



JOHN A. OLSZEWSKI, JR.
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

April 10, 2024

Charles & Emily Billing – billing.emily@gmail.com
6007 Lake Manor Drive
Baltimore, MD 21210

RE: Petition for Administrative Variance
Case No. 2024-0063-A
Property: 6007 Lake Manor 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,

A handwritten signature in blue ink, appearing to read "DJB", is written over a circular blue stamp or seal.

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlw
Enclosure

c: Gina Campbell – gina@nw2engineers.com

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(6007 Lake Manor Drive)		
9 th Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Charles & Emily Billing	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2024-0063-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, Charles and Emily Billing (“Petitioners”), for the property located at 6007 Lake Manor Drive, Baltimore (the “Property”) ¹. The Petitioners are requesting variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”), Section 1B02.3.B (Section III. C.2, "A" Residence, R.20, 1954), to permit a 40 ft. front street setback in lieu of 50 ft., and if necessary, a 23 ft. front property line setback in lieu of 25 for a proposed 1 story addition. 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. Street view photographs were marked and accepted into evidence as Petitioners’ Exhibits 2A.

A ZAC comment was received from Department of Plans Review (“DEPS”) dated March 14, 2024, indicating the following:

“There is a storm drain across the front of existing driveway. The proposed addition does not impact but should be mentioned for the record.”

¹ An additional Affidavit was signed, notarized and submitted attesting that the Petitioners reside year-round and occupy the property known as 6007 Lake Manor Drive and consider it to be their principal residence.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 17, 2024 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 Section 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 Section 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 10th day of **April, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("BCZR"), Section 1B02.3.B (Section III. C.2, "A" Residence, R.20, 1954), to permit a 40 ft. front street setback in lieu of 50 ft., and if necessary, a 23 ft. front property line setback in lieu of 25 for a proposed 1 story addition, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. 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.



DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB: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 Hearings for Baltimore County for the property located at:

Address 6007 Lake Manor Dr. Currently Zoned DR 2
Deed Reference 41019, 00463 10 Digit Tax Account # 0918870210
Owner(s) Printed Name(s) Charles N. & Emily Billig

(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. ☒ ADMINISTRATIVE VARIANCE from Section(s) 1B02.3.B (Section III.C.2, "A" Residence, R. 20, 1954) to permit a 40-foot front street setback in lieu of 50 feet, and if necessary, a 23-foot front property line setback in lieu of 25 for a proposed 1-story addition.

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 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/ 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.

Owner(s)/Petitioner(s):

Name #1 - Type or Print Emily Billig Name #2 - Type or Print Charles Billig
Signature #1 [Signature] Signature #2 [Signature]
Mailing Address 6007 Lake Manor Dr. City Balt State MD
Zip Code 21210 Telephone #'s (Cell and Home) 443-791-0608 Email Address billig-emily@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:

Name - Type or Print Gina Campbell
Signature [Signature]
Mailing Address 819 119th St City Balt State MD
Zip Code 21230 Telephone # 410-491-3246 Email Address gina@nw2engineers.com

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.

Case Number 2024-0063-A Filing Date 3/6/2024 Administrative Law Judge for Baltimore County
Estimated Posting Date 3/17/24 Reviewer [Signature]
Closing 4/1/24 Revised 8/2022

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: 6007 Lake Manor Dr. Balt, md 21210
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)

The new garage protrudes into the front setback due to the location of the existing structure location & the existing grade. There also needs to be a retaining wall around the driveway because of the grade. The existing site conditions (grade) make it difficult to design a garage & driveway w/out protruding into the setback or increasing even more impervious surfaces.

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

Signature of Owner (Affiant) Signature of Owner (Affiant)
Emily Billig Charles Billig
Name - Print or Type 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 19th day of February 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Emily Billig & Charles Billig

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

AS WITNESS my hand and Notaries Seal

Gina Campbell
Notary Public
9-16-26
My Commission Expires

GINA A CAMPBELL
NOTARY PUBLIC
CITY OF BALTIMORE
MARYLAND
My Commission Expires 09-16-2026

ZONING PROPERTY DESCRIPTION FOR: 6007 Lake Manor Dr. Baltimore, MD 21210

Beginning at a point on the southeast side of Lake Manor Drive which is 25 feet wide at a distance of 628 feet Northeast of the centerline of the nearest improved intersecting street W. Lake Avenue which is 35 feet wide.

Thence the following courses and distances N 39° 08'20" W 183.81', S 57° 26'40" W 160.00', S 42° 25'20" E 188.27', and N 58° 19'10" E 88.00' back to the point of beginning as recorded in Deed Liber 41019, Folio 463, containing 28,314 square feet. Located in the 9 Election District and 2 Council District.

2024-0063-A

6007 LAKE MANOR DRIVE

LOT INFORMATION:

ZONING HEARING PLAN FOR VARIANCE

BUILDING CLASSIFICATION - RESIDENTIAL

USE TYPE - SINGLE FAMILY DWELLING

LOT SIZE - 28,314 SQFT

EXISTING BUILDING FOOTPRINT - VARIES (2,048 SQFT)

PROPOSED BUILDING FOOTPRINT - VARIES (4,294 SQFT)

EXISTING ENCLOSED AREA - 2,020 SQFT

PROPOSED ENCLOSED AREA - 4,100 +/- SQFT

IMPERVIOUS LAND AREA - 7,300 +/- SQFT

MAP: 0079

NEIGHBORHOOD: 9020034.04

SUBDIVISION: LAKE MANOR (20/50)

PARCEL: 0203

SECTION: N/A

BLOCK: N/A

LOT: 12

ZONING: DR 2

GRID: 0004

TAX#: 0918870210

DEED REF#: 41019 / 00463

LIBER: 34455 FOLIO: 419

STRUCTURE BUILT: 1959

ELECTION DISTRICT: 9

COUNCIL DISTRICT: 2

HISTORIC: NO

CBCA: NO

FLOOD PLAIN: NO

UTILITIES: WATER: PUBLIC

PRIOR HEARING: NO

OWNER INFORMATION:

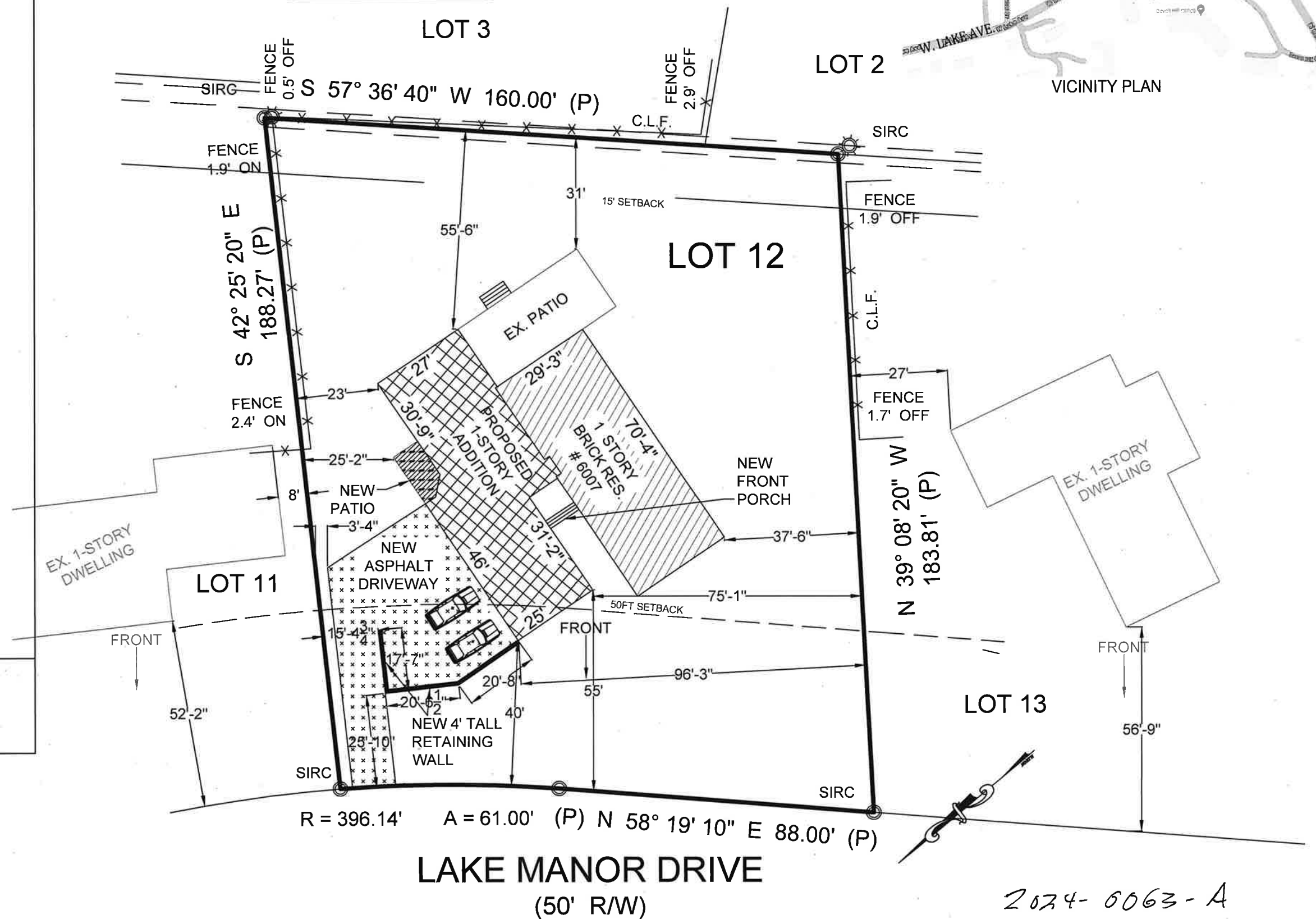
CHARLES N. & EMILY R. BILLIG
1603 WEBSTER STREET
BALTIMORE MD, 21230-0000

SCOPE OF WORK:

CONSTRUCT A NEW SIDE 1-STORY ADDITION (2,252 SQFT),
CONSTRUCT A NEW FRONT PORCH (9'-5" x 8') (75.33 SQFT),
CONSTRUCT A NEW SIDE PATIO (116 SQFT),
CONSTRUCT A NEW ASPHALT DRIVEWAY (2,150 SQFT),
CONSTRUCT NEW RETAINING WALL ALONG DRIVEWAY,
AS PER PLANS AND CONSTRUCTION CODES.

LEGEND

-  - EXISTING 1-STORY BUILDING TO REMAIN
-  - NEW 1-STORY ADDITION (2,252 SQFT)
-  - NEW ASPHALT DRIVEWAY (2,150 SQFT)
-  - NEW SIDE PATIO (116 SQFT)



2074-0063-A



NW2 ENGINEERS
819 Light St.
Baltimore, MD 21224
(P) 443 390 0008
(F) 443 586 1333
nw2engineers.com

[illegible]

DESIGNED BY:	CD
DRAWN BY:	CD
REVIEWED BY:	JN
DATE	2/5/2024
SCALE:	1" = 30'

CERTIFICATION

PROJECT ADDRESS: **6007 LAKE MANOR DRIVE**

DESCRIPTION: **SITE PLAN**

A-1

		Rev		Sub					
		Source/		Rev/					
Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount	
001	806	0000		6150				\$ 75.00	

Total: \$ 75.00

Rec From: NW2 Engineers LLC

For: Administrative Zoning Variance
6007 Lake Manor Dr.
Zoning Case 2024-0063-A

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024-0063-A Address 6007 Lake Manor Drive

Contact Person: Mitch Kellman Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/6/2024 Posting Date: 3/17/2024 Closing Date: 4/1/2024

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: 2024-0063-A Address 6007 Lake Manor Drive

Petitioner's Name: Emily & Charles Bilig Telephone (Cell): 443-791-0608

Posting Date: 3/17/2024 Closing Date: 4/1/2024

Wording for Sign: To Permit a 40-foot front street setback in lieu
of 50 feet, and if necessary, a 23-foot front property
line setback in lieu of 25 feet for a proposed
1-story addition.

Revised 1/2022

View Map

View GroundRent Redemption

View GroundRent Registration

Special Tax Recapture: None

Account Identifier:District - 09 Account Number - 0918870210

Owner Information

Owner Name:BILLIG CHARLES N
BILLIG EMILY R

Use:RESIDENTIAL
Principal Residence: NO

Mailing Address:1603 WEBSTER STREET
BALTIMORE MD 21230-0000

Deed Reference: /41019/ 00463

Location & Structure Information

Premises Address:6007 LAKE MANOR DR
0-0000

Legal Description:6007 LAKE MANOR DR
LAKE MANOR

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:

0079 0004 0203 9020034.04 0000 12 2023 Plat Ref: 0020/ 0050

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use

1959 2,020 SF 368 SF 28,314 SF 04

StoriesBasementTypeExteriorQualityFull/Half BathGarage Last Notice of Major Improvements

1 NO STANDARD UNITBRICK/ 5 2 full/ 1 half 1 Carport

Value Information

Base ValueValuePhase-in Assessments

As ofAs ofAs of

01/01/202307/01/202307/01/2024

Land:246,000266,300

Improvements223,000312,100

Total:469,000578,400505,467541,933

Preferential Land:00

Transfer Information

Seller: GORSUCH FLETCHER TRUSTEE Date: 01/03/2019 Price: \$407,000

Type: NON-ARMS LENGTH OTHER Deed1: /41019/ 00463 Deed2:

Seller: GORSUCH J FLETCHER Date: 11/21/2013 Price: \$0

Type: NON-ARMS LENGTH OTHER Deed1: /34455/ 00419 Deed2:

Seller: GORSUCH J FLETCHER TRUSTEE Date: 11/21/2013 Price: \$0

Type: NON-ARMS LENGTH OTHER Deed1: /34455/ 00415 Deed2:

Exemption Information

Partial Exempt Assessments: Class07/01/202307/01/2024

County:0000.00

State:0000.00

Municipal:0000.00|0.000.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

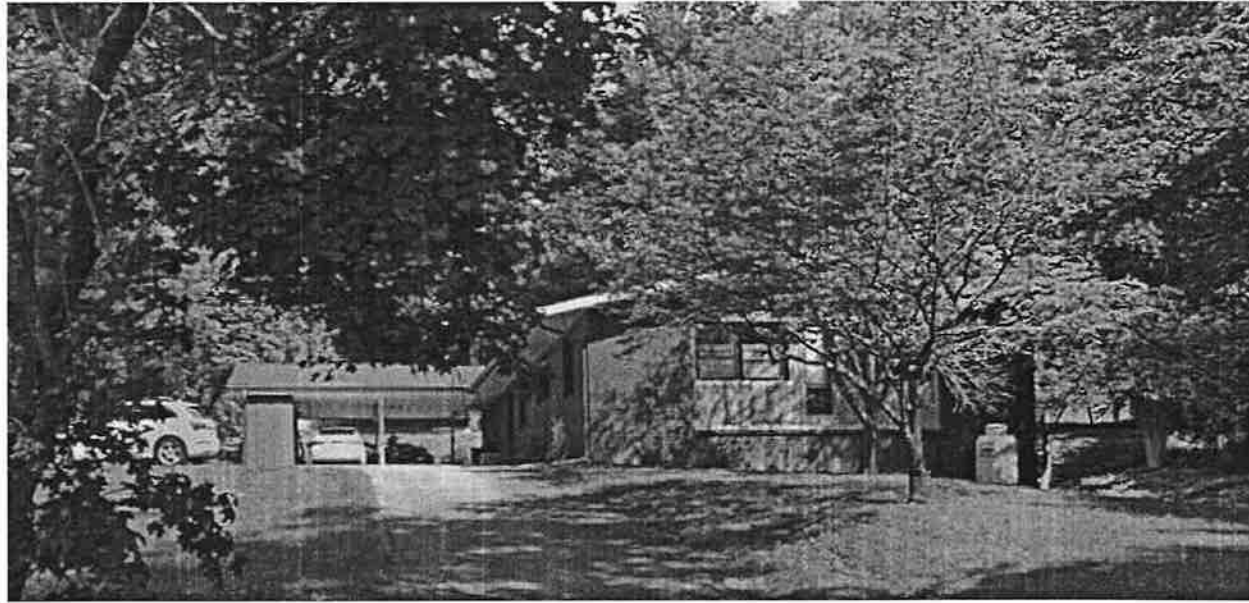
Homeowners' Tax Credit Application Status: No Application Date:

2024-0063-A

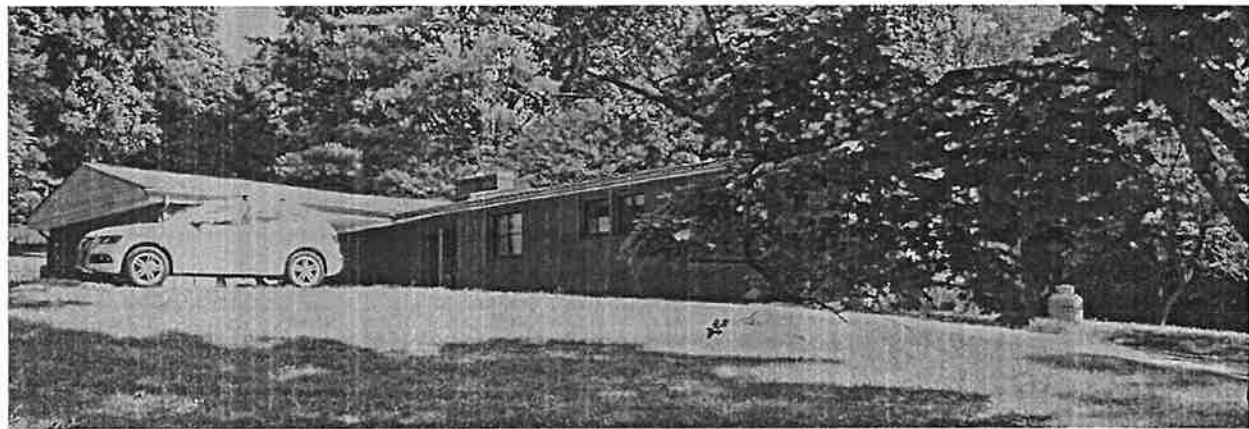


6007 LAKE MANOR DR.

BALTIMORE, MD

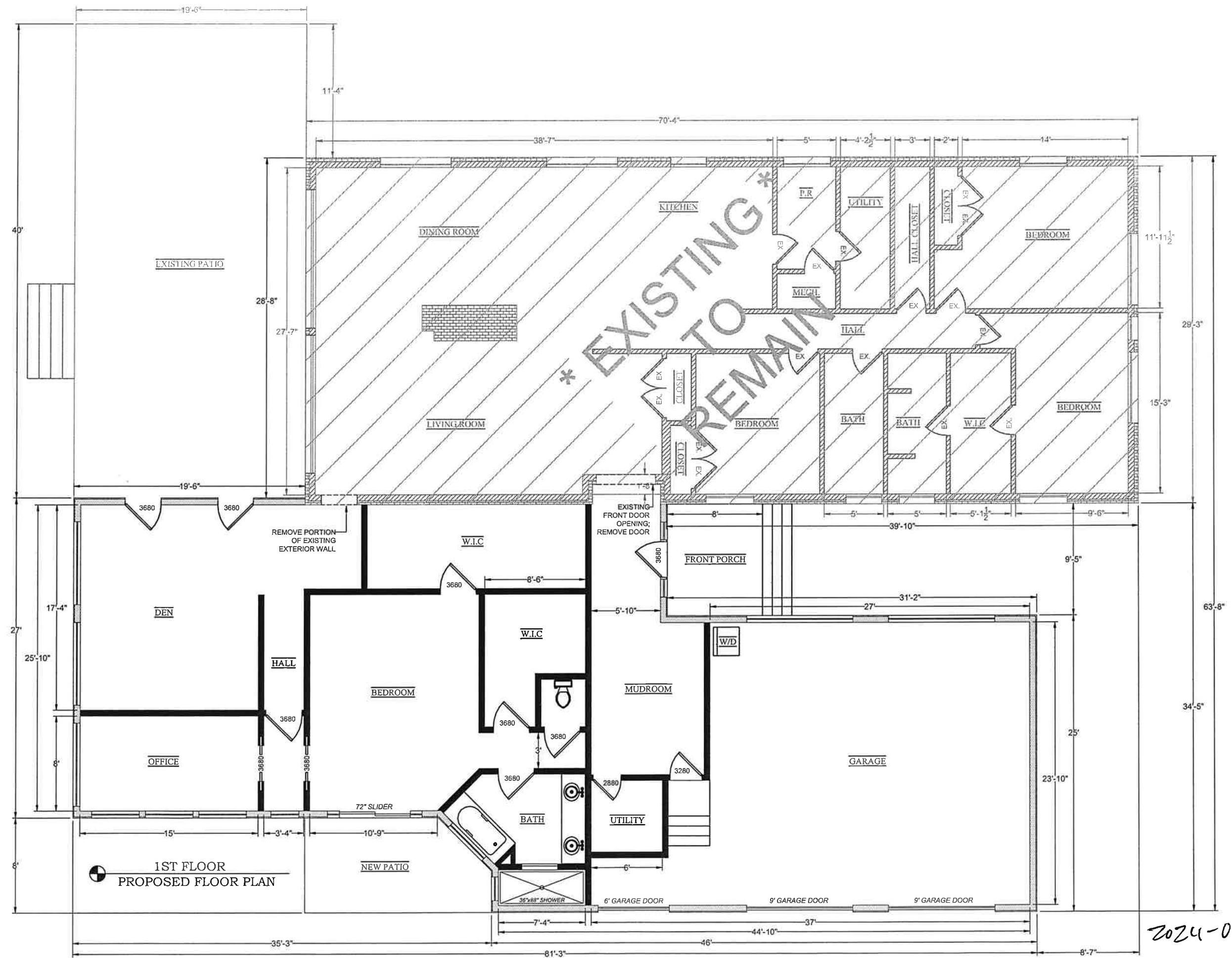


FRONT



SIDE ELEVATION

2024-0063-A



1ST FLOOR
PROPOSED FLOOR PLAN

2024-0063-A

REV	DESCRIPTION	DATE

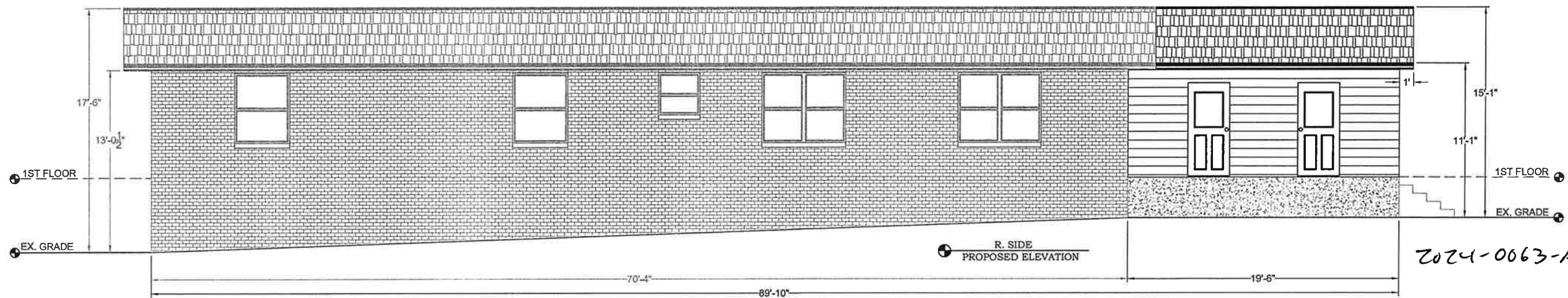
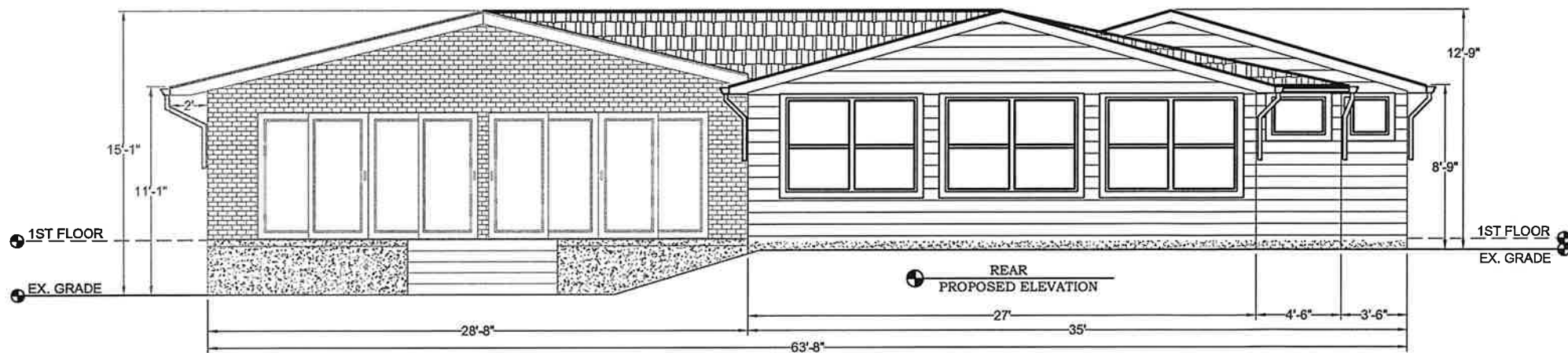
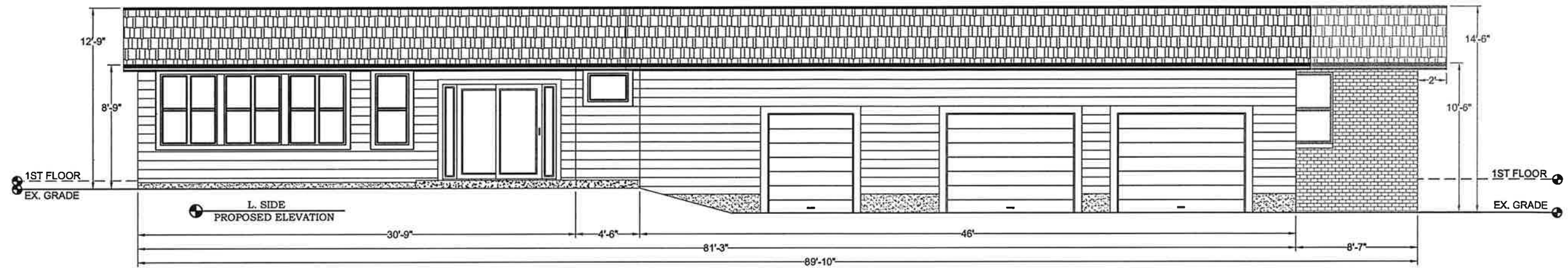
DESIGNED BY: CD	CD
DRAWN BY: -JN	-JN
REVIEWED BY: 2/5/2024	2/5/2024
DATE: 2/5/2024	2/5/2024
SCALE: 1/8" = 1' 0"	1/8" = 1' 0"

CERTIFICATION

PROJECT ADDRESS: 6007 LAKE MANOR DRIVE	DESCRIPTION: PROPOSED FLOOR PLAN
--	--

SHEET NUMBER

A-4



2024-0063-A

REV	DESCRIPTION	DATE

DESIGNED BY: CD	CD
DRAWN BY: JN	JN
REVIEWED BY: JN	JN
DATE: 2/5/2024	2/5/2024
SCALE: 1/8" = 1'-0"	1/8" = 1'-0"

CERTIFICATION

PROJECT ADDRESS: 6007 LAKE MANOR DRIVE

DESCRIPTION: PROPOSED ELEVATIONS

SHEET NUMBER

A-5

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: March 18, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0063-A
Address: 6007 LAKE MANOR DR
Legal Owner: Charles & Emily Billing

Zoning Advisory Committee Meeting of March 18, 2024.

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

Additional Comments:

Reviewer: Earl D Wrenn

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: March 14, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0063-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPR: There is a storm drain across the front of existing driveway. The proposed addition does not impact but should be mentioned for the record.

DPW-T: No exception taken.

Landscaping: No comment.

Recreations & Parks: No Greenways affected.

ZONING NOTICE

#1

ADMINISTRATIVE VARIANCE

CASE # 2024-0063-A

TO PERMIT A 40-FOOT FRONT STREET SETBACK IN LIEU OF
50 FEET AND IF NECESSARY A 20-FOOT FRONT PROPERTY
LINE SETBACK IN LIEU OF 25 FEET FOR A PROPOSED 1-STORY
ADDITION

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 THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE

3:30 P.M. ON 11/29

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

Date: 3-17-24

RE: Case Number: 2024-0063-A

Petitioner/Developer: BILLIG

Date of Hearing/Closing: 4-1-24

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 6007 Lake Manor Drive

The signs(s) were posted on 3-17-24
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

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

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