



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 2406 Ridge Rd which is presently zoned RC 6

Deed References: 28738-00463 10 Digit Tax Account # 0202201960

Property Owner(s) Printed Name(s) E J B, LLC

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

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. **X** a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
BCZR 1A07.3.B.17 : A Natural Burial Ground, subject to section 401.2

3. a **Variance** from Section(s)

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

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Timothy Kotroco, Esq.

Name- Type or Print

Signature

305 Washington Ave STE 502 Towson MD

Mailing Address

City

State

21204

410-299-2943

tkotroco@gmail.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

E J B, LLC

By: David Berg, Manager

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

11915 Park Heights Ave

Owings Mills

MD

Mailing Address

City

State

21117

410-233-5525

dberg@bergdemo.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER 2022-0007-X

Filing Date 1/10/22

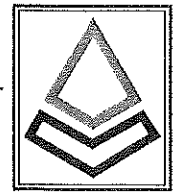
Do Not Schedule Dates:

Reviewer SMC

REV. 10/4/11

Colbert Matz Rosenfelt

Civil Engineers • Surveyors • Planners



ZONING DESCRIPTION

FOR

#2406 RIDGE ROAD

BEGINNING for the same at a point 73 feet northeasterly, more or less, of the centerline of Ridge Road, said point being 3,290 feet northwesterly, more or less, from the centerline of Dogwood Road, thence running and binding along the following courses and distances:

- 1) South 44 degrees 50 minutes 29 seconds West, 2,885.11 feet,
 - 2) North 53 degrees 27 minutes 51 seconds West, 131.31 feet,
 - 3) South 31 degrees 36 minutes 26 seconds West, 634.98 feet,
 - 4) North 40 degrees 48 minutes 54 seconds West, 3,027.51 feet,
 - 5) North 35 degrees 05 minutes 36 seconds East, 1,408.90 feet,
 - 6) South 69 degrees 55 minutes 06 seconds East, 1,457.42 feet,
 - 7) South 72 degrees 01 minutes 05 seconds East, 1,259.71 feet,
 - 8) North 40 degrees 07 minutes 38 seconds East, 544.36 feet,
 - 9) North 64 degrees 41 minutes 07 seconds East, 319.82 feet,
 - 10) South 62 degrees 10 minutes 33 seconds East, 600.31 feet,
 - 11) South 16 degrees 46 minutes 56 seconds West, 333.41 feet,
- to the place of beginning.

CONTAINING 7,723,293 square feet or 177.30 acres, more or less.

BEING the same parcel of land described in a Deed, dated September 13, 2009, and recorded in the Land Records of Baltimore County in Liber 28738, folio 463.

ALSO known as 2406 Ridge Road, and located in the 2nd Election District and 4th Councilmanic District of Baltimore County.

Professional Certification

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 13203

Expiration Date: 11/02/2022



2835 Smith Avenue, Suite G Baltimore, Maryland 21209
Telephone: (410) 653-3838 / Facsimile: (410) 653-7953

DEC 3, 2021

ZONING ADVISORY COMMITTEE AGENDA
ROOM 123, COUNTY OFFICE BUILDING
DISTRIBUTION MEETING January 17, 2022
FORMAL OR INFORMAL RESPONSE DUE AT January 24, 2022 Meeting

* Agenda Only
+ Agenda and Petition
& Agenda and Plat
Agenda, Petition and Plat

Distribution:

* Administrative Law Judge, Commissioner (Paul M. Mayhew), MS #4103, dwiley@baltimorecountymd.gov; dmignon@baltimorecountymd.gov
* PAI, Zoning Review H.O. Hearing File (Kristen Lewis), klewis@baltimorecountymd.gov
* PAI, Zoning Review DRC/ZAC Meeting File (Jeff Perlow), JPerlow@baltimorecountymd.gov
* PAI, Development Management (Lloyd Moxley), MS # 1105, lmoxley@baltimorecountymd.gov
* PAI, Code Enforcement (Lisa Henson), MS # 1105, lhenson@baltimorecountymd.gov
* PAI, Building Inspection (Matt Gawel), mg@baltimorecountymd.gov
* Economic Development Commission, Business Develop. (Stanley Jacobs), MS # 4300, sjacobs@baltimorecountymd.gov
* Highways (Tom Hargis), MS #1003 thargis@baltimorecountymd.gov
* Neighborhood Improvements (Marcia Williams), MS #4201, myneighborhoodimprovement@baltimorecountymd.gov
* County Council, District 3, (Tom Bostwick), MS #2201, council1@baltimorecountymd.gov
* tbostwick@baltimorecountymd.gov
* Mike Ruby (Newspaper), mildmanneredcomm@aol.com
+ People's Counsel, rwheatley@baltimorecountymd.gov
+ IF CRITICAL AREA, Maryland Office of Planning (Joseph Griffiths), joseph.griffiths@maryland.gov
+ Kathy Are, kare@baltimorecountymd.gov
& State Highway Administration, Access Permits Division (Steven Autry), SAutry@mdot.maryland.gov
& Fire Department (Inspector Muddiman), MS # 1102F, dmuddiman@baltimorecountymd.gov
& PAI, Development Plans Review (Vishnu Desai), vdesai@baltimorecountymd.gov
People's Counsel (Peter Zimmerman), MS #4204 pzimmerman@baltimorecountymd.gov
Planning Office (Jenifer Nugent), MS # 4101, jnugent@baltimorecountymd.gov; Henry Ayakwah hayakwah@baltimorecountymd.gov; Taylor Bensley tbensley@baltimorecountymd.gov
DEPS (Jeff Livingston) – 2 copies of each, MS # 4400, jlivingston@baltimorecountymd.gov; Steve Ford, sford@baltimorecountymd.gov
IF FLOODPLAIN, Maryland Department of the Environment, kevin.wagner@maryland.gov
Public Works (Terry Curtis), MS #1315, tcurtis@baltimorecountymd.gov
* IF ELDERLY HOUSING, Community Development, MS #1102M
* IF TOWER, Tower Coordinator, c/o OIT, MS #2007
IF HELICOPTER, Police Department, Aviation Unit (Officer Taylor or Sgt. Wines)
IF PAWN SHOP, Police Department, Burglary/Pawn Unit (Det. Kropfelder), MS #1102E

The attached information is being forwarded to you for comment. Your comments should reflect any conflicts with the codes, standards, or regulations of your office or department. Development representatives that attend the meeting should be prepared to submit their agency's response as either "no comment", "written comment" or "more review time required" within one week at the next meeting. If no written response is received within two weeks, it is assumed that your agency has "no comment". All written comments must reference the ZAC item number. All comments received will be compiled and included in the zoning/development file for review and consideration by the hearing officer during the course of the upcoming zoning/development hearing.

If your agency or section is not represented at the meeting, you should return your written comments to the Department of Permits and Development Management (PDM), Room 111, County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204 (Mail Stop #1105), Attention: Kristen Lewis

If you have any questions regarding a particular zoning petition, please contact the Zoning Review Planner (see initials after item number) at 410-887-3391.

ZAC AGENDA

Case Number: 2022-0007-X **Reviewer:** Shaun Crawford
Existing Use: AGRICULTURAL **Proposed Use:** AGRICULTURAL
Type: SPECIAL EXCEPTION
Legal Owner: EJB, LLC. By: David Berg, Manager
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 7 **Council Dist:** 4

Property Address: 2406 RIDGE RD

Location: Property located beginning 73 feet Northeasterly of Ridge Rd. being 3,290 feet Northwesterly of Dogwood Rd.

Existing Zoning: RC 6 **Area:** 177.84 ACRES

Proposed Zoning:

SPECIAL EXCEPTION:

BCZR 1A07.3.B.17: A Natural Burial Ground, subject to section 401.2.

Attorney: Timothy Kotroco

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case Number: 2022-0008 **Reviewer:**
Existing Use: **Proposed Use:**
Type:
Legal Owner:
Contract Purchaser: No Contract Purchaser was set.

Critical Area: Unknown **Flood Plain:** Unknown **Historic:** Unknown **Election Dist:** **Council Dist:**

Property Address:

Location:

Existing Zoning: **Area:**

Proposed Zoning:

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:
