



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

April 22, 2013

Alfred L. Brennan, Jr., Esquire
Brennan & Brennan
825 Eastern Boulevard
Essex, MD 21221-3585

RE: Petition for Special Hearing
Case No. 2013-0187-SPH
Property: 7321 Greenbank Road

Dear Mr. Brennan:

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 read "JEB", is written over a horizontal line.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Norman I. Sines, Sr., 7300 Greenbank Road, Baltimore, MD 21220
Karen T. Mullins, 7321 Greenbank Road, Baltimore, MD 21220

IN RE: PETITION FOR SPECIAL HEARING *
(7321 Greenbank Road)
15th Election District *
6th Councilmanic District *
Michael W. Hall *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2013-0187-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Special Hearing filed by Michael W. Hall, legal owner. The Petitioner is requesting Special Hearing relief pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), for two (2) non-conforming residences on a single lot, and to approve existing setbacks for both structures in lieu of the required setbacks for DR 5.5. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing held for this case was Petitioner Michael W. Hall, Norman I. Sines, Sr., Karen T. Mullins and Patrick C. Richardson, Jr. with Richardson Engineering, LLC, the consulting firm that prepared the site plan. Alfred L. Brennan, Jr., Esquire with Brennan & Brennan appeared as counsel and represented the Petitioner. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations.

The Zoning Advisory Committee (ZAC) comments were received and made a part of the file. The Department of Environmental Protection and Sustainability (DEPS) indicated that the proposal was in compliance with the Chesapeake Bay Critical Area (CBCA) regulations, and the

ORDER RECEIVED FOR FILING

Date 4-22-13

By ISW

Department of Planning (DOP) expressed concern with the lack of adequate parking for the two (2) dwellings.

Testimony and evidence revealed that the subject property is approximately .25 acres and is zoned DR 5.5. The Petitioner purchased the property in 2012, and resides in the larger dwelling on the site. Petitioner indicated the smaller dwelling will be occupied by a family member who has a severely disabled child. During the course of completing certain improvements to the property, Baltimore County informed Petitioner it had no record of the two (2) dwellings on site and insisted he seek special hearing relief.

The Petitioner presented evidence that the larger house on site was constructed in 1944, while the smaller dwelling was completed in 1932. Petitioner's Exhibit 3. As such, both structures were in existence long before the adoption of the B.C.Z.R., and they therefore qualify as lawful non-conforming uses and structures under the B.C.Z.R. Section 104.

The Petitioner presented the testimony of Norman Sines, who has lived in the area since 1956. Mr. Sines testified his recollection is that through the years these two (2) dwellings have always been in use as residences. Mr. Richardson testified that (contrary to the DOP's comment) two (2) parking spaces currently exist at the property, shown on the site plan he prepared as "existing drive". See Petitioner's Exhibit 1. While current regulations would require four (4) spaces for the two (2) dwellings, the houses were constructed before such parking requirements existed, and thus B.C.Z.R. Section 104 exempts Petitioner from this requirement. As a practical matter, both Mr. Sines and Mr. Richardson testified that cars are routinely parked along Patapsco Road, which they described as a very lightly traveled neighborhood road. See Petitioner's Exhibit 2. In addition, the street is not posted with "No Parking" signs, and there is no indication that parking along this road would be illegal and/or unsafe. Finally, the Petitioner presented letters

ORDER RECEIVED FOR FILING

Date 4-22-13

By [Signature]

from several neighbors in the immediate vicinity (Petitioner's Exhibit 5), all of which express support for the petition.

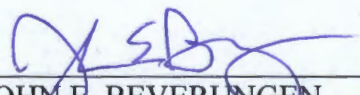
Pursuant to the advertisement, posting of the property, and public hearing, and after considering the testimony and evidence offered, I find that Petitioner's Special Hearing request should be GRANTED

THEREFORE, IT IS ORDERED, this 22nd day of April, 2013 by the Administrative Law Judge for Baltimore County, that the Petition for Special Hearing pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), for two (2) non-conforming residences on a single lot, and to approve existing setbacks for both structures in lieu of the required setbacks for DR 5.5., be and is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

- Petitioner may apply for appropriate permits 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, Petitioner 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.



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 4-22-13

By DLW



CBCA

FLOOD
PLAIN

PETITION FOR ZONING HEARING(S)

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 7321 GREENBANK RD which is presently zoned DR55
 Deed References: 32508/138 10 Digit Tax Account # 1518001230
 Property Owner(s) Printed Name(s) MICHAEL W. HALL

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☒ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

(SEE ATTACHED)

2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☐ a Variance from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

MICHAEL W. HALL

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:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER 2013-0187-5PHFiling Date 2/12/13

Do Not Schedule Dates: _____

Reviewer JS

7321 Greenbank Road:

(ORIGINAL)

Special Hearing for 2 residences on a single lot, and;

To approve existing setbacks for both structures in lieu of the required setbacks for DR 5.5

2013-0187-SPH

7231 Greenbank Road:

Special Hearing for 2 non-conforming residences on a single lot, and:
To approve existing setbacks for both structures in lieu of the required setbacks for
DR5.5

30 E. Padonia Road, Suite 500
Timonium, Maryland 21093

410-560-1502, fax 443-901-1208

**ZONING DESCRIPTION FOR
7321 GREENBANK ROAD
15TH ELECTION DISTRICT
6TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the **south** side right-of-way of **Greenbank Road** (30 feet) wide at a distance of **15** feet **east** of the nearest improved intersecting street **Patapsco Road** which is (35 feet) wide.

Being lot #175, Section A in the subdivision of **OLIVER BEACH** as recorded in Baltimore County Plat Book #12, Folio #56, containing a net area of 7,500 square feet. Located in the 15th Election District and 6th Councilmanic District.

2013-0187 - SPA

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: 2013 - 0187 SPH
Petitioner: Michael W. Hall
Address or Location: 7321 Greenbank Rd, Baltimore, MD 21220

PLEASE FORWARD ADVERTISING BILL TO:

Name: Richardson Engineering, LLC
Address: 30 E. Padonia Rd Ste 500
Timonium, MD 21093
Telephone Number: 410-560-1502

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

No. **94041**

Date: **2/12/13**

PAID RECEIPT

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					875.00

Total: **875.00**

Rec From: **HALL**

For: **2013-0187-SPH**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

2013-0187-SPH

RE: Case No.: _____

Petitioner/Developer: _____

Michael Hall

April 19, 2013

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

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 located at: _____

7321 Greenbank Rd

March 30, 2013

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

March 30, 2013

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

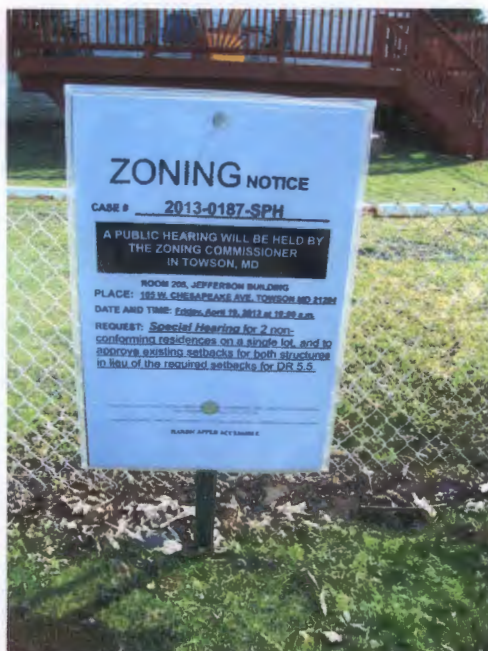
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



NOTICE OF ZONING HEARING

The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2013-0187-SPH
7321 Greenbank Road
S/e corner of intersection of Greenbank Road and Patapsco Road
15th Election District - 6th Councilmanic District
Legal Owner(s): Michael Hall

Special Hearing: for 2 non-conforming residences on a single lot, and to approve existing setbacks for both structures in lieu of the required setbacks for DR 5.5.

Hearing: Friday, April 19, 2013 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
3/314 Mar. 28 912095



501 N. Calvert Street, Baltimore, MD 21278

March 28, 2013

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on March 28, 2013.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

PATUXENT PUBLISHING COMPANY

By: Susan Wilkinson

Susan Wilkinson



KEVIN KAMENETZ
County Executive

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

March 15, 2013

NOTICE OF ZONING HEARING

The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2013-0187-SPH

7321 Greenbank Road

S/e corner of intersection of Greenbank Road and Patapsco Road
15th Election District – 6th Councilmanic District

Legal Owner: Michael Hall

Special Hearing for 2 non-conforming residences on a single lot, and to approve existing setbacks for both structures in lieu of the required setbacks for DR 5.5.

Hearing: Friday, April 19, 2013 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Brennan & Brennan, 825 Eastern Blvd., Essex 21221
Michael Hall, 7321 Greenbank Road, Baltimore 21220
Richardson Engineering, 30 E. Padonia Road, Ste. 500, Timonium 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MARCH 30, 2013.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, March 28, 2013 Issue - Jeffersonian

Please forward billing to:

Richardson Engineering
30 E. Padonia Road, Ste. 500
Timonium, MD 21093

410-560-1502

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2013-0187-SPH

7321 Greenbank Road

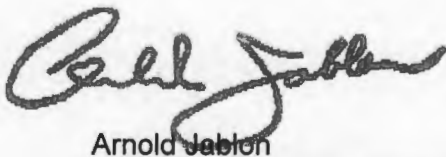
S/e corner of intersection of Greenbank Road and Patapsco Road

15th Election District – 6th Councilmanic District

Legal Owner: Michael Hall

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Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

MEMORANDUM

DATE: May 28, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0187-SPH - Appeal Period Expired

The appeal period for the above-referenced case expired on May 22, 2013. 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

RE: PETITION FOR SPECIAL HEARING
7321 Greenbank Road; SE corner of
Greenbank Road at Patapsco Road
15th Election & 6th Councilmanic Districts
Legal Owner(s): Michael W Hall
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2013-187-SPH

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

FEB 25 2013

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 25th day of February, 2013, a copy of the foregoing Entry of Appearance was mailed to Richardson Engineering, LLC, 30 E. Padonia Road, Suite 500, Timonium, Maryland 21093 and Brennan & Brennan, 825 Eastern Boulevard, Essex, Maryland 21221, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NO. 2013-

0187-SPH

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
2/25/13	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	NO/C
3/12/13	DEPS (if not received, date e-mail sent _____)	C
3/5/13	FIRE DEPARTMENT	C
3/11/13	PLANNING (if not received, date e-mail sent _____)	No Obj
	STATE HIGHWAY ADMINISTRATION	
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: 3/28/13	
SIGN POSTING	Date: 3/30/13 by Black	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

MAR 12 2013



OFFICE OF ADMINISTRATIVE HEARINGS

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: March 12, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0187-SPH
Address 7321 Greenbank Road
(Hall Property)

Zoning Advisory Committee Meeting of February 18, 2013.

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA) and is subject to Critical Area requirements. The applicant is requesting approval for two existing dwellings on a single lot as well as for the existing setbacks. The lot is not waterfront and is developed with two dwellings, a shed, and a driveway. No new development is proposed. Because nothing new is proposed, the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This property is not waterfront. No new construction is proposed. Both structures have been on site since the effective date of the County's Critical Area program. Because nothing new is proposed, fish, plant, and wildlife habitat in the Chesapeake Bay will be conserved.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the

fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

Because no new construction is proposed, the relief requested will be consistent with established land-use policies.

Reviewer: *Regina Esslinger – Environmental Impact Review (EIR)*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: March 5, 2013

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 7321 Greenbank Road

INFORMATION:

Item Number: 13-187

Petitioner: Michael W. Hall

Zoning: DR 5.5

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The petitioner requests a special hearing to permit two residences on a single lot and to approve existing setbacks for both structures in lieu of the required setbacks per the DR 5.5 zone. The petitioner should demonstrate that there is adequate parking for two residences before any further action is taken. There is currently not enough parking for two residences and the roadways do not support on-street parking. Furthermore, the Department of Planning does not support any additional development or improvements on the lot (i.e. a new driveway in between the dwelling units or any expansion of existing paved areas).

For further information concerning the matters stated here in, please contact Matt Diana at 410-887-3480.

Prepared by:

Division Chief:
AVA/LL: CM

RECEIVED

MAR 12 2013

OFFICE OF ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: February 25, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For February 25, 2013
Item Nos. 2013-0186, 0187, 0190 and 0191.

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

DAK:CEN
Cc: file

3/17 113
JD W GR
8

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: March 5, 2013

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 7321 Greenbank Road

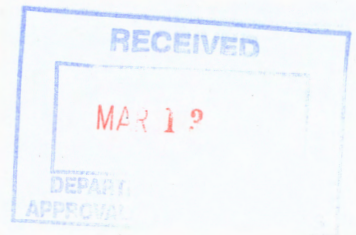
INFORMATION:

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Petitioner: Michael W. Hall

Zoning: DR 5.5

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Prepared by:

[Handwritten signature of Curtis R. Luper]
[Handwritten signature of Division Chief]

Division Chief:
AVA/LL: CM

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



MARYLAND DEPARTMENT OF TRANSPORTATION

Darrell B. Mobley, Acting Secretary
Melinda B. Peters, Administrator

Date: 3-11-13

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

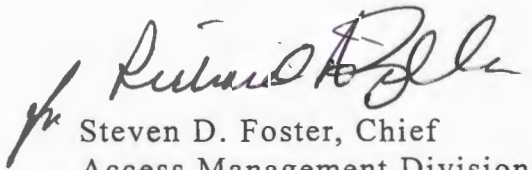
RE: Baltimore County
Item No 2013-0187-SPH
Special Hearing
Michael W. Hall
7321 Greenbank Road.

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. 2013-0187-SPH

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,


Steven D. Foster, Chief
Access Management Division

SDF/raz

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



Darrell B. Mobley, Acting Secretary
Melinda B. Peters, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 2-21-13

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

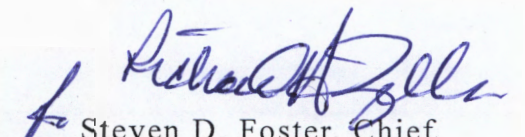
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Item No 2013-0187-SPH
Special Hearing
Michael W. Hall
4321 Greenbank Road

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Sincerely,


Steven D. Foster, Chief
Access Management Division

SDF/raz



KEVIN KAMENETZ
County Executive

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

April 11, 2013

Michael W Hall
7321 Greenbank Road
Baltimore MD 21220

RE: Case Number: 2013-187 SPH, Address: 7321 Greenbank Road

Dear Mr. Hall:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 12, 2013. 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 that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Richardson Engineering LLC, 30 E. Padonia Avenue, Suite 500 Timonium MD 21093
Brennan and Brennan, 825 Eastern Avenue, Essex MD 21221

March 2013

To Whom It May Concern,

I live on Greenbank Road in Baltimore, Maryland (21220). My neighbors living at 7321 Greenbank Road have asked if I have any objections to them using the back house (referred to as the 'in-law suite') for living quarters for family.

This letter is to declare that I have no objections to the in-law suite being used by family members for residency.

I live at

Mark Feldman
7323 Greenbank Rd

Pet. # 5

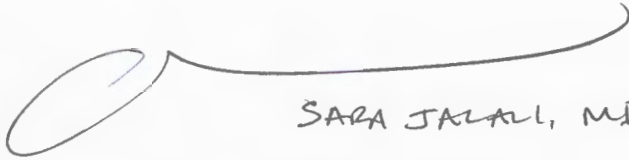
March 2013

To Whom It May Concern,

I understand that the family residing at 7321 Greenbank Road (Baltimore, MD 21220), my neighbors, would like to use the small house on the property, (referred to as the 'in-law suite'), for residency. I understand that this will not be a rental property, but used by family members.

As a neighbor, I have no objections to the property being used in this manner.

I live at 7325 Greenbank Rd.



SARA JALALI, MD

March 2013

To Whom It May Concern,

I understand that the family residing at 7321 Greenbank Road (Baltimore, MD 21220), my neighbors, would like to use the small house on the property, (referred to as the 'in-law suite'), for residency. I understand that this will not be a rental property, but used by family members.

As a neighbor, I have no objections to the property being used in this manner.

I live at 7325 Greenbank Rd.
Panayiotis Kachetis 3/25/13

CASE NAME Michael Hall
CASE NUMBER 2013-0181-SFH
DATE 4-19-13

[illegible]

Owner	HALL MICHAEL W	Property Use	Residential	Map/Gri/Par/Sec/B/Lt	040084 /0002 /0040 /A / /175	Legal Description	7321 GREENBANK RD OLIVER BEACH
Mall Addr	7321 GREENBANK RD BALTIMORE, MD 21220-	Occupancy	Owner Occupied	Field Sequence Number	07149-000-00-00		
		Valued By	Reconcile	Neighborhood	15020011.04		
		Value Method	BPRUC				

DWELLING DATA			
Dwelling No.	1 Year Built	1944	
Type	Standard Unit Model No.	038	
Quality	Average Curtilage	No	
SECTION NAME	AREA	HEATED AREA	
I Story No Basement	1,484	1,484	
Total Heated Area	1,484		
DWELLING CHARACTERISTICS			
CATEGORY	TYPE	%	
ROOM OVER RES	COMPOSITION	100	
HEAT TYPE RES		100	
PHYSICAL CONDITION	GOOD	100	
AIR CONDITIONING	A/C: COMBINED	100	
EXTERIOR WALL	FRAME	100	
UNITS			
BATHS		2.00	
HALF BATHS		1.00	
DEPRECIATION & ADJUSTMENTS			
DEPRECIATION TYPE	ADJUSTMENT		
Total Depreciation	0.2150		
PRICE INDEX TYPE ADJUSTMENT			
Neighborhood Adj.	1	1.0000	
County Multiplier		1.1000	
Quality Factor		1.0000	
Structure Adjustment	1		
DWELLING VALUE		\$138,888	
VALUE PER SQ. FT. OF HEATED AREA		93.59	
LAND DATA			
DESCRIPTION	FRONT FEET	DEPTH	UNITS UNIT TYPE INFLUENCE ADJUSTMENT CURTILAGE VALUE OVR VALUE LAND NOTE
Primary Improved 1	0.00	0.00	6,000.00 SQ 1.00 Yes 0
Secondary 1	0.00	0.00	1,500.00 SQ 1.00 Yes 0
PARCEL NOTES			
PROPERTY CHARACTERISTICS		CHARACTERISTIC	
CATEGORY			
Water System		Public	
Sewer System		Public	

VALUE SUMMARY FULL CASH VALUE		
Total Land	Prior 85,600	Current 85,600
Total Improvements	185,700	131,900
Total Value	271,200	217,400
Preferential Land	0	0
Curtilage	271,200	217,400
SALES DATA		
Sale Date		Sale Price
7/20/2012		125000
8/26/2004		268500
2/4/2002		120000
12/19/1983		55000
BUILDING NOTES		

PETITIONER'S EXHIBIT NO. 3

Owner HALL MICHAEL W
Mail Addr 7321 GREENBANK RD
BALTIMORE, MD 21220-
Property Use Residential
Occupancy Owner Occupied
Valued By
Value-Method Reconcile
Map/Gt/Par/Sec/Bl/Lt 040084 /0002 /0040 /A / /175
Field Sequence Number 07149-000-00-00
Neighborhood 15020011.04
Legal Description 7321 GREENBANK RD
OLIVER BEACH
BPRUC

DWELLING DATA
Dwelling No. 2 Year Built 1932
Type Standard Unit Model No. 254
Quality Economy Curtilage No

SECTION NAME **AREA** **HEATED AREA**
1 Story No Basement 792 792

Total Heated Area 792

DWELLING CHARACTERISTICS
CATEGORY TYPE %
ROOF COVER RES COMPOSITION 100
HEATING TYPE RES 100
PHYSICAL CONDITION AVERAGE 100
EXTERIOR WALL SIDING 100

CATEGORY **UNITS**
BATHS 1.00

SITE ADDRESS: 7321 GREENBANK RD, BALTIMORE MD 21220-1116

DEPRECIATION & ADJUSTMENTS
DEPRECIATION TYPE ADJUSTMENT
Functional Obsolescence 0.2500

Total Depreciation 0.5550

PRICE INDEX TYPE **ADJUSTMENT**
Neighborhood Adj. 1.0000
Court Multiplier 1.1000
Quality Factor 0.7300
Structure Adjustment 1

DWELLING VALUE \$33,707
VALUE PER SQ. FT. OF HEATED AREA 42.56

LAND DATA
DESCRIPTION FRONT FEET DEPTH UNITS UNIT TYPE INFLUENCE ADJUSTMENT CURTILAGE VALUE OVR. VALUE LAND NOTE

PARCEL NOTES

PROPERTY CHARACTERISTICS
CATEGORY CHARACTERISTIC
Water System Public
Sewer System Public

VALUE SUMMARY
FULL CASH VALUE
Total Land 85,600 85,600
Total Improvements 185,700 131,900
Total Value 271,200 217,400
Preferential Land 0 0
Curtilage 271,200 217,400

SALES DATA
Sale Date Sale Price
7/20/2012 126000
8/26/2004 268500
2/4/2002 120000
12/19/1983 65000

BUILDING NOTES

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

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

Account Identifier: District - 15 Account Number - 1519390870

Owner Information

Owner Name: SINES NORMAN I
SINES NITIA G
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 7300 GREENBANK RD
BALTIMORE MD 21220-1116
Deed Reference: 1)
2)

Location & Structure Information

Premises Address Legal Description
7300 GREENBANK RD
0-0000

Waterfront OLIVER BEACH

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
0084	0002	0040		0000	B		10	3		0012/ 0056

Special Tax Areas **Town** NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1957	1,492 SF	11,700 SF	34

Stories **Basement** **Type** **Exterior**
1.500000 YES STANDARD UNIT BRICK

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2012	07/01/2013
Land	242,400	242,400		
Improvements:	214,200	158,600		
Total:	456,600	401,000	401,000	401,000
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
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: No Application

10am
4-19-13

2013-0187-SPH

Maryland Department of Assessments and Taxation
Real Property Data Search (vw2.1A)
BALTIMORE COUNTY

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

Account Identifier:

District - 15 Account Number - 1518001230

Owner Information

Owner Name: HALL MICHAEL W Use: RESIDENTIAL
Mailing Address: 7321 GREENBANK RD Principal Residence: YES
BALTIMORE MD 21220- Deed Reference: 1) /32508/ 00138
2)

Location & Structure Information

Premises Address
7321 GREENBANK RD
BALTIMORE MD 21220-1115

Legal Description
7321 GREENBANK RD
OLIVER BEACH

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0084	0002	0040		0000	A		175	3	<u>Plat Ref:</u> 0012/0056

Special Tax Areas Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1944	2,276 SF	7,500 SF	04

Stories Basement Type Exterior
NO STANDARD UNIT FRAME

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2012	07/01/2013
<u>Land</u>	85,500	80,400		
<u>Improvements:</u>	185,700	122,400		
<u>Total:</u>	271,200	202,800	217,400	202,800
<u>Preferential Land:</u>	0			0

Transfer Information

<u>Seller:</u> SIZEMORE PATRICIA	<u>Date:</u> 09/05/2012	<u>Price:</u> \$125,000
<u>Type:</u> ARMS LENGTH IMPROVED	<u>Deed1:</u> /32508/ 00138	<u>Deed2:</u>
<u>Seller:</u> EVANS DAVID	<u>Date:</u> 08/26/2004	<u>Price:</u> \$268,500
<u>Type:</u> ARMS LENGTH IMPROVED	<u>Deed1:</u> /20599/ 00003	<u>Deed2:</u>
<u>Seller:</u> BREWSTER ROLAND C	<u>Date:</u> 02/04/2002	<u>Price:</u> \$120,000
<u>Type:</u> ARMS LENGTH IMPROVED	<u>Deed1:</u> /16064/ 00204	<u>Deed2:</u>

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
<u>County</u>	000	0.00	
<u>State</u>	000	0.00	
<u>Municipal</u>	000	0.00	0.00

Tax Exempt: Special Tax Recapture:
Exempt Class: NONE

Homestead Application Information

Homestead Application Status: Approved 12/31/2012

	Maryland Department of Assessments and Taxation BALTIMORE COUNTY Real Property Data Search	Go Back View Map New Search
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District - 15 Account Number - 1518001230



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Case No.: 2013-0187-SPH

JB 4/19
10 Am

Exhibit Sheet

Petitioner/Developer

Protestants

DW 4/22/13

DW 5-8-13

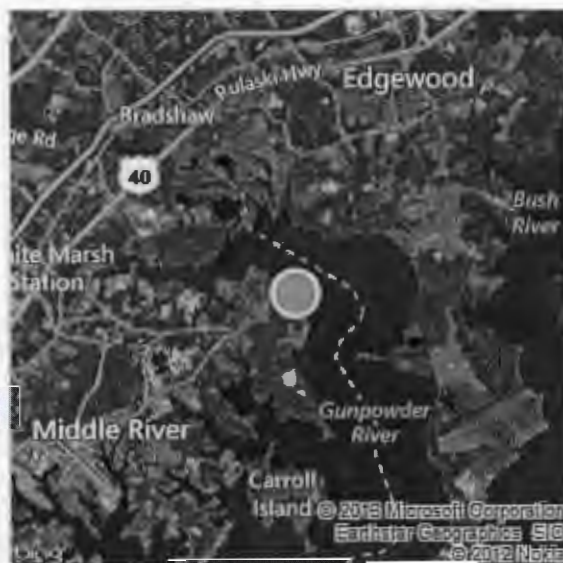
No. 1	Site plan	
No. 2	Overhead Google photo	
No. 3	SDAT records	
No. 4	Color photos	
No. 5	Letters from neighbors	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

bing Maps

7321 Greenbank Rd, Middle River, MD 21220

My Notes

On the go? Use m.bing.com to find maps, directions, businesses, and more



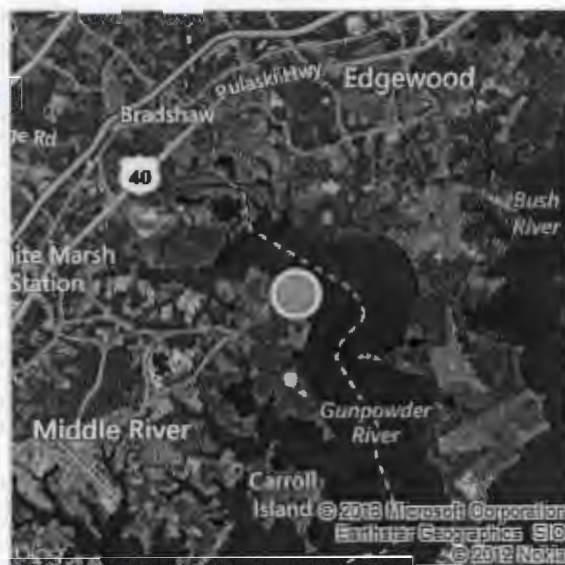
bing Maps

7321 Greenbank Rd, Middle River, MD 21220

My Notes



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bing Maps

7321 Greenbank Rd, Middle River, MD 21220

My Notes



On the go? Use m.bing.com to find maps, directions, businesses, and more

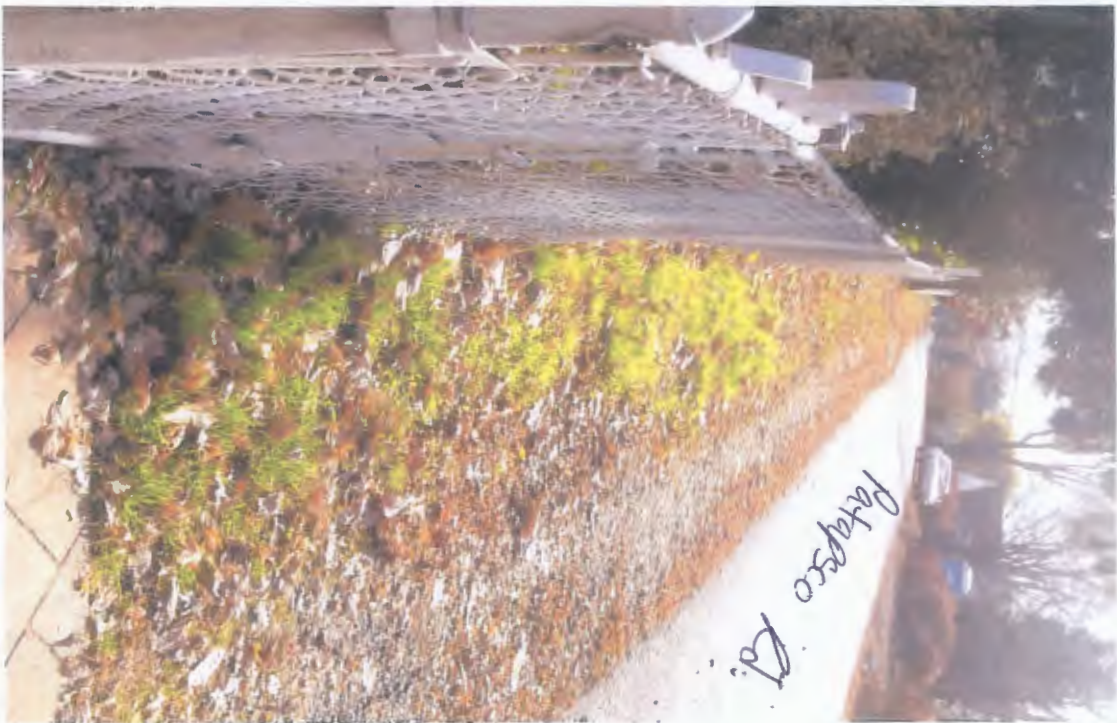




front view of in law ~~room~~ suite Pet No 4
 view from Patapsco Rd
 7321 Greenbank Rd



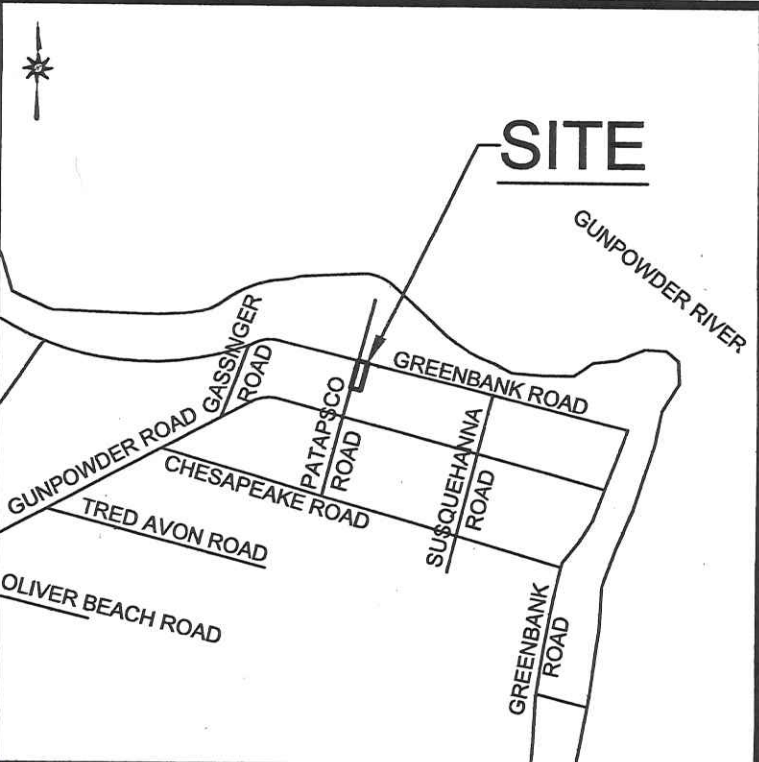
Side view of in law suite
 view from Patapsco Rd Pet No 4
 7321 Greenbank Rd



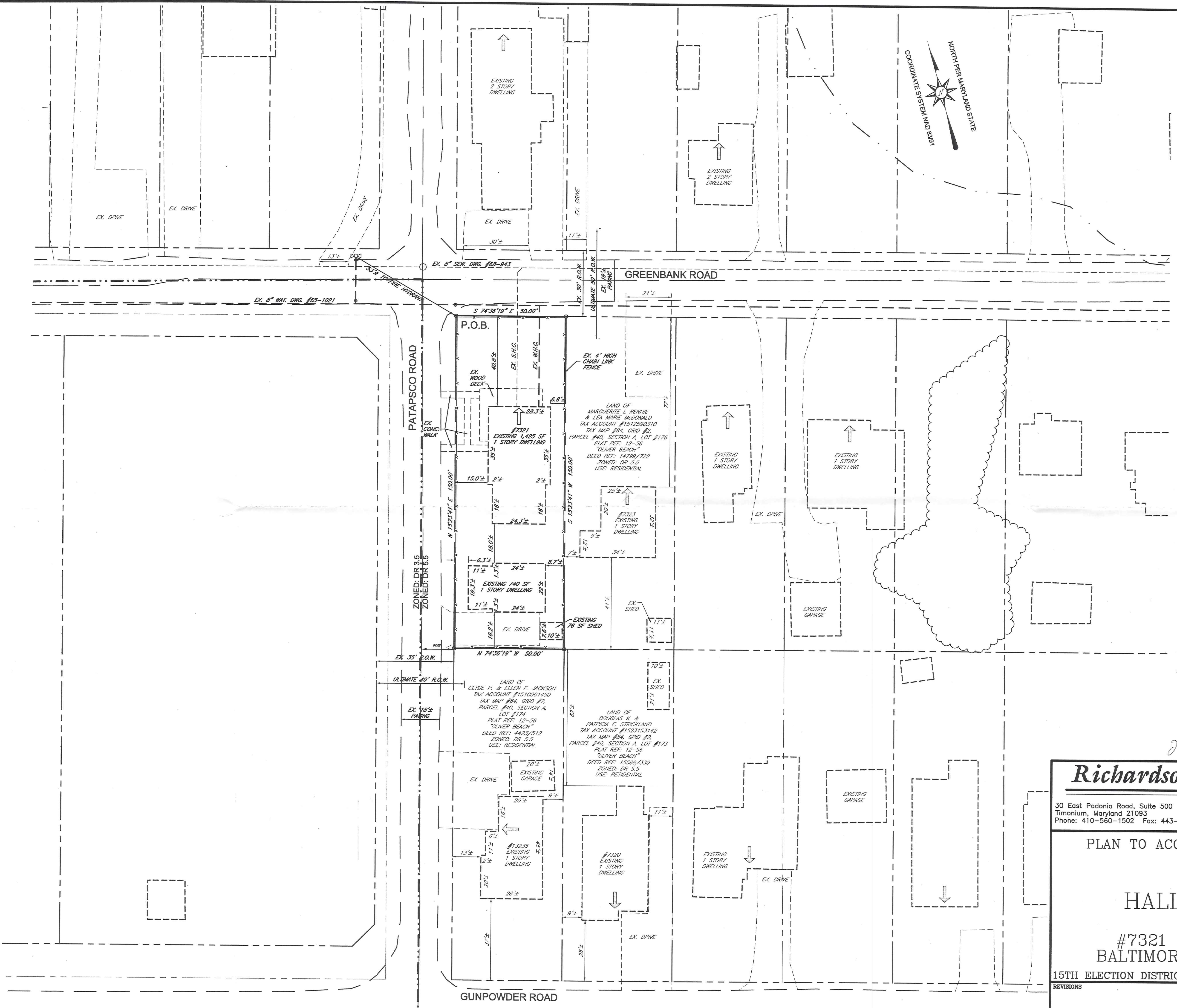
Pet. # 4







LOCATION MAP
SCALE: 1" = 1000'



GENERAL NOTES:

- OWNER: MICHAEL W. HALL
#7321 GREENBANK ROAD
BALTIMORE, MARYLAND 21220
- SITE AREA:
GROSS: 10,725 SF or 0.25 Ac.±
NET: 7,500 SF or 0.17 Ac.±
- USES:
EXISTING: TWO 1 STORY SINGLE FAMILY DWELLINGS.
PROPOSED: SAME, NO CHANGE.
- UTILITIES:
WATER: PUBLIC
SEWER: PUBLIC
- DEED REF: 32508/138
- TAX ACCOUNT: #1518001230
- COUNCILMANIC DISTRICT: 6TH
- ZONING: DR 5.5
(PER 1"=200' ZONING MAP 084A1)
- TAX MAP #84, GRID #2, PARCEL #40, SECTION "A", LOT #175.
- PLAT REFERENCE: 12-56 "OLIVER BEACH"
- SITE LIES WITHIN ZONE "X" OF FLOOD INSURANCE
RATE MAP (FIRM) PANEL #2400100455 F PANEL 455
OF 580 DATED SEPT. 26, 2008.
ZONE "X" IS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
CHANCE FLOODPLAIN.
- NO PREVIOUS ZONING CASES OR VIOLATIONS ON FILE.
- NO PREVIOUS PERMITS ON FILE.
- SITE LIES ENTIRELY WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THE PROPERTY IS NOT HISTORIC.
- BUILDING FLOOR AREAS:
EXISTING: 2,165 SF
PROPOSED: 0 SF
TOTAL: 2,165 SF / 10,725 = 0.20 FAR
- WATERSHED: GUNPOWDER RIVER
- SETBACKS:
YARD
FRONT: 25'
SIDE: 10'
REAR: 30'
- MINIMUM LOT AREA:
REQUIRED: 6,000 SF PER DWELL UNIT
PROVIDED: 6,263 SF
- MINIMUM LOT WIDTH:
REQUIRED: 55'
PROVIDED: 50'

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION
FOR THE

HALL RESIDENCE

#7321 GREENBANK ROAD
BALTIMORE, MARYLAND 21220

15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

REVISIONS	DRAWN BY:	DESIGNED BY:	SCALE:
	CND	PCR	1" = 20'
	DATE:	JOB NO.:	SHEET NO.:
	02-06-13	12112	1 OF 1