

M E M O R A N D U M

DATE: January 19, 2021
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0196-SPHA – Appeal Period Expired

The appeal period for the above-referenced cases expired on January 14, 2021. 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: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
(8728 Oakleigh Road)	*	OFFICE OF
9 th Election District		
5 th Council District	*	ADMINISTRATIVE HEARINGS
Angely Bissessar & Haimwattie Bissessar		
Michel Bissessar	*	FOR BALTIMORE COUNTY
<i>Legal Owners</i>		
	*	Case No. 2020-0196-SPHA
Petitioners		
* * * * *		

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of Petitions for Special Hearing and Variance filed on behalf of Angely Bissessar, Michel Bissessar and Haimwattie Bissessar, legal owners (“Petitioners”) for the property located at 8728 Oakleigh Rd. (the “Property”). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations (“BCZR”), to permit an accessory structure larger than the principle structure under Zoning Commissioner Policy Manual (“ZCPM”), §400.1.E. In addition, a Petition for Variance was filed pursuant to BCZR, §307.1 seeking relief from BCZR, §400.3 to allow an accessory structure to be 22 ft. tall in lieu of the permitted 15 ft., and from BCZR, §400.1 to have the structure located in more than the one-third (1/3) of the lot in the street corner side of the Property furthest from the side street.

Due to COVID-19 pandemic, a public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. Petitioner Angely Bissessar appeared at the hearing along with Patrick Richardson, P.E. of Richardson Engineering, and LLC who prepared and sealed a red-lined site plan (the Site Plan”). (Pet. Ex. 1). There were several Protestants and interested persons in attendance.

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Date

12/15/20

By

DMagnon

Zoning Advisory Committee (“ZAC”) comments were received from both the Department of Planning (“DOP”) and the Department of Environmental, Protection and Sustainability (“DEPS”). Those agencies did not oppose the requested relief.

The Property is approximately 19,590 sq. ft. (.450 ac), consists of two lots (Lot 51 and 52) and is located on the corner of Oakleigh Road and Dunwoody Road (formerly known as Eddington Ave.). It is zoned density-residential (DR 5.5). The Property is located in an older residential neighborhood called Cromwood Community. The Petitioners have owned the Property for 7 years. The single-family home faces Oakleigh Road and measures 1,400 sq. ft. In the photos of rear of the Property, the remaining foundation walls of an old garage can be seen. The garage was constructed in or around 1960 and partially demolished in 2014. (Pet. Ex. 4).

As originally platted, the Property was a rectangle. With the construction of I-695, a triangular shaped piece on the western edge of the Property was taken by the State of Maryland. (Pet. Ex. 1, 2). Additionally, along the northern edge of the Property parallel to Dunwoody Road, a strip of the Property was taken for highway widening (the “Highway Widening boundary”). (Id.) As a result, the Property is now an irregularly shaped parcel and the rear of the Property abuts the I-695 sound barrier wall. (Pet. Exs. 3 and 5).

The initial Petition requested a 2,320 sq. ft. detached garage. After considering comments from some of the Protestants and/or neighbors, the Petitioner revised the Site Plan to reduce the size of the garage to 1,876 sq. ft. (Pet. Ex. 1). With the reduction in garage size, the northern setback line measured from the Highway Widening boundary line to the garage, increased from 12 ft to 20 ft. There is 40 ft. between the edge of Dunwoody Road and the garage. To comply

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Date 12/15/20
By D. Manan

with BCZR, §400.1, the proposed garage is angled to fit into the corner of the Property farthest from Dunwoody Road. The driveway for the garage will be accessed from Dunwoody Road.

The Petitioners are requesting a garage which is 400 sf +/- larger than the residence because they own two (2) vehicles including a truck which is used in the Petitioners' management company (the "work truck"). The work truck has ladders on top of it. The Petitioners are also planning to buy either an RV or a boat with a trailer. Because of the height and size of these vehicles, the proposed variance relief from height regulations is 22 ft., in lieu of the maximum 15 ft. is also needed. In addition to the elongated and peculiar shape of the Property, Mr. Richardson added that the slope changes at the western and southern end of the Property. These slopes abut the I-695 barrier wall, which further impact both the size and shape of the proposed garage.

Ms. Bissessar testified that no business or commercial enterprise is being operated from the Property. The proposed height of the garage is necessary to accommodate the steep roof pitch designed to mirror the pitch of the house, adding to the residential architectural features. After conversations with the surrounding neighbors, she reduced the size of the garage. Mr. Richardson confirmed that no water or sewer will be extended to the garage. Denise Burnhardt, 1802 Rushley Rd. supported the garage, highlighting that 3 other homes have garages.

Several Protestants testified against the requested relief. Peter Mazza, 1815 Rushley Rd. was concerned about the height of the garage and the need for the pitched roof. Mr. Mazza testified that the neighborhood streets are narrow and in need of repair. Denise Carden, 1804 Rushley Rd. was concerned with the construction of bathroom facilities in the garage which could be used as a second home. She added that allowing this oversized garage is setting a precedent for the neighborhood.

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By D. Mangan

Charles Sharpe, 8744 Oakleigh Rd., a member of the Board of Directors of Cromwood Coventry Community Association (the "Community Association"), voiced their concern that a business is being conducted out of the Property. (Prot. Cromwood Ex. 1, 3). Additionally, the group believes that the proposed garage driveway will increase of water runoff into a nearby stream. The Community Association also requests conditions in an Order to preclude the use of the garage as a dwelling unit or apartment; to prohibit separate and/or additional utility and electric meter connections to the garage; and to prohibit a separate and/or additional water and sewer connections to the garage. Mr. Sharpe provided photographs of the neighborhood streets and testified that the narrow streets are not conducive to the size of Petitioners' work truck or an RV. (Prot. Cromwell, Ex. 2). Janice Jaskulski, 1802 Rushley Rd., Secretary of the Community Association testified that the community members signed a petition opposing the building size. (Prot. Cromwood Ex. 1, 3).

Sharon Opdyke, 8721 Oakleigh Rd., lives across from the Property. Ms. Opdyke is concerned about water runoff from the height of the new garage and driveway into a stream which leads into the Gunpowder. (Prot. Opdyke, Ex. 4, 5). The older garage did not have a pitched roof. Ms. Opdyke believes that the proposed use is commercial in nature. (Prot. Opdyke, Ex. 1). She provided photographs of other garages in the neighborhood which are single-car garages, not double car garages. (Prot. Opdyke Ex. 2, 3).

In response to the testimony of the Protestants, Mr. Richardson added that water from the Property drains onto I-695. He added that the request is within the spirit and intent of the BCZR.

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

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Date

12/15/20

By

[Signature]

- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

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

The irregular shape of this Property as depicted in the zoning map and aerial photo along with the steep slopes particularly at the rear corner, immediately abutting the State's sound barrier wall for I-695, makes this Property unique, particularly within the context of this established, built-out neighborhood. (Pet. Ex. 3, 5). As a result, the proposed garage configuration is driven by these physical peculiarities. I find that if a variance was not granted, the Petitioner would suffer a practical difficulty in not being able to build the garage and still comply with BCZR, §400.1.

Additionally, strict compliance with BCZR, §400.3 limiting the height of the proposed garage to 15 ft. would cause an undue hardship to the Petitioners in not being able to park their larger vehicles inside the garage. The new garage will replace the original garage in the same location. Importantly, I find, based on the evidence, that it would be in the best interests of the neighborhood to have the Petitioners' vehicles (whether a work vehicle, personal vehicle, RV or boat and trailer) out of view and inside a garage. While the photos of the Property show that the Petitioner's work truck is parked in the driveway, a garage will prevent parking a commercial vehicle on a public street in a residential zone in violation of BCC, §18-2-206(c). It is also in the best interests of the neighborhood to have a garage reflect the architectural features in this established neighborhood. As such, the roof pitch will mirror the residence here.

In this way, I find that given the special property conditions here, the request to have a detached garage which is 400 sf +/- larger than the residence under the ZCPM, §400.1.E is both reasonable and necessary. According to the SDAT record, the residence was constructed in 1954 and is a typical size for that era.

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By

DMugner

I also find that the testimony of the Protestants was informed and genuine. It is encouraging to see Protestants who are engaged and concerned about their neighborhood. Understandably, the Protestants should not have to monitor a property for alleged commercial activity and I am sympathetic to their plight. As a result, I find that, the concerns of the Protestants can be addressed in the conditions as set forth in the Order herein.

THEREFORE, IT IS ORDERED this 15th day of **December, 2020**, by this Administrative Law Judge, that the Petition for Special Hearing seeking relief pursuant to § 400.1.E of the Zoning Commissioner's Policy Manual to have an accessory structure larger than the principal structure is hereby is GRANTED; and

IT IS FURTHER ORDERED that the Petition for Variance seeking relief pursuant to BCZR, § 400.3 to allow an accessory structure to be 22 ft. tall in lieu of the permitted 15 ft. and BCZR, § 400.1 to have it located in more than one-third (1/3) of the lot in the street corner side of the property furthest from the side street is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. 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 his 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.
2. The accessory structure shall not be used for residential purposes. The Petitioner and subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The accessory structure shall not be used for commercial purposes.
4. The accessory structure shall not have separate electric and/or utility meters or connections. The accessory structure shall not have separate water and/or sewer meters or connections.

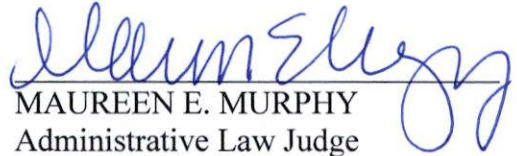
ORDER RECEIVED FOR FILING

Date

By

5. Petitioner shall comply with each of the conditions set forth in the DOP comments dated September 2, 2020 which are attached hereto and incorporated herein.

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


MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

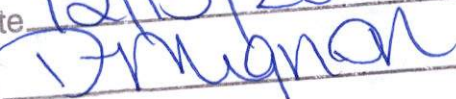
MEM/dlm

ORDER RECEIVED FOR FILING

Date

12/15/20

By





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 8728 Oakleigh Road which is presently zoned DR-5.5

Deed Reference 35689 / 113 10 Digit Tax Account # 091115041

Property Owner(s) Printed Name(s) Angely, Michel & Haimwattie Bissessar

(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. X a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve:
Per the zoning commissioners policy manual Section 400.1.E to have an accessory structure larger than the principal structure

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) 400.3 to allow an accessory structure to be 22' tall in lieu of the permitted 15' and Section 400.1 to have it located in more than the 1/3 of the lot in the street corner side of the property furthest from the side street.

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

TO BE PRESENTED AT THE HEARING

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

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

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners:

Michel Bissessar

Name- Print or Type

Signature #3

Angely Bissessar

Name #1 - Type or Print

Haimwattie Bissessar

Name #2 - Type or Print

Signature #1

Signature #2

8728 Oakleigh Road

Baltimore

MD

Mailing Address

City

State

21234

Zip Code

/ 410-522-5968 / angieb 7777@yahoo.com

Telephone #

Email Address

Representative to be contacted:

Richardson Engineering, LLC Rick Richardson

Name - Type or Print

Signature

30 E. Padonia Road

Timonium

MD

Mailing Address

City

State

21093

Zip Code

/ 410-560-1502

Telephone #

/ rick@richardsonengineering.net

Email Address

CASE NUMBER

2020-0196-SDHA 8,420

Do Not Schedule Dates:

Reviewer gh

Zoning Description for
8728 Oakleigh Road Baltimore, Maryland 21234
Fifth Councilmanic District
Ninth Election District
Baltimore County Maryland

BEGINNING for the same at the intersection of the west side of Oakleigh Road (45' wide) and the south side of Eddington Avenue (55' wide) as shown on State Roads Commission Plat 23926. Thence binding southerly on the west side Oakleigh Road the two following courses; 1 - South 16 degrees 49 minutes East 43.46 feet; 2 - South 16 degrees 49 minutes East 50.01 feet. Thence running westerly South 73 degrees 56 minutes West 187 feet more or less to the northeasternmost right of way line for the Baltimore Beltway (Route 695) as shown on State Roads Commission Plat 10634. Thence northwesterly with the Baltimore Beltway right of way the two following courses; 1 - North 56 degrees 25 minutes West 66.54 feet; 2 - North 56 degrees 25 minutes West 41.19 feet to the southernmost right of way line of Eddington Avenue as shown on State Roads Commission Plat 23926. Thence binding along the southernmost right of way line of Eddington Avenue the three following courses; 1 - South 85 degrees 3 minutes East 34.45 feet; 2- North 61 degrees 17 minutes 56.24 feet; 3 - North 72 degrees 59 minutes 181.42 feet to the point of beginning.

Said parcel containing 19,590 square feet or 0.4497 acres.

2020-0196-SPHA

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

11/13/2020

Order #: 11934236

Case #:

Description:

NOTICE OF ZONING HEARING - CASE NUMBER:
2020-0196-SPHA

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: 2020-0196-SPHA

8728 Oakleigh Road

Northwest corner of Oakleigh Road, south corner at Dunwoody Road

9th Election District - 5th Councilmanic District

Legal Owners: Michel Bissessar, Angely Bissessar, Haimwattie Bissessar

Special Hearing to have an accessory structure larger than the principal structure. Variance to allow an accessory structure to be 22 ft. tall in lieu of the permitted 15 ft. and to have it located in more than the 1/3 of the lot in the street corner side of the property furthest from the side street.

Hearing: Thursday, December 3, 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.

Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

n13

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NOV 24 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 09 Account Number - 0911150041		
Owner Information		
Owner Name:	BISSESSAR ANGELY BISSESSAR HAIMWATTIE ETAL	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	8728 OAKLEIGH RD BALTIMORE MD 21234-	Deed Reference: /35689/ 00113
Location & Structure Information		
Premises Address:	8728 OAKLEIGH RD BALTIMORE 21234-2736	Legal Description: PT LT 52 8728 OAKLEIGH RD JOHN J FRANKLIN PLAT
Map: 0070	Grid: 0012	Parcel: 0806
Neighborhood: 9110130.04	Subdivision: 0000	Section: B
Block: 52	Lot: 2020	Assessment Year: 0014/ 0030
Plat No: 0014/ 0030		
Town: None		
Primary Structure Built: 1954	Above Grade Living Area: 2,112 SF	Finished Basement Area: 11,913 SF
Property Land Area: 04	County Use: 04	
Stories: 2	Basement: YES	Type: STANDARD UNIT
Exterior: 1/2 STONE SIDING/ STONE	Quality: 4	Full/Half Bath: 1 full
Garage:	Last Notice of Major Improvements:	
Value Information		
	Base Value	Value As of 01/01/2020
		Phase-in Assessments As of 07/01/2020 As of 07/01/2021
Land:	74,300	74,300
Improvements:	177,800	209,000
Total:	252,100	283,300
Preferential Land:	0	262,500
		272,900
		0
Transfer Information		
Seller: KELLEY CATHERINE A	Date: 12/23/2014	Price: \$130,000
Type: ARMS LENGTH MULTIPLE	Deed1: /35689/ 00113	Deed2:
Seller: KELLEY RUSSELL E	Date: 06/30/2006	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /24113/ 00633	Deed2:
Seller: KELLEY CATHERINE A	Date:	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: //	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020 07/01/2021
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: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		



JOHN A. OLSZEWSKI, JR.
County Executive

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

November 5, 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: 2020-0196-SPHA

8728 Oakleigh Road

Northwest corner of Oakleigh Road, south corner at Dunwoody Road

9th Election District – 5th Councilmanic District

Legal Owners: Michel Bissessar, Angely Bissessar, Haimwattie Bissessar

Special Hearing to have an accessory structure larger than the principal structure. Variance to allow an accessory structure to be 22 ft. tall in lieu of the permitted 15 ft. and to have it located in more than the 1/3 of the lot in the street corner side of the property furthest from the side street.

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

Michael Mallinoff
Director

MM:kl

C: Richardson Engineering, 30 E. Padonia Road, Timonium 21093
Bissessar Residence, 8728 Oakleigh Road, Baltimore 21234

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, NOVEMBER 13, 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 8728 Oakleigh Road

which is presently zoned DR-5.5

Deed Reference 35689 / 113

10 Digit Tax Account # 091115041

Property Owner(s) Printed Name(s) Angely, Michel & Haimwattie Bissessar

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

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1. X a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve:
Per the zoning commissioners policy manual Section 400.1.E to have an accessory structure larger than the principal structure
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) 400.3 to allow an accessory structure to be 22' tall in lieu of the permitted 15' and Section 400.1 to have it located in more than the 1/3 of the lot in the street corner side of the property furthest from the side street.

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

TO BE PRESENTED AT THE HEARING

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

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

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners:

Michel Bissessar

Name- Print or Type

Michel Bissessar
Signature #3

Angely Bissessar

Haimwattie Bissessar

Name #1 - Type or Print

Name #2 - Type or Print

Angely Bissessar
Signature #1

Haimwattie Bissessar
Signature #2

8728 Oakleigh Road Baltimore MD

Mailing Address City State

21234 / 410-522-5968 / angieb 7777@yahoo.com

Zip Code Telephone # Email Address

Representative to be contacted:

Richardson Engineering, LLC Rick Richardson

Name - Type or Print

[Signature]
Signature

30 E. Padonia Road Timonium MD

Mailing Address City State

21093 / 410-560-1502 / rick@richardsonengineering.net

Zip Code Telephone # Email Address

CASE NUMBER 2020-0196-SPHA 8/4/20

Do Not Schedule Dates: _____ Reviewer gh

DEPT 10/1/11

Debra Wiley

From: Kristen L Lewis
Sent: Friday, November 6, 2020 9:15 AM
To: Donna Mignon; Debra Wiley
Subject: webex
Attachments: 20201106084311838.pdf

5th one

Kristen Lewis
PAI – Zoning Review
410-887-3391

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Donna Mignon (Alternate Host)	dmignon@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Angely, Michel & Haimwattie Bissessar	angie7777@yahoo.com	1-	New York Time	English	U.S.
Patrick Richardson	rick@richardsonengineering.net	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.

Debra Wiley

From: Debra Wiley
Sent: Friday, November 6, 2020 11:13 AM
To: Kristen L Lewis
Cc: Donna Mignon
Subject: Link- Case No. 2020-0196-SPHA

Event Information

Event: Zoning Hearing - 8728 Oakleigh Road - Case No. 2020-0196-SPHA - Bissessar
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e0>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e5>
Date and time: Thursday, December 3, 2020 10:00 am
Eastern Standard Time (New York, GMT-05:00)
Duration: 1 hour
Description: Zoning Hearing
8728 Oakleigh Road
Case No. 2020-0196-SPHA
Michel Bissessar, Angely Bissessar, Haimwattie Bissessar
Event number: 172 551 5436
Event password: 1234
Host key: 724809
Alternate Host: Donna Mignon, Henry Ayakwah
Panelist Info:
Panelist password:
Panelist numeric password: 644261
Video Address: 1725515436@baltimorecountymd.webex.com
You can also dial 173.243.2.68 and enter your meeting number.
Audio conference: US Toll
+1-415-655-0001
[Show all global call-in numbers](#)
Access code: 172 551 5436
Maximum number of registrants: 10000

Debra Wiley

Subject: Web seminar scheduled: Zoning Hearing - 8728 Oakleigh Road - Case No. 2020-0196-SPHA - Bissessar
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ef8542c4f077aec420cbda147f902afef>
Start: Thu 12/3/2020 10:00 AM
End: Thu 12/3/2020 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: Debra Wiley (dwiley@baltimorecountymd.gov)
Event number (access code): 172 551 5436

Thursday, December 3, 2020 10:00 am, Eastern Standard Time (New York, GMT-05:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ef8542c4f077aec420cbda147f902>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e16cf8aa3295220a697f38301938>

A black rectangular button with the text "Start event" in white.

Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1725515436@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 644261

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

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=e76c619312baf6a6da2117b75cce45fd7>

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

Debra Wiley

From: messenger@webex.com
Sent: Friday, November 6, 2020 11:12 AM
To: Debra Wiley
Subject: Email delivery status for Web seminar: Zoning Hearing - 8728 Oakleigh Road - Case No. 2020-0196-SPHA - Bissessar

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.



Webex sent the email message "Panelist Invitation" for your event.

Number of email addresses the message was sent to successfully: 3

Number of email addresses the message could not be sent to: 0

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

Debra Wiley

From: messenger@webex.com
Sent: Friday, November 6, 2020 11:12 AM
To: Debra Wiley
Subject: Email delivery status for Web seminar: Zoning Hearing - 8728 Oakleigh Road - Case No. 2020-0196-SPHA - Bissessar

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.



**Webex sent the email message
"Invitation for Alternate Host" for
your event.**

Number of email addresses the message was sent to successfully: 2

Number of email addresses the message could not be sent to: 0

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

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ZAC AGENDA

Case Number: 2020-0196-SPHA **Reviewer:** Gary Hucik
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: SPECIAL HEARING, VARIANCE
Legal Owner: Angely, Michel & Haimwattie Bissessar
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 5

Property Address: 8728 OAKLEIGH RD

Location: North west corner of Oakleigh Road, South corner at Dunwoody Road.

Existing Zoning: DR 5.5

Area: .450 AC

Proposed Zoning:

SPECIAL HEARING:

Under section 400.1.E To have an accessory structure larger than the principle structure.

VARIANCE:

From section 400.3 To allow an accessory structure to be 22' tall in lieu of the permitted 15' and section 400.1 to have it located in more than the 1/3 of the lot in the street corner side of the property furthest from the side street.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:



JOHN A. OLSZEWSKI, JR.
County Executive

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

November 5, 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: 2020-0196-SPHA

8728 Oakleigh Road

Northwest corner of Oakleigh Road, south corner at Dunwoody Road

9th Election District – 5th Councilmanic District

Legal Owners: Michel Bissessar, Angely Bissessar, Haimwattie Bissessar

Special Hearing to have an accessory structure larger than the principal structure. Variance to allow an accessory structure to be 22 ft. tall in lieu of the permitted 15 ft. and to have it located in more than the 1/3 of the lot in the street corner side of the property furthest from the side street.

Hearing: Thursday, December 3, 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: Richardson Engineering, 30 E. Padonia Road, Timonium 21093
Bissessar Residence, 8728 Oakleigh Road, Baltimore 21234

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, NOVEMBER 13, 2020

TO: THE DAILY RECORD
Friday, November 13, 2020 - Issue

Please forward billing to:
Angely Bisessar
8728 Oakleigh Road
Baltimore, MD 21234

410-522-5938

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: 2020-0196-SPHA

8728 Oakleigh Road

Northwest corner of Oakleigh Road, south corner at Dunwoody Road

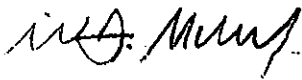
9th Election District – 5th Councilmanic District

Legal Owners: Michel Bissessar, Angely Bissessar, Haimwattie Bissessar

Special Hearing to have an accessory structure larger than the principal structure. Variance to allow an accessory structure to be 22 ft. tall in lieu of the permitted 15 ft. and to have it located in more than the 1/3 of the lot in the street corner side of the property furthest from the side street.

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

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

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 petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the 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:

Item Number or Case Number: 2020-0196-SPWA

Petitioner: ANGELY BISSESSAR

Address or Location: 8728 OAKLEIGH ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: ANGELY BISSESSAR

Address: 8728 OAKLEIGH ROAD

BALTIMORE MD 21234

Telephone Number: 410-522-5968

CERTIFICATE OF POSTING

2020-0196-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Michel Bissessar, Angely Bissessar, Halmwattie Bissessar

December 3, 2020

Date of Hearing/Closing: _____

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



Attn: Kristen Lewis:

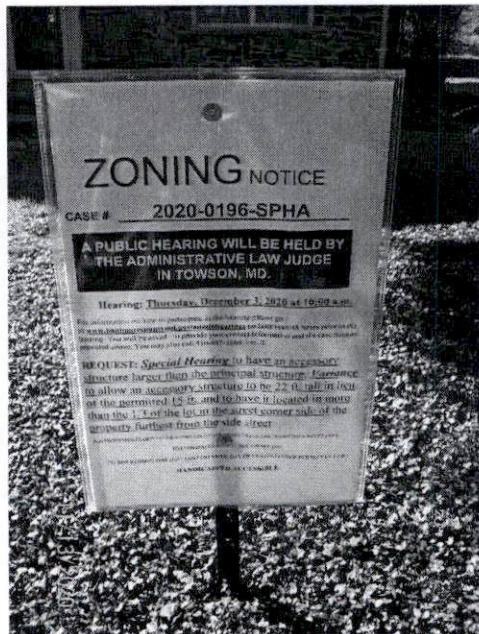
Ladies and Gentlemen:

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

8728 Oakleigh Road **SIGN 1**

November 13, 2020

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



Sincerely,

 November 13, 2020
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2020-0196-SPHA

RE: Case No.: _____

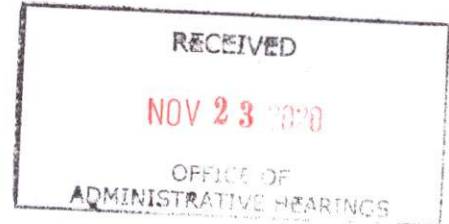
Petitioner/Developer: _____

Michel Bissessar, Angely Bissessar, Halmwattie Bissessar

December 3, 2020

Date of Hearing/Closing: _____

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



Attn: Kristen Lewis:

Ladies and Gentlemen:

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

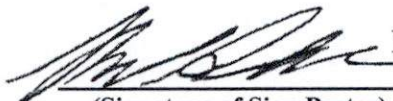
8728 Oakleigh Road **SIGN 2**

November 13, 2020

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



Sincerely,

 November 13, 2020
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

AUG 20 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

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: August 20, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0196-SPHA
Address 8728 Oakleigh Road
(Michel & Bissessar Property)

Zoning Advisory Committee Meeting of **August 17, 2020.**

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

Reviewer: Steve Ford

7831.90 11

11 11 11

11 11 11 11 11 11 11 11

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 9/2/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-196



INFORMATION:

Property Address: 8728 Oakleigh Road
Petitioner: Angely, Michel and Haimwattie Bissessar
Zoning: DR 5.5
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for the following:

1. A Special Hearing under Section 500.7 of the BCZR to determine whether the Zoning Commissioner should approve: Per the Zoning Commissioners Policy Manual, Section 400.1.E to have an accessory structure larger than the principal structure.
2. Variance from Section(s) 400.3 to allow an accessory structure to be 22' tall in lieu of the permitted 15 feet and Section 400.1 to have it located in more than the 1/3 of the lot in the street corner side of the property furthest from the side street.

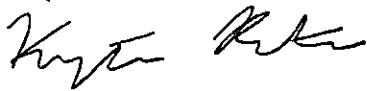
A site visit was conducted on 8/25/2020. The subject lot is located in an older residential community that is completely built out. The rear of the lot abuts the I-695 sound barrier wall. The owner has multiple vehicles and an RV that they would like to store in the proposed structure. The structure would be accessed from a driveway and parking pad off of Eddington Avenue.

The Department has no objection to the request provided the following conditions are met:

1. The applicants can construct the structure in such that it has a residential character, particularly on the side that faces Eddington Avenue which has houses that will face the garage. This can be achieved by using residential façade materials and windows. Architectural elevations should be submitted for review and approval prior to the issuance of permits.
2. Provide landscaping and screening along the Eddington Avenue frontage.
3. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities and shall not be used for commercial purposes.

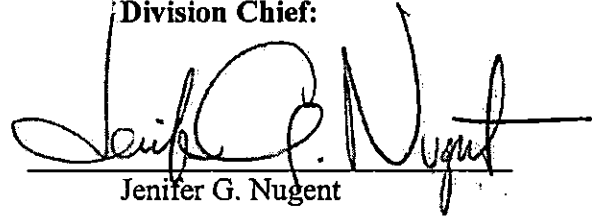
For further information concerning the matters stated herein, please contact Laurie Hay at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/kma/

c: Laurie Hay
Rick Richardson
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 9/2/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-196



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

ORDER RECEIVED FOR FILING

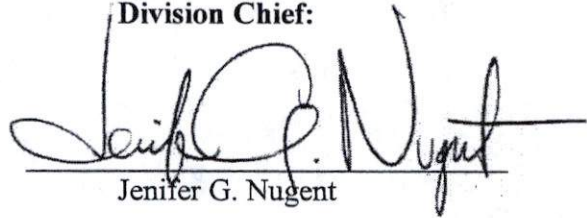
12/15/20
D. Mignon

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/kma/

c: Laurie Hay
Rick Richardson
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Office of the Administrative Hearings
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING

Date 12/15/20

By D Mignon

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

Richardson Engineering, LLC 12/14
30 E Padonia Road, Suite 500
Timonium, MD 21093
(410) 560-1502

MANUFACTURERS & TRADERS TR CO
7-11/520

11006

Aug 5, 2020

PAY TO THE
ORDER OF

Baltimore County MD
One hundred fifty and

\$ 150.00
100 DOLLARS

MEMO 20087

[Signature]

⑈011006⑈ ⑆052000113⑆ 9880645721⑈

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

No. 199742

Date: 8/4/2020

Fund	Dept	Unit	Sub Unit	Obj	Rev	Sub	Dept	Obj	BS Acct	Amount
					Source/	Rev/				
001	800	0000		6150						150

Total: 150

Rec From: Rick Richardson

For: 8728 Oakleigh Road

2020-0196-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

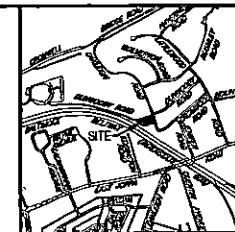
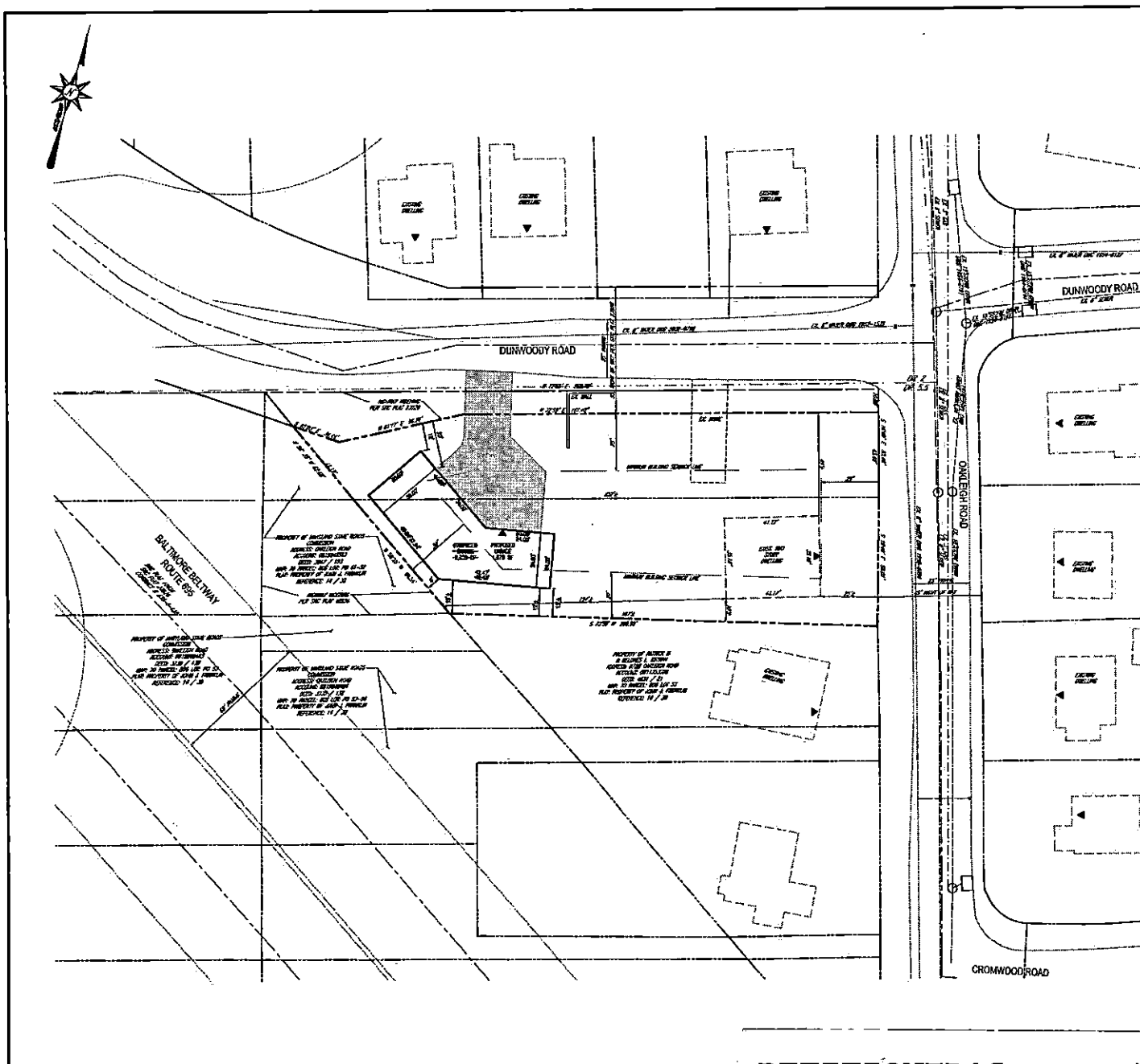
Petitioner's Exhibits

Case 2020-0196-SPHA, 8728 Oakleigh Road

DW
1-19-21

U 12/15/20
20

- Exhibit 1 Site Plan
- Exhibit 2 SHA Plat
- Exhibit 3 Aerial Map
- Exhibit 4 Pictures of site
- Exhibit 5 Aerial 3D view



VICINITY MAP
SCALE 1" = 100'

GENERAL NOTES

1. OWNER: JAMES H. BISSISSAR, JR.
2. SURVEY: 11/30/80
3. ZONING: R-1
4. SETBACKS: 10' FRONT, 10' SIDE, 10' REAR
5. EASEMENTS: 10' FRONT, 10' SIDE, 10' REAR
6. ADJACENT: 11/30/80
7. ADJACENT: 11/30/80
8. ADJACENT: 11/30/80
9. ADJACENT: 11/30/80
10. ADJACENT: 11/30/80
11. ADJACENT: 11/30/80
12. ADJACENT: 11/30/80
13. ADJACENT: 11/30/80

Richardson Engineering, LLC

30 East Podolski Road, Suite 500
Thonokan, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1808

PLAN TO ACCOMPANY ZONING PETITION BISSESSAR PROPERTY

8728 OAKLEIGH ROAD

BALTIMORE COUNTY MARYLAND
NINTH ELECTION DISTRICT FIFTH COUNCILMANIC DISTRICT

DATE	BY	DATE	BY	SCALE
11-30-80	12/15/80	11-30-80	12/15/80	1" = 50'

PETITIONER'S

EXHIBIT NO. 1

Sta. 34+65 Ball. Belt.
Sta. 35+15 Ball. Belt.
Sta. 2+00 Eddington Ave
Sta. 39+50 Ball. Belt.
Sta. 9+77 Service Road

Note: Length for Right of Way Line
right of 1/2 of Service Road
computed from Sta. 10+87.50
to Sta. 11+50

MATCH TO PLAT No. 73926

Base Line of Right of Way
Service Road
A= 18°30'20"
D= 4°00'00"
R= 1432.40
T= 363.89
L= 712.70
E= 46.50

SARAH J BURTON
A1039
SEC# 38270
LIBER3945 FOLIO 330
DATE 1-12-62

NAMES OF REPORTED PROPERTY OWNERS AS SHOWN ON THIS PLAT ARE THOSE OF ORIGINAL GRANTORS TO THE COMMISSION. THE APPROXIMATE PROPERTY LINES SHOWN WERE NOT ESTABLISHED BY ACTUAL SURVEY, BUT ARE INTENDED FOR AN APPROXIMATE GUIDE ONLY.

Base Line of
Construction - Bolt Belt

$\Delta = 48^{\circ} 58' 00''$
$\Delta C = 38^{\circ} 28' 00''$
$D_C = 3^{\circ} 00' 00''$
$R_C = 1909.86$
$T_5 = 1045.87$
$L_6 = 1282.72$
$E_5 = 191.65$
$L_5 = 355.00$
$O_5 = 5^{\circ} 10' 00''$
$L_T = 255.44$
$ST = 116.76$
$P = 2.67$
$K = 174.95$

Base Line of Right of Way
Baltimore Beltway
A = 48° 58' 00"
D = 3° 00' 00"
R = 1909.85
T = 869.70
L = 1002.72
E = 183.40

Base Line of Right of Way-Service Road
A=11° 29' 03"
D=4° 12' 54"
R=1364.11
T=156.87
L=272.82
E=0.86

$\Delta = 45^{\circ}00'00''$
 $D = 38^{\circ}11'50''$
 $R = 150.00$
 $T = 62.18$
 $L = 117.81$
 $E = 12.36$

SEC#356
LIBER783F
DATE 11-23-10

SEC# 3673
LIBER# 5271
DATE 8-1-5

SECT 35
LIBER 374
DATE 3/9/55

PREPARED BY
MICHAEL BAKER JR.
CONSULTING ENGINEERS

REVISIONS

Part of Plot No. 10634
Revised 6-8-50

STATE ROADS COMMISSION
OF MARYLAND
BALTIMORE BELTWAY
HARFORD ROAD TO BELAIR ROAD
CONTRACT No. A-635-6

PLAT No. 73926

MAY 1967

PETITIONER'S

EXHIBIT NO.

2

DR 2

DUNWOODY RD

DR 5.5

695

BALTIMORE BELTWAY OUTER LOOP

BALTIMORE BELTWAY INNER LOOP

DUNWOODY RD

CROMWOOD RD

PETITIONER'S

EXHIBIT NO.

3

8727

1802

1800

8732

1762

1760

1805

1803

1801 B944621

8721

1804

8728 B796690

B7665363841475

B9682063967359

8719

1802

8726

8717

8724

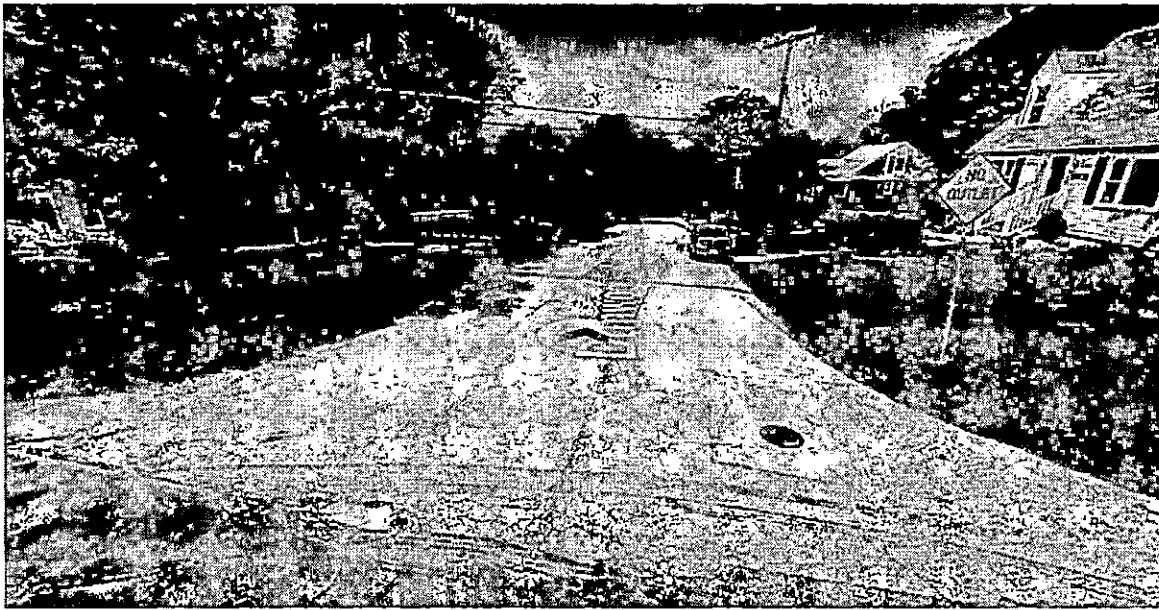
1805

1803

8715 B741510

8713 B





Oakleigh Road toward the garage on the left on Dunwoody Road



View from Garage location toward Oakleigh Road. Rear of 8728 Oakleigh Road on the right



Remains of previous garage located at rear of property adjacent to SHA sound wall



Looking from new garage location toward rear of 8728 Oakleigh Road



Location of new garage from Dunwoody Road. SHA sound wall behind the trees



1760 and 1762 Dunwoody Road across street from entrance to garage



View west along Dunwoody Road from driveway entrance to garage



Aerial view of site
8728 Oakleigh Road with red dot
Opening in trees adjacent to the I-695 sound wall for the garage, to the right of house

PETITIONER'S

EXHIBIT NO. 5

Protestant
Sharon
Opdyke

Exhibits

11/30/2020

12/15/20

1-19-21
12

Administrative Law Judge -

Sorry for this in handwriting
but I have no computer available.

I am writing in regards to the proposal
of 8728 Oakleigh Rd, 21234 garage, 2020-
0196-SPHA. I am opposing this
structure for a variety of reasons I have
registered to testify. Exhibits are
included. Additionally I have signed
the 'Protestants petition' to oppose this
garage.

1. The first exhibit is from PAI Zoning;
this is a 'permit process report' for Residential
+ Commercial indicating obviously commercial
use, + water + sewer requests.
- 2- The 2nd + 3rd exhibits are pictures of
comparable lot sizes + garages in the area
of Oakleigh/Dunwoody. The brick house w/
increased lot size is also a small business
owner. All garages in the area are residential
sized garages.
- 3- The 4th exhibit is information regarding the
Baltimore City water tunnel that runs either
under or adjacent to this property + should be
an area of concern.

4 - The 5th/last exhibit is the report (initial) from the property owner, 8728

Oakleigh.

I am against this proposal due to the enormity of the size + probability of commercial use. For zoning, this building would be allowed to fall into

classification for commercial development. This building request needs to be provided for any request for living quarters + for a commercial property.

Due to many small businesses in even

neighborhood, properties not intended for

size, this is a precedent for others to

follow + build accordingly. I + do not

follow in with the character of an neighborhood

on street are already greatly burdened with

the increased flow of traffic due to Crownall

Bridge Rd / Oakleigh Rd closure + Crownall Bridge

development built within the confines of an

small neighborhood.

I am not opposed to the property owner

building a 1-2 car garage that conforms

with the above exhibits/appearances of

an neighborhood. I also request the ordinance

be away from the intersection (on Duane Rd) to

protect others @ this dangerous intersection.

Respectfully submitted 11/30/2020

Sharon Boyd Duke

443465 2879

8721 Oakleigh Rd 21234

Exhibits -

1- PAI Permit Process Report

2- 8728 Comparable Lot Size

3- 8728 Comparable Garage's

4- Balto city water tunnel

5- 8728 Initial Proposal

Residential

Report Generated On
11/20/2020

Permit & Development Report

Page 1

Plat Ref: 014:030 Election District:
Tax Account Number: 0911150041 PDM #:
BISSESSAR HAIMWATTIE ETAL Zoning Class.(s): DR 5.5
MD 21234 Elevation Range: 448ft - 460ft
OAKLEIGH RD

Overlays	Instructions: Begin review process with Zoning Review, Room 111.
Contact Agency	Potential Overlay Issues
Planning	Growth Tier 1: Served by public sewer and inside URDL
PAI-Public Services	InFill Lot Review
DPW-Public Services	Verify Water Service Size.
Zoning Review	Possible Replacement Dwelling. Permit # B796690
	Appl. Date: 8/29/2012
	B.S.M. 2019 - Sewer Area of Concern Area #:40, 44
	Zoning Cases: 2020-0196-SPHA

Permits, Approvals & Inspections
111 W. Chesapeake Avenue
Towson, MD 21204
Permit Processing Commercial Permit & Development
Tax Account Number: 0911150041

Property Information
Owner Name(s): BISSESSAR ANGELY and BISSESSAR HAIMWATTIE ETAL
Address: 8728 OAKLEIGH RD
BALTIMORE, MD 21234
8728 OAKLEIGH RD

Potential Overlay Issues
Growth Tier 1: Served by public sewer and inside URDL
B.S.M. 2019 - Sewer Area of Concern Area #:40, 44

Note: All Razing Permits must be sent to Sediment Control for review.
Permits for Grading, New Buildings & Building Additions must
Public Services.
Sewer Area of Concern Area #:40, 44
96-SPHA

Commercial

Report Generated On
11/20/2020

Plat Ref:

Zoning Class:
Elevation Range: 448ft - 460ft

Page 1 of 1
Election District: 9

Agency Acknowledgment

Initial & Date

Elect. & Plumb
Signs
Tower Antenna
Chg. of Occup.
Razing
Rel. Walls/Bulk
Tanks
Grading/Sw
Pers/Pilings
Add / Ext. Alts.
Interior Alts.
New Com Bldg.

OK To File

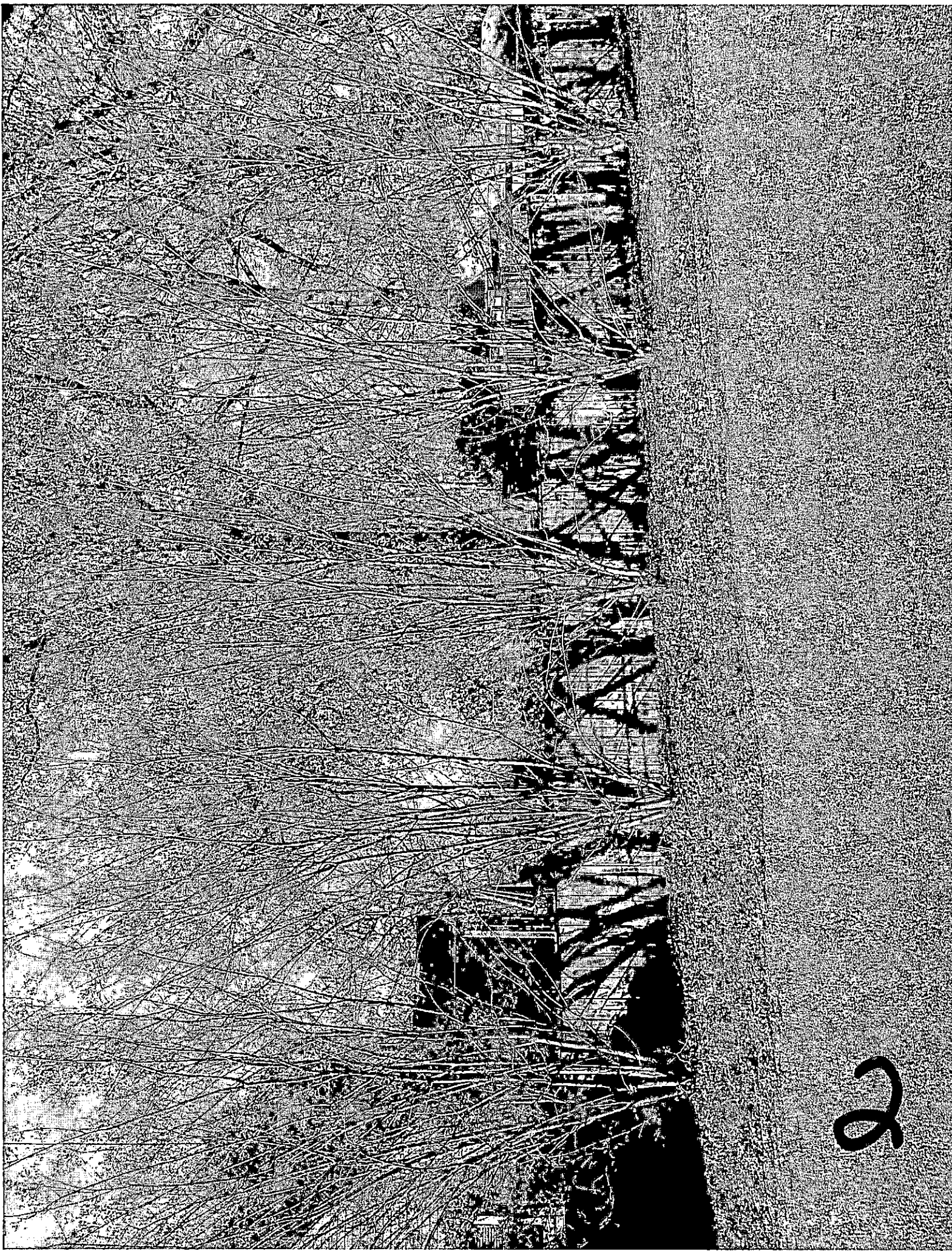
4

Handwritten marks at the top left corner.

This report is solely for Department use and nothing more

Phone: _____
Zoning Review
Building

Part's, Approvals & Inspections
W. Chesapeake Avenue
Wson, MD 21240
ssing Reside



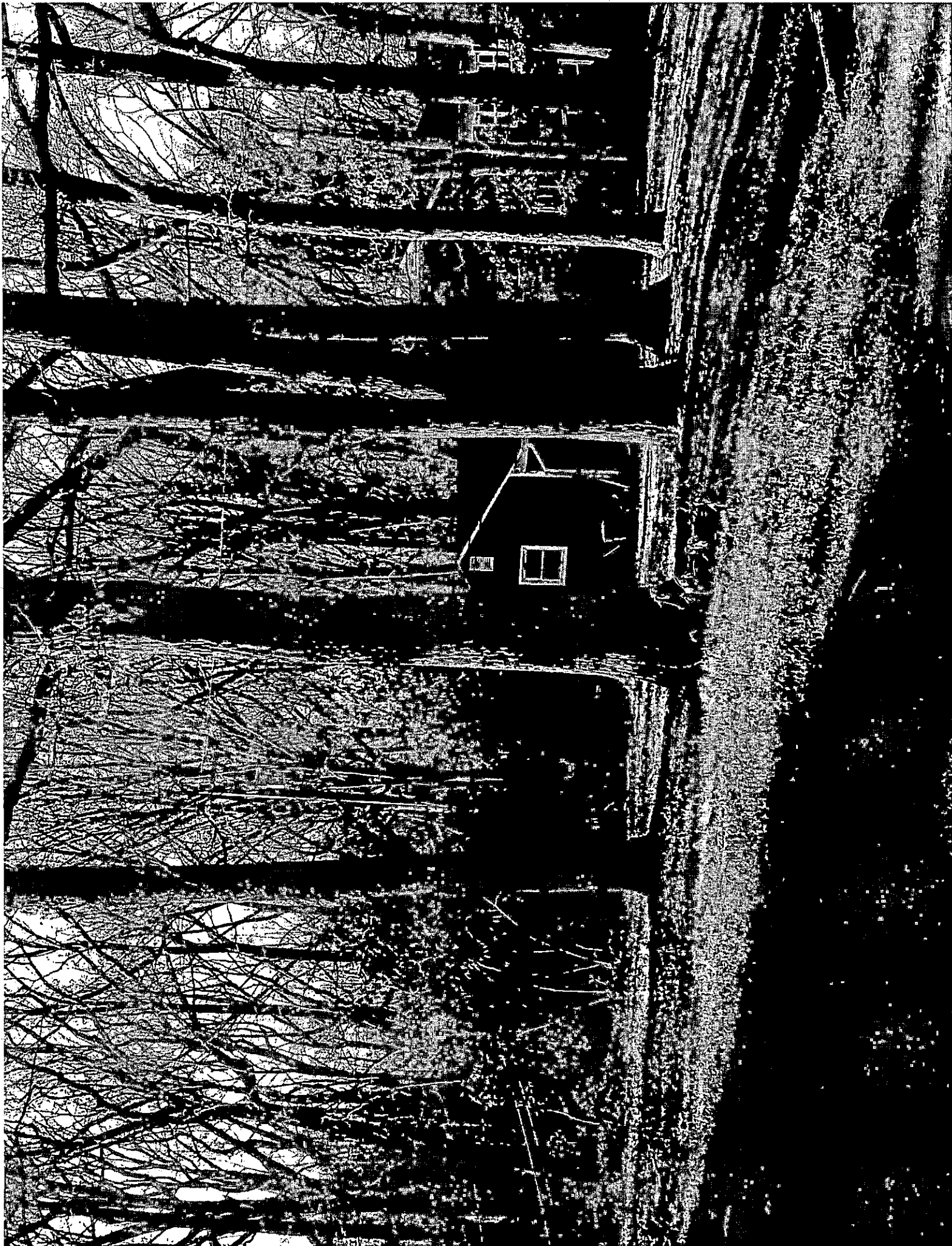
2

2













PROPOSED STRUCTURE

==

GARAGE REAR OF RESIDENCE



3

2



VISUALS OF PROPOSED GARAGE IN REAR OF RESIDENCE



Baltimore city Loch Raven Water tunnels

Thu, Jun 21, 2012 11:31 am

Walter Savoye (wsavoye@comcast.net)

To:you Details

Sharon:

Thanks for the email contact. Yes - I have been interested in how Baltimore City gets its water since I was part of the team of engineers that designed the upgrade for the Montebello Water Filtration Plant #1 (started operation in 1915) in the early 1970's.

The first tunnel to carry water from the first Loch Raven reservoir formed by the first dam (still exists with a spillway elevation of 170 Feet above MSL - Mean Sea Level) across the Gunpowder Falls was started about 1865 and completed in 1881. This 12 foot diameter brick lined tunnel has an intake invert (lowest point of a crosssection) of about 160 feet above MSL and a discharge invert of 144 feet above MSL. This tunnel passes under Cromwell Bridge Road at the pumping station on Cromwell Bridge Road opposite the Sherwood House. The portion of this tunnel between the Cromwell Bridge Pumping Station (CBPS) and the lower Loch Raven Dam is no longer in use, but the portion between the CBPS and the Montebello Filtration Plant #1(MFP#1) is in use today to bring filtered and treated water from the MFP#1 to the CBPS where it is pumped to Towson Reservoir.

Use of the 1881 tunnel was discontinued when the second 12 foot diameter concrete lined tunnel went into operation in 1940. This second tunnel is connected to the upper Loch Raven Dam with a spillway elevation of 240 feet above MSL by two ten foot diameter pipes, one steel and one PCCP (Prestressed Concrete Cylindrical Pipe). the Tunnel begins at the corner of the parking lot for McFall's Ironhorse Tavern at Loch Raven Drive and Cromwell Bridge Road with an invert of 166 feet above MSL, and a discharge invert of 56 feet above MSL.

Both tunnels are between 50 and 100 or more feet below grade.

If you are interested in more information you might try my web site <http://www.lrr-bcw.info>

Comments always welcome.

Walt Savoye

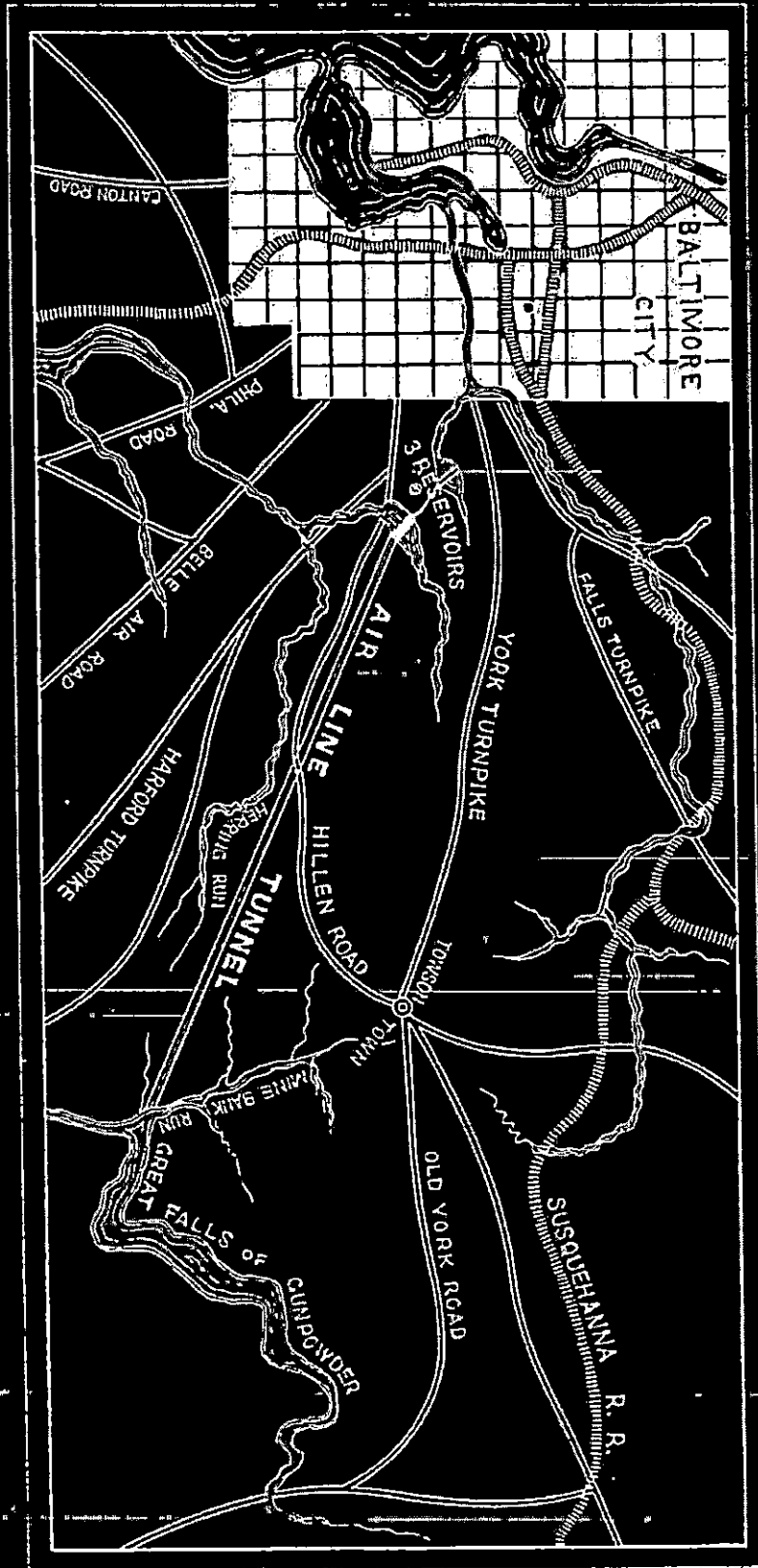
901 Dogwood Hill Rd., Towson, MD 21286

Phone: 410-825-9310

Email: wsavoye@comcast.net

4

SKETCH, showing the route of the proposed AIR-LINE TUNNEL, 6 3/4 miles long, from the Gunpowder Falls, for the delivery of seventy millions of gallons of water daily. Area of the three Distributing Reservoirs, 53 Acres - elevation above tide, 136 feet, 138 feet and 266 feet respectively.



J. Stevell
Map of the
CITY OF BALTIMORE and of Part of **BALTIMORE COUNTY**
including the
M. Schodkapff's **VALLEY OF THE GREAT GUNPOWDER RIVER**
from the Warren Factory to Tide Water.

Tavern *K. Grosscup* *1* SHEWING THE SURVEYS MADE THEREIN
FOR THE INTRODUCTION OF WATER INTO THE CITY
in accordance with a Resolution of the
A. Green **Mayor and City-Council of Baltimore**
by the direction of

approved May, 11th 1852 - under the direction of
I. I. Turner John W. Randolph

approved May, 11th 1852 - under the direction of
Joshua Varnant James Murray J. J. Turner John W. Randolph Esq.
John King Ross Winans Esq.

Commissioners

J. G. Dance,

Moses Kunkin

Grist Mill

by **Thos. P. Chiffelle** City Surveyor and Civil Engineer
Horizontal Scale 20,000 Feet to one inch Vertical Scale 2" = 10' - 0"

SHOWING ALSO THE ROUTE OF

The Natural Flow Air-Line Tunnel,

And the introduction of Seventy Millions of Gallons of Water, being
as prepared by

J. E. Nichols, Civil Engineer.

Grist Mill

(2. Morgan)

Walter Booth

J. Sterrett

J. S. Curtis

Old York Road

Rudders Tavern

K' Grosscup

A. Green

G. Harman

G. Herymon

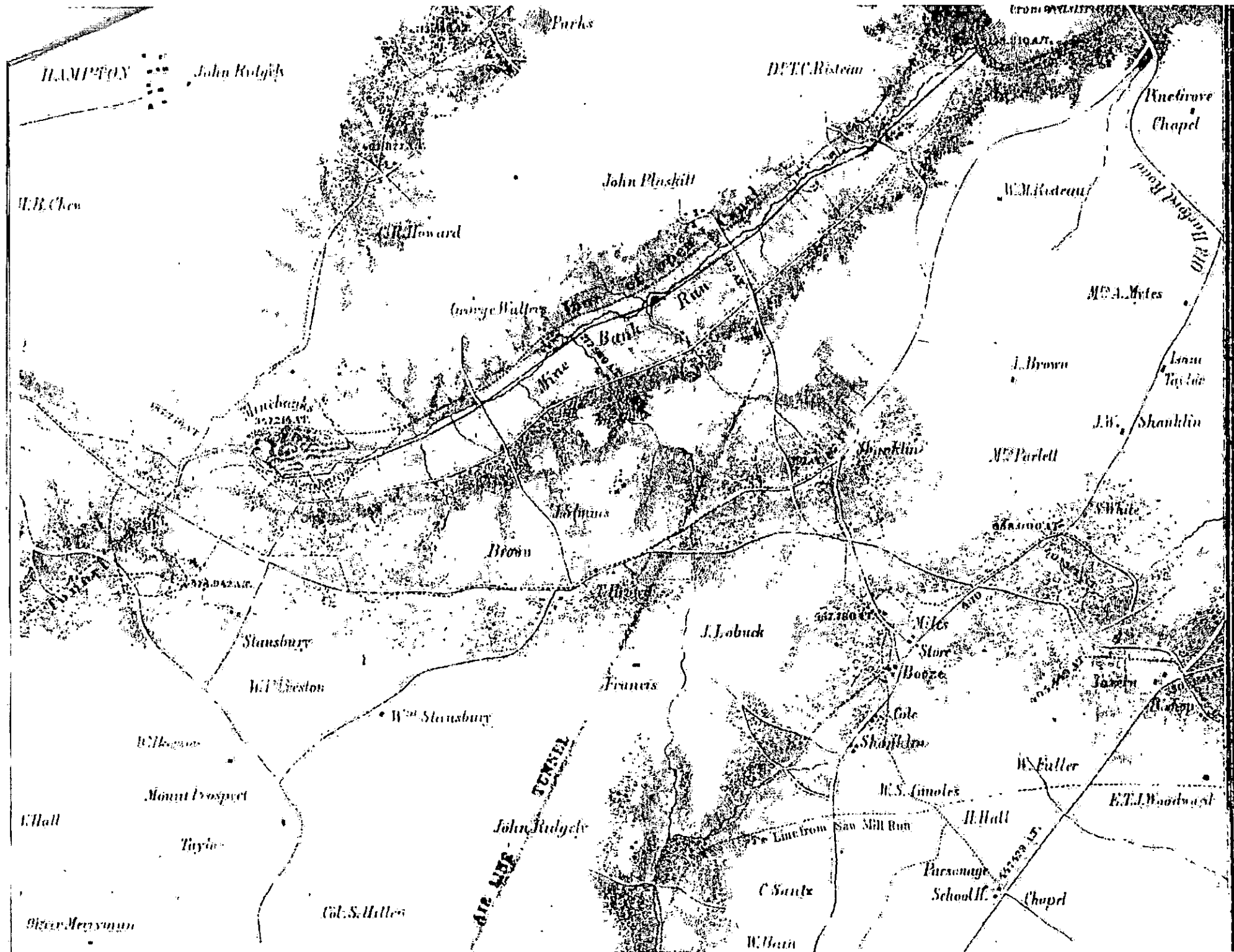
M. Merryman

174399 1.1'

L. S. Rosler

If Δ_1 is even

178 Bosler



Case No.:

2020-0196-SPHA

Exhibit Sheet

1-19-21
19w

12/15/20
Dm

Petitioner/Developer

Protestants -

No. 1		The Board of Cromwell Coventry Comm. Assoc.
No. 2		Signed Petition
No. 3		Photos
No. 4		Petition Signed by Community against Petition
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

TABLE OF CONTENTS

EXHIBIT 1 - Signed petition

EXHIBIT 2 – Photos of neighborhood roads, entrances to community

Date: November 30, 2020

From: The Board of Cromwood Coventry Community Association (CCCA)
PO Box 42314
Towson, MD. 21284

Re: Case Number: 2020-0196-SPHA

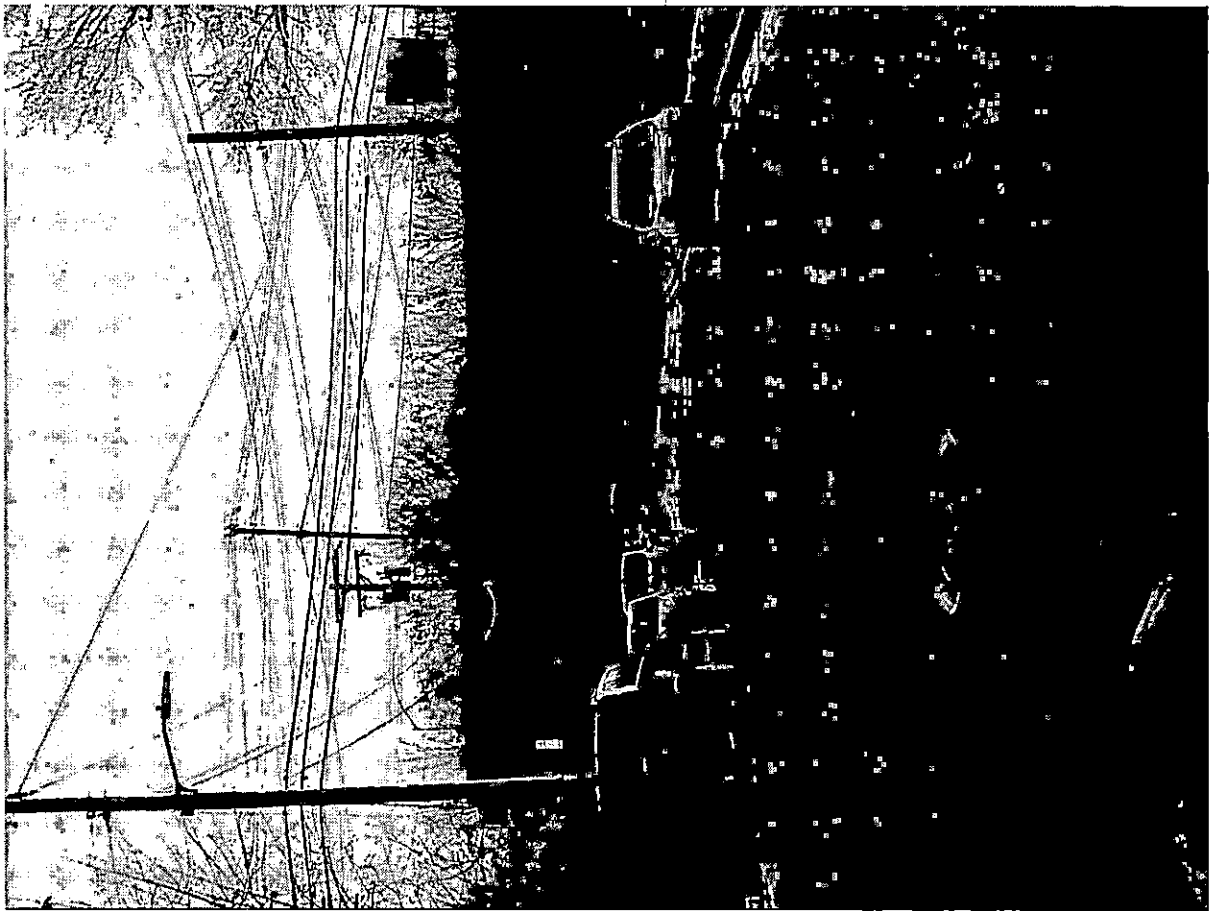
This case involves a proposal for the erection of a garage that a Zoning employee described as a "monster" building. This property is in a "residential" area and the proposed building is even larger than the owner's residence. It would be as high as 22' tall and located on more than 1/3 of the lot!

This particular property is zoned as DR 5.5. As we understand the zoning guidelines, "Typical Uses Permitted by Right," include Single Family, Semi-Detached, Duplex, Single Family Attached, and Multifamily Dwellings. There are four narrow roadway entrances into our neighborhood. With parking, there is only one lane available for traffic flow. A portion of the roadway that connected our community to Cromwell Bridge Rd., was damaged by heavy trucks, during the building of the Cromwell Ridge Community. It was closed and will not be reopened. Our community has other homes with attached lots and, if a change in zoning is allowed for this property, it would set a precedent for others to do the same, causing our single-family community to be destroyed. We would appreciate that the zoning board would approve no more than the standard residential, two-car detached garage, built to existing codes, which excludes separate meters for water and electric, and a separate sewer connection to the street.

Thank You,

The Board of Cromwood Coventry Community Association

Denise Carden (President), Ola Horn (Vice President), Jan Jaskulski (Secretary), Charles Sharp (Treasurer)











CROMWOOD COVENTRY COMMUNITY ASSOCIATION

PETITION TO OPPOSE PROPOSED BUILDING AT 8728 OAKLEIGH ROAD (corner Oakleigh/Dunwoody Road) (12/3/2020) Special Hearing to have an accessory structure larger than the principal structure. Variance to allow an accessory structure to be 22 ft. tall in lieu of the permitted 15 ft.; to have it located in more than 1/3 of the lot in the street corner side of the property furthest from the side street. (48' x 2 in length, 30' wide, 'L' shaped). Case Number: 2020-0196-SPHA

Location: Northwest corner of Oakleigh Road, south of Dunwoody Road, 9th Election District
November, 2020

The following names oppose the above proposed structure.

NAME	CONTACT INFORMATION - Street address/email/cell #
Sharon L. Duke	8721 Oakleigh Road Scoolido13@gmail.com 4434652879
Denni Arrup	8807 Wolverton Rd 21234 denniarrup@gmail.com
Diana Bernhardt	8804 WOLVERTON RD 21234 dbernhar@COMCAST.NET
Tim Hugus	timhugus@gmail.com
Richard Funk	1509 Dunwoody Rd richardfunk@juno.com 443-602-5715
John R. Wozel	1828 DUNWOODY RD 210-668-1160
Wade Hughes	1516 DUNWOODY RD whughes075@gmail.com
Robert Canale	1901 MOUNTAIN AVE PARKVILLE, MD 21234 MRNOTBOB@HOTMAIL.COM 410-967-6312
Maria Canale	1901 MOUNTAIN AVE. Parkville, Md. 21234-2725 410-790-8245 littlemonna1953@hotmail.com
Pat Wozza	1815 RUSHLEY RD 21234 443-934-6256 PHM 8233 OVERLOOK.NET
J. Canale	1815 RUSHLEY RD 21234 VMARRACJH47.EDU 410-302-9553

CROMWOOD COVENTRY COMMUNITY ASSOCIATION

PETITION TO OPPOSE PROPOSED BUILDING AT 8728 OAKLEIGH ROAD (corner of Oakleigh/Dunwoody Road) Special Hearing to have an accessory structure larger than the principal structure. Variance to allow an accessory structure to be 22 ft tall in lieu of the permitted 15 ft to have it located in more than 1/3 of the lot in the street corner side of the property (48' x 2 in length, 50' wide, L-shaped).

Case # 2020-0195- SPHA

The following names oppose the above proposed structure:

NAME	CONTACT INFORMATION (Street address/email/cell phone #)
Carol Chapman	8810 Wolverton Rd. Balto. MD 21234
Robert Chapman	8810 Wolverton Rd. Balto. MD 21234

PETITION TO OPPOSE PROPOSED BUILDING AT 8728 OAKLEIGH ROAD (corner of Oakleigh/Dunwoody Road) Special Hearing to have an accessory structure larger than the principal structure. Variance to allow an accessory structure to be 22 ft tall in lieu of the permitted 15 ft to have it located in more than 1/3 of the lot in the street corner side of the property (45' x 2 in length, 30' wide, L-shaped).

CONFIDENTIAL

1999

Rev. Dr. J. E. Cox	11/17/1937
Daphne Co.	45-921-2037
Raymond Cox	

CROMWOOD COVENTRY COMMUNITY ASSOCIATION

PETITION TO OPPOSE PROPOSED BUILDING AT 8728 OAKLEIGH ROAD (corner of Oakleigh/Dunwoody Road) Special Hearing to have an accessory structure larger than the principal structure. Variance to allow an accessory structure to be 22' ft tall in lieu of the permitted 15 ft to have it located in more than 1/3 of the lot in the street corner side of the property (48' x 2 in length, 30' wide, L-shaped.

Case # 2020-0196- SPHA

The following names oppose the above proposed structure:

NAME	CONTACT INFORMATION (Street address/email/cell phone #)
Lorraine Seiler	1825 Dunwoody Rd 21234 444seiler@gmail.com

CROMWOOD COVENTRY COMMUNITY ASSOCIATION

PETITION TO OPPOSE PROPOSED BUILDING AT 8728 OAKLEIGH ROAD (corner of Oakleigh/Dunwoody Road) Special Hearing to have an accessory structure larger than the principal structure. Variance to allow an accessory structure to be 22 ft tall in lieu of the permitted 15 ft to have it located in more than 1/3 of the lot in the street corner side of the property (48' x 2 in length, 30' wide, L-shaped.

Case # 2020-0196- SPHA

The following names oppose the above proposed structure:

NAME	CONTACT INFORMATION (Street address/email/cell phone #)
James N. Tanner	1823 Dunwoody Rd Jim49chev@yahoo.com 443.797-2853

CHROMWOOD COVENTRY COMMUNITY ASSOCIATION

RESOLUTION TO CONSIDER PROPOSED BUILDING AT 8728 OAKLEIGH ROAD (corner of Oakleigh/Dunwood)
 Having an accessory structure larger than the principal structure. Variance to
 have a special hearing to have an accessory structure to be 22 ft tall in lieu of the permitted 15 ft to have it located in more than
 1/3 of the lot in the street frontage of the property (48' x 2 in length, 30' wide, L-shaped.
 Case # 2010-0108-RTA

The following names support the above proposed structure:

NAME	CONTACT INFORMATION (street address/email/cell phone)
Christina McJannet	9819 Woburn Ct 2234 Dana, Michigan 48120 440-662-9513
Charles M. Jannet	8819 Woburn Ct Dana, Michigan 48120 440-662-9513
	Charles M. Jannet 8819 Woburn Ct Dana, Michigan 48120 440-662-9513

CROMWOOD COVENTRY COMMUNITY ASSOCIATION

PETITION TO OPPOSE PROPOSED BUILDING AT 2728 OAKLEIGH ROAD (corner of Oakleigh/Dunwoody Road) Special Hearing to have an accessory structure larger than the principal structure. Variance to allow an accessory structure to be 22 ft tall in lieu of the permitted 15 ft to have it located in more than 1/3 of the lot in the street corner side of the property (43' x 2 in length, 30' wide, L-shaped).

Case # 2020-0155-SPHA

The following names oppose the above proposed structure:

NAME	CONTACT INFORMATION (Street address/email/Cell phone)
<i>Susan Hale</i>	1809 Rushley Rd., 21274 sue4110@gmail.com 443-635-0272
<i>Sam Hale</i>	1809 Rushley rd. 21234 samjhale@gmail.com 410-790-3678
<i>Steven Hale</i>	1809 Rushley Rd 21234 steveh1776@gmail.com 410-812-3979

CROMWOOD COVENTRY COMMUNITY ASSOCIATION

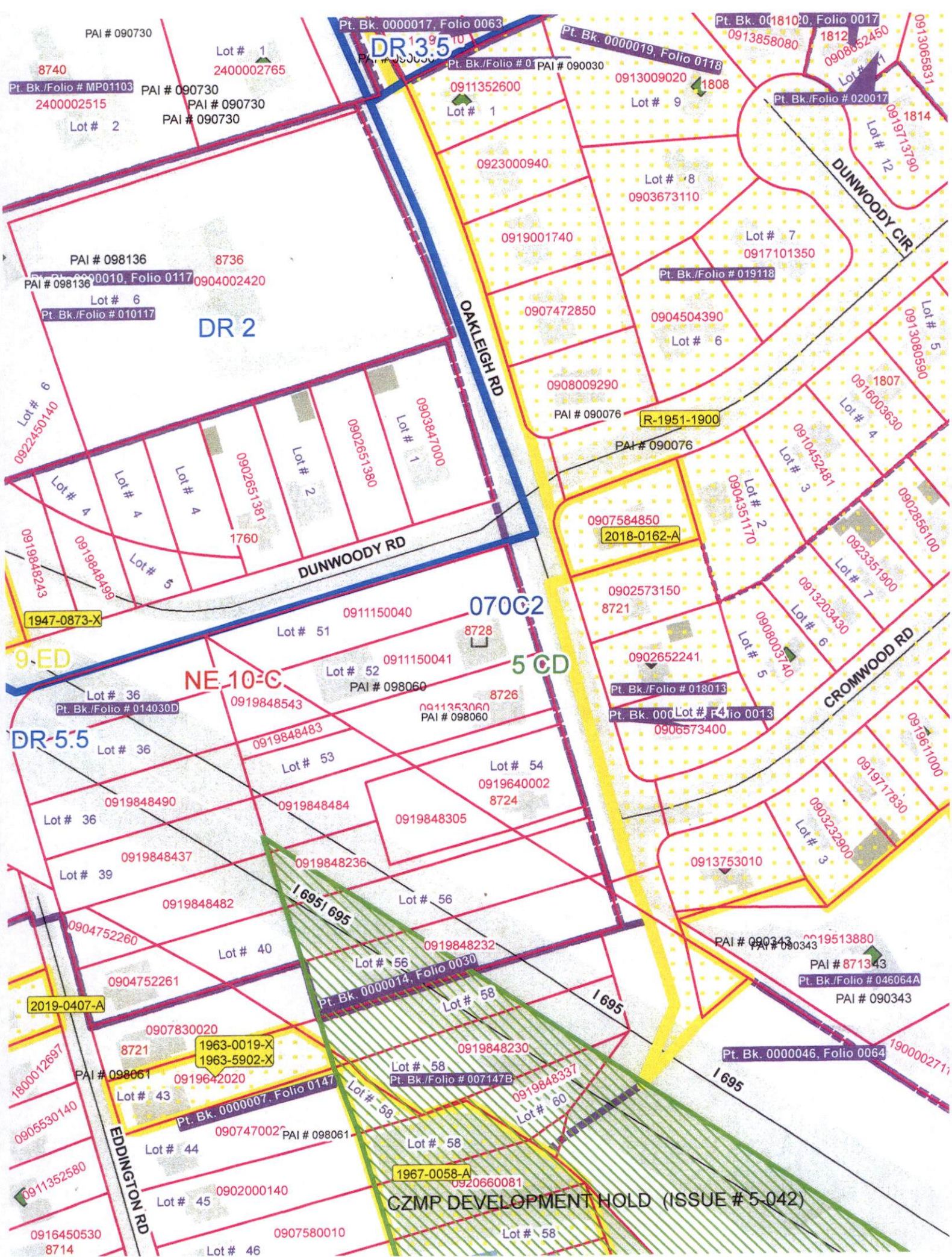
PETITION TO OPPOSE PROPOSED BUILDING AT 8728 OAKLEIGH ROAD (corner Oakleigh/Dunwoody Road) (12/3/2020) Special Hearing to have an accessory structure larger than the principal structure. Variance to allow an accessory structure to be 22 ft. tall in lieu of the permitted 15 ft.; to have it located in more than 1/3 of the lot in the street corner side of the property furthest from the side street. (48' x 2 in length, 30' wide, 'L' shaped). Case Number: 2020-0196-SPHA

Location: Northwest corner of Oakleigh Road, south of Dunwoody Road, 9th Election District

November, 2020

The following names oppose the above proposed structure.

NAME	CONTACT INFORMATION - Street address/email/cell #
Mimi Knuth	8838 Satyr Hill Rd 21234 knuthome@icloud.com
James G Knuth	8838 Satyr Hill Rd 21234
JAMES R. KNUTH	" " " " blueholeoca@gmail.com
Elizabeth Ann Glier	8819 Littlewood Rd. Parkville, Md. 21234
Ann M. Smith	" " " " " "
Jim Knuth	8801 Littlewood Rd Parkville MD 21234
Jim Knuth	" " " " " "
Brenda Scott	1911 Haverhill Rd. Parkville MD 21234
Juliette Scott	" " " " " "
John Scott	" " " " " "
Marian Boston	8818 Littlewood Rd
Andrew Boston	" " " " " "



PAI # 090730

Lot # 1
2400002765

8740
Pt. Bk./Folio # MP01103
2400002515

PAI # 090730
PAI # 090730
PAI # 090730
Lot # 2

Pt. Bk. 0000017, Folio 0063

DR 3.5

Pt. Bk./Folio # 01
0911352600
Lot # 1

Pt. Bk. 0000019, Folio 0118
0913009020
Lot # 9

Pt. Bk. 0018100, Folio 0017
0913858080
1812
0908652450

Pt. Bk./Folio # 020017
1814
Lot # 12
091913790

DUNWOODY CIR

PAI # 098136
0904002420
Lot # 6
Pt. Bk./Folio # 010117

DR 2

OAKLEIGH RD

0923000940
0919001740
0907472850
0908009290
PAI # 090076
0904504390
Lot # 6
Pt. Bk./Folio # 019118
Lot # 7
0917101350

R-1951-1900

PAI # 090076

0907584850
2018-0162-A

Sharon
Opdyke

0902573150
8721
0902652241
Pt. Bk./Folio # 018013
Pt. Bk. 000 Lot # 4, Folio 0013
0906573400

CROMWOOD RD

NE 10-C

070C2

5 CD

9 ED

DR 5.5

Lot # 36
Pt. Bk./Folio # 014030D
0919848543
0919848483
Lot # 53
0919848490
0919848484
0919848305
0919848437
0919848236
Lot # 40
0904752260
0904752261
0907830020
1963-0019-X
1963-5902-X
0919642020
Pt. Bk. 0000007, Folio 0147
090747002
PAI # 098061
Lot # 44
0902000140
Lot # 45
0907580010
Lot # 46
0916450530
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0911352580
0905530140
1800012697
PAI # 098061
Lot # 43
0919848232
Lot # 56
0919848230
0919848337
Lot # 60
0920660081
1967-0058-A
Lot # 58
0919848230
0919848337
Lot # 58
0920660081
Lot # 58

PAI # 090343
19513880
PAI # 090343
PAI # 871343
Pt. Bk./Folio # 046064A
PAI # 090343

Pt. Bk. 0000046, Folio 0064

1695

mile

CZMP DEVELOPMENT HOLD (ISSUE # 5-042)

CASE NO. 2020-

01910-SPHA

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW

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

DEPS

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

FIRE DEPARTMENT

PLANNING

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

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:

SIGN POSTING (2nd)

Date:

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

Donna Mignon

From: Richardson, Patrick <rick@richardsonengineering.net>
Sent: Tuesday, December 1, 2020 10:27 AM
To: Donna Mignon
Subject: RE: Case No: 2020-0196-SPHA - 8728 Oakleigh Road
Attachments: Exhibit List.docx; Exhibit 1 Site Plan.pdf; Exhibit 2 SHA Plat.pdf; Exhibit 3 Aerial Maps.pdf; Exhibit 4 - Pictures.pdf; Exhibit 5 - Aerial 3D view of site.pdf

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

Exhibits for this case

Rick Richardson
Richardson Engineering, LLC
30 E. Padonia Road Suite 500
Timonium, MD 21093
410-560-1502-x112
fax: 443-901-1208

From: Donna Mignon [mailto:dmignon@baltimorecountymd.gov]
Sent: Monday, November 30, 2020 10:59 AM
To: Richardson, Patrick <rick@richardsonengineering.net>
Subject: Case No: 2020-0196-SPHA - 8728 Oakleigh Road

Good Afternoon:

As you are aware, a virtual WebEx hearing has been scheduled for Thursday, December 3, 2020 at 10:00 a.m. . You should have received an invitation in an email around November 5, 2020, that invited you to this hearing.

Please note that all hearing exhibits—documents, site plans, photographs or evidence of any kind—must be submitted in PDF format at **least two business days** in advance of the hearing to the Office of Administrative Hearings at administrativehearings@baltimorecountymd.gov Exhibits must be separately numbered and submitted, an exhibit list with the Case Number, an exhibit number and a brief description for each exhibit.

If you have any questions or concerns, please feel free to contact our office.

Thank you so much

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



Practice social distancing and
wear a mask in public places.

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

(196)

12/3
10 AM

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Donna Mignon (Alternate Host)	dmignon@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Maureen Murphy (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	New York Time	English	U.S.
Angely, Michel & Haimwattie Bissessar	angie7777@yahoo.com	1-	New York Time	English	U.S.
Denise Carden	dcarden1@comcast.net	1-	New York Time	English	U.S.
Janice Jaskulski	dimples.1231@hotmail.com	1-	New York Time	English	U.S.
Patrick Richardson	rick@richardsonengineering.net	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Pete Mazza	pmm8283@verizon.net	1-	New York Time	English	U.S.
Sharon Opdyke	scoobido13@gmail.com	1-	New York Time	English	U.S.

OK

Debra Wiley

From: messenger@webex.com
Sent: Wednesday, November 25, 2020 7:35 AM
To: Debra Wiley
Subject: Email delivery status for Web seminar: Zoning Hearing - 8728 Oakleigh Road - Case No. 2020-0196-SPHA - Bissessar

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.



Webex sent the email message "Panelist Invitation" for your event.

Number of email addresses the message was sent to successfully: 3

Number of email addresses the message could not be sent to: 0

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

Donna Mignon

From: Donna Mignon
Sent: Monday, November 30, 2020 10:59 AM
To: 'Richardson, Patrick'
Subject: Case No: 2020-0196-SPHA - 8728 Oakleigh Road

Good Afternoon:

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If you have any questions or concerns, please feel free to contact our office.

Thank you so much

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

12/3 10am

Debra Wiley

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Sunday, November 29, 2020 6:33 PM
To: Rick Richardson; Administrative Hearings
Subject: Recertification's For 2020-0197-A, 2020-0196-SPHA And 2020-0152-XA
Attachments: Re-Cert 1 2020-0197-A.doc; Re-Cert 2 2020-0197-A.doc; Re-Cert 1 2020-0196-SPHA.doc; Re-Cert 2 2020-0196-SPHA.doc; Re-Cert 1 2020-0152-XA.doc; Re-Cert 2 2020-0152-XA.doc

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

Recertification's for 1321 Seneca Road, 8728 Oakleigh Road, and 8106 Harford Road. Thanks.



CERTIFICATE OF POSTING

2020-0196-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Michel Bissessar, Angely Bissessar, Halmwattie Bissessar

December 3, 2020
Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

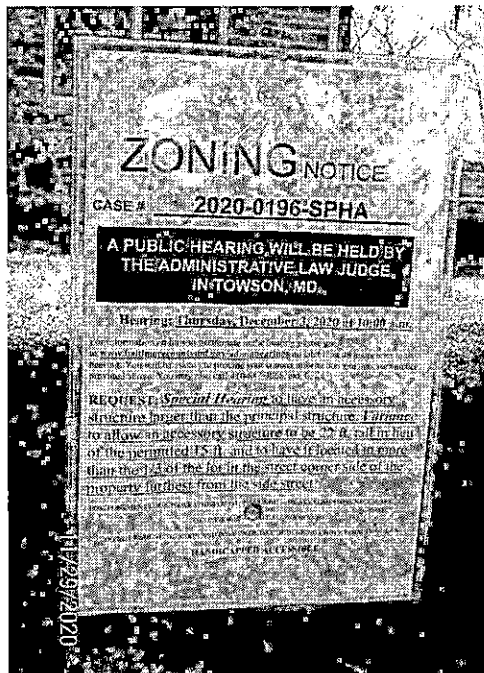
Ladies and Gentlemen:

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

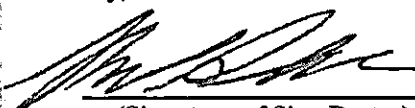
8728 Oakleigh Road **SIGN 1 Recertification**

November 13, 2020

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



Sincerely,

 November 29, 2020
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2020-0196-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Michel Bissessar, Angely Bissessar, Halmwattie Bissessar

December 3, 2020

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

8728 Oakleigh Road **SIGN 2 Recertification**

November 13, 2020

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



Sincerely,

November 29, 2020

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

213
10am

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Saturday, November 28, 2020 9:31 AM
To: Donna Mignon; Debra Wiley
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Charles
Last Name	Sharp
Email	cpsharp.ph@gmail.com
Phone	410-882-6699
Address	8744 Oakleigh Rd.
City	Parkville
State	Maryland
ZIP Code	21234
Case Number	2020-0196-SPHA
Scheduled Hearing Date	December 3, 2020

✓

initialed
11-30
DW

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Donna Mignon (Alternate Host)	dmignon@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Maureen Murphy (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	New York Time	English	U.S.
Angely, Michel & Haimwattie Bissessar	angie7777@yahoo.com	1-	New York Time	English	U.S.
Charles Sharp	cpsharp.ph@gmail.com	1-	New York Time	English	U.S.
Denise Carden	dcarden1@comcast.net	1-	New York Time	English	U.S.
Janice Jaskulski	dimples.1231@hotmail.com	1-	New York Time	English	U.S.
Patrick Richardson	rick@richardsonengineering.net	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Pete Mazza	pmm8283@verizon.net	1-	New York Time	English	U.S.
Sharon Opdyke	scoobido13@gmail.com	1-	New York Time	English	U.S.

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Tuesday, November 24, 2020 1:06 PM
To: Donna Mignon; Debra Wiley
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	sharon
Last Name	opdyke
Email	scoobido13@gmail.com
Phone	4434652879
Address	8721 oakleigh road
City	Parkville
State	Maryland
ZIP Code	21234
Case Number	2020-0196 SPHA
Scheduled Hearing Date	12/03/2020

✓ invited 11-24
1:09 PM

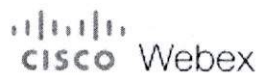
Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Donna Mignon (Alternate Host)	dmignon@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Maureen Murphy (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	New York Time	English	U.S.
Angely, Michel & Haimwattie Bissessar	angie7777@yahoo.com	1-	New York Time	English	U.S.
Patrick Richardson	rick@richardsonengineering.net	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Sharon Opdyke	scoobido13@gmail.com	1-	New York Time	English	U.S.

Debra Wiley

From: messenger@webex.com
Sent: Tuesday, November 24, 2020 1:08 PM
To: Debra Wiley
Subject: Email delivery status for Web seminar: Zoning Hearing - 8728 Oakleigh Road - Case No. 2020-0196-SPHA - Bissessar

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.



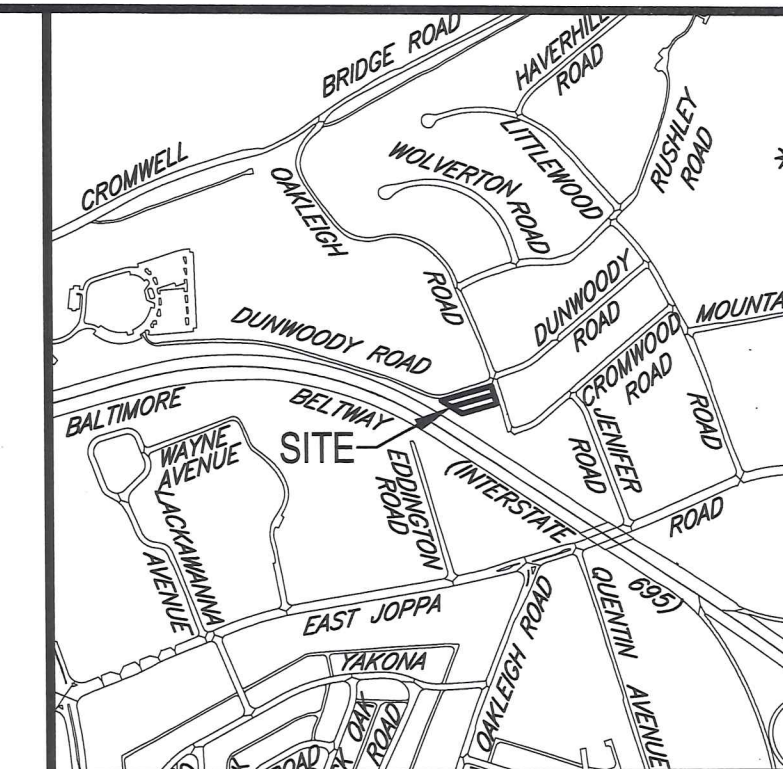
Webex sent the email message "Panelist Invitation" for your event.

Number of email addresses the message was sent to successfully: 1

Number of email addresses the message could not be sent to: 0

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

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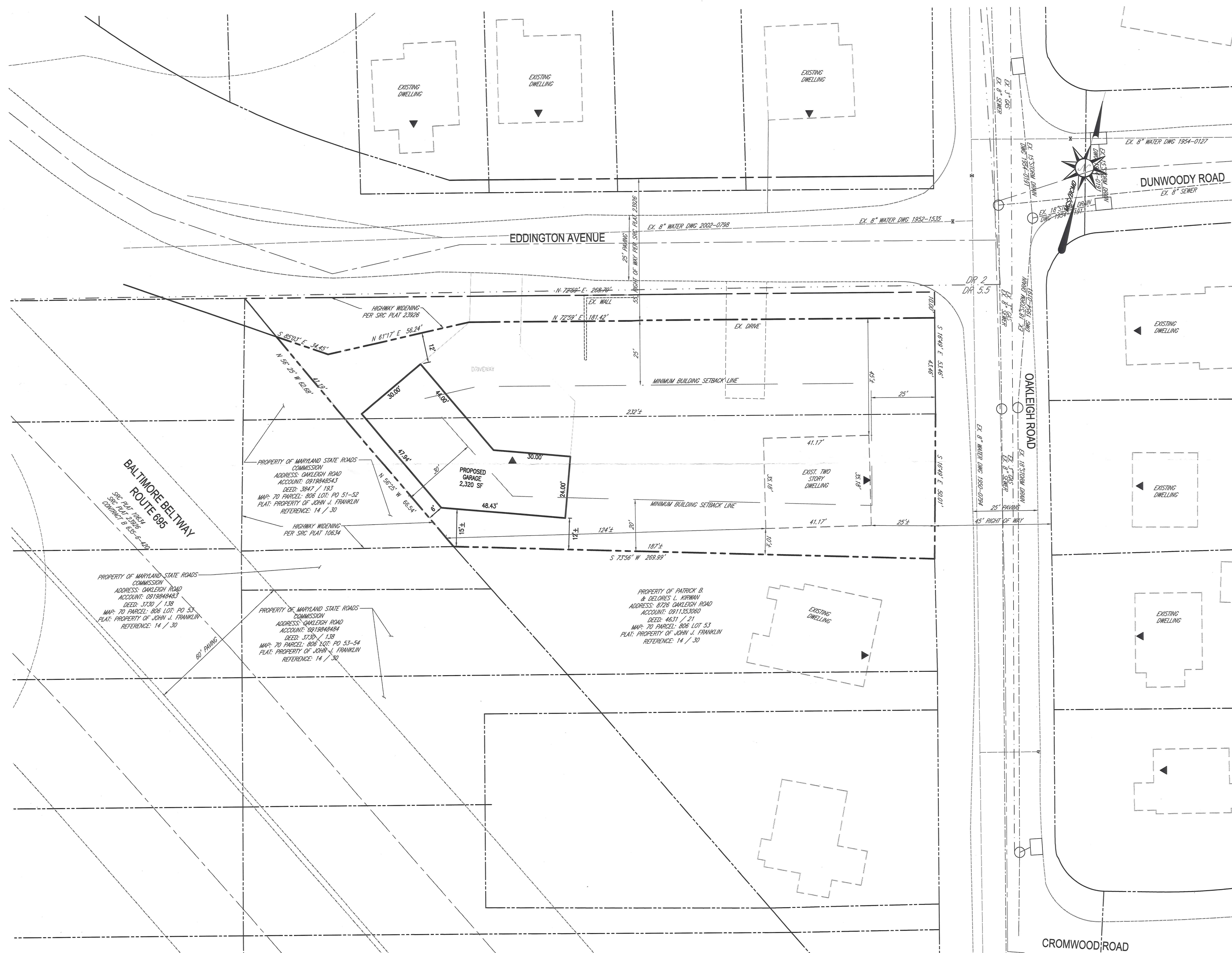


VICINITY MAP

SCALE: 1" = 1,000'

GENERAL NOTES

- OWNER: ANGELY BISSESSAR, HAIMWATIE BISSESSAR, MICHEL BISSESSAR
- SUBJECT SITE: 8728 OAKLEIGH ROAD, BALTIMORE, MARYLAND 21234
- ZONING: DR 5.5 (07002)
- THERE ARE NO KNOWN ZONING VIOLATIONS ON THIS SITE.
- THERE ARE NO KNOWN PRIOR ZONING CASES ON THIS SITE.
- DEED: 35689 / 113
- PLAT: PROPERTY OF JOHN J. FRANKLIN
- REFERENCE: 14 / 30
- LOTS: 51 & 52
- MAP: 70
- GRID: 12
- PARCEL: 808
- ACCOUNT: 0911150040
- SITE AREA: 19,590 SF / 0.450 AC.
- SETBACKS: FRONT: 25', SIDE: 10', REAR: 30'
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 2400100270F, DATED SEPTEMBER 26, 2008 THIS LIES IN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).



Richardson Engineering, LLC

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

PLAN TO ACCOMPANY ZONING PETITION

BISSESSAR PROPERTY

8728 OAKLEIGH ROAD
BALTIMORE COUNTY MARYLAND
NINTH ELECTION DISTRICT FIFTH COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	SE	PCR, JR	1" = 20'
	DATE:	JOB NO.:	SHEET NO.:
	07-21-20	20087	1 OF 1

2020-0196-SHA