

IN RE: PETITION FOR ADMIN. VARIANCE *

(7213 Verbena Road)

3rd Election District *

3rd Councilmanic District

Roy and Benita Finkelstein *

Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2014-0286-A

* * * * *

ORDER ON MOTION FOR RECONSIDERATION

Now pending is Petitioners' Motion for Reconsideration, which was filed in a timely manner. Therein, Petitioners explain that the original site plan filed with the Petition was inaccurate; a two car (not one car, as shown on the plan admitted as Exhibit 1) garage is proposed. As such, the Petitioners are not able to move the proposed garage closer to their home, as it appeared they could based on the original plan. Petitioners are therefore not able to maintain a 3 ft. side yard setback, as required in the Order dated July 24, 2014 which granted variance relief.

In light of the above, the Motion will be granted.

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 5th day of August, 2014, that the Motion for Reconsideration, be and is hereby GRANTED.

IT IS FURTHER ORDERED that a Variance from Section 1B01.2.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed side addition (garage) with a side yard setback of 0 ft. in lieu of the required 15 ft. and a sum of side yards of 20 ft. in lieu of the permitted 40 ft., be and is hereby GRANTED, subject to the following:

ORDER RECEIVED FOR FILING

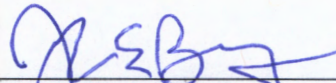
Date 8-5-14

By BW

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits 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.



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 8-5-14

By ew



KEVIN KAMENETZ
County Executive

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

August 5, 2014

Roy Finkelstein
Benita Finkelstein
7213 Verbena Road
Baltimore, Maryland 21209

RE: **MOTION FOR RECONSIDERATION** - Petition for Administrative Variance
Case No. 2014-0286-A
Property: 7213 Verbena Road

Dear Mr. and Mrs. Finkelstein:

Enclosed please find a copy of the Order on Motion for Reconsideration 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 Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the typed name.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(7213 Verbena Road)		
3 rd Election District	*	OFFICE OF
3 rd Councilmanic District		
Roy and Benita Finkelstein	*	ADMINISTRATIVE HEARINGS
Petitioners	*	FOR BALTIMORE COUNTY
	*	Case No. 2014-0286-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings for Baltimore County as a Petition for Administrative Variance filed by the legal owners of the subject property, Roy and Benita Finkelstein. The variance request is from Section 1B01.2.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed side addition (garage) with a side yard setback of 0 ft. in lieu of the required 15 ft. and a total of side yards of 20 ft. in lieu of the permitted 40 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. A ZAC comment was received from the Bureau of Development Plans Review (DPR) dated July 8, 2014, recommending a 2.5-3 ft. side yard setback for the addition, to allow for maintenance and access without encroaching on open space.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 6, 2014 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 (B.C.C.). 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

ORDER RECEIVED FOR FILING

Date 7-24-14

By 

welfare of 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.

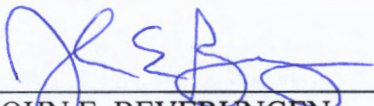
I do however concur with the ZAC comment submitted by DPR (Dennis Kennedy, P.E.). A 3 ft. side yard setback will provide the owners (or subsequent purchasers) with sufficient room to access and/or maintain this portion of the home without encroaching upon the open space (not owned by Petitioners) shown on Exhibit 1.

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 24th day of July, 2014, that a Variance from Section 1B01.2.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed side addition (garage) with a side yard setback of 3 ft. in lieu of the required 15 ft. and a total of side yards of 23 ft. in lieu of the permitted 40 ft., be and is hereby GRANTED, subject to the following:

The relief granted herein shall be subject to the following:

1. Petitioners may apply for their appropriate permits 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.



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
ORDER RECEIVED FOR FILING

Date 7-24-14

2

By [Signature]

KEVIN KAMENETZ
County Executive



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

July 24, 2014

Roy Finkelstein
Benita Finkelstein
7213 Verbena Road
Baltimore, Maryland 21209

RE: Petition for Administrative Variance
Case No. 2014-0286-A
Property: 7213 Verbena Road

Dear Mr. and Mrs. Finkelstein:

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 Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name and title.
JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure



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 Hearings for Baltimore County for the property located at

Address 7213 VERBENA RD Currently zoned DR2
Deed Reference 1 10 Digit Tax Account # 1600012865
Owner(s) Printed Name(s) ROY FINKELSTEIN BENITA FINKELSTEIN

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)

Sections: 1B01.2.3.C.1

To permit a proposed side addition with a side yard setback of 0 feet in lieu of the required 15 feet and a total of side yards of 20 feet in lieu of the permitted 40 feet.

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

2. ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

ROY FINKELSTEIN / BENITA FINKELSTEIN

Name #1 - Type or Print

Name #2 - Type or Print

Roy Finkelstein

Benita Finkelstein

Signature #1

Signature #2

7213 VERBENA RD BALTIMORE MD

Mailing Address

City

State

21209 / 410-653-9226 / roy.fink@comcast.net

Zip Code

Telephone #

Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

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

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 7 day of July, 2014, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2014-0286-A Filing Date 6/26/2014 Estimated Posting Date 7/1/2014 Reviewer [Signature]

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 and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 7213 VERBENA ROAD BALTIMORE MD. 21209
Print or Type Address of property City State Zip Code

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

We have lived in this house, our first and only house, since 1975. Our hope is to remain in this house for the future. As we have gotten older, we have experienced physical problems (My wife has had 2 hip replacements and we both suffer from back and joint issues).

We feel that a garage would improve the quality of our life for the future. Because our physical problems make it difficult for us when there is snow, ice and inclement weather, having a garage would diminish the potential for injury and accidents.

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

Roy Finkelstein
Signature of Owner (Affiant)
ROY FINKELSTEIN
Name- Print or Type

Benita Finkelstein
Signature of Owner (Affiant)
BENITA FINKELSTEIN
Name- Print or Type

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

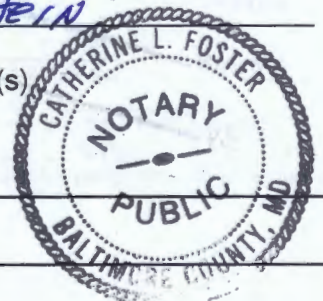
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23rd day of June, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Roy Finkelstein and Benita Finkelstein
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s)

AS WITNESS my hand and Notaries Seal

Catherine L. Foster
Notary Public
8/11/15
My Commission Expires



ZONING PROPERTY DESCRIPTION FOR 7213 VERBENA ROAD

*Beginning at a point on the east side of Verbena Road, which is 55 feet wide at the distance of 296 feet south of the centerline of the nearest improved intersecting street, Burdock Road, which is 50 feet wide.

Being Lot #5, Block G, Plat # 2 in the subdivision of Greengate as recorded in Baltimore County Plat Book # 37, Folio 28, containing 19,260 square feet. Located in the 3rd Election District and 2nd Council District.

2014-0286-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2014- 0286 -A Address 7213 Verbena Road
Contact Person: LEONARD WASILEWSKI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/26/14 Posting Date: 7/6/14 Closing Date: 7/21/14

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 2014 0286 -A Address 7213 Verbena Road
Petitioner's Name ROY + BENITA FINKELSTEIN Telephone 410-653-9226
Posting Date: 7/06/14 Closing Date: 7/21/14
Wording for Sign: To Permit

To permit a proposed side addition with a side yard setback of 0 feet in lieu of the required 15 feet and a total of side yards of 20 feet in lieu of the permitted 40 feet.

Revised 7/06/11

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 7/7/14

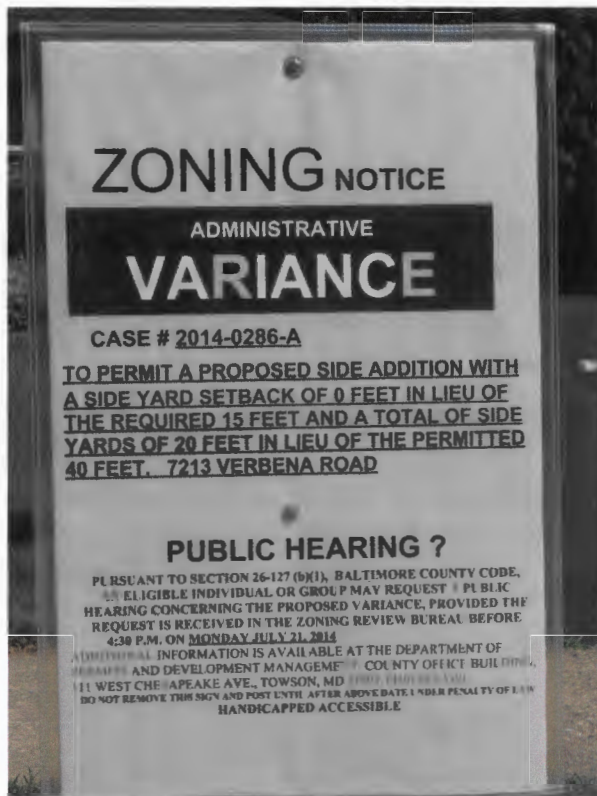
Case Number: 2014-0286-A

Petitioner / Developer: ROY & BENITA FINKELSTEIN

Date of Hearing (Closing): JULY 21, 2014

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:
7213 VERBENA ROAD

The sign(s) were posted on: JULY 6, 2014



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

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

MEMORANDUM

DATE: September 8, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0286-A – Appeal Period Expired

The appeal period for the above-referenced case expired on September 4, 2014. 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

August 4, 2014

Motion To Modify

Case Number: 2014-0286-A

To Judge John E. Beverungen

Please see the 2 attached papers. The first was drafted by Mrs. Tensley explaining after reviewing my request she has a better understanding of my situation. See attachment for explanation.

The second is the revised drawing to support the request for a side yard setback of 0 feet to allow a two car garage.

Thank you for your consideration & understanding in my request.

RECEIVED

AUG 04 2014

OFFICE OF ADMINISTRATIVE HEARINGS

Respectfully,
Roy Jenkins

Jeanette Tansey - Case #2014-0286-A 7213 Verbena Rd

From: Jeanette Tansey
To: Beverungen, John
Date: 8/4/2014 11:19 AM
Subject: Case #2014-0286-A 7213 Verbena Rd
CC: royfink45@gmail.com

RECEIVED**AUG 04 2014****OFFICE OF ADMINISTRATIVE HEARINGS**

Good morning, John. I made a comment on this zoning case that a 3' setback for the proposed garage was needed in order to gain access to the side of the garage from the owners' own property. I made that comment based upon the drawing submitted that showed a one car garage that could be moved closer to the existing house and provide the requested 3' setback.

Mr. Finkelstein came in today and explained that they were proposing a two car garage. The plan was not drawn correctly and only showed a 12' vs a 20' wide garage. Now knowing that the drawing was incorrect, I understand that the 3' setback would create a hardship for the Finkelsteins. Also, the property line is not parallel with the proposed garage, so it veers away from it, creating a greater setback towards the rear of the proposed garage.

Given the changes proposed, I am not opposed to the front edge of the garage being on their property line. Mr. Finkelstein will be coming by your office to discuss how to amend this order. A corrected drawing should be submitted with the request to amend the order.

Thanks for your help.

Jeanette M. S. Tansey, R.L.A.
Development Plans Review
Department of Permits, Approvals and Inspections
111 W. Chesapeake Ave, Rm 119
Towson, MD 21204
410-887-3751
410-887-2877 Fax
jtansey@baltimorecountymd.gov

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment7-8DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)DEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)6-30

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 7-6-14 by O'KeefePEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For July 07, 2014
Item No. 2014-0286

DATE: July 08, 2014

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

Garage should maintain 2.5-3' side yard setback to allow access on its own land for maintenance, without encroaching on open space.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 14-0286-07072014.doc



KEVIN KAMENETZ
County Executive

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

July 15, 2014

Roy & Benita Finkelstein
7213 Verbena Road
Baltimore MD 21209

RE: Case Number: 2014-0286 A, Address: 7213 Verbena Road

Dear Mr. & Ms. Finkelstein:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 26, 2014. 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

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



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 6/30/14

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

RE: Baltimore County
Item No. 2014-0286-A.
Administrative Variance
Roy & Bonita Finkelstein
7213 Verbena 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. 2014-0286-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,

Steven D. Foster, Chief/
Development Manager
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







Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 03 Account Number - 1600012865			
Owner Information					
Owner Name:		FINKELSTEIN BENITA		Use:	RESIDENTIAL
Mailing Address:		7213 VERBENA RD BALTIMORE MD 21209-1035		Principal Residence:	YES
				Deed Reference:	/11545/ 00481
Location & Structure Information					
Premises Address:		7213 VERBENA RD 0-0000		Legal Description:	7213 VERBENA RD GREEN GATE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0069	0019	1119		0000	4
					G
					5
					2014
					Assessment Year:
					Plat No:
					Plat Ref:
					2
					0037/0028
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1975	2,152 SF	950 SF	19,260 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1.000000	YES	STANDARD UNIT	FRAME	2 full/ 1 half	Last Major Renovation
Value Information					
Base Value		Value	Phase-in Assessments		
		As of	As of		
		01/01/2014	07/01/2013		
			As of		
			07/01/2014		
Land:	146,000	131,700			
Improvements	184,000	225,400			
Total:	330,000	357,100	330,000	339,033	
Preferential Land:	0			0	
Transfer Information					
Seller: FINKELSTEIN ROY		Date: 04/23/1996		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /11545/ 00481		Deed2:	
Seller: H M H CONSTRUCTION COMPANY INC		Date: 03/06/1975		Price: \$63,600	
Type: ARMS LENGTH IMPROVED		Deed1: /05512/ 00682		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2012		07/01/2014	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: Approved 10/18/2008					

Baltimore County

[New Search \(http://sdats.resiusa.org/RealProperty/\)](http://sdats.resiusa.org/RealProperty/)

District: 03 Account Number: 1600012865



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 (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



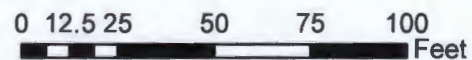
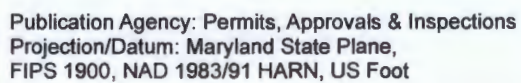
(<http://imsweb05.mdp.state.md.us/website/mosp/>)

☒ Loading... Please

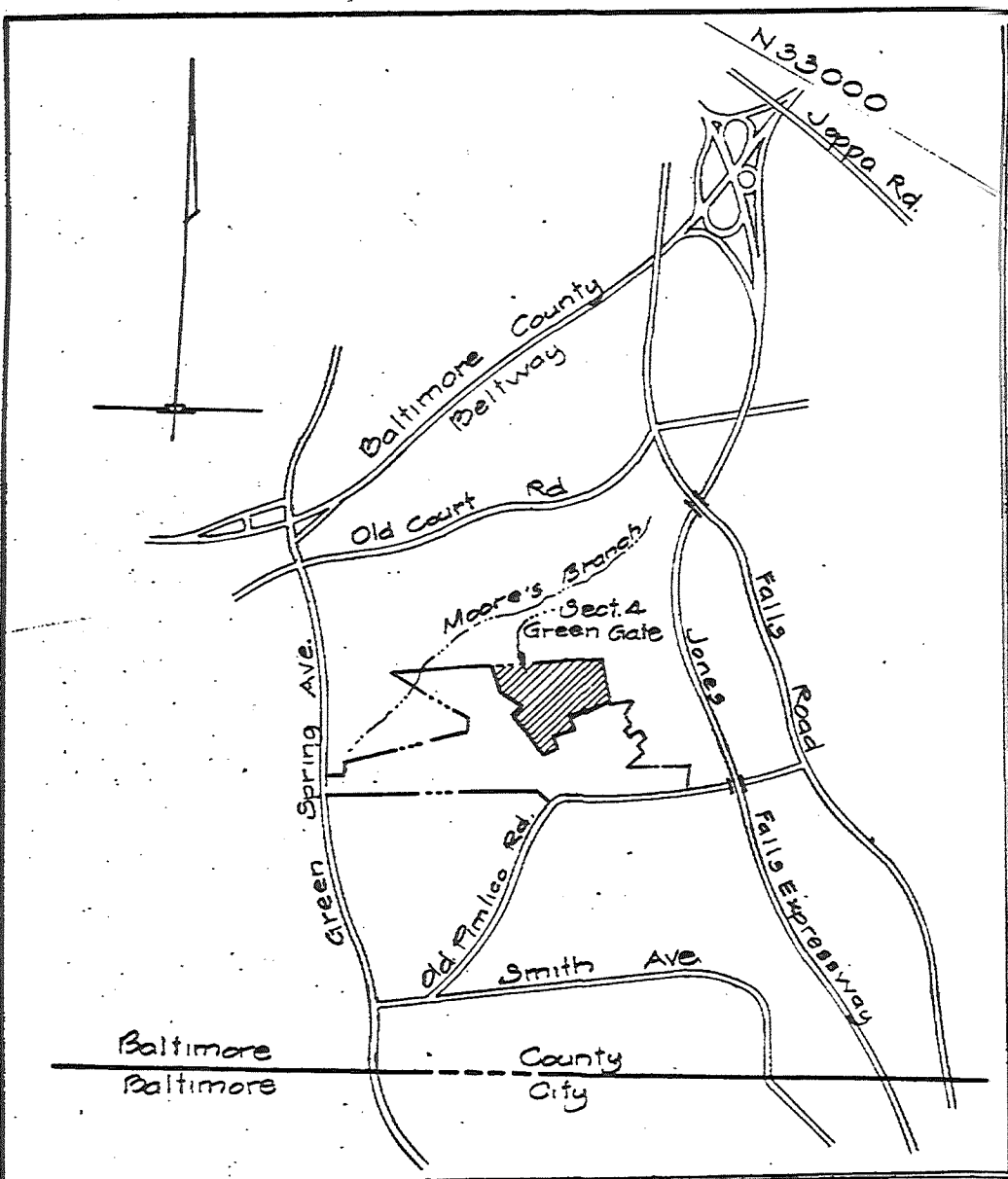
Loading... Please Wait.

->

2014-0286-A



1 inch = 50 feet



CURVES

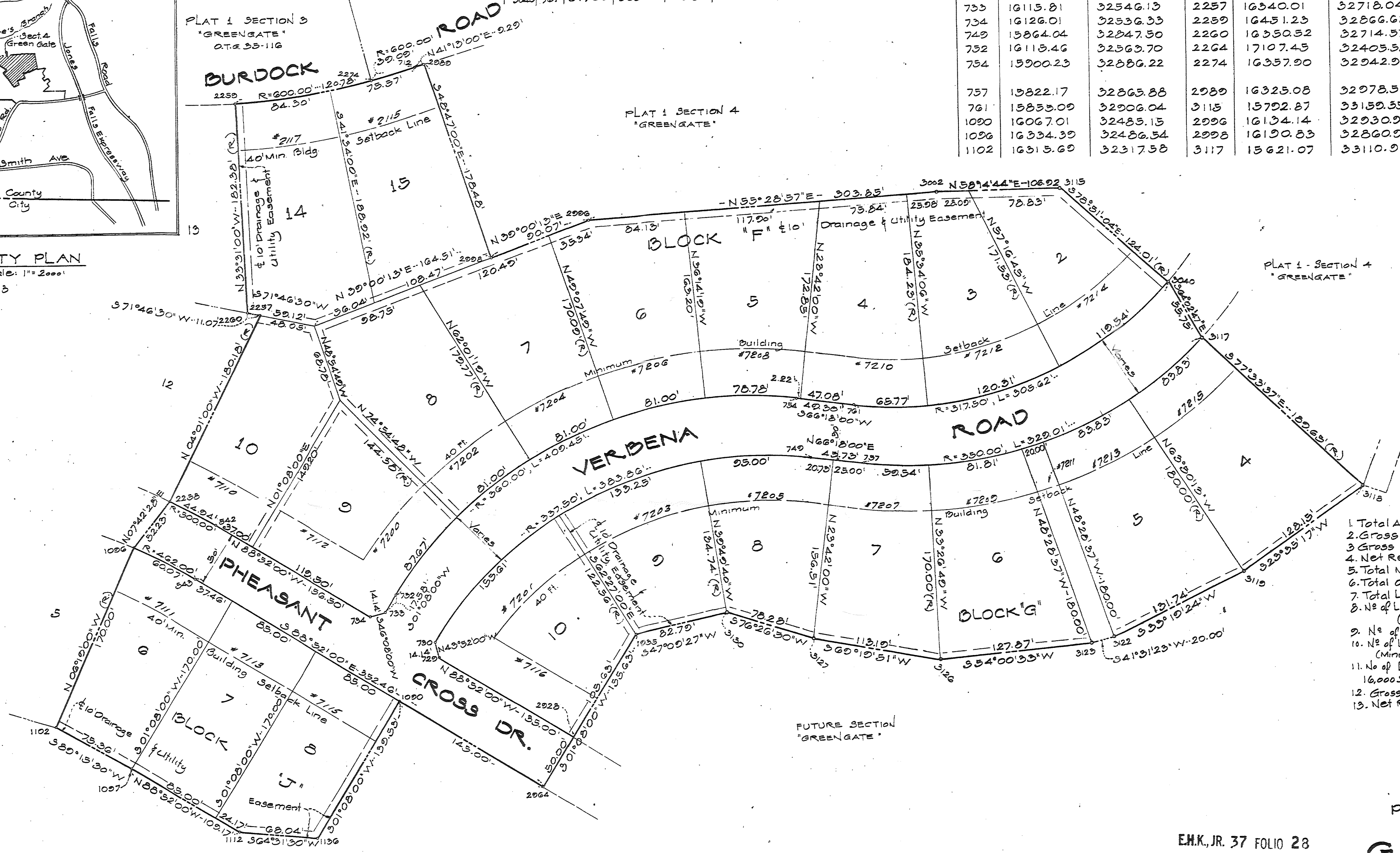
From To	Radius	Length	Tang.	Δ	Chord
542 2258	500.00'	44.94'	22.48'	03°09'02"	3 88°33'30"W - 44.93'
730 749	337.50'	38.38'	21.57'	65°10'00"	N 33°43'00"E - 363.50'
734 732	360.00'	40.94'	23.08'	65°10'00"	S 33°43'00"W - 367.74'
757 3117	330.00'	32.91'	17.78'	55°31'37"	S 39°22'12"W - 317.03'
1006 343	462.00'	60.07'	30.08'	07°27'00"	N 87°24'30"E - 60.03'
2259 2274	600.00'	120.78'	60.39'	11°32'00"	N 30°43'00"E - 120.57'
3040 761	317.50'	30.52'	16.31'	53°09'04"	S 36°43'28"W - 293.93'

COORDINATES

Nº	WEST	NORTH	Nº	WEST	NORTH	Nº	WEST	NORTH
542	16282.47	32339.43	1112	16131.19	32316.39	3118	15435.87	33070.12
343	16274.42	32489.26	1136	16069.77	32343.66	3119	15487.15	32552.68
712	16331.20	32971.32	1233	15918.96	32637.88	3122	15359.53	32842.60
729	16036.02	32334.93	3002	15883.78	33103.08	3123	15372.78	32827.63
730	16063.82	32343.14	2258	16327.39	32353.30	3126	15676.23	32752.48
733	16115.81	32546.13	2257	16340.01	32718.04	3127	15782.13	32712.53
734	16126.01	32336.33	2259	16451.23	32866.69	3040	15671.20	33133.37
749	15864.04	32947.50	2260	16350.32	32714.37	2928	15921.03	32332.28
752	16113.46	32343.70	2264	17107.43	32403.53	1097	16240.33	32318.35
754	15900.23	32886.22	2274	16357.90	32942.97	3130	15858.23	32694.18
757	15822.17	32863.88	2989	16323.08	32978.31			
761	15833.09	32906.04	3115	15792.87	33152.55			
1090	16067.01	32483.15	2996	16134.14	32930.90			
1096	16334.39	32486.54	2998	16150.83	32860.91			
1102	16315.69	32317.58	3117	15621.07	33110.97			

VICINITY PLAN

Scale: 1" = 2000'



GENERAL NOTES:

- Total Area of Tract
- Gross Area of Tract
- Gross Residential Area
- Net Residential Area
- Total No of Lots permitted @ 20,000 Sq. Ft.
- Total Open Space shown
- Total Lot Area
- No of Lots permitted @ 16,000 Sq. Ft. (Cluster Sub)
- No of Lots shown
- No of Lots shown less than 16,000 Sq. Ft. (Minimum 13,000 Sq. Ft.)
- No of Lots permitted less than 16,000 Sq. Ft. (75%)
- Gross Residential Density
- Net Residential Density

Sect. 1	Sect. 2	Sect. 3	Sect. 4	Total
52.75	10.31	23.49	29.08	115.63
47.02	9.15	21.24	26.03	103.44
4.03	1.24	6.03	8.23	19.53
42.99	7.91	13.21	17.80	81.91
64	20	31	39	154
				219
				221
1.39	1.90	1.32	1.38	5.99
1.95	2.52	2.04	2.25	8.76

Note: Existing Zoning: DR-2
Former Zoning: R-20 G.F. (10-31-66)
Approved for Cluster Development R-20

PLAT 2 - SECTION 4

GREEN GATE

EHK, JR. 37 FOLIO 28

Filed for record
Date OCT 2 1973
Test:

3rd Election District
Scale: 1" = 50'

Baltimore County, Md.
April 10, 1973

Clerk

P. W. A. Campbell
Plat Plat Clerk
Planning
Engineer
Street Name
House No.

APPROVED:
9/10/73
DEPUTY STATE & COUNTY HEALTH OFFICER

NOTE:
STREETS and/or ROADS shown hereon and mention thereof in deeds are for purposes of description only, and the same are not intended to be dedicated to public use; the fee simple title to the beds thereof is expressly reserved in the grantors of the deed to which this plat is attached, their heirs and assigns.

NOTE:
COORDINATES and BEARINGS shown on this plat are referred to the system of coordinates established in The Baltimore County Metropolitan District and are based on the following traverse stations:
X 3924 W12403.31 N33360.15
X 3925 W12333.02 N32771.00

OWNERS CERTIFICATE:
The requirements of Section 72-8, Article 17 of the Annotated Code of Maryland, (Flick 1947 Supplement) as far as they relate to the preparation of this plat have been complied with.
W. H. Sugarman
OWNER
6-11-73
DATE

SURVEYORS CERTIFICATE:
I, Lester Matz, a Registered Land Surveyor of the State of Maryland, do hereby certify that the land shown hereon has been laid out, and the plat thereof prepared in accordance with the provisions of the law relating to the subdivision of land known as House Bill #459, Chapter 1016 of the Acts of 1945 and subsequent amendatory acts.
Lester Matz
REGISTERED LAND SURVEYOR No. 9233
DATE 6-11-73

MATZ, CHILDS & ASSOCIATES
1020 CROMWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204

COMPUTED: H.A.W. DRAWN: V.B. CHECKED: P.L. J.O. #6327H
MSA 35-1236-3780

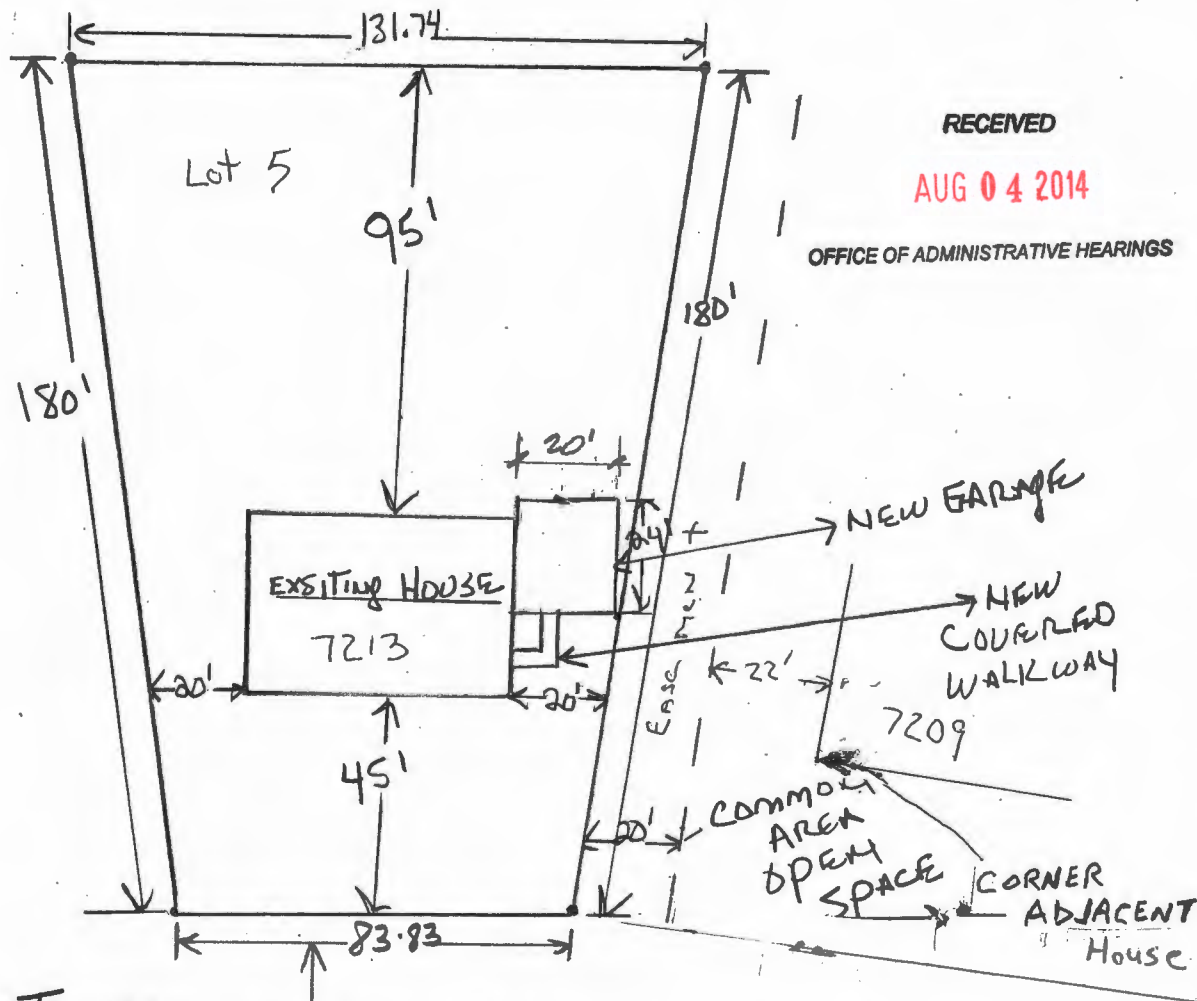
81453

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH ☒)

ADDRESS 7213 VERBENA RD OWNER(S) NAME(S) ROY FINKELSTEIN

SUBDIVISION NAME GREEN GATE LOT # 5 BLOCK # 5 SECTION # 4

PLAT BOOK # 37 FOLIO # 28 10 DIGIT TAX # 1600012865 DEED REF. # 11545/00481

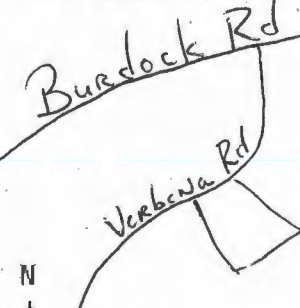


RECEIVED

AUG 04 2014

OFFICE OF ADMINISTRATIVE HEARINGS

SITE VICINITY MAP



N

MAP IS NOT TO SCALE

ZONING MAP# 069A

SITE ZONED DR-2

ELECTION DISTRICT 3

COUNCIL DISTRICT 2

LOT AREA ACREAGE _____

OR SQUARE FEET 19260

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH ☒

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? Yes

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

R-1968-0073

Reclass

VIOLATION CASE INFO:

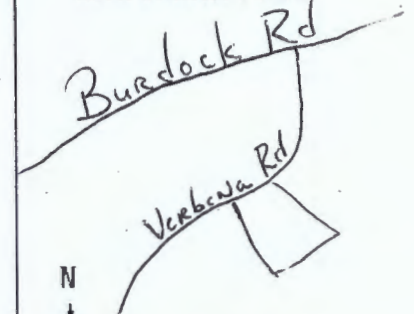
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 7213 VERBENA RD OWNER(S) NAME(S) ROY FINKELSTEIN

SUBDIVISION NAME GREEN GATE LOT# 5 BLOCK# 5 SECTION# 4

PLAT BOOK # 37 FOLIO # 28 10 DIGIT TAX # 1600012865 DEED REF. # 11545/00481

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 069A3

SITE ZONED DR-2

ELECTION DISTRICT 3

COUNCIL DISTRICT 2

LOT AREA ACREAGE _____

OR SQUARE FEET 19260

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? Yes

IF SO GIVE CASE NUMBER

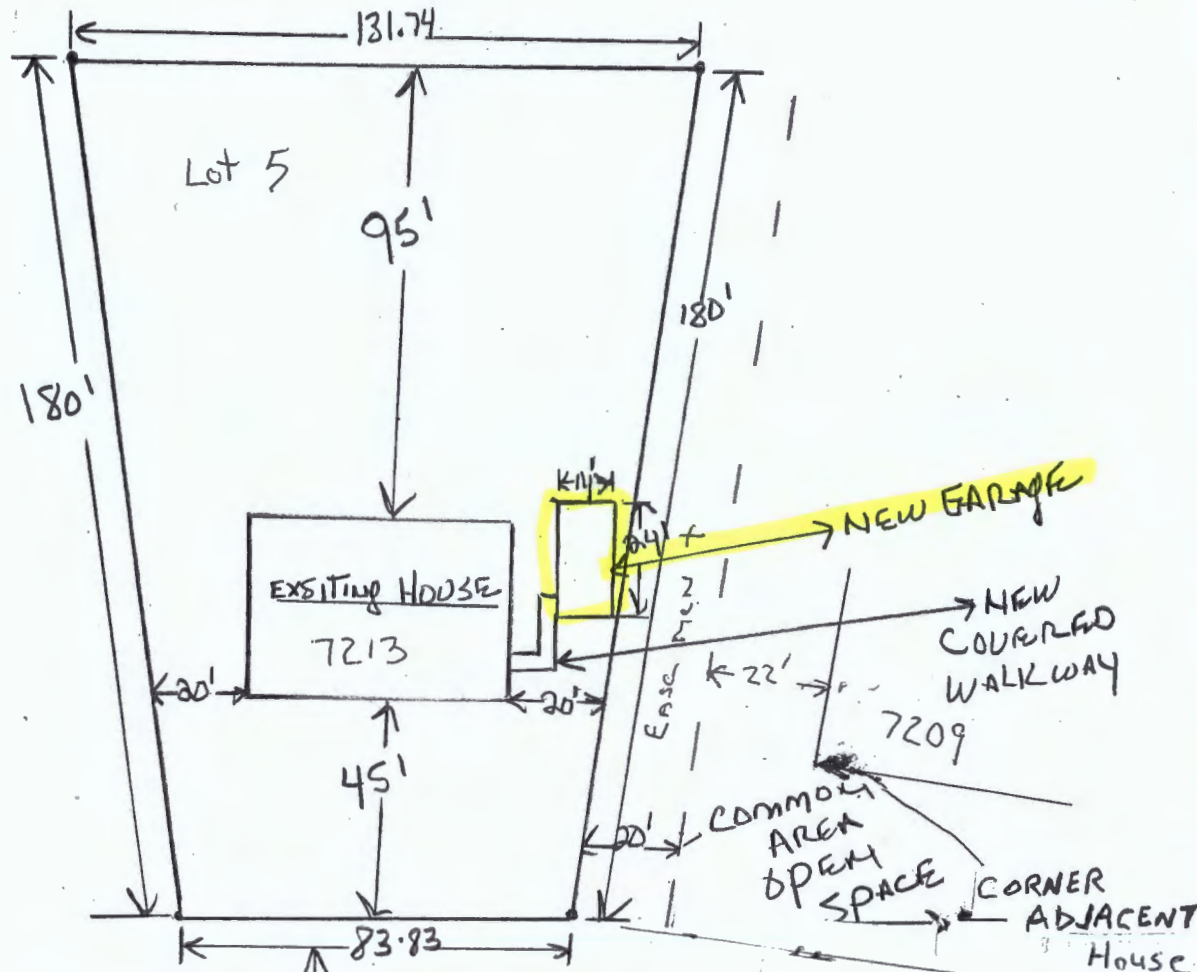
AND ORDER RESULT BELOW

R-1968-0073

Reclass

VIOLATION CASE INFO:

Pat. 50h. 1



PLAN DRAWN BY Tony Tanner & TANNER & SONS DATE 6/20/14 SCALE: 1 INCH = 40' FEET

Verbena Rd

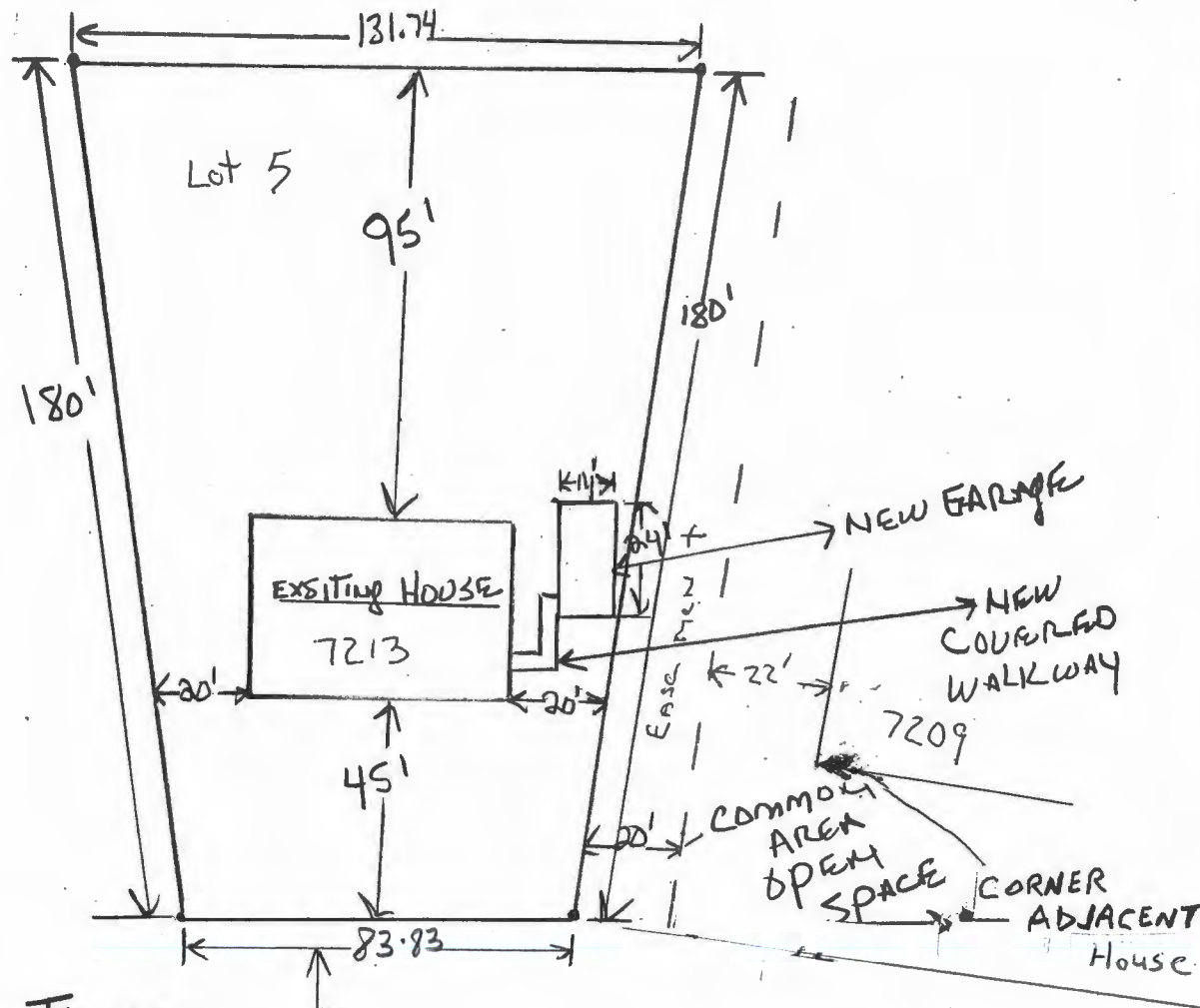
2014-0286-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 7213 VERBENA RD OWNER(S) NAME(S) ROY FINKELSTEIN

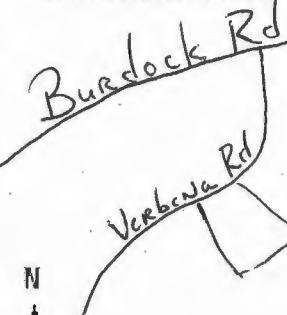
SUBDIVISION NAME GREEN GATE LOT # 5 BLOCK # 5 SECTION # 4

PLAT BOOK # 37 FOLIO # 28 10 DIGIT TAX # 1600012865 DEED REF. # 11545/00481



PLAN DRAWN BY TONY TANNER & 55 DATE 6/20/14 SCALE: 1 INCH = 40' FEET

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 069A3

SITE ZONED DR-2

ELECTION DISTRICT 3

COUNCIL DISTRICT 2

LOT AREA ACREAGE _____

OR SQUARE FEET 19260

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? Yes

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

R-1968-0073

Reclass

VIOLATION CASE INFO:

2014-0286-A