



KATHERINE A. KLAUSMEIER
County Executive

C. PETE GUTWALD, AICP
*Director, Department of Permits,
Approvals and Inspections*

August 29, 2025

Adam M. Rosenblatt
Venable LLP
210 W. Pennsylvania Avenue, Suite 500
Towson, Maryland 21204

Re: Request for Zoning Confirmation and the Process for Lot Line Adjustment
930 Greenspring Valley Road (Tax Account # 1600009880) and 31.1 Acre Farm Property (Tax
Account # 1600007393), 8th Election District, 2nd Councilmanic District

Dear Mr. Rosenblatt:

This is in response to your recent confirmation request to me regarding the two referenced properties above. Based upon the information you provided, the following has been determined:

As governed by Zoning Policy RM 6 (Density Allocation For Parcels) the two referenced properties will not be required to petition for a Special Hearing prior to review of the proposed Lot Line Adjustment because the proposed adjustment does not concern the creation of density or non-density parcels.

However, since the density of the two properties is controlled by the recorded easement in the Land Records Office, I am going to require that a copy of this response and any approved Lot Line Adjustment by the Development Review Committee (DRC) be recorded in the same manner as the original recorded easement.

In addition, I am going to require that a copy of this response and any approved Lot Line Adjustment by the Development Review Committee (DRC) be made a part of the prior relief granted in Zoning Case # 2008-0239-A.

The foregoing is merely an informal opinion. It is not an expert or legal opinion. It is not intended to be relied on as expert or legal advice, and is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3353.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Pete Gutwald", is written over a horizontal line.

C. Pete Gutwald, Director
Department of Permits, Approvals & Inspections

August 14, 2025

T 410.494.6271
F 410.821.0147
AMRosenblatt@Venable.com

C. Peter Gutwald, Director
Department of Permits, Approvals & Inspections
111 West Chesapeake Avenue
Room 124
Towson, Maryland 21204

Re: 930 Greenspring Valley Road
Request for Confirmation
Process for Lot Line Adjustment

Dear Mr. Gutwald:

This firm represents the owner of 930 Greenspring Valley Road (the "Residential Property") and the adjacent farm containing approximately 31.1 acres of land with a Tax Identification number of 160000739325 (the "Farm Property") (collectively the "Properties"). Our client also owns an additional parcel to the west of the Farm Property that contains an additional 34 acres of farmland (Tax Identification Nos. 1600007393 and 0802085900) (the "Adjacent Parcel"), but this letter concerns a proposed adjustment to a common property line (the "Property Line") between the northern side of the Residential Property line and the Farm Property.

The Properties are located on the north side of Greenspring Valley Road approximately one-half mile west of its intersection with Falls Road. Baltimore County's My Neighborhood system confirms that the Properties are zoned RC 2 (Resource Conservation – Agricultural).

The Residential Property is improved with a single-family dwelling that was originally a barn and was converted to a residence. The owners obtained zoning relief in Case No. 08-239-A to construct an addition with no setback from the Property Line. The Residential Property also contains a pool and patio along the Property Line.

Just across the Property Line, on the Farm Property, there is an existing tennis court, dog run, fire pit, play set, as well as walking paths, that have historically served as an accessory structure to the Residential Property (even though it is located on the Farm Property). The remainder of the Farm Property is primarily open and used for farming.

The Farm Property and the Adjacent Parcel are burdened by a Conservation Easement held by Land Preservation Trust, Inc. (LPT) and recorded in the Land Records of Baltimore County at Liber 37018, folio 392 (the "Easement"). Under the terms of the Easement, once the Residential

C. Peter Gutwald, Director
August 14, 2025
Page 2

Property is added to the Easement all residential density for both the Residential Property and the Farm Property will be exhausted.

In addition, the Residential Property has a shared driveway with 918 Greenspring Valley Road, as well as with 924 Greenspring Valley Road. In order to separate the driveway for the Residential Property, the panhandle strip that currently connects the Residential Property to Greenspring Valley Road will also be slightly relocated to allow for a new, separate, driveway.

The purpose of this letter is to confirm the process that will be required to adjust the Property Line so that an approximately 2.263-acre piece of the Farm Property containing the tennis court and other improvements can become part of the Residential Property, along with the relocated panhandle strip, to be determined in conjunction with the State Highway Administration, to be used for the new driveway. This adjustment will serve several purposes: (1) the tennis court and other improvements will be located on the property for which they are used as accessory structures; (2) the adjustment will eliminate the need for the setback variance obtained in Case No. 08-239-A; (3) resolution of these foregoing items will facilitate a potential sale of the Residential Property to a pending purchaser who is seeking the inclusion of the tennis court and other improvements as part of the Residential Property, and (4) the Residential Property will have a dedicated driveway. Our client is obtaining (and expects to receive) approval from LPT to make this adjustment, in accordance with the terms of the Easement. We will also be subjecting the entire acreage of the Residential Property to the terms of the Easement, adding to the acreage preserved and governed by LPT.

On behalf of our client, we plan to file an application with the Development Review Committee (DRC) seeking approval of a Limited Exemption under BCC § 32-4-106(a)(1)(viii) for a lot line adjustment. We are writing to confirm that the proposed adjustment to the Property Line, as described above, will not require an accompanying petition for special hearing, because it does not concern the creation of density or nondensity parcels as governed by Policy RM-6 of the Zoning Policy Manual. Indeed, density of the Properties is controlled by the Easement and will not be impacted by the proposed lot line adjustment.

If you are in agreement that Policy RM-6 does not require a special hearing for the lot line adjustment described herein, please confirm by countersignature below. I have enclosed with this letter a check in the amount of \$200.00 to cover the administrative costs associated with your review. If you have any questions or require any additional information regarding this request, please feel free to contact me.

C. Peter Gutwald, Director
August 14, 2025
Page 3

Very truly yours,

A handwritten signature in dark ink, appearing to read "Adam M. Rosenblatt", written in a cursive style.

Adam M. Rosenblatt

Agreed and Accepted

C. Peter Gutwald, Director

IN RE: PETITION FOR ADMIN. VARIANCE

NE side of Greenspring Valley Road,
2600 feet NW of Falls Road
8th Election District
2nd Councilmanic District
(930 Greenspring Valley Road)

Kevin and Desiree J. Plank
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 08-239-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, Kevin and Desiree J. Plank for property located at 930 Greenspring Valley Road. The variance request is from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of as little as 0 feet in lieu of the required 35 feet for an addition. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners propose to construct a one-story brick and frame addition measuring over 4,000 square feet in size. The existing house was originally a barn and has since been converted to a residence. The property is unique in that the existing residence and accessory pool are now located in close proximity to the rear property line. To relocate the improvements would be impractical and would impose an unreasonable hardship. The addition will add a wing which will face the existing swimming pool and patio. The proposed addition will extend the same design elements as the existing dwelling. The proposed addition is in the side and rear yard of the property and neither adjoins nor is visible from any nearby dwellings. The property contains 2.815 acres and is zoned RC 2.

ORDER RECEIVED FOR FILING

12-28-07

M

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on December 1, 2007 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. 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 25th day of December, 2007 that a variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of as little as 0 feet in lieu of the required 35 feet for an addition 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.

ORDER RECEIVED FOR FILING
12-28-07
[Signature]

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



THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING
12-28-07
P3



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

December 28, 2007

KEVIN AND DESIREE J. PLANK
930 GREENSPRING VALLEY ROAD
LUTHERVILLE MD 21093

Re: Petition for Administrative Variance
Case No. 08-239-A
Property: 930 Greenspring Valley Road

Dear Mr. and Mrs. Plank:

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,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Deborah Dopkin, Esquire, 409 Washington Avenue, Suite 1000 Towson, MD 21204
Jeffrey Penza, Penza & Bailey, 401 Woodbourne Avenue, Baltimore MD 21212

ORIGINAL



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property
located at 930 Greenspring Valley Road
which is presently zoned RC-2

Deed Reference: 1 99 10 / 4 2 5 Tax Account # 1600009880

This Petition shall be filed with the Department of Permits and 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) 1A01.3.B.3 for a rear yard setback of as little as zero feet (0') in lieu of the required thirty-five (35')

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 Administrative Variance, 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.

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:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Deborah C. Dopkin, Esquire
Name - Type or Print _____
Signature (Deborah C. Dopkin)
Deborah C. Dopkin, P.A.
Company _____
409 Washington Avenue, Suite 1000
Address _____ Telephone No. 410-821-0200
Towson, Maryland 21204
City _____ State _____ Zip Code _____

Legal Owner(s):

Kevin Plank
Name - Type or Print _____
Signature (Kevin Plank)
Desiree J. Plank
Name - Type or Print _____
Signature (Desiree J. Plank)
930 Greenspring Valley Road
Address _____ Telephone No. _____
Lutherville, Maryland 21093
City _____ State _____ Zip Code _____

Representative to be Contacted:

Jeffrey A. Penza
Name Penza & Bailey
401 Woodbourne Avenue
Address _____ Telephone No. 410-435-6677
Baltimore, Maryland 21212
City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner 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.

Zoning Commissioner of Baltimore County

Case No. 08-239-A

Reviewed By JNP Date 11/21/07

REV 7/20/07

Estimated Posting Date 12/2/07

ORDER RECEIVED FOR FILING

12-28-07

pm

Affidavit in Support of Administrative Variance

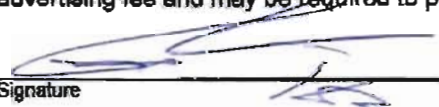
The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 930 Greenspring Valley Road
Address
Lutherville, Maryland 21093
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):

See Attached

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


Signature

Kevin Plank
Name - Type or Print


Signature

Desiree J. Plank
Name - Type or Print

STATE OF MARYLAND, COUNTY OF Carroll ~~BALTIMORE~~, to wit: up

I HEREBY CERTIFY, this 15th day of November, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Kevin Plank & Desiree J. Plank
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal


Notary Public

My Commission Expires 12/17/08

930 Greenspring Valley Road
Lutherville, Maryland 21093

Applicants wish to build a one story addition to extend the living area of their residence. The existing house was originally an barn, and has since been converted to a residence. The property is unique in that the existing residence and accessory pool are now located in close proximity to the rear property line. To relocate the improvements would be impractical and would impose an unreasonable hardship. The addition will add a wing which will face the existing swimming pool and patio.

The existing residence is consistent with the R.C. 2 zone by virtue of its rural character, particularly since the architectural feel and articulation of the original barn have been maintained. The proposed addition will extend the same design elements. The proposed addition is in the side and rear yard of the property and neither adjoins nor is visible from any nearby dwellings. The house will remain one single family dwelling, and no increase in density will result.

Dietz Surveying
Professional Land Surveyor #21080
8119 Oakleigh Road, Parkville, MD 21234
Phone 410-661-3160 Fax 410-661-3163
www.dietzsurveying.net

Zoning Description of Title Deed
For
930 Greenspring Valley Road

Beginning at a point on the northeast side of Greenspring Valley Road,
formerly Dover Road, about 2600' N.W. of Falls Road, thence

-S 77°46'40" E 12.16'
-N 21°39'40" E 118.63'
-N 04°54'20" E 20.45'
-N 06°29'40" W 50.71'
-N 01°51'30" W 28.33'
-N 09°27'20" E 22.49'
-N 22°07'30" E 32.87'
-N 29°43'50" E 23.17'
-N 39°32'40" E 22.65'
-N 52°04'40" E 50.88'
-N 59°39'30" E 15.25'
-N 61°54'20" E 19.96'
-N 27°21'30" W 11.89'
-N 69°52'50" E 55.76'
-N 76°24'30" E 134.09'
-N 73°44' E 114.17'
-N 56°59'30" E 146.07'
-N 16°46'20" W 226.78'
-S 71°57'40" W 350.78'
-S 71°57'40" W 113'
-S 17°16'20" E 98.47'
-S 17°16'20" E 157'
-S 59°39'30" W 18.84'
-S 52°04'40" W 53'
-S 39°32'40" W 25'
-S 29°43'50" W 25'
-S 22°07'30" W 35'
-S 09°27'20" W 25'
-S 01°51'30" E 30'
-S 06°29'40" E 50'
-S 04°54'20" W 18.12'
-S 15°42'20" W 20.25' and
-S 21°39'40" W 120' to the P.O.B.
Containing 2.815 acres of land.

Lorne T. Hastings

Signed and Sealed on Nov. 21, 2007
Lorne T. Hastings
MD. Property Line Surveyor #508



08-239-A
(DROP-OFF)

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No.

1892 11/24/27

Date:



Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6150				65.00

Total: 65.00

Rec
From:

D. Torah C. Dopkin, PA

For:

Adm. Expenses - 933 Greenspring Valley Rd.
12-239-A (PLANK)

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

DATE: 12/04/07

Case Number: 08-239-A

Petitioner / Developer: DEBORAH C. DOPKIN, ESQ.~

KEVIN & DESIREE PLANK

Date of Hearing (Closing): DECEMBER 17, 2007

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:
930 GREENSPRING VALLEY ROAD

The sign(s) were posted on: 12/01/07



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 of Sign Poster)

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 239 -A Address 930 Greenspring Valley Road

Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11/21/07 Posting Date: 12/2/07 Closing Date: 12/17/07

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

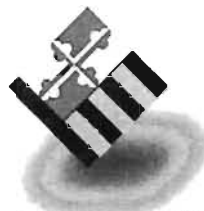
Case Number 08- 239 -A Address 930 Greenspring Valley Road

Petitioner's Name Kevin & Derince Plant Telephone _____

Posting Date: 12/2/07 Closing Date: 12/17/07

Wording for Sign: To Permit a proposed addition with a rear yard setback of as little as zero (0) feet in lieu of the minimum required 35 feet.

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*
Department of Permits and
Development Management

December 17, 2007

Deborah C. Dopkin, Esquire
409 Washington Avenue, Suite 1000
Towson, Maryland 21204

Dear Ms. Dopkin:

RE: Case Number: 08-239-A, 930 Greenspring Valley Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 21, 2007. This letter is not an approval, but only a **NOTIFICATION**.

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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Kevin Plank Desiree J. Plank 930 Greenspring Valley Road Lutherville 21093
Jeffrey A. Penza Penza & Bailey 401 Woodbourne Avenue Baltimore 21212

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 10, 2007

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

RECEIVED
DEC 12 2007

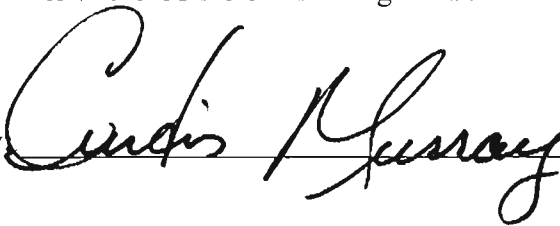
BY:.....

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-239- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Diana Itter in the Office of Planning at 410-887-3480.

Prepared By



CM/LL



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
, 2007
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

December 3, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: December 3, 2007

Item Number: 223,236,237,238,239,240,241,242,244,246,247

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.

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4880 (C) 443-829-2946
MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: December 12, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For December 10, 2007
Item Nos. 08-235, 236, 237, 238, 239,
241, 243, 244, 245, 246, 247 and 07-541

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

DAK:CEN:clw

cc: File

ZAC-NO COMMENTS-121207.doc

Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor



John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: 12/5/2007

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

RE: Baltimore County
Item No. 8-239-A
930 GREENSPRING VALLEY RD.
PLANK PROPERTY
ADMINISTRATIVE VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 8-239-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

A handwritten signature in black ink that reads "Michael P. Bailey".

For ¹ Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com

From: Deborah Roper
Re: Drop-off Petition for Administrative Variance
930 Greening Valley Road

No violations.
No prior zoning review.

08-239-A
(DROP-OFF)



1

200' SCALE MAP

SCALE: 1" = 200'

© 2007

PENZA + BAILEY
ARCHITECTS

401 Woodbourne Avenue
Baltimore, Maryland 21212
T 410-435-6677 | F 410-435-6868
www.PenzaBailey.com

ZONING

PLANK RESIDENCE

930 GREENSPRING VALLEY ROAD
LUTHERVILLE, MARYLAND 21093

200' SCALE SITE PLAN

SCALE: 1" = 200'

DATE: 11/08/07

Z1-2

08-239-A (PBA)

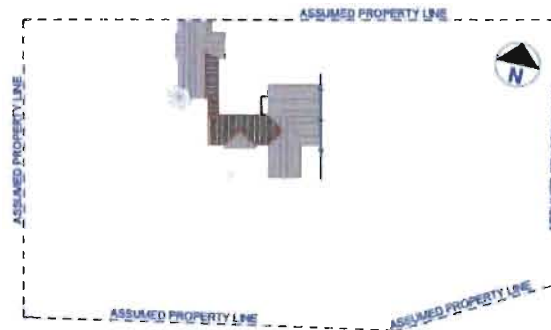
[illegible]

BUILDING DATA

[illegible]

PLANK RESIDENCE

930 GREENSPRING VALLEY ROAD
LUTHERVILLE, MARYLAND 21093



OWNER

MR. & MRS. KEVIN PLANE
830 GREENSPRING VALLEY ROAD
BALTIMORE, MARYLAND 21093
CONTACT KEVIN PLANE
410-823-0511

PENZA BAILEY ARCHITECTS
481 WOODBORNE AVE
BALTIMORE, MD 21212
CONTACT: JEFFREY A. PENZA, AIA
410-435-6877
JPENZA@PENZABAILEY.COM

MORABITO CONSULTANTS
852 RIDGEBROOK ROAD, SUITE 1700
SPARKS, MD 21152
CONTACT: FRED MORABITO
410-487-2377
FRED@MORABITOCONSULTANTS.COM

	ROCK NAME		SPOT HEIGHT		SPOT HEIGHT
	SPOT HEIGHT		SPOT HEIGHT		SPOT HEIGHT
	SPOT HEIGHT		SPOT HEIGHT		SPOT HEIGHT
	SPOT HEIGHT		SPOT HEIGHT		SPOT HEIGHT
	SPOT HEIGHT		SPOT HEIGHT		SPOT HEIGHT
	SPOT HEIGHT		SPOT HEIGHT		SPOT HEIGHT
	SPOT HEIGHT		SPOT HEIGHT		SPOT HEIGHT
	SPOT HEIGHT		SPOT HEIGHT		SPOT HEIGHT
	SPOT HEIGHT		SPOT HEIGHT		SPOT HEIGHT
	SPOT HEIGHT		SPOT HEIGHT		SPOT HEIGHT
	SPOT HEIGHT		SPOT HEIGHT		SPOT HEIGHT
	SPOT HEIGHT		SPOT HEIGHT		SPOT HEIGHT
	SPOT HEIGHT		SPOT HEIGHT		SPOT HEIGHT
	SPOT HEIGHT		SPOT HEIGHT		SPOT HEIGHT
	SPOT HEIGHT		SPOT HEIGHT		SPOT HEIGHT
	SPOT HEIGHT		SPOT HEIGHT		SPOT HEIGHT
	SPOT HEIGHT		SPOT HEIGHT		SPOT HEIGHT

	BRICKS POLY-2500 2500		LAND		STRAIGHT 2500 2500
	CONCRETE		BRICK		CONCRETE 2500 2500
	POLYMER		STONE 2500 2500		STONE 2500 2500
	BRICKS 2500 2500		STONE		STONE
	BRICKS 2500 2500		STONE		STONE
	BRICKS 2500 2500		STONE		STONE
	BRICKS 2500 2500		STONE		STONE
	BRICKS 2500 2500		STONE		STONE
	BRICKS 2500 2500		STONE		STONE
	BRICKS 2500 2500		STONE		STONE
	BRICKS 2500 2500		STONE		STONE
	BRICKS 2500 2500		STONE		STONE

[illegible]

401 Woodbourne Avenue
Baltimore, Maryland 21212
T 410-325-4477 | F 410-433-8865
www.FergusonBalley.com

RENOVATIONS TO

PLANK RESIDENCE

900 GREENSPRING VALLEY ROAD
LUTHERVILLE, MARYLAND 21083

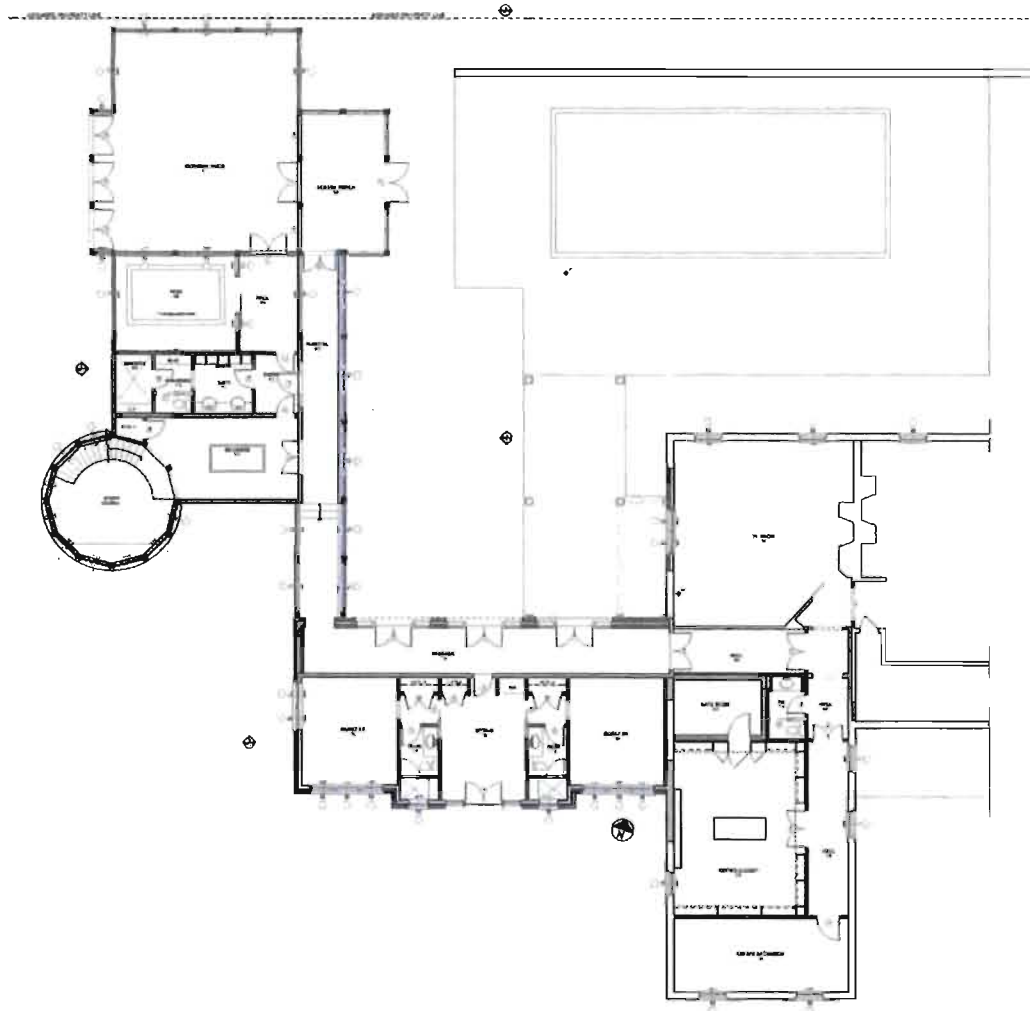
[illegible]

☒ REVIEW
☐ BID
☐ PERMIT
☐ CD SET

INDEX & GENERAL NOTES

G1-1

08-239-A
(DROP-OFF)



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

PENZA BAILEY
ARCHITECTS
401 Woodbourne Avenue
Baltimore, Maryland 21217
P: 410-488-6677 | F: 410-488-6681
www.PenzaBailey.com

RENOVATIONS TO THE
PLANK RESIDENCE

630 GREENSPRING VALLEY ROAD
LUTHERVILLE, MARYLAND 21083

#	DATE	DESCRIPTION

REVISIONS:

☒ REVIEW ☐ _____

☐ BD ☐ _____

☐ PERMIT ☐ CD SET

POWER: 2

OWNER: ELLIOTT PROJECT # 06084

DESIGNER: JEFFREY A. PENZA, AIA

DATE FILED: PLANK-11.gn

DATE: 10-11-2007

FIRST FLOOR PLAN

A1-1

PENZA BAILEY

ARCHITECTS

401 Westphalia Avenue
Baltimore, Maryland 21212
t 410-327-2277 f 410-327-2277
www.penzabailey.com

RENOVATIONS TO THE

PLANK
RESIDENCE

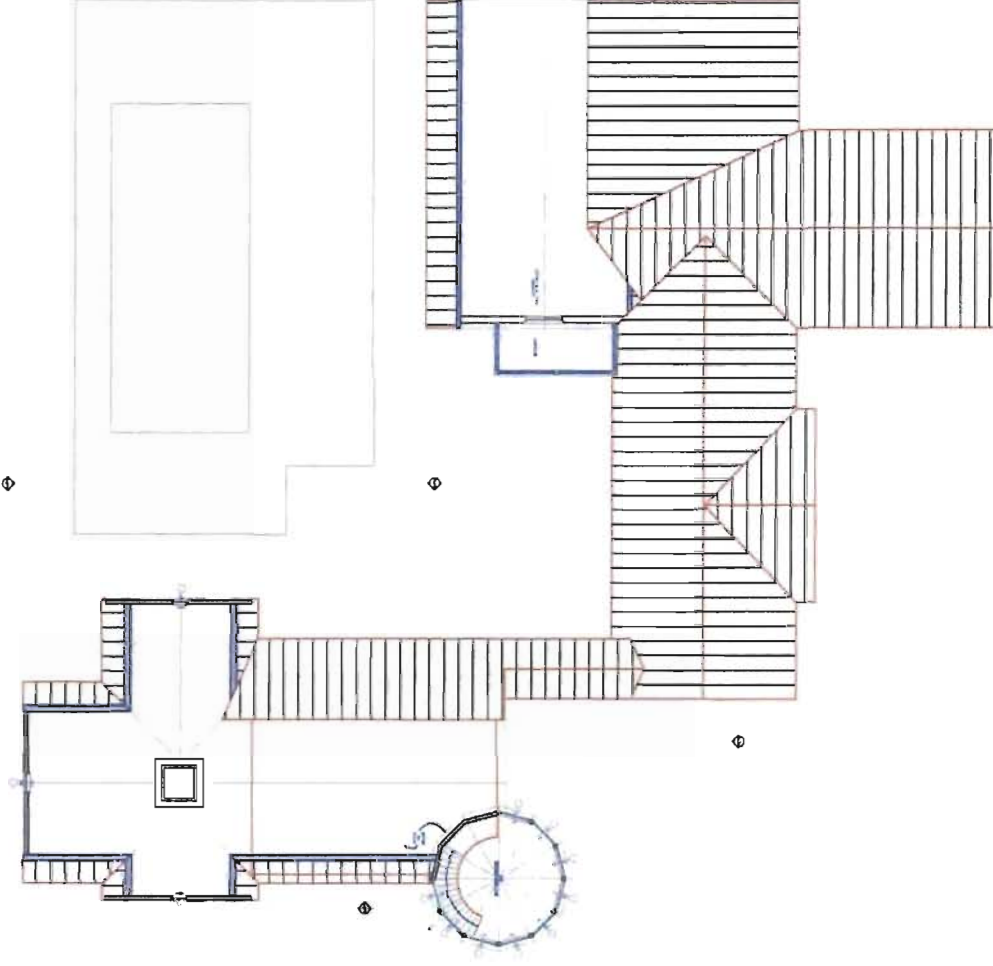
938 OBSERVING VALLEY ROAD
LUTHERVILLE, MARYLAND 21093

PROJECT NO.

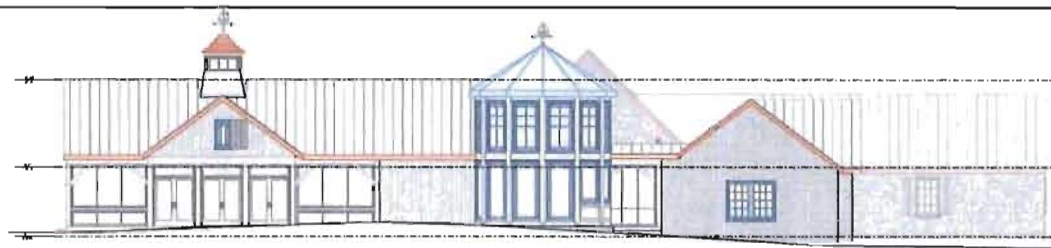
DESIGNED BY	DATE	PROJECT NO.
☒ RENT/RENT	10-11-2007	00004
☐ NEW		
☐ RENOVATE		
☐ CD SET		
☐ FURNITURE		
☐ OTHER		

SECOND FLOOR PLAN

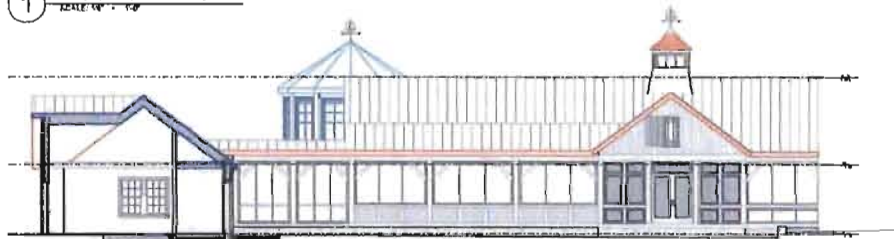
A1-2



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



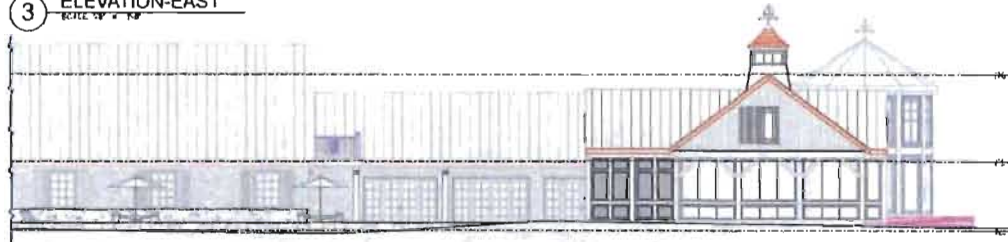
① ELEVATION-SOUTH
SCALE: 1/8" = 1'-0"



② ELEVATION-NORTH
SCALE: 1/8" = 1'-0"



③ ELEVATION-EAST
SCALE: 1/8" = 1'-0"



④ ELEVATION-WEST
SCALE: 1/8" = 1'-0"

PENZA & BAILEY
ARCHITECTS

401 Woodbourne Avenue
Baltimore, Maryland 21212
T 410-438-4477 F 410-438-4488
www.PenzaBailey.com

RENOVATIONS TO THE

**PLANK
RESIDENCE**

930 GREENSPRING VALLEY ROAD
LUTHERVILLE, MARYLAND 21093

#	DATE	DESCRIPTION

DESIGNED FOR:

☒ REVIEW ☐ _____

☐ SD ☐ _____

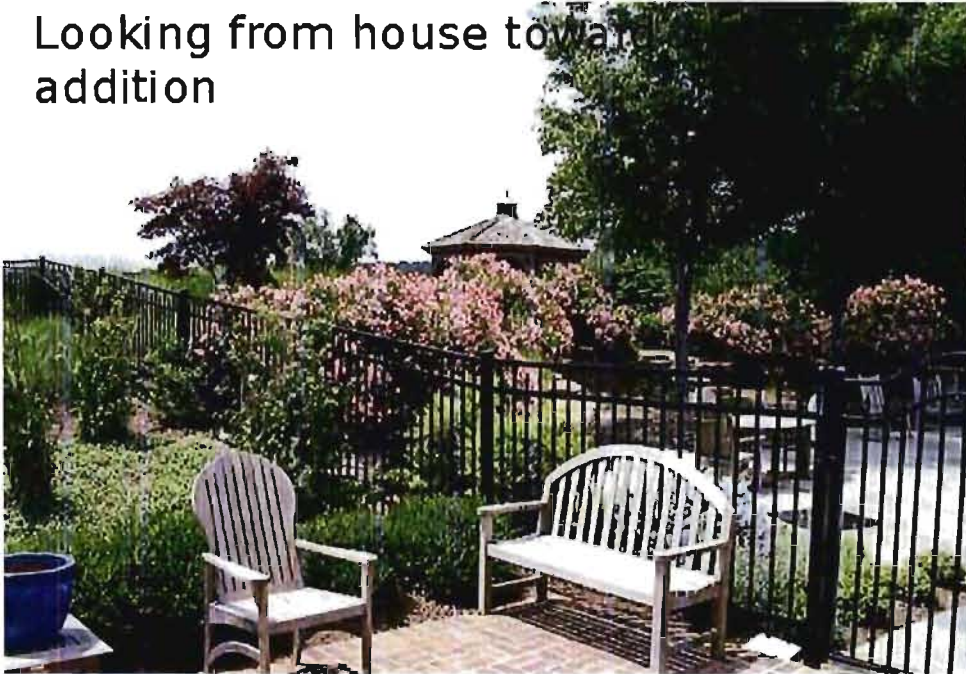
☐ PERMIT ☐ CD SET

DATE: 10-11-2007

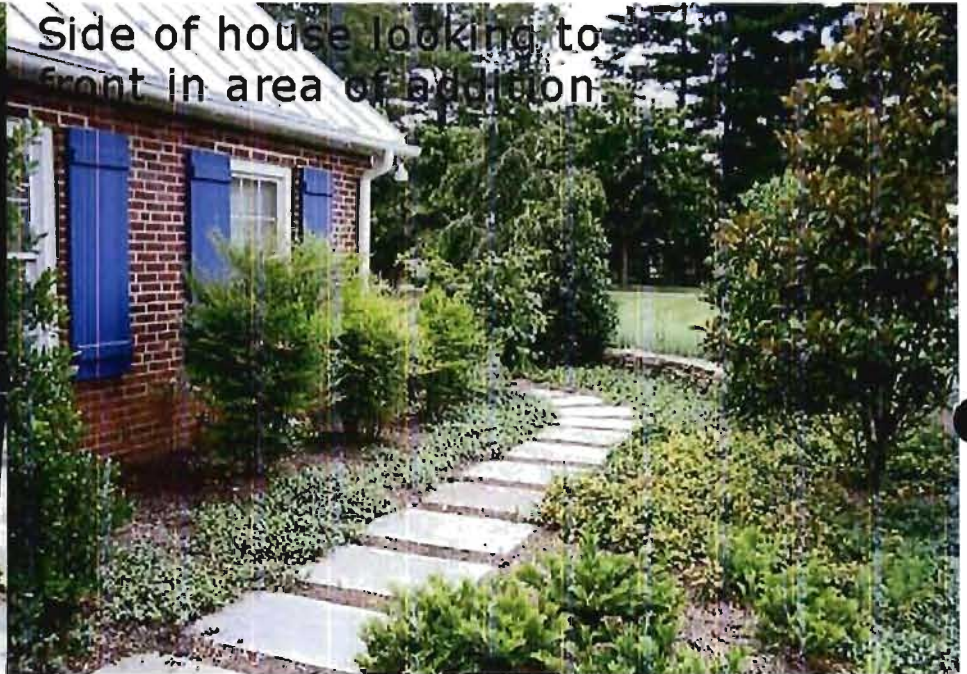
ELEVATIONS

A2-1

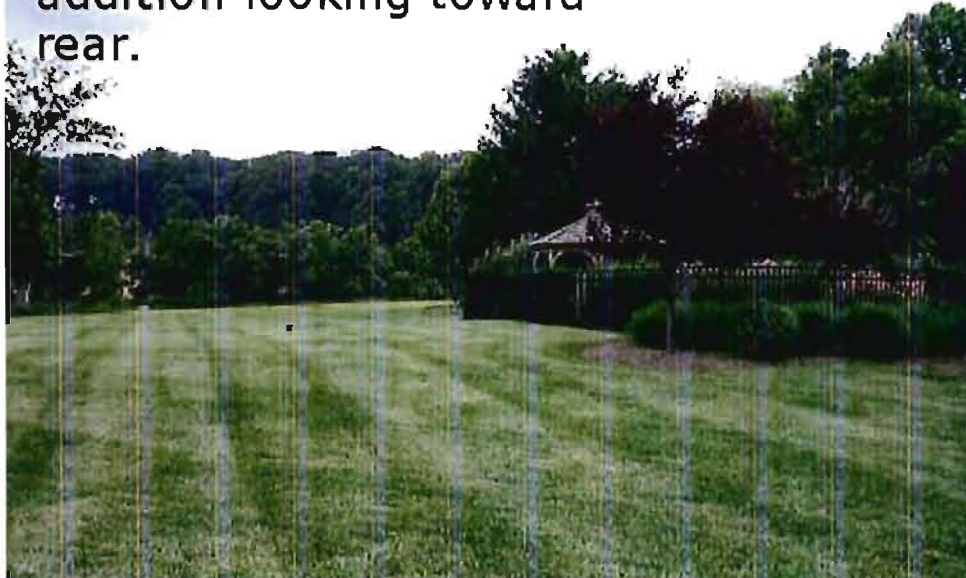
Looking from house toward
addition



Side of house looking to
front in area of addition.



Side of house in area of
addition looking toward
rear.

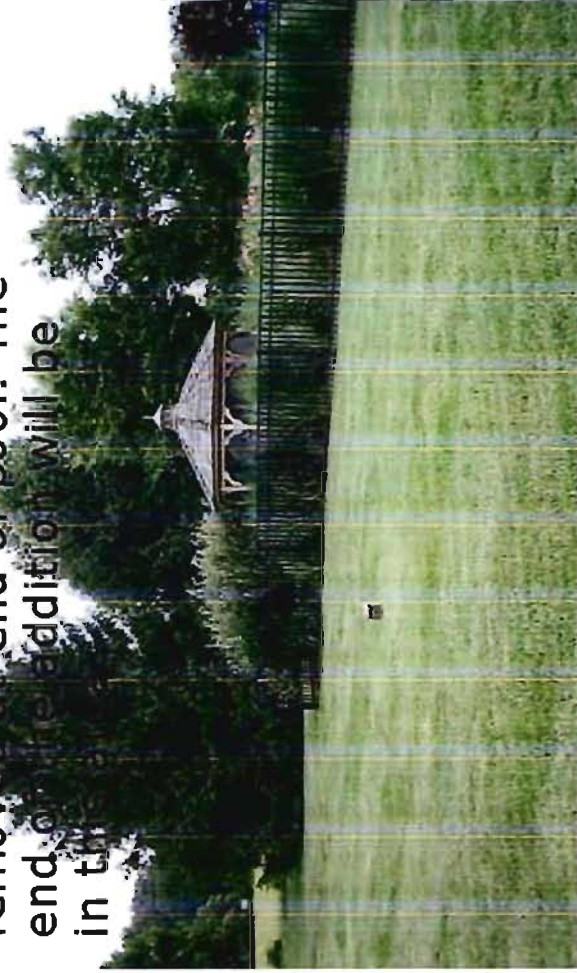


Side of house where
addition will be built.



08-239-A
(PROP-OFF)

Gazebo which will be removed at end of pool. The end of the addition will be in the



Rear of house & pool area



from pool
gazebo.
Gazebo will be
removed and
addition built in this
area.



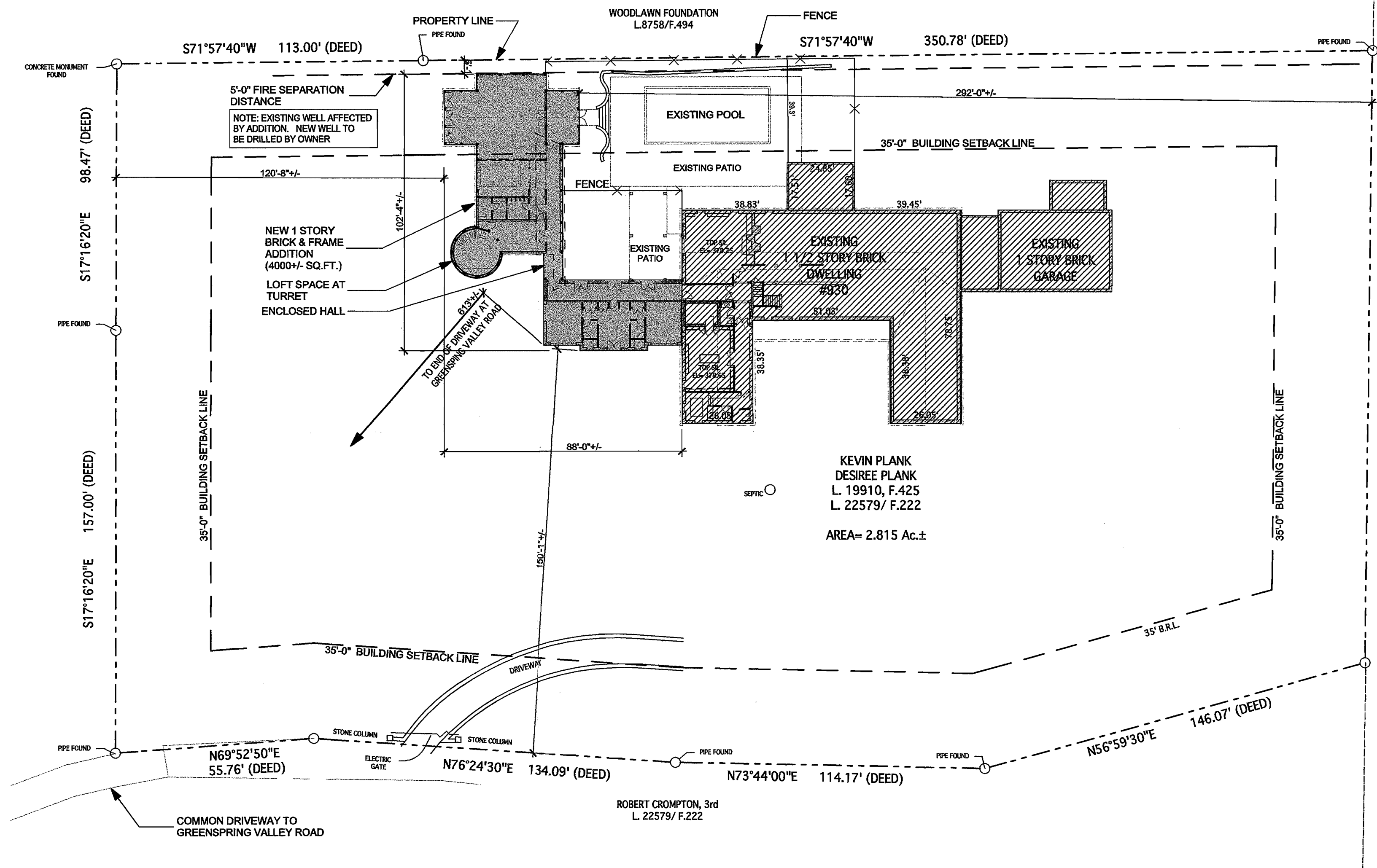
Front of house.







PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

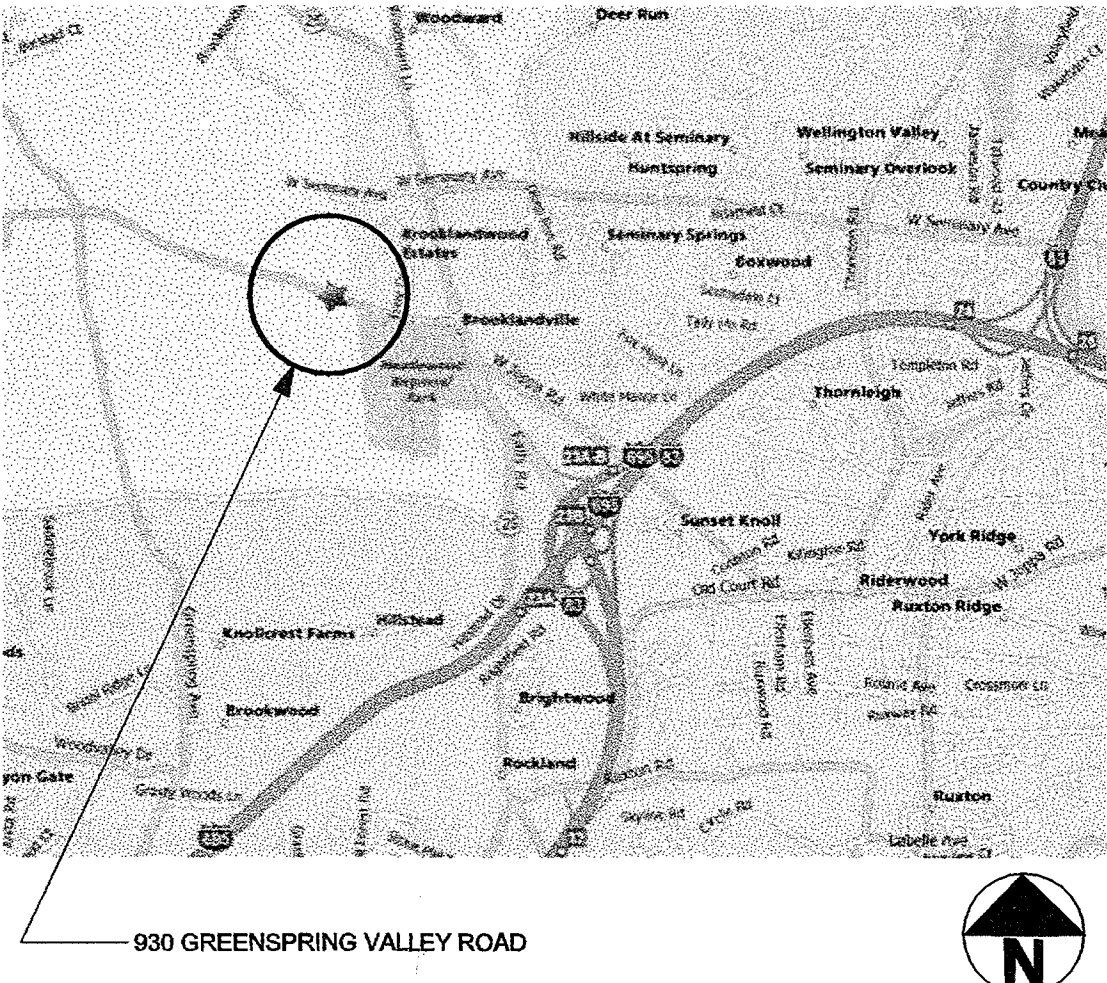


PAA INC. NOTE:
ORIGINAL SITE PLAN DRAWING BY
DIETZ SURVEYING, INC AND USED BY
PENZA BAILEY ARCHITECTS, INC. TO SHOW
THE LOCATION OF THE ADDITION.
THIS DRAWING SHOULD BE USED AS REFERENCE
FOR NEW CONSTRUCTION LOCATIONS ONLY.

LEGEND

- BUILDING
- ALUMINUM FENCE
- PLANTED AREA
- BUILDING SETBACK LINE
- BOUNDARY LINE
- YARD LAMPS
- ROOF LEADER
- DRAIN
- ELECTRIC MOTOR FOR GATE

VICINITY MAP SCALE: 1"=1000'



LOCATION INFORMATION

PROPERTY ADDRESS: 930 GREENSPRING VALLEY ROAD
LUTHERVILLE, MARYLAND 21093

SUBDIVISION NAME: (NONE)

PLAT BOOK # FOLIO # LOT # SECTION
MAP: 60 GRID: 13 PAGE: 787

OWNER(S): KEVIN A. & DESIREE J. PLANK

ELECTION DISTRICT: 8th

COUNCILMANIC DISTRICT: 2

1"=200' SCALE MAP # 060A3

ZONING: RC-2

LOT SIZE: 2.815 ACRES 122,621.4 SQ. FT.

SEWER: SEPTIC

WATER: EXISTING WELL (NEW WELL TO BE DRILLED)

CHESAPEAKE BAY
CRITICAL AREA: NO

100 YEAR FLOOD PLAIN: FLOOD ZONE C

HISTORIC BUILDING/PROPERTY: NO

PRIOR ZONING HEARING: NO

PENZA+BAILEY
ARCHITECTS

401 Woodbourne Avenue
Baltimore, Maryland 21212
T 410-435-6677 | F 410-435-6868
www.PenzaBailey.com

ADDITION &
RENOVATIONS TO
**PLANK
RESIDENCE**

930 GREENSPRING VALLEY ROAD
LUTHERVILLE, MARYLAND 21093

#	DATE	DESCRIPTION
	11/08/07	ZONING VARIANCE

ISSUED FOR:

☒ REVIEW ☐ _____

☐ BID ☐ _____

☐ PERMIT ☐ CD SET

© PENZA BAILEY ARCHITECTS

DRAWN: DVH PROJECT #: 06054

CHECKED: JEFFREY A. PENZA, AIA

CAD FILE: PLANK-Scheme C.pln

DATE: #####

PERMIT APPROVAL ZONING OFFICE USE

REVIEWED BY: _____

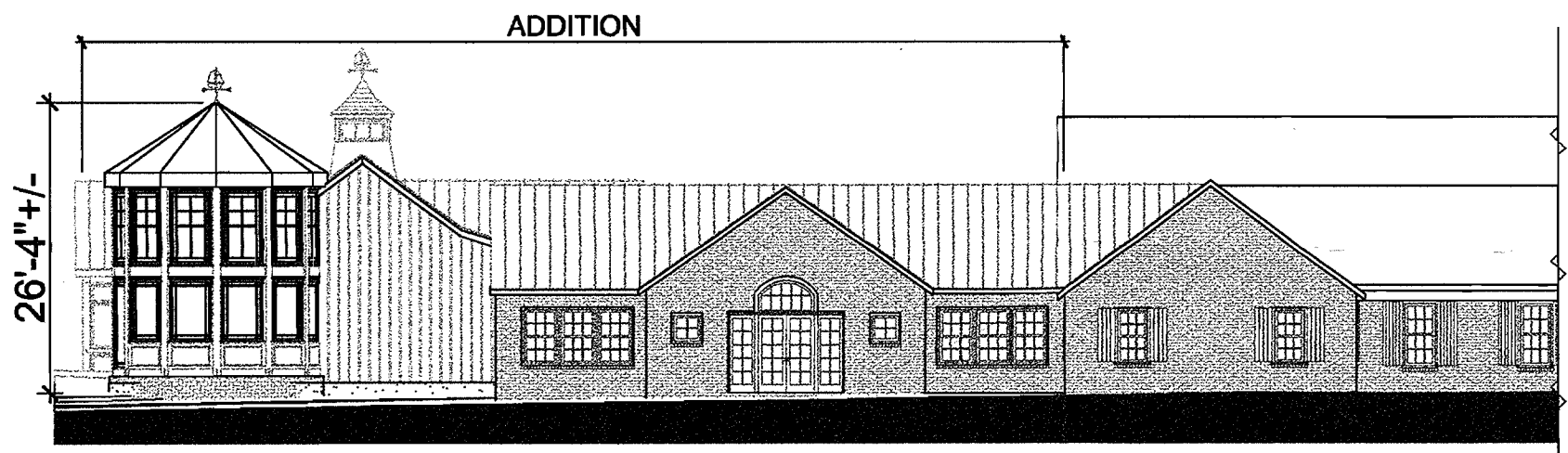
ITEM #: _____

CASE #: _____

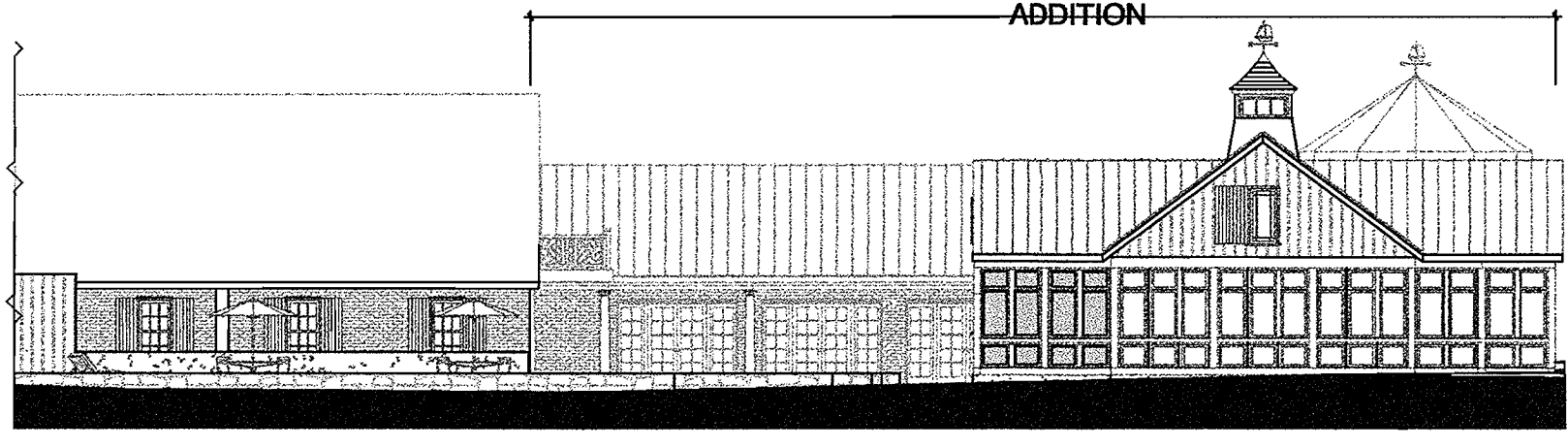
Zoning Variance Plat

Z1-1

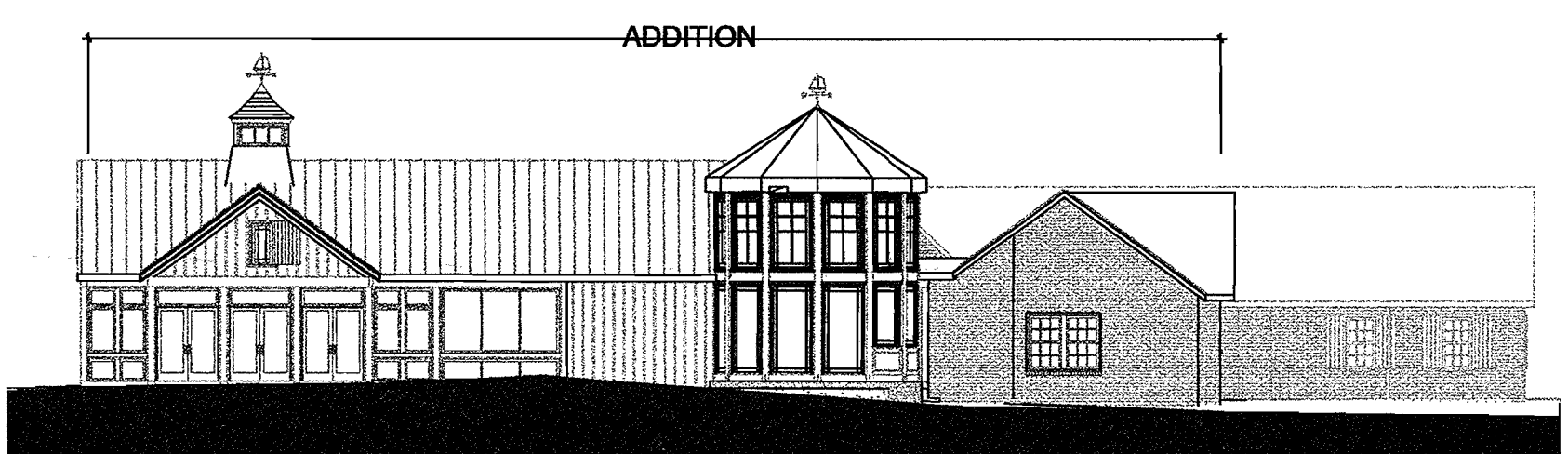
1 SITE PLAN
SCALE: 1" = 30'



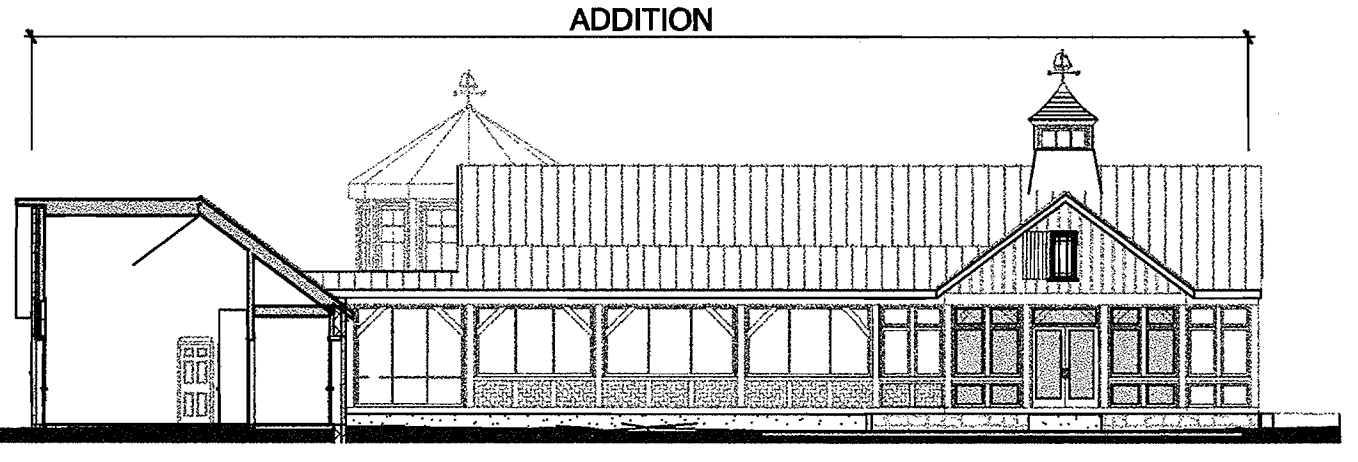
2 ELEVATION-SOUTH
SCALE: 1/16" = 1'-0"



4 ELEVATION-NORTH
SCALE: 1/16" = 1'-0"



3 ELEVATION-WEST
SCALE: 1/16" = 1'-0"



5 ELEVATION-EAST
SCALE: 1/16" = 1'-0"

08-239-A (DROP-OFF)