000		0.00		0.00
Tax Exempt: None		Special Tax Recapture: None			
Exempt Class: None					
Homestead Application Information					
Homestead Application Status: Approved 04/30/2008					

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

Judge John Beverungun
105 W. Chesapeake Avenue
Towson, MD 21204

Reference: 6618 Wickfield Road

Dear Judge Beverungun,
I reside at 6616 Wickfield Road, which is east of the subject property.
I have reviewed the proposed plans for the Abramson house and have no issue with them being
granted a variance to construct the proposed house.

Sincerely,

Adam Langer
Hatruelle Langer
Mr. and Mrs. Langer

PETITIONER'S

EXHIBIT NO.

2 A

Judge John Beverungun
105 W. Chesapeake Avenue
Towson, MD 21204

Reference: 6618 Wickfield Road

Dear Judge Beverungun,

I reside at 2719 Smith Ave, which is North of the subject property.

I have reviewed the proposed plans for the Abramson house and have no issue with them being granted a variance to construct the proposed house.

Sincerely,


7/25/19
Mr. & Mrs. Leibovitch

Judge John Beverung
105 W. Chesapeake Avenue
Towson, MD 21204

Reference: 6618 Wickfield Road

Dear Judge Beverung,
I reside at 6617 Wickfield Rd., which is East of the subject property.
I have reviewed the proposed plans for the Abramson house and have no issue with them being
granted a variance to construct the proposed house.

Sincerely,

Lud. Yakubov 07/03/2019

Mr. & Mrs. Yakubov

S. Yakubov 07/03/2019

Judge John Beverungun
105 W. Chesapeake Avenue
Towson, MD 21204

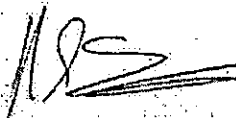
Reference: 6618 Wickfield Road

Dear Judge Beverungun,

I reside at 2715 Smith Ave, which is East of the subject property.

I have reviewed the proposed plans for the Abramson house and have no issue with them being granted a variance to construct the proposed house.

Sincerely,



Mr. & Mrs. Lerner

7/10/19



PETITIONER' S

EXHIBIT NO. 3A



3B

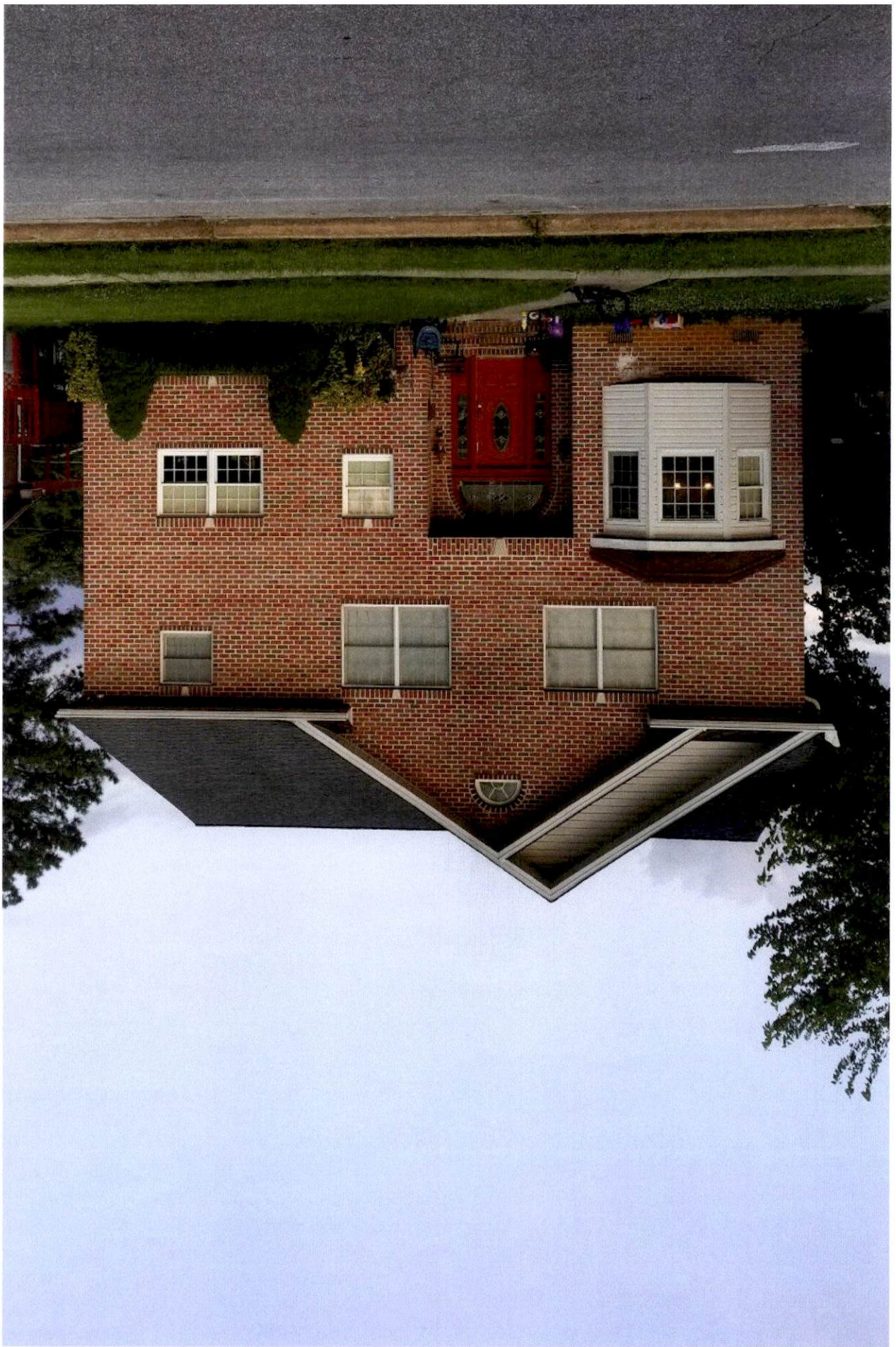






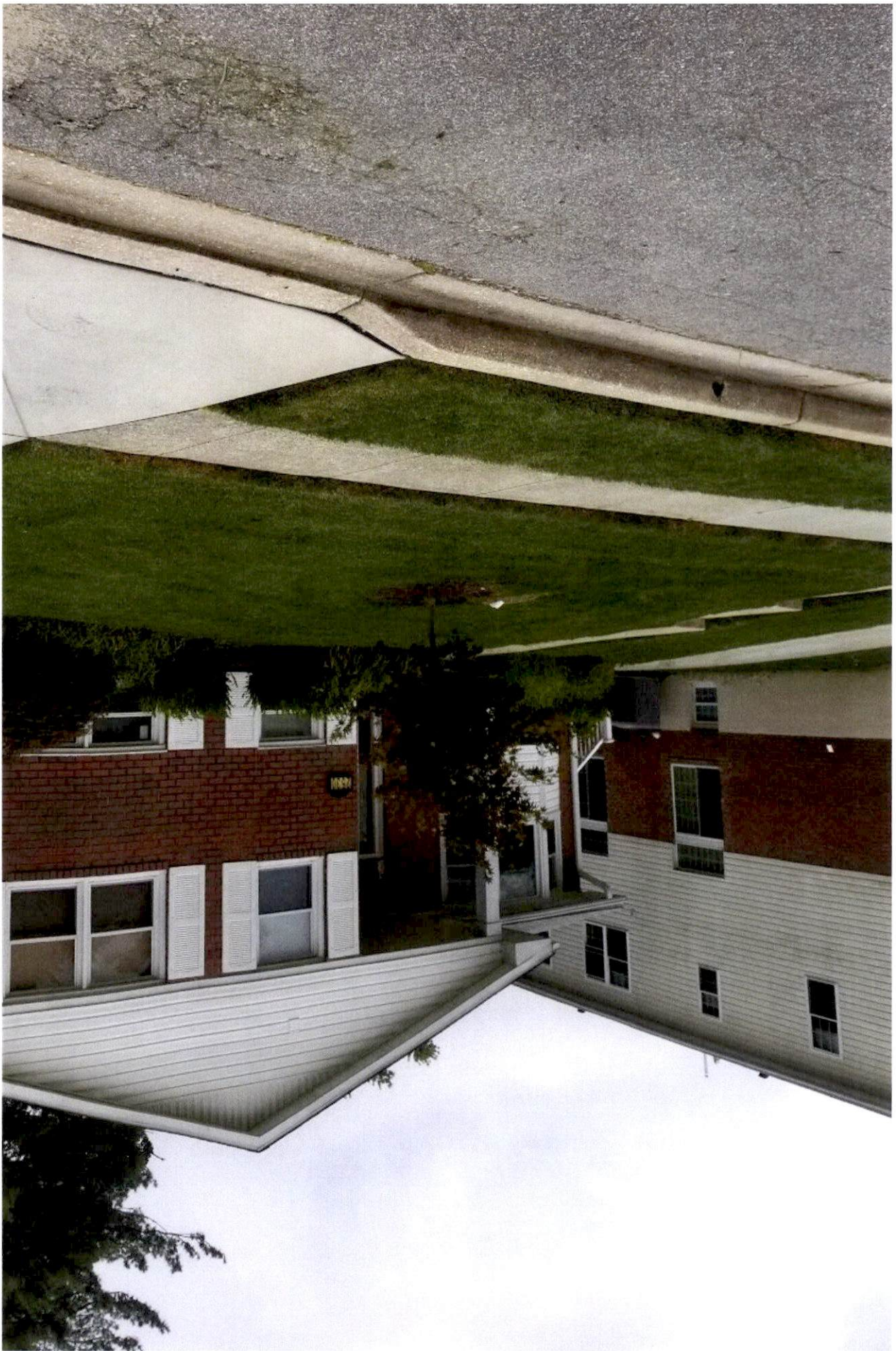


62



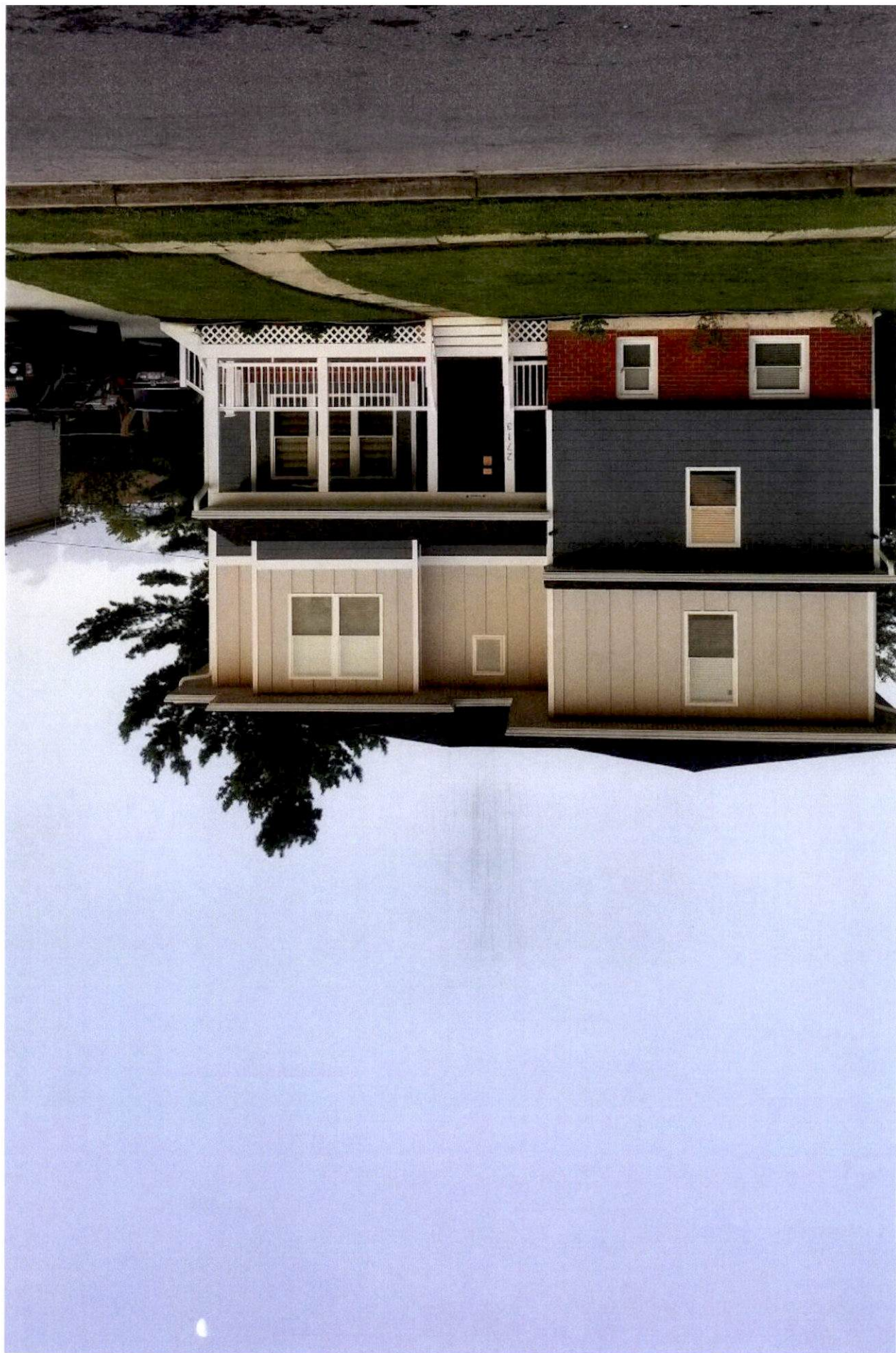


32



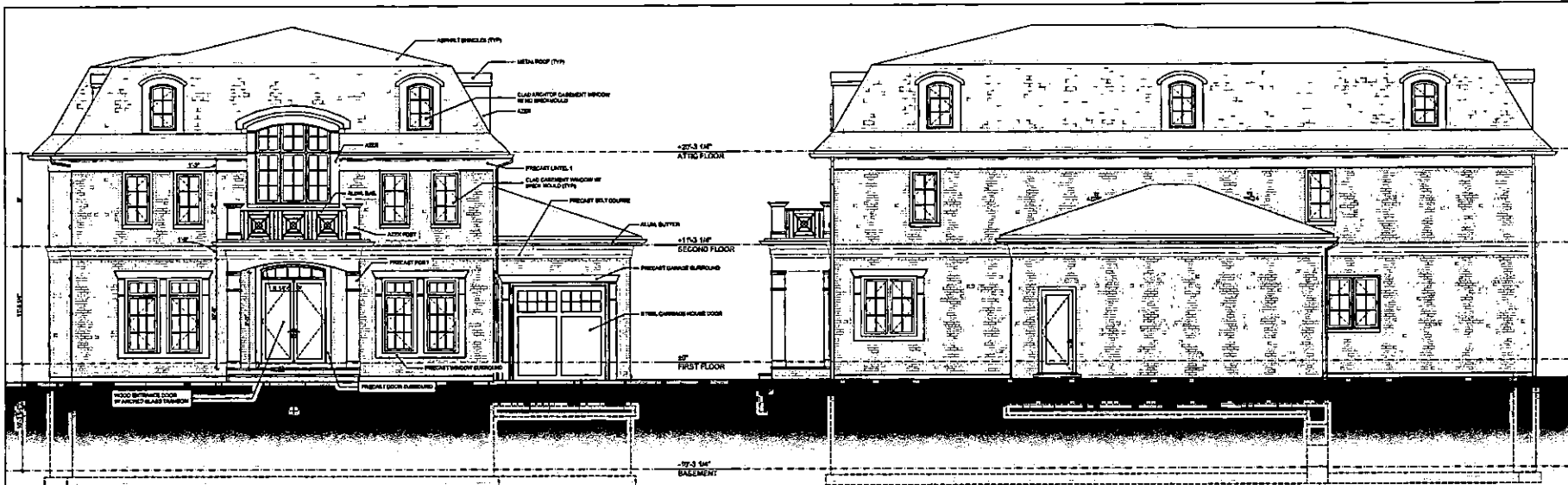


34



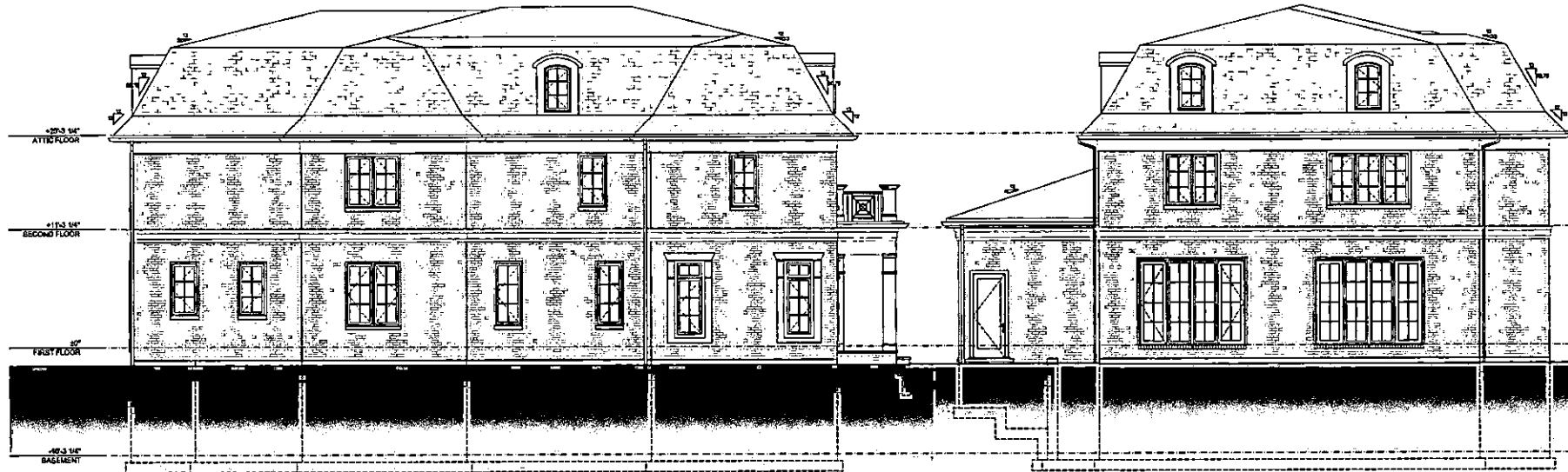


32



① EAST ELEVATION
SCALE 1/8\"/>

② NORTH ELEVATION
SCALE 1/8\"/>



③ SOUTH ELEVATION
SCALE 1/8\"/>

④ WEST ELEVATION
SCALE 1/8\"/>

PETITIONER'S

EXHIBIT NO. 4

ABRAMSON RESIDENCE
6618 WICKFIELD ROAD, BALTIMORE, MARYLAND 21209
ELEVATIONS

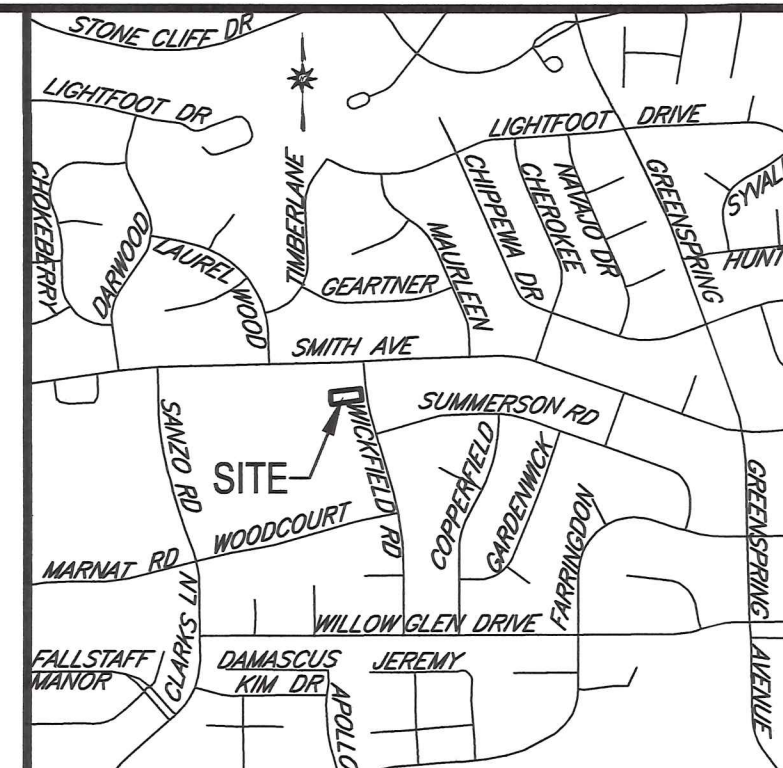
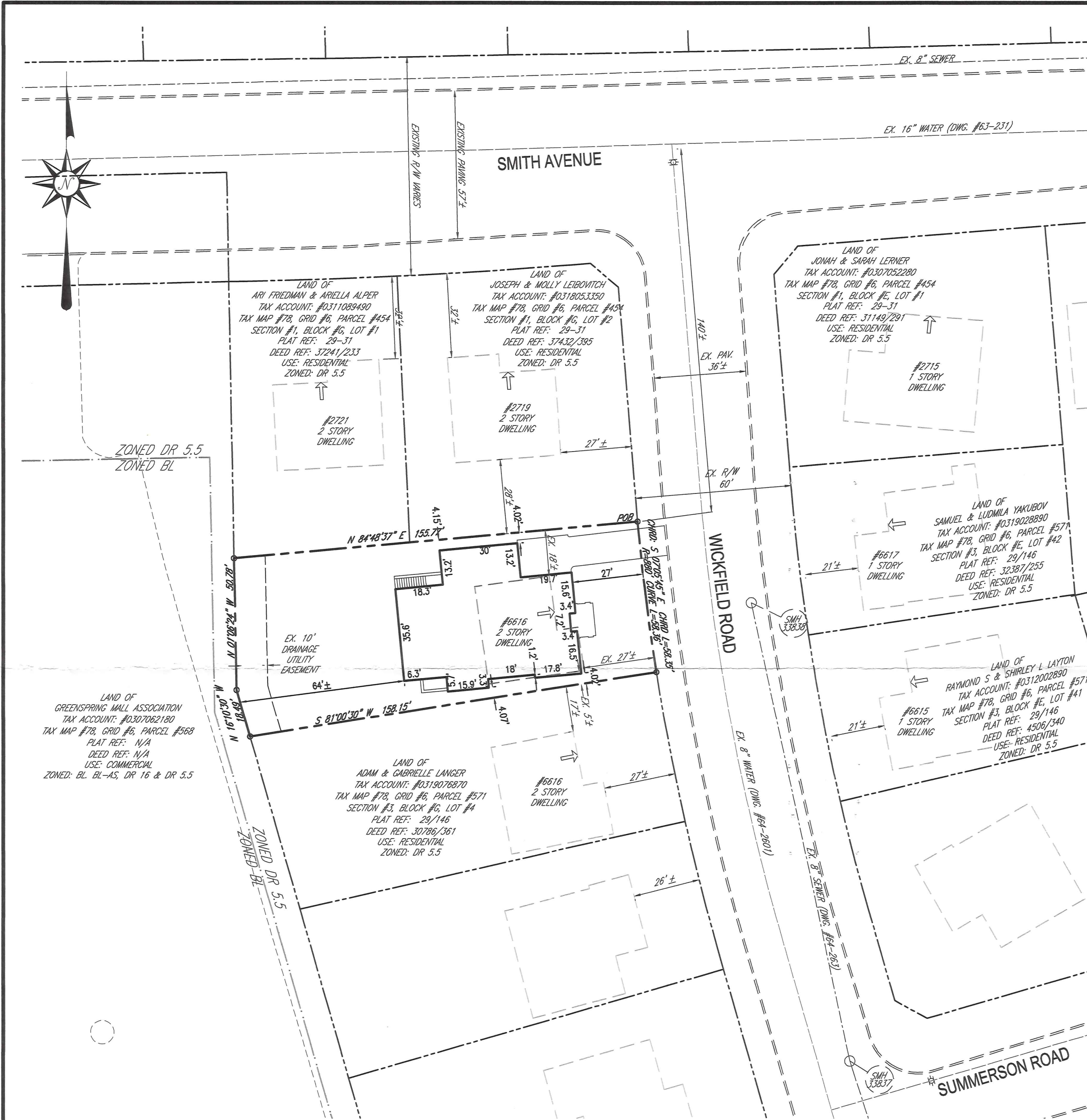
Levin Brown & Associates, Inc.
1100 Pennsylvania Avenue, N.W.
Washington, D.C. 20004
Tel: (202) 331-1100
Fax: (202) 331-1101
www.levinbrown.com



A-200

2014-0380-A





LOCATION MAP

SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER: ELIEZER & ARIELLA ABRAMSON
6618 WICKFIELD ROAD
BALTIMORE, MD 21209
- TAX ID: 0313026620
- TAX MAP: 78
GRID: 6
PARCEL: 571
SECTION: 3
BLOCK: G
LOT: 3
- DEED REF: 20023/203
- PLAT REF: 29/146
- SUBDIVISION: PICKWICK
- SITE AREA: 11,824 SF or 0.27 Ac.±
NET: 10,073 SF or 0.23 Ac.±
- ZONING: DR 5.5
- ELECTION DISTRICT: 3
- COUNCILMANIC DISTRICT: 2
- SITE IS NOT HISTORIC
- SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
- SITE IS NOT LOCATED IN THE FLOOD ZONE PER FEMA FIRM MAP FM2400100240F
- UTILITIES: PUBLIC WATER & SEWER
- PREVIOUS ZONING CASE: 1947-1089-X. REQUEST FOR SPECIAL PERMIT FOR A COMMERCIAL RACETRACK FOR HARNESS HORSES ORIGINALLY GRANTED FEBRUARY 19, 1948 AFTER MULTIPLE APPEALS WAS RECINDED AND APPLICATION WITHDRAWN ON OCTOBER 3, 1949.

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION FOR

ABRAMSON RESIDENCE

6618 WICKFIELD ROAD
BALTIMORE, MD 21209

BALTIMORE COUNTY
3RD ELECTION DISTRICT

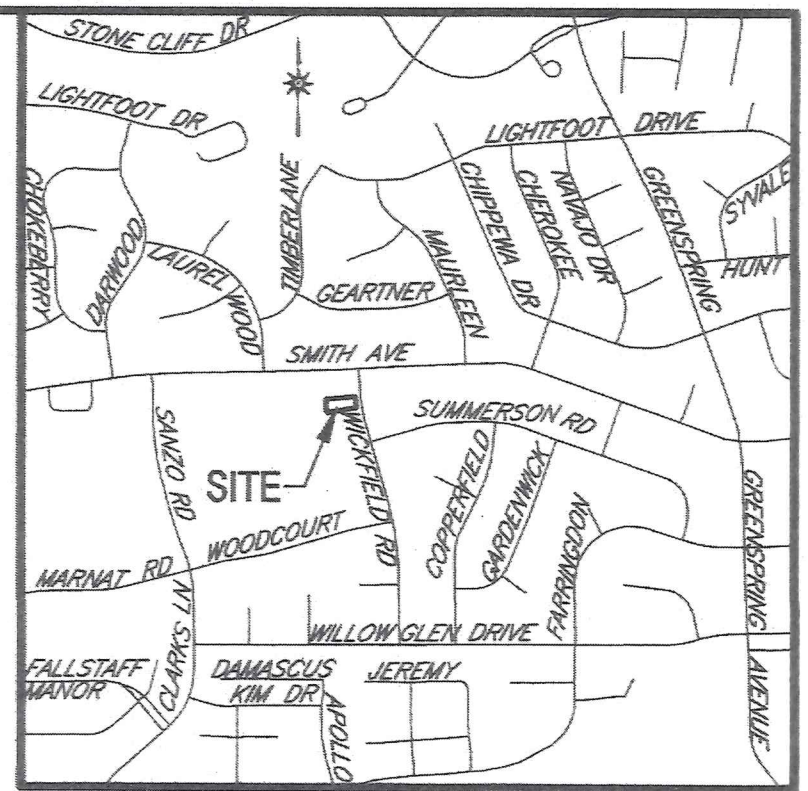
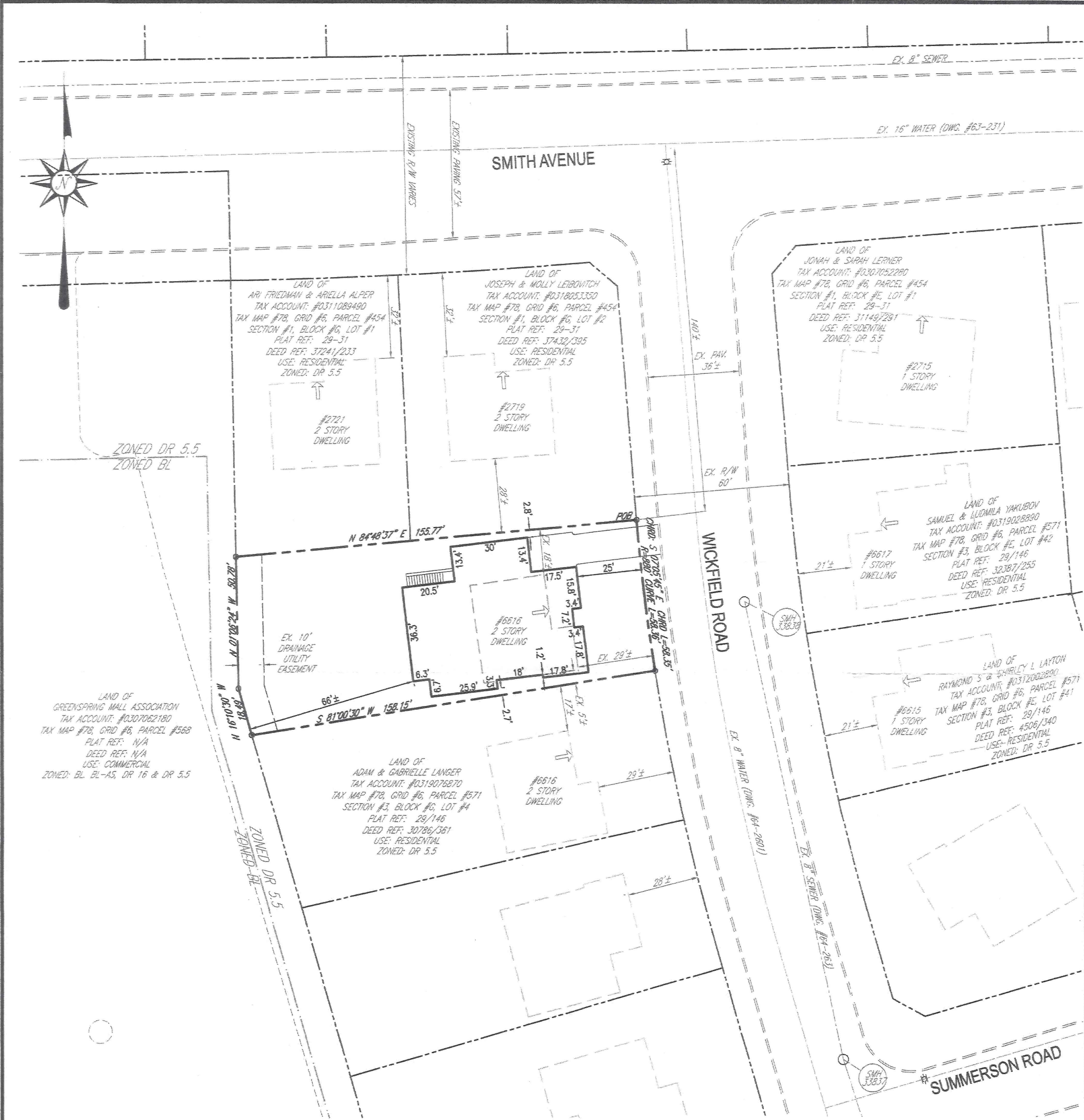
MARYLAND
2ND COUNCILMANIC DISTRICT

REVISIONS
9/16/19 REVISED HOUSE LAYOUT

DRAWN BY: AAR	CHECKED BY: PCR	SCALE: 1" = 30'
DATE: 6/6/19	JOB NO.: 19093	SHEET NO.: 1 OF 1

PETITIONER'S

EXHIBIT NO. 1



LOCATION MAP
SCALE: 1" = 1000'

GENERAL NOTES:

1. OWNER: ELIEZER & ARIELLA ABRAMSON
6618 WICKFIELD ROAD
BALTIMORE, MD 21209
2. TAX ID: 0313028620
3. TAX MAP: 78
GRID: 6
PARCEL: 571
SECTION: 3
BLOCK: 4
LOT: 1
4. DEED REF: 20023/203
5. PLAT REF: 29/146
6. SUBDIVISION: PICKWICK
7. SITE AREA:
GROSS: 11,824 SF or 0.27 Ac.±
NET: 10,073 SF or 0.23 Ac.±
8. ZONING: DR 5.5
9. ELECTION DISTRICT: 3
10. COUNCILMANIC DISTRICT: 2
11. SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
12. SITE IS NOT LOCATED IN THE FLOOD ZONE PER FEMA FIRM MAP FM2400100240F.
13. UTILITIES:
PUBLIC WATER & SEWER
PREVIOUS ZONING CASE: 1947-1089-X: REQUEST FOR SPECIAL PERMIT FOR A COMMERCIAL RACETRACK FOR HARNESS HORSES ORIGINALLY GRANTED FEBRUARY 19, 1948 AFTER MULTIPLE APPEALS WAS RECEIVED AND APPLICATION WITHDRAWN ON OCTOBER 3, 1948.

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Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION
FOR
ABRAMSON RESIDENCE

6618 WICKFIELD ROAD
BALTIMORE, MD 21209

BALTIMORE COUNTY MARYLAND
3RD ELECTION DISTRICT 2ND COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	AAR	PCR	1" = 30'
	DATE:	JOB NO.:	SHEET NO.:
	6/6/19	19093	1 OF 1

2019-0380-A