

IN RE: PETITION FOR ADMIN. VARIANCE

E side of Laurelwood Avenue, 108 feet N
of the c/l of Timberline Road
3rd Election District
2nd Councilmanic District
(6707 Laurelwood Avenue)

Seth and Mirra Siegel
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2009-0278-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, Seth and Mirra Siegel for property located at 6707 Laurelwood Avenue. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front addition with a setback of 21 feet in lieu of the required 25 feet, and to permit an existing rear setback of 19 feet with open deck projection setback of 11 feet in lieu of the required 30 feet and 22.5 feet respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners wish to construct the addition onto the front of their home to expand the size of the master bedroom and add a room to be used as an office in the basement. The front of the dwelling is actually the side of the house when viewed from the street. The side of the house facing Laurelwood Avenue does not have a door or access to the interior.

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.

RECEIVED FOR FILING
5-20-09
[Signature]

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 3, 2009 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 Petitioners. The unique configuration of the dwelling and placement on the lot proposes a difficulty for the Petitioners in constructing the necessary addition. Other neighborhood dwellings are situated on property such that their front doors face the street. The Petitioners' home is situated 'sideways' on their property.

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 20th day of May, 2009 that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front addition with a setback of 21 feet in lieu of the required 25 feet, and to permit an existing rear setback of 19 feet with open deck projection setback of 11 feet in lieu of the required 30 feet and 22.5 feet respectively is hereby GRANTED, subject to the following:

~~RECEIVED FOR FILE~~
5.20.09
PM

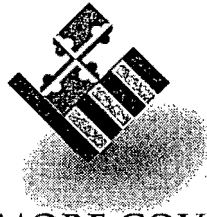
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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

COPIES RESERVED FOR PLANS
5.20.09

BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

May 20, 2009

SETH A. AND MIRRA B. SIEGEL
6707 LAURELWOOD AVENUE
BALTIMORE MD 21209

Re: Petition for Administrative Variance
Case No. 2009-0278-A
Property: 6707 Laurelwood Avenue

Dear Mr. and Mrs. Siegel:

Enclosed please find the decision rendered in the above-captioned case.

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



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property
located at 6707 Laurelwood Avenue Baltimore, Maryland 21209
which is presently zoned DR 5.5

Deed Reference: 27724/499 Tax Account # 0316002910

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)

1B02.3.C.1

To permit a front addition with a setback of 21 feet in lieu of the required 25 feet and to permit an existing rear setback of 19 feet with and open deck projection setback of 11 feet in lieu of the required 30 feet and 22.5 feet respectively.

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:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Seth A. Siegel

Name - Type or Print

Signature

Mirra B. Siegel

Name - Type or Print

Signature

6707 Laurelwood Ave.

410-486-9315

Address

Telephone No.

Baltimore

MD

21209

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

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. 2009-0278-A

Reviewed By

Date 4/20/09

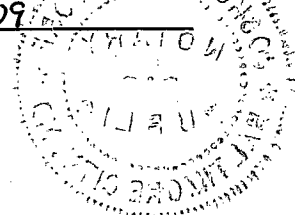
REV 7/20/07

Estimated Posting Date 5/3/09

RECEIVED FOR FILED

5-20-09

BM



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

6707 Laurelwood Avenue

Address:

Baltimore

MD

21209

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):

It is our intention to construct an addition to our home which would expand the size of our master bedroom and add a room to be used as an office in the basement. Part of the area currently existing as the master bedroom would be converted into a bathroom. This addition would be constructed on the side of our home running outward parallel to the street (Laurelwood Ave.). That is, when facing the home from the street, the addition would run to the left toward 6709 Laurelwood Ave. This variance is requested to allow the bedroom/basement addition to be built within 25 feet of the property line from the "front" of our house. Currently, 34 feet separate the house from the property line. A 15-foot addition is proposed, resulting in the side of the house being 19 feet away from the property line.

Specifically, the "front" of our house is actually the side of the house when viewed from the street. The side of the house facing the street has no door, and the "front" exterior door is located on the side of the house; the side on which the bedroom/basement addition is proposed. To note, the exterior door leading out from the basement is also located on the master bedroom side of the house and the other exterior door on the main floor is located on the other side of the house, off the kitchen.

We believe this proposed home addition qualifies for a zoning variance due to the unique configuration of our house in relation to the other homes in the surrounding area. Specifically, unlike the other surrounding homes, our house is "sideways." Whereas other homes have a front door that faces the street, our house has no exterior door facing the street. Instead, the primary exterior door is located on the side of the house. As a result, the requirement to maintain 25 feet between the front of the house and the property line applies to what is actually the side of our house. Whereas other homeowners wishing to add on the side of their house are only restricted by a 10-foot requirement between their house and the property line, we are subject to a 25-foot restriction for what would essentially be the same activity.

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.

Seth A. Siegel

Signature

Mirra B. Siegel

Signature

Seth A. Siegel

Name - Type or Print

Mirra B. Siegel

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5 day of April, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

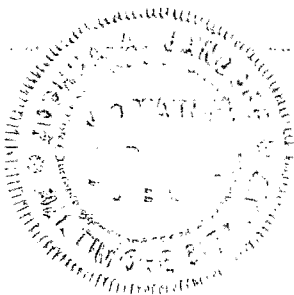
Seth A. Siegel and Mirra B. Siegel
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

John A. Jandorf
Notary Public

My Commission Expires

11/18/09



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

6707 Laurelwood Avenue

Address

Baltimore

MD

21209

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):

It is our intention to construct an addition to our home which would expand the size of our master bedroom and add a room to be used as an office in the basement. Part of the area currently existing as the master bedroom would be converted into a bathroom. This addition would be constructed on the side of our home running outward parallel to the street (Laurelwood Ave.). That is, when facing the home from the street, the addition would run to the left toward 6709 Laurelwood Ave. This variance is requested to allow the bedroom/basement addition to be built within 25 feet of the property line from the "front" of our house. Currently, 34 feet separate the house from the property line. A 15-foot addition is proposed, resulting in the side of the house being 19 feet away from the property line.

Specifically, the "front" of our house is actually the side of the house when viewed from the street. The side of the house facing the street has no door, and the "front" exterior door is located on the side of the house; the side on which the bedroom/basement addition is proposed. To note, the exterior door leading out from the basement is also located on the master bedroom side of the house and the other exterior door on the main floor is located on the other side of the house, off the kitchen.

We believe this proposed home addition qualifies for a zoning variance due to the unique configuration of our house in relation to the other homes in the surrounding area. Specifically, unlike the other surrounding homes, our house is "sideways." Whereas other homes have a front door that faces the street, our house has no exterior door facing the street. Instead, the primary exterior door is located on the side of the house. As a result, the requirement to maintain 25 feet between the front of the house and the property line applies to what is actually the side of our house. Whereas other homeowners wishing to add on the side of their house are only restricted by a 10-foot requirement between their house and the property line, we are subject to a 25-foot restriction for what would essentially be the same activity.

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.

Seth A. Siegel

Signature

Seth A. Siegel

Name - Type or Print

Mirra B. Siegel

Signature

Mirra B. Siegel

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5 day of April, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Seth A. Siegel and Mirra B. Siegel
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

John A. Landry
Notary Public

My Commission Expires 11/18/09



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property
located at 6707 Laurelwood Avenue Baltimore, Maryland 21209
which is presently zoned OR 5.5

Deed Reference: 227241499 Tax Account # 0316002910

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)

1B02.3.C.1

To permit a front addition with a setback of 21 feet in lieu of the required 25 feet and to permit an existing rear setback of 19 feet with an open deck projection setback of 11 feet in lieu of the required 30 feet and 22.5 feet respectively.

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:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Seth A. Siegel

Name - Type or Print

Signature

Mirra B. Siegel

Name - Type or Print

Signature

6707 Laurelwood Ave.

410-486-9315

Address

Baltimore

MD

Telephone No.

21209

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

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. 2009-0278-A

Reviewed By W

Date

2/20/09

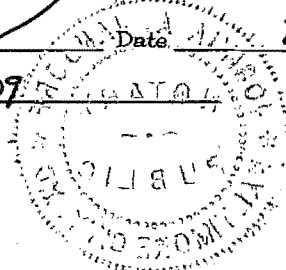
REV 7/20/07

Estimated Posting Date 5/3/09

RECEIVED FOR PLANNING

5.20.09

pm



ZONING DESCRIPTION FOR 6707 Laurelwood Avenue (Baltimore, MD 21209.

Beginning at a point on the east side of Laurelwood Ave. which is 50 feet wide at the distance of 108 (+/-) feet north of the centerline of the nearest improved intersecting street Timberlane Rd which is 50 feet wide. Being Lot #3, Block ----, Section ---- in the subdivision Wellwood as recorded in the Baltimore County Plat Book #23, Folio 35, containing 1,713 (+/-) square feet. Also known as 6707 Laurelwood Ave and located in the 3rd Election District, 2nd Councilmanic District.

2009-0278-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **39288**

Date: **4/20/09**

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
000	206	0000		6150				65.00

Total: **65.00**

Rec

From:

Seth Siegel

For:

*6707 Louisa Wood Ave
21205*

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME 10:01:34

4/20/2009 4/20/2009 10:01:34

G WALKIN REOS 100

RECEIPT # 399043 4/20/2009 OFFER

pt 5 520 ZONING VERIFICATION

NO. 039248

Recpt Tot 65.00

65.00 CR \$ 00.00

Baltimore County Maryland

**CASHIER'S
 VALIDATION**

William D. Gulick, Jr.
Baltimore County Approved Sign Poster
Notary Public
2944 Edgewood Avenue
Baltimore, MD 21234
410-530-6293

LETTER OF TRANSMITTAL

TO: PDM
ZONING OFFICE

DATE: May 03, 2009
JOB NO. 2009-009
RE: CASE NO. 2009-0278-A

ATTENTION: Ms. Kristen Matthews
Mr. Leonard Wasilewski

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover the following items:

☐ Copy of letter ☐ Prints ☐ Documents ☐ Other ☐

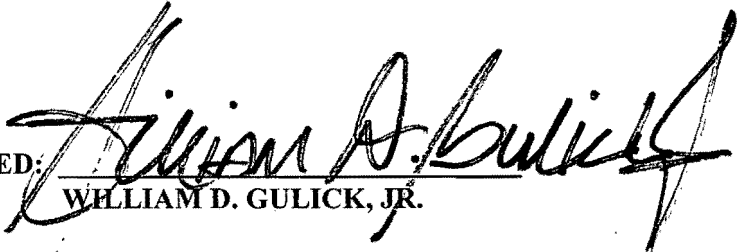
No. of Copies	Date	Description
1	5/3/2009	Certificate of Posting
2	5/3/2009	Site Photos ☒

TRANSMITTALS are as checked below:

☒ For approval ☒ For your use ☐ As requested ☐ For review & comment
☐ Other ☐

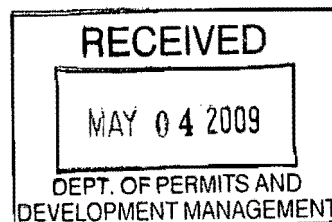
REMARKS:

SIGNED:


WILLIAM D. GULICK, JR.

cc: Seth Siegel

File #



ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2009-0278-A

TO PERMIT A FRONT ADDITION WITH A SETBACK
OF 21 FEET IN LIEU OF THE REQUIRED 25 FEET
AND TO PERMIT AN EXISTING REAR SETBACK OF
12 FEET WITH AN OTHER DECK PROJECTION
SETBACK OF 11 FEET IN LIEU OF REQUIRED
20 FEET AND 22.5 FEET RESPECTIVELY.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON MAY 16, 2009

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 687-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

LAURELWOOD AVENUE



CERTIFICATE OF POSTING

Department of Permits & Development Management
Baltimore County
111 W. Chesapeake Avenue
Room 111
Towson, MD 21204

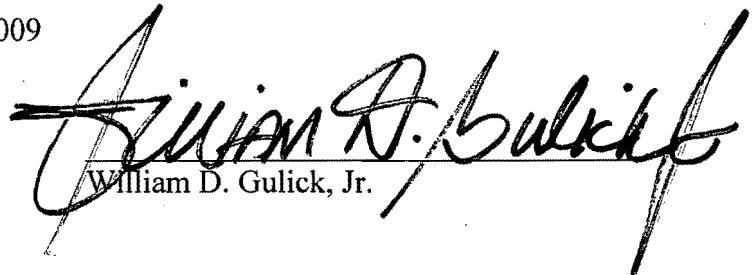
Date: May 03, 2009

Zoning Office
Attention: Mr. Leonard Wasilewski

Re: Case Number: 2009-0278-A
Petitioner/Developer: Seth A. & Mirra B. Siegel
Date of Hearing/Closing: May 18, 2009

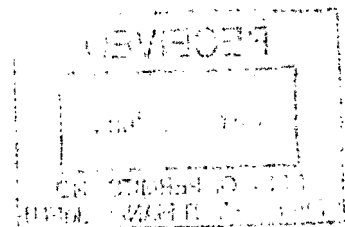
This is to certify under the penalties of perjury that the necessary sign (s) required by law were posted conspicuously on the property located at: 6707 Laurelwood Avenue

The sign (s) were posted on: May 3, 2009


William D. Gulick, Jr.

2944 Edgewood Avenue
Baltimore, MD 21234
(410) 530-6293

SEE ATTACHED SITE PHOTOS



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2009- 0278 -A Address 6707 Laurelwood Ave
Contact Person: LEONARD WASILEWSKI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/20/09 Posting Date: 5/03/09 Closing Date: 5/18/09

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, usually within 10 days of the closing date if all County agencies' comments are received, 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)

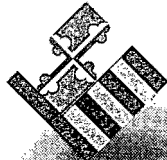
Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2009- 0278 -A Address 6707 Laurelwood Ave
Petitioner's Name Scth + Mirra Siegel Telephone 410-486-9315
Posting Date: 5/3/09 Closing Date: 5/18/09

Wording for Sign: To permit a front addition with a setback of 21 feet in lieu of the required 25 feet and to permit an existing rear setback of 19 feet with and open deck projection setback of 11 feet in lieu of the required 30 feet and 22.5 feet respectively.

WCR - Revised 7/7/08



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
May 18, 2009

Seth & Mirra Siegel
6707 Laurelwood Ave.
Baltimore, MD 21209

Dear: Seth & Mirra Siegel

RE: Case Number 2009-0278-A, 6707 Laurelwood Ave.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 20, 2009. 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 30, 2009

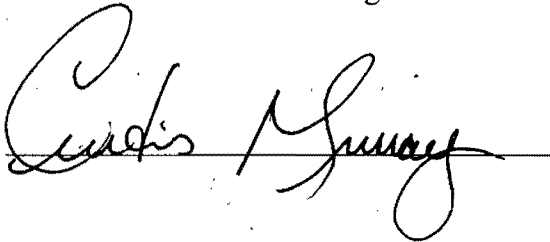
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-278- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request.

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

A handwritten signature in black ink, appearing to read "Curtis M. Gurney", is written over a horizontal line.

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 4, 2009

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For May 4, 2009
Item Nos. 2008-189, 2009-273, 274,
276, 277, 278, 279, 280 and 282

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

DAK:CEN:cab
cc: File
ZAC-05042009 -NO COMMENTS



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 30, 2009

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

RE: Baltimore County
Item No. 2009-0278-A
6707 LAURELWOOD RD
SIEGEL 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. 2009-0278-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,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB



BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco

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

DATE: May 14, 2009

SUBJECT: Zoning Item # 09-278-A
Address 6707 Laurelwood Avenue
(Siegel Property)

Zoning Advisory Committee Meeting of April 27, 2009

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

Reviewer: JWL

Date: 5/14/09

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 30, 2009

RECEIVED

MAY 01 2009

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

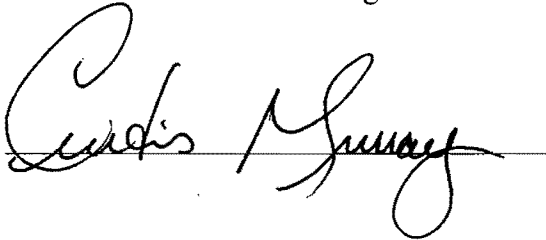
ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-278- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request.

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

Prepared By:
CM/LL



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For May 4, 2009
Item Nos. 2009-273, 274, 276, 277,
278, 279, 280 and 282

DATE: June 10, 2009

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

DAK:CEN:cab
cc: File
ZAC-05042009 -NO COMMENTS



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw3.1)

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Account Identifier: District - 03 **Account Number - 0316002910**

Owner Information

Owner Name: SIEGEL SETH A
 SIEGEL MIRRA BAILA
Use: RESIDENTIAL
Mailing Address: 6707 LAURELWOOD AVE
 BALTIMORE MD 21209-1446
Principal Residence: YES
Deed Reference: 1) /27724/ 499
 2)

Location & Structure Information

Premises Address
 6707 LAURELWOOD AVE

Legal Description

6707 LAURELWOOD AVE
 WELLWOOD

Map Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	I
78	5	464		I	I	3	2	Plat Ref:	23/ 35

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1957	1,248 SF	9,140.00 SF	04
Stories 1	Basement YES	Type STANDARD UNIT	Exterior BRICK

Value Information

	Base Value	Value	Phase-in Assessments		
		As Of	As Of	As Of	
		01/01/2008	07/01/2008	07/01/2009	
Land	86,030	100,030			
Improvements:	93,740	154,850			
Total:	179,770	254,880	204,806	229,842	
Preferential Land:	0	0	0	0	

Transfer Information

Seller: SIEGEL SETH A	Date: 03/03/2009	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /27724/ 499	Deed2:
Seller: LLOYD BERNARD D	Date: 07/30/2004	Price: \$165,000
Type: IMPROVED ARMS-LENGTH	Deed1: /20471/ 53	Deed2:
Seller: PARSON LEON	Date: 05/15/1980	Price: \$72,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 6165/ 758	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2008	07/01/2009
County	000	0	0
State	000	0	0
Municipal	000	0	0
Tax Exempt: NO			
Exempt Class:			
		Special Tax Recapture:	
		* NONE *	

2009-0278-A



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
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Account Identifier: District - 03 Account Number - 0319043230

Owner Information

Owner Name:	SHORR JONATHAN L KOPELKE KENDRA A	Use:	RESIDENTIAL
Mailing Address:	6804 TIMBERLANE RD BALTIMORE MD 21209-1431	Principal Residence:	YES
		Deed Reference:	1) /17233/ 532 2)

Location & Structure Information

Premises Address
6804 TIMBERLANE RD

Legal Description

6804 TIMBERLANE RD WS
WELLWOOD

Map Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
78	6	461		4	I	6	2	Plat Ref: 25/ 10

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1959	1,892 SF	9,170.00 SF	04
Stories	Basement	Type	Exterior
2	NO	SPLIT LEVEL	FRAME

Value Information

	Base Value	Value	Phase-In Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2008	07/01/2009
Land	86,040	100,040		
Improvements:	137,550	208,030		
Total:	223,590	308,070	251,750	279,910
Preferential Land:	0	0	0	0

Transfer Information

Seller: KOPELKE KENDRA A	Date: 12/13/2002	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /17233/ 532	Deed2:
Seller: KLOTZMAN NEIL A	Date: 08/31/1998	Price: \$140,000
Type: IMPROVED ARMS-LENGTH	Deed1: /13116/ 306	Deed2:
Seller: LEBOE WILLIAM E	Date: 03/08/1993	Price: \$138,500
Type: IMPROVED ARMS-LENGTH	Deed1: / 9645/ 152	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2008	07/01/2009
County	000	0	0
State	000	0	0
Municipal	000	0	0
Tax Exempt: NO			
Exempt Class:			
		Special Tax Recapture:	
		* NONE *	

2009-0278-A



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw3.1)

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Account Identifier: District - 03 Account Number - 0313077440

Owner Information

Owner Name: MESSICK STEVEN D
 MESSICK MARCI S
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 6802 TIMBERLANE RD
 BALTIMORE MD 21209-1431
Deed Reference: 1) /12813/ 274
 2)

Location & Structure Information

Premises Address
 6802 TIMBERLANE RD

Legal Description

6802 TIMBERLANE RD
 WELLWOOD

Map Grid Parcel Sub District Subdivision Section Block Lot Assessment Area Plat No: 1
 78 5 464 1 I 5 2 **Plat Ref:** 23/ 35

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built 1957
Enclosed Area 2,904 SF
Property Land Area 9,550.00 SF
County Use 04
Stories 2
Basement NO
Type SPLIT LEVEL
Exterior FRAME

Value Information

	Base Value	Value	Phase-In Assessments		
		As Of	As Of	As Of	
		01/01/2008	07/01/2008	07/01/2009	
Land	86,130	100,130			
Improvements:	181,510	257,510			
Total:	267,640	357,640	297,640	327,640	
Preferential Land:	0	0	0	0	

Transfer Information

Seller: SCHIAVONE J ROBERT
Date: 04/24/1998
Price: \$149,900
Type: IMPROVED ARMS-LENGTH
Deed1: /12813/ 274
Deed2:
Seller: GREENBERG BARRY S
Date: 11/10/1997
Price: \$87,500
Type: NOT ARMS-LENGTH
Deed1: /12487/ 691
Deed2: /12487/ 687
Seller: BECK IRVING R
Date: 09/11/1992
Price: \$0
Type: NOT ARMS-LENGTH
Deed1: / 9359/ 38
Deed2:

Exemption Information

Partial Exempt Assessments
County 000 0 0
State 000 0 0
Municipal 000 0 0
Tax Exempt: NO
Exempt Class:
Special Tax Recapture:
 * NONE *

2009-0278-A



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw3.1)

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Account Identifier: District - 03 **Account Number -** 0319043031

Owner Information

Owner Name: INDENBAUM MIKHAIL
 INDENBAUM SVETLANA
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 6705 LAURELWOOD AVE
 BALTIMORE MD 21209-1446
Deed Reference: 1) /12092/ 752
 2)

Location & Structure Information

Premises Address
 6705 LAURELWOOD AVE

Legal Description

6705 LAURELWOOD RD
 WELLWOOD

Map Grid Parcel Sub District Subdivision Section Block Lot Assessment Area Plat No: 1
 78 5 464 1 4 2 **Plat Ref:** 23/ 35

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built 1957 **Enclosed Area** 1,892 SF **Property Land Area** 9,750.00 SF **County Use** 04
Stories 2 **Basement** NO **Type** SPLIT LEVEL **Exterior** SIDING

Value Information

	Base Value	Value As Of 01/01/2008	Phase-In Assessments As Of 07/01/2008	As Of 07/01/2009
Land	86,180	100,180		
Improvements:	136,470	206,330		
Total:	222,650	306,510	250,603	278,556
Preferential Land:	0	0	0	0

Transfer Information

Seller: INDENBAUM MIKHAIL INDEN SVETLANA **Date:** 03/24/1997 **Price:** \$0
Type: NOT ARMS-LENGTH **Deed1:** /12092/ 752 **Deed2:**
Seller: BLUMBERG EDEL **Date:** 06/01/1995 **Price:** \$123,000
Type: IMPROVED ARMS-LENGTH **Deed1:** /11066/ 298 **Deed2:**
Seller: SILBER IRWIN **Date:** 04/21/1986 **Price:** \$97,500
Type: IMPROVED ARMS-LENGTH **Deed1:** / 7138/ 145 **Deed2:**

Exemption Information

Partial Exempt Assessments
County 000 **Class** 0 **07/01/2008** **07/01/2009**
State 000 **0** **0**
Municipal 000 **0** **0**
Tax Exempt: NO **Special Tax Recapture:**
Exempt Class: * NONE *

2009- 0278-A



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw3.1)

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Account Identifier: District - 03 Account Number - 0313059020

Owner Information

Owner Name: DANIELS MAURICE L
 DANIELS DIANE B
Use: RESIDENTIAL
Mailing Address: 6709 LAURELWOOD AV
 BALTIMORE MD 21209-1446
Principal Residence: YES
Deed Reference: 1) / 8742/ 644
 2)

Location & Structure Information

Premises Address
 6709 LAURELWOOD AVE

Legal Description

WELLWOOD

Map Grid Parcel **Sub District** Subdivision **Section** Block **Lot** **Assessment Area** **Plat No:** 1
 78 5 438 1 I 2 2 **Plat Ref:** 23/ 35

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built 1955 **Enclosed Area** 1,713 SF **Property Land Area** 13,190.00 SF **County Use** 04
Stories 2 **Basement** NO **Type** SPLIT LEVEL **Exterior** SIDING

Value Information

	Base Value	Value As Of 01/01/2008	Phase-in Assessments As Of 07/01/2008	As Of 07/01/2009
Land	87,040	101,040		
Improvements:	116,530	176,120		
Total:	203,570	277,160	228,100	252,630
Preferential Land:	0	0	0	0

Transfer Information

Seller: KEYSER LORI B **Date:** 03/27/1991 **Price:** \$117,000
Type: IMPROVED ARMS-LENGTH **Deed1:** / 8742/ 644 **Deed2:**
Seller: **Date:** **Price:**
Type: **Deed1:** **Deed2:**
Seller: **Date:** **Price:**
Type: **Deed1:** **Deed2:**

Exemption Information

	Class	07/01/2008	07/01/2009
Partial Exempt Assessments			
County	000	0	0
State	000	0	0
Municipal	000	0	0
Tax Exempt: NO			
Exempt Class:			
Special Tax Recapture:			* NONE *

2009-0278-A



Side of house including the proposed area of the
addition (yellow^{tape} marked area).

Picture taken from neighbor's yard (6709 Laurelwood).

2009-0278-A



Front of house from street (Lawrence Ave)

2009-0278-A



side of house showing area of proposed area of addition
and placement of "front" door.

picture taken from neighbor's yard. (6709 Laurelwood)



View of 6802 Timberline dr. in background
View of proposed addition in yellow taped
area.

2009-0878-A



6804 Timberlane Rd.

view of 6802 Timberlane, 6804 Timberlane, and proposed addition area.



view of 6709 Laurelwood Ave in relation to fence
enclosing our property.

2009-0278-A

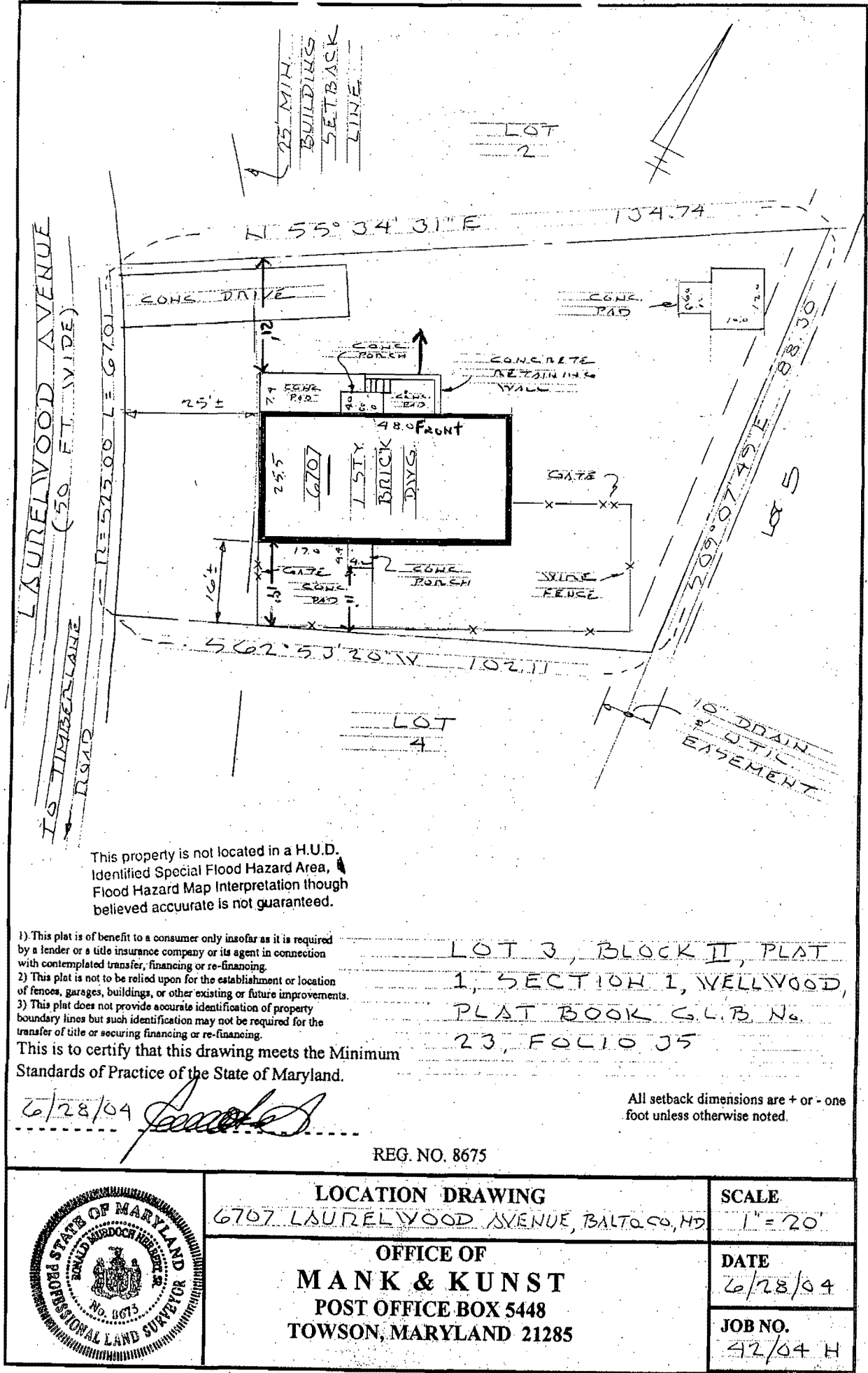
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 6707 Laurelwood Ave SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Wellwood

PLAT BOOK # 23 FOLIO # 35 LOT # 3 SECTION # 3

OWNER Seth A. Siegel, Seth A. Mirra, Baila



LOCATION DRAWING
6707 LAURELWOOD AVENUE, BALTA CO, MD

OFFICE OF
MANK & KUNST
POST OFFICE BOX 5448
TOWSON, MARYLAND 21285

SCALE
1" = 20'

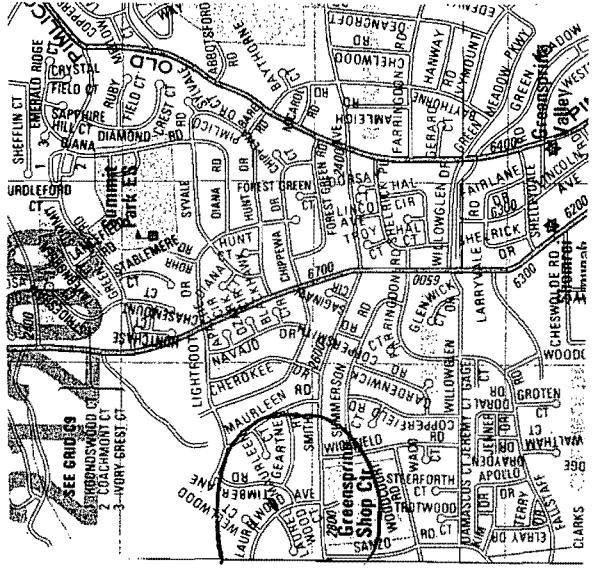
DATE
6/28/04

JOB NO.
42/04 H



PREPARED BY Seth A. Siegel

SCALE OF DRAWING: 1" = 20'



VICINITY MAP
SCALE 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 3

COUNCILMANIC DISTRICT 2

1"=200' SCALE MAP # 078C1

ZONING DR 5.5

LOT SIZE 1713 ACRES

SQUARE FEET

SEWER ☒ PUBLIC ☒ PRIVATE ☐

WATER ☒ PUBLIC ☒ PRIVATE ☐

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☐ NO ☒

100 YEAR FLOOD PLAIN ☐ YES ☐ NO ☒

HISTORIC PROPERTY / BUILDING ☐ YES ☐ NO ☒

PRIOR ZONING HEARING ☐ YES ☐ NO ☒

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

2009 0278-A