

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
N side Greenbank Road, 210 feet E c/l		
Choptank Road	*	DEPUTY ZONING
15 th Election District		
6 th Councilmanic District	*	COMMISSIONER
(7208 Greenbank Road)		
	*	FOR BALTIMORE COUNTY
Thomas A. Ross, Sr.		
<i>Petitioner</i>	*	Case No. 2008-0461-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 owner of the subject property, Thomas A. Ross, Sr. for property located at 7208 Greenbank Road. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 3 feet for an existing open projection (deck) and a rear yard setback of 3 feet for a proposed addition in lieu of the required 18.75 feet and 30 feet, respectively. The subject waterfront property and requested relief are more particularly described on Petitioner's Exhibit No. 1. The Petitioner desires to construct an addition measuring approximately 36 feet by 22 feet onto the front of his home. It appears from the site plan that the proposed addition will connect the home with the existing garage. The Petitioner's daughter has moved in with him and he needs additional living space to accommodate her and her belongings. None of the neighbors voiced any objection to the proposed addition.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Bureau of Development Plans Review dated April 23, 2008. The comments indicate that the first floor or basement must be at least one foot above the flood plain elevation in all construction, the building should be designed and

FROM RECEIVED FOR FILED
 7.29.08
 pm

adequately anchored to prevent flotation or collapse and constructed of materials resistant to flood damage. Flood-resistant construction should be in accordance with the Baltimore County Building Code which adopts the International Building Code. Comments were received from the Department of Environmental Protection and Resource Management dated May 20, 2008 which indicates that the property must comply with the Chesapeake Bay Critical Area Regulations. The property is in a Limited Development Area and Buffer Management Area and there are limits on impervious surfaces based on lot size. Any impervious surface within the 100 foot buffer must meet all BMA provisions and will require mitigation or fee-in-lieu. The 15% afforestation requirement must be met.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on April 13, 2008 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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.

COPIES DESTROYED FOR PLANNING

7.29.08

13

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 29th day of July, 2008 that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 3 feet for an existing open projection (deck) and a rear yard setback of 3 feet for a proposed addition in lieu of the required 18.75 feet and 30 feet, respectively is hereby GRANTED, subject to the following:

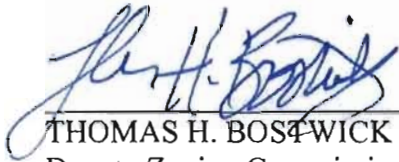
1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004 and other Sections of the Baltimore County Code).
3. The property is in a Limited Development Area (LDA) and Buffer Management Area (BMA) of the Chesapeake Bay Critical Area. There are limits on impervious surfaces, based on lot size. Acreage below mean high water cannot be used for impervious surface calculations. Any impervious surface within the 100 foot buffer must meet all BMA provisions and will require mitigation or fee-in-lieu. In addition, the 15% afforestation requirement must be met.
4. The base flood elevation for this site is 10.2 feet Baltimore County Datum.
5. The flood protection elevation for this site is 11.2 feet.
6. 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.
7. 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.
8. The building engineer shall require a permit for this project.
9. The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

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7.29.08
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10. Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the International Building Code.

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

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7-29-08



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

July 29, 2008

THOMAS A. ROSS, SR.
7208 GREENBANK ROAD
BALTIMORE MD 21154

Re: Petition for Administrative Variance
Case No. 2008-0461-A
Property: 7208 Greenbank Road

Dear Mr. Ross:

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 black ink, appearing to read "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Randy Edwards, 3760 Bay Road, Street MD 21154



UBCA

TAX ACCOUNT #

111671290

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7208 GREENBANK Rd.
which is presently zoned DR-5.5

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)

See attached

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above 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:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

THOMAS A. ROSS SR

Name - Type or Print

Signature

Name - Type or Print

Signature

7208 GREENBANK RD 410-335-7151

Address

Telephone No.

BALTIMORE

MD

21220

City

State

Zip Code

Representative to be Contacted:

RANDY EDWARDS

Name

3760 BAY RD 410-274-8649

Address

Telephone No.

STREET

MD

21154

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. 2008-0461-A

Reviewed By BK Date 4/3/08

REV 10/25/01

Estimated Posting Date 4/13/08

RECEIVED FOR FILING

2008.08 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

7208 GREENBANK RD
Address
BALTIMORE 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):

I DO NOT HAVE A BASEMENT

DUE TO MY EX-WIFE PASSING AWAY, MY DAUGHTER HAD TO MOVE IN WITH ME, ALONG WITH MANY ITEMS WILLED TO HER BY HER MOTHER CURRENTLY MANY THINGS HAVE BEEN STORED AT HER BROTHERS, SISTERS & GRAND PARENTS HOUSES I NEED TO HAVE ROOM FOR HER ITEMS AT MY HOUSE

THANKS

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.

Thomas A. Ross, Sr.
Signature

THOMAS A. ROSS, SR.
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF ~~BALTIMORE~~ ^{HARFORD}, to wit:

I HEREBY CERTIFY, this 28th day of March, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Salome A. Seawell
Notary Public

My Commission Expires 10/1/2010

1B02.3.C.1 to permit a front yard setback of 3 ft. for an existing open projection (deck) and a rear yard setback of 3 ft. for a proposed addition in lieu of the required 18.75 ft. and 30 ft., respectively.

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 7208 GREENBANK RD
Address
BALTIMORE 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):

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THANKS

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.

Thomas A Ross Sr
Signature

THOMAS A ROSS SR
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF ~~BALTIMORE~~ ^{HARFORD}, to wit:

I HEREBY CERTIFY, this 28th day of March, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Dolores L Seawell
Notary Public

My Commission Expires 10/1/2010

ZONING DESCRIPTION FOR **7208 Greenbank Road**

Beginning at a point on the **North** side of **Greenbank Road** which is **30** feet wide at the distance of **210** feet, **East** of the centerline of the nearest improved intersecting street **Chop Tank Road** which is **30** feet wide. Being Lot **#26**, Section **#B** in the subdivision of **Oliver Beach** as recorded in Baltimore County Plat Book **#12**, Folio **#56** containing **11,000 square feet**. Also known as **7208 Greenbank Road** and located in the **15** Election District, **6** Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **12129**

Date: 4/17/08

PAID RECEIPT

BUSINESS ACTUAL TIME TRN
 4/13/2008 4/13/2008 09:49:02 1

REC 001 WALKIN JRIC INR

>>RECEIPT N 369766 4/03/2008 DEFLN

S- 520 JUMPING VERIFICATION

012129

Recpt Tot 165.00

165.00 OK 1.00 CA

Baltimore County, Maryland

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount

Total: _____

Rec

From: _____

For: _____

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No: 2008-0461-A

Petitioner/Developer: THOMAS
ROSS SR

Date Of Hearing/Closing: April 28, 2008

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue

Attention:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 7208 GREENBANK RD

This sign(s) were posted on April 13, 2008
(Month, Day, Year)

Sincerely,

Martin Ogle 4/13/08
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 08- 0461 -A Address 7208 Greenbank Rd.Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 4/3/08 Posting Date: 4/13/08 Closing Date: 4/28/08

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- 0461 -A Address 7208 Greenbank Rd.
Petitioner's Name Thomas Ross, Sr. Telephone 410-335-7151Posting Date: 4/13/08 Closing Date: 4/28/08Wording for Sign: To Permit a front yard setback of 3 ft. for an existing
open projection and a rear yard setback of 3 ft. for a proposed addition
in lieu of the required 18.75 ft. and 30 ft., respectively.

WCR - Revised 6/25/04

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2008-0461-A

Petitioner: THOMAS A. ROSS SR.

Address or Location: 7208 GREENBANK RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: THOMAS A. ROSS SR.

Address: 7208 GREENBANK RD

Telephone Number: 410-335-7151

Wpatt 08 4/13/08

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2008-0461-A

TO PERMIT A FRONT YARD SETBACK OF
35' FOR AN EXISTING OPEN GARAGE AND
A SIDE YARD SETBACK OF 35' FOR A PROPOSED
GARAGE IN LINA OF THE REQUIRED 10' TO 11
FOOT SETBACK.

PUBLIC HEARING ?

PURSUANT TO ORDINANCE 14.02.010, ANYONE WHO IS
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE. PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MONDAY, APRIL 20, 2008.

ADDITIONAL INFORMATION IS AVAILABLE AT
PLANNING AND DEVELOPMENT MANAGEMENT

11 N. CENTRAL AVE.

CHICAGO, IL 60610

TEL. 847-2391

FOR MORE INFORMATION, VISIT OUR WEBSITE AT WWW.CITYOFCHICAGO.IL/GEOGRAPHIC

NOTHING IS FORWARDED



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

April 28, 2008

Thomas A. Ross, Sr.
7208 Greenbank Road
Baltimore, MD 21220

Dear Mr. Ross:

RE: Case Number: 2008-0461-A, 7208 Greenbank Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 3, 2008. 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
Randy Edwards 3760 Bay Road Street 21154

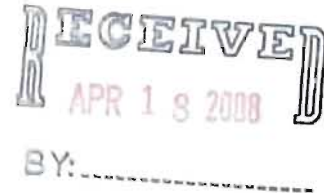
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 15, 2008

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



SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-461- 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 Laurie Hay in the Office of Planning at 410-887-3480.

Prepared By:

A handwritten signature in cursive script, appearing to read "Curtis Murray", written over a horizontal line.

CM/LL

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
MAY 20 2008

BY:.....

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination *DL*

DATE: May 20, 2008

SUBJECT: Zoning Item #08-461-A
Address 7208 Greenbank Road
(Ross Property)

Zoning Advisory Committee Meeting of April 14, 2008

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

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

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

 X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

The property is in a Limited Development Area (LDA) and Buffer Management Area (BMA) of the Chesapeake Bay Critical Area. There are limits on impervious surfaces, based on lot size. Acreage below mean high water cannot be used for impervious surface calculations. Any impervious surface within the 100-foot buffer must meet all BMA provisions and will require mitigation or fee-in-lieu. In addition, the 15% afforestation requirement must be met.

Reviewer: Regina Esslinger

Date: May 9, 2008

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 23, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For April 21, 2008
Item No. 08-461

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

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.

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.

supl (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 Baltimore County Building Code which adopts, with exceptions, the *International Building Code*.

DAK:CEN:lrk

cc: File

ZAC-ITEM NO 08-461-04162008.doc



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

State Highway
Administration

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

Maryland Department of Transportation

Date: April 14, 2008

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

RE: Baltimore County
Item No. 8-461-A
7208 GREENBANK ROAD
ROSS 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. 8-461-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,

Foster Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw6.1)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 15 Account Number - 1511671290

Owner Information

Owner Name: ROSS THOMAS A **Use:** RESIDENTIAL
Principal Residence: YES
Mailing Address: 7208 GREENBANK RD **Deed Reference:** 1) /14137/ 541
 BALTIMORE MD 21220-1114 2)

Location & Structure Information

Premises Address **Legal Description**

7208 GREENBANK RD

7208 GREENBANK RD
 OLIVER BEACH

WATERFRONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
84	2	40			B		26	3		12/ 56

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built
 1990

Enclosed Area
 1,904 SF

Property Land Area
 11,000.00 SF

County Use
 34

Stories
 2

Basement
 NO

Type
 STANDARD UNIT

Exterior
 SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2006	07/01/2007	07/01/2008
Land	122,250	242,250		
Improvements:	181,290	247,620		
Total:	303,540	489,870	427,760	489,870
Preferential Land:	0	0	0	0

Transfer Information

Seller: HEFNER KAREN L	Date: 11/05/1999	Price: \$270,000
Type: IMPROVED ARMS-LENGTH	Deed1: /14137/ 541	Deed2:
Seller: HEFNER LAWRENCE J	Date: 09/17/1999	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /14031/ 101	Deed2:
Seller: RUTH GERALD W	Date: 02/21/1990	Price: \$235,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 8408/ 483	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *



From Lot 26



From LOT 27

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 7208 GREENBANK RD

SUBDIVISION NAME OLIVER BEACH

PLAT BOOK # 12 FOLIO # 56 LOT # 26 SECTION # B

OWNER THOMAS A. ROSS SR.

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 15
COUNCILMANIC DISTRICT 6
1" = 200' SCALE MAP # 084A1
ZONING AR-5.5
LOT SIZE 0.25 11,000
ACREAGE SQUARE FEET
SEWER ☒ PUBLIC ☐ PRIVATE
WATER ☒ ☐
CHESAPEAKE BAY CRITICAL AREA ☒ YES ☐ NO
100 YEAR FLOOD PLAIN ☐ ☒
HISTORIC PROPERTY/BUILDING ☐ ☒
PRIOR ZONING HEARING

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

AK 461 2008-0461-A

GUNPOWDER RIVER

LOT 25

LOT 26

LOT 27

PRESTON + JANET
BLAKE

VERN + DARIS
SCHOFF

EXISTING
DWELLING

EXISTING
DWELLING

DECK
PORCH
28.2'
2 STORY
VINYL
SIDING
34.2'

35' GARAGE

PAVEL

210' TO E. OF CHOPTANK

road width 30' GREEN BANK RD

PREPARED BY



SCALE OF DRAWING: 1" = 30'

30'