



4934 Bucks Schoolhouse Road
Baltimore, Maryland 21237

October 13, 1994

Mr. Arnold Jablon
Director EAIM
County Office Building
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

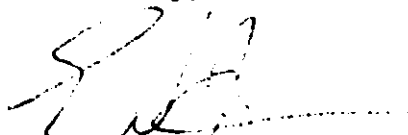
Dear Mr. Jablon:

Please review the following plat plan for a greenhouse extension outlined in red. This new addition totals 2160 square feet and has minor impact on the existing property. Variencies on this property were granted under case # 92-434-A. I seek approval for this addition as being within the spirit and intent of this existing variance. The existing plat is modified and labeled. Therefore, I would like approval without another hearing process.

Sincerely,

**Speed
Letter**


In the interest of speed and economy, we are replying to your letter with marginal notes. If you need more information, do not hesitate to call or write. Thank you for your interest.



Ernest C. Eckenrode

October 19, 1994

This office has reviewed your request for a 2,160 square foot addition. It is this office's opinion that the 19 x 155 addition is within the spirit of the variance granted. Please keep this letter for your records.



Catherine A. Milton
Planner I

IN RE: PETITION FOR ZONING VARIANCES * BEFORE THE
W/S Ridge Road, 200 ft. south * DEPUTY ZONING COMMISSIONER
of center line of King Ave. *
4741-4745 Ridge Road * OF BALTIMORE COUNTY
Seifert's Florist *
14th Election District * Case No. 92-434-A
6th Councilmanic District *
Petitioner(s):
August J. and Elsie W. Seifert *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Zoning Variances from Sections 102.2, 1B02.3.C.1 and Section V.B.2 of the Comprehensive Manual of Development Policy and Section 1B02.2B of the Baltimore County Zoning Regulations to permit a number of variances to legitimate an existing business, florist, greenhouse and residential operation as set out at the end hereof.

The proposed relief is very clearly shown on Petitioners' Exhibit 1, a plat by Paul Lee Engineering, Inc., dated March 17, 1992, offered in the course of the case.

The subject properties, known as 4741, 4743 and 4745 Ridge Road, are collectively known as the "Seifert's Florist Property." This property is located in the 6th Councilmanic District in the area north of Rossville Boulevard and west of I-95, between Ridge Road and Perry Hall Boulevard.

The Petitioners and legal owners, August J. Seifert and Elsie J. Seifert appeared at the hearing, and were represented by Newton A. Williams, Esquire. Mr. Paul Lee also appeared at

ORDER RECEIVED FOR FILING
Date 8/31/92
By [Signature]

the hearing, and the Petitioners were represented by their children, namely, John Seifert, President of Seifert's Florist, the third generation in the business, and Mrs. Rose Pearson, a Seifert daughter, who resides on the property at 4745 Ridge Road. There were no protestants present.

The uncontradicted evidence and testimony presented at the Hearing was that the Petitioners own the subject property of approximately 8.74 acres, and that it includes the Seifert home at 4743 Ridge Road, the Pearson home at 4745 Ridge Road, and the Seifert Florist business known as 4741 Ridge Road.

The Seifert Property lies between Perry Hall Boulevard on the north, Ridge Road and Gum Spring Road on the southeast and other D.R.3.5 properties to the south.

According to testimony presented at the Hearing, the Seifert's have operated a florist and greenhouse operation on the property since 1900, and offered a series of photographs, Petitioners' Exhibit 2, showing the present improvements.

The origin and development of the property over the years was somewhat sketched in another series of photographs, collectively known as Petitioner's Exhibit 3 which was offered.

The property is presently in the CRG process, and according to Mr. Paul Lee, P.E., who testified, the object of the CRG process is to subdivide Lot 1, the 3.54 acres zoned D.R.3.5 to include the existing Rose Pearson residence, from a central commercial area known as Lot 2 of 3 acres (which includes 4743,

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Date 8/31/92
By [Signature]

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the Seifert dwelling, 4741 the existing florist shop, work area, garages, four greenhouses and an existing parking area and storage garage). Finally, Lot 3 of 1.14 acres, presently zoned D.R.3.5, is to be created at the tip formed by the junction of Perry Hall Boulevard and Ridge Road.

At the present time, according to the file, 1992 Map Request 6-45 is asking for commercial zoning recognition of Lots 2 and 3, and, of course, the outcome will not be known until the Council votes in October of 1992. In any case, this case concerns the requested variances, a part of the subdivision.

Mr. Lee and Mr. John Seifert testified that another Lot 2, a second division of the property was created for the Seifert ranch house at the southeast corner of the property in April of 1988, by Deed recorded among the Land Records at Liber 7831, folio 746, and this early subdivision requires a more formal CRG process for the remaining three lots.

It is evident to the Deputy Commissioner from the testimony presented at the Hearing, and from his own knowledge of the area, that the Seifert Florist complex is an attractive, well kept family business which has operated since 1900 for many years in this area.

It also appears that the florist shop at 4741 Ridge Road, the core of which was constructed prior to the institution of Zoning Regulations in 1945, cannot as a practical matter be

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By [Signature]

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moved in order to obtain a greater setback from Ridge Road. However, although the plat, Petitioners' Exhibit 1 shows the corner of the existing florist shop to be only 8 feet off the highway widening line of Ridge Road, in fact, from the corner of the building to the existing edge of paving is on the order of 25 ft.

In like manner, the entire shop and greenhouses complex has developed over the years around the nucleus of the florist shop and work area, and it is not practical to move the greenhouses, storage buildings, existing garage and other buildings long existent on the site.

In the opinion of Deputy Commissioner it is not necessary to review in detail each of the numerous variances requested, but only to note that the purpose of these proceedings is to legitimate a long existent complex, and a complex which is well kept and a credit to the neighborhood.

Mr. Seifert testified that some 22 people are employed in the operation, many from the neighborhood, and that their five delivery trucks serve virtually the greater Baltimore, Baltimore County, Harford County and southern Anne Arundel County areas.

It is clear from the evidence presented that Lots 1, 2 and 3 cannot be created without the requested variances. Further, it should be noted that the creation of these three lots will not result in the construction of new buildings or dwellings,

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Date 8/31/92
By [Signature]

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but will merely legitimate the placement of the existing dwellings and buildings on the site.

An area variance or variances may be granted where strict application of the Zoning Regulations would cause practical difficulty to the Petitioners and their property. McLean v. Soley, 270 Md. 208(1973). To prove practical difficulty for area variances, the Petitioner's must meet the following:

1. Whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. Whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief;
3. Whether relief can be granted in such fashion that the spirit of the ordinance will be observed in public safety and welfare secured.

Anderson v. Board of Appeals, Town of Chesapeake Beach, 22 Md. App. 28.

From the testimony presented, it is clear that if the variances are granted, such existing uses, as long existent on the property, will not be contrary to the spirit of the Baltimore County Zoning Regulations, and will not result in any injury to the public good.

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By [Signature]

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After due consideration of the testimony and evidence presented, it is clear that a number of practical difficulties and unreasonable hardships would result if the variances were not to be granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structures which are the subject of the variances requested, and that the requirements from which the Petitioners seek relief will unduly restrict the existent use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not cause any injury to the public health, safety and general welfare. Further, granting of the variances will be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations. Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 31st day of August, 1992 that the following variances be and are hereby granted, subject however to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit 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, the Petitioner would be

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Date 8/31/92
By [Signature]

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required to return any such permits granted, and be responsible for returning, said property to its original condition.

The variances hereby granted being the following from Sections 102.2, 1B02.3.C.1 and Section V.B.2 of the Comprehensive Manual of Development Policy and Section 1B02.2B of the Baltimore County Zoning Regulations, as follows:

1. Lot 3 (residential) to permit a front yard setback of 20 feet in lieu of the required 30 feet;
2. Lot 2 (existing nursery and residence) to permit an existing front yard setback (existing office) of 8 feet in lieu of required 50 feet, to permit a rear yard setback (existing barn) of 28 feet in lieu of required 30 feet, to permit a distance between buildings (existing office-rear yard 30 feet and existing garage-front yard 50 feet) of 20 feet in lieu of required 80 feet, to permit a distance between buildings (existing garage-side yard 20 feet and existing office-side yard 20 feet) of 15 feet in lieu of required 40 feet, to permit a distance between buildings (existing garage-front 50 feet and existing 2 1/2 story dwelling-rear yard 30 feet) of 52 feet in lieu of required 80 feet, to permit a distance between buildings (existing garage-rear yard 30 feet and existing greenhouse #1-front yard 50 feet) of 48 feet

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Date 8/31/92
By [Signature]

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in lieu of required 80 feet, to permit a distance between buildings (existing greenhouse #1-side yard 20 feet and existing greenhouse #2-side yard 20 feet) of 10 feet in lieu of required 40 feet, to permit a distance between buildings (existing greenhouse #2-side yard 20 feet and existing greenhouse #3-side yard 20 feet) of 34 feet in lieu of required 40 feet, to permit a distance between buildings (existing office greenhouse-rear yard 30 feet and existing greenhouse #3-front yard 50 feet) of 20 feet in lieu of required 80 feet; and to permit an accessory structure to be located in the front yard in lieu of the rear yard for existing shed on Lot #1.

[Signature]
TIMOTHY M. ROTROCCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 8/31/92
By [Signature]

1360C

8

Newton A. Williams, Esquire
Nolan, Plumbhoff & Williams
210 West Pennsylvania Avenue, Suite 700
Towson, Maryland 21204
RE: PETITION FOR ZONING VARIANCE
W/S Ridge Road, 200' S of the c/l of King Avenue
(4741-4745 Ridge Road)
14th Election District - 6th Councilmanic District
August J. Seifert, et ux - Petitioners
Case No. 92-434-A

Dear Mr. Williams:
Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached order.

In the event any party finds the decision rendered is unfavorable, any party 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 Ms. Charlotte Radcliffe at 887-3351.

Very truly yours,
Timothy M. Koyroco
TIMOTHY M. KOYROCO
Deputy Zoning Commissioner
for Baltimore County

THM:bjbs
cc: People's Counsel
File

92-434-A 464
Petition for Variance
to the Zoning Commissioner of Baltimore County
for the property located at 4741 to 4745 Ridge Road
which is presently zoned D.R.3-5

The Petitioner shall file with the Office of Zoning Administration & Development Management, the subdivision, legal description of the property which is described in the description and plat attached hereto and make a post record, hereby petition for a Variance from Sections 102.2, 1B02.3.C.1 and 1B02.2B of the Baltimore County Zoning Regulations and Comprehensive Manual of Development Policies, Section V.B.2, to permit the following variances: (See attached list).

of the Zoning Regulations of Baltimore County, in the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or special circumstances)

- The subject property comprises a florist shop, greenhouse complex, and residential complex, all built prior to the existing Regulations.
- The subject property is a neat, orderly attractive complex, which sits well into its area.
- It would be impractical to tear down or move existing buildings to meet the regulations.

Property is to be posted and advertised as prescribed by Zoning Regulations. The regulations, I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

4. The requested variances will not harm the health, safety and welfare of the area involved, and are in harmony with the spirit and intent of the regulations.

ORDER RECEIVED FOR FILING
Date 8/18/92
By [Signature]

Legal Counsel:
August J. Seifert
August J. Seifert
Elsie W. Seifert
Elsie W. Seifert
Newton A. Williams, Esquire
4745 Ridge Road 665-1560
Baltimore, Maryland 21236
Newton A. Williams, Esquire
210 N. Pennsylvania Ave. 823-7800
St. 700 COURT TOWERS 21204
Towson, Md. 21204
Petitioner's Address: 4745 Ridge Road, Baltimore, Md. 21236
Petitioner's Phone: 665-1560
Petitioner's Address: 210 N. Pennsylvania Ave., Towson, Md. 21204
Petitioner's Phone: 823-7800
Estimated Length of Hearing: 1 hour
Hearing Date: 8/18/92
Hearing Time: 10:00 AM
Hearing Place: Room 200
Hearing Fee: \$250.00

PETITIONER REQUESTING VARIANCE TO SECTIONS 102.2, 1B02.3.C.1 & Y.B.2 C.M.D.P. & 1B02.2B OF THE DCZR TO PERMIT THE FOLLOWING VARIANCES:
A. LOT 1 - "RESIDENTIAL": TO PERMIT A FRONT YARD SETBACK OF 20' IN LIEU OF REQUIRED 30' (A VARIANCE OF 10')
B. LOT 2 - "EXISTING NURSERY AND RESIDENCE"
1. TO PERMIT AN EXISTING FRONT YARD SETBACK (EX. OFFICE) OF 8' IN LIEU OF REQUIRED 50' (A VARIANCE OF 42').
2. TO PERMIT A REAR YARD SETBACK (EX. BARN) OF 28' IN LIEU OF REQUIRED 30' (A VARIANCE OF 2').
3. TO PERMIT A DISTANCE BETWEEN BUILDINGS (EX. OFFICE-RX 30' & EX. GAR-FX 50') OF 20' IN LIEU OF REQUIRED 80' (A VARIANCE OF 60').
4. TO PERMIT A DISTANCE BETWEEN BUILDINGS (EX. GAR.-3X 20' & EX. OFFICE-3X 20') OF 15' IN LIEU OF REQUIRED 40' (A VARIANCE OF 25').
5. TO PERMIT A DISTANCE BETWEEN BUILDINGS (EX. GAR.-FX 50' & EX. 2 1/2 STY. DWG.-RX 30') OF 52' IN LIEU OF REQUIRED 80' (A VARIANCE OF 28').
6. TO PERMIT A DISTANCE BETWEEN BUILDINGS (EX. GAR.-RX 30' & EX. GREENHOUSE-1-RX 50') OF 48' IN LIEU OF REQUIRED 80' (A VARIANCE OF 32').
7. TO PERMIT A DISTANCE BETWEEN BUILDINGS (EX. GREENHOUSE-1-3X 20' & EX. GREENHOUSE-2-3X 20') OF 10' IN LIEU OF REQUIRED 40' (A VARIANCE OF 30').
8. TO PERMIT A DISTANCE BETWEEN BUILDINGS (EX. GREENHOUSE-2-3X 20' & EX. GREENHOUSE-3-3X 20') OF 34' IN LIEU OF REQUIRED 40' (A VARIANCE OF 6').
9. TO PERMIT A DISTANCE BETWEEN BUILDINGS (EX. OFFICE GREENHOUSE-RX 30' & EX. GREENHOUSE-FX 50') OF 20' IN LIEU OF REQUIRED 80' (A VARIANCE OF 60').
PETITIONER REQUESTING A VARIANCE TO SECTION 400.1 OF THE DCZR TO PERMIT AN ACCESSORY STRUCTURE TO BE LOCATED IN THE FRONT YARD IN LIEU OF THE REAR YARD FOR EX. SHED ON LOT 1.

Paul Leo P.E. 464
Paul Leo Engineering Inc.
301 W. Pennsylvania Ave.
Towson, Maryland 21204
410-821-5341
92-434-A
DESCRIPTION
4741, 4743, & 4745 RIDGE ROAD
ELECTION DISTRICT 1405
BALTIMORE COUNTY, MARYLAND
Beginning for the same at a point on the west side of Ridge Road, said point also being located S 17°06'27" E 200 feet ± from the center of King Avenue; thence binding on said west side of Ridge Road (1) S 17°36'54" W 417.37 feet; thence leaving said west side of Ridge Road (2) N 54°46'34" W 157.51 feet; thence (3) S 17°06'27" W 346.50 feet; thence (4) N 68°23'33" W 329.57 feet; thence (5) N 21°23'27" E 546.00 feet; thence (6) N 42°32'27" E 84.76 feet to the south side of Percy Hall Boulevard; thence binding on the south side of Percy Hall Boulevard the two following courses and distances: (7) by a curve to the left R=1692.02 feet, L=157.92 feet, and (8) by a curve to the left R=903.83 feet, L=14.08 feet; thence leaving said south side of Ridge Road and running for a line of division (9) S 60°31'00" E 301.44 feet to the point of beginning.
Consisting of proposed Lots 1 and 2 and containing a total of 6.54 acres ±.

Engineers - Lawyers - Site Planners
3/13/92

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: 1411th
Date of Posting: 8/22/92
Posted for: Variance
Petitioner: August J. Seifert
Location of property: W/S Ridge Rd., 200' S of King Ave.
Location of Sign: Ridge Rd.
Remarks:
Posted by: [Signature]
Date of return: 8/22/92
Number of Signs: 2

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: 5/8/92 ACCOUNT: R001-6150
AMOUNT: \$ 250.00
RECEIVED FROM: August J. Seifert
FOR: Commercial Variance Filing Fee
L14A040002MICRDC \$250.00
DA COM-LEGISL-08-02
VALIDATION OR SIGNATURE OF CASHIER

receipt
Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
Account: R001-6150
Number
PAID PER HAND-WRITTEN RECEIPT DATED 5/8/92
5/18/92 H9200646
PUBLIC HEARING FEES QTY PRICE
020 -ZONING VARIANCE (OTHER) 1 X \$250.00
TOTAL: \$250.00
LAST NAME OF OWNER: SEIFERT
Please Make Checks Payable To: Baltimore County
Cashier Validation

CERTIFICATE OF PUBLICATION
TOWSON, MD., May 28, 1992
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on May 28, 1992
THE JEFFERSONIAN,
S. Zabo Orlov
Publisher
\$89.46

receipt
Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
Date: 5/18/92
Account: R001-6150
Number
5/18/92 H9200614
PUBLIC HEARING FEES QTY PRICE
020 -POSTING SIGNS / ADVERTISING 1 X \$159.46
TOTAL: \$159.46
LAST NAME OF OWNER: SEIFERT
DHA040002MICRDC \$159.46
DA COM-LEGISL-08-02
Please Make Checks Payable To: Baltimore County
Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204
887-3353
DATE: 6/18/92
RE:
CASE NUMBER: 92-434-A
W/S Ridge Road, 200' S of c/l of King Avenue
4741 - 4745 Ridge Road - Seifert's Florist
14th Election District - 6th Councilmanic
Petitioner(s): August J. and Elsie W. Seifert
Dear Petitioner(s):
Please be advised that \$ 159.46 is due for advertising and posting of the above captioned property.
THIS FEE MUST BE PAID AND THE REMAINING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING ON THE ORDER SHALL BE ISSUED. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.
Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number typed thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your check, immediate attention to this matter is suggested.
ARNOLD JAMES
DIRECTOR

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

MAY 19, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

CASE NUMBER: 92-434-A
W/S Ridge Road, 200' S of c/1 King Avenue
4741 - 4745 Ridge Road - Seifert's Florist
14th Election District - 6th Councilmanic
Petitioner(s): August J. and Elsie W. Seifert
HEARING: THURSDAY, JUNE 18, 1992 at 9:00 a.m.

Variance for Lot #1 (residential) to permit a front yard setback of 20 feet in lieu of the required 30 feet; for Lot #2 (existing nursery and residence) to permit an existing front yard setback (existing office) of 3 feet in lieu of required 50 feet, to permit a rear yard setback (existing barn) of 20 feet in lieu of required 30 feet, to permit a distance between buildings (existing office-rear yard 30 feet and existing garage-front yard 50 feet) of 20 feet in lieu of required 80 feet, to permit a distance between buildings (existing garage-side yard 20 feet and existing office-side yard 20 feet) of 15 feet in lieu of required 40 feet, to permit a distance between buildings (existing garage-front yard 50 feet and existing 2-1/2 story dwelling-rear yard 30 feet) of 52 feet in lieu of required 80 feet, to permit a distance between buildings (existing garage-rear yard 30 feet and existing greenhouse #1-front yard 50 feet) of 40 feet in lieu of required 80 feet, to permit a distance between buildings (existing greenhouse #1-side yard 20 feet and existing greenhouse #2-side yard 20 feet) of 10 feet in lieu of required 40 feet, to permit a distance between buildings (existing greenhouse #2-side yard 20 feet and existing greenhouse #3-side yard 20 feet) of 34 feet in lieu of required 40 feet, to permit a distance between buildings (existing office greenhouse-rear yard 30 feet and existing greenhouse #3-front yard 50 feet) of 20 feet in lieu of required 80 feet; and to permit an accessory structure to be located in the front yard in lieu of the rear yard for existing shed on Lot #1.

Laurence E. Schmidt
Laurence E. Schmidt
Zoning Commissioner of
Baltimore County

cc: August and Elsie Seifert
Newton A. Williams, Esq.

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

June 2, 1992

Newton A. Williams, Esquire
Suite 700 Court Towers
210 W. Pennsylvania Avenue
Towson, MD 21204

RE: Item No. 464, Case No. 92-434-A
Petitioner: August J. Seifert, et ux
Petition for Variance

Dear Mr. Williams:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

June 2, 1992

Newton A. Williams, Esquire
Suite 700 Court Towers
210 W. Pennsylvania Avenue
Towson, MD 21204

RE: Item No. 464, Case No. 92-434-A
Petitioner: August J. Seifert, et ux
Petition for Variance

Your petition has been received and accepted for filing this 8th day of May, 1992.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:
W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: August J. Seifert, et ux
Petitioner's Attorney: Newton A. Williams

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: May 27, 1992
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for May 25, 1992
Item 464

The Developers Engineering Division has reviewed the subject zoning item and we feel that this site is subject to Division 2 of the Development Regulations for four or more lots (counting the one created in 1988).

Robert W. Bowling / DAK
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:DAK:s

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JUN 2 1992
ZONING OFFICE

92-434-A
6/1/92 6/23-92
cy sw

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: May 22, 1992

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famill

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: May 18, 1992
ITEM NUMBER: 464

Some of the existing on-site parking spaces need to be relocated to discourage cars from backing out onto Ridge Road.

Rahee J. Famill
Rahee J. Famill
Traffic Engineer II

RJP/dm

RECEIVED
MAY 2 1992
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING AND ZONING
New Courts Building
401 Bosley Avenue
Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director - Zoning Administration & Development Management

FROM: Ervin McDaniel, Chief
Development Review Section
Office of Planning and Zoning

DATE: June 1, 1992

SUBJECT: PETITIONS FROM ZONING ADVISORY COMMITTEE - May 18, 1992

The Office of Planning and Zoning has no comments on the following petitions:

August W. Seifert ✓
4741 - 4745 Ridge Road
Item 464

If there should be any further questions or if this office can provide additional information, please contact Francis Horsey in the Office of Planning and Zoning at 887-3211.

CB:rdn
Pctitns.txt

RECEIVED
JUN 2 1992
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: Mr. J. Lawrence Pilsbury
Development Coordinator, DEPRM

SUBJECT: Zoning Item #464
4741 to 4745 Ridge Road
Zoning Advisory Committee Meeting May 18, 1992

DATE: May 20, 1992

The Department of Environmental Protection and Resource Management offers the following comments on the above referenced zoning item:

While this Department has no concerns with the requested zoning setback variances, it should be noted that no permits shall be issued for this site until existing water quality violation on lot 1 have been satisfactorily corrected.

LJP:sp

JABLON/S/TXTSBP

RECEIVED
MAY 2 1992
ZONING OFFICE

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21204-5500

6077-92
sw

MAY 22, 1992 (301) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: AUGUST J. SEIFERT AND ELSIE W. SEIFERT
Location: #4741-4745 RIDGE ROAD - SEIFERT'S FLORIST
Item No.: +464 (JLL) Zoning Agenda: MAY 18, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Capt Henry Flemer* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

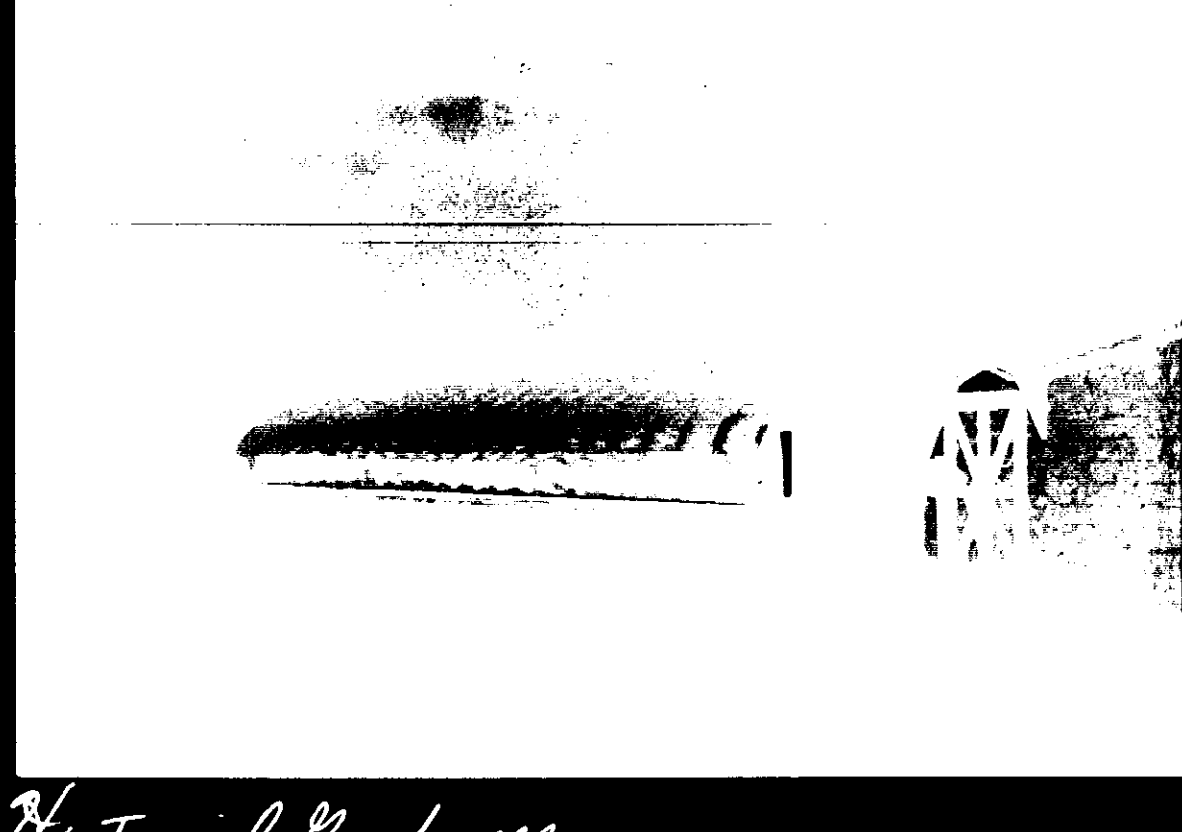
JP/KEK

RECEIVED
MAY 26 1992
ZONING OFFICE



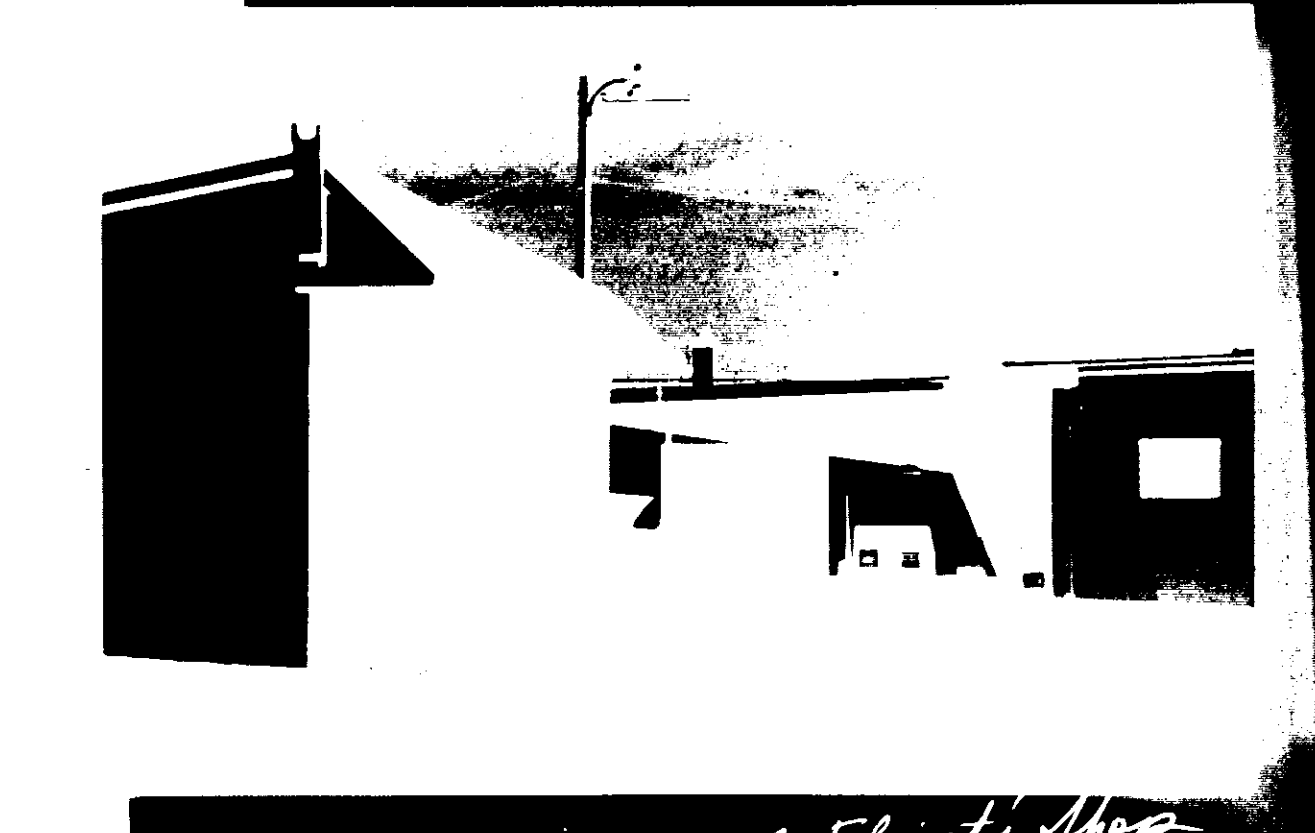
E. 4745 Ridge Rd. west 1

F. Rear of Seiferts from Pine Hill Blvd

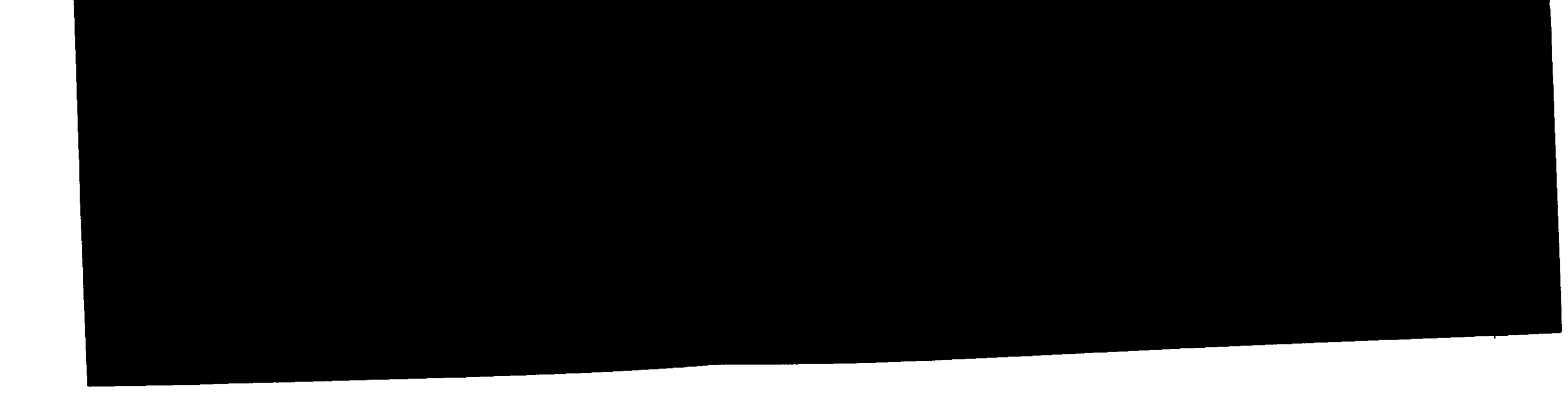


G. Parking lot to W of Seiferts

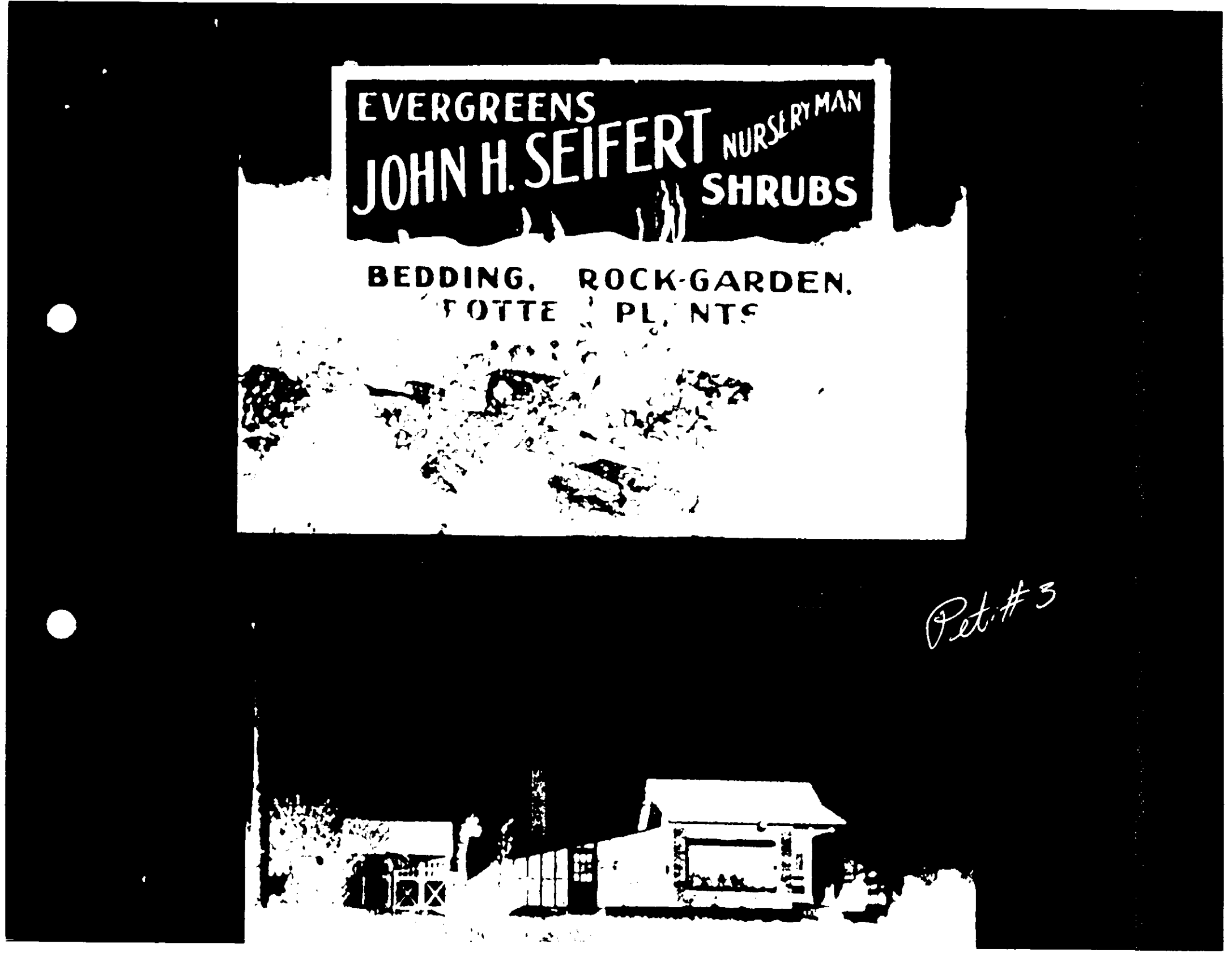
H. Typical Greenhouses



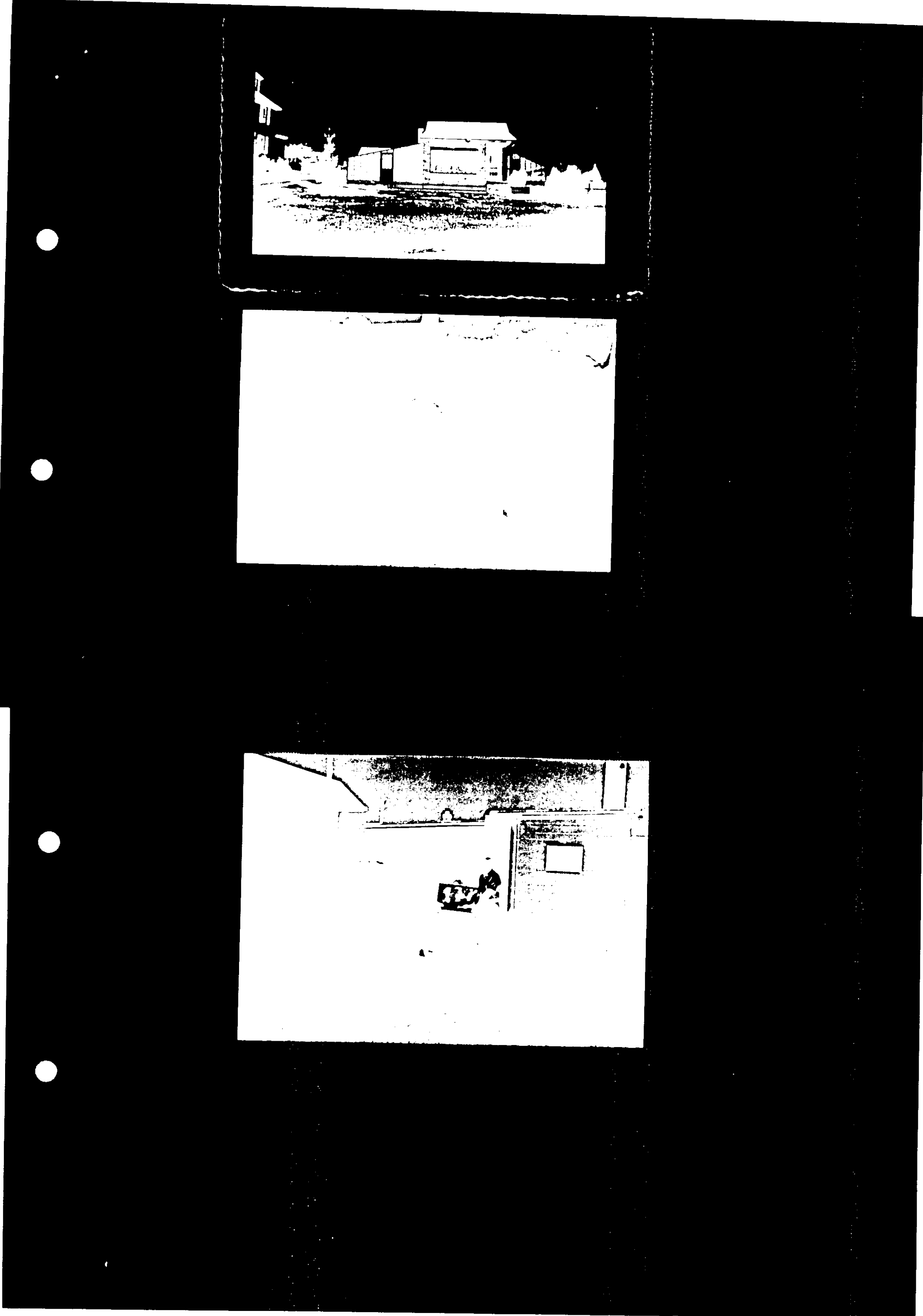
I. Garage in rear of Fleischer Shop



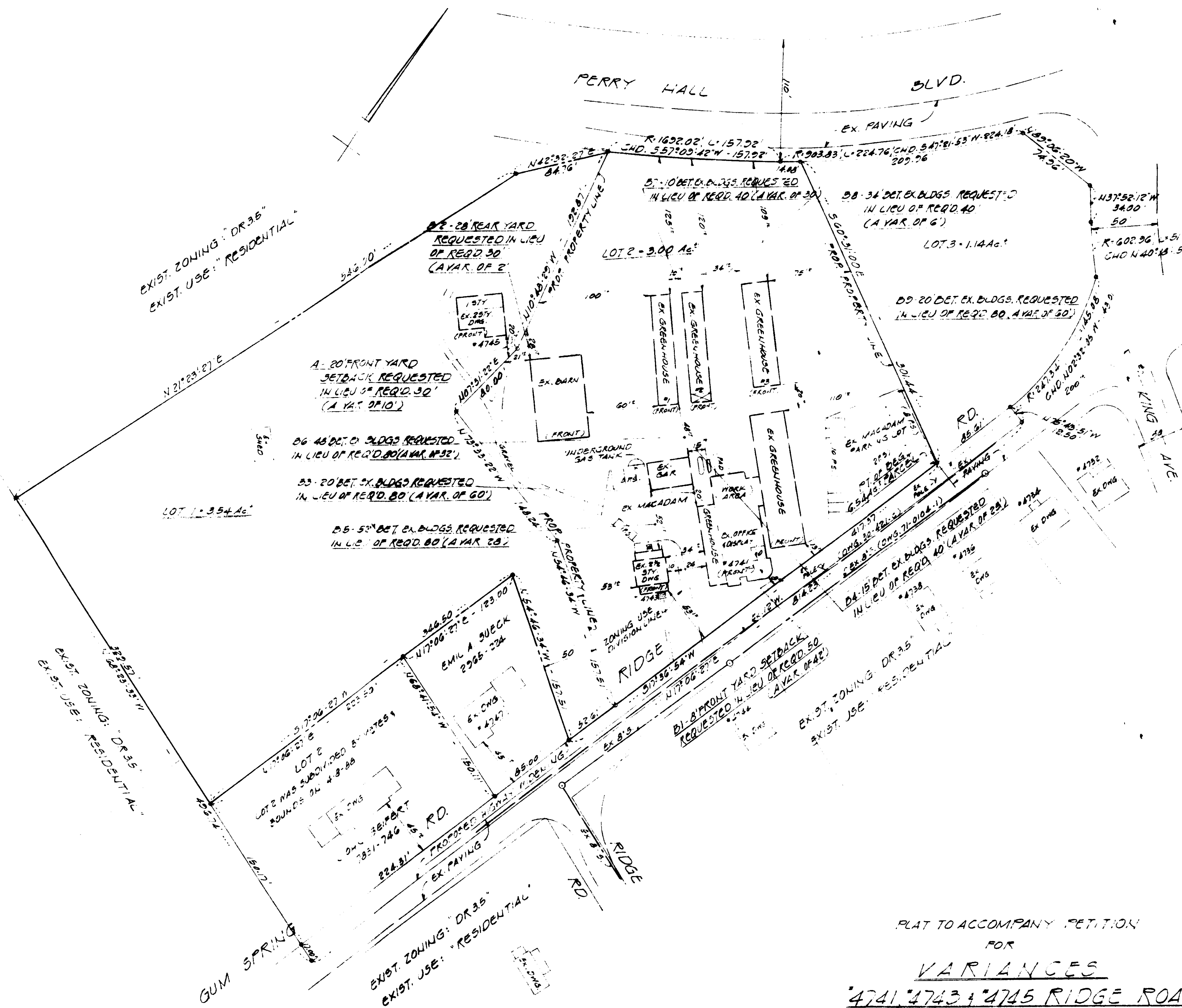
J. Storage Building (Rear)



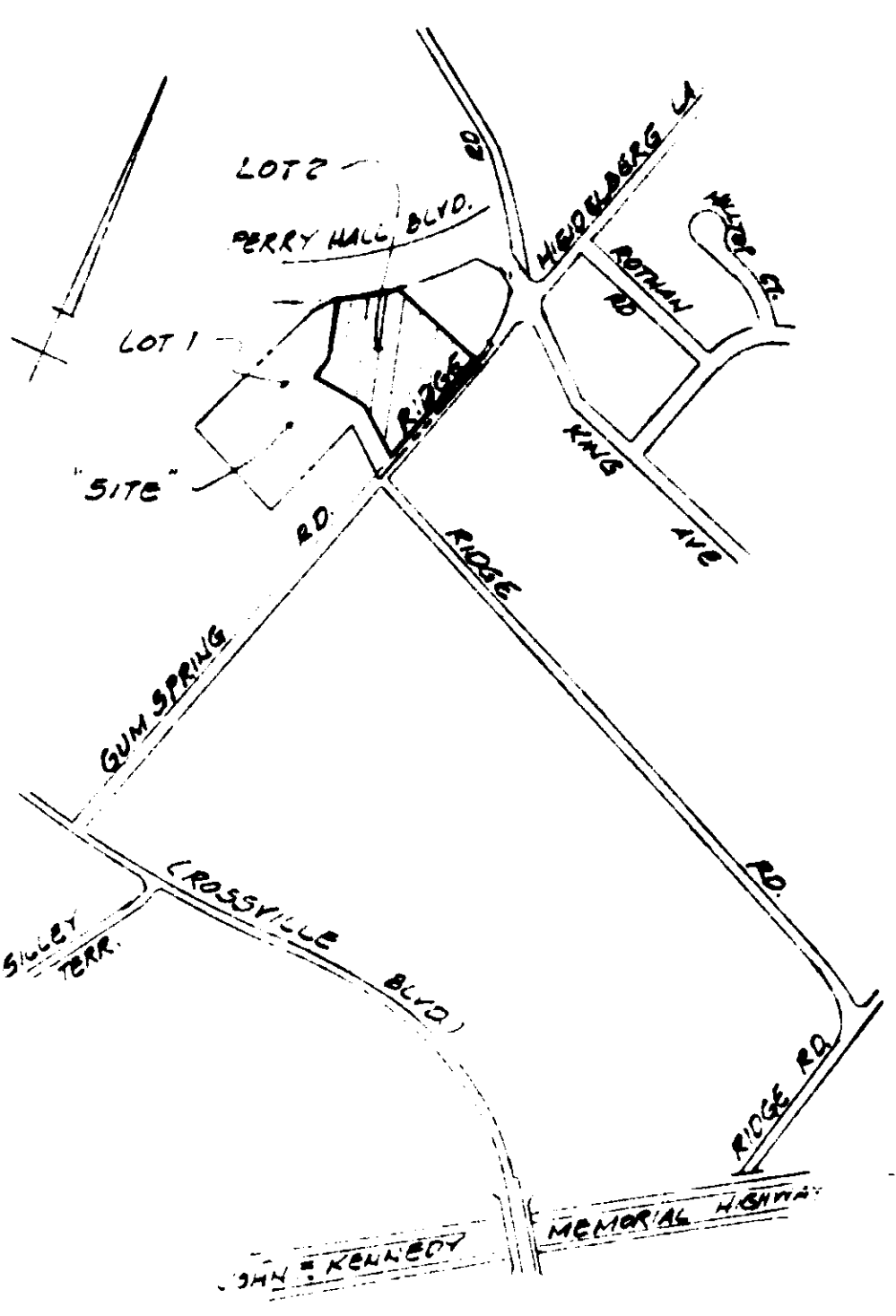
Pet. #3



EXIST. ZONING: DR 3.5



EXIST. ZONING: DR 3.5
EXIST. USE: RESIDENTIAL



LOCATION PLAN
SCALE: 1"=500'

GENERAL NOTES

1. AREA OF PROPERTY = 8.74 AC. (2.02 BA. GROSS)
2. EXISTING ZONING OF PROPERTY = DR 3.5
3. EXISTING USE OF PROPERTY = "FLORIST - RETAIL STORE, NURSERY & RESIDENTIAL"
4. PROPOSED ZONING OF PROPERTY = "DR 3.5"
5. PROPOSED USE OF PROPERTY = "FLORIST - RETAIL STORE, NURSERY & RESIDENTIAL"
6. REQUIRED OFF-STREET PARKING:

A. LOT 1 - RESIDENTIAL	2 P.S./LOT	
B. LOT 2 - NURSERY	2 P.S.	
S.F. RETAIL	722.8 S.F. @ 51,000	0.51 P.S.
S.F. OFFICE	162.8 S.F. @ 33,100	0.54 P.S.
S.F. BARN, GAR & GREENHOUSE	GEN. ESTIMATE	8 P.S.
TOTAL P.S. REQUIRED (LOT 2)		14.1 P.S.
C. NUMBER OF PARKING SPACES SHOWN		24 P.S.
7. PROPERTY HAS PUBLIC SEWER AND WATER
8. PETITIONER REQUESTING VARIANCE TO SECTIONS 102.2, 102.3 C1A, 102.3 C2 AND 102.3 C3 OF THE DCZR TO PERMIT THE FOLLOWING VARIANCES:
 - A. LOT 1 - RESIDENTIAL: TO PERMIT A FRONT YARD SETBACK OF 20' IN LIEU OF REQUIRED 30' (A VAR. OF 10')
 - B. LOT 2 - EXISTING NURSERY AND RESIDENCE
 - (1) TO PERMIT AN EXISTING FRONT YARD SETBACK (EX OFFICE) OF 8' IN LIEU OF REQUIRED 30' (A VARIANCE OF 22')
 - (2) TO PERMIT A REAR YARD SETBACK (EX BARN) OF 28' IN LIEU OF REQUIRED 30' (A VARIANCE OF 2')
 - (3) TO PERMIT A DISTANCE BETWEEN BUILDINGS (EX OFFICE - EX GAR - EX 50') OF 20' IN LIEU OF REQUIRED 30' (A VARIANCE OF 10')
 - (4) TO PERMIT A DISTANCE BETWEEN BUILDINGS (EX GAR - EX 30' EX OFFICE - EX 20') OF 15' IN LIEU OF REQUIRED 40' (A VARIANCE OF 25')
 - (5) TO PERMIT A DISTANCE BETWEEN BUILDINGS (EX GAR - EX 50' EX EX 20' DNG - EX 30') OF 52' IN LIEU OF REQUIRED 30' (A VARIANCE OF 22')
 - (6) TO PERMIT A DISTANCE BETWEEN BUILDINGS (EX GAR - EX 30' EX GREENHOUSE - EX 50') OF 48' IN LIEU OF REQUIRED 30' (A VARIANCE OF 18')
 - (7) TO PERMIT A DISTANCE BETWEEN BUILDINGS (EX GREENHOUSE - EX 20' EX GREENHOUSE - EX 20') OF 10' IN LIEU OF REQUIRED 40' (A VARIANCE OF 30')
 - (8) TO PERMIT A DISTANCE BETWEEN BUILDINGS (EX GREENHOUSE - EX 20' EX GREENHOUSE - EX 30') OF 34' IN LIEU OF REQUIRED 40' (A VARIANCE OF 6')
 - (9) TO PERMIT A DISTANCE BETWEEN BUILDINGS (EX OFFICE GREENHOUSE - EX 30' EX GREENHOUSE - EX 30') OF 20' IN LIEU OF REQUIRED 30' (A VARIANCE OF 10')
9. PETITIONER REQUESTING A VARIANCE TO SECTION 400.1 OF THE DCZR TO PERMIT AN ACCESSORY STRUCTURE TO BE LOCATED IN THE FRONT YARD IN LIEU OF THE REAR YARD FOR EX 3-20 ON LOT 1.

PLAN TO ACCOMPANY PETITION
FOR

VARIANCES

4741, 4743 & 4745 RIDGE ROAD
ELECT. DIST. 1406 BALTIMORE COUNTY, MD.
SCALE: 1"=50' MAR. 17, 1992

92-434-A464

Paul Lee Engineering, Inc.
304 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

