

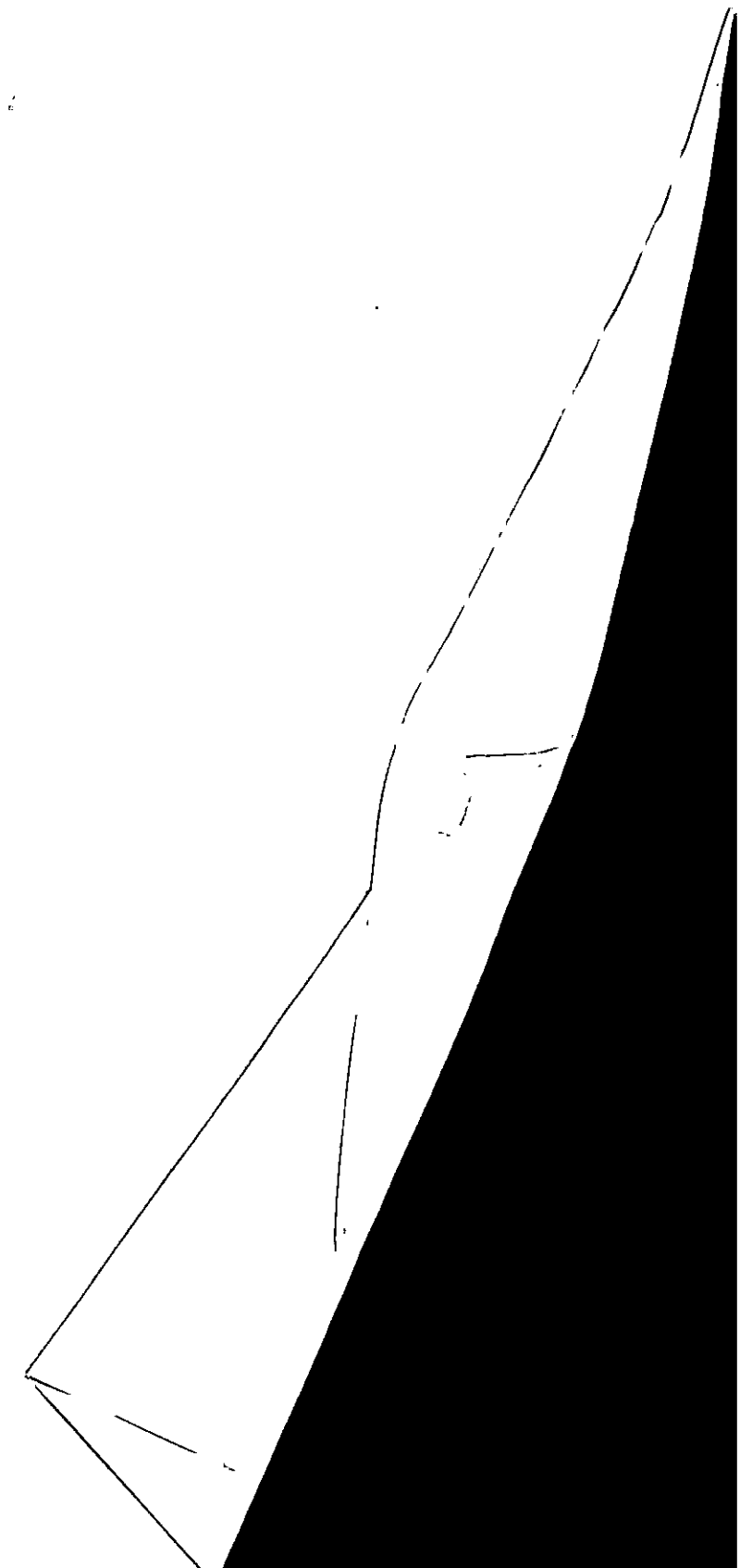
MEMORANDUM

DATE: February 14, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0520-A - Appeal Period Expired

The appeal period for the above-referenced case expired on February 13, 2020. 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

(10503 Samona Road)

8th Election District

3rd Council District

Clothbounce, LLC

Legal Owner

Dixon Avenue, LLC

Lessee/Contract Purchaser

Petitioners

*

BEFORE THE OFFICE

*

OF ADMINISTRATIVE

*

HEARINGS FOR

*

BALTIMORE COUNTY

*

CASE NO. 2019-0520-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for Baltimore County as a Petition for Variance filed by Clothbounce, LLC, legal owner of the subject property and Dixon Avenue, LLC, lessee/contract purchaser ("Petitioners"). Petitioners are requesting variance relief from §§ 307 and 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR") to allow a proposed dwelling on a corner lot with a lot width of 67.75 ft. in lieu of the required 70 ft. and a side/front yard setback of 27 ft. in lieu of the required 30 ft. A site plan was marked as Petitioners' Exhibit 1.

Charles Merritt, Dale Luht, and Konstantine Diakoulas appeared in support of the petition. Timothy M. Kotroco, Esq. represented Petitioners. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. Substantive Zoning Advisory Committee ("ZAC") comments were received from the Department of Planning ("DOP"). Subject to those comments DOP does not oppose the requested relief.

The site is approximately 11,940 square feet in size and zoned DR 3.5. It is a vacant lot within an established neighborhood in Cockeysville.

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

ORDER RECEIVED FOR FILING

Date

1/14/2020

By

Sen

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

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

This lot is part of a development that was laid out in 1923, well before the existing BCZR. The lots on the development plat are 30 feet wide and the existing homes are built on double lots. At 67.75 feet wide, this double lot is slightly wider than the typical lot in the development. It is a double frontage lot and there is a 10 foot county right of way strip along the entire length of both Samona and Warren Roads, which will make the setbacks appear larger. As such, the property is unique. If the Regulations were strictly interpreted Petitioners would experience a practical difficulty because they would be unable to construct the proposed dwelling. 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 14th day of **January, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance to allow a proposed dwelling on a corner lot with a lot width of 67.75 ft. in lieu of the required 70 ft. and a side/front yard setback of 27 ft. in lieu of the required 30 ft., 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. Petitioner shall comply with the DOP comments regarding architectural treatments on the Warren Road side of the dwelling.

ORDER RECEIVED FOR FILING

Date 1/14/2020

By Sen

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:sln

ORDER RECEIVED FOR FILING

Date 1/14/2020

By sen



PETITION FOR ZONING HEARING(S)

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

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

Address 10503 Samona Road

which is presently zoned D.R. 3.5

Deed References: 21344/0323

10 Digit Tax Account # 0802037050-240009281

Property Owner(s) Printed Name(s) Clothbounc, LLC

(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 ATTACHED

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

SEE ATTACHED

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 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:

Dixon Avenue, LLC c/o Dale Luht, Member

Name- Type or Print

Dale Luht

Signature

9619 Dixon Avenue, Baltimore, MD

Mailing Address City State

21234 / 443-255-2730 / DLuht2@yahoo.com

Zip Code Telephone # Email Address

Attorney for Petitioner:

Timothy M. Kotroco

Name- Type or Print

Timothy Kotroco

Signature

305 Washington Avenue, Suite 502, Towson, Maryland

Mailing Address City State

21204 / 410-299-2943 / TKotroco@gmail.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Clothbounc, LLC c/o Konstantine Diakoulas

Name #1 - Type or Print

Name #2 - Type or Print

Konstantine Diakoulas

Signature #1

Signature #2

400 Greenwood Creek Lane Grasonville MD

Mailing Address City State

21638 / /

Zip Code Telephone # Email Address

Representative to be contacted:

Same As Attorney for Petitioner

Name - Type or Print

11/14/2020

Signature

Mailing Address City State

Zip Code By Telephone # Email Address

CASE NUMBER 2019-0520-A Filing Date 11/18/19 Do Not Schedule Dates: Reviewer gh

Drop-off / No review

REV. 10/4/11

1. The first part of the document is a letter from the President of the United States to the Congress, dated January 3, 1863. It is a very important document, as it contains the President's message to Congress regarding the state of the Union and the progress of the war.

2. The second part of the document is a report from the Secretary of War, dated January 3, 1863. It contains a detailed account of the military operations of the Army during the year 1862, and a statement of the condition of the Army at the beginning and end of the year.

3. The third part of the document is a report from the Secretary of the Navy, dated January 3, 1863. It contains a detailed account of the operations of the Navy during the year 1862, and a statement of the condition of the Navy at the beginning and end of the year.

4. The fourth part of the document is a report from the Secretary of the Interior, dated January 3, 1863. It contains a detailed account of the operations of the Department of the Interior during the year 1862, and a statement of the condition of the Department at the beginning and end of the year.

5. The fifth part of the document is a report from the Secretary of the Treasury, dated January 3, 1863. It contains a detailed account of the operations of the Department of the Treasury during the year 1862, and a statement of the condition of the Department at the beginning and end of the year.

6. The sixth part of the document is a report from the Secretary of the War, dated January 3, 1863. It contains a detailed account of the operations of the Department of the War during the year 1862, and a statement of the condition of the Department at the beginning and end of the year.

7. The seventh part of the document is a report from the Secretary of the Navy, dated January 3, 1863. It contains a detailed account of the operations of the Department of the Navy during the year 1862, and a statement of the condition of the Department at the beginning and end of the year.

8. The eighth part of the document is a report from the Secretary of the Interior, dated January 3, 1863. It contains a detailed account of the operations of the Department of the Interior during the year 1862, and a statement of the condition of the Department at the beginning and end of the year.

9. The ninth part of the document is a report from the Secretary of the Treasury, dated January 3, 1863. It contains a detailed account of the operations of the Department of the Treasury during the year 1862, and a statement of the condition of the Department at the beginning and end of the year.

10. The tenth part of the document is a report from the Secretary of the War, dated January 3, 1863. It contains a detailed account of the operations of the Department of the War during the year 1862, and a statement of the condition of the Department at the beginning and end of the year.

ATTACHMENT TO VARIANCE PETITION

The Petitioner, requests the following zoning relief:

VARIANCE RELIEF from section 307 and 1B02.3.C.1 of the BCZR to allow a proposed dwelling on a corner lot with a lot width of 67.75 ft. in lieu of the required 70 ft and a side/front yard setback of 27 feet in lieu of the required 30 ft.

AND For such other and further relief as the nature of this cause may require.

Dropoff / No review

2019-0520-A

MERRITT DEVELOPMENT CONSULTANTS, INC

~~~~~Engineering~~~~~Land Planning~~~~~Surveying~~~~~

9831 Magledt Road  
Baltimore, MD 21234  
Phone: 410-925-4061  
Fax: 410-661-1297  
merrittdc@verizon.net

## Zoning Description for 10503 Samona Road

Beginning for the same at the corner formed by the intersection of the North side of the Warren Road with the East side of Somona Road as laid out on the Plat of "Somona Park", which Plat is recorded among the Plat Records of Baltimore County in Plat Book WPC No. 7, folio 50, and running thence binding on the North side of Warren Road, as now surveyed, South 76 degrees 30 minutes East 66.75 feet; thence leaving the Warren Road and running parallel to Samona Road, North 13 degrees 37 minutes East 176.25 feet; thence running parallel to the Warren Road and binding on the South line of Lot No. 30 as laid out on the aforesaid Plat, North 76 degrees 30 minutes West 66.75 feet to the East side of Somona Road, and thence binding on the East side of said road, South 13 degrees 37 minutes West 176.25 feet to the place of beginning.

Containing 11,940+/- SF or 0.27+/- AC. Located in the 8<sup>th</sup> Election District and the 3<sup>rd</sup> Council District.

Drop-off / no review

2019-0520-A

PM 1-13-2020  
11Am

**Debra Wiley**

---

**From:** David Billingsley <dwb0209@yahoo.com>  
**Sent:** Wednesday, January 8, 2020 10:42 AM  
**To:** Administrative Hearings  
**Cc:** Timothy M. Kotroco; Dale Luht; Chuck Merritt  
**Subject:** 10503 SAMONA ROAD CASE NO. 2019-0520-A  
**Attachments:** Scan\_0630.pdf

**CAUTION:** This message from dwb0209@yahoo.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

POSTING RECERTIFICATION ATTACHED  
THANKS

Dave Billingsley  
Central Drafting and Design  
410-679-8719 OFFICE  
410-458-1401 CELL

# CERTIFICATE OF POSTING

RECERTIFY 1/8/20

Date: DECEMBER 23, 2109

RE: Project Name: 10503 SAMONA ROAD #1  
Case Number /PAI Number: 2019-0520-A  
Petitioner/Developer: DIXON AVENUE LLC  
Date of Hearing/Closing: JANUARY 13, 2020

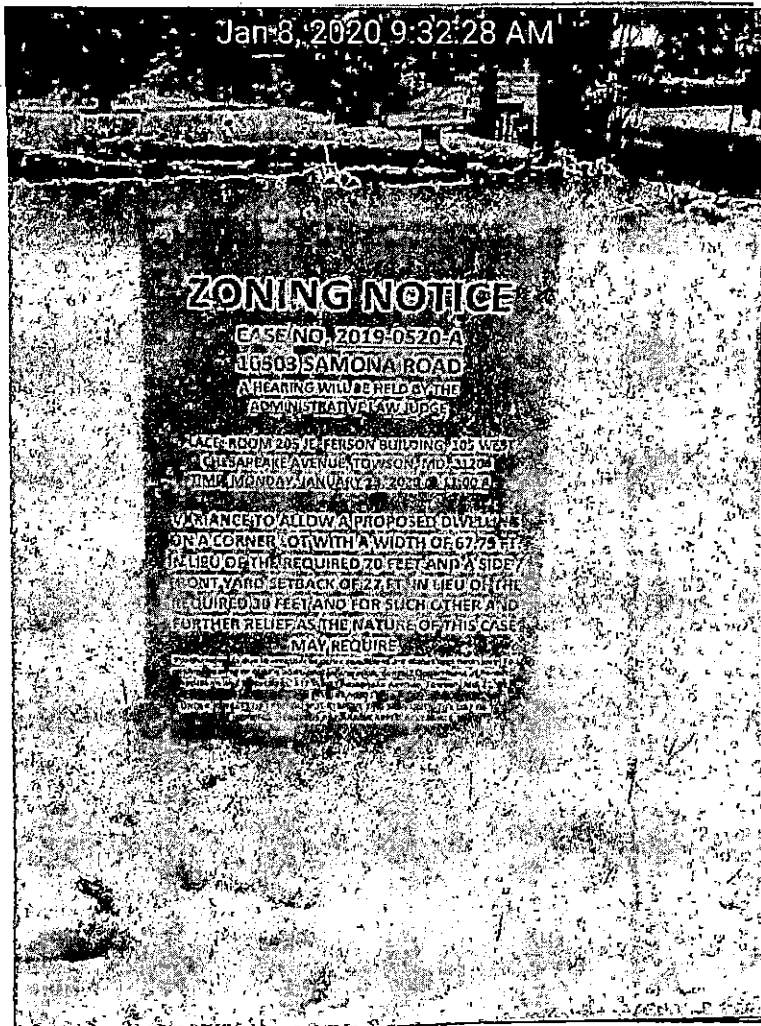
This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 10503 SAMONA ROAD

RECERTIFY 1/8/20

DECEMBER 23, 2019

(Month, Day, Year)

The sign(s) were posted on



*David Billingsley*  
*David Billingsley*

(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

(City, State, Zip Code of Sign Poster)

(410) 679-8719

(Telephone Number of Sign Poster)



# CERTIFICATE OF POSTING

RECERTIFY 1/8/20

Date: DECEMBER 23, 2109

RE: Project Name: 10503 SAMONA ROAD #2  
Case Number /PAI Number: 2019-0520-A  
Petitioner/Developer: DIXON AVENUE LLC  
Date of Hearing/Closing: JANUARY 13, 2020

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 10503 SAMONA ROAD

The sign(s) were posted on

RECERTIFY 1/8/20  
DECEMBER 23, 2019

(Month, Day, Year)

*David Billingsley*  
*David Billingsley*

(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

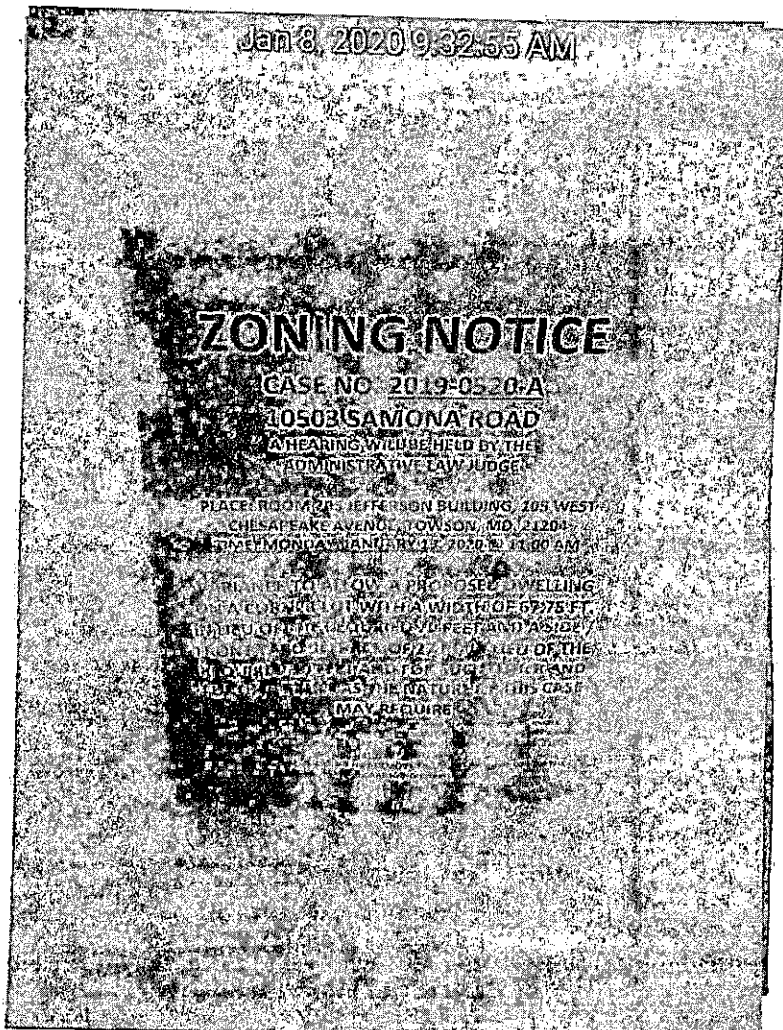
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

(City, State, Zip Code of Sign Poster)

(410) 679-8719

(Telephone Number of Sign Poster)



# 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:

12/24/2019

Order #: 11826740  
Case #: 2019-0520-A  
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2019-0520-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: 2019-0520-A**

10503 Samora Road

South East corner of Samora Road and Warren Road

8th Election District - 3rd Councilmanic District

Legal Owners: Clotibounce, LLC

Contract Purchaser/Lessee: Dixon Avenue, LLC, c/o Dale Luht

Variance to allow a proposed dwelling on a corner lot with a lot width of 87.75 ft. in lieu of the required 70 ft. and a side/front yard setback of 27 ft. in lieu of the required 30 ft., and for such other and further relief as the nature of this cause may require.

Hearing: Monday, January 13, 2020 at 11:00 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 410-887-3868.

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

d24

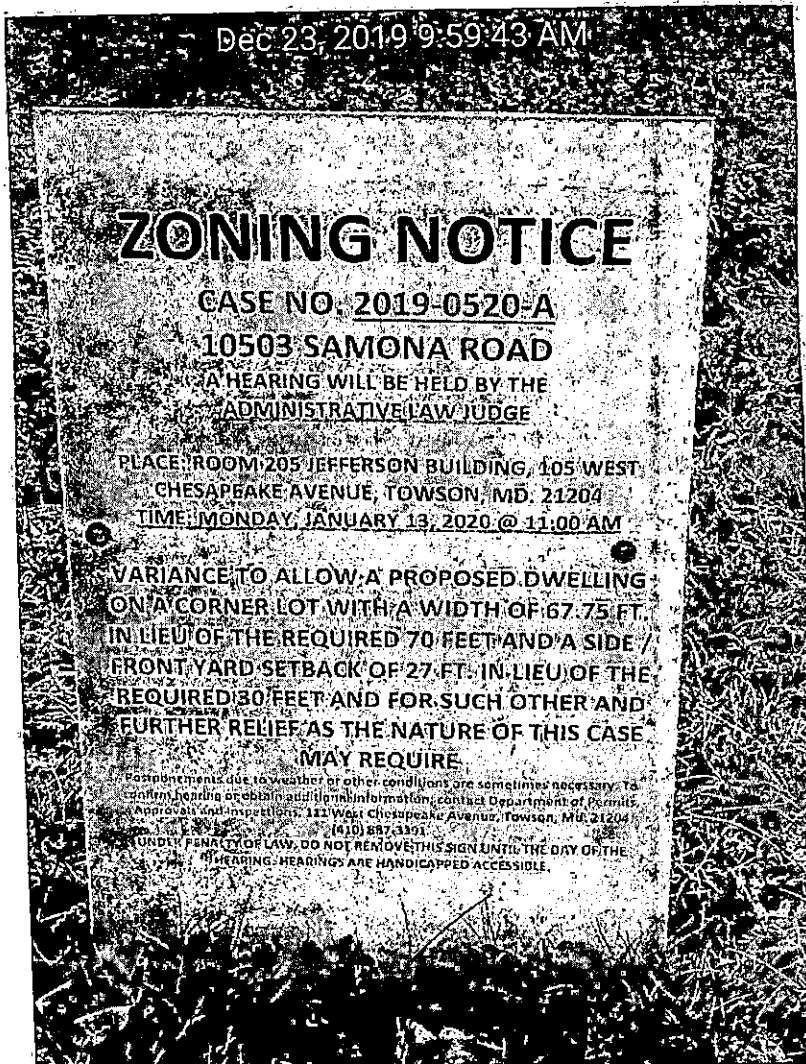
# CERTIFICATE OF POSTING

Date: DECEMBER 23, 2109

RE: Project Name: 10503 SAMONA ROAD #1  
Case Number /PAI Number: 2019-0520-A  
Petitioner/Developer: DIXON AVENUE LLC  
Date of Hearing/Closing: JANUARY 13, 2020

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 10503 SAMONA ROAD

The sign(s) were posted on DECEMBER 23, 2019  
(Month, Day, Year)



David Billingsley  
(Signature of Sign Poster)

DAVID W. BILLINGSLEY  
(Printed Name of Sign Poster)

601 CHARWOOD COURT  
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040  
(City, State, Zip Code of Sign Poster)

(410) 679-8719  
(Telephone Number of Sign Poster)



# CERTIFICATE OF POSTING

Date: DECEMBER 23, 2109

RE: Project Name: 10503 SAMONA ROAD #2  
Case Number /PAI Number: 2019-0520-A  
Petitioner/Developer: DIXON AVENUE LLC  
Date of Hearing/Closing: JANUARY 13, 2020

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 10503 SAMONA ROAD

The sign(s) were posted on

DECEMBER 23, 2019

(Month, Day, Year)

Dec 23, 2019 9:59:11 AM

## ZONING NOTICE

CASE NO. 2019-0520-A

10503 SAMONA ROAD

A HEARING WILL BE HELD BY THE  
ADMINISTRATIVE LAW JUDGE

PLACE: ROOM 205 JEFFERSON BUILDING, 105 WEST  
CHESAPEAKE AVENUE, TOWSON, MD. 21204

TIME: MONDAY, JANUARY 13, 2020 @ 11:00 AM

VARIANCE TO ALLOW A PROPOSED DWELLING  
ON A CORNER LOT WITH A WIDTH OF 67.75 FT.  
IN LIEU OF THE REQUIRED 70 FEET AND A SIDE /  
FRONT YARD SETBACK OF 27 FT. IN LIEU OF THE  
REQUIRED 30 FEET AND FOR SUCH OTHER AND  
FURTHER RELIEF AS THE NATURE OF THIS CASE  
MAY REQUIRE

Postponements due to weather or other conditions are sometimes necessary. To  
confirm hearing or obtain additional information, contact Department of Permits,  
Approvals and Inspections, 111 West Chesapeake Avenue, Towson, Md. 21204  
(410) 679-3391

UNDER PENALTY OF LAW, DO NOT REMOVE THIS SIGN UNTIL THE DAY OF THE  
HEARING. HEARINGS ARE HANDICAPPED ACCESSIBLE

*David Billingsley*

(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

(City, State, Zip Code of Sign Poster)

(410) 679-8719

(Telephone Number of Sign Poster)

|                                                                   |   |                   |
|-------------------------------------------------------------------|---|-------------------|
| RE: PETITION FOR VARIANCE                                         | * | BEFORE THE OFFICE |
| 10503 Samona Road; SE corner of Samona                            | * | OF ADMINSTRATIVE  |
| Road & Warren Road                                                | * | HEARINGS FOR      |
| 8 <sup>th</sup> Election & 3 <sup>rd</sup> Councilmanic Districts | * | BALTIMORE COUNTY  |
| Legal Owner(s): Clothbouse, LLC                                   | * | 2019-520-A        |
| Contract Purchaser(s): Dixon Avenue, LLC                          |   |                   |
| Petitioner(s)                                                     |   |                   |

\* \* \* \* \*

**ENTRY OF APPEARANCE**

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

RECEIVED

DEC 03 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 3<sup>rd</sup> day of December, 2019, a copy of the foregoing Entry of Appearance was mailed to Timothy M. Kotroco, Esquire, 305 Washington Avenue, Suite 502, Towson, Maryland 21204, Attorney for Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County



JOHN A. OLSZEWSKI, JR.  
County Executive

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

December 10, 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: 2019-0520-A**

10503 Samona Road

South East corner of Samona Road and Warren Road

8<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owners: Clothbounce, LLC

Contract Purchaser/Lessee: Dixon Avenue, LLC, c/o Dale Luht

Variance to allow a proposed dwelling on a corner lot with a lot width of 67.75 ft. in lieu of the required 70 ft. and a side/front yard setback of 27 ft. in lieu of the required 30 ft., and for such other and further relief as the nature of this cause may require.

Hearing: Monday, January 13, 2020 at 11:00 a.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Michael Mallinoff".

Michael Mallinoff  
Director

MM:kl

C: Timothy Kotroco, 305 Washington Avenue, Ste. 502, Towson 21204  
Dale Luht, Dixon Avenue, LLC, 9619 Dixon Avenue, Baltimore 21234  
Konstantine Diakoulas, Clothbounce, LLC, 400 Greenwood Creek Lane, Grasonville 21638

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, DECEMBER 24, 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  
Tuesday, December 24, 2019 -- Issue

Please forward billing to:

Dale Luht  
9619 Dixon Avenue  
Baltimore, MD 21234

443-255-2730

---

## 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: 2019-0520-A**

10503 Samona Road

South East corner of Samona Road and Warren Road

8<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owners: Clothbounce, LLC

Contract Purchaser/Lessee: Dixon Avenue, LLC, c/o Dale Luht

Variance to allow a proposed dwelling on a corner lot with a lot width of 67.75 ft. in lieu of the required 70 ft. and a side/front yard setback of 27 ft. in lieu of the required 30 ft., and for such other and further relief as the nature of this cause may require.

Hearing: Monday, January 13, 2020 at 11:00 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.



**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: 2019-0520-A  
Property Address: 10503 SAMANA ROAD  
Property Description: 1  
Legal Owners (Petitioners): CLOTHBOUNCE LLC  
Contract Purchaser/Lessee: DIXON AVENUE LLC

PLEASE FORWARD ADVERTISING BILL TO:

Name: DALE LUTHI  
Company/Firm (if applicable): DIXON AVENUE LLC  
Address: 9619 DIXON AVE.  
BALTO MD 21234  
Telephone Number: 443-255-2730

Revised 7/9/2015



JOHN A. OLSZEWSKI, JR.  
*County Executive*

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

January 8, 2020

Timothy M. Kotroco  
305 Washington Ave Suite 502  
Towson MD 21204

RE: Case Number: 2019-0520-A, 10503 Samona 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 November 18, 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  
Dixon Avenue LLC 9619 Dixon Avenue Baltimore MD 21234  
Clothbouse LLC 400 Greenwood Creek Lane Grasonville MD 21638

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Millanoff, Director  
Department of Permits, Approvals

FROM: <sup>NCD</sup> Vishnu Desai, Supervisor  
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting  
For November 22, 2019  
Item No. 2019-0520-A, 0521-A, 0523-A & 0525-A

DATE: 12/16/19

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

\*

\*

\*

\*

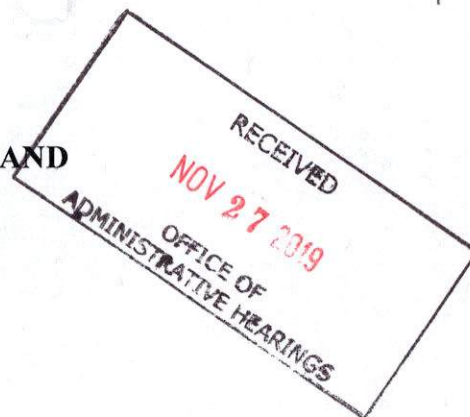
\*

VKD: cen  
cc: file

4/13

**BALTIMORE COUNTY, MARYLAND**

**Inter-Office Correspondence**



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge  
Office of Administrative Hearings

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

DATE: November 27, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0520-A  
Address 10503 Samona Road  
(Clothbounce, LLC Property)

Zoning Advisory Committee Meeting of **November 22, 2019.**

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

Reviewer: Steve Ford



**BALTIMORE COUNTY, MARYLAND**

**Inter-Office Correspondence**



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge  
Office of Administrative Hearings

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

DATE: November 27, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0520-A  
Address 10503 Samona Road  
(Clothbounce, LLC Property)

Zoning Advisory Committee Meeting of **November 22, 2019**.

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

Reviewer: Steve Ford



MARYLAND DEPARTMENT  
OF TRANSPORTATION

STATE HIGHWAY  
ADMINISTRATION

Larry Hogan  
Governor

Boyd K. Rutherford  
Lt. Governor

Pete K. Rahn  
Secretary

Gregory Slater  
Administrator

Date: 11/26/19

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. 2019-0520-A

Venice  
ClothDance LLC  
10503 Samone 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@mdot.maryland.gov](mailto:rzeller@mdot.maryland.gov)).

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:** 1/10/2020

**FROM:** C. Pete Gutwald  
Director, Department of Planning

**SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS**  
Case Number: 19-520

**INFORMATION:**

**Property Address:** 10503 Samona Road  
**Petitioner:** Clothbouse, LLC  
**Zoning:** DR 3.5  
**Requested Action:** Variance

The Department of Planning has reviewed the petition for a variance from Section 307 and 1B02.3.C.1 of the Baltimore County Zoning Regulations to allow a proposed dwelling on a corner lot with a lot width of 67.75 feet in lieu of the required 70 feet and a side/front yard setback of 27 feet in lieu of the required 30 feet.

A site visit was conducted on December 18, 2019. The site is an empty lot on the northeast corner of Samona and Warren Roads. Samona is characterized by single-family dwellings on moderately sized lots. The dwellings along Warren Road in the vicinity of this lot specifically numbers 124, 200, 206 and 208 Warren Road all have details on the side of the dwelling facing Warren Road. In most cases it is an entrance sometimes with a porch in one instance it is a porch alone.

The site is within a Community Conservation Area as designated in the Baltimore County Master Plan 2020 (adopted November 15, 2010) and is located within the boundaries of the Hunt Valley/Timonium Plan adopted October 19, 1998. The Baltimore County Master Plan on Page 39 calls for advancing an effort to "conserve, revitalize and enhance" our older neighborhoods.

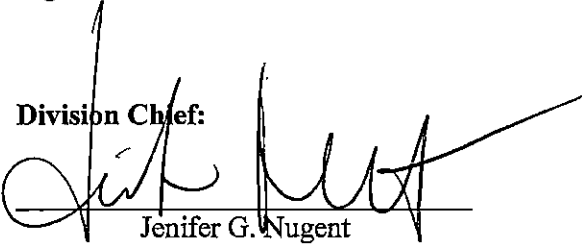
The Department supports the request to infill on the site conditional upon the treatment of the side of the dwelling that faces Warren Road. Preliminary plans submitted by the developer taken from another property did not seem to fit this property. It is requested that the dwelling be designed to have an entrance and or a porch and other features that give the side facing Warren Road the appearance of being the front of the dwelling.

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



Date: 1/10/2020  
Subject: ZAC # 19-520  
Page 2

**Division Chief:**



Jenifer G. Nugent

CPG/JGN/LTM/

c: Wally Lippincott  
Timothy M. Kotroco  
Office of the Administrative Hearings  
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

**TO:** Michael Millanoff, Director  
Department of Permits, Approvals

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For November 22, 2019  
Item No. 2019-0520-A, 0521-A, 0523-A & 0525-A

**DATE:** 12/16/19

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

\*

\*

\*

\*

\*

VKD: cen  
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Millanoff, Director  
Department of Permits, Approvals

DATE: 12/16/19

FROM: <sup>MCD</sup> Vishnu Desai, Supervisor  
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting  
For November 22, 2019  
Item No. 2019-0520-A, 0521-A, 0523-A & 0525-A

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

\* \* \* \* \*

VKD: cen  
cc: file

# BALTIMORE COUNTY, MARYLAND

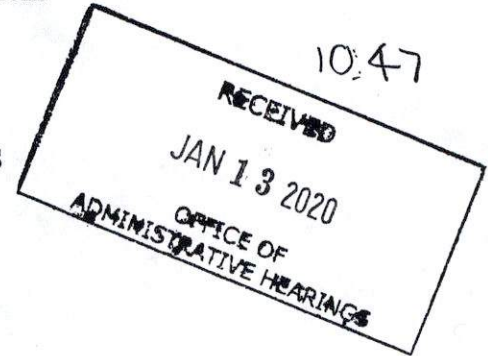
## INTER-OFFICE MEMORANDUM

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

**DATE:** 1/10/2020

**FROM:** C. Pete Gutwald  
Director, Department of Planning

**SUBJECT:** ZONING ADVISORY COMMITTEE COMMENTS  
Case Number: 19-520



**INFORMATION:**

**Property Address:** 10503 Samona Road  
**Petitioner:** Clothbounce, LLC  
**Zoning:** DR 3.5  
**Requested Action:** Variance

The Department of Planning has reviewed the petition for a variance from Section 307 and 1B02.3.C.1 of the Baltimore County Zoning Regulations to allow a proposed dwelling on a corner lot with a lot width of 67.75 feet in lieu of the required 70 feet and a side/front yard setback of 27 feet in lieu of the required 30 feet.

A site visit was conducted on December 18, 2019. The site is an empty lot on the northeast corner of Samona and Warren Roads. Samona is characterized by single-family dwellings on moderately sized lots. The dwellings along Warren Road in the vicinity of this lot specifically numbers 124, 200, 206 and 208 Warren Road all have details on the side of the dwelling facing Warren Road. In most cases it is an entrance sometimes with a porch in one instance it is a porch alone.

The site is within a Community Conservation Area as designated in the Baltimore County Master Plan 2020 (adopted November 15, 2010) and is located within the boundaries of the Hunt Valley/Timonium Plan adopted October 19, 1998. The Baltimore County Master Plan on Page 39 calls for advancing an effort to "conserve, revitalize and enhance" our older neighborhoods.

The Department supports the request to infill on the site conditional upon the treatment of the side of the dwelling that faces Warren Road. Preliminary plans submitted by the developer taken from another property did not seem to fit this property. It is requested that the dwelling be designed to have an entrance and or a porch and other features that give the side facing Warren Road the appearance of being the front of the dwelling.

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

ORDER RECEIVED FOR FILING

Date

1/14/2020

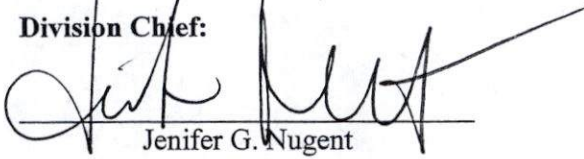
By

Sen



Date: 1/10/2020  
Subject: ZAC # 19-520  
Page 2

Division Chief:

  
Jenifer G. Nugent

CPG/JGN/LTM/

c: Wally Lippincott  
Timothy M. Kotroco  
Office of the Administrative Hearings  
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING

Date 1/14/2020  
By Sen







Google Maps

10506 Samona Rd



PETITIONER'S

EXHIBIT NO.

3

apture: Jun 2012 © 2019 Google



Google Maps 219 Warren Rd



Image capture: Oct 2017 © 2019 Google





# Baltimore County - My Neighborhood

+

-

Home

Download

Layers

Search

Share

Measure

Print

Help

Fullscreen

Layers

Legend

Info



-76.632 39.475 Degrees

PETITIONER'S

EXHIBIT NO. 5

POWERED BY

esri





## Baltimore County - My Neighborhood



PETITIONER'S

EXHIBIT NO.

6







# BALTIMORE COUNTY, MARYLAND

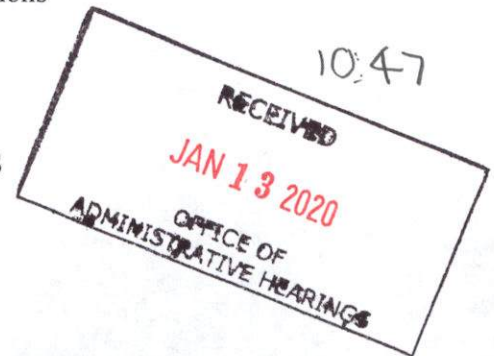
## INTER-OFFICE MEMORANDUM

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

**DATE:** 1/10/2020

**FROM:** C. Pete Gutwald  
Director, Department of Planning

**SUBJECT:** ZONING ADVISORY COMMITTEE COMMENTS  
Case Number: 19-520



**INFORMATION:**

**Property Address:** 10503 Samona Road  
**Petitioner:** Clothbouse, LLC  
**Zoning:** DR 3.5  
**Requested Action:** Variance

The Department of Planning has reviewed the petition for a variance from Section 307 and 1B02.3.C.1 of the Baltimore County Zoning Regulations to allow a proposed dwelling on a corner lot with a lot width of 67.75 feet in lieu of the required 70 feet and a side/front yard setback of 27 feet in lieu of the required 30 feet.

A site visit was conducted on December 18, 2019. The site is an empty lot on the northeast corner of Samona and Warren Roads. Samona is characterized by single-family dwellings on moderately sized lots. The dwellings along Warren Road in the vicinity of this lot specifically numbers 124, 200, 206 and 208 Warren Road all have details on the side of the dwelling facing Warren Road. In most cases it is an entrance sometimes with a porch in one instance it is a porch alone.

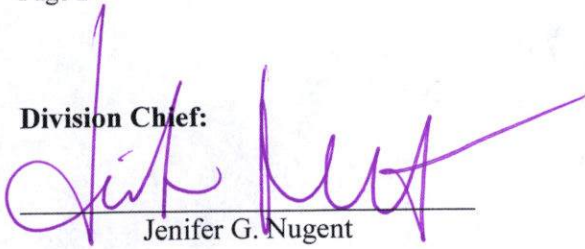
The site is within a Community Conservation Area as designated in the Baltimore County Master Plan 2020 (adopted November 15, 2010) and is located within the boundaries of the Hunt Valley/Timonium Plan adopted October 19, 1998. The Baltimore County Master Plan on Page 39 calls for advancing an effort to "conserve, revitalize and enhance" our older neighborhoods.

The Department supports the request to infill on the site conditional upon the treatment of the side of the building that faces Warren Road. Preliminary plans submitted by the developer taken from another property did not seem to fit this property. It is requested that the dwelling be designed to have an entrance porch and other features that give the side facing Warren Road the appearance of being the front of the dwelling.

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

Date: 1/10/2020  
Subject: ZAC # 19-520  
Page 2

Division Chief:

  
Jenifer G. Nugent

CPG/JGN/LTM/

c: Wally Lippincott  
Timothy M. Kotroco  
Office of the Administrative Hearings  
People's Counsel for Baltimore County

The  
dwelling  
proper  
and or a  
of the dw

For further information  
3480.

s:\planning\dev rev\zac\zacs 2019\19-520.docx



CASE NO. 2019-0520-A

## CHECKLIST

Comment  
Received

Department

Support/Oppose/  
Conditions/  
Comments/  
No Comment

12/16/19

DEVELOPMENT PLANS REVIEW  
(if not received, date e-mail sent \_\_\_\_\_)

No Comment

11/27/19

DEPS  
(if not received, date e-mail sent \_\_\_\_\_)

No Comment

\_\_\_\_\_

FIRE DEPARTMENT

1/13/2020 at 10:47

PLANNING  
(if not received, date e-mail sent \_\_\_\_\_)

\_\_\_\_\_

STATE HIGHWAY ADMINISTRATION

\_\_\_\_\_

TRAFFIC ENGINEERING

\_\_\_\_\_

COMMUNITY ASSOCIATION

\_\_\_\_\_

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. \_\_\_\_\_)

PRIOR ZONING (Case No. \_\_\_\_\_)

NEWSPAPER ADVERTISEMENT Date: 12/24/19 The Daily Record

SIGN POSTING (1<sup>st</sup>) Date: 12/23/19 by Beelingsley

SIGN POSTING (2<sup>nd</sup>) Date: 1/8/2020 by Beelingsley

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: \_\_\_\_\_

## Search Result for BALTIMORE COUNTY



# Baltimore County - My Neighborhood



- Legend**
- House Numbers
  - ▨ Zoning History Cases
  - Zoning
  - Property
  - County Boundary

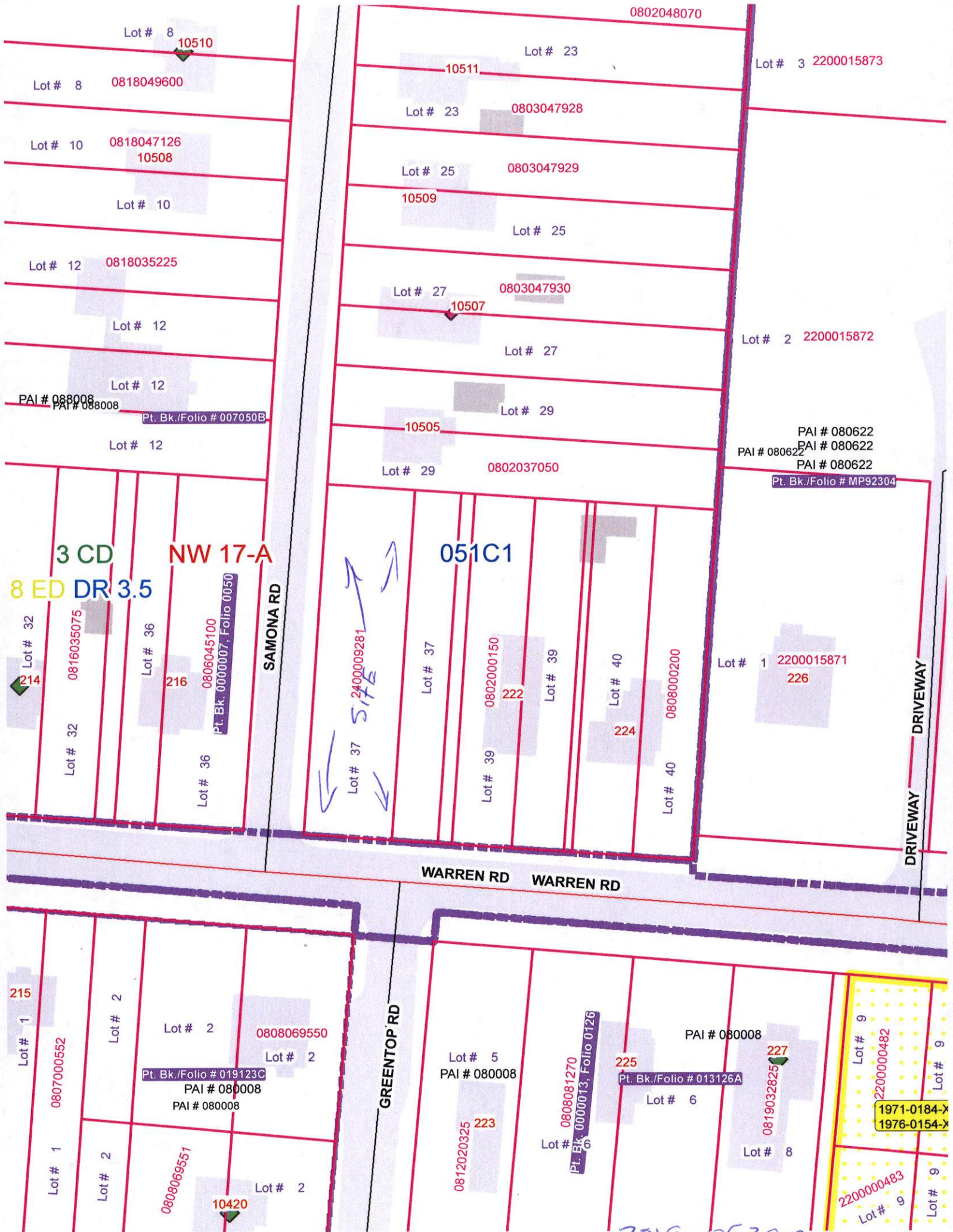
1:1,128

0 45 90 180 Feet

October 22, 2019

Sources: Esri, HERE, Garmin, Intermap, increment P., GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri, DeLorme, NAVTEQ, Swisstopo, UGC, OpenStreetMap contributors, and the GIS User Community

2019-0520-A



Lot # 8  
10510

Lot # 8 0818049600

Lot # 10 0818047126  
10508

Lot # 10

Lot # 12 0818035225

Lot # 12

Lot # 12  
PAI # 088008  
PAI # 088008

Pt. Bk./Folio # 007050B

Lot # 12

3 CD

NW 17-A

8 ED DR 3.5

Lot # 32  
214

0816035075

Lot # 36

216

0806045100

Pt. Bk. 0000007, Folio 0050

Lot # 36

SAMONA RD

Lot # 37  
2400009281  
SITE

Lot # 37

0802000150

Lot # 39

222

Lot # 39

Lot # 40

224

0808000200

Lot # 40

Lot # 1 2200015871  
226

PAI # 080622  
PAI # 080622  
PAI # 080622

Pt. Bk./Folio # MP92304

WARREN RD WARREN RD

DRIVEWAY DRIVEWAY

Lot # 1  
215

0807000552

Lot # 2

Lot # 2 0808069550

Lot # 2

Pt. Bk./Folio # 019123C  
PAI # 080008  
PAI # 080008

0808069551

10420

Lot # 2

GREENTOP RD

Lot # 5  
PAI # 080008

0812020325

223

0808081270  
Pt. Bk. 0000013, Folio 0126

Lot # 6

225  
Pt. Bk./Folio # 013126A

Lot # 6

PAI # 080008

227

0819032825

Lot # 8

Lot # 9

2200000482

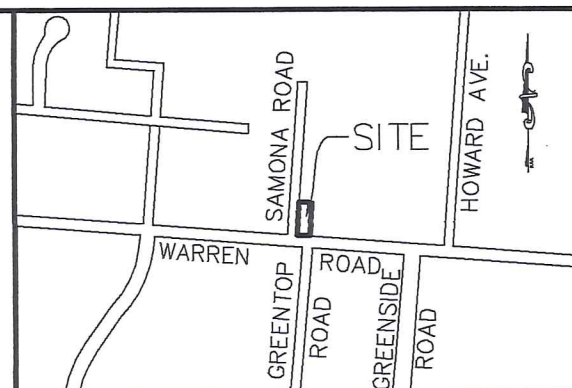
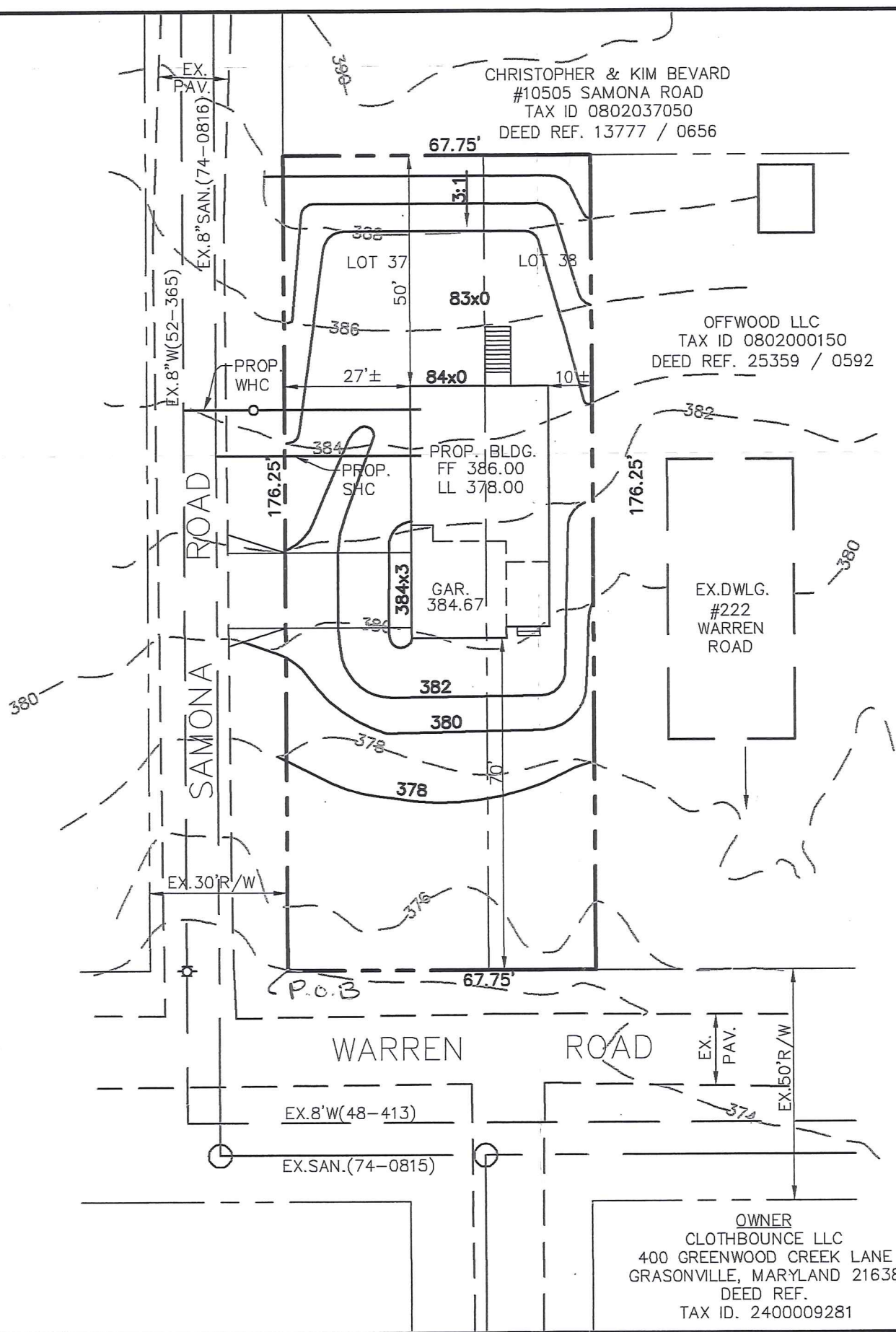
1971-0184-X  
1976-0154-X

2200000483

Lot # 9

Lot # 9





VICINITY MAP

SCALE: 1"=1000'

NOTES:

1. THIS PROPERTY HAS NO PRIOR ZONING CASES.
2. THIS PROPERTY HAS NO CURRENT ZONING VIOLATIONS.
3. THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOODPLAIN.
4. PROPERTY IS ZONED DR3.5
5. PROPERTY IS NOT IN THE CBCA.
6. PROPERTY IS NOT HISTORIC.
7. PROPERTY LOCATED ON MAP 51C1

LOT AREA

11,940 SF<sup>±</sup> OR 0.27 AC<sup>±</sup>



10-23-19  
My License  
Expires 4-12-20

MERRITT DEVELOPMENT  
CONSULTANTS, INC.

9831 MAGLEDT ROAD  
BALTIMORE, MARYLAND 21234  
PHONE: 410-925-4061 FAX: 410-661-1297

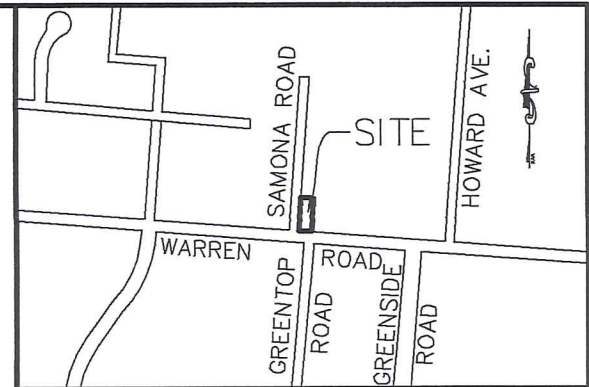
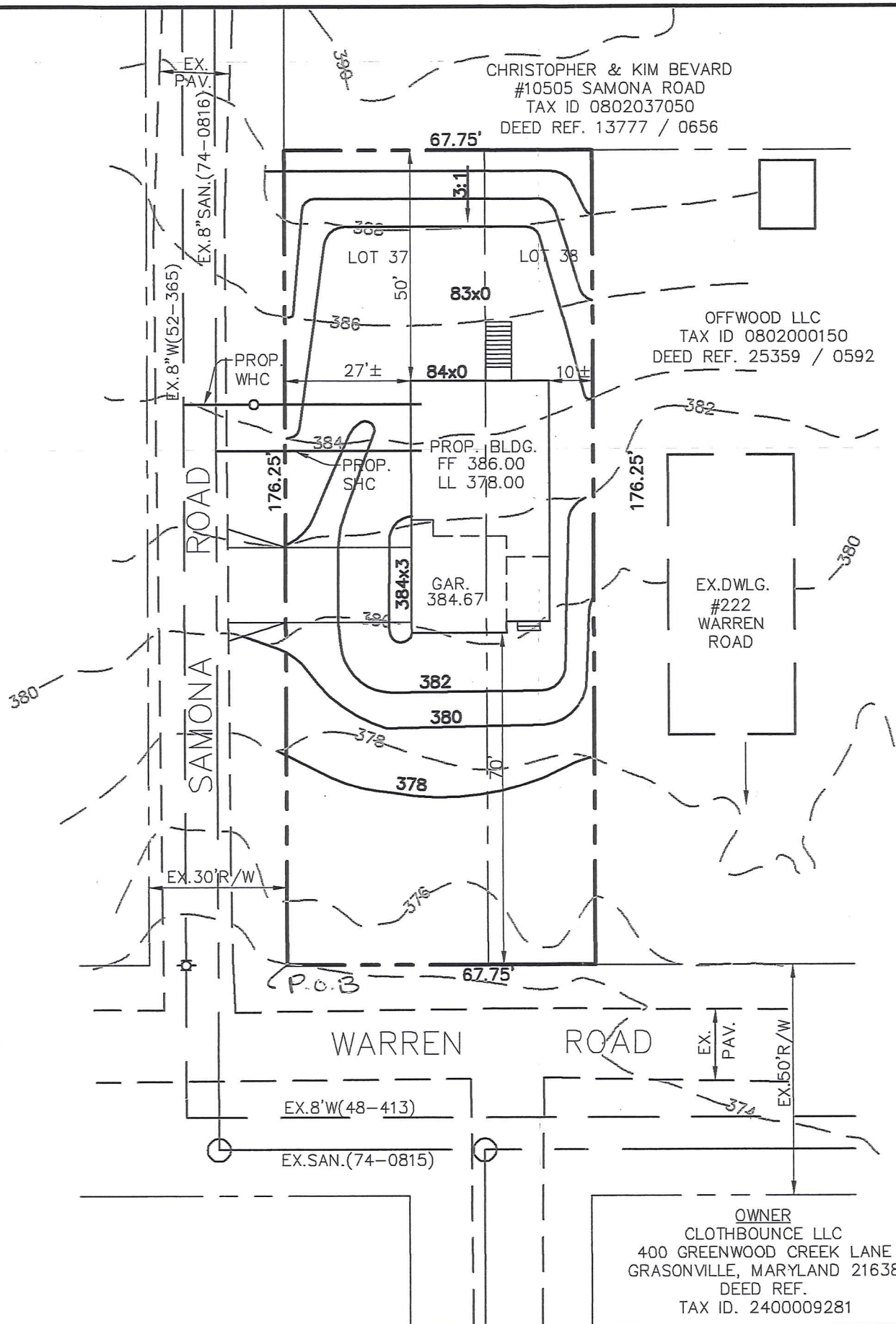
OWNER  
CLOTHBOUNCE LLC  
400 GREENWOOD CREEK LANE  
GRASONVILLE, MARYLAND 21638  
DEED REF.  
TAX ID. 2400009281

PLAN TO ACCOMPANY ZONING REQUEST  
CASE NO.

10503 SAMONA ROAD

8TH ELEC. DISTRICT 3RD COUNCILMANIC DISTRICT  
BALTIMORE COUNTY, MARYLAND  
SCALE: 1"=30' SEPTEMBER 16, 2019

Drop-off/No review  
2019-0520-A



VICINITY MAP

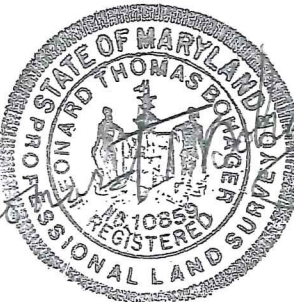
SCALE: 1"=1000'

NOTES:

1. THIS PROPERTY HAS NO PRIOR ZONING CASES.
2. THIS PROPERTY HAS NO CURRENT ZONING VIOLATIONS.
3. THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOODPLAIN.
4. PROPERTY IS ZONED DR3.5
5. PROPERTY IS NOT IN THE CBCA.
6. PROPERTY IS NOT HISTORIC.
7. PROPERTY LOCATED ON MAP 51C1

LOT AREA

11,940 SF<sup>±</sup> OR 0.27 AC<sup>±</sup>



10-23-19  
My License  
Expires 4-12-20

MERRITT DEVELOPMENT  
CONSULTANTS, INC.

9831 MAGLEDT ROAD  
BALTIMORE, MARYLAND 21234  
PHONE: 410-925-4061 FAX: 410-661-1297

OWNER  
CLOTHBOUNCE LLC  
400 GREENWOOD CREEK LANE  
GRASONVILLE, MARYLAND 21638  
DEED REF.  
TAX ID. 2400009281

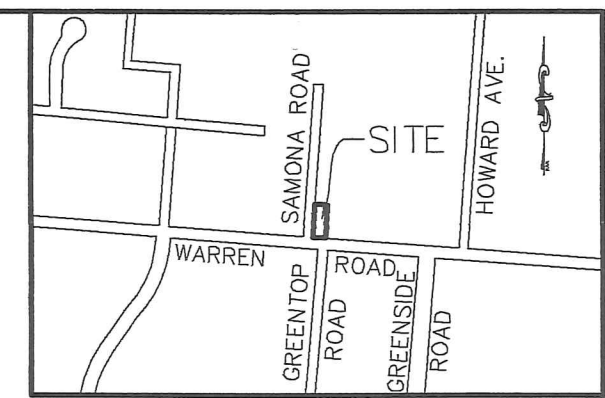
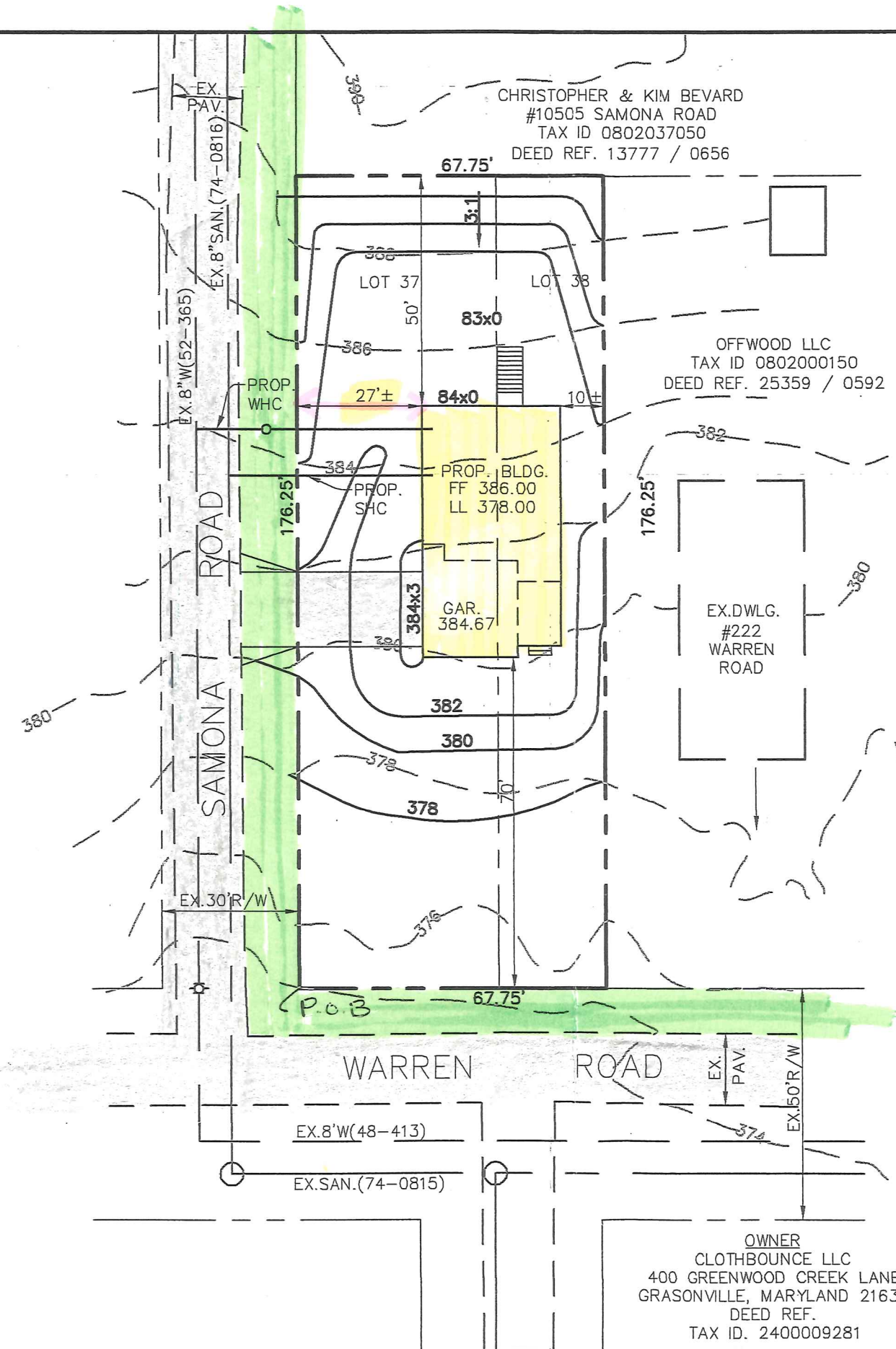
PLAN TO ACCOMPANY ZONING REQUEST  
CASE NO.

10503 SAMONA ROAD

8TH ELEC. DISTRICT 3RD COUNCILMANIC DISTRICT  
BALTIMORE COUNTY, MARYLAND  
SCALE: 1"=30' SEPTEMBER 16, 2019

Dropoff / No review  
2019-0520-A





VICINITY MAP  
SCALE: 1"=1000'

- NOTES:
1. THIS PROPERTY HAS NO PRIOR ZONING CASES.
  2. THIS PROPERTY HAS NO CURRENT ZONING VIOLATIONS.
  3. THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOODPLAIN.
  4. PROPERTY IS ZONED DR3.5
  5. PROPERTY IS NOT IN THE CBCA.
  6. PROPERTY IS NOT HISTORIC.
  7. PROPERTY LOCATED ON MAP 51C1

LOT AREA  
11,940 SF<sup>±</sup> OR 0.27 AC<sup>±</sup>

PETITIONER'S

EXHIBIT NO. 1

PLAN TO ACCOMPANY ZONING REQUEST  
CASE NO.  
10503 SAMONA ROAD  
8TH ELEC. DISTRICT 3RD COUNCILMANIC DISTRICT  
BALTIMORE COUNTY, MARYLAND  
SCALE: 1"=30' SEPTEMBER 16, 2019



10-23-19  
My License  
Expires 4-12-20

MERRITT DEVELOPMENT  
CONSULTANTS, INC.  
9831 MAGLEDT ROAD  
BALTIMORE, MARYLAND 21234  
PHONE: 410-925-4061 FAX: 410-661-1297

OWNER  
CLOTHBOUNCE LLC  
400 GREENWOOD CREEK LANE  
GRASONVILLE, MARYLAND 21638  
DEED REF.  
TAX ID. 2400009281