

IN RE: PETITION FOR ADMIN. VARIANCE *

N side of Hal Court; 210 feet N of the
c/l of Hal Circle
3rd Election District
2nd Council District
(6506 Hal Court)

Avi and Sara Greenlinger
Petitioners

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2012-0321-A

* * * * *

ORDER AND OPINION

This matter comes before the Administrative Law Judge as a Petition for Administrative Variance filed by the legal owners of the property, Avi and Sara Greenlinger. The Petitioners are requesting Variance relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 18 feet for a proposed addition and a rear yard setback of 8 feet for proposed open projection (deck) in lieu of the required 30 feet and 22.5 feet, respectively. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

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 June 24, 2012, 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

ORDER RECEIVED FOR FILING

Date 7-17-12

By pm

the public and should therefore be granted. In the opinion of the Administrative Law Judge, 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.

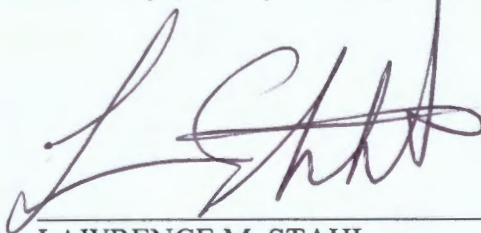
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 17 day of July, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 18 feet for a proposed addition and a rear yard setback of 8 feet for proposed open projection (deck) in lieu of the required 30 feet and 22.5 feet, respectively, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. 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, 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.



LAWRENCE M. STAHL
Managing Administrative Law Judge for
Baltimore County

LMS:pz

ORDER RECEIVED FOR FILING

Date 7-17-12 2

By [Signature]



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

July 17, 2012

AVI AND SARA GREENLINGER
6506 HAL COURT
BALTIMORE MD 21209

RE: Petition For Administrative Variance
Case No. 2012-0321-A
Property: 6506 Hal Court

Dear Mr. and Mrs. Greenlinger:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to be "LMS", is written over the typed name and title of Lawrence M. Stahl.

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:pz

Enclosure

c: Daniel Ankri, 6803 Cherokee Drive, Baltimore MD 21209



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 6506 Hal Court Baltimore, MD 21209 which is presently zoned DR5.5

Deed Reference 25388/00582

10 Digit Tax Account # 0319003380

Property Owner(s) Printed Name(s) Avi and Sara Greenlinger

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

1. ☒ **ADMINISTRATIVE VARIANCE** from section(s) BC22:1002.3.B

TO PERMIT A REAR YARD SETBACK OF 18' FOR A PROPOSED ADDITION AND A REAR YARD SETBACK OF 8' FOR PROPOSED OPEN PROJECTION (DECK), IN LIEU OF REQUIRED 30' AND 22 1/2', RESPECTIVELY.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4- 416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

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 petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address By City State

Zip Code Telephone # Email Address

Legal Owners:

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

DANIEL ANKRI

Name - Type or Print

Signature

6803 CHEROKEE DR BALTIMORE MD

Mailing Address City State

Zip Code Telephone # Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this 7 day of July, 2012 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.

Administrative Law Judge of Baltimore County

CASE NUMBER 2012-0321-A Filing Date 6/14/12 Estimated Posting Date 6/24/12 Reviewer JS/BR

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the 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 property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 6506 Hal Court Baltimore MD 21209
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

We are a family of six in total. Our daughters need to have their own bedrooms ~~and~~ and personal space. This expansion would enable that. Additionally, we are orthodox Jews that keep a strictly kosher kitchen. This expansion project would allow us to expand our kitchen to a more comfortable and spacious living environment.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

[Signature]
Signature of Affiant

Avi Greenlinger
Name- Print or Type

[Signature]
Signature of Affiant

SORA GREENLINGER
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13th day of June, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public
Sept 14 2015
My Commission Expires

REVA E. HARMON
NOTARY PUBLIC
BALTIMORE COUNTY, MD
My Commission Expires Sept. 14, 2015

THE ZONING HEARING PROPERTY DESCRIPTION

Part A

Zoning Property Description For: 6506 Hal Court Baltimore, MD 21209

Beginning at a point North side of Hal Court which is 27 feet wide at the distance of 210' North of the centerline of the nearest improved intersecting street Hal Circle which is 29 feet wide.

Part B

Option 2 (subdivision lot – lot is part of record plat):

Being Lot# 20, Block# B, Section# 3 in the subdivision of Meadowood as recorded in Baltimore County Plat Book# 25, Folio# 13 containing 10,880 square feet. Located in the 3rd Election District and 2nd Council District.



ZONING DESCRIPTION

Zoning Description For 6506 Hal Court

Beginning at a point on the North side of Hal Court, which is 50 feet wide at the distance of 210 ft. north of the centerline of the nearest improved intersecting street Hal Circle, which is 50 ft. wide. Being Lot # 20, Block B, Section 3 in the subdivision of Meadwood as recorded in Baltimore County Plat Book #0025, Folio# 0013, containing 10,880 square feet and located in the 3rd Election District, 2nd Councilmanic District.

TIMORE COUNTY, MARYLAND
CE OF BUDGET AND FINANCE
CELLANEOUS CASH RECEIPT

No. **83496**

Date: **6-14-12**

PAID RECEIPT

BUSINESS DATE TIME
6/14/2012 6:14:20 06:14:20 2

NO. 0002 MARKIN JEN TEL
RECEIPT # 781006 6/14/2012 06:14

Dept 5 SUB ZONING VERIFICATION
D. 083496

Receipt for \$75.00
\$75.00 CL \$75.00 CA
Baltimore County, Maryland

Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
806	0000		6170				\$75.00

Total: **\$75.00**

GREENLINGER

2012-0321-A

BUTION

- CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

M E M O R A N D U M

DATE: August 21, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0321-A - Appeal Period Expired

The appeal period for the above-referenced case expired on August 16, 2012. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2012- 0321 -AAddress 6506 HAL CT.Contact Person: JASON SEIDELMAN

Phone Number: 410-887-3391

Planner, Please Print Your Name

Filing Date: 6-14-12Posting Date: 6-24-12Closing Date: 7-9-12

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 2012- 0321 -AAddress 6506 HAL CT.Petitioner's Name GREENLINGERTelephone 410-486-6957Posting Date: 6-24-12Closing Date: 7-9-12

Wording for Sign: To Permit A REAR YARD SETBACK OF 18' FOR A PROPOSED ADDITION AND A REAR YARD SETBACK OF 8' FOR A PROPOSED OPEN PROJECTION (DECK), IN LIEU OF THE REQUIRED 30' AND 22 1/2', RESPECTIVELY.

Revised 7/06/11

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
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: 2012-0321-A
Petitioner: GREENLINGER
Address or Location: 6506 HAL CT.

PLEASE FORWARD ADVERTISING BILL TO:

Name: AVI GREENLINGER
Address: 6506 HAL CT.
BALTIMORE, MD 21209
Telephone Number: 410-486-6957

CERTIFICATE OF POSTING

RE: Case No 2012-0321-A

Petitioner/Developer GREENLINGER

Date Of Hearing/Closing: 7/9/12

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 penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 6506 HAL CT

This sign(s) were posted on June 24, 2012

Month, Day, Year

Sincerely,

Martin Ogle 6/24/12

Signature of Sign Poster and Date

Martin Ogle
60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411

ZONING

NOTICE

ADMINISTRATIVE

VARIANCE

CASE# 2012-0321-A

TO PLANT A REAL YARD SETBACK OF 18' FOR A
PROPOSED ADDITION AND A REAL YARD SETBACK OF 8' FOR
A PROPOSED WELD PROTECTION (DECK) 10 FEET OF THE
REQUIRED 30' AND 22 1/2' RESPECTIVELY

PUBLIC HEARING ?

THE APPLICANT TO VARIANCE 2012-0321-A, BATESVILLE, MISSISSIPPI, IS AN ELIGIBLE INDIVIDUAL. OR CONDUCT MAY REQUEST A PUBLIC HEARING TO VARIANCE THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN THE 30 DAY PERIOD BEFORE 4:00 PM ON MONDAY, JULY 9, 2012. THE VARIANCE IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT LOCATED AT 111 W. CHESAPEAKE AVE. TOWNSHIP, MS. 39284 TEL. 414-87-3391.

DO NOT REMOVE THIS SIGN AFTER THE DATE INDICATED ON THE SIGN. MEETING IS HANDICAP ACCESSIBLE.

06/24/2012

Wendy G. 6/24/12

CHECKLISTSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment6-27DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)nc7-11DEPS
(if not received, date e-mail sent _____)nc

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)6-19

STATE HIGHWAY ADMINISTRATION

nc

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No.)

PRIOR ZONING

(Case No.)

NEWSPAPER ADVERTISEMENT

Date:

SIGN POSTING

Date: 6-24by Ogle

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____



WE WOULD LIKE TO EXTEND THE PORCH
TO THE LEFT SIDE AND RE-ALIGN THE STEPS
& CONCRETE PATHWAY ON CENTER WITH
THE DOOR.



THIS IS WHERE WE WOULD LIKE TO
ADD A 10' WIDE DRIVEWAY



Maryland Department of Assessments and Taxation
Real Property Data Search (vw2.2A)
BALTIMORE COUNTY

2012-0321-A

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent Redemption](#)
[GroundRent Registration](#)

Account Identifier: District - 03 Account Number - 0319003380

Owner Information

Owner Name:	GREENLINGER AVI GREENLINGER SORA	Use:	RESIDENTIAL
Mailing Address:	6506 HAL CT BALTIMORE MD 21209-2624	Principal Residence:	YES
		Deed Reference:	1) /25388/ 00582 2)

Location & Structure Information**Premises Address**

6506 HAL CT
0-0000

Legal Description

6506 HAL CT
MEADOWOOD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0079	0007	0187		0000	3	B	20	2	
									Plat Ref: 0025/ 0013

Town NONE

Special Tax Areas

Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1959	1,996 SF	10,880 SF	04

Stories	Basement	Type	Exterior
2.000000	NO	SPLIT LEVEL 1/2 BRICK FRAME	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2011	07/01/2012
Land	121,470	121,400		
Improvements:	222,330	145,500		
Total:	343,800	266,900	266,900	266,900
Preferential Land:	0		0	

Transfer Information

Seller:	GOLDSCHMIDT LESLIE D	Date:	03/22/2007	Price:	\$365,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/25388/ 00582	Deed2:	
Seller:	GOLDSCHMIDT LESLIE D	Date:	06/06/1984	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/06724/ 00658	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt:	Special Tax Recapture:
Exempt Class:	NONE

Homestead Application Information

Homestead Application Status: Approved 05/06/2008

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: July 11, 2012

SUBJECT: DEPS Comment for Zoning Item # 2012-0321-A
Address 6506 Hal Court
(Greenlinger Property)

Zoning Advisory Committee Meeting of June 18, 2012.

The Department of Environmental Protection and Sustainability has no comment on the above-referenced zoning item.

Reviewer: *Jeff Livingston; Development Coordination*

RECEIVED
JUL 11 2012
OFFICE OF ADMINISTRATIVE HEARINGS

Debra Wiley - ZAC Comments - Distribution Mtg. of June 18, 2012

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 6/19/2012 8:28 AM
Subject: ZAC Comments - Distribution Mtg. of June 18, 2012

Good Morning,

Please see the cases listed below and the hearing date, if assigned. If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If it's not received by the hearing date, it will not be considered in our decision.

2012-0310-A - 32 Bramleigh Rd.
Administrative Variance - Closing Date: 7/2

2012-0311-A - 6624 Baltimore National Pike
No hearing date in data base as of 6/18

2012-0312-A - 7313 Holabird Avenue - **CRITICAL AREA**
Administrative Variance - Closing Date: 7/9

2012-0313-SPH - 6915 Markel Avenue
No hearing date in data base as of 6/18

2012-0314-A - 12235 Jerico Road - **HISTORIC**
Administrative Variance - Closing Date: 7/9

2012-0315-X - 9831 Van Buren Lane
No hearing date in data base as of 6/18

2012-0316-A - 6 Saxony Court
Administrative Variance - Closing Date: 7/9

2012-0318-A - 12301 Harford Road
Administrative Variance - Closing Date: 7/9

2012-0319-A - 313 Weatherbee
Administrative Variance - Closing Date: 7/9

2012-0320-X - 6850 Sunshine Avenue
No hearing date in data base as of 6/18

2012-0321-A - 6506 Hal Court
Administrative Variance - Closing Date: 7/9

2012-0322-X - 10307 Davis Avenue
No hearing date in data base as of 6/18



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

July 10, 2012

Avi & Sara Greenlinger
6506 Hal Court
Baltimore MD 21209

RE: Case Number: 2012-0321-A, Address: 6506 Hal Court, 21209

Dear Mr. & Ms. Greenlinger:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 14, 2012. 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Daniel Ankri, 6803 Cherokee Drive, Baltimore, MD 21209

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



Maryland Department of Transportation

Beverley K. Swaim-Staley, Secretary
Melinda B. Peters, Administrator

Date: 6-19-12

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

RE: Baltimore County
Item No 2012-0321-A
Administrative Variance
Ari & Sara Greeninger
6506 Hal Court.

Dear Ms. Lewis:

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. 2012-0321-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in blue ink, appearing to read "Steven D. Foster".
Steven D. Foster, Chief
Access Management Division

SDF/raz

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.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: June 27, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For July 02, 2012
Item Nos. 2012-0310, 0311, 0312, 0313, 0314, 0315, 0316, 0318, 0319
0321 and 0322

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

DAK:CEN

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-07022012-NO COMMENTS.doc

Case No.: 2012-0321-A

8-2-12
DW

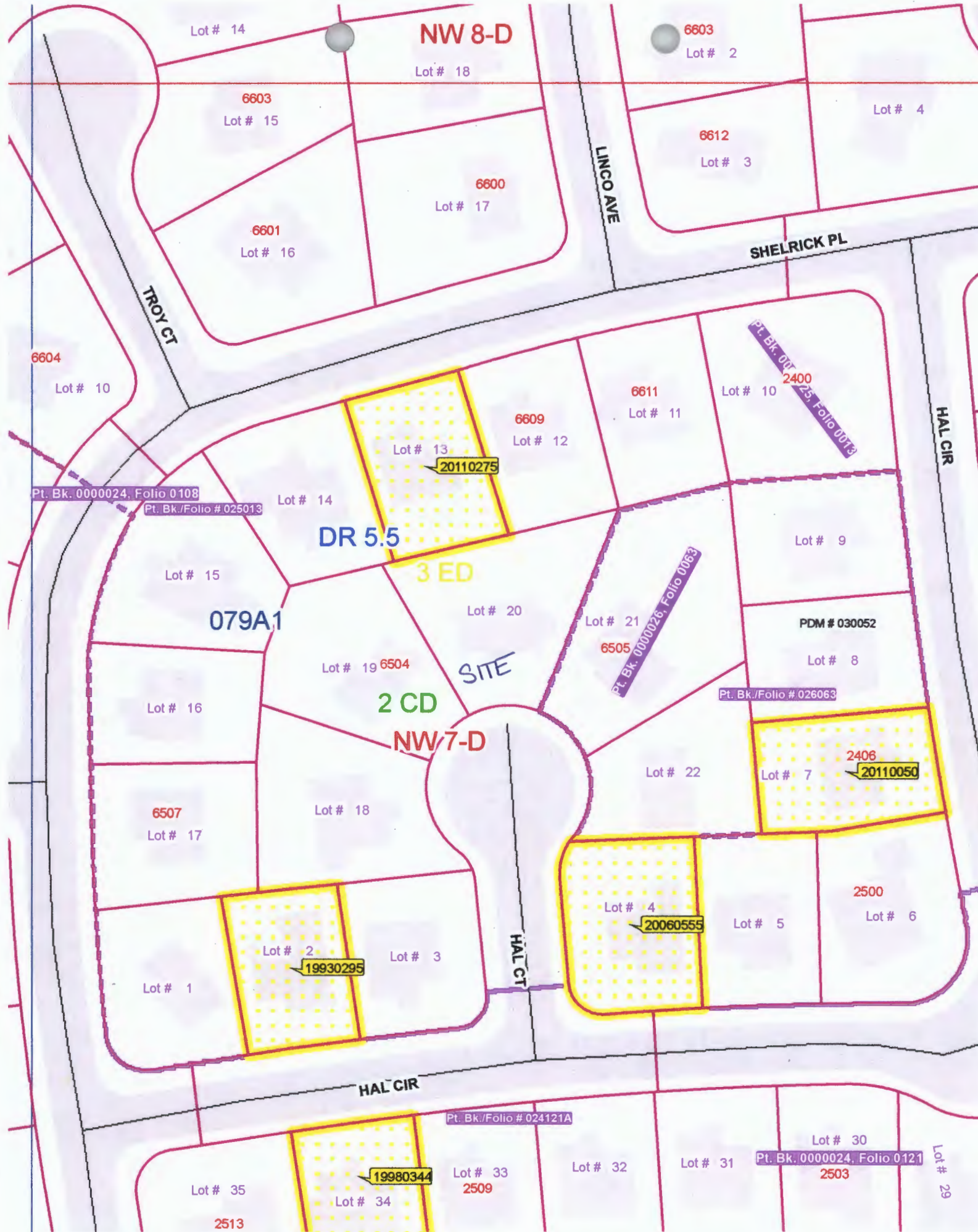
Exhibit Sheet

7/17/12
BZ

Petitioner/Developer

Protestants

No. 1	site plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



NW 8-D

Lot # 18

6603

Lot # 2

Lot # 14

6603

Lot # 15

Lot # 4

6612

Lot # 3

6600

Lot # 17

6601

Lot # 16

LINCO AVE

SHELICK PL

TROY CT

6604

Lot # 10

Pt. Bk. 0000025, Folio 0013
2400

6611

Lot # 11

Lot # 10

6609

Lot # 12

Lot # 13

20110275

Pt. Bk. 0000024, Folio 0108

Pt. Bk./Folio # 025013

Lot # 14

DR 5.5

3 ED

Lot # 15

079A1

Lot # 20

Lot # 21

6505

Pt. Bk. 0000026, Folio 0063

Lot # 9

PDM # 030052

Lot # 8

Lot # 19 6504

SITE

2 CD

Lot # 16

Pt. Bk./Folio # 026063

NW 7-D

6507

Lot # 17

Lot # 18

Lot # 22

Lot # 7

2406

20110050

2500

Lot # 6

Lot # 4

20060555

Lot # 5

Lot # 2

19930295

Lot # 3

Lot # 1

HAL CT

HAL CIR

Pt. Bk./Folio # 024121A

Lot # 30

Pt. Bk. 0000024, Folio 0121

2503

Lot # 33

2509

Lot # 32

Lot # 31

Lot # 35

2513

Lot # 34

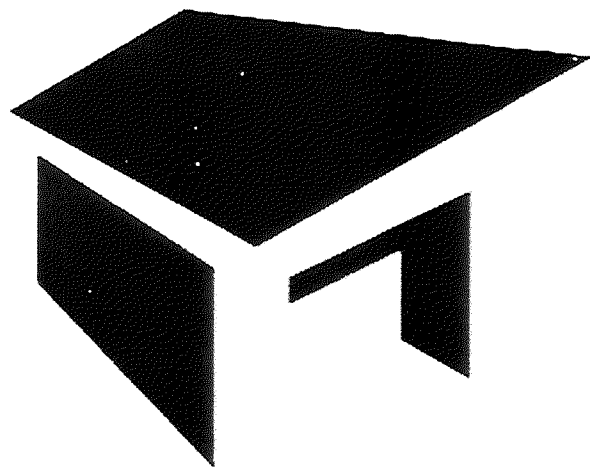
19980344

Lot # 29

Greenlinger House Addition

6506 Hal Court
Baltimore, MD 21209

Avi and Sora
Greenlinger



DAAD Studio

Donny Ankri | Architectural Design

dankri@daad-studio.com

(443) 929-2377

Schematic Design

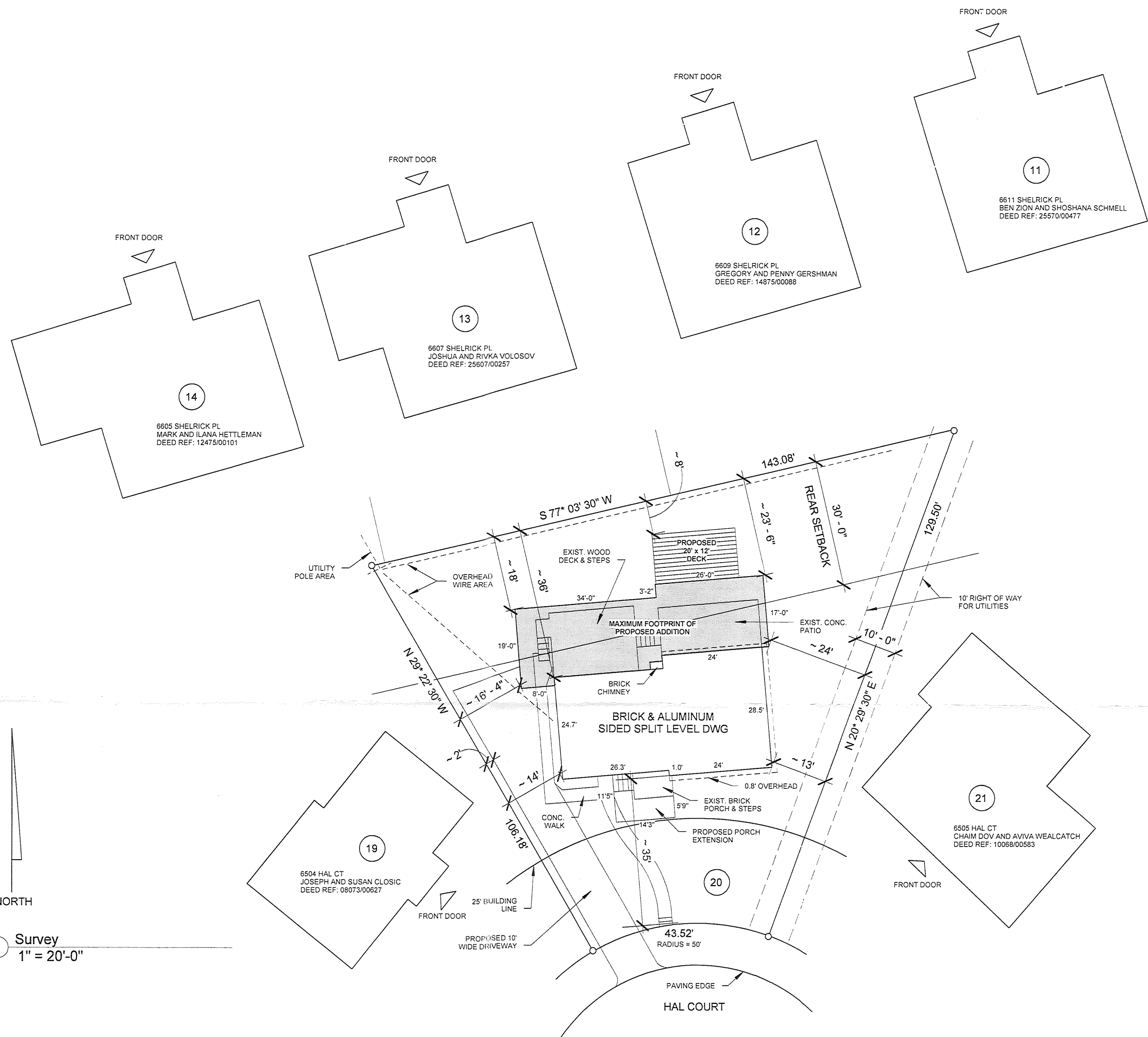
Date	June 6th, 2012
Scale	As indicated
Job No.	20003.00
Drawn By	Donny Ankri

Hearing Plan

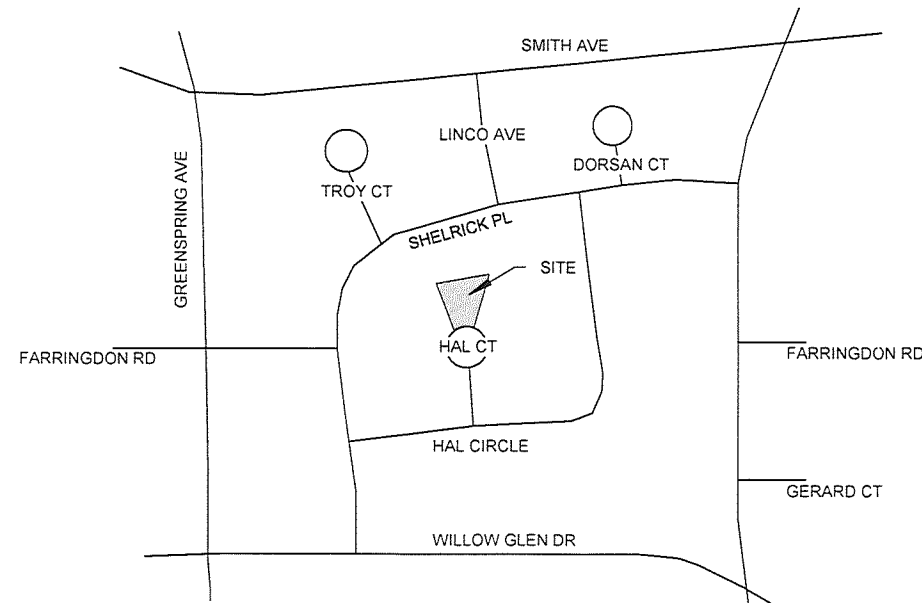
Drawing No.

A000

#0321



1 Survey
1" = 20'-0"



2 Vicinity Map
1" = 400'-0"

ZONING HEARING PLAN FOR:
VARIANCE x FOR SPECIAL HEARING _____

ADDRESS: 6506 HAL COURT BALTIMORE, MD 21209
OWNER'S NAME: AVI AND SORA GREENLINGER
SUBDIVISION NAME: MEADOWOOD
LOT#: 20
BLOCK#: B
SECTION#: 3
PLAT BOOK#: 25
FOLIO#: 13
10 DIGIT TAX#: 0319003380
DEED REF#: 25388/00582

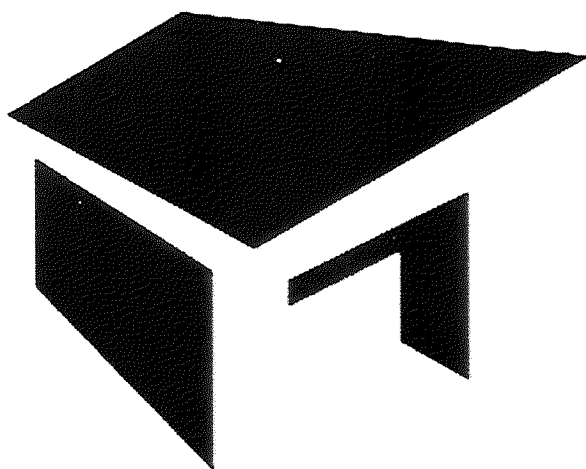
ZONING MAP# 079A1
SITE ZONED DR5.5
ELECTION DISTRICT 3
COUNCIL DISTRICT 2
LOT AREA 10,880 SQ. FT.
HISTORIC? NO
IN CBQA? NO
IN FLOOR PLAIN? NO
UTILITIES? MARK X
WATER IS: _____
PUBLIC x PRIVATE _____
SEWER IS: _____
PUBLIC x PRIVATE _____
PRIOR HEARING? NO

1) THE PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE COMPANY OR ITS AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER FINANCING OR RE-FINANCING.
2) THE PLAT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDING, OR OTHER EXISTING OR FUTURE IMPROVEMENTS.
3) THE PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR RE-FINANCING.
4) I HAVE EXAMINED FLOOD INSURANCE RATE MAP PANEL NUMBER 240010 - 03850 FOR THE SUBJECT PROPERTY AND IT APPEARS TO LIE WITHIN ZONE 5 PER SAID MAP.

Greenlinger House
Addition

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Baltimore, MD 21209

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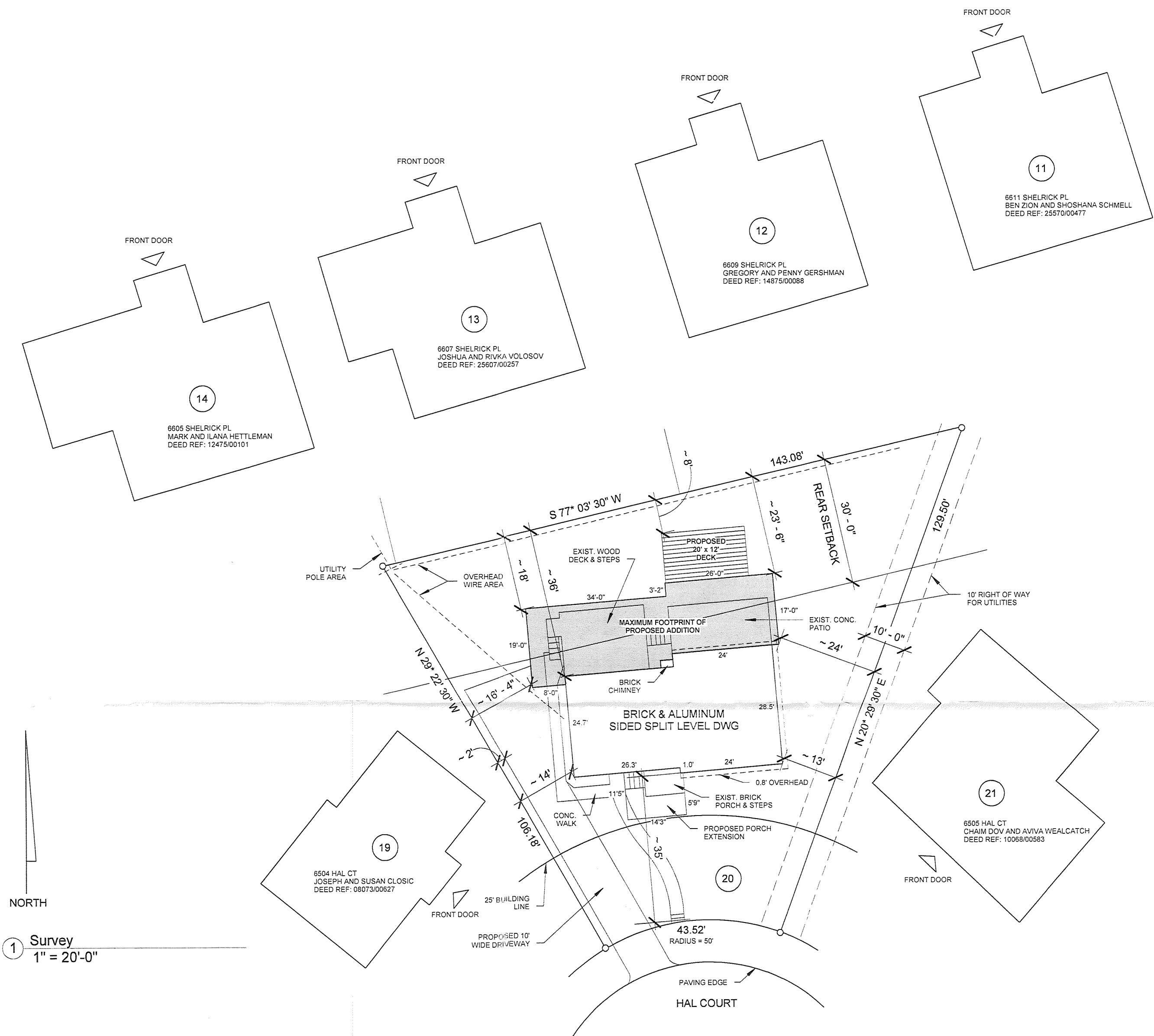
Schematic Design

Date	June 6th, 2012
Scale	As indicated
Job No.	20003.00
Drawn By	Donny Ankri

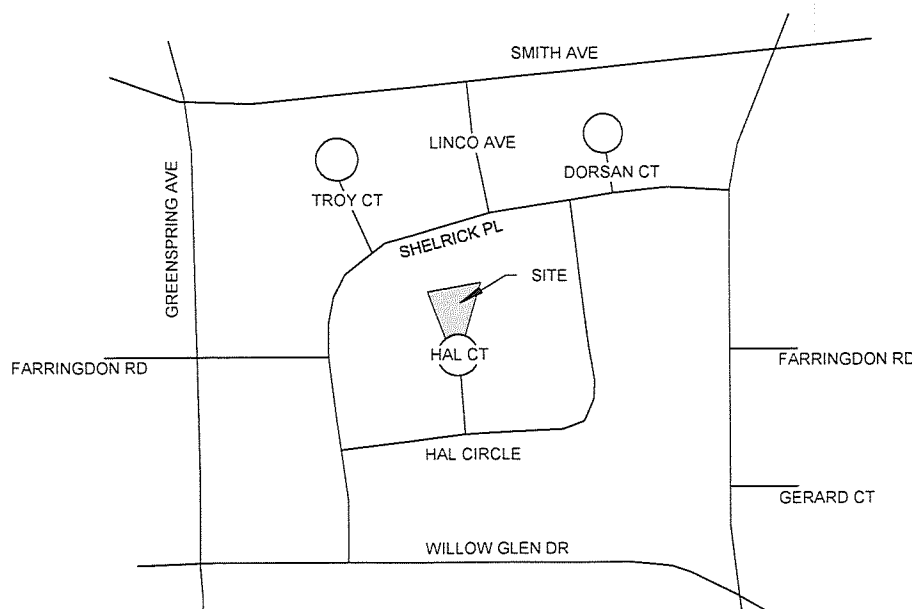
Hearing Plan

Drawing No. **A000**

0321



1 Survey
1" = 20'-0"



2 Vicinity Map
1" = 400'-0"

ZONING HEARING PLAN FOR:
VARIANCE x FOR SPECIAL HEARING

ADDRESS: 6506 HAL COURT BALTIMORE, MD 21209
OWNER'S NAME: AVI AND SORA GREENLINGER
SUBDIVISION NAME: MEADOWOOD
LOT#: 20
BLOCK#: B
SECTION#: 3
PLAT BOOK#: 25
FOLIO#: 13
10 DIGIT TAX#: 0319003380
DEED REF#: 25388/00582

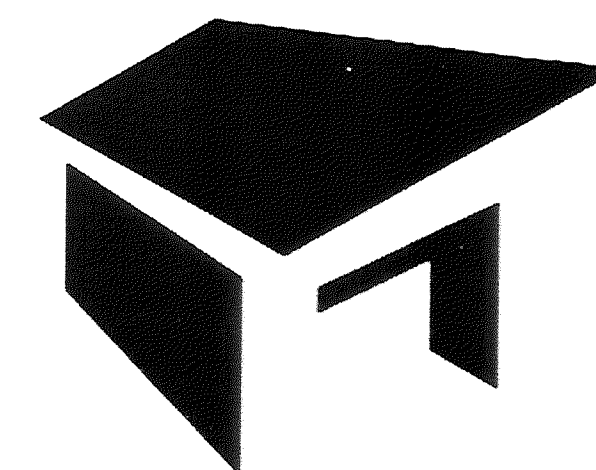
ZONING MAP# 079A1
SITE ZONED DR5.5
ELECTION DISTRICT 3
COUNCIL DISTRICT 2
LOT AREA 10,880 SQ. FT.
HISTORIC? NO
IN CBCA? NO
IN FLOOR PLAN? NO
UTILITIES? MARK X
WATER IS:
PUBLIC x PRIVATE
SEWER IS:
PUBLIC x PRIVATE
PRIOR HEARING? NO

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4) I HAVE EXAMINED FLOOD INSURANCE RATE MAP PANEL NUMBER 240010 - 03850 FOR THE SUBJECT PROPERTY AND IT APPEARS TO LIE WITHIN ZONE 6 PER SAID MAP.

Greenlinger House Addition

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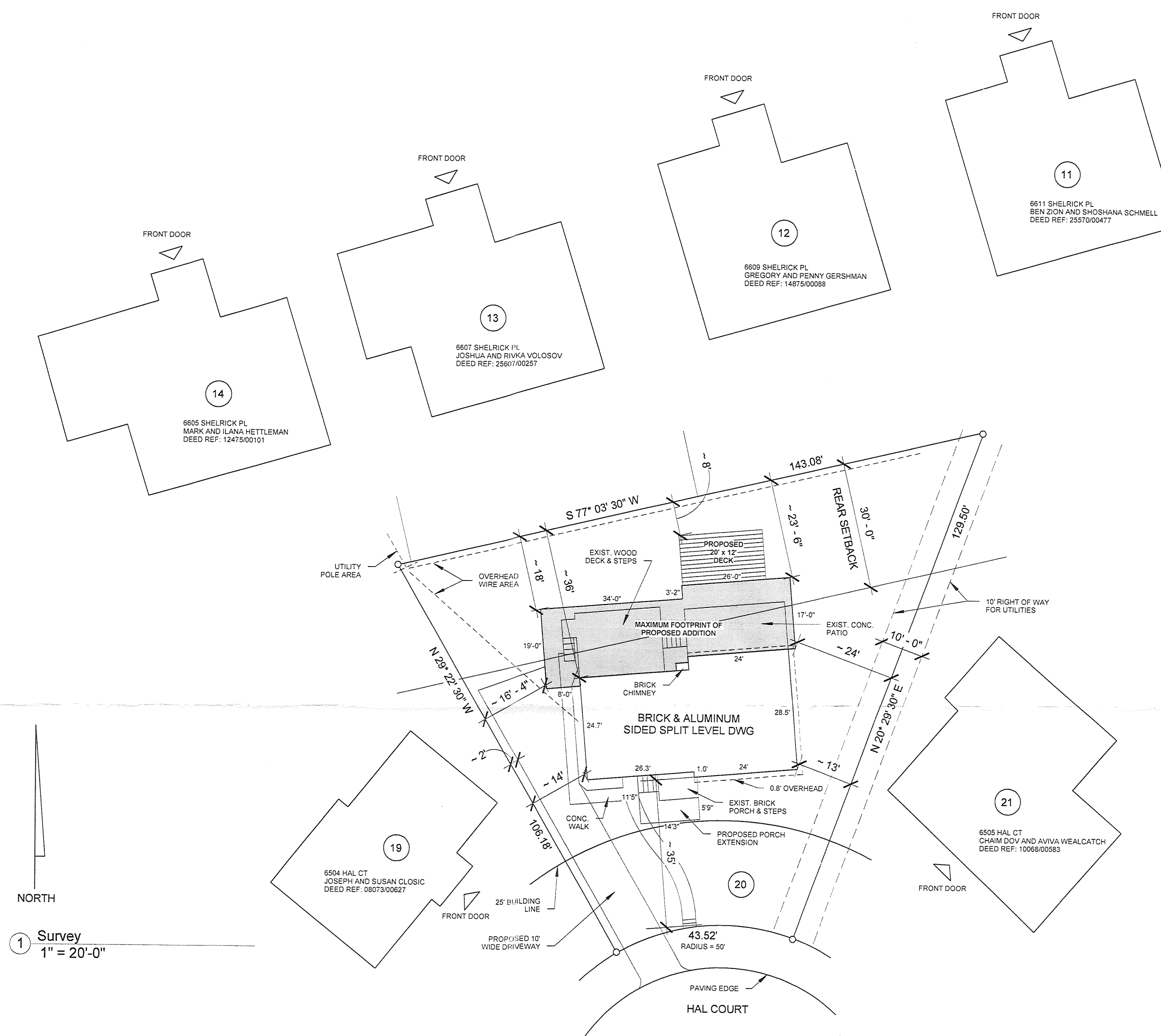
(443) 929-2377

Schematic Design

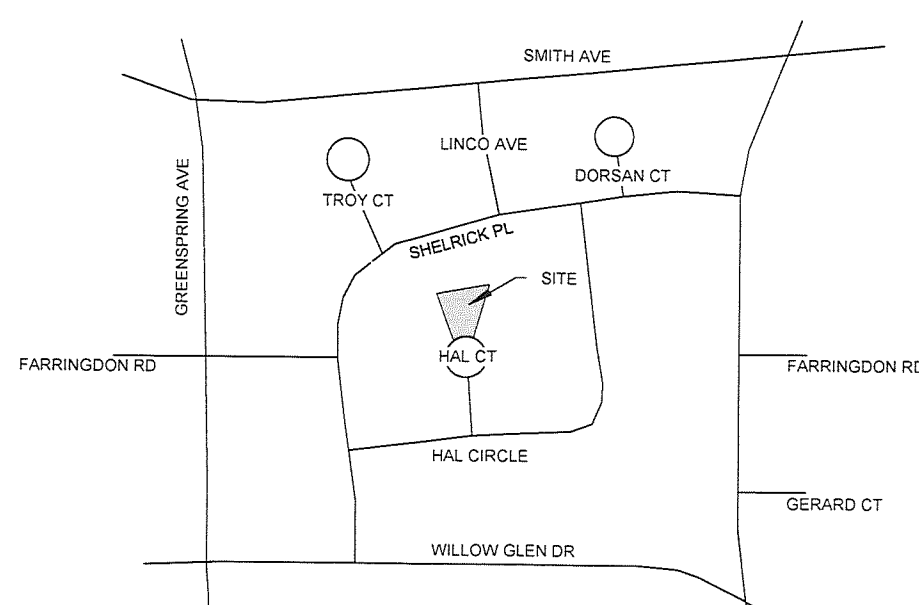
Date	June 6th, 2012
Scale	As indicated
Job No.	20003.00
Drawn By	Donny Ankri

Hearing Plan

Drawing No. **A000**



1 Survey
1" = 20'-0"



2 Vicinity Map
1" = 400'-0"

ZONING HEARING PLAN FOR:
VARIANCE X FOR SPECIAL HEARING

ADDRESS: 6506 HAL COURT BALTIMORE, MD 21209
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ZONING MAP# 079A1
SITE ZONED DR5.5
ELECTION DISTRICT 3
COUNCIL DISTRICT 2
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IN CBQA? NO
IN FLOOR PLAN? NO
UTILITIES? MARK X
WATER IS:
PUBLIC X PRIVATE
SEWER IS:
PUBLIC X PRIVATE
PRIOR HEARING? NO

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Exhibit 1

0321