



JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

October 25, 2023

Neil Levy & Angela Ferrari – angelaferriari599@me.com
4000 Long Lake Drive
Owings Mills, MD 21117

RE: Petition for Administrative Variance
Case No. 2023-0195-A
Property: 4000 Long Lake Drive

Dear Petitioners:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), “a person aggrieved or feeling aggrieved” by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,


PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw
Enclosure

c: Rick Richardson – rick@richardsonengineering.net

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(4000 Long Lake Drive)		
4 th Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
	*	HEARINGS FOR
Neil Levy & Angela Ferrari		
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2023-0195-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the subject property, Neil Levy and Angela Ferrari (“Petitioners”) for the property located at 4000 Long Lake Drive, Owings Mills. The Petitioners are requesting Variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”) § 1B02.3.B (§ 1B01.2.C.4 of the 1979 Zoning Regulations) to permit a proposed dwelling addition located within a Residential Transition Area (“RTA”) ["In Transition"] with a side yard setback of 10 feet in lieu of the minimum required 15 feet and a sum of side yard setbacks of 29 feet in lieu of the minimum required 30 feet. The subject property and requested relief are more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no adverse ZAC comments submitted by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 8, 2023 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code ("BCC"). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts to satisfy the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would cause practical difficulty and/or unreasonable hardship for the Petitioners.

THEREFORE, IT IS ORDERED, this 25th day of **October, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("BCZR") § 1B02.3.B (§ 1B01.2.C.4 of the 1979 Zoning Regulations) to permit a proposed dwelling addition located within a Residential Transition Area ("RTA") ["In Transition"] with a side yard setback of 10 feet in lieu of the minimum required 15 feet and a sum of side yard setbacks of 29 feet in lieu of the minimum required 30 feet, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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


PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw



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 Law of Baltimore County for the property located at:

Address 4000 Long Lake Drive which is presently zoned DR-2

Deed Reference 9261/ 1 10Digit Tax Account # 2000003365

Property Owner(s) Printed Name(s) Neil M. Levy. and Angela H. Ferrari

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

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

1. **X** **ADMINISTRATIVE VARIANCE** from section(s) **1B01.2.C.1.b**

1B02.3.B, BCZR (1B01.2.C.4 of the 1979 Zoning Regulations), to permit a proposed dwelling addition located withing a Residential Transition area ("In Transition") with a side yard setback of 10 feet in lieu of the minimum required 15 feet and a sum of side yards setbacks of 29 feet in lieu of the minimum required 30 feet.

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4- 416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

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

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:

Neil M. Levy. / Angela H. Ferrari

Name #1 – Type or Print Name #2 – Type or Print

Signature #1 Signature #2

4000 Long Lake Drive Owings Mills MD

Mailing Address City State

21117 / 410-303-4470 / angelaferri599@me.com

Zip Code Telephone # Email Address

Representative to be contacted:

Richardson Engineering, LLC Rick Richardson

Name – Type or Print

Signature

7 Deneison Street Timonium MD

Mailing Address City State

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

Zip Code Telephone # Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this 9/21/2023 **day of** September **that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.**

Administrative Law Judge of Baltimore County

CASE NUMBER 2023-0195-A Filing Date 9/21/2023 Estimated Posting Date 10/1/2023 Reviewer TC

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 to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 4000 Long Lake Lane Owings Mills MD 21117
Print or Type Address of property City State Zip Code

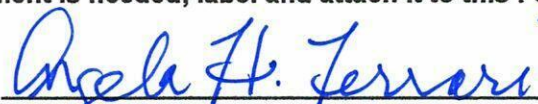
Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. **(Clearly state practical difficulty or hardship here)**

The proposed addition will be built at the existing entrance to the house (see photographs provided). The location of the existing dwellings are at the minimum spacing per zoning and the small addition will create the deficient setback between the houses. The practical difficulty of putting the addition in another space is due to the interior layout of the house and the existing door being located in this spot. The hardship is that we cannot accommodate the additional space without obtaining a variance due to the existing dwelling locations on each lot.

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


Signature of Affiant

Neil M. Levy
Name- Print or Type


Signature of Affiant

Angela H. Ferrari
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 7th day of Sept, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Neil M. Levy and Angela H. Ferrari
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal


Notary Public
7/16/2026
My Commission Expires

MICHELLE L. RHOTEN
Notary Public, State of Maryland
Carroll County
Commission Expires 7/16/2026

2023-0195-A



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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Deed Reference 9261/ 1 10Digit Tax Account # 2000003365

Property Owner(s) Printed Name(s) Neil M. Levy. and Angela H. Ferrari

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

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

1. **X** **ADMINISTRATIVE VARIANCE** from section(s)

1802.3.B, BCZR (1801.2.C.4 of the 1979 Zoning Regulations), to permit a proposed dwelling addition located within a Residential Transition area ("In Transition") with a side yard setback of 10 feet in lieu of the minimum required 15 feet and a sum of side yards setbacks of 29 feet in lieu of the minimum required 30 feet.

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4- 416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

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

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:

Neil M. Levy. / Angela H. Ferrari

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature # 2

4000 Long Lake Drive Owings Mills MD

Mailing Address City State

21117 / 410-303-4470 / angelaferri599@me.com

Zip Code Telephone # Email Address

Representative to be contacted:

Richardson Engineering, LLC, Rick Richardson

Name – Type or Print

Signature

7 Deneison Street Timonium MD

Mailing Address City State

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

Zip Code Telephone # Email Address

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

Administrative Law Judge of Baltimore County

CASE NUMBER 2023-0195-A Filing Date 9/21/2023 Estimated Posting Date 10/1/2023 Reviewer TC

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 to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 4000 Long Lake Lane Owings Mills MD 21117
Print or Type Address of property City State Zip Code

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

The proposed addition will be built at the existing entrance to the house (see photographs provided). The location of the existing dwellings are at the minimum spacing per zoning and the small addition will create the deficient setback between the houses. The practical difficulty of putting the addition in another space is due to the interior layout of the house and the existing door being located in this spot. The hardship is that we cannot accommodate the additional space without obtaining a variance due to the existing dwelling locations on each lot.

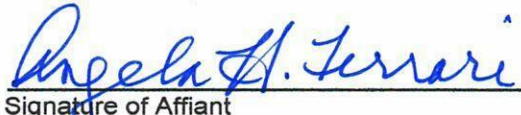
(If additional space for the petition request or the above statement is needed, label and attach it to this Form)



Signature of Affiant

Neil M. Levy

Name- Print or Type



Signature of Affiant

Angela H. Ferrari

Name- Print or Type

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

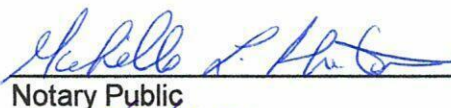
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7th day of Sept, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Neil M. Levy and Angela H. Ferrari

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

AS WITNESS my hand and Notaries Seal



Notary Public

7/16/2026

My Commission Expires

MICHELLE L. RHOTEN
Notary Public, State of Maryland
Carroll County
Commission Expires. 7/16/2026

2023-0195-A



ADMINISTRATIVE ZONING PETITION

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

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Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners:

Neil M. Levy. / Angela H. Ferrari

Name #1 – Type or Print Name #2 – Type or Print

Signature #1 Signature #2

4000 Long Lake Drive Owings Mills MD

Mailing Address City State

21117 410-303-4470 / angelaferri599@me.com

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Richardson Engineering, LLC Rick Richardson

Name – Type or Print

Signature

7 Deneison Street Timonium MD

Mailing Address City State

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

Zip Code Telephone # Email Address

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

Administrative Law Judge of Baltimore County

CASE NUMBER 2023 0195-A Filing Date 9/21/2023 Estimated Posting Date 10/1/23 Reviewer _____

Closing 10/16/23 Rev 10/12/11

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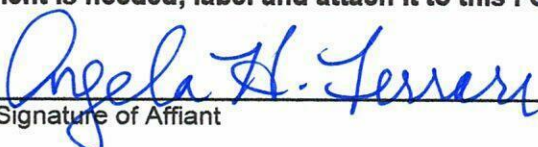
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(If additional space for the petition request or the above statement is needed, label and attach it to this Form)


Signature of Affiant
Neil M. Levy
Name- Print or Type


Signature of Affiant
Angela H. Ferrari
Name- Print or Type

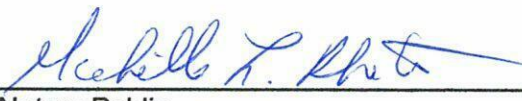
The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7th day of Sept, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Neil M. Levy and Angela H. Ferrari
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal


Notary Public
7/16/2026
My Commission Expires

MICHELLE L. RHOTEN
Notary Public, State of Maryland
Carroll County
Commission Expires 7/16/2026



Richardson
ENGINEERING

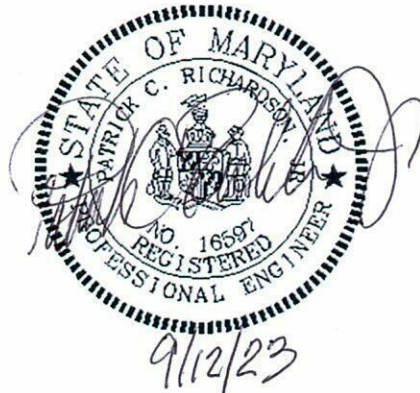
CIVIL | COMMERCIAL
RESIDENTIAL
INDUSTRIAL

RICHARDSON ENGINEERING, LLC.
7 DENEISON ST. | TIMONIUM, MD 21093
410-560-1502 | RICHARDSONENGINEERING.NET

**ZONING PROPERTY DESCRIPTION FOR
4000 LONG LAKE DRIVE
4th ELECTION DISTRICT
2nd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

Located on the Northwest side of the intersection of Long Lake Drive and Five Oaks Court. Being known as Lot #28 as shown on the plat of Resubdivision of Lots 26-28, Hunters Glen which is recorded among the land records of Baltimore County in plat book E. H. K., Jr. No. 53, Folio 113.

Containing a net area of 18,025 square feet or 0.41 acres +/-.



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 NUMBER 16597,
EXPIRATION DATE: 08-15-2025

2023-0195-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2023 - 0195 -A Address 4000 Long Lake Drive

Contact Person: TYLER COX Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/21/23 Posting Date: 10/11/23 Closing Date: _____

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.

Petitioner: This Part of the Form is for the Sign Poster Only (Detach Along Dotted Line)

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number: _____ -A Address _____

Petitioner's Name: _____ Telephone (Cell) _____

Posting Date: _____ Closing Date: _____

Wording for Sign: To Permit _____

CERTIFICATE OF POSTING

2023-0195-A

RE: Case No.: _____

Petitioner/Developer: _____

Neil Levey & Angela Ferrari

October 23, 2023

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: _____

4000 Long Lake Drive ***SIGN 2***

October 8, 2023

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



Sincerely,

 October 8, 2023
(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

2023-0195-A

RE: Case No.: _____

Petitioner/Developer: _____

Neil Levey & Angela Ferrari

October 23, 2023

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: _____

4000 Long Lake Drive ***SIGN 1***

October 8, 2023

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



Sincerely,

 October 8, 2023
(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)

COUNTY DEPARTMENTS OF PERMITS APPROVALS & INSPECTIONS

John Altmeyer
Cell: 410-382-6580
jaltmeyer@aol.com

APPROVED SIGN POSTERS

J. Lawrence Pilson, R.S.
Cell: 443-834-8162
lpilson@hotmail.com

Richard Hoffman
Cell: 443-243-7360
dick_e@comcast.net

Linda O'Keefe
Work: 410-666-5366
Cell: 443-604-6431
lucky linda1954@yahoo.com

Bruce E. Doak
Work: 443-900-5535
Cell: 410-419-4906
bdoak@bruceedoakconsulting.com

Mitch Keilman
Work: 410-296-3333
mkellman@dmw.com

David Billingsley
Work: 410-679-8719
dwb0209@yahoo.com

Martin Ogle
Cell: 443-629-3411
mert1114@aol.com

Sgt. Robert A. Black
Cell: 410-499-7940
1opie@comcast.net

The petitioner must use one of the sign posters on this approval list. Any reposting must also be done by one of these approved posters. If you wish to select a poster not listed on the list above, prior approval by the Department of Permits, Approvals and Inspections/Zoning is required.

This department is not associated with any of the above posters, nor do we recommend any specific one. We do suggest that you contact a number of them to compare prices, since their charges may vary.

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 10, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0195-A
Address: 4000 LONG LAKE DR.
Legal Owner: Neil Levy, Angela Ferrari

Zoning Advisory Committee Meeting of October 10, 2023.

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

Additional Comments:

Reviewer: Earl D. Wrenn

1979
Zoning Regulations

Section
1B01.2.C.1

of development but, otherwise, which forms any part of the tract boundary, the window shall not be closer than 35 feet to the boundary.

- b. Except as otherwise may be provided under standards adopted pursuant to the authority of Section 504, the minimum distance between the centers of facing windows of different dwelling units on the same subdivision tract shall be 40 feet.

[Bill No. 100, 1970.]

3. Setbacks from Street Centerlines. The minimum distance between any building and the centerline of any street existing prior to the time of development shall be 50 feet or such greater distance as may be prescribed under standards adopted pursuant to the authority of Section 504. [Bill No. 100, 1970.]

4. Minimum Area Standards in Residential Transition Areas. Dwellings (no other principal building permitted) and accessory buildings in residential transition areas, if designated under Subparagraph 1B01.1.B.1 as Group I, Group II, or Group III uses, shall be situated on lots in accordance with the standards set forth in the table below and with the provisions of Section 400, respectively. No more than one principal building shall be situated on any lot in such a residential transition area.

Residential Transition Uses to Which Lot is Limited under Subparagraph B.1 of Subsection 1B01.1	Zone Within Which Adjacent Dwelling or Lot is Situated	Minimum Standards for Dwelling Permitted					
		Minimum Lot Area, in Square Feet	Minimum Lot Width, in Feet	Minimum Distance from Building to Centerline of Any Street, in Feet	Minimum Rear-Yard Depth, in Feet	Minimum Width of Any Side Yard (Except as Otherwise Provided, as on a Corner Lot), in Feet	Minimum Sum of Widths of Side Yards for Any Detached Building
Group I uses	D.R. 1	25,000	125	75	50	20	50
" " "	D.R. 2	13,000	90	65	40	15	30
" " "	D.R. 3.5	7,500	70	55	30	10	25
" " "	D.R. 5.5	5,700	55	50	30	8	20
Group II or Group III uses	D.R. 1 D.R. 2 D.R. 3.5 D.R. 5.5 D.R. 10.5	Two-Family Detached Dwelling	70	50	30	One- or Two-Family Detached Dwelling	20
		One-Family Detached Dwelling	55				
		One-Family Semidetached Dwelling	35				
		Group House	20				
		Group-House Apartment Building	28 per dwelling unit				
		Two-Family Detached Dwelling	70				
		One-Family Detached Dwelling	55				
		One-Family Semidetached Dwelling	35				
		Group House	20				
		Group-House Apartment Building	28 per dwelling unit				
		One- or Two-Family Detached Dwelling	8				
		One-Family Semidetached Dwelling	15				
		Group House, or Group-House Apartment Building					

Chart # 1

1979 Zoning Regulations

Section 1801.2.C.7

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4. Minimum Area Standards in Residential Transition Areas. Dwellings (no other principal building permitted) and accessory buildings in residential transition areas, if designated under Subparagraph 1801.1.B.1 as Group I, Group II, or Group III uses, shall be situated on lots in accordance with the standards set forth in the table below and with the provisions of Section 400, respectively. No more than one principal building shall be situated on any lot in such a residential transition area.

Residential Transition Uses to Which Lot is Limited under Subparagraph B. 1 of Subsection 1801.1	Zone Within Which Adjacent Dwelling or Lot is Situated	Minimum Standards for Dwelling Permitted					
		Minimum Lot Area, in Square Feet	Minimum Lot Width, in Feet	Minimum Distance from Building to Centerline of Any Street, in Feet	Minimum Rear-Yard Depth in Feet	Minimum Width of Any Side Yard (Except as Otherwise Provided, as on a Corner Lot), in Feet	Minimum Sum of Widths of Side Yards for Any Detached Building
Group I uses	D.R. 1	25,000	125	75	50	20	50
" " "	D.R. 2	13,000	90	65	40	15	30
" " "	D.R. 3.5	7,500	70	55	30	10	25
" " "	D.R. 5.5	5,700	55	50	30	8	20
Group II or Group III uses	D.R. 1 D.R. 2 D.R. 3.5 D.R. 5.5 D.R. 10.5	Two-Family Detached Dwelling	70	50	30	One- or Two-Family Detached Dwelling	20
		One-Family Detached Dwelling	55				
		One-Family Semidetached Dwelling	35				
		Group House	20				
		Group-House Apartment Building	28 per dwelling unit				
		Two-Family Detached Dwelling	70				
		One-Family Detached Dwelling	55				
		One-Family Semidetached Dwelling	35				
		Group House	20				
		Group-House Apartment Building	28 per dwelling unit				
		One- or Two-Family Detached Dwelling	8				
		One-Family Semidetached Dwelling	15				
		Group House, or Group-House Apartment Building					

Chart # 2

1979
Zoning Regulations

Section
1B01.2.C.4

of development but, otherwise, which forms any part of the tract boundary, the window shall not be closer than 35 feet to the boundary.

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[Bill No. 100, 1970.]

3. Setbacks from Street Centerlines. The minimum distance between any building and the centerline of any street existing prior to the time of development shall be 50 feet or such greater distance as may be prescribed under standards adopted pursuant to the authority of Section 504. [Bill No. 100, 1970.]

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Residential Transition Uses to Which Lot is Limited under Subparagraph B.1 of Subsection 1B01.1	Zone Within Which Adjacent Dwelling or Lot is Situated	Minimum Standards for Dwelling Permitted					
		Minimum Lot Area, in Square Feet	Minimum Lot Width, in Feet	Minimum Distance from Building to Centerline of Any Street, in Feet	Minimum Rear-Yard Depth, in Feet	Minimum Width of Any Side Yard (Except as Otherwise Provided, as on a Corner Lot), in Feet	Minimum Sum of Widths of Side Yards for Any Detached Building
Group I uses	D.R. 1	25,000	125	75	50	20	50
" " "	D.R. 2	13,000	90	65	40	15	30
" " "	D.R. 3.5	7,500	70	55	30	10	25
" " "	D.R. 5.5	5,700	55	50	30	8	20
Group II or Group III uses	D.R. 1 D.R. 2 D.R. 3.5 D.R. 5.5 D.R. 10.5	Two-Family Detached Dwelling	Two-Family Detached Dwelling	50	30	One- or Two-Family Detached Dwelling	20
		One-Family Detached Dwelling	One-Family Detached Dwelling			One-Family Semidetached Dwelling	
		One-Family Semidetached Dwelling	One-Family Semidetached Dwelling			Group House, or Group-House Apartment Building	
		Group House	Group House				
		Group-House Apartment Building	Group-House Apartment Building				
		per dwelling unit	per dwelling unit				
		7,600	70				
		5,700	55			8	
		3,800	35			15	
		1,970	20				

Chart # 2

Real Property Data Search ()

Search Result for BALTIMORE COUNTY

[View Map](#)[View GroundRent Redemption](#)[View GroundRent Registration](#)**Special Tax Recapture: None****Account Identifier:** District - 04 Account Number - 2000003365**Owner Information**

Owner Name:	LEVY NEIL M FERRARI ANGELA H	Use:	RESIDENTIAL
Mailing Address:	4000 LONG LAKE DR OWINGS MILLS MD 21117	Principal Residence:	YES
		Deed Reference:	/09261/ 00001

Location & Structure Information

Premises Address:	4000 LONG LAKE DR OWINGS MILLS 21117	Legal Description:	.390 AC HUNTERS GLEN
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0049	0014	0253	4040036.04	0000			28	2022	Plat Ref: 0053/ 0113

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1986	2,625 SF		16,988 SF	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNITS	SIDING/4	2 full/ 1 half	1 Attached		

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2023	07/01/2024
Land:	97,000	97,000		
Improvements	261,600	303,500		
Total:	358,600	400,500	386,533	400,500
Preferential Land:	0	0		

Transfer Information

Seller: SHAPIRO ALLAN B	Date: 07/01/1992	Price: \$235,000
Type: ARMS LENGTH IMPROVED	Deed1: /09261/ 00001	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
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:**

2023-0195-A



FROM FRONT LOOKING TO WHERE ADDITION WILL BE TOWARD
REAR OF WALL

2023-0195-A



FROM NEIGHBOR HOUSE ON WEST TOWARD WHERE ADDITION WILL GO

2023-0195-A



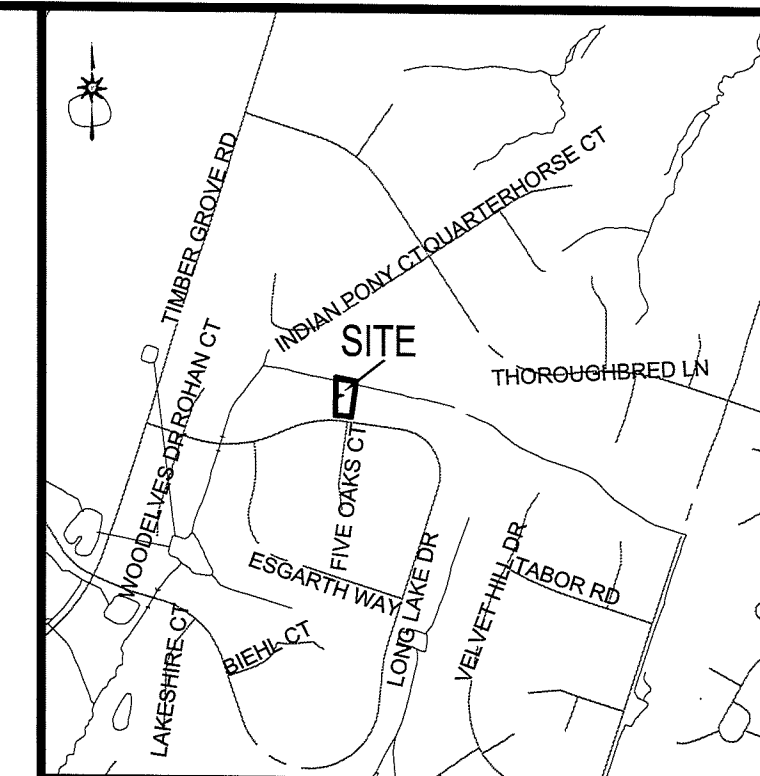
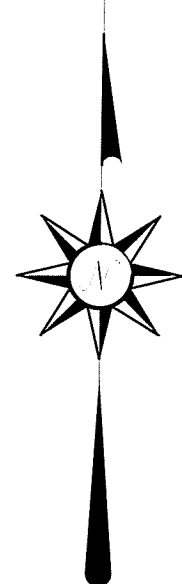
FROM WHERE ADDITION WILL BE TOWARD NEIGHBOR HOUSE ON WEST

2023-0195-A



FROM REAR OF HOUSE LOOKING TOWARD LONG LAKE DRIVE
DOOR TO ROOM BOARDED OFF

2023-0195-A



VICINITY MAP

SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER:
NEIL M LEVY
ANGELA H FERRARI
4000 LONG LAKE DR
OWINGS MILLS MD 21117
- SITE AREA:
NET 18,025 SF or 0.41 Ac.±
GROSS 20,111 SF or 0.466 Ac.±
- USES:
EXISTING: RESIDENTIAL
PROPOSED: RESIDENTIAL
- UTILITIES:
PUBLIC WATER & SEWER
DEED REFERENCE: 9261/1
- PLAT REFERENCE: HUNTERS GLEN, LOTS 26-28, RESUBDIVISION 53/113
- TAX ACCOUNT #2000003365
- COUNCILMANIC DISTRICT: 2ND
- ELECTION DISTRICT: 4TH
- CENSUS TRACT: 4044.02
- ZONING: DR 5.5 (PER 200 SCALE GIS TILE #049A2)
- TAX MAP #49, GRID #14, PARCEL #253, LOT 28
- WATERSHED: GWYNNS FALLS
- PRIOR PERMITS ON FILE- NONE
- PRIOR ZONING CASES ON FILE- NONE
- THE PROPERTY AND STRUCTURES ARE NOT HISTORIC
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA
- THE SITE DOES NOT LIE WITHIN A FLOOD ZONE ACCORDING TO FEMA MAP 2400100210F SEPTEMBER 26, 2008.
- THE SITE DOES NOT LIE WITHIN A TRAFFIC DEFICIENT AREA.
- BASIC SERVICE MAPS 2022
- TYPE DEFICIENT (Y/N) NOTE
SEWER N
WATER N
TRANSPORTATION N
- SETBACKS FOR DR 5.5
TYPE REQUIRED PROVIDED
FRONT 40' 66'±
SIDE 15' MIN 40' TOTAL 8'± MIN 27' TOTAL
REAR 40' 76'±



7 Deneison Street
Timonium, Maryland 21093
Phone: 410-560-1502, info@richardsonengineering.net

PLAN TO ACCOMPANY ZONING PETITION
FOR

LEVY/FERRARI
RESIDENCE

4000 LONG LAKE DRIVE

BALTIMORE COUNTY
4TH ELECTION DISTRICT

MARYLAND
2ND COUNCILMANIC DISTRICT

REVISIONS			DRAWN BY:	CHECKED BY:	SCALE:
			LNR	PCR	1" = 20'
			DATE:	JOB NO.:	SHEET NO.:
			08-31-23	23143	1 OF 1

2023-0195-A

11

1700003209

NW 16-I

Lot # 28
PAI # 040114 Pt. Bk./Folio # 038015

PAI # 040114

Lot # 29
1700003208
Pt. Bk. 0000038, Folio 0015

Lot # 31
1700003210

5

Pt. Bk. 0000053, Folio 0113
2000003364

Pt. Bk./Folio # 053113A

Lot # 28
2000003365
4000

2 CD
2000003363
Lot # 26

4 ED 049A2

DR 2

NW 15-I

2000003366

Lot # 29

Pt. Bk. 0000053, Folio 0064
3910

2000003367

Lot # 30

3908

2000003368

Lot # 31

3906

PAI # 040126

PAI # 040126

PAI # 040126

PAI # 040126

2023-0195-A

Pt. Bk./Folio # 053064

LONG LAKE DR

4003
Pt. Bk./Folio # 053063

4001

Lot # 64
1900001702

1900001659

Lot # 65

FIVE OAKS CT

Lot # 89
1900001719

1

3907

Lot # 88
1900001718

1900001717

Lot # 87

2023-0195-A

Lot # 90
1900001720