

M E M O R A N D U M

DATE: October 23, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0072-A- Appeal Period Expired

The appeal period for the above-referenced case expired on October 22, 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.'

/dlm

cc: Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE

(2419 Crestnoll Road)
8th Election District
2nd Council District
Isham, LLC
Legal Owner
Petitioner

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2020-0072-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by Isham, LLC, legal owner of the subject property (“Petitioner”). Petitioner is requesting variance relief from the Baltimore County Zoning Regulations (“BCZR”) §§1A04.3.B.4 and 1A04.3.2.b to permit a side yard to street setback of 30 ft. in lieu of the required 50 ft. and a side yard street to centerline setback of 57 ft. in lieu of the required 75 ft.

Due to the COVID-19 pandemic, a public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. A site plan was marked and accepted into evidence as Petitioner’s Exhibit 1.

Ida Shamis, appeared in support of the petition on behalf of the Petitioner. There were no protestants or interested citizens in attendance. A substantive Zoning Advisory Committee (“ZAC”) comment was received from the Department of Planning (“DOP”). Ms. Shamis testified that she is the home owner, although the home is titled in the name of an LLC she owns. She explained that this is her primary residence and that her elderly parents also reside there.

The site is approximately .088 acres in size and is zoned RC-5. Petitioner desires to construct an attached garage on a portion of the existing driveway in order to accommodate

ORDER RECEIVED FOR FILING

Date

Bv

9/22/20

D. Mignon

ingress and egress to the residence for her and her parents. She testified, and the site plan depicts, that the subject lot is on a corner and that the proposed garage structure would not be in proximity to any other residences.

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 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).

The subject property is unique. The lot is long and rectangular. The existing residence is sited at angles to Dover and Crestnoll Roads, rather than facing either one. If the Petitioner is not afforded the requested variance relief she will experience hardship because she will be unable to construct the garage she needs in order to transport herself and her parents in and out of the residence safely in all weather conditions.

THEREFORE, IT IS ORDERED, this **22nd** day of **September, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to §§1A04.3.B.4 and 1A04.3.2.b of the Baltimore County Zoning Regulations ("BCZR") to permit a side to street setback of 30 ft. in lieu of the required 50 ft. and a side street to centerline setback of 57 ft. in lieu of the required 75 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at her 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, Petitioner would be required to return the subject property to its original condition.
- Prior to issuance of permits, Petitioner must comply with the ZAC comments made by the DOP, a copy of which is attached hereto and made a part hereof.

ORDER RECEIVED FOR FILING

Date

9/22/20

D. Manon

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

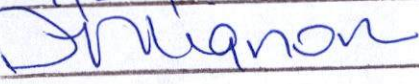
PMM/dlm

ORDER RECEIVED FOR FILING

Date

9/22/20

By



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 4/2/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-072

INFORMATION:

Property Address: 2419 Crestnoll Road
Petitioner: Isham, LLC
Zoning: RC 5
Requested Action: Variance

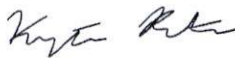
The Department of Planning has reviewed the petition for a variance from sections 1A04.3.B.4 & 1A04.3.B.2.b to permit a side to street setback of 30 feet in the lieu of the required 50 feet, and a side street to centerline setback of 57 feet in lieu of the required 75 feet.

The property is located in a rural residential area. The variance is needed for a proposed garage addition. The garage will be built on an existing driveway.

The Department of Planning does not object to the variance. This accessory structure is subject to the RC 5 Performance Standards as listed in Section 1A04.4 of the BCZR, new construction materials should match the existing dwelling.

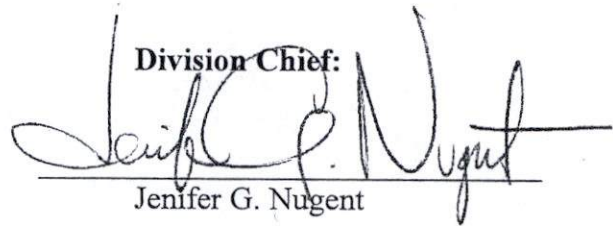
For further information concerning the matters stated herein, please contact Joseph Wiley at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/kma/

c: Joseph Wiley
I.Krasnik
Office of the Administrative Hearings
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING

Date 9/22/20

By D Mignone



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 2419 CRESTAON RD which is presently zoned RC5
 Deed References: 41858/00447 10 Digit Tax Account # 08 07016500
 Property Owner(s) Printed Name(s) ISHAM LLC

(SELECT THE HEARING(S) BY MARKING ☒ 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. ☒ a Variance from Section(s) IA04.3.B.4.1 & IA04.3.B.2.b; (RDP PRE-1970) TO PERMIT A SIDE TO STREET SETBACK OF 30ft. IN LIEU OF THE REQUIRED 50ft. AND A SIDE STREET TO CENTERLINE SETBACK OF 57ft. IN LIEU OF THE REQUIRED 75ft.

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)

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):

Isham LLC

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

700 St. Paul Ave Reisterstown

Mailing Address City State

21136 1.410.812.1214 ida.shamis

Zip Code Telephone # Email Address

Representative to be contacted:

I. KRASNIK

Name - Type or Print

Signature

405 Homevale Ct. Reisterstown

Mailing Address City State

21136 410.979.0985 I. KRAS

Zip Code Telephone # Email Address

CASE NUMBER 2020-0072-A Filing Date 03/06/2020

Do Not Schedule Dates: Review

Zoning Description
For
2419 Crestnoll Road

That property located on the easterly corner of the intersection of Dover and Crestnoll Roads. Being located in the 4th Election District and 2nd Council District, known as Lot No. 8 on the record plat, "Knollcrest Manor", Book 33, Folio 0063. Containing approximately 0.88 acres.

ZONING NOTICE

CASE # 2020-0072-A

**A PUBLIC HEARING WILL BE HELD BY
THE ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD**

PLACE: FOR INFO. ON HOW TO PARTICIPATE IN THE HEARINGS GO
TO WWW.BALTIMORECOUNTYMD.GOV/ADMINHEARINGS NO LATER
THAN 48 HRS PRIOR TO HEARING. YOU MAY ALSO CALL 410-387-3868 EXT. 0

DATE AND TIME: MONDAY SEPT. 21, 2020 10AM

REQUEST: VARIANCE TO PERMIT A SIDE TO STREET

SETBACK OF 30 FT. IN LIEU OF THE REQUIRED 50 FT.

AND A SIDE STREET TO CENTERLINE SETBACK OF 57 FT.
IN LIEU OF THE REQUIRED 75 FT.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING.
TO CONFIRM HEARING CALL 887-3391
HANDIA

CERTIFICATE OF POSTING

Date: 9-17-20

RE: Case Number: 2020-0072-A RECERT

Petitioner/Developer: Dhanis

Date of Hearing/Closing: Sept 21, 2020 10AM

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 2419 Crestroll Rd

The signs(s) were posted on RECERT 9-17-20
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

443-834-8162
(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

Date: 9-17-20

RE: Case Number: 2020-0072-A RECERT

Petitioner/Developer: Shawis

Date of Hearing/Closing: Sept 24, 2020 10AM

RECEIVED

SEP 17 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

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(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON

(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

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(Street Address of Sign Poster)

Parkton, MD 21120

(City, State, Zip Code of Sign Poster)

443-834-8162

(Telephone Number of Sign Poster)

ZONING NOTICE

CASE # 2020-0072-A

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IN TOWSON, MD

PLACE: FOR INFO ON HOW TO PARTICIPATE IN THE HEARINGS GO
TO WWW.BALTIMORECOUNTYMD.GOV/ADMIN/HEARINGS NO LATER THAN
48 HRS PRIOR TO HEARING. YOU MAY ALSO CALL 410-887-3868 EXT. 0

DATE AND TIME: MONDAY SEPT 21, 2020 10AM

REQUEST: VARIANCE TO PERMIT A SIDE TO STREET
SETBACK OF 30 FT. IN LIEU OF THE REQUIRED 50 FT.
AND A SIDE STREET TO CENTERLINE SETBACK OF
57 FT. IN LIEU OF THE REQUIRED 75 FEET

POSITIONMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOME TIMES NECESSARY
TO CONFIRM THE LOCATION OF THE SIGN. PLEASE DO NOT REMOVE OR MOVE THIS SIGN AND CONTACT THE TOWSON PLANNING DEPARTMENT AT 410-887-3868
HANDICAPPED ACCESSIBLE

ZONING NOTICE

CASE # 2020-0072-A

A PUBLIC HEARING WILL BE HELD BY
THE ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD

PLACE: FOR INFO ON HOW TO PARTICIPATE IN THE HEARINGS GO
TO WWW.BALTIMORECOUNTY.MD/GOV/ADMIN/HEARINGS NO LATER
THAN 48 HRS PRIOR TO HEARING. YOU MAY ALSO CALL 410-387-3868 EXT. 0

DATE AND TIME: MONDAY SEPT. 21, 2020 10AM

REQUEST: VARIANCE TO PERMIT A SIDE TO STREET
SETBACK OF 30 FT. IN LIEU OF THE REQUIRED 50 FT.

AND A SIDE STREET TO CENTERLINE SETBACK OF 57 FT.
IN LIEU OF THE REQUIRED 75 FT.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING
HANDY

Donna Mignon

From: Donna Mignon
Sent: Tuesday, September 15, 2020 10:43 AM
To: 'Larry Pilson'
Subject: Case No: 2020-0072-A 2419 Crestnoll Road

Good Morning,

Just a reminder to please email the 2nd recertification in regard to the above to
: administrativehearings@baltimorecountymd.gov

Thank you so much.

Have a great day.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

Donna Mignon

From: Donna Mignon
Sent: Tuesday, September 15, 2020 10:41 AM
To: 'i.krasnik@aol.com'
Subject: 2419 Crestnoll Road, Isham LLC - Case No: 2020-0072-A

Good Morning,

As you are aware, a Webex hearing has been set for Monday, September 21, 2020 at 10:00 a.m.

Please email any exhibits you wish to present at the hearing 48 hours prior to the hearing.

Please email any documents to administrativehearings@baltimorecountymd.gov

Thank you.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

ZONING NOTICE

CASE # 2020-0072-A

**A PUBLIC HEARING WILL BE HELD BY
ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD**

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TO WWW.BALTIMORECOUNTYMD.GOV/ADMINHEARINGS NO LATER THAN
48 HRS PRIOR TO HEARING. YOU MAY ALSO CALL 410-887-3868 EXT. 0.

DATE AND TIME: MONDAY SEPT 21, 2020 10AM

REQUEST: VARIANCE TO PERMIT A SIDE TO STREET
SETBACK OF 30 FT. IN LIEU OF THE REQUIRED 50 FT.
AND A SIDE STREET TO CENTERLINE SETBACK OF
57 FT. IN LIEU OF THE REQUIRED 75 FEET.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING DATE, CALL 410-887-3391.
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW.
HANDICAPPED ACCESSIBLE



JOHN A. OLSZEWSKI, JR.
County Executive

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

August 24, 2020

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 virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0072-A

2419 Crestnoll Road

Easterly corner of intersection of Dover & Crestnoll Roads

8th Election District – 2nd Councilmanic District

Legal Owners: Isham, LLC, Ida Shamis

Variance to permit a side to street setback of 30 ft. in lieu of the required 50 ft. and a side street to centerline setback of 57 ft. in lieu of the required 75 ft.

Hearing: Monday, September 21, 2020 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

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

Michael Mallinoff
Director

MM:kl

C: Ida Shamis, 700 St. Paul Avenue, Reisterstown 21136
I Krasnik, 405 Homevale Court, Reisterstown 21136

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, SEPTEMBER 1, 2020.



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 2419 CRESTNOLL RD which is presently zoned RC5
 Deed References: 41858/00447 10 Digit Tax Account # 0807016500
 Property Owner(s) Printed Name(s) ISHAM 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

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) 1A04.3.B.4.1 & 1A04.3.B.2.b; (RDP PRE-1970) TO PERMIT A SIDE TO STREET SETBACK OF 30ft IN LIEU OF THE REQUIRED 50ft AND A SIDE STREET TO CENTERLINE SETBACK OF 57ft IN LIEU OF THE REQUIRED 75ft.

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)

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):

IsHAM LLC

Name #1 - Type or Print

IsHAM

Name #2 - Type or Print

Signature #1

Signature #2

700 St. Paul Ave Reisterstown MD

Mailing Address City State

21136 410.812.1214 ida.shamis@gmail.com

Zip Code Telephone # Email Address

Representative to be contacted:

I. KRASNICK

Name - Type or Print

Signature

405 Homevale Ct. Reisterstown MD

Mailing Address City State

21136 410.479.0985 I.KRASNICK@APL.com

Zip Code Telephone # Email Address

CASE NUMBER 2020-0072-A Filing Date 03/06/2020

Do Not Schedule Dates:

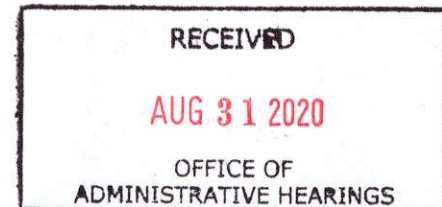
Reviewer JCM

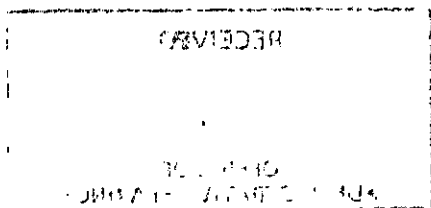
9-21
10 Am

Debra Wiley

From: Larry Pilson <lpilson@hotmail.com>
Sent: Sunday, August 30, 2020 11:02 AM
To: Kristen L Lewis; Jenae Johnson; Administrative Hearings; Yanina Giller
Subject: 2020-0072-A 2419 Crestnoll Road
Attachments: Crestnoll Cert.pdf; DSC_1101.JPG; DSC_1100.JPG

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





CERTIFICATE OF POSTING

Date: 8-30-20

RECEIVED

AUG 31 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

RE: Case Number: 2020-0072-A

Petitioner/Developer: Isham LLC, Ida Shamis

Date of Hearing/Closing: 9-21-20 10AM

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 2419 Crestnoll Rd

The signs(s) were posted on 8-30-20
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

RECEIVED

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JAN 10 1964
U.S. DEPT. OF JUSTICE

CERTIFICATE OF POSTING

Date: 8-30-20

RECEIVED

AUG 31 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

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Petitioner/Developer: Ischem LLC, Ida Shamis

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(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

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(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

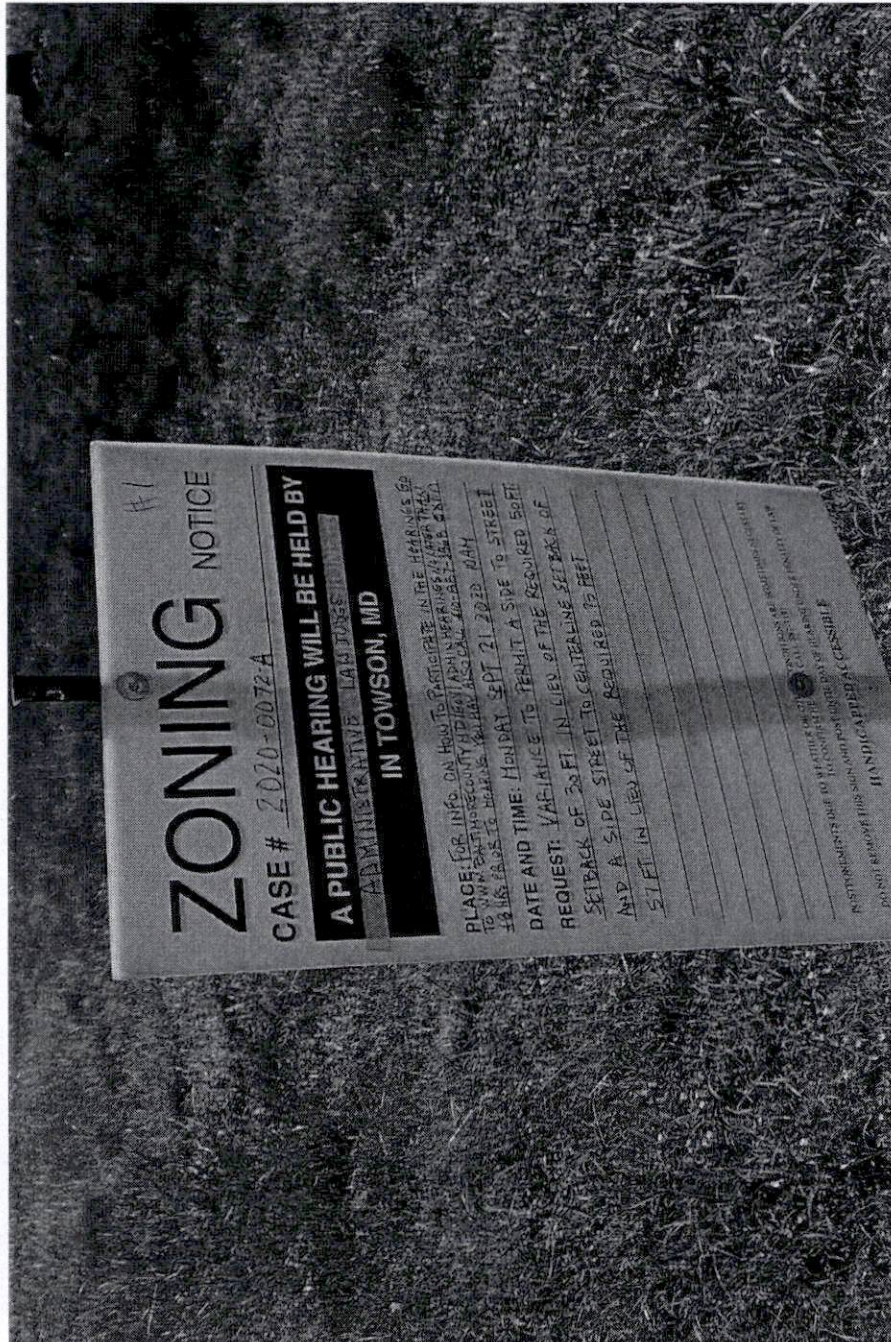
410-343-1443
(Telephone Number of Sign Poster)

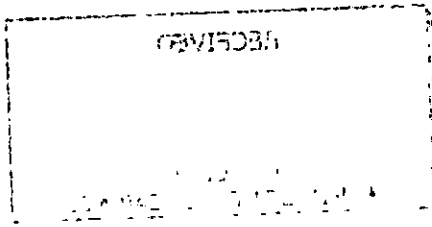
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JAN 10 1964
U.S. AIR FORCE
COMMUNICATIONS

RECEIVED

AUG 31 2020

OFFICE OF
ADMINISTRATIVE HEARINGS





CERTIFICATE OF POSTING

Date: 8-30-20

RE: Case Number: 2020-0072-A

Petitioner/Developer: Isham LLC, Ida Shamis

Date of Hearing/Closing: 9-21-20 10AM

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(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ZONING NOTICE

CASE # 2020-0072-A

**A PUBLIC HEARING WILL BE HELD BY
THE ADMINISTRATION AND STAFF
IN TOWSON, MD**

PLACE FOR INFO ON HOW TO PARTICIPATE IN THE HEARING: GO
TO WWW.EALTHIERCOUNTY.MD/GOV/ADMIN/HEARINGS NO LATER
THAN 48 HRS PRIOR TO HEARING. YOU MAY ALSO CALL 410-387-3068 EXT 0

DATE AND TIME: MONDAY SEPT. 27, 2020 10AM

REQUEST: VARIANCE TO PERM. T.A. SIDE TO STREET

SETBACK OF 30 FT. IN LIEU OF THE REQUIRED 50 FT.

AND A SIDE STREET TO CENTERLINE SETBACK OF 5 FT.

IN LIEU OF THE REQUIRED 75 FT.

POSTEDMENTS HERE TO IN THE FOR OR WILL CONSIDER ARE MORE THAN IN CELESTIAL
TO CELESTIAL (OR ANY OTHER) (SEE 1-10)

DO NOT REMOVE THIS SIGN AND POST FROM THE DATE OF HEARING UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

ZONING NOTICE

CASE # 2020-0072-A

A PUBLIC HEARING WILL BE HELD BY
ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD

PLACE FOR INFO ON HOW TO PARTICIPATE IN THE HEARINGS GO
TO WWW.BALTIMORECOUNTYMIDGOV.ADMIN HEARINGS IN TOWSON, MD
48 HRS PRIOR TO HEARING YOU MAY ALSO CALL 410-381-3848 OR 410-381-3849

DATE AND TIME: MONDAY SEPT 21, 2020 10AM

REQUEST: VARIANCE TO PERMIT A SIDE TO STREET
SETBACK OF 30 FT. IN LIEU OF THE REQUIRED 50 FT.
AND A SIDE STREET TO CENTRAL SETBACK OF
57 FT. IN LIEU OF THE REQUIRED 75 FEET

POSTERMENTS DUE TO WHETHER OR NOT YOU ARE SUBMITTING A COMMENT
TO COMMISSIONER OF THE PLANNING AND ZONING DEPARTMENT
DO NOT SIGN THIS SIGN AND POST UNTIL DAY OF HEARING OR A PENALTY WILL BE
IMPOSED

HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

Date: 8-30-20

RE: Case Number: 2020-0072-A

Petitioner/Developer: Isham LLC, Ida Shorris

Date of Hearing/Closing: 9-21-20 10AM

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J. LAWRENCE PILSON
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Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
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CASE # 2020-0072-A

**A PUBLIC HEARING WILL BE HELD BY
THE ~~ADMINISTRATIVE~~ PLANNING BOARD
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DATE AND TIME: MONDAY SEPT. 21, 2020 10AM

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POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CONFIRM HEARING CALL 887-1391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

ZONING NOTICE

CASE # 2020-0072-A

A PUBLIC HEARING WILL BE HELD BY
ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD

PLACE: FOR INFO. ON HOW TO PARTICIPATE IN THE HEARINGS GO
TO WWW.BALTIMORECOUNTYMD.GOV/ADMIN/HEARINGS NO LATER THAN
48 HRS PRIOR TO HEARING. YOU MAY ALSO CALL 410-887-3868 EX. 10.

DATE AND TIME: MONDAY SEPT 21, 2020 10AM

REQUEST: VARIANCE TO PERMIT A SIDE TO STREET
SETBACK OF 30 FT. IN LIEU OF THE REQUIRED 50 FT.
AND A SIDE STREET TO CENTERLINE SETBACK OF
57 FT. IN LIEU OF THE REQUIRED 75 FEET

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CONFIRM HEARING DATE. CALL 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW.
HANDICAPPED ACCESSIBLE



JOHN A. OLSZEWSKI, JR.
County Executive

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

August 24, 2020

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 virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0072-A

2419 Crestnoll Road

Easterly corner of intersection of Dover & Crestnoll Roads

8th Election District – 2nd Councilmanic District

Legal Owners: Isham, LLC, Ida Shamis

Variance to permit a side to street setback of 30 ft. in lieu of the required 50 ft. and a side street to centerline setback of 57 ft. in lieu of the required 75 ft.

Hearing: Monday, September 21, 2020 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

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

Michael Mallinoff
Director

MM:kl

C: Ida Shamis, 700 St. Paul Avenue, Reisterstown 21136
I Krasnik, 405 Homevale Court, Reisterstown 21136

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, SEPTEMBER 1, 2020.

TO: THE DAILY RECORD
Tuesday, September 1, 2020 - Issue

Please forward billing to:
Ida Shamis
700 St. Paul Avenue
Reisterstown, MD 21136

410-812-1214

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 virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0072-A

2419 Crestnoll Road

Easterly corner of intersection of Dover & Crestnoll Roads

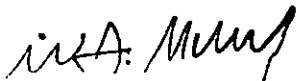
8th Election District – 2nd Councilmanic District

Legal Owners: Isham, LLC, Ida Shamis

Variance to permit a side to street setback of 30 ft. in lieu of the required 50 ft. and a side street to centerline setback of 57 ft. in lieu of the required 75 ft.

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For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.



Michael Mallinoff
Director of Permits, Approvals and Inspections for Baltimore County

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
2419 Crestnoll Road; E corner of intersection * OF ADMINISTRATIVE
of Dover & Crestnolls Roads * HEARINGS FOR
8th Election & 2nd Councilmanic Districts * BALTIMORE COUNTY
Legal Owner(s): Isham LLC *
Petitioner(s) * 2020-072-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

MAR 17 2020

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 17th day of March, 2020, a copy of the foregoing Entry of Appearance was mailed to I. Krasarik, 405 Homevale Court, Reisterstown, Maryland 21136, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

The Daily Record

200 St. Paul Place Suite 2480
Baltimore, Maryland 21202
1 (443) 524-8100
www.thedailyrecord.com

PUBLISHER'S AFFIDAVIT

Order #: 11912388
Case #:
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0072-A

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:

9/1/2020



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 virtual hearing the property identified herein as follows:

CASE NUMBER: 2020-0072-A

2419 Crestnoll Road

Easterly corner of intersection of Dover & Crestnoll Roads

8th Election District - 2nd Councilmanic District

Legal Owners: Isham, LLC, Ida Shams

Variance to permit a side to street setback of 30 ft. in lieu of the required 50 ft. and a side street to centerline setback of 57 ft. in lieu of the required 75 ft.

Hearing: Monday, September 21, 2020 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/admin/hearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

s1

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

Revised 7/9/2015



JOHN A. OLSZEWSKI, JR.
County Executive

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

September 9, 2020

I krasnik,
405 Howevale Court
Reisterstown MD 21136

RE: Case Number: 2020-0072-A, 2419 Crestnoll 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 March 06, 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,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", is written over a circular stamp or seal.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Gregory Slater
Secretary
Tim Smith, P.E.
Acting Administrator

Date: May 11, 2020

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. **2020-00872-A**

Variance
Isham, LLC
2419 Crestnoll 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,



For Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

Date: 3/23/20

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

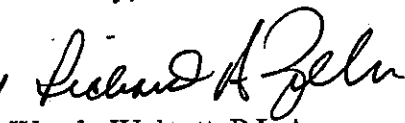
Dear Ms. Lewis:

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. 2020-0072-1A

*Warren Co
Isham, LLC
2419 Crestnoll 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: March 17, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0072-A
Address 2419 Crestnoll Road
(Isham, LLC Property)

Zoning Advisory Committee Meeting of **March 23, 2020**.

X The Department of Environmental Protection and Sustainability has no
comment 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: March 17, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0072-A
Address 2419 Crestnoll Road
(Isham, LLC Property)

Zoning Advisory Committee Meeting of **March 23, 2020**.

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 4/2/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-072

INFORMATION:

Property Address: 2419 Crestnoll Road

Petitioner: Isham, LLC

Zoning: RC 5

Requested Action: Variance

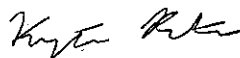
The Department of Planning has reviewed the petition for a variance from sections 1A04.3.B.4 & 1A04.3.B.2.b to permit a side to street setback of 30 feet in the lieu of the required 50 feet, and a side street to centerline setback of 57 feet in lieu of the required 75 feet.

The property is located in a rural residential area. The variance is needed for a proposed garage addition. The garage will be built on an existing driveway.

The Department of Planning does not object to the variance. This accessory structure is subject to the RC 5 Performance Standards as listed in Section 1A04.4 of the BCZR, new construction materials should match the existing dwelling.

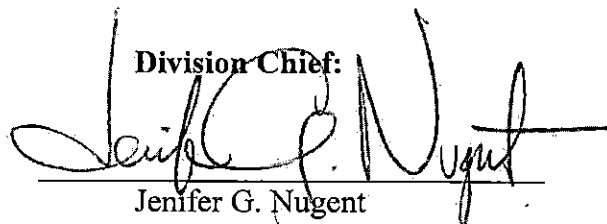
For further information concerning the matters stated herein, please contact Joseph Wiley at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/kma/

c: Joseph Wiley
I.Krasnik
Office of the Administrative Hearings
People's Counsel for Baltimore County

Debra Wiley

From: Joseph C Merrey
Sent: Thursday, September 3, 2020 1:57 PM
To: Debra Wiley
Subject: RE: 2020-0072-A - 9/21 @ 10 AM

"Rural: Deferred-Planning". The RDP zone evolved into today's RC-5.

From: Debra Wiley
Sent: Thursday, September 03, 2020 12:42 PM
To: Joseph C Merrey <JMerrey@baltimorecountymd.gov>
Subject: RE: 2020-0072-A - 9/21 @ 10 AM

What does RDP stand for ?

Thanks.

From: Joseph C Merrey <JMerrey@baltimorecountymd.gov>
Sent: Thursday, September 3, 2020 12:40 PM
To: Jenae Johnson <jnjohnson@baltimorecountymd.gov>
Cc: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: RE: 2020-0072-A - 9/21 @ 10 AM

It should read:

"RDP-PRE 1970 REGS."

From: Jenae Johnson
Sent: Thursday, September 03, 2020 10:26 AM
To: Joseph C Merrey <JMerrey@baltimorecountymd.gov>
Subject: FW: 2020-0072-A - 9/21 @ 10 AM

Can you please look into this.

Thank you

From: Debra Wiley
Sent: Thursday, September 03, 2020 10:21 AM
To: Jenae Johnson <jnjohnson@baltimorecountymd.gov>
Subject: FW: 2020-0072-A - 9/21 @ 10 AM

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Thanks.

Debra Wiley

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Can you please look into this.

Thank you

From: Debra Wiley
Sent: Thursday, September 03, 2020 10:21 AM
To: Jenae Johnson <jnjohnson@baltimorecountymd.gov>
Subject: FW: 2020-0072-A - 9/21 @ 10 AM

Hi,

Could you look into this for me?

Thanks.

From: Debra Wiley
Sent: Monday, August 31, 2020 10:52 AM
To: Jenae Johnson <jnjohnson@baltimorecountymd.gov>; Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: FW: 2020-0072-A - 9/21 @ 10 AM

Good Morning,

Can one of you look at the petition for the above and confirm the information about ROP PRE-1970 (see below in red)
? I'm not sure what that is.

Please see below description from database.

Thank you and have a great day !

Debra Wiley, Legal Administrative Secretary
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

From: Debra Wiley <dwiley@baltimorecountymd.gov>
Sent: Friday, August 28, 2020 12:06 PM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: 2020-0072-a 9/21 @ 10 AM

PLEASE COFIRM FROM FILE ROP PRE-1970...

Case Number: 2020-0072-A

Property Address: 2419 CRESTNOLL RD.

Location: The property located on the easterly corner of the intersection of Dover and Crestnoll Roads

Election District: 8 Council District: 2

Legal Owner: Isham, LLC

Contract Purchaser: No Contract Purchaser was set.

VARIANCE: From BCZR §§ 1A04.3.B.4 and 1A04.3.B.2.b (ROP PRE-1970), to permit a side to street setback of 30 ft. in lieu of the required 50 ft. and a side street to centerline setback of 57 ft. in lieu of the required 75 ft.

WebEx Hearing: Monday - 09/21/2020 @ 10:00 AM

Debra Wiley, Legal Administrative Secretary
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

Create Panelist Invitation List

You can select contacts from an existing address book, import a Comma or Tab Delimited file (file contains non-ASCII characters, use a Unicode file delimited either by commas or tabs) or add new contacts. Note that the number of invitation emails cannot exceed 10000.

Panelists to Invite

Name	Email address	Phone number	Language	Time Zone	Locale
☒ <u>Paul Mayhew</u>	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.
☒ <u>Debra Wiley</u> (Alternate Host)	dwiley@baltimorecountymd.gov	1-	English	New York Time	U.S.
☒ <u>Henry Ayakwah</u> (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	English	New York Time	U.S.
☒ <u>Ida Shamis</u>	ida.shamis@gmail.com	1-	English	New York Time	U.S.
☒ <u>I. Krasnik</u>	i.krasnik@aol.com	1-	English	New York Time	U.S.

New Panelist

Full name: (required)

Email address: (required)

Phone number:

Time Zone: New York (Eastern Daylight Time, GMT-04:00) ▼

Language: English ▼

Locale: U.S. ▼

☐ Add new panelist in my address book

☐ Invite as alternate host

Donna Mignon

From: Donna Mignon
Sent: Monday, August 24, 2020 12:44 PM
To: Kristen L Lewis
Subject: Link

Zoning Hearing- 2419 Crestnoll Road

Type:

Event address for attendees:

Event address for panelists:

Date and time:

Duration:

Description:

Event number:

Event password:

Host key:

Alternate Host:

Panelist Info:

Panelist password:

Panelist numeric password:

Video Address:

Audio conference:

Maximum number of registrants:

Destination address after event:

Host image:

Attendee list available for viewing by:

Event material:

Post-event survey:

Email configured:

Start Event Now

You can start the event by clicking Start Now.

Send Event Emails

You can send event emails by clicking Send Emails.

Listed Event

<https://baltimorecountymd.webex.com/baltimorecountymd>

<https://baltimorecountymd.webex.com/baltimorecountymd>

Monday, September 21, 2020 10:00 am
Eastern Daylight Time (New York, GMT-04:00)

1 hour

Zoning Hearing
Case No: 2020-0072-A
Address: 2419 Crestnoll Road
Owner: Isham, LLC, Ida Shamis

172 481 2491

1234

303800

Debra Wiley, Henry Ayakwah

686383

1724812491@baltimorecountymd.webex.com
You can also dial 173.243.2.68 and enter your meeting number

US Toll

+1-415-655-0001

[Show all global call-in numbers](#)

Access code: 172 481 2491

10000

Host, presenter and panelists only

None

No

Pending, Approved, Rejected

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

Donna Mignon

Subject: Web seminar scheduled: Zoning Hearing- 2419 Crestnoll Road
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e3a1e686f80e6d8fc55c2a0f402f42de2>
Start: Mon 9/21/2020 10:00 AM
End: Mon 9/21/2020 11:00 AM
Show Time As: Tentative
Recurrence: (none)
Meeting Status: Not yet responded
Organizer: webex

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

When it's time, start the Webex event here.

Host: Donna Mignon (dmignon@baltimorecountymd.gov)
Event number (access code): 172 481 2491

Monday, September 21, 2020 10:00 am, Eastern Daylight Time (New York, GMT-04:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e3a1e686f80e6d8fc55c2a0f402f42de2>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ee2ecb7d7f9996f27d6ab008a396>



Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1724812491@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 686383

If you are a host, click here to view host information:

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=e5ffab3366241334bfb57c88963572985>

Need help? Go to <http://help.webex.com>.

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 08 Account Number - 0807016500		
Owner Information		
Owner Name:	ISHAM LLC	Use: RESIDENTIAL
Mailing Address:	700 SAINT PAUL AVE REISTERSTOWN MD 21136-	Principal Residence: NO Deed Reference: /41858/ 00447
Location & Structure Information		
Premises Address:	2419 CRESTNOLL RD REISTERSTOWN 21136-5603	Legal Description: KNOLLCREST MANOR
Map:	Grid:	Parcel:
0050	0008	0254
Neighborhood:	Subdivision:	Section:
8090186.04	0000	B
Block:	Lot:	Assessment Year:
8	2020	Plat No: 1
		Plat Ref: 0033/ 0063
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1975	1,828 SF	1575 SF
		Property Land Area
		38,333 SF
		County Use
		04
Stories	Basement	Type
1	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
BRICK/	5	2 full
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of
		01/01/2020
Land:	168,500	168,500
Improvements	220,000	285,000
Total:	388,500	453,500
Preferential Land:	0	
		Phase-in Assessments
		As of
		07/01/2020
		As of
		07/01/2021
		410,167
		431,833
		0
Transfer Information		
Seller: GENNUSO JOSEPH	Date: 09/13/2019	Price: \$285,000
Type: NON-ARMS LENGTH OTHER	Deed1: /41858/ 00447	Deed2:
Seller: GENNUSO JOSEPH	Date: 04/17/2017	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /38853/ 00327	Deed2:
Seller: GENNUSO JOSEPH	Date: 10/24/1969	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /05046/ 00142	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	000	07/01/2020
State:	000	0.00
Municipal:	000	0.00
		0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		Date:

ZAC AGENDA

Case Number: 2020-0072-A **Reviewer:** Joseph Merrey
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: Isham LLC
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 8 **Council Dist:** 2

Property Address: 2419 CRESTNOLL RD

Location: The property located on the easterly corner of the intersection of Dover and Crestnoll Roads.

Existing Zoning: RC 5 **Area:** 0.88 AC

Proposed Zoning:

VARIANCE:

1A04.3.B.4 & 1A04.3.B.2.b; (ROP PRE-1970) To permit a side to street setback of 30 feet in lieu of the required 50 feet and a side street to center line setback of 57 feet in lieu of the required 75'.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Order - ✓
ltr - ✓

9/21 @ 10:00

CASE NO. 2020-

0072-A

CHECKLIST

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

3/17

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

N/C

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

4/2

FIRE DEPARTMENT

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

Comment
No objection
N/C No objection

5/11

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 8/30/20

by Pilson

SIGN POSTING (2nd) Date: 9/17/20

by "

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☒

Comments, if any: _____

01/01/13/P

01/01/13/P

01/01/13/P

01/01/13/P

01/01/13/P

01/01/13/P

"

01/01/13/P

Donna Mignon

From: Administrative Hearings
Sent: Friday, September 18, 2020 10:50 AM
To: Yanina Giller; Administrative Hearings
Cc: Inna Shamis
Subject: RE: 2419 crestnoll Rd 21136 Case # 2020-0072A

Good Morning,
We received the attached documents for the hearing on 9/21/2020 at 10:00 a.m.
Thank you so much.
Have a Great day.

From: Yanina Giller <ygiller7@comcast.net>
Sent: Friday, September 18, 2020 10:36 AM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Cc: Inna Shamis <ida.shamis@gmail.com>
Subject: 2419 crestnoll Rd 21136 Case # 2020-0072A

CAUTION: This message from ygiller7@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.

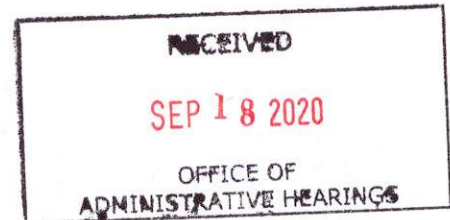
Pease see attached documents for the hearing on 9/21 at 10. Thank you.
Pleas

Donna Mignon

From: Yanina Giller <ygiller7@comcast.net>
Sent: Friday, September 18, 2020 10:36 AM
To: Administrative Hearings
Cc: Inna Shamis
Subject: 2419 crestnoll Rd 21136 Case # 2020-0072A
Attachments: 6 Sep 18, 2020, 1016(1).pdf; 7 Sep 18, 2020, 1017(1).pdf; 1 Doc Sep 18, 2020, 1017.pdf; 2 Doc Sep 18, 2020, 1015.pdf; 3 Doc Sep 18, 2020, 1014(1).pdf; 4 Doc Sep 18, 2020, 1011.pdf; 5 Doc Sep 18, 2020, 1014.pdf; Desktop.zip

CAUTION: This message from ygiller7@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.

Pease see attached documents for the hearing on 9/21 at 10. Thank you.
Pleas

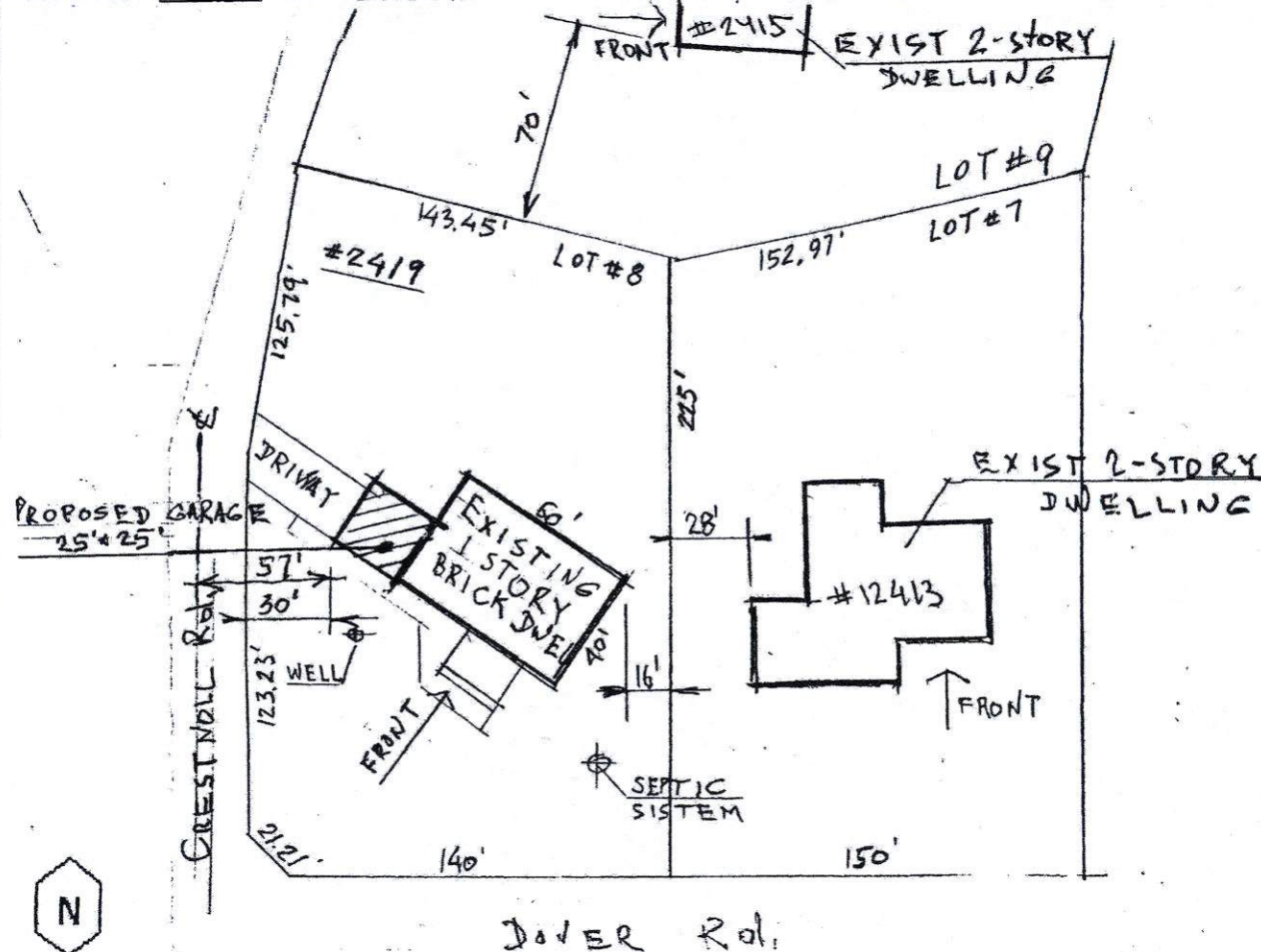


ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)

ADDRESS 2419 CRESTNOLL Rd. OWNER(S) NAME(S) Isham LLC

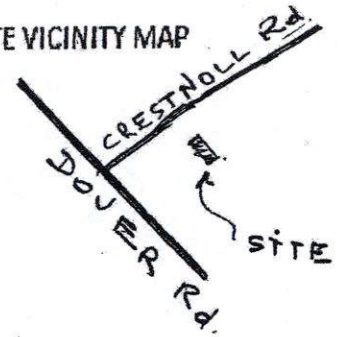
SUBDIVISION NAME KNOOLLCREST Manor LOT# 8 BLOCK# SECTION#

PLAT BOOK # 33 FOLIO # 0063 10 DIGIT TAX # 0807016500 DEED REF. # 41858-10442



PLAN DRAWN BY I. KRASNIK DATE 02.30.2020 SCALE: 1 INCH = 50 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 050A2

SITE ZONED RC-5

ELECTION DISTRICT 8th

COUNCIL DISTRICT 2nd

LOT AREA ACREAGE 0.88

OR SQUARE FEET 38,333 SF

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC PRIVATE ✓

SEWER IS:

PUBLIC PRIVATE ✓

PRIOR HEARING? N/A

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

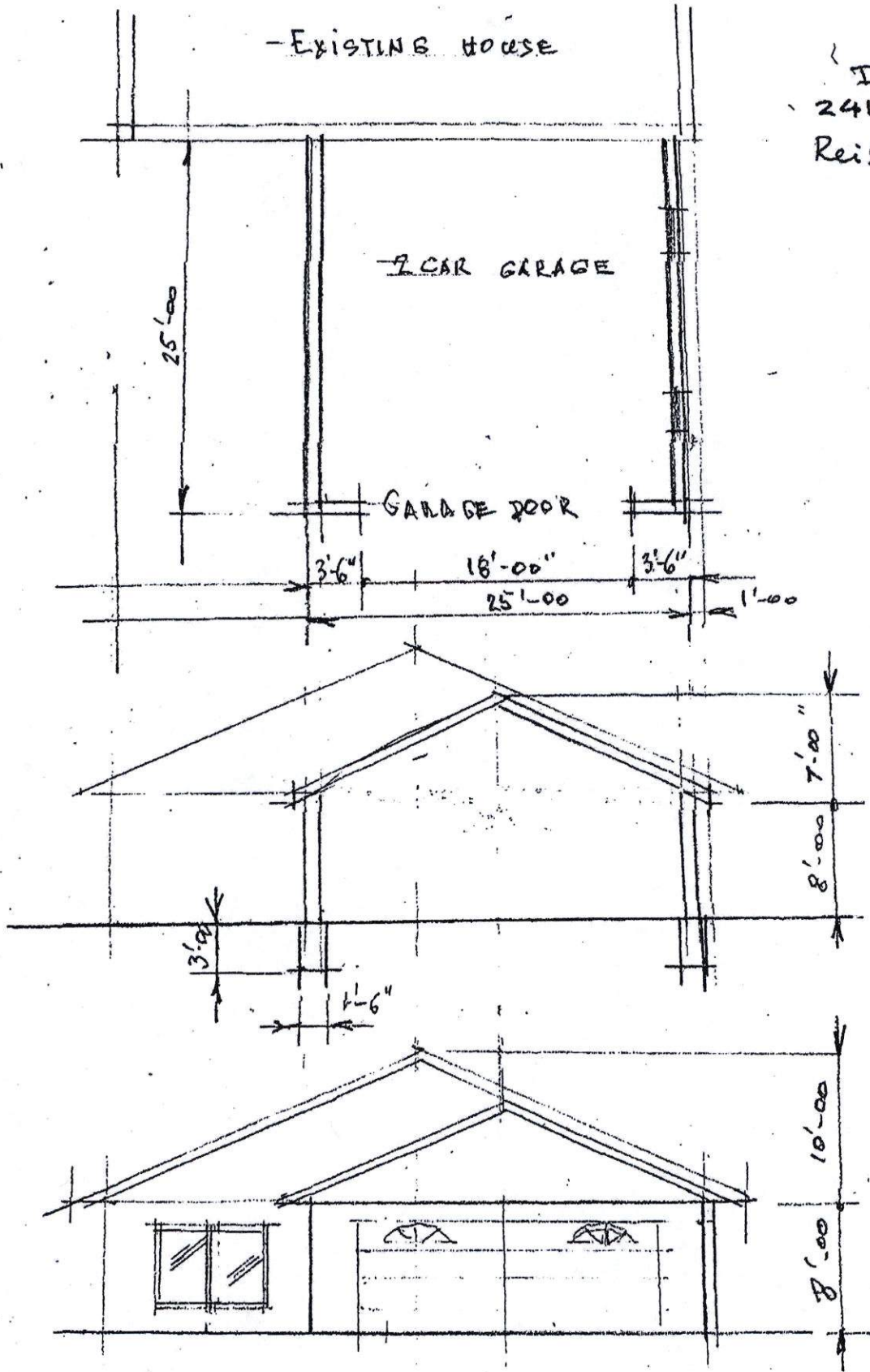
PETITIONER'S

EXHIBIT NO. 1

- EXISTING HOUSE

K-10
ISHAM LLC
2419 CREST NO. 1
Reist. MD 21136

2 CAR GARAGE



PETITIONER'S

EXHIBIT NO.

2

CERTIFICATE OF POSTING

Date: 8-30-20

RE: Case Number: 2020-0072-A

Petitioner/Developer: Idham LLC, Ida Shamis

Date of Hearing/Closing: 9-21-20 10AM

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 2419 Crestroll Rd

The signs(s) were posted on 8-30-20
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

PETITIONER'S
EXHIBIT NO. 3

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/neighbor 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: _____

Property Address: 2419 Crestall Rd

Property Description: 1-story brick SD on the corner lot

Legal Owners (Petitioners): ISHAM LLC

Contract Purchaser/Lessee: I. Shams

PLEASE FORWARD ADVERTISING BILL TO:

Name: ISHAM LLC

Company/Firm (if applicable): _____

Address: 700 Saint Paul Ave

Reisterstown MD 21136

Telephone Number: 410-812-1214

Revised 7/9/2015

PETITIONER'S

EXHIBIT NO. 4

APPLICATION FOR PERMIT
BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS
TOWSON, MARYLAND 21204

Permit # B
Control # NR
XRef # NR
Receipt # A
Fee 130 + 12 = 142.00
Total Paid 130 + 12 = 142.00
Paid By NR
Inspector NR

Property Address 2419 Crestnoll Rd.
Suite/Space/Floor

Subdivision
Tax Account # 0807016500
Will this building have sprinklers? ☐ Yes ☒ No
Is this property located in a floodplain? ☐ Yes ☒ No

Date 2/10/20
OE# NC
Historic District/Building ☐ Yes ☒ No
District/Precinct 08 01

I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE, AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT, AND WILL REQUEST ALL REQUIRED INSPECTIONS.

OWNER'S INFORMATION

First & Last Name (Individual) Ishan LLC Phone Number
Corporation Name 700 St. Paul Ave
Address 700 St. Paul Ave
City, State, Zip Reisterstown, MD, 21136
Seller

APPLICANT INFORMATION

Name I. KRASNIK Phone Number
Company (if applicable) JK Home Improvement, Inc.
Address 405 Homewood Ct
City, State, Zip Reisterstown, MD, 21136
Applicant Signature [Signature] E-Mail I.KRASNIK@
Business/Tenant Name
Contractor I. KRASNIK MHIC # 50043 MHBR #
Engineer
PLANS: CONST PLOT PLAT DATA EL 1 PL 2 DRC #

DESCRIBE PROPOSED WORK: Const 25' x 25' = 625 SF
2-Car S/L garage side SFD.
attached to

TYPE OF IMPROVEMENT

1. New Bldg Construction
2. X Addition
3. Alteration
4. Repair
5. Wrecking
6. Moving
7. Other

TYPE OF USE

RESIDENTIAL

01. X One Family
02. Two Family
03. Three and Four Family
04. Five or More Family
(enter no. units)
05. Swimming Pool
06. Garage
07. Other

NON-RESIDENTIAL

08. Amusement, Recreation, Place of Assembly
09. Church, Other Religious Building
10. Deleted
11. Industrial, Storage Building
12. Parking Garage
13. Service Station, Repair Garage
14. Hospital, Institutional, Nursing Home
15. Office, Bank, Professional
16. Public Utility
17. School, College, Other Educational
18. Deleted
19. Store Mercantile Restaurant (specify type)
20. Swimming Pool (specify type)
21. Tank, Tower
22. Transient Hotel, Motel (no. units)
23. Other

Foundation Type

- | | |
|---------------------|--------------------|
| 1. <u></u> Slab | 1. <u></u> Full |
| 2. <u></u> Block | 2. <u></u> Partial |
| 3. <u></u> Concrete | 3. <u></u> None |

Basement

Type of Construction

1. Masonry
2. Wood Frame
3. Structure Steel
4. Reinforced Concrete

Type of Heating Fuel

- | | |
|----------------|------------------------|
| 1. <u></u> Gas | 3. <u></u> Electricity |
| 2. <u></u> Oil | 4. <u></u> Coal |

Central Air: 1. 2.

Type of Sewage Disposal

- | | | |
|----------------------------|-----------------|------------------|
| 1. <u></u> Public Sewer | <u></u> Exists | <u></u> Proposed |
| 2. <u>X</u> Private System | <u>X</u> Septic | <u>X</u> Exists |
| | <u></u> Privy | <u></u> Exists |

Type of Water Supply

- | | | |
|----------------------------|-----------------|------------------|
| 1. <u></u> Public System | <u></u> Exists | <u></u> Proposed |
| 2. <u>X</u> Private System | <u>X</u> Exists | <u></u> Proposed |

Estimated Cost of Materials and Labor \$ 10,000

Proposed Use SFD w/ Addn

PETITIONER'S

EXHIBIT NO.

5

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM**

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

DATE: 4/2/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-072

INFORMATION:

Property Address: 2419 Crestnoll Road
Petitioner: Isham, LLC
Zoning: RC 5
Requested Action: Variance

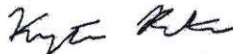
The Department of Planning has reviewed the petition for a variance from sections 1A04.3.B.4 & 1A04.3.B.2.b to permit a side to street setback of 30 feet in the lieu of the required 50 feet, and a side street to centerline setback of 57 feet in lieu of the required 75 feet.

The property is located in a rural residential area. The variance is needed for a proposed garage addition. The garage will be built on an existing driveway.

The Department of Planning does not object to the variance. This accessory structure is subject to the RC 5 Performance Standards as listed in Section 1A04.4 of the BCZR, new construction materials should match the existing dwelling.

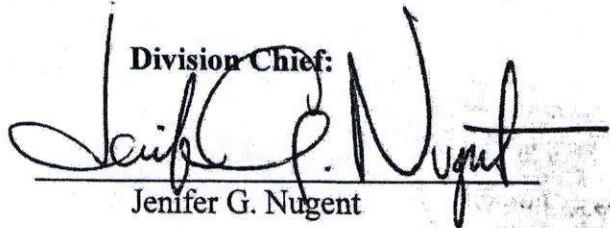
For further information concerning the matters stated herein, please contact Joseph Wiley at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/kma/

c: Joseph Wiley
I.Krasnik
Office of the Administrative Hearings

PETITIONER'S

EXHIBIT NO. 10



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 2419 CRESTAON RD which is presently zoned RCS

Deed References: 41858/00447 10 Digit Tax Account # 0807016500

Property Owner(s) Printed Name(s) ISHAM LLC

(SELECT THE HEARING(S) BY MARKING ☒ 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. ☒ a Variance from Section(s) IA04.3.B.4.1 & IA04.3.B.2.b; (RDP PRE-1970) TO PERMIT A SIDE TO STREET SETBACK OF 30ft. IN LIEU OF THE REQUIRED 50ft. AND A SIDE STREET TO CENTERLINE SETBACK OF 57ft. IN LIEU OF THE REQUIRED 75ft.

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)

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):

ISHAM LLC

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

700 St. Paul Ave Reisterstown MD

Mailing Address City State

21136 1-410-812-1244

Zip Code Telephone # Email Address

Representative to be contacted:

I. KRASNIK

Name - Type or Print

Signature

405 Homevale Ct. Reisterstown MD

Mailing Address City State

21136 410-979-0985 I.KRASNIK@AOL

Zip Code Telephone # Email Address

CASE NUMBER _____ Filing Date ____/____/____ Do Not Schedule Dates:

PETITIONER'S

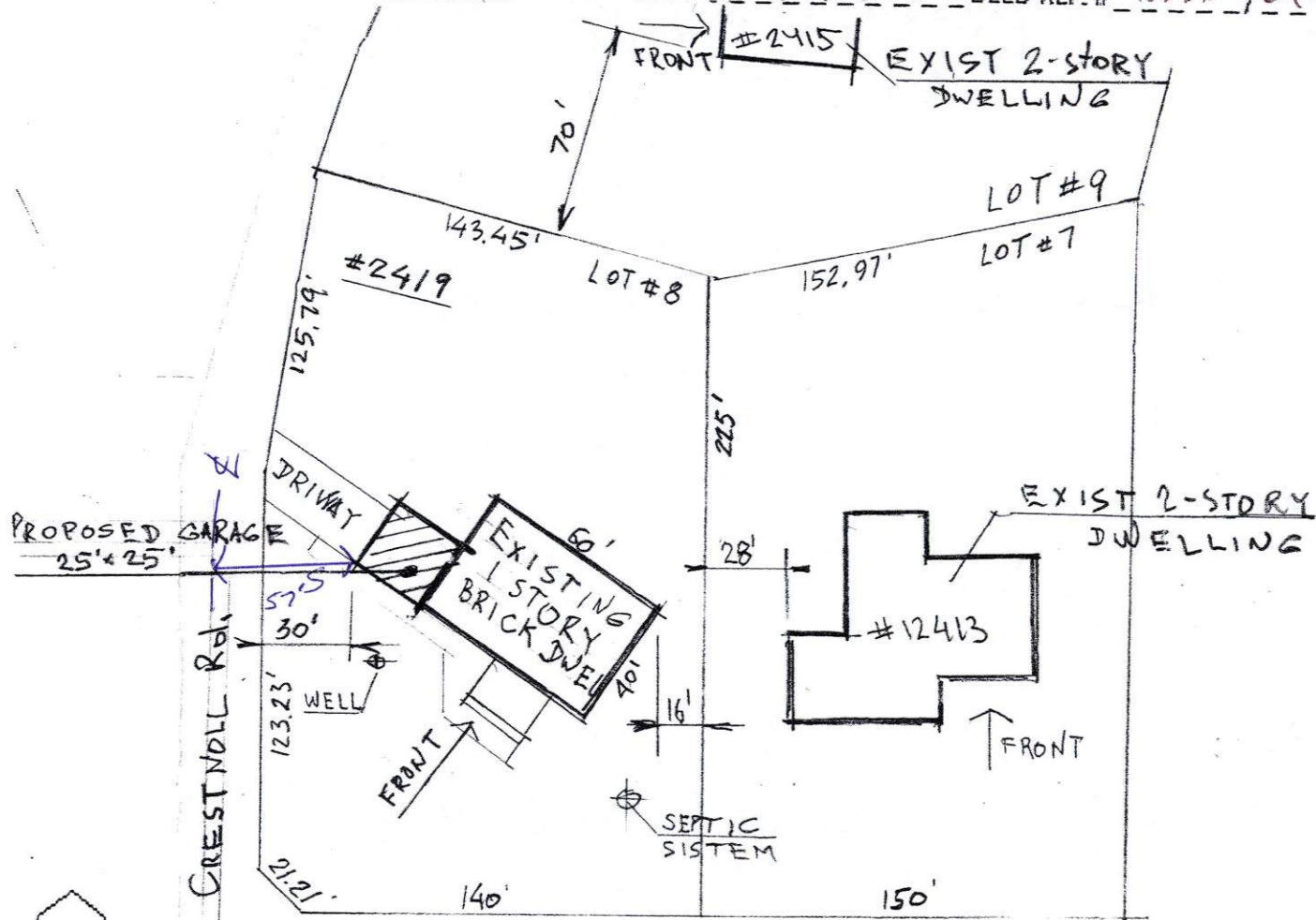
EXHIBIT NO. 7

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 2419 CRESTWOLD RD. OWNER(S) NAME(S) Isham LLC

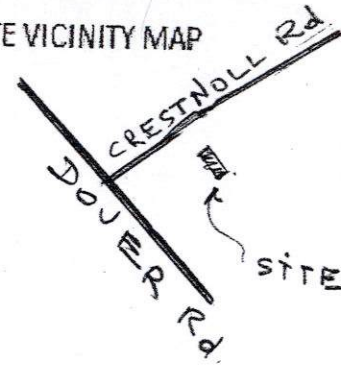
SUBDIVISION NAME KNOLLCREST Manor LOT # 8 BLOCK # SECTION #
PLAT BOOK # 33 FOLIO # 0063 10 DIGIT TAX # 0807016500 DEED REF. # 41858 / 10447

PLAT BOOK # 33 FOLIO # 0063 10 DIGIT TAX # 0807016500 DEED REF. # 41858 / 0447



PLAN DRAWN BY I. KRASNİK DATE 02.30.2020 SCALE: 1 INCH = 50 FEET

SITE VICINITY MAP



M



MAP IS NOT TO SCALE

ZONING MAP# 050-A2

SITE ZONED RC-5

ELECTION DISTRICT *8th*

COUNCIL DISTRICT 2^d

LOT AREA ACREAGE 0.88

OR SQUARE FEET 38,333 SF

HISTORIC? No

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC PRIVATE ✓

SEWER IS:

PUBLIC PRIVATE ✓

PRIOR HEARING ? N/A

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

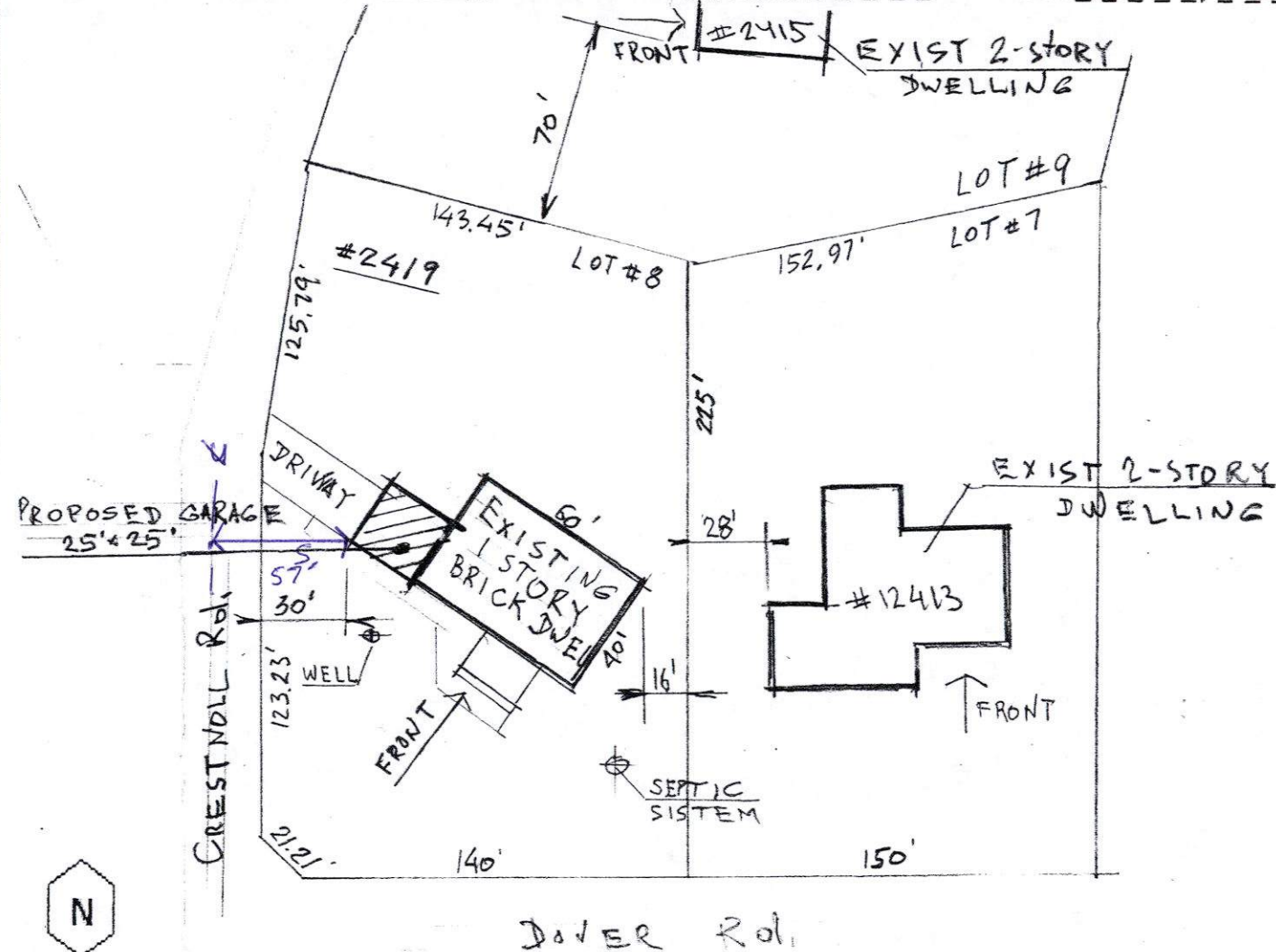
VIOLETION CASE INFO:

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 2419 CRESTNOLL Rd. OWNER(S) NAME(S) Isham LLC

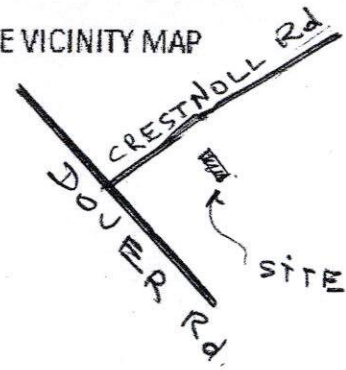
SUBDIVISION NAME KNOLLCREST Manor LOT# 8 BLOCK# _____ SECTION# _____

PLAT BOOK # 33 FOLIO # 0063 10 DIGIT TAX # 0807016500 DEED REF. # 41858 / 0447



PLAN DRAWN BY I. KRASNIK DATE 02.30.2020 SCALE: 1 INCH = 50 FEET

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 050 A2

SITE ZONED RC-5

ELECTION DISTRICT 8th

COUNCIL DISTRICT 2^d

LOT AREA ACREAGE 0.88

OR SQUARE FEET 38,333 SF

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE ✓

SEWER IS:

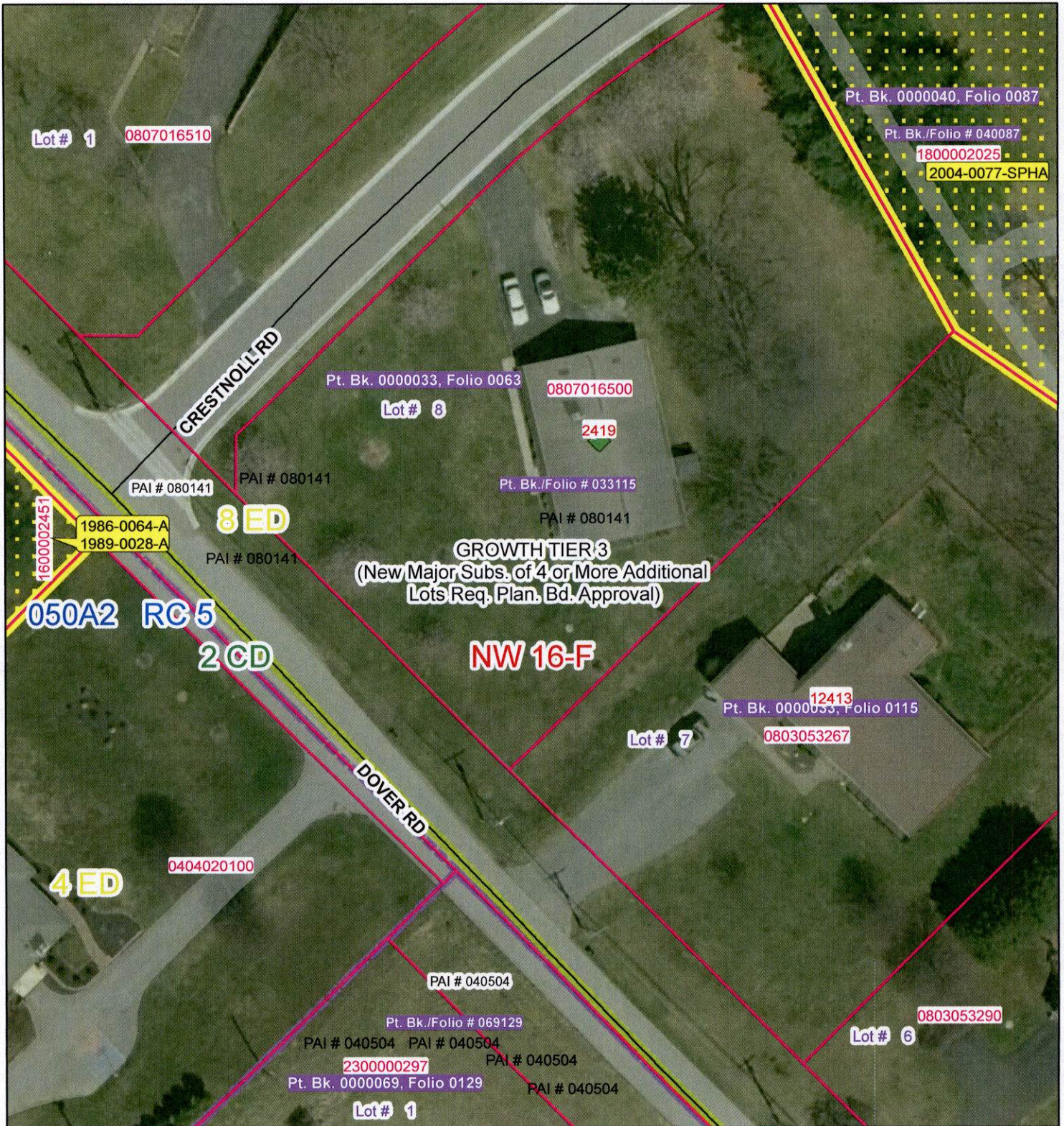
PUBLIC _____ PRIVATE ✓

PRIOR HEARING? N/A

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2419 Crestnoll Road



Publication Date: 3/6/2020



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



0 12.5 25 50 75 100 Feet

1 inch = 50 feet