

M E M O R A N D U M

DATE: March 17, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0012-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on March 16, 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 ADMIN. VARIANCE	*	BEFORE THE
(7515 Labyrinth Road)		
3 rd Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Johua D. & Terri N. Rosen	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2020-0012-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, Johua D. and Terri N. Rosen ("Petitioners"). The Petitioners are requesting Variance relief pursuant to Section 1B02.3.B of the Baltimore County Zoning Regulations ("BCZR"), to permit an addition in the side street and rear of the existing dwelling with a side street setback of 12 ft. in lieu of the required 30 ft. 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 January 26, 2020, 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 Section 32-3-303 of the BCC. Based upon the information available, there is no evidence in the file to indicate that the

ORDER RECEIVED FOR FILING

Date 2-13-2020

By bw

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 Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 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 the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 13th day of **February, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 1B02.3.B of the Baltimore County Zoning Regulations ("BCZR"), to permit an addition in the side street and rear of the existing dwelling with a side street setback of 12 ft. in lieu of the required 30 ft., 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.



LAWRENCE M. STAHL
Administrative Law Judge for
Baltimore County

LMS:dlw

ORDER RECEIVED FOR FILING

Date 2-13-2020

By [Signature]



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 Hearings for Baltimore County for the property located at:

Address 7515 LABYRINTH RD BALTIMORE MD 21208 Currently zoned DR3.5 *May 1950 REGS*
 Deed Reference 21054 / 00001 21/77 10 Digit Tax Account # 0316061340
 Owner(s) Printed Name(s) JOHUA & TERRI ROSEN

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

For Administrative Variances, the **Affidavit** on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

- ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 1002.3.B BC2R
To permit an addition in the side street & rear of the existing dwelling with a side street setback of 12' in lieu of the required 30'.
 of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

- ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

JOHUA ROSEN / TERRI ROSEN
 Name #1 – Type or Print Name #2 – Type or Print
[Signature] *[Signature]*
 Signature #1 Signature #2

7515 LABYRINTH RD BALTIMORE MD
 Mailing Address City State
 21208 / 410-428-8489 /
 Zip Code Telephone # Email Address
 JROSEN94@VERIZONE.NET

Representative to be contacted:

DANIEL "DONNY" ANKRI
 Name – Type or Print
[Signature]
 Signature
 6803 CHEROKEE DR BALTIMORE MD
 Mailing Address City State
 21209 / 443-929-2377 / DONNYANKRI@GMAIL.COM
 Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print
 Signature
 Mailing Address City State
 Date 2-13-2020
 Zip Code Telephone # Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2020-0012-A Filing Date 1/15/20 Estimated Posting Date 1/26/20 Reviewer JF

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 and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 7515 LABYRINTH RD BALTIMORE MD 21208
Print or Type Address of property City State Zip Code

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

AN ADMINISTRATIVE VARIANCE IS BEING REQUESTED BECAUSE THE SIZE OF THE EXISTING HOUSE PROVIDES A PRACTICAL DIFFICULTY FOR THE ROSEN FAMILY. THE AMOUNT OF BEDROOMS AND THE SIZE OF THE CURRENT LIVING AREA ARE INADEQUATE. MAIN SPACES OF THE PROJECT PROGRAM INCLUDES ADDITIONAL BEDROOMS, AN ENLARGED KITCHEN, AND AN ENLARGED LIVING AREA.

IN ADDITION, DUE TO THE ROSEN'S RELIGIOUS BACKGROUND, A KOSHER KITCHEN IS NEEDED FOR PROPER FUNCTIONALITY. A KOSHER KITCHEN REQUIRES MULTIPLE APPLIANCES AND COUNTERS WHICH THE EXISTING SIZE KITCHEN DOES NOT PROVIDE.

THANK YOU FOR YOUR CONSIDERATION.

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

John D. Rosen
Signature of Owner (Affiant)

JOHUA ROSEN
Name- Print or Type

Terri Rosen
Signature of Owner (Affiant)

TERRI ROSEN
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 BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of January, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Johna Rosen and Terri Rosen

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

Daniel F. Litch
Notary Public

2-10-20
My Commission Expires



THE ZONING HEARING PROPERTY DESCRIPTION

Part A

Zoning Property Description For: 7515 Labyrinth Road Baltimore MD 21208

Beginning at a point on the East side of Labyrinth Road which is 50 feet wide at the distance of 126 feet South of the centerline of the nearest improved intersecting street Smith Ave which is 60 feet wide.

Part B

Option 2 (subdivision lot – lot is part of record plat):

Being Lot #4, Block #J Section #4 in the subdivision of Greenspring Manor as recorded in Baltimore County Plat Book #21, Folio #77 containing 11,748 square feet, located in the 3rd Election District and the 2nd Council District.

ADMINISTRATIVE ZONING PETITION

ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

with the Department of Permits, Approvals and Inspections

Administrative Hearings for Baltimore County for the property located at:

BALTIMORE MD 21208

Currently zoned DR3.5

/ 00001

21/77

10 Digit Tax Account # 0316061340

MAY 19 2020
REGU

JOHUA & TERRI ROSEN

FOR ADMINISTRATIVE
To be filed
To the Office of Administrative Hearings
Address 7515 LABYRINTH RD
Deed Reference
Owner(s) Printed Name(s)
21054
(SELECT THE HEARING TYPE)

INDICATE TYPE OF WORK IN THIS SPACE: i.e., to raze, alter or construct addition to building

Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

own and occupy the property situate in Baltimore County and which is described in the plan/plat
de a part hereof, hereby petition for an:

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for an addition in the side street & rear of the
dwelling with a side street setback of 12' in
the required 30'.

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ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore

County, indicate type of work in this space: i.e., to raze, alter or construct addition to building

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

JOHUA ROSEN

TERRI ROSEN

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

7515 LABYRINTH RD BALTIMORE MD

Mailing Address

City

State

21208

410-428-8489

Zip Code

Telephone #

Email Address

JROSEN94@VERIZONE.NET

Representative to be contacted:

DANIEL "DONNY" ANKRI

Name – Type or Print

Signature

6803 CHEROKEE DR BALTIMORE MD

Mailing Address

City

State

21209

443-929-2377

DONNYANKRI@GMAIL.COM

Zip Code

Telephone #

Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore
County, this 13 day of May, 2020 that the subject matter of this petition be set for a public hearing, advertised, and re-posted as
required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER

2020-0012-A

Filing Date

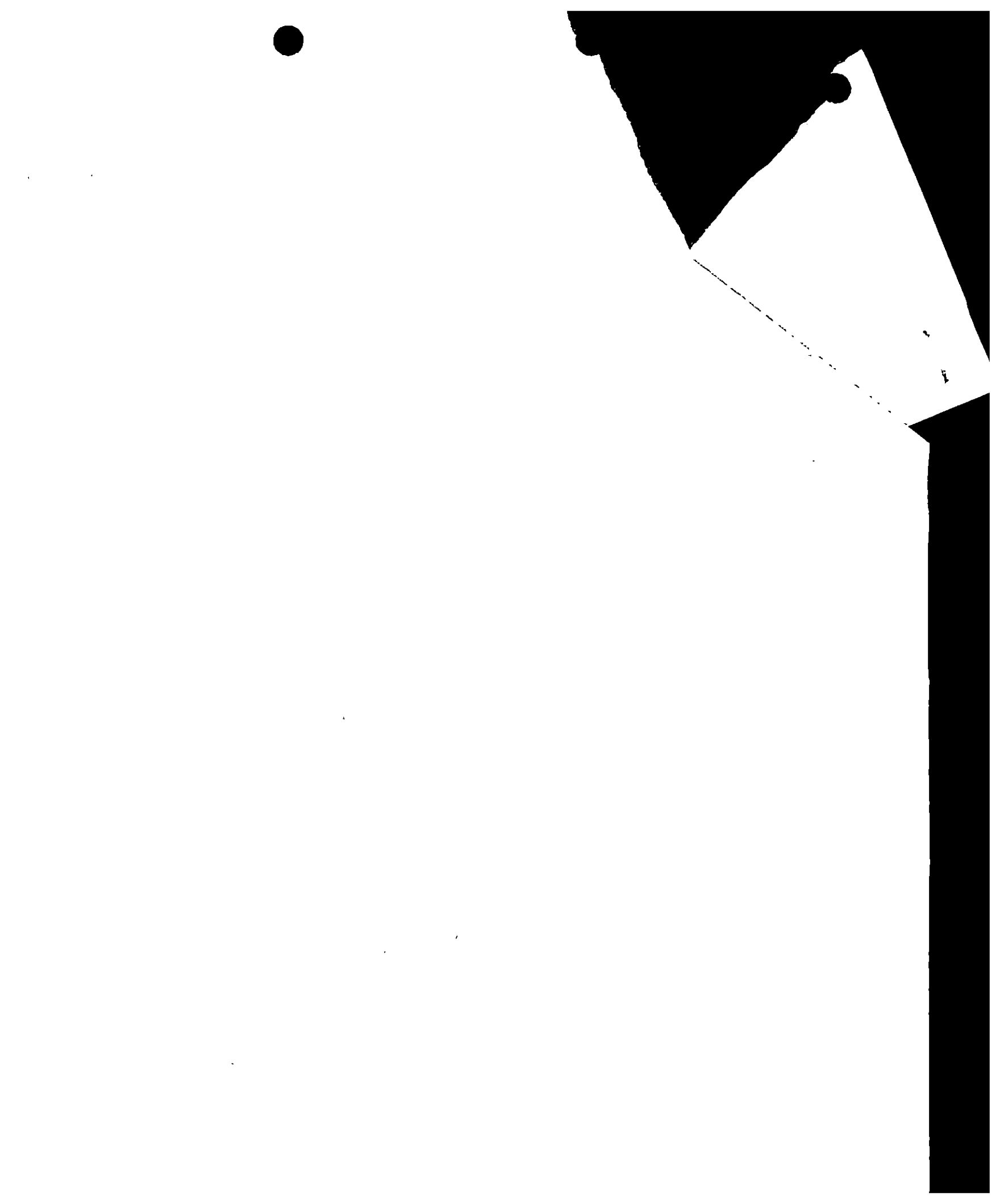
1/15/20

Estimated Posting Date

1/24/20

Reviewer

JR



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 and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 7515 LABYRINTH RD BALTIMORE MD 21208
Print or Type Address of property City State Zip Code

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

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THANK YOU FOR YOUR CONSIDERATION.

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

John D. Rosen
Signature of Owner (Affiant)

JOHUA ROSEN
Name- Print or Type

Terri Rosen
Signature of Owner (Affiant)

TERRI ROSEN
Name- Print or Type

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

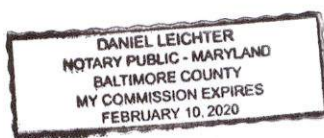
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of January, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: John D. Rosen and Terri Rosen

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal



[Signature]
Notary Public
2-10-20
My Commission Expires

THE ZONING HEARING PROPERTY DESCRIPTION

Part A

Zoning Property Description For: 7515 Labyrinth Road Baltimore MD 21208

Beginning at a point on the East side of Labyrinth Road which is 50 feet wide at the distance of 126 feet South of the centerline of the nearest improved intersecting street Smith Ave which is 60 feet wide.

Part B

Option 2 (subdivision lot – lot is part of record plat):

Being Lot #4, Block #J Section #4 in the subdivision of Greenspring Manor as recorded in Baltimore County Plat Book #21, Folio #77 containing 11,748 square feet, located in the 3rd Election District and the 2nd Council District.

CERTIFICATION OF POSTING

RE: Case No. 2020-0012-A

Petitioner: Joshua & Terri Rosen

Closing Date: 2/10/20

Baltimore County Department of
Permits, Approvals and Inspections
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____

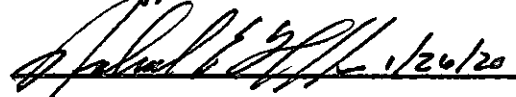
7115 Labyrinth Rd. – (front S. side of property) - (1 of 3)

7515 Labyrinth Rd. – (Smith Ave side of property) - (2 of 3)

7515 Labyrinth Rd. - (enlargement of sign wording) - (3 of 3)

_____ on 1/26/20

Sincerely,

 1/26/20

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

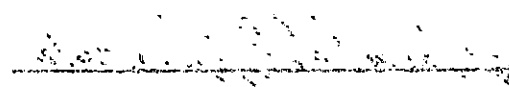
CERTIFICATION OF POSTING

RE: Case No. SD20-0015-A
Petitioner: Josha & Teri Rosen
Closing Date: 5/10/20

Baltimore County Department of
Permits, Approvals and Inspections
Room 111, County Office Building
111 W. Chasse Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____
7515 Labyrinth Rd. - (front S. side of property) - (1 of 3)
7515 Labyrinth Rd. - (Smith Ave side of property) - (2 of 3)
7515 Labyrinth Rd. - (rearward of sign wording) - (3 of 3)
on 5/26/20

Sincerely,


Richard E. Hoffman
804 Dellwood Drive
Fallston, Md. 21047
(443) 243-7300

Certification of Posting

Case No 2020-0012-A



7515 Labyrinth Road (front-S. side of property – 1 of 3)

 1/26/20

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certification of Posting

Case No 2020-0012-A



7 515 Labyrinth Road (Smith Ave. side of property – 2 of 3)

Richard E. Hoffman 1/26/20

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

of 1904 in Washington.

1904-1905 and 1906-1907

1904-1905 and 1906-1907

1904-1905 and 1906-1907

1904-1905 and 1906-1907

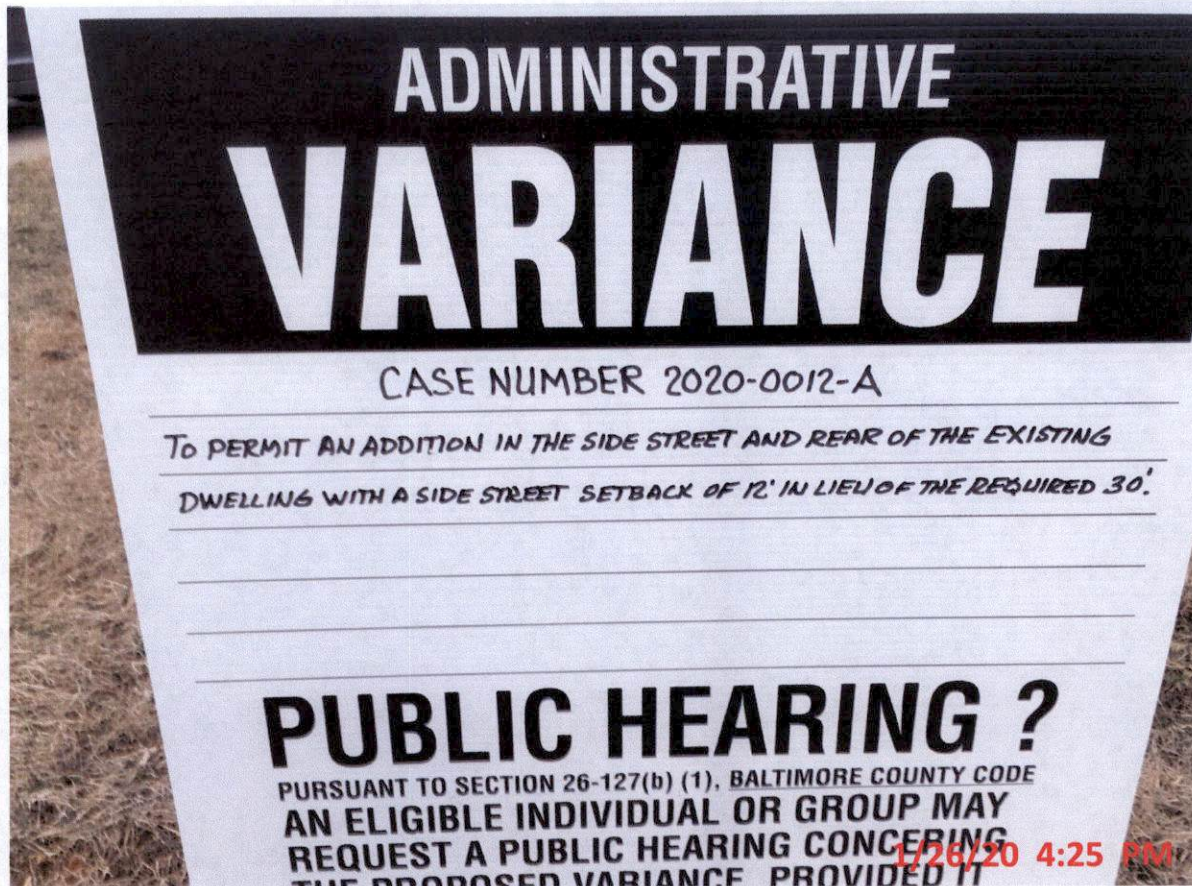
1904-1905 and 1906-1907

1904-1905 and 1906-1907

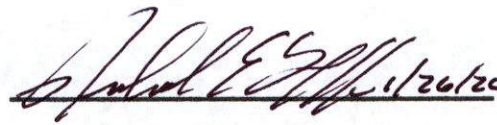
1904-1905 and 1906-1907

Certification of Posting

Case No 2020-0012-A



7515 Labyrinth Road (enlargement of wording – 3 of 3)

 1/26/20

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

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BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0012 -A Address 7515 LABYRINTH RD.

Contact Person: JUN FERNANDO Phone Number: 410-887-3391

Planner, Please Print Your Name

Filing Date: 1/15/20 Posting Date: 1/26/20 Closing Date: 2/10/20

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 (on the reverse side of this form) 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 an 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 zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The 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 zoning or deputy zoning commissioner), 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 2020- 0012 -A Address: 7515 LABYRINTH RD.

Petitioner's Name: John & Terri Rosen Telephone: 410-428-8489

Posting Date: 1/26/20 Closing Date: 2/10/20

Wording for Sign:

To permit an addition in the side street and rear of
the existing dwelling with a side street setback of
12' in lieu of the required 30'.

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: 2020-0012-A

Property Address: 7515 LARRYINTH RD BALTIMORE, MD 21208

Property Description: _____

Legal Owners (Petitioners): ~~JOSHUA~~ JOSHUA & TERRI ROSEN

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOSHUA ROSEN; TERRI ROSEN

Company/Firm (if applicable): _____

Address: 7515 LARRYINTH RD, BALTIMORE, MD 21208

Telephone Number: 410 - 428-8489

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JOHN A. OLSZEWSKI, JR.
County Executive

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

February 11, 2020

Daniel Ankri
6803 Cherokee Drive
Baltimore MD 21209

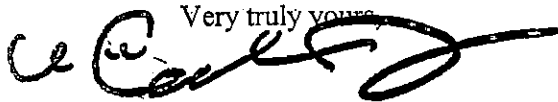
RE: Case Number: 2020-0012-A, 7515 Labyrinth Road

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 January 15, 2020. 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,


W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Johua Rosen 7515 Labyrinth Road Baltimore MD 21208

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 1/21/20

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. 2020-0012-A

*Administrative Variance
Joshua & Terri Rosen
7515 Labyrinth 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).

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 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: January 24, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0012-A
Address 7515 Labyrinth Road
(Rosen Property)

Zoning Advisory Committee Meeting of **January 27, 2020.**

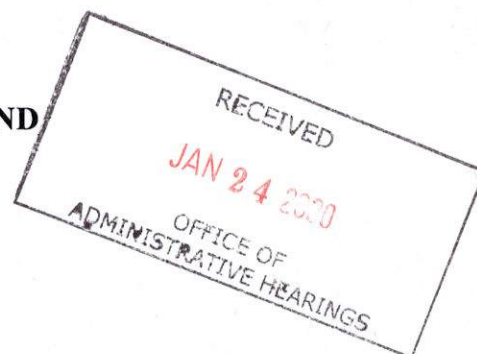
X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

2-10-20

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: January 24, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0012-A
Address 7515 Labyrinth Road
(Rosen Property)

Zoning Advisory Committee Meeting of **January 27, 2020.**

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

Reviewer: Steve Ford

Lot # 3

0319075820
Pt. Bk. 0000026, Folio 0129

0302058188

0302058187

PAI # 030098
PAI # 030098

LABYRINTH RD

DR 5.5

Pt. Bk./Folio # 026129

SMITH AVE

SMITH AVE

2 CD

NW 8-D 078C1

3 ED

Pt. Bk. 0000021, Folio 0077 0316061340

7515

Lot # 4

Lot # 17
0302070780

3115

1990-0061-X

0306082500

Lot # 5

PAI # 030001
Pt. Bk. 0000027, Folio 0077
PAI # 030001

LABYRINTH RD

DR 3.5

0311077576

Lot # 18

Lot # 3

7513

0316055600

7510

0313024530

Lot # 30

Lot # 2

7511

0311036030

Lot # 22
0303025260

0304076150 Lot # 1

Lot # 1

CASE NO. 2020- 0012-A

C H E C K L I S T

<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 _____)	_____
<u>1-24</u>	DEPS (if not received, date e-mail sent _____)	<u>PC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>1-21</u>	STATE HIGHWAY ADMINISTRATION	<u>No object.</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>1-26-2020</u>	by <u>Hobbs</u>
SIGN POSTING (2 nd)	Date: _____	by _____
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

ZAC AGENDA

Case Number: 2020-0011-X **Reviewer:** Gary Hucik
Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: SPECIAL EXCEPTION
Legal Owner: William S. Zacierka
Contract Purchaser: Amani Canaan

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 15 **Council Dist:** 7

Property Address: 4050 NORTH POINT BLVD
Location: North East corner of North Point Road and New Battle Grove Road.

Existing Zoning: BR A5 **Area:** .44 AC

Proposed Zoning:

SPECIAL EXCEPTION:

Per Section 236.2 To allow a used motor vehicle outdoor sales area, separated from sales agency building. Per section 236.2 To permit living quarters in a commercial building.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case Number: 2020-0012-A **Reviewer:** Jun Fernando
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Johua & Terri Rosen
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 3 **Council Dist:** 2

Property Address: 7515 LABYRINTH RD
Location: Southeast corner of Smith Ave and Labyrinth Road.

Existing Zoning: DR 3.5 **Area:** 11,748 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

1B02.3.B BCZR To permit an addition in the side street and rear of the existing dwelling with a side street setback of 12' in lieu of the required 30'.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 02/10/2020

Miscellaneous Notes:

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 03 Account Number - 0316061340		
Owner Information		
Owner Name:	ROSEN JOHUA DAVID ROSEN TERRI NICOLE	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	7515 LABYRINTH RD BALTIMORE MD 21208-4520	Deed Reference: /21054/ 00001
Location & Structure Information		
Premises Address:	7515 LABYRINTH RD BALTIMORE 21208-4520	Legal Description: 7515 LABYRINTH RD GREEN SPRING MANOR
Map:	Grid:	Parcel:
0078	0005	0447
Neighborhood:	Subdivision:	Section:
3050064.04	0000	4
Block:	Lot:	Assessment Year:
J	4	2020
Plat No:		Plat Ref:
0021/ 0077		0021/ 0077
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1956	2,032 SF	Property Land Area
		11,748 SF
County Use		04
Stories	Basement	Type
2	NO	SPLIT LEVEL
Exterior	Quality	Full/Half Bath
SIDING/ BRICK	4	2 full/ 1 half
Garage	Last Notice of Major Improvements	
1 Attached		
Value Information		
	Base Value	Value
		As of
		01/01/2020
Land:	84,500	84,500
Improvements	215,900	201,300
Total:	300,400	285,800
Preferential Land:	0	0
		Phase-in Assessments
		As of
		07/01/2019
		As of
		07/01/2020
		300,400
		285,800
		0
Transfer Information		
Seller: KOWALSKY AVRUM	Date: 12/01/2004	Price: \$315,000
Type: ARMS LENGTH IMPROVED	Deed1: /21054/ 00001	Deed2:
Seller: PODGUR STANLEY C	Date: 01/04/2000	Price: \$154,500
Type: ARMS LENGTH IMPROVED	Deed1: /14242/ 00680	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
		0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Approved 04/30/2008		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

STAPLE EDGE

STAPLE EDGE

NOTES

- 1) SITE PLAN SHOWN HAS BEEN GENERATED USING INFORMATION FROM CLIENT-PROVIDED SURVEY.
2) DIMENSIONS ARE APPROXIMATE.



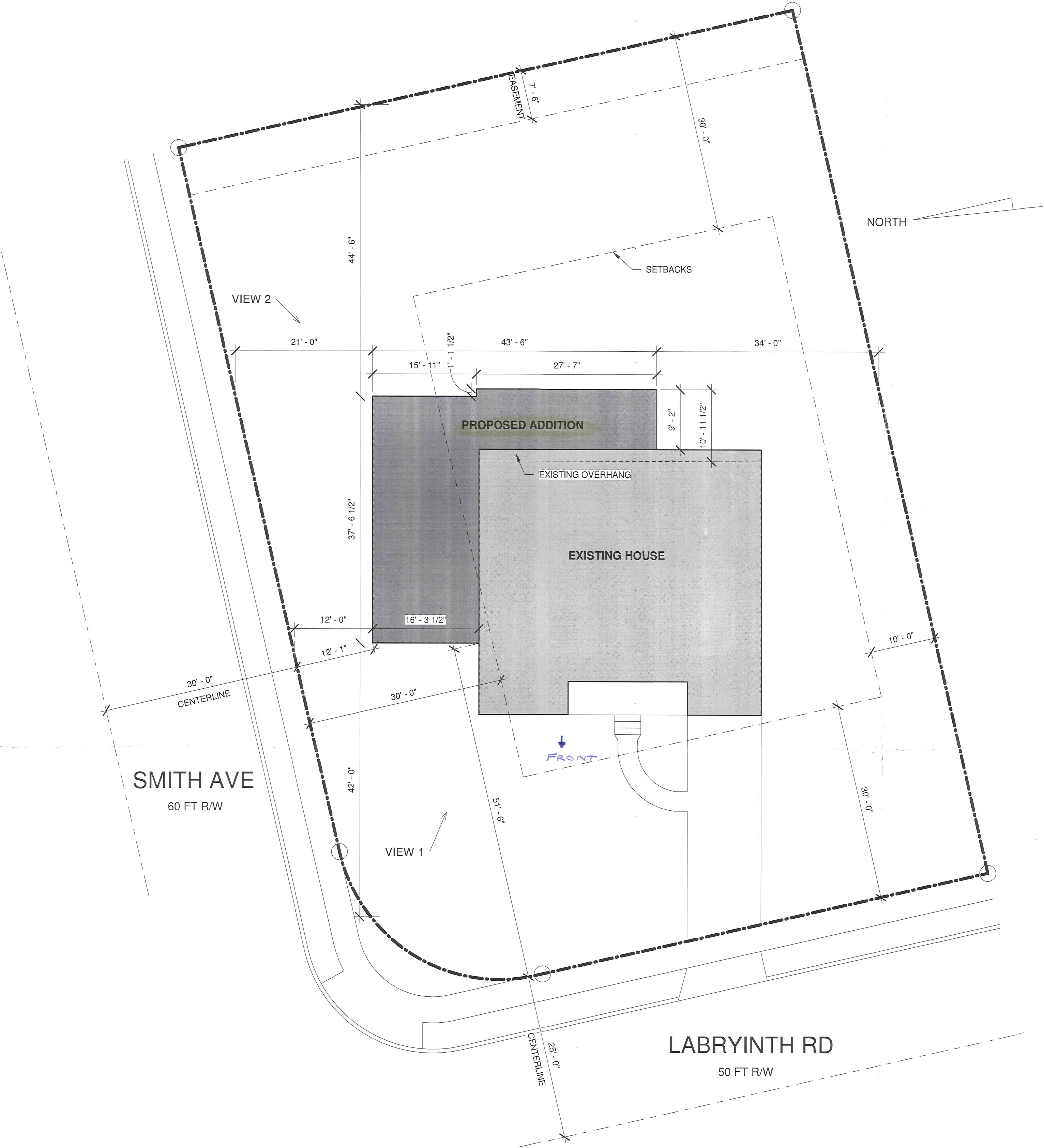
VICINITY MAP
(FROM GOOGLE EARTH, NORTH UP, NOT TO SCALE)



VIEW 1



VIEW 2



A1 SITE PLAN
1" = 10'-0"

ADDRESS: 7515 LABYRINTH RD, BALTIMORE MD 21208
OWNER'S NAME: JOHUA AND TERRI ROSEN
SUBDIVISION NAME: GREENSPRING MANOR
LOT#: 4
BLOCK#: J
SECTION#: 4
PLAT BOOK#: 0021
FOLLOW: 0077
10 DIGIT TAX#: 0316061340
DEED REF#: 21054 / 00001

PLAT APPROVED AUGUST 1955

ZONING MAP# 078C1
SITE ZONED DR 3.5
ELECTION DISTRICT 3
COUNCIL DISTRICT 2
LOT AREA 11,748 SQ. FT.
HISTORIC? NO
IN CBQA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK X
WATER IS: _____
PUBLIC ☒ PRIVATE _____
SEWER IS: _____
PUBLIC ☒ PRIVATE _____

ROSEN ADDITION

7515 LABYRINTH
ROAD BALTIMORE
MD 21209

REVISIONS		
NUMBER	DESCRIPTION	DATE

2020-0012-A
VARIANCE SUBMISSION

Date	1/6/2020
Scale	1" = 10'-0"
Job No.	XXXX
Drawn By	DA

SITE PLAN

Drawing No. **A0.01**

ROSEN ADDITION

7515 LABYRINTH
ROAD BALTIMORE
MD 21209

REVISIONS		
NUMBER	DESCRIPTION	DATE

2020-0612-A
VARIANCE SUBMISSION

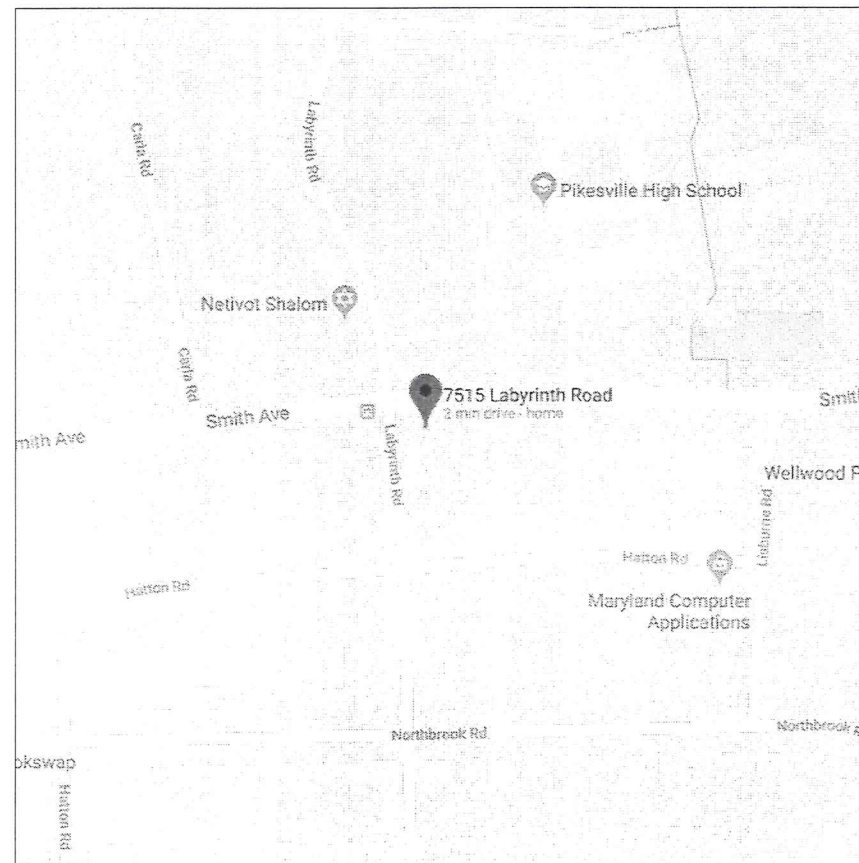
Date	1/6/2020
Scale	1" = 10'-0"
Job No.	XXXX
Drawn By	DA

SITE PLAN

Drawing No. **A0.01**

NOTES

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VICINITY MAP
(FROM GOOGLE EARTH, NORTH UP, NOT TO SCALE)

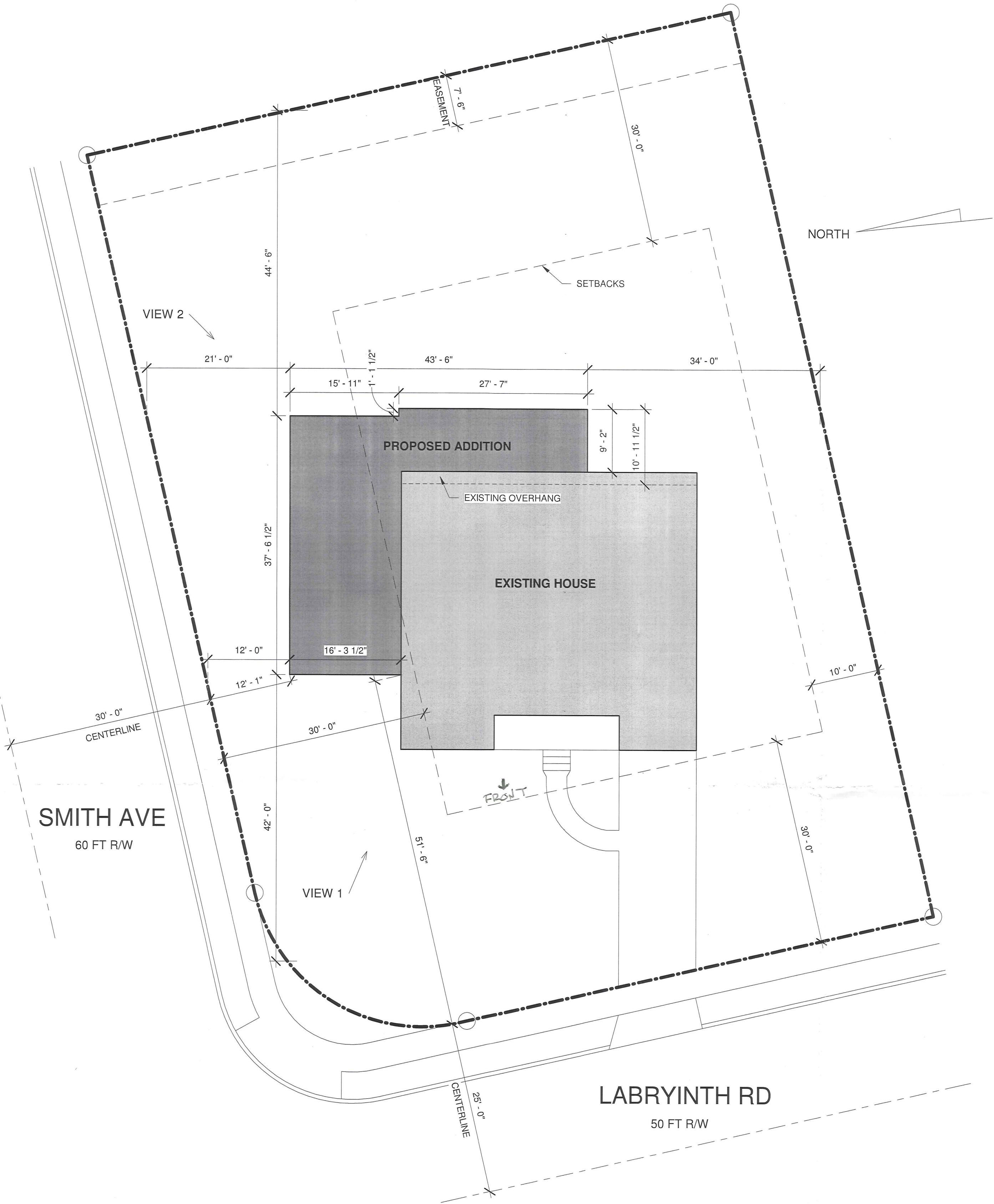


VIEW 1



VIEW 2

A1 SITE PLAN
1" = 10'-0"



ADDRESS: 7515 LABYRINTH RD, BALTIMORE MD 21209

OWNER'S NAME: JOHUA AND TERRI ROSEN

SUBDIVISION NAME: GREENSPRING MANOR

LOT#: 4

BLOCK#: J

SECTION#: 4

PLAT BOOK#: 0021

FOLIO#: 0077

10 DIGIT TAX#: 0316061340

DEED REF#: 21054 / 00001

PLAT APPROVED AUGUST 1955

ZONING MAP# 078C1

SITE ZONED DR 3.5

ELECTION DISTRICT 3

COUNCIL DISTRICT 2

LOT AREA 11,748 SQ. FT.

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK X

WATER IS: PUBLIC ☒ PRIVATE ☐

SEWER IS: PUBLIC ☒ PRIVATE ☐