

M E M O R A N D U M

DATE: April 21, 2021
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0258-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on April 9, 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: PETITION FOR VARIANCE

(6809 Chippewa Drive)

3rd Election District

2nd Council District

Eric & Rivka Leichter

Legal Owners/Petitioners

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BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS OF

BALTIMORE COUNTY

CASE NO. 2020-0258-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Variance filed by Eric and Rivka Leichter (the "Petitioners") for property located at 6809 Chippewa Drive (the "Property"). The Petitioners are requesting variance relief from Baltimore County Zoning Regulations ("BCZR") §1B02.3.B to permit additions to a residence in a DR 5.5 zoned subdivision that is vested under the 1954 Zoning Regulations with proposed additions to: (1) the north side with a side yard setback of 3 ft, 6 inches in lieu of the minimum required 10 ft.; (2) the south side with a side yard setback of 4 ft, 10 inches in lieu of the minimum required 7 ft.; and (3) the rear with a rear setback of 13 ft. in lieu of the minimum required 15 ft. and a side yard setback of 4 ft, 10 inches in lieu of the minimum required 7 ft.

The Petition was filed as an Administrative Variance but a formal demand was filed by the Office of Administrative Hearings, requesting more information. 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. Petitioners appeared at the hearing along with Daniel Ankri, the architect who prepared a site plan in regard to the proposed additions. (Pet. Exhibit B). Irvin Flax, the neighboring property owner also appeared and testified. A Zoning Advisory Committee ("ZAC") comment was received from the Department of Environmental Protection and

ORDER RECEIVED FOR FILING

Date 3/10/21
By D. Mignola

The Property is approximately 7,490 square feet and is zoned DR 5.5. It was created as part of the Valley Stream Subdivision in October of 1954 and recorded in the Land Records of Baltimore County (liber 20, folio 85). As such it is vested under the 1954 BCZR in regard to applicable setbacks. The Petitioners purchased the Property in 2013. It is a split-level home that was previously enlarged on both the northern and southern sides prior to their purchase. They need to expand the footprint of their home in order to accommodate their growing family.

Irwin Flax, 6808 Cherokee Drive lives in the home to the rear of the Property. Mr. Flax' rear yard backs up to the rear yard of the Property. Mr. Flax testified that the northern side addition on the Property was constructed in 2013 by the prior owners. He also shared that he put an addition onto the rear yard of his home but stayed within the 15 ft. setback. Accordingly, Mr. Flax believes

2

Date _____

Bv

that the Petitioners should keep the rear addition inside the required setback. Mr. Flax highlighted that the proposed side yard additions are very close to the Property lines with adjacent homes.

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 architectural style of the home is unique in that it is a split level with an addition on either side of the home which were clearly built after 1954 and which extend into the minimum required setbacks. However, the file did not reflect any prior requests for zoning relief. It is peculiar to this house that the northern side addition is only on the first level and a second floor cannot be added onto that addition because there are bedrooms in that area.

With regard to the rear yard setback, while the Petitioners were ideally requesting a 13 ft setback to extend the dining room, Mr. Ankri testified that they would be willing to keep the rear addition within the 15 ft setback. I find this result to be reasonable particularly given the proximity of Mr. Flax backyard to the Property line. Accordingly, the required rear setback will be met and that variance is moot.

With regard to the northern side addition, I find that the Petitioners would suffer a practical difficulty in not being able to replace the existing northern side addition with a newer addition particularly given the Property's uniqueness and the family's need for space. Given that the existing addition is already in the required setback, the Petitioners may build the replacement addition within the same footprint as the existing addition. In this way, the request for an additional 1 ft, 4 inches beyond the existing footprint of the northern side addition will be denied.

Finally, with regard to the southern side addition, I find that the Petitioners would suffer an unreasonable hardship in not being able to align the previous southern side addition with both the front of the home and the new rear addition. Moreover, the variance request for 4 ft., 10 inches for the southern side addition, includes the outer most wall of the existing building envelope and is not a request for additional space beyond the existing outer wall. In short, this last variance simply aligns the entire southern building envelope, the result of which will be a rectangle and will eliminate the bump-out. I find that the both northern side yard and southern side yard variances can be granted within the spirit and intent of the BCZR and without causing injury to the public health, safety and general welfare.

THEREFORE, IT IS ORDERED, this 10th day of **March 2021**, by the Administrative Law Judge for Baltimore County, in regard to the Petitions for Variance pursuant to BCZR

(1) A proposed rear addition with a setback of 13 ft. in lieu of the minimum 15 ft is hereby **MOOT**. Petitioners shall construct the rear addition within the 15 ft. required setback per the 1954 BCZR.

(2) A proposed addition to the northern side with a side yard setback of 3 ft. 6 inches in lieu of the minimum required 10 ft. is **DENIED**. However, Petitioners may construct the new northern side yard addition within the footprint of the existing northern side yard addition and, to the extent that the existing footprint is within the required setback, the variance is **GRANTED**.

(3) A proposed addition to the southern side yard with a setback of 4 ft. 10 inches in lieu of the minimum required 7 ft. hereby **GRANTED**.

ORDER RECEIVED FOR FILING

Date

3/10/21

By

D. Mignon

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.



MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM/dlm

ORDER RECEIVED FOR FILING

Date

3/10/21

By

D Mignone



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 6809 CHIPPEWA DR BALTIMORE MD 21209 Currently zoned DR 5.5
 Deed Reference 32809 / 00140 10 Digit Tax Account # 0311047935
 Owner(s) Printed Name(s) ERIC & RIVKA LEICHTER

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

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

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

1. X **ADMINISTRATIVE VARIANCE** from Section(s) 1B02.3.B

(SEE ATTACHED)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

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

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

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

Rivka.leichter@gmail.com

Owner(s)/Petitioner(s):

ERIC LEICHTER

RIVKA LEICHTER

Name #1 – Type or Print

Name #2 – Type or Print

Eric Leichter

Rivka Leichter

Signature #1

Signature #2

6809 CHIPPEWA DR BALTIMORE MD

Mailing Address

City

State

21209

310-866-2800

Zip Code

Telephone #

Email Address

MICHAELLEICHTER@GMAIL.COM

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

DANIEL "DONNY" ANKRI

Name – Type or Print

D. Ankr

Signature

6803 CHEROKEE DR BALTIMORE MD

Mailing Address

City

State

21209

443-929-2377

DA@DONNYANKRI.COM

Zip Code

Telephone #

Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2020-0258-A Filing Date 10/20/2020 Estimated Posting Date 11/1/2020 Reviewer RJ

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

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

Address: 6809 CHIPPEWA DR BALTIMORE MD 21209
Print or Type Address of property City State Zip Code

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

AN ADMINISTRATIVE VARIANCE IS BEING REQUESTED BECAUSE THE SIZE OF THE EXISTING HOUSE & LOT PROVIDES A PRACTICAL DIFFICULTY FOR THE GROWING LEICHTER FAMILY. AN ADDITION IS BEING PROPOSED TO ADD BEDROOMS AND MORE LIVING AREA.

THANK YOU FOR YOUR CONSIDERATION.

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

Eric Leichter
Signature of Owner (Affiant)

ERIC LEICHTER
Name- Print or Type

R. Leichter
Signature of Owner (Affiant)

RIVKA LEICHTER
Name- Print or Type

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

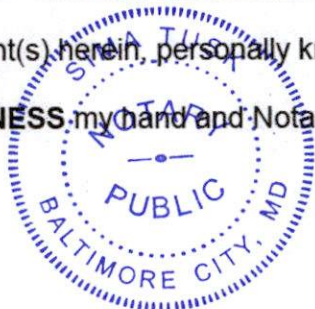
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of October, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: ERIC LEICHTER AND RIVKA LEICHTER

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

AS WITNESS, my hand and Notaries Seal



Sema Tush
Notary Public
11-5-2023
My Commission Expires

2020-0258-A

Zoning Case No. 2020-0258-A – 6809 Chippewa Drive, Baltimore, MD 21209

Petition for and Administrative Variance from Sections 1B02.3.B of the BCZR -

To permit additions to a residence in a DR5.5 Zoned subdivision that is vested in the 1954 Zoning Regulations with:

- 1) A proposed addition to the north side with a side yard setback of 3'-6" in lieu of the minimum required 10';
- 2) A proposed addition to the south side with a side yard setback of 4'-10" in lieu of the minimum required 7'; and
- 3) A proposed addition to the rear with a rear setback of 13' in lieu of the minimum required 15' and a side yard setback of 4'-10" in lieu of the minimum required 7'.

2020-0258-A

Zoning Case No. 2020-0258-A

Note to file:

The petitioner's representative, Daniel Ankri was contacted to provide more photos that would show the adjacent properties and the full extent of the areas for the proposed additions. Mr. Ankri did not wish to provide additional photos at this time.

Roz Johnson, Planner
Office of Zoning

2020-0258-A

THE ZONING HEARING PROPERTY DESCRIPTION

Part A

Zoning Property Description For: 6809 Chippewa Drive Baltimore MD 21209

Beginning at a point on the East side of Chippewa Dr which is 50 feet wide at the distance of 540 feet South of the centerline of the nearest improved intersecting street Lightfoot Dr which is 50 feet wide.

Part B

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

Being Lot #5, Block #D Section #2 in the subdivision of Valley Stream as recorded in Baltimore County Plat Book #20, Folio #85 containing 7,490 square feet, located in the 3rd Election District and the 2nd Council District.

RECEIVED

OCT 02 2020

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

2020-0258-A

BALTIMORE COUNTY, CORRESPONDENCE

INTER-OFFICE CORRESPONDENCE

TO: Administrative Law Judge

FROM: Roz Johnson
Planner, Office of Zoning Review

DATE: December 2, 2020

SUBJECT: Petition for Special Hearing; Case No. 2020-0258-A
Location: 6809 Chippewa Dr.; Council Dist. 2, Election Dist. 3

At the request of the ALJ's office, the petitioner's representative, Daniel Ankri submitted the following:

1. A revised site plan removing the photos and showing the adjacent neighbors, and
2. Photos shown separately.

No other changes were made to the site plan.

rvj

THE ZONING HEARING PROPERTY DESCRIPTION

Part A

Zoning Property Description For: 6809 Chippewa Drive Baltimore MD 21209

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Being Lot #5, Block #D Section #2 in the subdivision of Valley Stream as recorded in Baltimore County Plat Book #20, Folio #85 containing 7,490 square feet, located in the 3rd Election District and the 2nd Council District.

2020-0258-A

CERTIFICATION OF POSTING

RE: Case No. 2020-0258-A

Petitioner: Eric & Riva Leichter

Hearing Date: 2/19/21

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

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

6809 Chippewa Drive-- North Side Front of Property (1 of 3)

6809 Chippewa Drive -- South Side Front of Property (2 of 3)

6809 Chippewa Drive -- Enlargement of sign wording (3 of 3)

on 1/29/21

Sincerely,

Richard E. Hoffman (signed) 1/29/21

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

Donna Mignon

From: RICHARD HOFFMAN <dick_e@comcast.net>
Sent: Thursday, February 11, 2021 12:34 PM
To: Donna Mignon
Cc: Jenae Johnson
Subject: Re: 2020-0258-A Sign Posting
Attachments: Certification of Posting-6809 Chippewa Dr.-1 hearing.docx; Certification of Posting-6809 Chippewa Dr.-2 hearing.docx; Certification of Posting-6809 Chippewa Dr.-3 Hearing.docx

CAUTION: This message from dick_e@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.

Hi Donna,

See Attached.

Thanks,
dickh

On 02/10/2021 12:38 PM Donna Mignon <dmignon@baltimorecountymd.gov> wrote:

Good Afternoon,

I know that you did the sign posting for the Administrative Variance however this is now a Variance.

Did you also do the posting for the Variance? If so can you please email me the postings.

Thank you.

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.

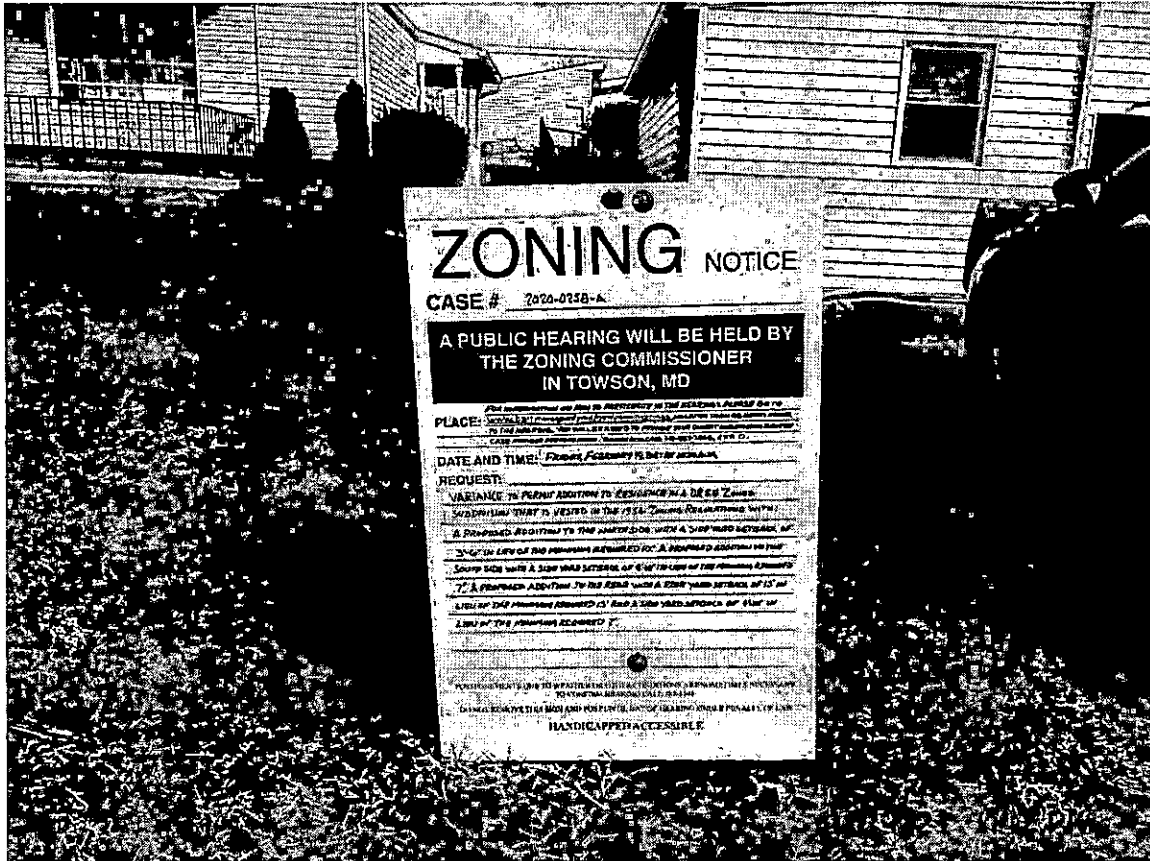
CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

Certification of Posting

Case No 2020-0258-A



6809 Chippewa Drive – North side of property (1 of 3)

Richard E. Hoffman (signed) 1/29/21

Richard E. Hoffman

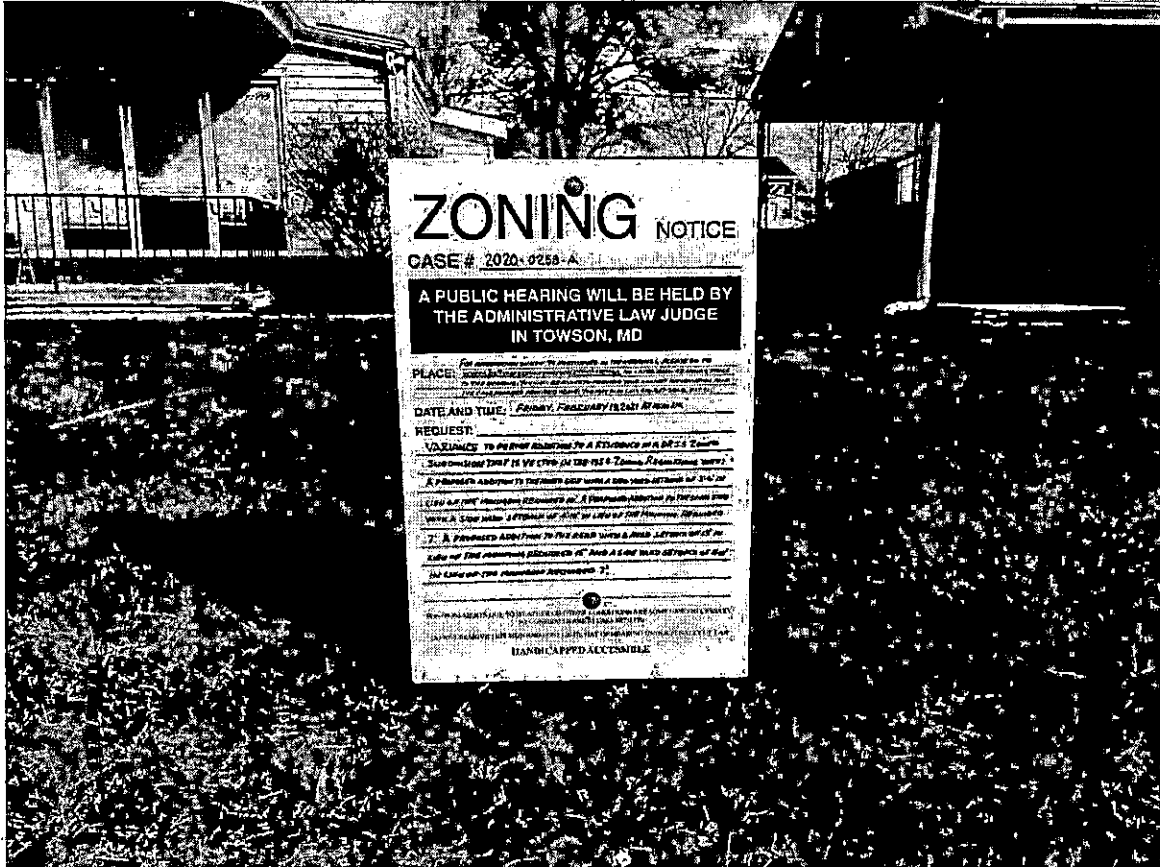
904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certification of Posting

Case No 2020-0258-A



6809 Chippewa Drive – South side of property (2 of 2)

Richard E. Hoffman (signed) 1/29/21

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certification of Posting

Case No 2020-0258-A

CASE # 2020-0258-A

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

FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARINGS PLEASE GO TO
PLACE: 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 410-877-3868 EXT. 0.

DATE AND TIME: FRIDAY, FEBRUARY 19, 2021 AT 10:00 AM.

REQUEST:
VARIANCE TO PERMIT ADDITION TO A RESIDENCE IN A DR5.5 ZONED
SUBDIVISION THAT IS VESTED IN THE 1954 ZONING REGULATIONS WITH:
A PROPOSED ADDITION TO THE NORTH SIDE WITH A SIDE YARD SETBACK OF 3' 6" IN
LIEU OF THE MINIMUM REQUIRED 10'. A PROPOSED ADDITION TO THE SOUTH SIDE
WITH A SIDE YARD SETBACK OF 4' 10" IN LIEU OF THE MINIMUM REQUIRED
7'. A PROPOSED ADDITION TO THE REAR WITH A REAR SETBACK OF 13' IN
LIEU OF THE MINIMUM REQUIRED 15' AND A SIDE YARD SETBACK OF 4' 10"
IN LIEU OF THE MINIMUM REQUIRED 7'. 1/29/21 1

6809 Chippewa Drive – Enlargement of wording (3 of 3)

Richard E. Hoffman (signed) 1/29/21

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

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Baltimore County Office of Administrative Hearings

105 West Chesapeake Avenue, Suite 103

Towson, Maryland 21204

410-887-3868



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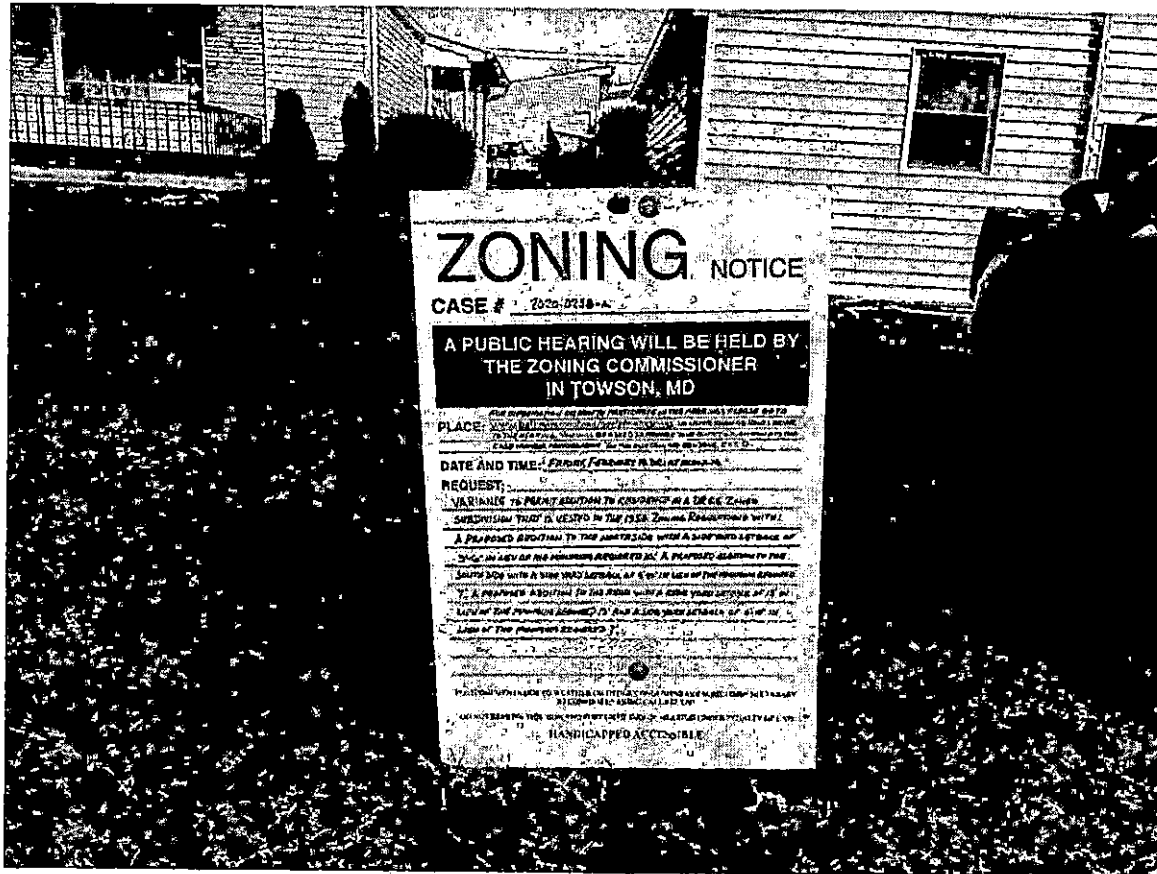
CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

Certification of Posting

Case No 2020-0258-A



6809 Chippewa Drive – North side of property (1 of 3)

Richard E. Hoffman (signed) 1/29/21

Richard E. Hoffman

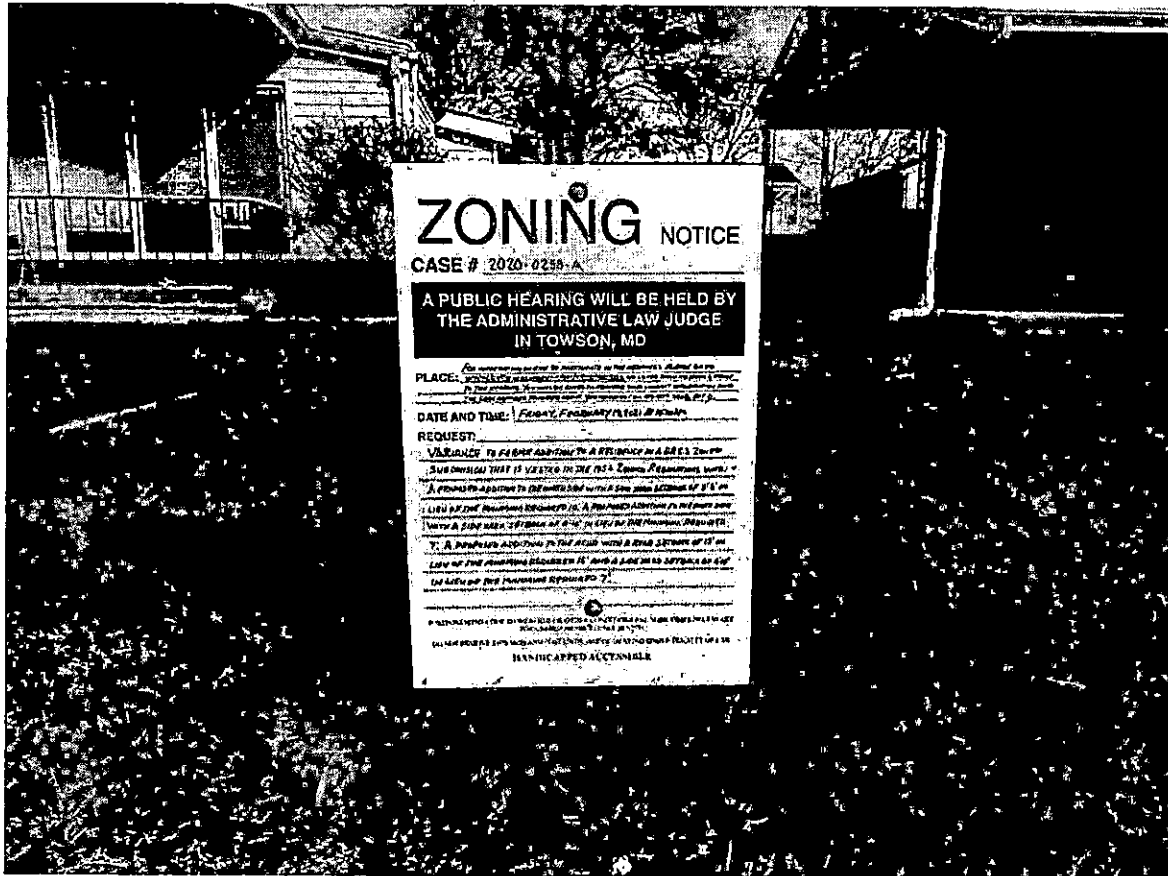
904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certification of Posting

Case No 2020-0258-A



6809 Chippewa Drive – South side of property (2 of 2)

Richard E. Hoffman (signed) 1/29/21

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certification of Posting

Case No 2020-0258-A

CASE # 2020-0258-A

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

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DATE AND TIME: FRIDAY, FEBRUARY 19, 2021 AT 10:00 AM

REQUEST:
VARIANCE TO PERMIT ADDITION TO A RESIDENCE IN A D.R.S. ZONED
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6809 Chippewa Drive – Enlargement of wording (3 of 3)

Richard E. Hoffman (signed) 1/29/21

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Donna Mignon

From: Donna Mignon
Sent: Wednesday, February 10, 2021 12:44 PM
To: 'da@donnyankri.com'
Subject: Case No: 2020-0258-A 2/19/21 at 10:00 a.m.

Good Afternoon,

As you are aware, a virtual webex hearing has been scheduled for February 19, 2021 at 10:00 a.m. You should have received an invitation in an email 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. **Please bring a hard copy of all exhibits and drop them off in our lobby before the hearing date.**
Thank you.

Please note that Monday, February 15, 2021 our office is closed.

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

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

PUBLISHER'S AFFIDAVIT

Order #: 11956210
 Case #: 2020-0258-A
 Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0258-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:

1/29/2021



Darlene Miller, Public Notice Coordinator
 (Representative Signature)

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: 2020-0258-A

6809 Chippewa Drive

North of intersection of Cherokee Drive and Chippewa Drive on the east side of Chippewa Drive

3rd Election District- 2nd Councilmanic District

Legal Owners: Eric & Rivka Leichter

Hearing: Friday, February 19, 2021 at 10:00 a.m.

Variance to permit addition to a residence in a DR5.5 Zoned subdivision that is vested in the 1954 Zoning Regulations with: A proposed addition to the north side with a side yard setback of 3'-6" in lieu of the minimum required 10'. A proposed addition to the south side with a side yard setback of 4'-10" in lieu of the minimum required 7'. A proposed addition to the rear with a rear setback of 13' in lieu of the minimum required 15' and a side yard setback of 4'-10" in lieu of the minimum required 7'.

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.

Pete Gutwald

Director of Permits, Approvals and Inspections for Baltimore County

ja29

Re-Certification of Posting

Case No 2020-0258-A



6809 Chippewa Drive – North side of property (1 of 2)

Richard E. Hoffman (signed) 11/11/20

Richard E. Hoffman

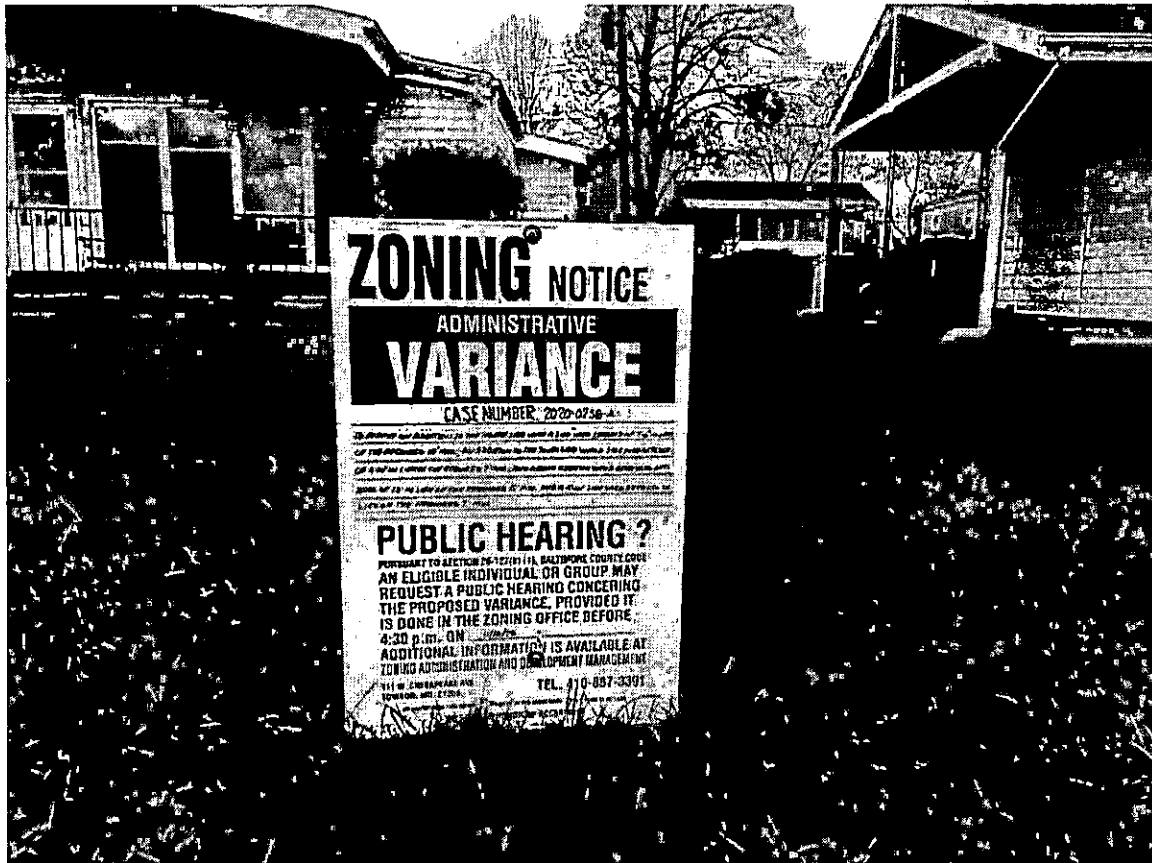
904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Re-Certification of Posting

Case No 2020-0258-A



6809 Chippewa Drive – South side of property (2 of 2)

Richard E. Hoffman (signed) 11/11/20

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360



JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP, *Director*
Department of Permits,
Approvals & Inspections

January 26, 2021

NOTICE OF ZONING HEARING

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Pete Gutwald
Director

PW/kl

C: Mr. & Mrs. Leichter, 6809 Chippewa Drive, Baltimore 21209
Donny Ankri, 6803 Cherokee Drive, Baltimore 21209

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JANUARY 30, 2021

TO: THE DAILY RECORD
Friday, January 29, 2021 - Issue

Please forward billing to:
Daniel Ankri
6803 Cherokee Drive
Baltimore, MD 21209

443-929-2377

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: 2020-0258-A

6809 Chippewa Drive

North of intersection of Cherokee Drive and Chippewa Drive on the east side of Chippewa Drive
3rd Election District -- 2nd Councilmanic District

Legal Owners: Eric & Rivka Leichter

Hearing: Friday, February 19, 2021 at 10:00 a.m.

Variance to permit addition to a residence in a DR5.5 Zoned subdivision that is vested in the 1954 Zoning Regulations with: A proposed addition to the north side with a side yard setback of 3'-6' in lieu of the minimum required 10'. A proposed addition to the south side with a side yard setback of 4'-10' in lieu of the minimum required 7'. A proposed addition to the rear with a rear setback of 13' in lieu of the minimum required 15' and a side yard setback of 4'-10' in lieu of the minimum required 7'.

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.

Pete Gutwald
Director of Permits, Approvals and Inspections for Baltimore County



JOHN A. OLSZEWSKI, JR.
County Executive

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

November 30, 2020

Daniel Ankri,
6803 Cherokee Drive
Baltimore MD 21209

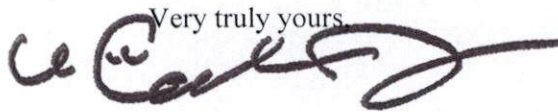
RE: Case Number: 2020-0258-A, 8609 Chippewa Drive

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 October 20, 2020. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,


W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

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: October 29, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0258-A
Address 6809 Chippewa Drive
(Leichter Property)

Zoning Advisory Committee Meeting of **November 2, 2020**.

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

Reviewer: Steve Ford

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0258 -A Address 6809 CHIPPEWA DR

Contact Person: ROZ JOHNSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/20/2020 Posting Date: 11/1/2020 Closing Date: 11/16/2020

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2020- 0258 -A Address 6809 CHIPPEWA DRIVE

Petitioner's Name ERIC & RIVA LEICHTER Telephone 443/929-2377

Posting Date: 11/1/2020 Closing Date: 11/16/2020

Wording for Sign: To Permit an addition to the north side with a side yard setback of 3'-6" in lieu of the required 10' min.; an addition to the south side with a side yard setback of 4'-10" in lieu of the required 7' min.; and a rear addition with a rear yard setback of 13' in lieu of the required 15' min. and a 4'-10" side yard setback in lieu of the required 7' min.

Revised 2/20/2020

Kristen

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

TO: Kristen Lewis, Office of Zoning Review
Department of Permits, Approvals & Inspections (PAI)

DATE: December 17, 2020

FROM: Paul M. Mayhew, Managing Administrative Law Judge
Office of Administrative Hearings 

RE: Petition for Administrative Variance – 11/16/2020 Closing Date
Case No. 2020-0258-A – 6809 Chippewa Drive

After a review of the above-captioned case file, I am requesting that this case be set in for a public hearing.

Our office is returning the file to you for further processing, posting and advertising of the hearing notices.

Thank you.

PMM:dlw

c: Roz Johnson, Office of Zoning Review, PAI

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: October 29, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0258-A
Address 6809 Chippewa Drive
(Leichter Property)

Zoning Advisory Committee Meeting of **November 2, 2020**.

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

Reviewer: Steve Ford

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>10-29</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	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: 11-11-20 by Hoffman

SIGN POSTING (2nd) Date: _____ by _____

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Debra Wiley

From: Debra Wiley
Sent: Thursday, December 17, 2020 2:30 PM
To: Kristen L Lewis
Cc: Roz Johnson; Donna Mignon
Subject: IO-Formal Demand 2020-0259-A hearing needed
Attachments: IO-Formal Demand 2020-0259-A hearing needed.doc

Good Morning,

Please see attached.

ALJ Mayhew has requested a "Formal Demand" on the above-referenced matter which closed on November 16, 2020.

Thank you and have a great and safe day !

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

TO: Kristen Lewis, Office of Zoning Review
Department of Permits, Approvals & Inspections (PAI)

DATE: December 17, 2020

FROM: Paul M. Mayhew, Managing Administrative Law Judge
Office of Administrative Hearings 

RE: Petition for Administrative Variance – 11/16/2020 Closing Date
Case No. 2020-0258-A – 6809 Chippewa Drive

After a review of the above-captioned case file, I am requesting that this case be set in for a public hearing.

Our office is returning the file to you for further processing, posting and advertising of the hearing notices.

Thank you.

PMM:dlw

c: Roz Johnson, Office of Zoning Review, PAI

BALTIMORE COUNTY, CORRESPONDENCE
INTER-OFFICE CORRESPONDENCE

TO: Administrative Law Judge

FROM: Roz Johnson
Planner, Office of Zoning Review

DATE: December 2, 2020

SUBJECT: Petition for Special Hearing; Case No. 2020-0258-A
Location: 6809 Chippewa Dr.; Council Dist. 2, Election Dist. 3

At the request of the ALJ's office, the petitioner's representative, Daniel Ankri submitted the following:

1. A revised site plan removing the photos and showing the adjacent neighbors, and
2. Photos shown separately.

No other changes were made to the site plan.

rvj



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 6809 CHIPPEWA DR BALTIMORE MD 21209

Currently zoned DR 5.5

Deed Reference 32809 / 00140

10 Digit Tax Account # 0311047935

Owner(s) Printed Name(s) ERIC & RIVKA LEICHTER

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

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

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

1. X **ADMINISTRATIVE VARIANCE** from Section(s) 1B02.3.B

(SEE ATTACHED)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

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

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

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

Rivka.leichter@gmail.com

Owner(s)/Petitioner(s):
ERIC LEICHTER

RIVKA LEICHTER

Name #1 – Type or Print

Name #2 – Type or Print

Eric Leichter

R. Leichter

Signature #1

Signature #2

6809 CHIPPEWA DR BALTIMORE MD

Mailing Address

City

State

21209

310-866-2800

Zip Code

Telephone #

Email Address

MICHAELLEICHTER@GMAIL.COM

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

DANIEL "DONNY" ANKRI

Name – Type or Print

D. Ankri

Signature

6803 CHEROKEE DR BALTIMORE MD

Mailing Address

City

State

21209

443-929-2377

DA@DONNYANKRI.COM

Zip Code

Telephone #

Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2020-0258-A Filing Date 10/20/2020 Estimated Posting Date 11/1/2020 Reviewer RJ

Rev 5/5/2016

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

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

Address: 6809 CHIPPEWA DR BALTIMORE MD 21209
Print or Type Address of property City State Zip Code

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

AN ADMINISTRATIVE VARIANCE IS BEING REQUESTED BECAUSE THE SIZE OF THE EXISTING HOUSE & LOT PROVIDES A PRACTICAL DIFFICULTY FOR THE GROWING LEICHTER FAMILY. AN ADDITION IS BEING PROPOSED TO ADD BEDROOMS AND MORE LIVING AREA.

THANK YOU FOR YOUR CONSIDERATION.

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

Eric Leichter
Signature of Owner (Affiant)

ERIC LEICHTER
Name- Print or Type

R. Leichter
Signature of Owner (Affiant)

RIVKA LEICHTER
Name- Print or Type

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

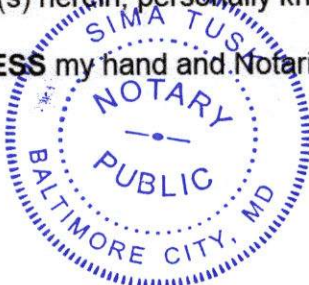
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of October, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: ERIC LEICHTER AND RIVKA LEICHTER

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

AS WITNESS my hand and Notaries Seal



Sima Tush
Notary Public

11-5-2023
My Commission Expires

Zoning Case No. 2020-0258-A – 6809 Chippewa Drive, Baltimore, MD 21209

Petition for and Administrative Variance from Sections 1B02.3.B of the BCZR -

To permit additions to a residence in a DR5.5 Zoned subdivision that is vested in the 1954 Zoning Regulations with:

- 1) A proposed addition to the north side with a side yard setback of 3'-6" in lieu of the minimum required 10';
- 2) A proposed addition to the south side with a side yard setback of 4'-10" in lieu of the minimum required 7'; and
- 3) A proposed addition to the rear with a rear setback of 13' in lieu of the minimum required 15' and a side yard setback of 4'-10" in lieu of the minimum required 7'.

2020-0258-A

Zoning Case No. 2020-0258-A

Note to file:

The petitioner's representative, Daniel Ankri was contacted to provide more photos that would show the adjacent properties and the full extent of the areas for the proposed additions. Mr. Ankri did not wish to provide additional photos at this time.

Roz Johnson, Planner
Office of Zoning

2020-0258-A

6811
NEIGHBOR

6809
SITE

VIEW 1

2020-0258-A



6809
SITE

6807
NEIGHBOR

VIEW 2

2020-0258-A

ZAC AGENDA

Case Number: 2020-0258-A **Reviewer:** Rosalie Johnson
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Eric & Rivka Leichter
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 6809 CHIPPEWA DR

Location: North of intersection of Cherokee Drive and Chippewa Drive on the East side of Chippewa Drive.

Existing Zoning: DR 5.5

Area: 7,490 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit addition to a residence in a DR5.5 Zoned subdivision that is vested in the 1954 Zoning Regulations with:

A proposed addition to the north side with a side yard setback of 3'-6' in lieu of the minimum required 10'.

A proposed addition to the south side with a side yard setback of 4'-10' in lieu of the minimum required 7'.

A proposed addition to the rear with a rear setback of 13' in lieu of the minimum required 15' and a side yard setback of 4'-10' in lieu of the minimum required 7'.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 11/16/2020

Miscellaneous Notes:

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: October 29, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0258-A
Address 6809 Chippewa Drive
(Leichter Property)

Zoning Advisory Committee Meeting of **November 2, 2020**.

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

Reviewer: Steve Ford

(AV) 11-16

Debra Wiley

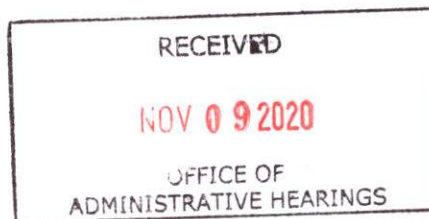
From: RICHARD HOFFMAN <dick_e@comcast.net>
Sent: Monday, November 9, 2020 12:13 AM
To: Administrative Hearings
Cc: michaelleichter@gmail.com
Subject: Sign Posting Certification Case Number 2020-0258-A / 6809 Chippewa Dr.
Attachments: Cert. of posting - 6809 Chippewa Dr.-cert..docx; Certification of Posting-6809 Chippewa Dr.-1.docx; Certification of Posting-6809 Chippewa Dr.-2.docx; Certification of Posting-6809 Chippewa Dr.-3.docx

CAUTION: This message from dick_e@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.

Good Morning,

Attached is the sign posting certification and photographs for the subject case.

Thank You,
dickh



Certification of Posting

Case No 2020-0258-A



6809 Chippewa Drive – South side of property (2 of 3)

Richard E. Hoffman (signed) 11/1/20

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certification of Posting

Case No 2020-0258-A

VARIANCE

CASE NUMBER 2020-0258-A

TO PERMIT AN ADDITION TO THE NORTH SIDE WITH A SIDE YARD SETBACK OF 3'-6" IN LIEU OF THE REQUIRED 10' MIN.; AN ADDITION TO THE SOUTH SIDE WITH A SIDE YARD SETBACK OF 4'-10" IN LIEU OF THE REQUIRED 7' MIN.; AND A REAR ADDITION WITH A REAR YARD SETBACK OF 13' IN LIEU OF THE REQUIRED 15' MIN. AND A 4'-10" SIDE YARD SETBACK IN LIEU OF THE REQUIRED 7' MIN.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON 11/16/20
ADDITIONAL INFORMATION IS AVAILABLE AT 11/17/20 2:20 PM
ZONING ADMINISTRATION AND DEVELOPMENT DEPARTMENT

6809 Chippewa Drive – Enlargement of wording (3 of 3)

Richard E. Hoffman (signed) 11/1/20

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

AV 11-16

Donna Mignon

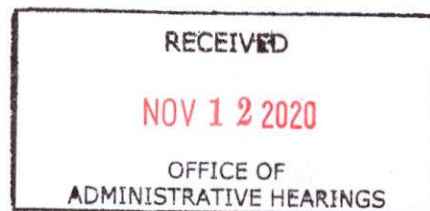
From: RICHARD HOFFMAN <dick_e@comcast.net>
Sent: Thursday, November 12, 2020 12:50 PM
To: Administrative Hearings
Subject: Sign Posting Re-Certification Case # 2020-0258-A / 6809 Chippewa Drive
Attachments: Re-Cert. of posting - 6809 Chippewa Dr.-cert..docx; Re-Certification of Posting-6809 Chippewa Dr.-1.docx; Re-Certification of Posting-6809 Chippewa Dr.-2.docx

CAUTION: This message from dick_e@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.

Hello,

Attached is the sign posting re-certification for the subject case
Kindly advise that they were received.

Thanks,
dickh



Re-CERTIFICATION OF POSTING

RE: Case No. 2020-0258-A

Petitioner: Eric & Riva Leichter

Closing Date: 11/16/20

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

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

6809 Chippewa Drive-- North Side Front of Property (1 of 2)

6809 Chippewa Drive -- South Side Front of Property (2 of 2)

on 11/1/20 re-photographed on 11/11/20

Sincerely,

Richard E. Hoffman (signed) 11/11/20

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

Re-Certification of Posting

Case No 2020-0258-A



6809 Chippewa Drive – North side of property (1 of 2)

Richard E. Hoffman (signed) 11/11/20

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Re-Certification of Posting

Case No 2020-0258-A



6809 Chippewa Drive – South side of property (2 of 2)

Richard E. Hoffman (signed) 11/11/20

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Donna Mignon

From: RICHARD HOFFMAN <dick_e@comcast.net>
Sent: Tuesday, February 16, 2021 3:41 PM
To: Donna Mignon
Cc: Jenae Johnson; michaelleichter@gmail.com
Subject: Zoning Hearing Case # 2020-0258-A / 6809 Chippewa Drive
Attachments: Re-Cert. of posting - 6809 Chippewa Dr.-cert.-hearing.docx; RE-Certification of Posting-6809 Chippewa Dr.-1 hearing.docx; RE-Certification of Posting-6809 Chippewa Dr.-2 hearing.docx

CAUTION: This message from dick_e@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.

Hi Donna,

Attached are the Re-Certification documents for the subject case #.

Thanks so much
dickh

RE-CERTIFICATION OF POSTING

RE: Case No. 2020-0258-A

Petitioner: Eric & Riva Leichter

Hearing Date: 2/19/21

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

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

6809 Chippewa Drive-- North Side Front of Property (1 of 3)

6809 Chippewa Drive -- South Side Front of Property (2 of 3)

on 1/29/21 and re-photographed on 2/14/21

Sincerely,

Richard E. Hoffman (signed) 2/14/21

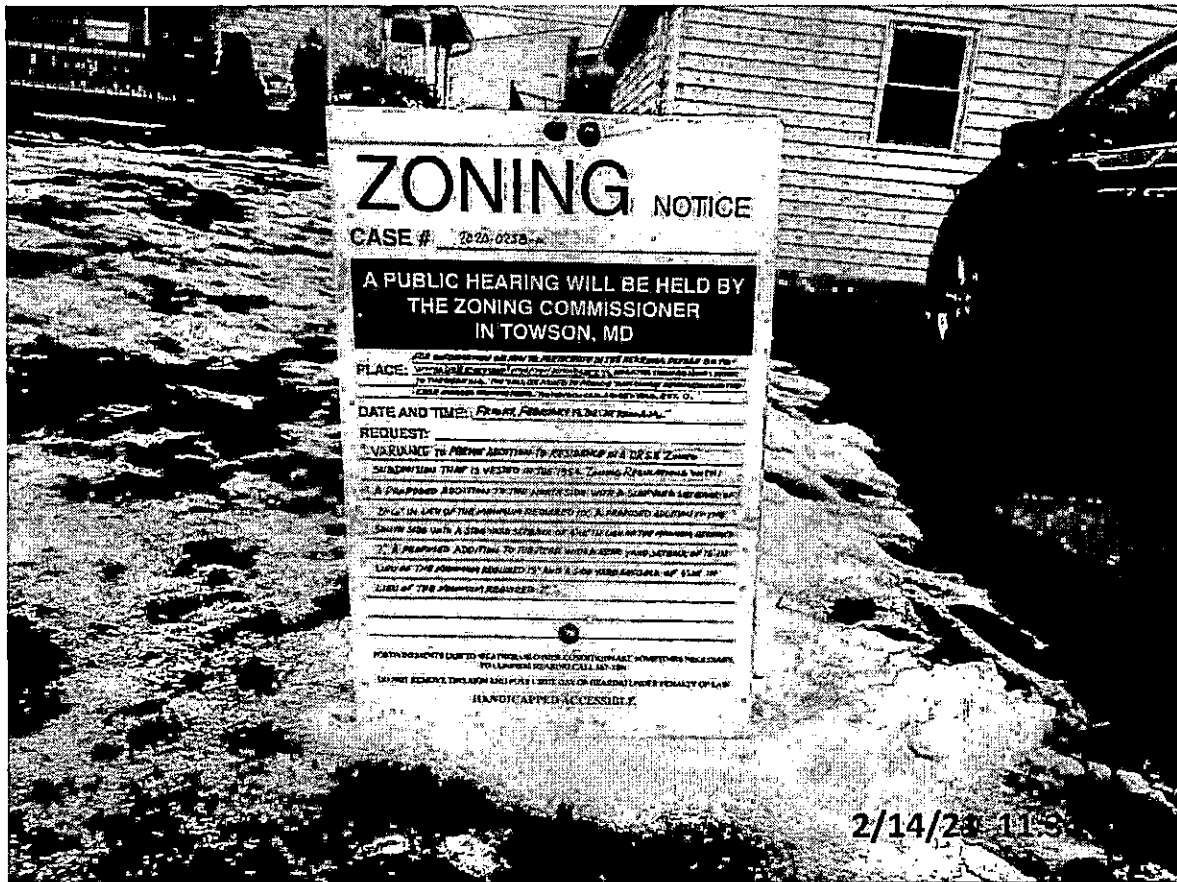
904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

Certification of Posting

Case No 2020-0258-A



6809 Chippewa Drive – North side of property (1 of 2)

Richard E. Hoffman (signed) 2/14/21

Richard E. Hoffman

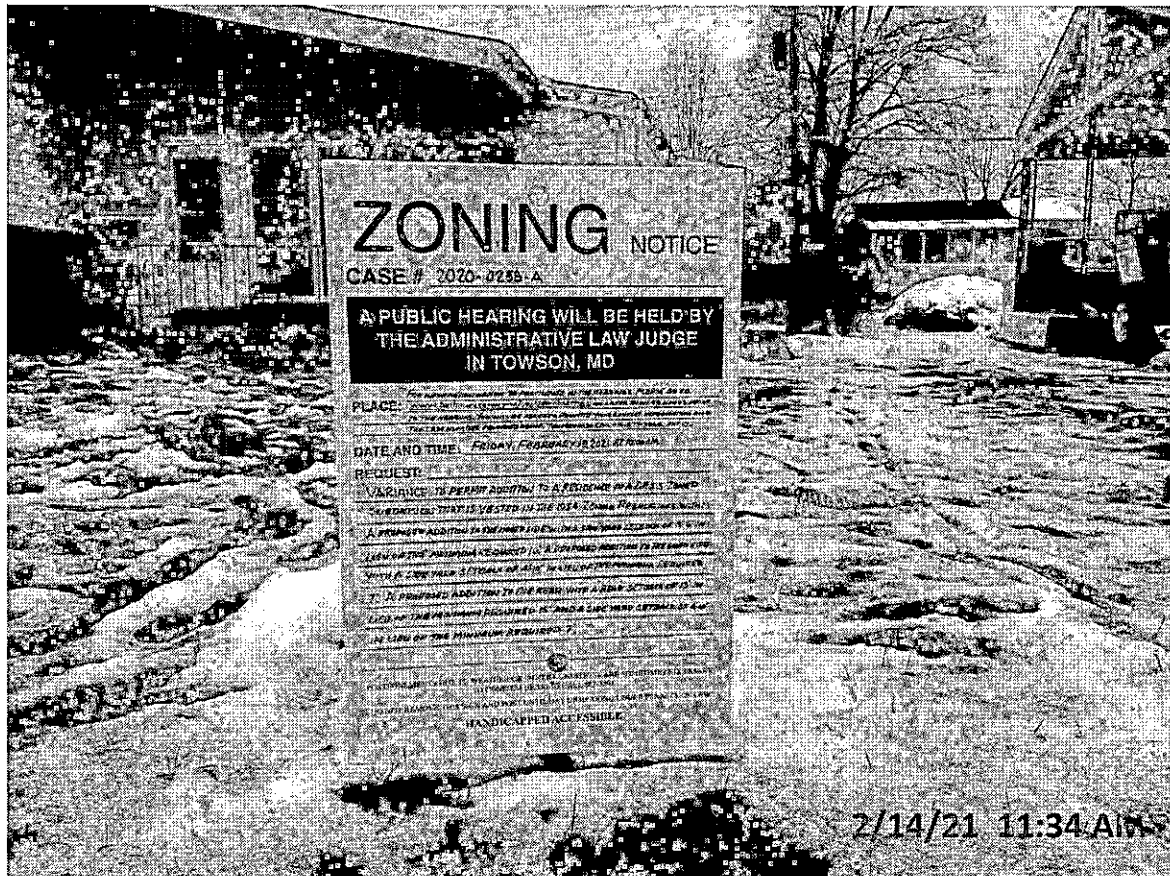
904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certification of Posting

Case No 2020-0258-A



6809 Chippewa Drive – North side of property (2 of 2)

Richard E. Hoffman (signed) 2/14/21

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Donna Mignon

From: RICHARD HOFFMAN <dick_e@comcast.net>
Sent: Thursday, February 11, 2021 1:10 PM
To: Donna Mignon
Subject: RE: 2020-0258-A Sign Posting
Attachments: Cert. of posting - 5809 Chippewa Dr.-cert.-hearing.docx

CAUTION: This message from dick_e@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.

Sorry Donna, I forgot to attach this one.

Thanks again,
dickh

On 02/11/2021 12:36 PM Donna Mignon <dmignon@baltimorecountymd.gov> wrote:

Thank you so much. Have a great day.

From: RICHARD HOFFMAN <dick_e@comcast.net>
Sent: Thursday, February 11, 2021 12:34 PM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Cc: Jenae Johnson <jnjohnson@baltimorecountymd.gov>
Subject: Re: 2020-0258-A Sign Posting

CAUTION: This message from dick_e@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.

Hi Donna,

See Attached.

Thanks,

dickh

On 02/10/2021 12:38 PM Donna Mignon <dmignon@baltimorecountymd.gov> wrote:

Good Afternoon,

I know that you did the sign posting for the Administrative Variance however this is now a Variance.

Did you also do the posting for the Variance? If so can you please email me the postings.

Thank you.

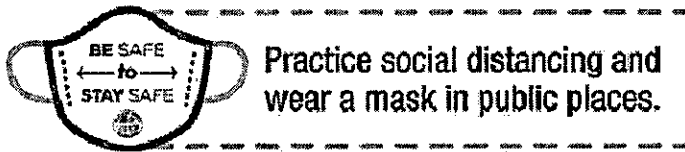
Donna Mignon, Legal Assistant

Baltimore County Office of Administrative Hearings

105 West Chesapeake Avenue, Suite 103

Towson, Maryland 21204

410-887-3868



CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

Event Information

Event: Development & Zoning Hearing - 1st Material Amend Whaley Healy Property FKA FoxHall Manor- PAI No: 01-0349 & 2020-0219-SPHA
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e4364e97e6cacf4067efedd10b0f2f21>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ebc41d0d88747a6e43743ca8e34ea88b6>
Date and time: Thursday, March 11, 2021 10:00 am
Eastern Standard Time (New York, GMT-05:00)
Duration: 1 hour
Description: Development & Zoning Case - PAI No: 01-0349 Zoning Case No: 2020-0219-SPHA
1st Material Amendment Whalen Healy Property FKA Fox Manor
6020 Foxhall Manor Drive, 21236
Election : 1st -Council District 1st
Event number: 180 836 3200
Event password: 1234
Host key: 327425
Alternate Host: Deb Wiley, Henry Ayakwah, Maureen Murphy
Panelist Info:
Panelist password:
Panelist numeric password: 339853
Video Address: 1808363200@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: 180 836 3200
Maximum number of registrants: 10000
Destination address after event:
Host image:
Attendee list available for viewing by: Host, presenter and panelists only
Event material: None
Post-event survey: No
Email configured: Pending, Approved, Rejected
Registration Information
Registration ID required: No
Password required: No
Password:
Approval required: No
Custom registration form: No
After registration, go to URL:

Start Ev
 You can
 event by
 Start No

Send Ev
 You can
 emails b
 Send En

Event Information

Event: Continuation Date if needed - Development & Zoning Hearing - 1st Material Amendment Whalen Healy Property FKA Foxhall Manor- PAI
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e6b0fa156d2055a3d9ec0d29745735b08>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e7ca2544ac65baeacd48ab7bdcfef631a>
Date and time: Friday, March 12, 2021 10:00 am
Eastern Standard Time (New York, GMT-05:00)
Duration: 1 hour
Description: Development & Zoning Case - PAI No: 01-0349- Zoning Case No: -2020-0219-SPHA
1st Material Amendment Whalen Healy Property FKA Fox Manor
6020 Foxhall Manor Drive, 21236
Election - 1st Council District - 1st
Event number: 180 918 6070
Event password: 1234
Host key: 527222
Alternate Host: Deb Wiley, Henry Ayakwah, Maureen Murphy
Panelist Info:
Panelist password:
Panelist numeric password: 882072
Video Address: 1809186070@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: 180 918 6070
Maximum number of registrants: 10000
Destination address after event:
Host image:
Attendee list available for viewing by: Host, presenter and panelists only
Event material: None
Post-event survey: No
Email configured: Pending, Approved, Rejected

Sta

Send Ev
 You can
 emails by
 Send Err

Send

Registration Information

Registration ID required: No
Password required: No
Password:
Approval required: No
Custom registration form: No
After registration, go to URL:

Manage Registrations

Delete Event

Edit Event

Donna Mignon

Subject: Web seminar scheduled: Continuation Date if needed - Development & Zoning Hearing
- 1st Material Amendment Whalen Healy Property FKA Foxhall Manor- PAI

Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=eb472e2930e729436c78fece8690962ae>

Start: Fri 3/12/2021 10:00 AM

End: Fri 3/12/2021 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): 180 918 6070

Friday, March 12, 2021 10:00 am, Eastern Standard Time (New York, GMT-05:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=eb472e2930e729436c78fece8690962ae>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e520d6886727396e6253beae769>

Start event

Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1809186070@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 882072

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

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=e3ac59ff24b407c031fced31c067ca635>

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

Edit Panelist Invitation List

2020-02-20A 2/19/21

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.

[Select Contacts...](#)
[Import Contacts...](#)

Panelists to Invite

Name	Email address	Phone number	Language	Time Zone	Locale
☐ <u>Deb 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>Maureen Murphy</u> (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Donny Ankri</u>	da@donnyankri.com	1-	English	New York Time	U.S.
☐ <u>Irvin Flax</u>	irvflax@gmail.com	1-	English	New York Time	U.S.
☐ <u>Michael Leichter</u>	michaelleichter@gmail.com	1-	English	New York Time	U.S.
☐ <u>Paul Mayhew</u>	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Rivka Leichter</u>	rivkaleichter@gmail.com	1-	English	New York Time	U.S.

[Invite](#)
[Select All](#)
[Clear All](#)
[Delete](#)
[Cancel](#)

New Panelist

Full name: (required)

Email address: (required)

Phone number: Country/Region Number (with area/city code)

Time Zone: New York (Eastern Standard Time, GMT-05:00) ▼

Language: English ▼

Locale: U.S. ▼

☐ Add new panelist in my address book

☐ Invite as alternate host

[Add to Invitation List](#)

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Friday, February 12, 2021 10:45 AM
To: Administrative Hearings
Subject: Request to Testify

Follow Up Flag: Follow up
Flag Status: Flagged

Results of Form Submission

Request to Testify

Label	Value
First Name	Irvin
Last Name	Flax
Email	irvflax@gmail.com
Phone	410-804-8206
Address	6808 Cherokee Dr
City	Baltimore
State	Maryland
ZIP Code	21209
Case Number	2020-0258-A
Scheduled Hearing Date	February 19, 2021

2/19/21
@ 10-

CASE NO. 2020-0258-A

CHECKLIST

Was a Adm. Variance
Paul wanted a hearing
set 12/17/20

**Comment
Received**

Department

**Support/Oppose/
Conditions/
Comments/
No Comment**

✓ 1 tr
✓ Order

_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
11/2	DEPS (if not received, date e-mail sent _____)	N/C
_____	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: 1/29/21

SIGN POSTING (1st) Date: _____ by _____

SIGN POSTING (2nd) Date: _____ by _____

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Donna Mignon

From: Kristen L Lewis
Sent: Tuesday, January 26, 2021 1:05 PM
To: Donna Mignon; Debra Wiley
Subject: Webex 2020-0258-A

Good afternoon,

I have another case that needs a webex created.

Case 2020-0258-A
6809 Chippewa Drive
Legal Owners: Eric & Rivka Leichter
2/19/21 at 10 a.m.

The following need invites:

Donny Ankri – da@donnyankri.com
Michael Leichter - michaelleichter@gmail.com
Rivka Leichter - rivkaleichter@gmail.com

Thank you,

Kristen Lewis-Coles
PAL – Zoning Review
410-887-3391

Donna Mignon

Subject: Web seminar scheduled: Zoning Hearing - Case No: 2020-0258-A 6809 Chippewa Drive
- Eric & Rivka Leichter

Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e0131a64018300dc74090a53a1ac34079>

Start: Fri 2/19/2021 10:00 AM

End: Fri 2/19/2021 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): 180 202 8242

Friday, February 19, 2021 10:00 am, Eastern Standard Time (New York, GMT-05:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e0131a64018300dc74090a53a1a>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e476a27c97a567709cc2ad44de4>

Start event

Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers.

Join from a video system or application

Dial 1802028242@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 652917

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

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=e60e83293b5d82ee2eb10a3b62d194010>

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

Donna Mignon

Subject: Web seminar scheduled: Zoning Hearing - Case No: 2020-0258-A 6809 Chippewa Drive
- Eric & Rivka Leichter

Location: [https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?](https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e0131a64018300dc74090a53a1ac34079)
MTID=e0131a64018300dc74090a53a1ac34079

Start: Fri 2/19/2021 10:00 AM

End: Fri 2/19/2021 11:00 AM

Recurrence: (none)

Meeting Status: Accepted

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): 180 202 8242

Friday, February 19, 2021 10:00 am, Eastern Standard Time (New York, GMT-05:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e0131a64018300dc74090a53a1a>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e476a27c97a567709cc2ad44de4>

Start event

Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1802028242@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 652917

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

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=e60e83293b5d82ee2eb10a3b62d194010>

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

Donna Mignon

From: Donna Mignon
Sent: Tuesday, January 26, 2021 1:13 PM
To: Kristen L Lewis
Cc: Debra Wiley
Subject: LINK - RE: Webex 2020-0258-A

Event Information

Event: Zoning Hearing - Case No: 2020-0258-A 6809 Chippewa Drive - Eric & Rivka
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTI>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTI>
Date and time: Friday, February 19, 2021 10:00 am
Eastern Standard Time (New York, GMT-05:00)
Duration: 1 hour
Description: Zoning Hearing
Case No: 2020-0258-A
Address: 6809 Chippewa Drive
Owners: Eric & Rivka Leichter
Event number: 180 202 8242
Event password: 1234
Host key: 980476
Alternate Host: Deb Wiley, Henry Ayakwah, Maureen Murphy
Panelist Info:
Panelist password:
Panelist numeric password: 652917
Video Address: 1802028242@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: 180 202 8242
Maximum number of registrants: 10000
Destination address after event:
Host image:
Attendee list available for viewing by: Host, presenter and panelists only
Event material: None
Post-event survey: No
Email configured: Pending, Approved, Rejected

Registration Information

Registration ID required: No

Password required: No
Password:
Approval required: No
Custom registration form: No
After registration, go to URL:

From: Kristen L Lewis <klewis@baltimorecountymd.gov>
Sent: Tuesday, January 26, 2021 1:05 PM
To: Donna Mignon <dmignon@baltimorecountymd.gov>; Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Webex 2020-0258-A

Good afternoon,

I have another case at needs a webex created.

Case 2020-0258-A
6809 Chippewa Drive
Legal Owners: Eric & Rivka Leichter
2/19/21 at 10 a.m.

The following need invites:

Donny Ankri – da@donnyankri.com
Michael Leichter - michaelleichter@gmail.com
Rivka Leichter - rivkaleichter@gmail.com

Thank you,

Kristen Lewis-Colles
PAL – Zoning Review
410-887-3391

Edit 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>Deb 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>Maureen Murphy</u> (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Donny Ankri</u>	da@donnyankri.com	1-	English	New York Time	U.S.
☐	<u>Michael Leichter</u>	michaelleichter@gmail.com	1-	English	New York Time	U.S.
☐	<u>Paul Mayhew</u>	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Rivka Leichter</u>	rivkaleichter@gmail.com	1-	English	New York Time	U.S.

New Panelist

Full name: (required)

Email address: (required)

Phone number: Country/Region Number (with area/city code)

Time Zone: New York (Eastern Standard Time, GMT-05:00) ▼

Language: English ▼

Locale: U.S. ▼

☐ Add new panelist in my address book

☐ Invite as alternate host

Zoning Case History Database



-  Home
-  Hearings Calendar
-  Reports
-  Mail Log
-  ZAC Look-Up Tables
-  Mail Look-Up Tables

Miscellaneous Note

ALJ Mayhew requested a Formal Demand on 12/17/2020 - Memo emailed to both Kristen Lewis and Roz Johnson same day.

1

Hearing / Administrative Variance Information

	Hearing Location	Hearing Date & Time	Hearing Continued From	Hearing Rescheduled From	Closed Date
	-	Friday , February 19, 2021 10:00 AM	-	-	11/16

Petition Information

Update Petition

Contract Purchaser

Attorney

Filing Date

10/20/2020



Census Tract

Existing Zoning Class

Requested Zoning Class

Zoning Case History Database



-  Home
-  Hearings Calendar
-  Reports
-  Mail Log
-  ZAC Look-Up Tables
-  Mail Look-Up Tables

Requested District

North/South Coordinates

East/West Coordinates

Update Per

Planning Comments

Date Received	Date due	Reviewer	No Comment?	Returned?	Date Returned
10/26/2020	10/30/2020	Jenifer G. Nugent	No	Yes	11/02/2020

Petition Requests

Create New

	Petition Type	Petition Request
	ADMINISTRATIVE VARIANCE	To permit addition to a residence in a DR5.5 Zoned subdivision to the 1954 Zoning Regulations with: A proposed addition to the north setback of 3'-6' in lieu of the minimum required 10'. A proposed addition to the side with a side yard setback of 4'-10' in lieu of the minimum required 10'. A proposed addition to the rear with a rear setback of 13' in lieu of the minimum required 10'. A proposed addition to the side yard setback of 4'-10' in lieu of the minimum required 7'.

Petition Reviewers

Create New

Petition Reviewer

Zoning Case History Database



- Home
- Hearings Calendar
- Reports
- Mail Log
- ZAC Look-Up Tables
- Mail Look-Up Tables

Law Judge/Appeals/Courts Information

Update Law J

Admin. Law Judge Information

Admin Law Judge's Name

Law Judge Order Date/Withdrawal Date

Law Judge Decision

Order Has Restrictions

Board of Appeals Information

Create New Board o



No Board of Appeals Cases Found

Circuit Court Information

Create New Circ



Zoning Case History Database



-  Home
-  Hearings Calendar
-  Reports
-  Mail Log
-  ZAC Look-Up Tables
-  Mail Look-Up Tables

**MD Court of Special Appeals
Information**[Create New MD Court of Spec](#)**No MD Court of Special Appeals Cases Found****MD Court of Appeals Information**[Create New MD Court o](#)**No MD Court of Appeals Cases Found****U.S. Supreme Court Information**[Create New Supre](#)**No Supreme Court Cases Found**

Zoning Case History Database



-  Home
-  Hearings Calendar
-  Reports
-  Mail Log
-  ZAC Look-Up Tables
-  Mail Look-Up Tables

Version 1.0



Zoning Case History Database



Home

Hearings Calendar

Reports

Mail Log

ZAC Look-Up Tables

Mail Look-Up Tables

Case Information

Related Cases

Miscellar

Case Information 2020-0258-A

Property Information

Case Number

2020-0258-A

Prefix

Case Year

2020

Case Number

0258

Case Suffix

A

Existing Use

RESIDENTIAL

Legal Owner

Eric & Rivka Leichter

Proposed Use

RESIDENTIAL

Property Address

6809 CHIPPEWA DR

Zoning Case History Database



-  Home
-  Hearings Calendar
-  Reports
-  Mail Log
-  ZAC Look-Up Tables
-  Mail Look-Up Tables

North of intersection of Cherokee Drive and Chippewa Drive on the East side of Chippewa Drive

Existing Zoning Class

DR 5.5

Area

7,490 SQ FT

Election Dist.

3

Council Dist.

2

1000 Foot Scale Map Reference

Critical Area

☐ Yes

☐ No

☐ Unknown

Floodplain

☐ Yes

☐ No

☐ Unknown

Historic Area

☐ Yes

☐ No

☐ Unknown

Tax Account Information

Create

	Tax Account Number	Deed Book	Deed Folio	
				2

Zoning Case History Database



-  Home
-  Hearings Calendar
-  Reports
-  Mail Log
-  ZAC Look-Up Tables
-  Mail Look-Up Tables

Related Cases

Create New



No Related Cases Found

Violation Cases

Create New



No Violation Cases Found

Concurrent Cases

Create New



No Concurrent Cases Found

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 03 Account Number - 0311047935			
Owner Information					
Owner Name:	LEICHTER RIVKA LEICHTER ERIC		Use:	RESIDENTIAL	
Mailing Address:	6809 CHIPPEWA DR BALTIMORE MD 21209		Principal Residence:	YES	
			Deed Reference:	/32809/ 00140	
Location & Structure Information					
Premises Address:	6809 CHIPPEWA DR BALTIMORE 21209		Legal Description:	6809 CHIPPEWA DR VALLEY STREAM	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0078	0006	0536	3050066.04	0000	2
					Block: D
					Lot: 5
					Assessment Year: 2020
					Plat No:
					Plat Ref: 0020/ 0085
Town: None					
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1956		2,029 SF		260 SF	
				Property Land Area	
				7,490 SF	
				County Use	
				04	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
2	NO	SPLIT LEVEL	SIDING/	4	2 full
Garage					
Last Notice of Major Improvements					
Value Information					
		Base Value		Value	
				As of	
				01/01/2020	
				As of	
				07/01/2020	
				As of	
				07/01/2021	
Land:		80,900		80,900	
Improvements		173,600		238,300	
Total:		254,500		319,200	
Preferential Land:		0		0	
				276,067	297,633
Transfer Information					
Seller: GERTSENOV ALEXANDER		Date: 11/20/2013		Price: \$259,900	
Type: ARMS LENGTH IMPROVED		Deed1: /32809/ 00140		Deed2:	
Seller: SHAPIRO YACOV		Date: 03/10/1995		Price: \$140,000	
Type: ARMS LENGTH IMPROVED		Deed1: /10969/ 00548		Deed2:	
Seller: KLEIMAN HILDA		Date: 02/01/1982		Price: \$72,000	
Type: ARMS LENGTH IMPROVED		Deed1: /06366/ 00232		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: Approved 12/31/2012					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					

VARIANCE FOR 6809 CHIPPEWA DRIVE

CASE # 2020-0258-A

ADDRESS: 6809 CHIPPEWA DR,
BALTIMORE MD 21209

OWNER'S NAME: ERIC & RIVKA
LEICHTER

SUBDIVISION NAME: VALLEY STREAM

LOT#: 5

BLOCK#: D

SECTION#: 2

PLAT BOOK#: 0020

FOLIO#: 0085

10 DIGIT TAX#: 0311047935

DEED REF#: 32809 / 00140

ZONING MAP# 078

SITE ZONED DR 5.5

ELECTION DISTRICT 3

COUNCIL DISTRICT 2

LOT AREA

7,490 SQ. FT.

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK X

WATER IS:

PUBLIC ☒ PRIVATE ☐

SEWER IS:

PUBLIC ☒ PRIVATE ☐

PLAT APPROVED SEPT. 24, 1954

EXHIBIT LIST:

EXHIBIT A: COVER SHEET

EXHIBIT B: SITE PLAN

EXHIBIT C: PHOTO

EXHIBIT D: PHOTO

EXHIBIT E: NEIGHBORING VARIANCES

EXHIBIT A: COVER SHEET

6809 CHIPPEWA DR (CASE # 2020-0258-A)

NOTES

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

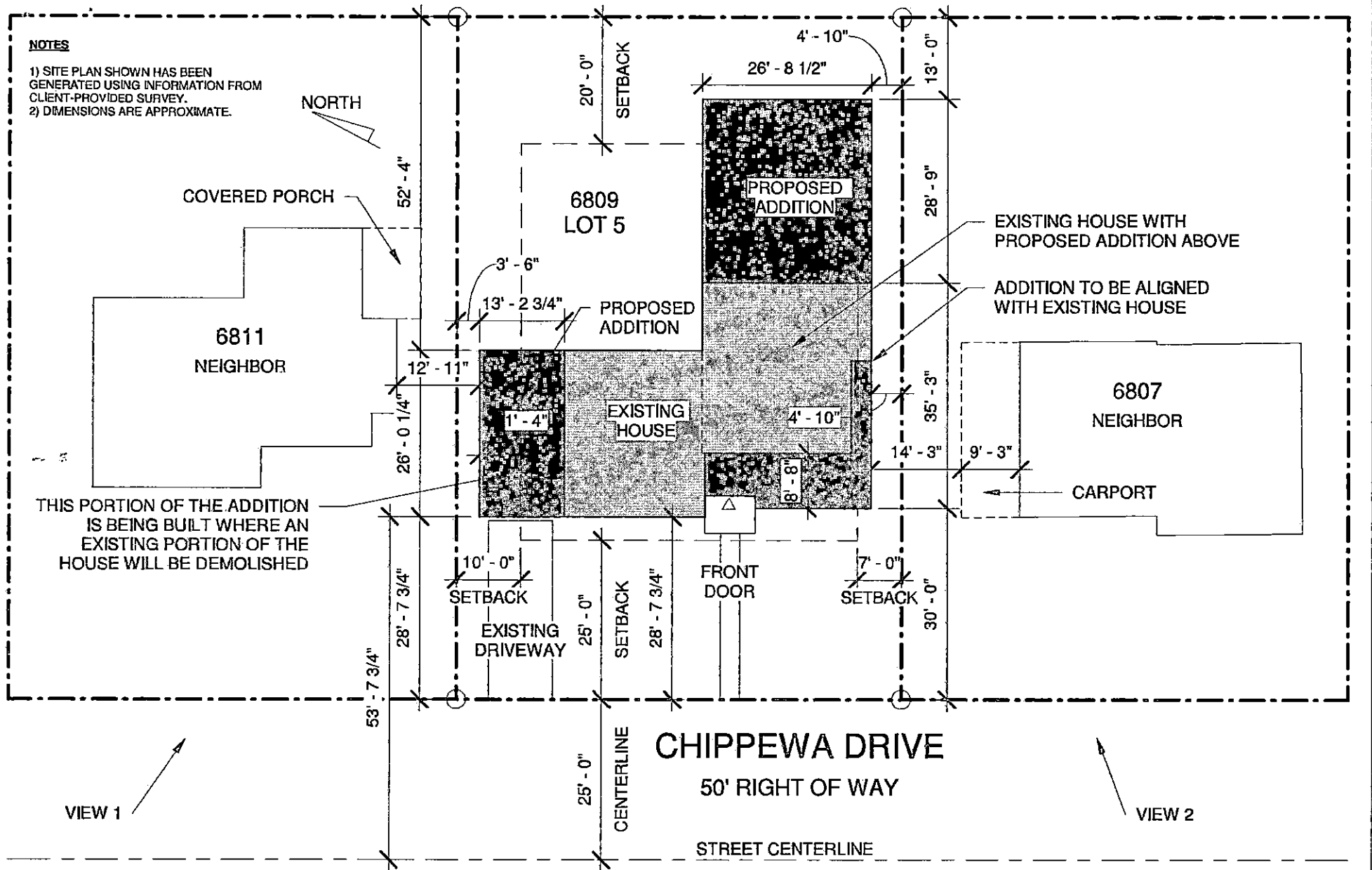


EXHIBIT B: SITE PLAN

6809 CHIPPEWA DR (CASE # 2020-0258-A)

(A1) SITE PLAN
1" = 20'-0"



EXHIBIT C: PHOTO

6809 CHIPPEWA DR (CASE # 2020-0258-A)

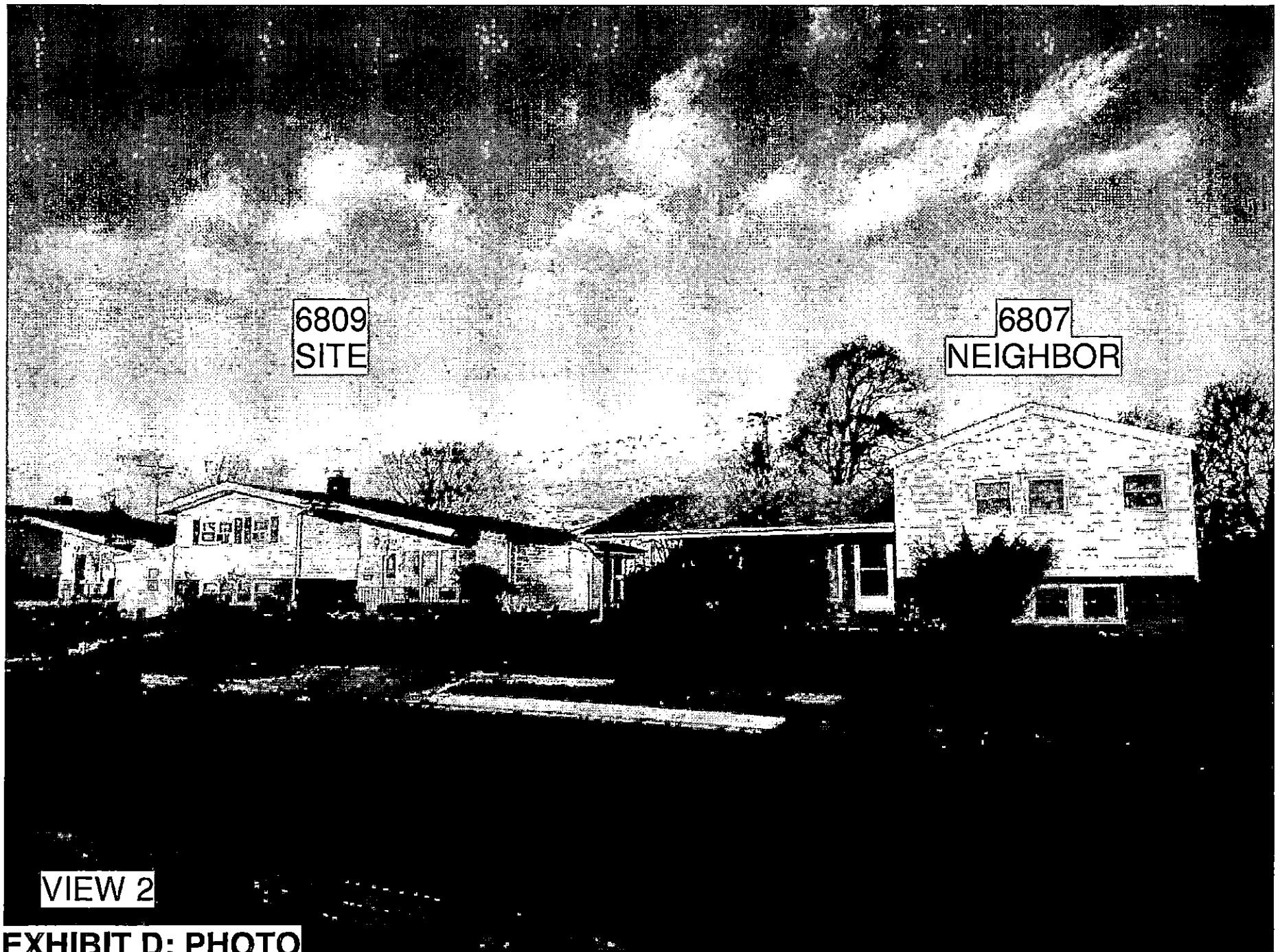


EXHIBIT D: PHOTO

6809 CHIPPEWA DR (CASE # 2020-0258-A)

VARIANCE FOR 6809 CHIPPEWA DRIVE
CASE # 2020-0258-A

ADDRESS: 6809 CHIPPEWA DR,
BALTIMORE MD 21209

OWNER'S NAME: ERIC & RIVKA
LEICHTER

SUBDIVISION NAME: VALLEY STREAM
LOT#: 5
BLOCK#: D
SECTION#: 2
PLAT BOOK#: 0020
FOLIO#: 0085
10 DIGIT TAX#: 0311047935
DEED REF#: 32809 / 00140

ZONING MAP# 078
SITE ZONED DR 5.5
ELECTION DISTRICT 3
COUNCIL DISTRICT 2
LOT AREA

7,490 SQ. FT.

HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK X
WATER IS:
PUBLIC ☒ PRIVATE ____
SEWER IS:
PUBLIC ☒ PRIVATE ____

PLAT APPROVED SEPT. 24, 1954

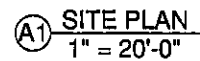
EXHIBIT LIST:

EXHIBIT A: COVER SHEET
EXHIBIT B: SITE PLAN
EXHIBIT C: PHOTO
EXHIBIT D: PHOTO
EXHIBIT E: NEIGHBORING VARIANCES

EXHIBIT A: COVER SHEET

6809 CHIPPEWA DR (CASE # 2020-0258-A)

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



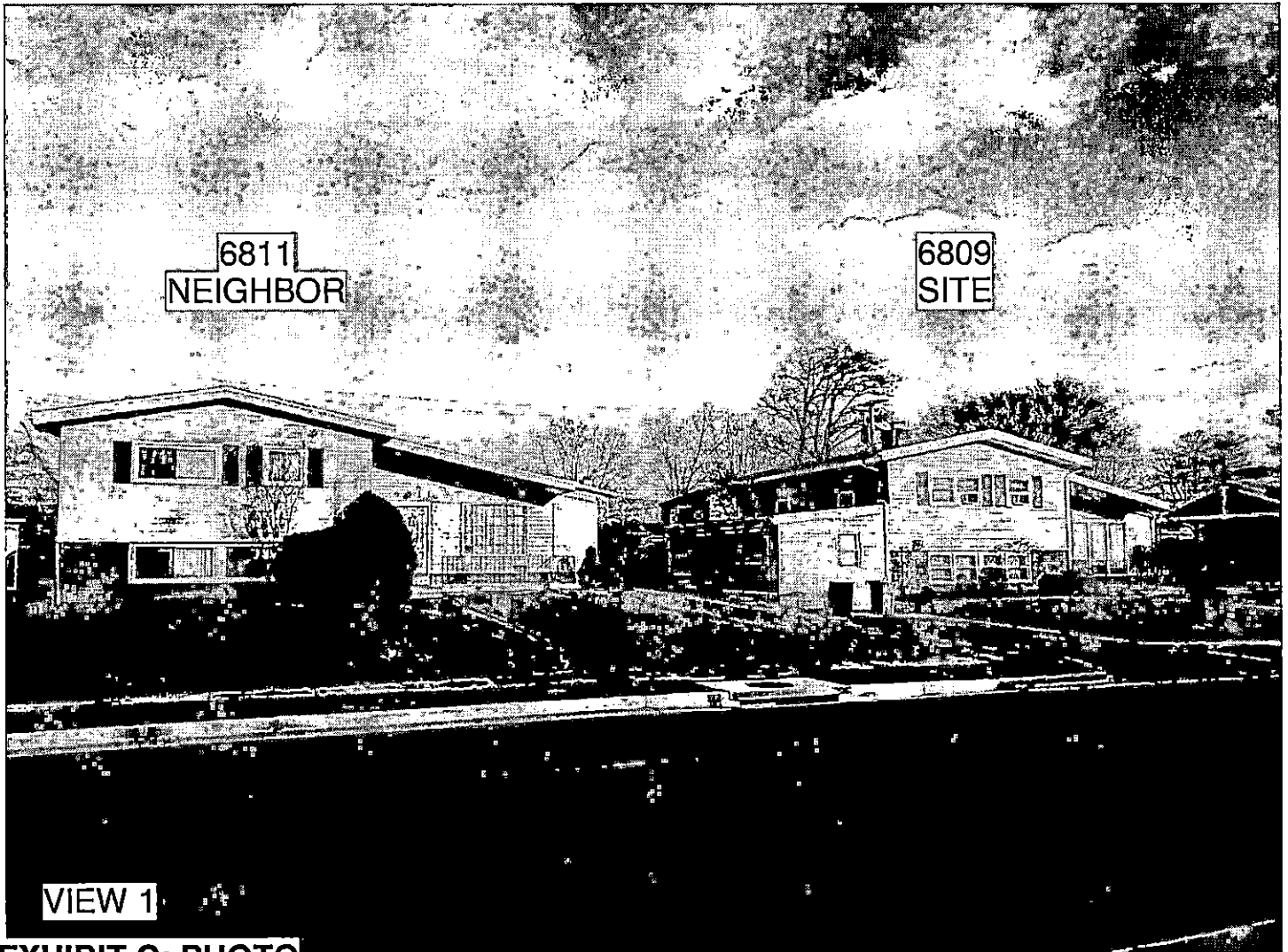


EXHIBIT C: PHOTO

6809 CHIPPEWA DR (CASE # 2020-0258-A)

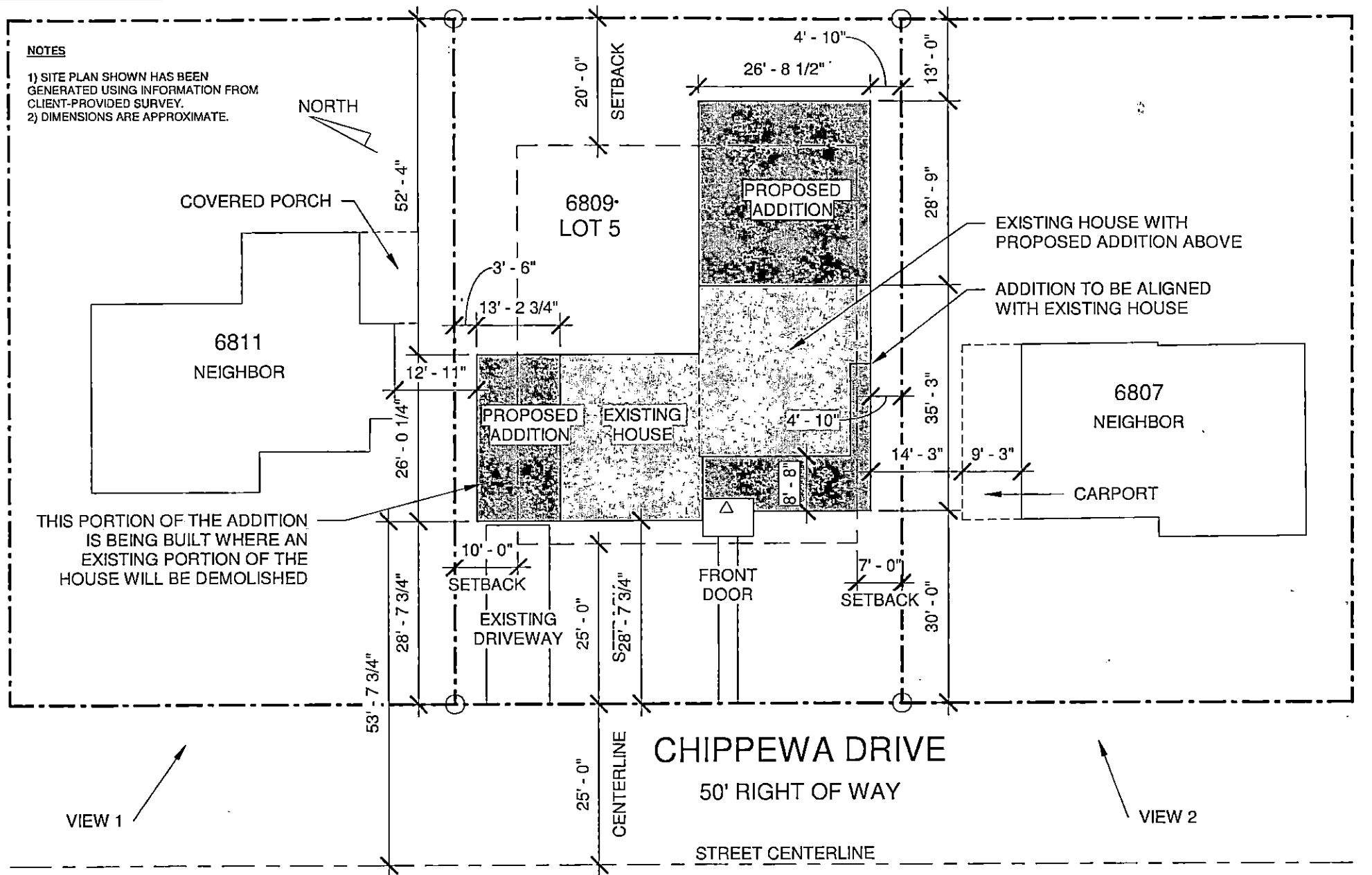


EXHIBIT D: PHOTO

6809 CHIPPEWA DR (CASE # 2020-0258-A)

NOTES

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



CASE No.
2020-0258-A

ADMINISTRATIVE VARIANCE

(A1) SITE PLAN
1" = 20'-0"

REVISED To show NEIGHBORS'

ADDRESS: 6809 CHIPPEWA DR, BALTIMORE MD 21209

OWNER'S NAME: ERIC & RIVKA LEICHTER

SUBDIVISION NAME: VALLEY STREAM

LOT#: 5

BLOCK#: D

SECTION#: 2

PLAT BOOK#: 0020

FOLIO#: 0085

10 DIGIT TAX#: 0311047935

DEED REF#: 32809 / 00140

PLAT APPROVED SEPT. 24, 1954

ZONING MAP#

SITE ZONED

ELECTION DISTRICT

COUNCIL DISTRICT

LOT AREA

HISTORIC?

IN CBQA?

IN FLOOD PLAIN?

UTILITIES? MARK X

WATER IS:

PUBLIC ☒ PRIVATE ☐

SEWER IS:

PUBLIC ☒ PRIVATE ☐

078

DR 5.5

3

2

7,490 SQ. FT.

NO

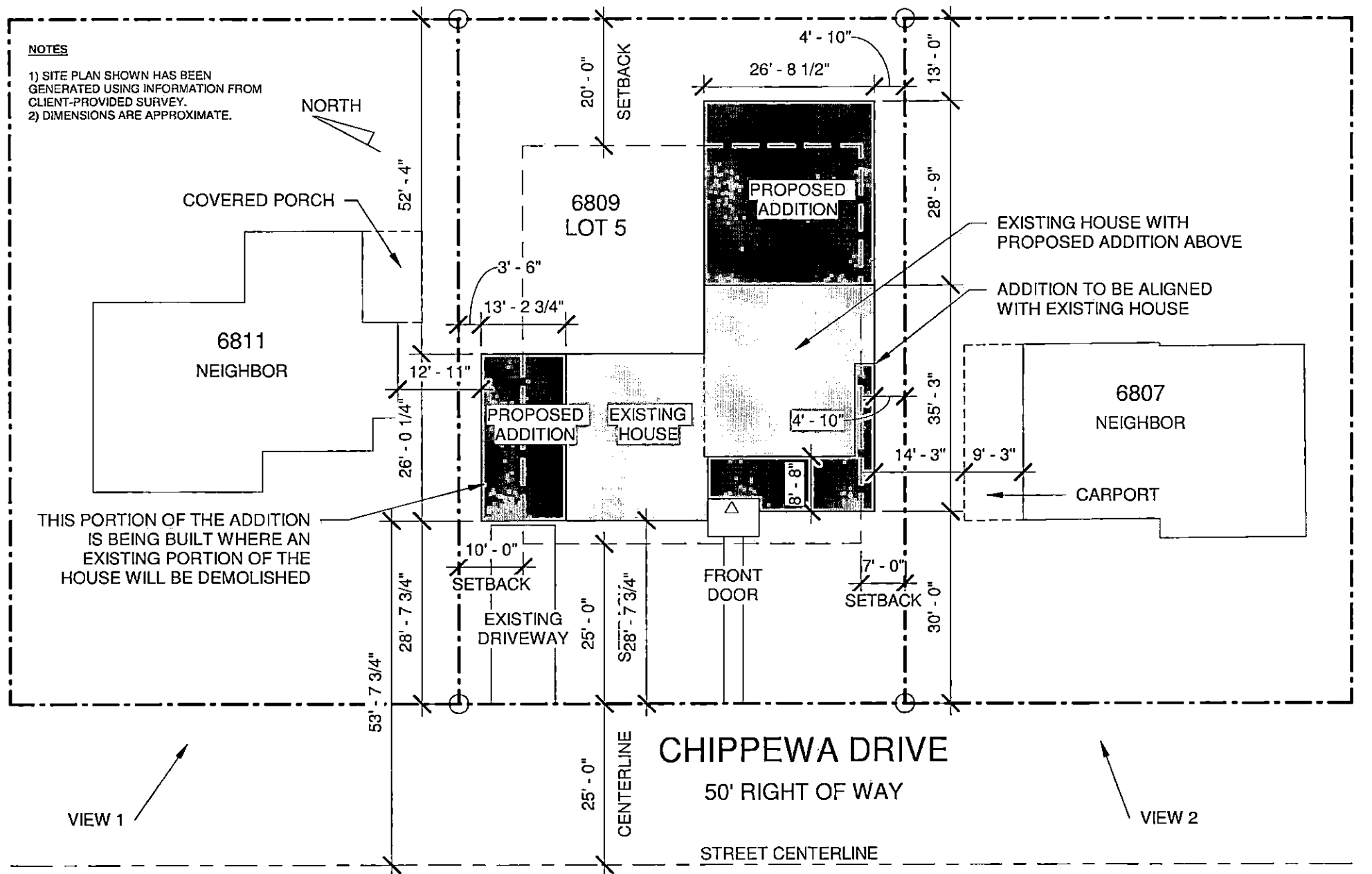
NO

NO

Pet. Cor. 4

NOTES

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



CASE No.
2020-0258-A

ADMINISTRATIVE VARIANCE

(A1) SITE PLAN
1" = 20'-0"

REVISED To show
Neighbors

ADDRESS: 6809 CHIPPEWA DR, BALTIMORE MD 21209

OWNER'S NAME: ERIC & RIVKA LEICHTER

SUBDIVISION NAME: VALLEY STREAM

LOT#: 5

BLOCK#: D

SECTION#: 2

PLAT BOOK#: 0020

FOLIO#: 0085

10 DIGIT TAX#: 0311047935

DEED REF#: 32809 / 00140

PLAT APPROVED SEPT. 24, 1954

ZONING MAP#	078
SITE ZONED	DR 5.5
ELECTION DISTRICT	3
COUNCIL DISTRICT	2
LOT AREA	7,490 SQ. FT.
HISTORIC?	NO
IN CBCA?	NO
IN FLOOD PLAN?	NO
UTILITIES? MARK X	
WATER IS:	
PUBLIC ☒ PRIVATE ☐	
SEWER IS:	
PUBLIC ☒ PRIVATE ☐	

RECEIVED

5050-0528-V

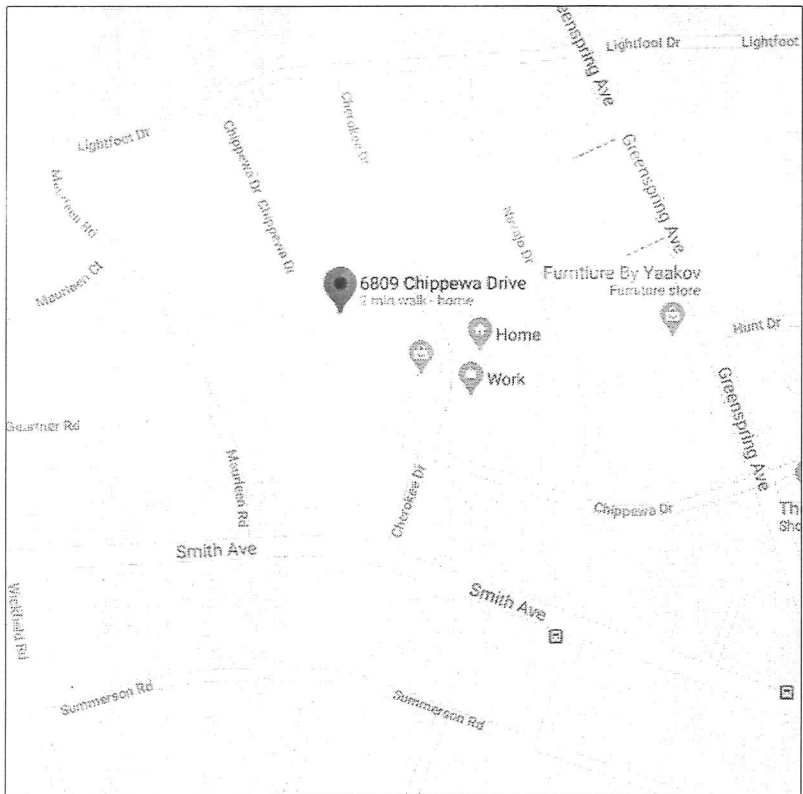
CHEE HP

STAPLE EDGE

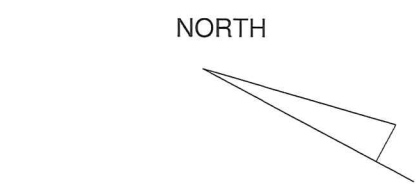
STAPLE EDGE

NOTES

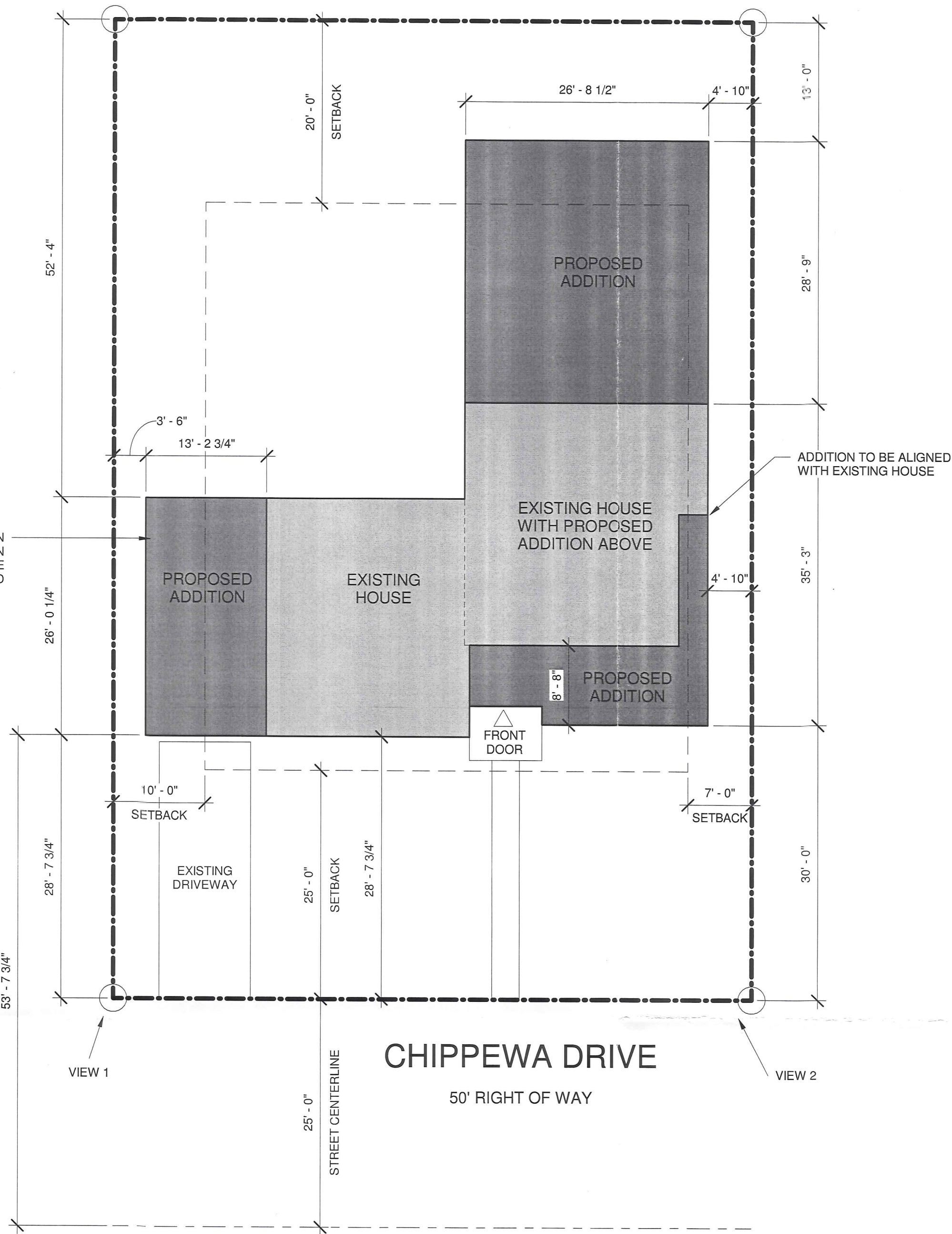
- 1) SITE PLAN SHOWN HAS BEEN GENERATED USING INFORMATION FROM CLIENT-PROVIDED SURVEY.
2) DIMENSIONS ARE APPROXIMATE.



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



THIS PORTION OF THE ADDITION
IS BEING BUILT WHERE AN
EXISTING PORTION OF THE
HOUSE WILL BE DEMOLISHED



A1 SITE PLAN
1" = 10'-0"



VIEW 1



VIEW 2

ADDRESS: 6809 CHIPPEWA DR, BALTIMORE MD 21209
OWNER'S NAME: ERIC & RIVKA LEICHTER
SUBDIVISION NAME: VALLEY STREAM
LOT#: 5
BLOCK#: D
SECTION#: 2
PLAT BOOK#: 0020
FOLIO#: 0085
10 DIGIT TAX#: 0311047935
DEED REF#: 32809 / 00140

PLAT APPROVED SEPT. 24, 1954

ZONING MAP# 078
SITE ZONED DR 5.5
ELECTION DISTRICT 3
COUNCIL DISTRICT 2
LOT AREA 7,490 SQ. FT.
HISTORIC? NO
IN CBQA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK X
WATER IS: PUBLIC X PRIVATE ___
SEWER IS: PUBLIC X PRIVATE ___

**LEICHTER
ADDITION**

6809 CHIPPEWA
DRIVE BALTIMORE
MD 21209

REVISIONS		
NUMBER	DESCRIPTION	DATE

2020-0258-A

VARIANCE

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

VARIANCE