

IN RE: PETITION FOR ADMIN. VARIANCE *
N/S of Greenbank Road, 350 feet +/- east of *
C/I of Choptank Road *
15th Election District *
6th Councilmanic District *
(7204 Greenbank Road) *

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY

Ronald M. and Shirley E. Jordan
Petitioners

CASE NO. 07-001-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Ronald M. and Shirley E. Jordan. The variance request is for property located at 7204 Greenbank Road. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a replacement garage to be 17 feet in height in lieu of the permitted 15 feet in height. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners state the additional 2 feet in garage height is necessary in order to store a boat.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment letter was received from the Office of Planning dated August 1, 2006 which contains restrictions. A ZAC comment letter was received from the Bureau of Development Plans Review dated July 26, 2006 which contains restrictions. Copies of which is attached hereto and made a part hereof.

Applicable Law

Section 307 of the B.C.Z.R. - *Variances*.

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area

RECEIVED BALTIMORE COUNTY ZONING DEPARTMENT

9-11-06

[Signature]

regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

Code Enforcement Comments

This matter is currently the subject of an active violation case (Case No. 06-3987) in the Division of Code Inspections and Enforcement. A citation for code violation has been issued in this matter due to the fact that there is a large storage container on the property.

It should be noted, for the record, that the fact that a zoning violation is issued is simply ignored in this zoning case. This means that the Petitioner cannot use the fact that a structure has been built to set a precedent in order to allow it to continue. Nor does the fact that a structure may be costly to remove or modify come into consideration of the zoning case. The reason for this is that this condition is clearly self-imposed and as such cannot be a basis for the hardship or practical difficulty required by Section 307 of the B.C.Z.R. Conversely, the fact that something may have been done which could violate the law is not held against the Petitioner as some sort of an additional punishment. Zoning enforcement is conducted by the Department of Permits and Development Management, which has the authority to impose fines and other penalties for violation of law. This is not the province of this office.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on July 31, 2006 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

9-11-06
Jat
P3

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. 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 Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be GRANTED.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 11th day of September, 2006, that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a replacement garage to be 17feet in height in lieu of the permitted 15 feet in height be and is hereby GRANTED, subject to the following:

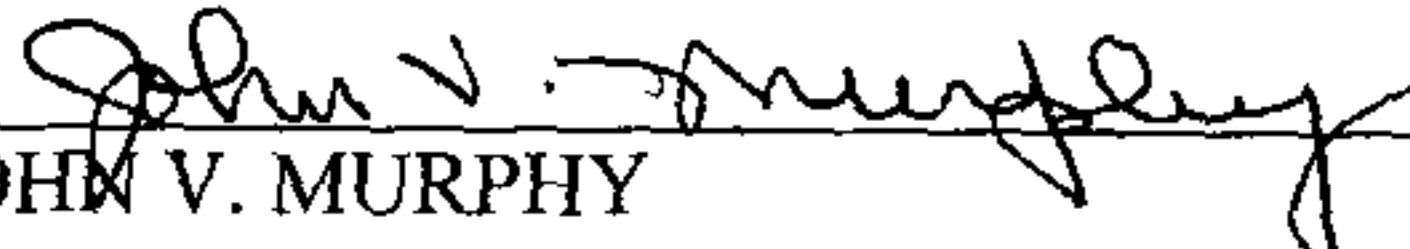
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner shall preserve/maintain the existing vegetative buffer between the side yard of the neighboring property (7104 Charles Spring Way) and the proposed detached garage.
3. The Petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
4. The accessory structure shall not be used for commercial purposes
5. In conformance with *Federal Flood Insurance Requirements*, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.
6. The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the Baltimore County Building Code must be

RECEIVED FROM ALBINO
9-11-06
PB

followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.

7. The building engineer shall require a permit for this project.
8. The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.
9. Flood-resistant construction shall be in accordance with the requirement of B.O.C.A. International Building Code adopted by the County.

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


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:pz

RECEIVED
9-11-06
PB



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

September 11, 2006

RONALD M. AND SHIRLEY E. JORDAN
7204 GREENBANK ROAD
BALTIMORE MD 21220

Re: Petition for Administrative Variance
Case No. 07-001-A
Property: 7204 Greenbank Road

Dear Mr. and Mrs. Jordan:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:pz

Enclosure

c: Lisa Henson, Division of Code Inspections & Enforcement, Room 213, County Office
Building, MS 1105, Towson MD 21204

9-11-06
PZ

8 CA



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 7204 GREENBANK RD.
which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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 Variance from Section(s) 400.3; BCZR, TO PERMIT
A REPLACEMENT GARAGE TO BE 17ft. IN HEIGHT IN
LIEU OF THE PERMITTED 15ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Property is to be posted and advertised as prescribed by Zoning 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.

I/We do 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 Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Legal Owner(s):

RONALD M. JORDAN
(Type or Print Name)

Ronald M. Jordan
Signature

SHIRLEY E. JORDAN
(Type or Print Name)

Shirley E. Jordan
Signature

7204 GREENBANK RD. 410 335-5595
Address Phone No.

BALTO. MD. 21220
City State Zipcode
Name, Address and phone number of representative to be contacted.

RONALD M. JORDAN
Name

7204 GREENBANK RD 410 335-5595
Address Phone No.

cell# 410-802-2966

Address

Phone No.

City

State

Zipcode

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of ____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: JCM

DATE: 7.7.06

ESTIMATED POSTING DATE: 7.7.06

8.6.06



Printed with Soybean Ink
on Recycled Paper

ITEM #: 001

8.6.06 - PETITIONER MISSED 1ST POSTING

9-11-06
P3
Jat

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that 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 Affiant(s) does/do presently reside at 7204 GREENBANK RD.
address
BALTO. MD. 21220
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

WOULD LIKE TO REBUILD GARAGE
2' HIGHER TO STORE BOAT

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Ronald M. Jordan
(signature)
RONALD M JORDAN
(type or print name)



Shirley E Jordan
(signature)
SHIRLEY E JORDAN
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7th day of July, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

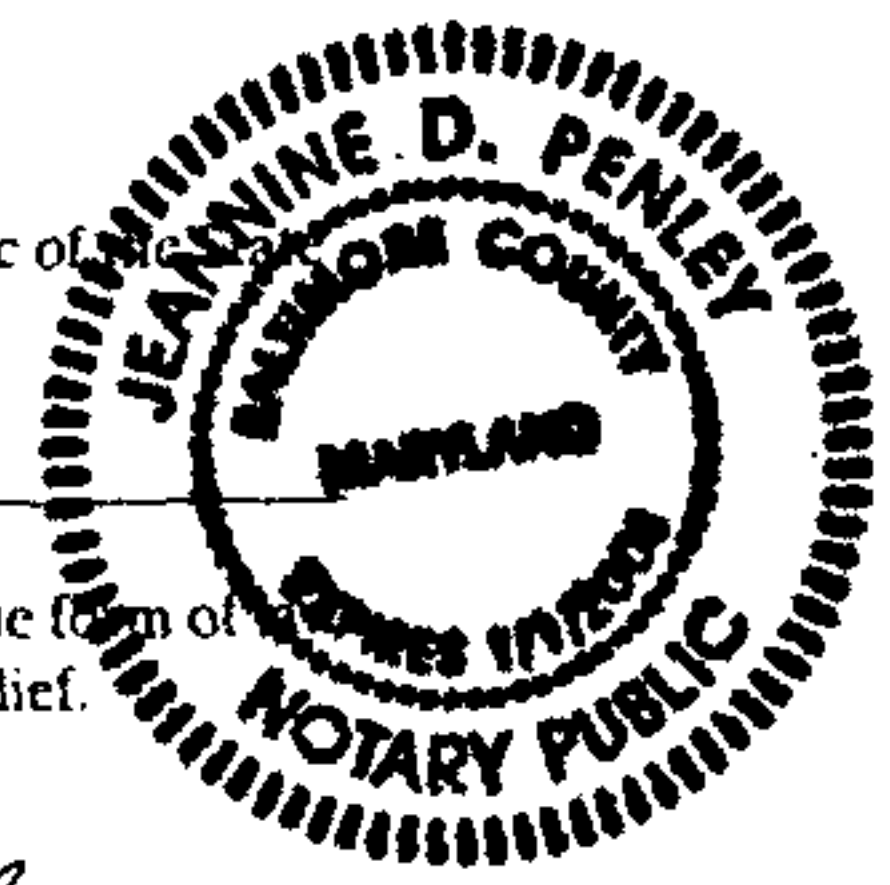
Ronald M Jordan and Shirley E Jordan

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

7/7/06
date

Jeanine D Penley
NOTARY PUBLIC
My Commission Expires: 11/1/2008



Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that 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 Affiant(s) does/do presently reside at 7204 GREENBANK RD.
BALTO. MD. 21220
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

WOULD LIKE TO REBUILD GARAGE
2' HIGHER TO STORE BOAT

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Ronald M. Jordan
(signature)
RONALD M JORDAN
(type or print name)



Shirley E Jordan
(signature)
SHIRLEY E JORDAN
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7th day of July, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

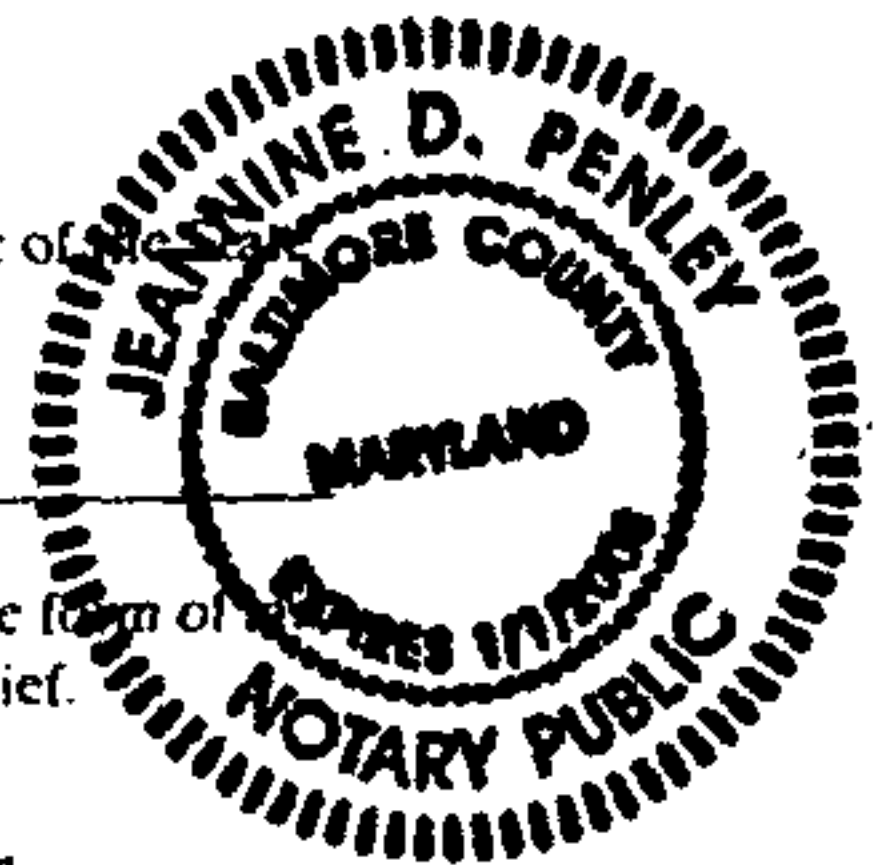
Ronald M Jordan and Shirley E Jordan

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

7/7/06
date

Jeannine D. Penley
NOTARY PUBLIC
My Commission Expires: 11/1/2008



CBCA



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7204 GREENBANK RD.
which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.
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 Variance from Section(s) 400.3; BCZR, TO PERMIT
A REPLACEMENT GARAGE TO BE 17ft. IN HEIGHT IN
LIEU OF THE PERMITTED 15ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Property is to be posted and advertised as prescribed by Zoning 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.

I/We do 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 Petition

Contract Purchaser/Lessee

Legal Owner(s)

(Type or Print Name)

RONALD M. JORDAN
(Type or Print Name)

Signature

Ronald M. Jordan
Signature

Address

SHIRLEY E. JORDAN
(Type or Print Name)

City State Zipcode

Shirley E. Jordan
Signature

Attorney for Petitioner
(Type or Print Name)

7204 GREENBANK RD. 410 335-5595
Address Phone No

City State Zipcode

BALTO. MD. 21220
City State Zipcode
Name, Address and phone number of representative to be contacted

Address Phone No

RONALD M. JORDAN
Name

City State Zipcode

7204 GREENBANK RD 410 335-5595
Address Phone No
cell 410-802-2960

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: Jay DATE: 7.7.06

Printed with Soybean Ink on Recycled Paper

ITEM #: 001

ESTIMATED POSTING DATE: 7.16.06 8.6.06 Petitioner missed 1st Postings

9-11-06

ZONING DESCRIPTION

7204 GREENBANK ROAD

BEGINNING AT A POINT ON THE
NORTH SIDE OF GREENBANK ROAD,
350ft. $\frac{1}{4}$ EAST FROM THE
CENTERLINE OF CHOPTANK ROAD.

LOT AREA: 10,150 $\frac{1}{4}$

COUNCILMANIC: 6TH

ELECTION: 15TH

001 10337 No.

No.

DATE 7.7.06 ACCOUNT Red/-006-6150

ACCOUNT

AMOUNT \$ 65.89

AMOUNT

RECEIVED
FROM: R. JORDAN 7204 GREENDALE RD.

RECEIVED
FROM: _____

FOR: A. UAL

FOR:

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

***PINK • AGENCY**

YELLOW - CUSTOMER

SECRET

067139 ACTS THE THE THE

7/07/2003 12:07:43 1

[illegible]

EX-107 7/17/2013 02:17

DATE RECEIVED 02/10/73 8:25 P. 3029

Q 10. What is the name of the person who is the head of the FBI?

Page 1 of 1

[illegible]

Walbridge County
Oregon
May 24, 1964

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 8/1/06

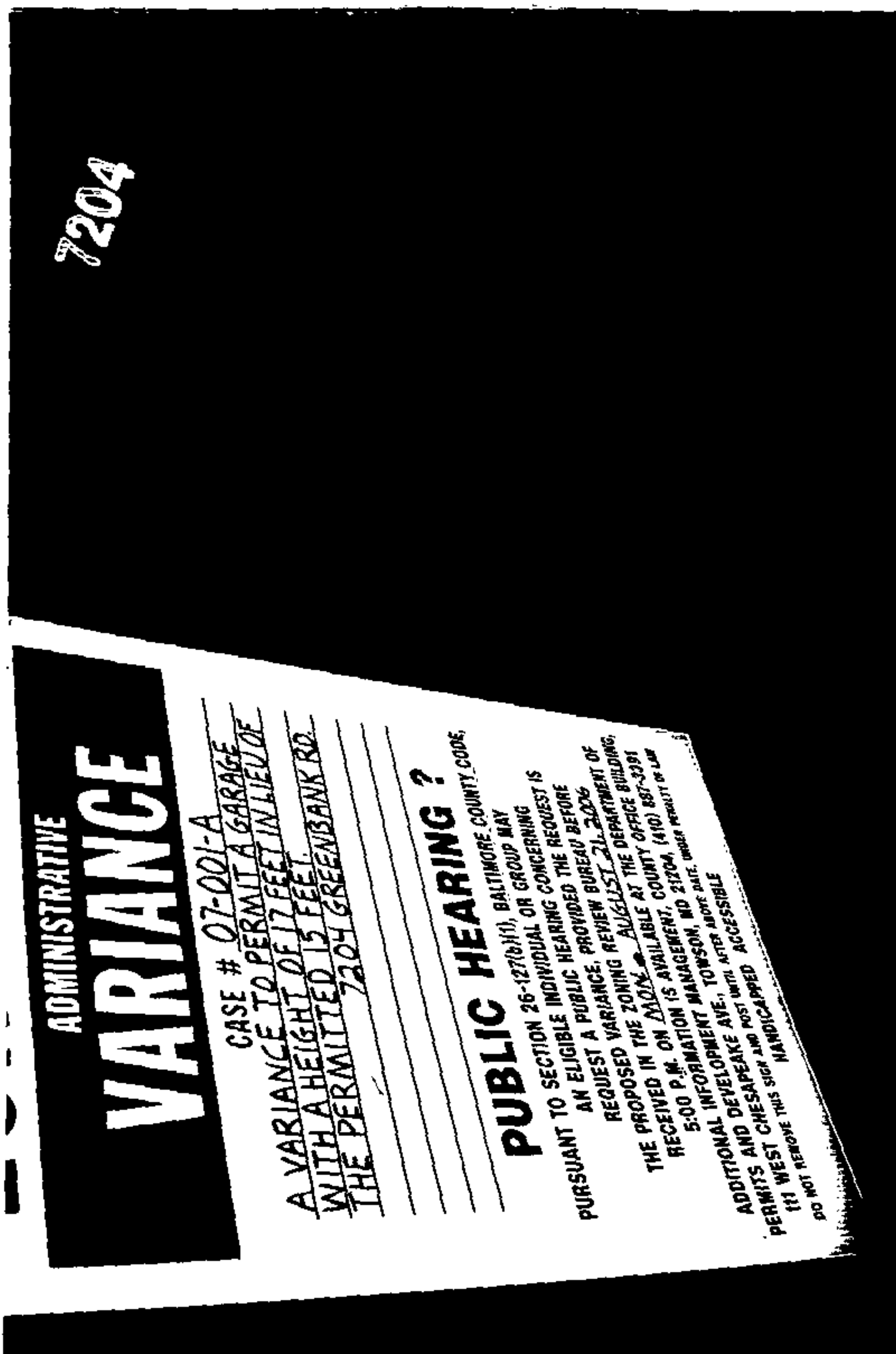
Case Number: 07-001-A

Petitioner/Developer: RONALD JORDAN

Date of Hearing (Closing): 08/21/06

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: 7204 GREENBANK ROAD

The sign(s) were posted on: 7/31/06



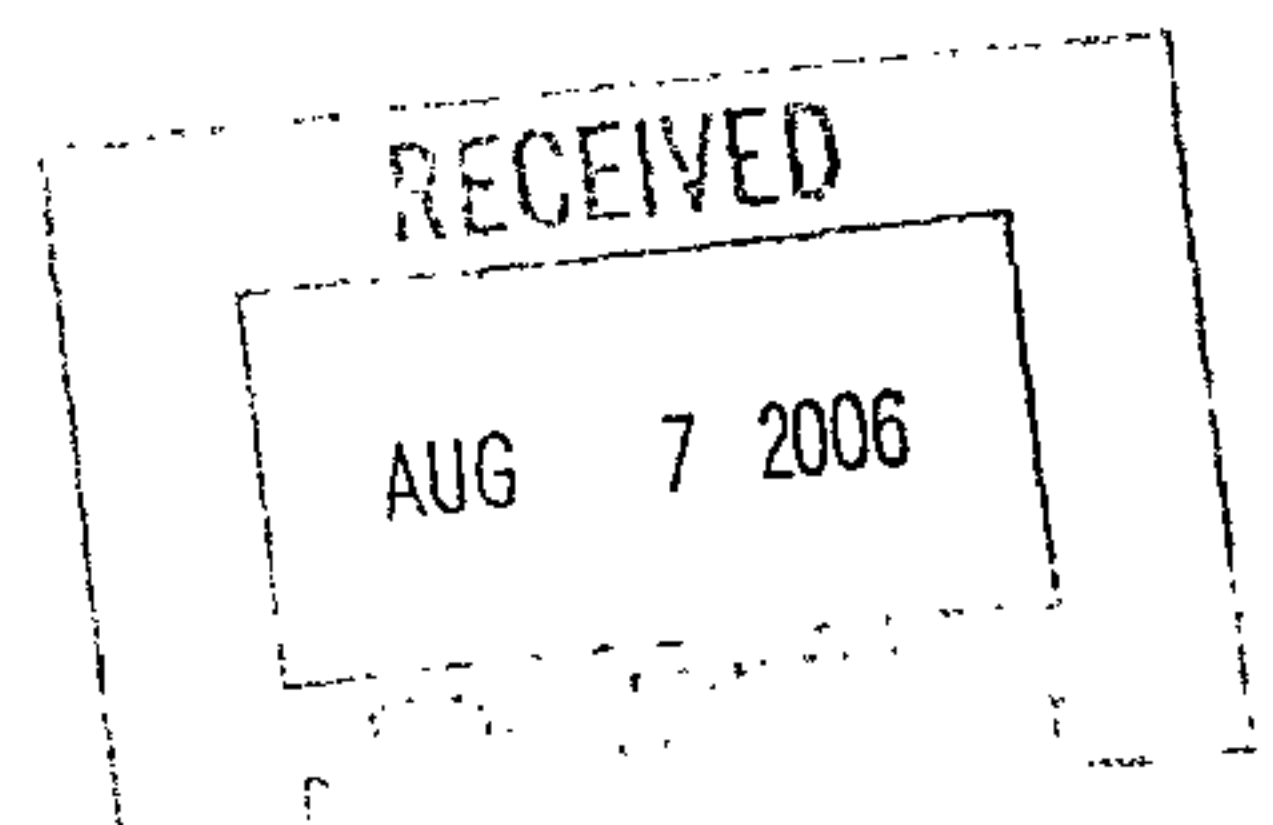
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley Maryland 21030
(City, State, Zip Code of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 001 -A Address 7204 GREENBANK Rd.
Contact Person: J. MERREY * Phone Number: 410-887-3391
Planner, Please Print Your Name 8-6-06
Filing Date: 7-7-06 Posting Date: ~~7-11-06~~ Closing Date: ~~7-21-06~~ 8-21-06

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 (on the reverse side of this form) 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 an 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 zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The 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 zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 07- 001 -A Address 7204 GREENBANK Rd.
Petitioner's Name RONALD JORDAN Telephone 410-335-4763
Posting Date: 7-16-06 Closing Date: 7-31-06
Wording for Sign: A VARIANCE
To Permit A GARAGE WITH A HEIGHT OF
17 ft. IN LIEU OF THE PERMITTED 15 ft.

ORIGINAL

* OWNER MISSED A POSTING DATE

WCR - Revised 6/25/04



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
September 7, 2006 *Department of Permits and
Development Management*

Ronald M. Jordan
Shirley E. Jordan
7204 Greenbank Road
Baltimore, MD 21220

Dear Mr. and Mrs. Jordan:

RE: Case Number: 07-001-A, 7204 Greenbank Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 7, 2006.

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

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

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

July 20, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: July 24, 2006

Item Number(s): 001 through 011

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development
Management

DATE: July 26, 2006

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For July 24, 2006
Item No. 001

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The minimum right-of-way for all public roads in Baltimore County is 40-feet. Show the right-of-way for Greenbank Road centered on existing 30-foot right-of-way. Setback shall be adjusted accordingly.

The base flood elevation for this site is 10.2 feet Baltimore County Datum.

The flood protection elevation for this site is 11.2 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the requirement of B.O.C.A. International Building Code adopted by the county.

DAK:CEN:clw
cc: File
ZAC-ITEM NO 001-07252006.doc

RECEIVED FOR FILING
9-11-06
[Signature]

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: August 1, 2006

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: ⁰⁷~~6~~-001 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 17 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

For further information concerning the matters stated herein, please contact Laurie Hay at 410-887-3480.

Prepared by:

Laurie Hay

Section Chief:

John J. [Signature]

AFK/LL: CM

RECEIVED

AUG 02 2006

ZONING COMMISSIONER



Robert L. Ehrlich, Jr., Governor
Michael S. Steele, Lt. Governor

Robert L. Flanagan, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: 7.21.06

Ms. Kristen Matthews
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 001 JCM

Dear Ms. Matthews:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

DATE: July 26, 2006

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Hearing Officer
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 001
Legal Owner/Petitioner: Ronald M. Jordan and Shirley E. Jordan
Contract Purchaser:
Property Address: 7204 Greenbank Road
Location Description: North side of Greenbank Road, 350 feet +/- east of centerline of
Choptank Road

VIOLATION INFORMATION: **Case No.: 06-3987**
Defendants: Ronald M. Jordan and Shirley E. Jordan

Please be advised that the aforementioned petition is the subject of an active violation case.

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

Other: data entry form

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Lisa Henson in Room 213 in order that the appropriate action may be taken relative to the violation case.

RSW/
c: Dennis Rioux

Permits Development - Livability System
View Cases

Address: 07204 GREENBANK RD 21220
Insp Area: 015 Dist: 000 Date Rcv: 5/19/2006 Grp: ENF Intk: LH
Inspec: RIOUX Inspec2: _____ Date Inspec: 7/26/2006
Close: 0/00/0000 Activity: _____ Delete: _____

CL Name: EMAIL

CL Address: 00000

CL Home Phone: _____ CL Work Phone: _____ Tax Acct. 1518474020

Enter=Continue F12=Cancel

Case No: 06-3987

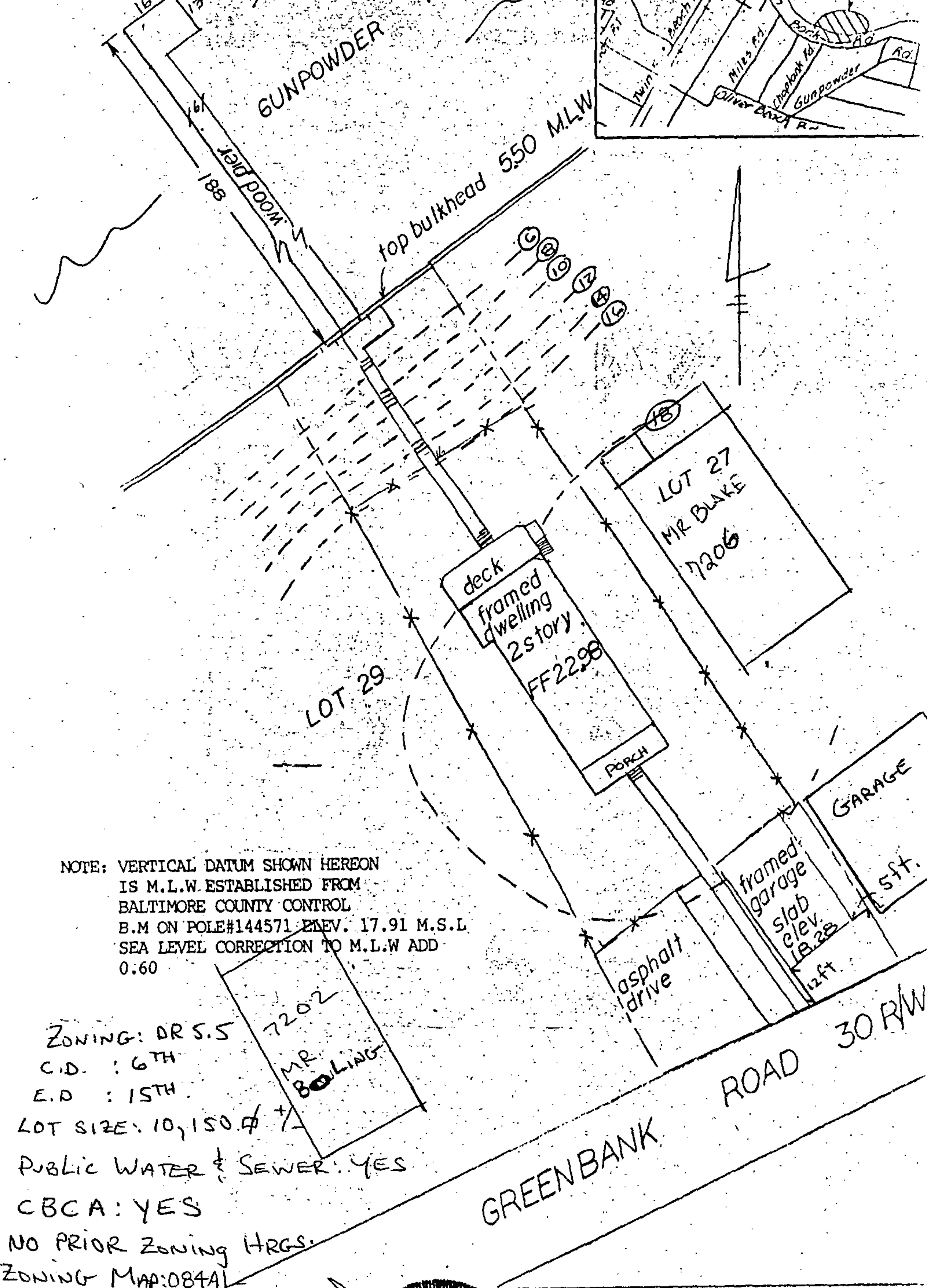
Notes: 5/24/06 OBSERVED STORAGE CONTAINER ON PROPERTY ISSUED A NOTICE, P/U 6/2
4/06. UNABLE TO UPDATE. DR/SS

**6/26/06 OWNER APPLYING FOR RAZING PERMIT & BLDG. FOR PERMIT WILL FAX COPY. P
/U 7/26/06 COMPL. UPDATED. DR/SS

Enter=Continue F12=Cancel

PETITION FOR ADMINISTRATIVE VARIANCE

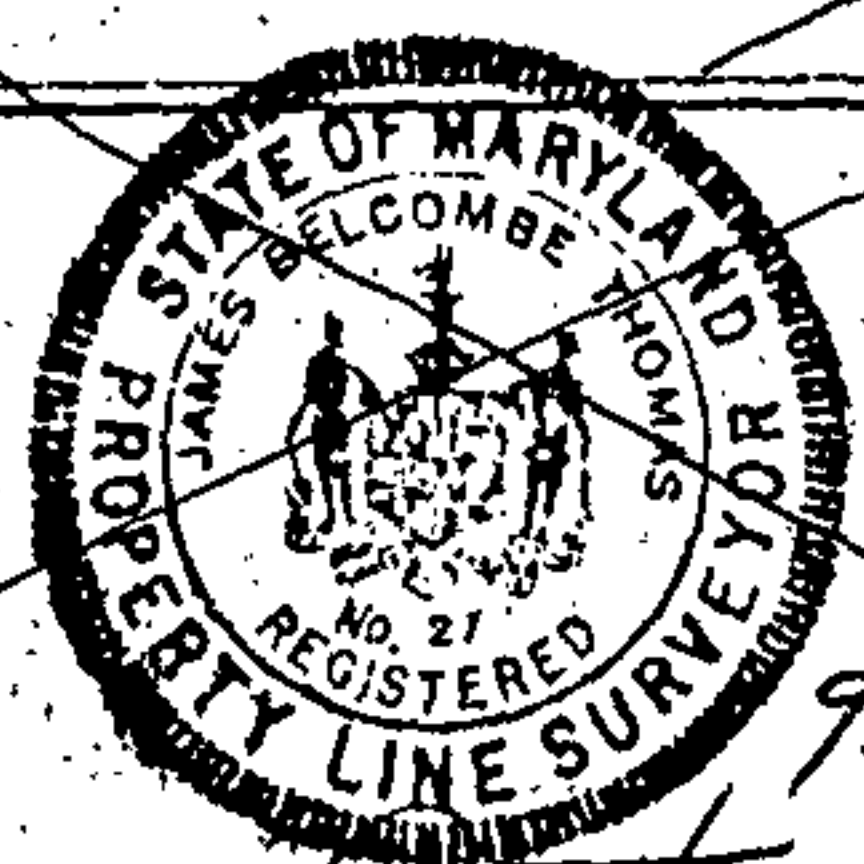
OWNER: RONALD & SHIRLEY JORDAN
7204 GREENBANK Rd



NOTE: VERTICAL DATUM SHOWN HEREON
IS M.L.W. ESTABLISHED FROM
BALTIMORE COUNTY CONTROL
B.M. ON POLE#144571 ELEV. 17.91 M.S.L.
SEA LEVEL CORRECTION TO M.L.W. ADD
0.60

ZONING: DR S.5
C.D. : 6TH
E.D. : 15TH
LOT SIZE: 10,150.7 +/-
PUBLIC WATER & SEWER: YES
CBCA: YES
NO PRIOR Zoning HRGS.
ZONING MAP: 084A

SITE PLAN SURVEY FOR
RONALD M. JORDAN
LOT 28 OF SECTION "B"
OLIVER BEACH
BALTIMORE COUNTY, MD



James S. Thomas 9-2-93

TRIANGLE SURVEYS, I
P.O. BOX 307
PERRY HALL, MD. 2112
SCALE: 1" = 30'
DATE 8/31/93

Map: 084A1

Baltimore County - My Neighborhood

