



KEVIN KAMENETZ  
County Executive

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

November 3, 2014

Lynne and Peter Grossman  
6508 Greenspring Avenue  
Baltimore, Maryland 21209

RE: Petition for Variance  
Property: 6508 Greenspring Avenue  
Case No. 2015-0059-A

Dear Mr. and Mrs. Grossman:

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 of John E. Beverungen.

JOHN E. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

JEB:sln  
Enclosure

IN RE: PETITION FOR VARIANCE  
(6508 Greenspring Avenue)  
3<sup>rd</sup> Election District  
2<sup>nd</sup> Council District  
Lynne & Peter Grossman  
Petitioners

\* BEFORE THE OFFICE  
\* OF ADMINISTRATIVE  
\* HEARINGS FOR  
\* BALTIMORE COUNTY  
\* CASE NO. 2015-0059-A

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of the legal owners of the subject property. The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §§ 301.1 and 400.1 to permit an existing accessory structure/shed in the side yard of a lot with an existing dwelling in lieu of the permitted rear yard and to permit an existing open deck in the side yard with a side yard setback of 4 ft. in lieu of the permitted 7.5 ft. 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.

Lynne Grossman appeared in support of the requests. There were no protestants or interested citizens in attendance at the hearing. The Petition was advertised and posted as required by the B.C.Z.R. Substantive Zoning Advisory Committee (ZAC) comments were received from the Bureau of Development Plans Review (DPR) dated September 26, 2014. Mr. Kennedy, the Director of DPR, indicated that a 10 foot wide Baltimore County utility and drainage easement exists on the subject property. The photographs admitted show that the shed (8' x 14') does not have a foundation, and as such, does not raise any concerns regarding the County's easement. Mr. Kennedy noted the deck (12' x 12') foundation does not obstruct the easement, but that the deck

ORDER RECEIVED FOR FILING

Date 11/3/14  
By Sen

surface is cantilevered over the easement. The DPR determined this is permissible in this instance, but that Baltimore County could require Petitioners to remove the overhanging portion if it needed at some point in the future to access the easement.

To obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, petitioner will experience a practical difficulty or hardship.

*Trinity Assembly of God v. People's Counsel*, 407 Md. 53, 80 (2008).

Petitioners have met this test. As shown on the site plan, the property has irregular dimensions, and the Petitioners must content with existing site conditions; i.e., the deck was constructed in 2009, while the shed was installed in 2007. As such, the property is unique. If the B.C.Z.R. were strictly interpreted, the Petitioners would suffer a practical difficulty, given they would need to relocate the deck and shed. I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of Baltimore County opposition, and the support of their adjoining neighbor, Dr. Edward Kramer, whose letter was marked as Exhibit 3.

THEREFORE, IT IS ORDERED, this 3<sup>rd</sup> day of November, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") §§ 301.1 and 400.1 to permit an existing accessory structure/shed in the side yard of a lot with an existing dwelling in lieu of the permitted rear yard and to permit an existing open deck in the side yard with a side yard setback of 4 ft. in lieu of the permitted 7.5 ft., be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date

11/3/14

By

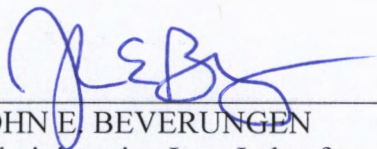
Sen

The relief granted herein shall be subject to the following:

1. As explained at the hearing, there is a 10 foot wide Baltimore County drainage and utility easement centered on the common property line between 6506 & 6508 Greenspring Avenue. Should it need to use and/or access this easement at some point in the future, Baltimore County could remove (or insist that Petitioners remove) the overhanging portion of the deck without compensating Petitioners.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JEB:slh

  
\_\_\_\_\_  
JOHN E. BEVERUNGEN  
Administrative Law Judge for  
Baltimore County

ORDER RECEIVED FOR FILING

Date

11/3/14

By

slh



# PETITION FOR ZONING HEARING(S)

2015-0059-A

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

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

Address 6508 Greenspring Avenue which is presently zoned DR55  
Deed References: 07483 10033 10 Digit Tax Account # 0319035950  
Property Owner(s) Printed Name(s) PETER / LYNNE GROSSMAN

(SELECT THE HEARING(S) BY MARKING **X** 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

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

3. **X** a **Variance** from Section: 301.1; 400.1

To permit an existing accessory structure/garage in the side yard of a lot with an existing dwelling in lieu of the permitted rear yard and to permit an existing open deck in the side yard with a side yard setback of 4 feet in lieu of the permitted 7 1/2 feet.

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):

LYNNE GROSSMAN, PETER GROSSMAN  
Name #1 - Type or Print Name #2 - Type or Print

[Signature] Peter Grossman  
Signature #1 Signature #2

6508 Greenspring Avenue  
Mailing Address Baltimore City State MD

21209 4104842620 queentyme@comcast.net  
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 2015-0059-A

Filing Date 9/18/2014

Do Not Schedule Dates:   

Reviewer [Signature]

2015-0059A

From: **lynne Grossman** queenlyne@comcast.net  
Subject: No Subject  
Date: September 17, 2014 at 4:57 PM  
To: **lynne Grossman** queenlyne@comcast.net

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## ZONING PROPERTY DESCRIPTION FOR 6508 GREENSPRING AVENUE 21209.

Beginning at a point on the east side of Greenspring Avenue which is 60 feet wide at the distance of 45 feet SW of the centerline of the nearest improved intersecting street, Farringdon Rd, which is 60 feet wide.

Being lot #1, Section 1, in the subdivision "Pickwick" as recorded in Baltimore County Plat Book #29, Folio #30, containing 8938 <sup>Feet</sup> square aeres in the lot.

Located in the 3rd Election District and 2nd Council District.

# 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.**

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#### For Newspaper Advertising:

Item Number or Case Number: 2015-0059-A

Petitioner: Peter & Lynne Grossman

Address or Location: 6508 Greenspring Avenue

#### PLEASE FORWARD ADVERTISING BILL TO:

Name: Lynne Grossman

Address: 6508 Greenspring Ave  
Baltimore, MD 21209

Telephone Number: 410 484 2620



## THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

October 9, 2014

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 October 9, 2014

☐ The Jeffersonian

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

*Susan Wilkinson*

### 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: #2015-0059-A**

6508 Greenspring Avenue

W/s Greenspring Avenue at the SW corner of Greenspring and Farrington Road

3rd Election District - 2nd Councilmanic District

Legal Owner(s): Lynne & Peter Grossman

**Variance** to permit an existing accessory structure/garage in the side yard of a lot with an existing dwelling in lieu of the permitted rear yard and to permit an existing open deck in the side yard with a side yard setback of 4 feet in lieu of the permitted 7 1/2 feet.

**Hearing: Friday, October 31, 2014 at 11:00 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.  
10/190 October 9

996910

# CERTIFICATE OF POSTING

**ATTENTION:** KRISTEN LEWIS

**DATE:** 10/9/2014

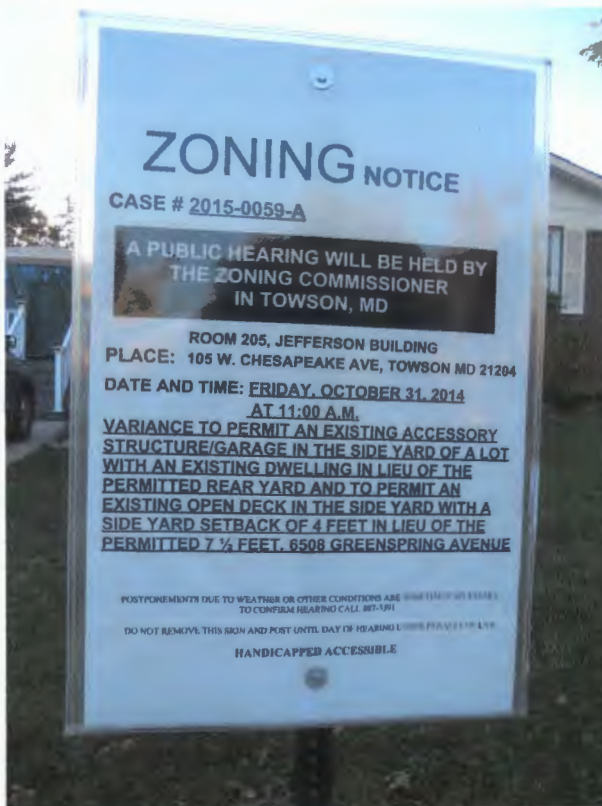
**Case Number:** 2015-0059-A

**Petitioner / Developer:** LYNNE GROSSMAN

**Date of Hearing (Closing):** OCTOBER 31, 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:  
6508 GREENSPRING AVENUE

**The sign(s) were posted on: OCTOBER 8, 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)

TO: PATUXENT PUBLISHING COMPANY  
Thursday, October 9, 2014 Issue - Jeffersonian

Please forward billing to:  
Lynne Grossman  
6508 Greenspring Avenue  
Baltimore, MD 21209

410-484-2620

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## 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: 2015-0059-A**

6508 Greenspring Avenue

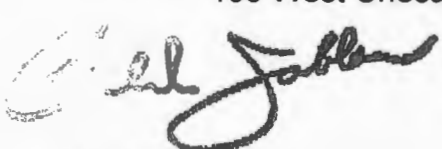
W/s Greenspring Avenue at the SW corner of Greenspring and Farrington Road

3<sup>rd</sup> Election District – 2<sup>nd</sup> Election District

Legal Owners: Lynne & Peter Grossman

Variance to permit an existing accessory structure/garage in the side yard of a lot with an existing dwelling in lieu of the permitted rear yard and to permit an existing open deck in the side yard with a side yard setback of 4 feet in lieu of the permitted 7 ½ feet.

Hearing: Friday, October 31, 2014 at 11:00 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 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.



KEVIN KAMENETZ  
County Executive

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

October 1, 2014

## 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: 2015-0059-A**

6508 Greenspring Avenue

W/s Greenspring Avenue at the SW corner of Greenspring and Farrington Road

3<sup>rd</sup> Election District – 2<sup>nd</sup> Election District

Legal Owners: Lynne & Peter Grossman

Variance to permit an existing accessory structure/garage in the side yard of a lot with an existing dwelling in lieu of the permitted rear yard and to permit an existing open deck in the side yard with a side yard setback of 4 feet in lieu of the permitted 7 ½ feet.

Hearing: Friday, October 31, 2014 at 11:00 a.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon  
Director

AJ:kl

C: Mr. & Mrs. Grossman, 6508 Greenspring Avenue, Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 11, 2014.**
- (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.

|                                                                   |   |                   |
|-------------------------------------------------------------------|---|-------------------|
| RE: PETITION FOR VARIANCE                                         | * | BEFORE THE OFFICE |
| 6508 Greenspring Ave; W/S Greenspring Ave.                        |   |                   |
| SW corner of Greenspring & Farrington Roads*                      |   | OF ADMINSTRATIVE  |
| 3 <sup>rd</sup> Election & 2 <sup>nd</sup> Councilmanic Districts |   |                   |
| Legal Owner(s): Lynn & Peter Grossman                             | * | HEARINGS FOR      |
| Petitioner(s)                                                     | * | BALTIMORE COUNTY  |
|                                                                   | * | 2015-059-A        |

\* \* \* \* \*

**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

SEP 26 2014

.....

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 26th day of September, 2014, a copy of the foregoing Entry of Appearance was mailed to Lynn & Peter Grossman, 6508 Greenspring Avenue, Baltimore, MD 21209, Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

## MEMORANDUM

DATE: December 4, 2014  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2015-0059-A – Appeal Period Expired

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The appeal period for the above-referenced case expired on December 3, 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

CASE NO. 2015- 0059-A

CHECKLIST

| <u>Comment Received</u>         | <u>Department</u>                                                     | <u>Support/Oppose/ Conditions/ Comments/ No Comment</u> |
|---------------------------------|-----------------------------------------------------------------------|---------------------------------------------------------|
| <u>9/26/14</u>                  | DEVELOPMENT PLANS REVIEW<br>(if not received, date e-mail sent _____) | <u>C</u>                                                |
| _____                           | DEPS<br>(if not received, date e-mail sent _____)                     | _____                                                   |
| _____                           | FIRE DEPARTMENT                                                       | _____                                                   |
| <u>10/7/14</u>                  | PLANNING<br>(if not received, date e-mail sent _____)                 | <u>N/C</u>                                              |
| <u>9/22/14</u>                  | STATE HIGHWAY ADMINISTRATION                                          | <u>no obj</u>                                           |
| _____                           | TRAFFIC ENGINEERING                                                   | _____                                                   |
| _____                           | COMMUNITY ASSOCIATION                                                 | _____                                                   |
| _____                           | ADJACENT PROPERTY OWNERS                                              | _____                                                   |
| <hr/>                           |                                                                       |                                                         |
| ZONING VIOLATION                | (Case No. _____)                                                      |                                                         |
| PRIOR ZONING                    | (Case No. _____)                                                      |                                                         |
| <hr/>                           |                                                                       |                                                         |
| NEWSPAPER ADVERTISEMENT         | Date: <u>10/9/14</u>                                                  |                                                         |
| SIGN POSTING                    | Date: <u>10/8/14</u> by <u>O'Keefe</u>                                |                                                         |
| <hr/>                           |                                                                       |                                                         |
| PEOPLE'S COUNSEL APPEARANCE     | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>   |                                                         |
| PEOPLE'S COUNSEL COMMENT LETTER | Yes <input type="checkbox"/> No <input type="checkbox"/>              |                                                         |

Comments, if any: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Real Property Data Search (w1)

Guide to searching the database

## Search Result for BALTIMORE COUNTY

| View Map                                          |                           | View GroundRent Redemption                |                                       | View GroundRent Registration |          |
|---------------------------------------------------|---------------------------|-------------------------------------------|---------------------------------------|------------------------------|----------|
| Account Identifier:                               |                           | District - 03 Account Number - 0319035950 |                                       |                              |          |
| Owner Information                                 |                           |                                           |                                       |                              |          |
| Owner Name:                                       | GROSSMAN PETER HOWARD     |                                           | Use:                                  | RESIDENTIAL                  |          |
|                                                   | GROSSMAN LYNNE ELLEN      |                                           | Principal Residence:                  | YES                          |          |
| Mailing Address:                                  | 6508 GREENSPRING AV       |                                           | Deed Reference:                       | /07483/ 00033                |          |
|                                                   | BALTIMORE MD 21209-2512   |                                           |                                       |                              |          |
| Location & Structure Information                  |                           |                                           |                                       |                              |          |
| Premises Address:                                 | 6508 GREENSPRING AVE      |                                           | Legal Description:                    |                              |          |
|                                                   | 0-0000                    |                                           |                                       |                              |          |
| Map:                                              | Grid:                     | Parcel:                                   | Sub District:                         | Subdivision:                 | Section: |
| 0078                                              | 0006                      | 0451                                      |                                       | 0000                         |          |
| Block:                                            | Lot:                      | Assessment Year:                          | Plat No:                              | Plat Ref:                    |          |
| B                                                 | 1                         | 2014                                      |                                       |                              |          |
| PICKWICK                                          |                           |                                           |                                       |                              |          |
| Special Tax Areas:                                |                           |                                           |                                       |                              |          |
| Town:                                             |                           |                                           | NONE                                  |                              |          |
| Ad Valorem:                                       |                           |                                           |                                       |                              |          |
| Tax Class:                                        |                           |                                           |                                       |                              |          |
| Primary Structure Built                           | Above Grade Enclosed Area | Finished Basement Area                    | Property Land Area                    | County Use                   |          |
| 1963                                              | 1,597 SF                  | 527 SF                                    | 8,938 SF                              | 04                           |          |
| Stories                                           | Basement                  | Type                                      | Exterior                              | Full/Half Bath               | Garage   |
| 1                                                 | YES                       | STANDARD UNIT                             | BRICK                                 | 2 full                       |          |
| Last Major Renovation                             |                           |                                           |                                       |                              |          |
| Value Information                                 |                           |                                           |                                       |                              |          |
| Base Value                                        |                           | Value As of 01/01/2014                    | Phase-In Assessments As of 07/01/2014 |                              |          |
| Land:                                             | 92,900                    | 92,900                                    | As of 07/01/2015                      |                              |          |
| Improvements                                      | 175,500                   | 204,100                                   |                                       |                              |          |
| Total:                                            | 268,400                   | 297,000                                   | 277,933                               | 287,467                      |          |
| Preferential Land:                                | 0                         |                                           |                                       | 0                            |          |
| Transfer Information                              |                           |                                           |                                       |                              |          |
| Seller: SHENKER MORRIS                            |                           | Date: 02/19/1987                          | Price: \$115,000                      |                              |          |
| Type: ARMS LENGTH IMPROVED                        |                           | Deed1: /07483/ 00033                      | Deed2:                                |                              |          |
| Seller:                                           |                           | Date:                                     | Price:                                |                              |          |
| Type:                                             |                           | Deed1:                                    | Deed2:                                |                              |          |
| Seller:                                           |                           | Date:                                     | Price:                                |                              |          |
| Type:                                             |                           | Deed1:                                    | Deed2:                                |                              |          |
| Exemption Information                             |                           |                                           |                                       |                              |          |
| Partial Exempt Assessments:                       | Class                     | 07/01/2014                                | 07/01/2015                            |                              |          |
| 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 04/10/2012 |                           |                                           |                                       |                              |          |

Baltimore County

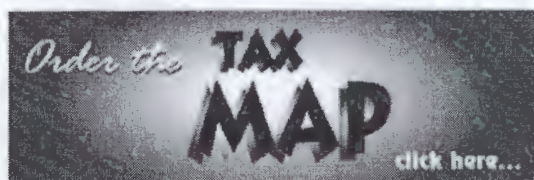
New Search (<http://sdat.resiusa.org/RealProperty>)District: **03** Account Number: **0319035950**

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) (<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://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



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

☒ Loading... Please Wait. Loading... Please Wait.



KEVIN KAMENETZ  
County Executive

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

October 23, 2014

Lynn & Peter Grossman  
6508 Greenspring Avenue  
Baltimore MD 21209

RE: Case Number: 2015-0059 SPH, Address: 6508 Greenspring Avenue

Dear Mr. & Ms. Grossman:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 18, 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: 9/22/14

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

RE: Baltimore County  
Item No 2015-0059-A  
Variance  
Lynn & Peter Grossman  
6508 Green Spring Avenue.

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. 2015-0059-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](http://www.roads.maryland.gov)

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



Maryland Department of Transportation

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

Date: 9/22/14

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

RE: Baltimore County  
Item No 2015-0059-A  
Variance  
Lynn & Peter Grossman  
6508 GreenSpring Avenue.

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. 2015-0059-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 dark ink, appearing to read "Steven D. Foster".

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

**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

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

**DATE:** September 26, 2014

**FROM:** <sup>DAK</sup> Dennis A. Kennedy, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For September 29, 2014  
Item No. 2015-0059

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

There is a 10-foot wide drainage and utility easement centered on the common property line with #6506, with 5 feet of it being on the petitioner's property. If the accessory structure/garage has a foundation, the side setback must be at least 6 feet so that the foundation is not within the easement

The existing deck foundation appears to be out of the easement, but the deck is cantilevered over the easement. While this is not typically allowed, it is permissible in this case with the proviso that if the County needs to use the easement, the County may remove the deck without compensating the petitioner.

\* \* \* \* \*

DAK:CEN  
cc:file

ZAC-ITEM NO 15-0059-09292014.doc

10/10/14  
10 Cr

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** October 7, 2014

**FROM:** Andrea Van Arsdale  
Director, Department of Planning



**SUBJECT:** Zoning Advisory Petition(s) for  
Item No: 2015-059, 2015-061, 2015-064 and 2015-066

The Department of Planning has reviewed the above referenced zoning item(s) and has no comments. For further questions or additional information concerning the matters stated herein, please contact Lloyd T. Moxley at 410-887-3482.

**Prepared By:** \_\_\_\_\_

LTM/ka

c: John Beverungen, ALJ  
Peter Max Zimmerman

Case No.:

2015-0059-A

Exhibit Sheet - ~~Continued~~

Petitioner/Developer

10w  
12-4-14

Respondent

Aln

11-3-14

|                        |                        |  |
|------------------------|------------------------|--|
| No. <del>13</del><br>1 | Site plan              |  |
| No. <del>14</del><br>2 | photos                 |  |
| No. <del>15</del><br>3 | Letter from Dr. Kramer |  |
| No. 16                 |                        |  |
| No. 17                 |                        |  |
| No. 18                 |                        |  |
| No. 19                 |                        |  |
| No. 20                 |                        |  |
| No. 21                 |                        |  |
| No. 22                 |                        |  |
| No. 23                 |                        |  |
| No. 24                 |                        |  |

2015-0059-A

From: **lynne Grossman** queenlyne@comcast.net  
Subject: No Subject  
Date: September 17, 2014 at 4:53 PM  
To: **lynne Grossman** queenlyne@comcast.net

PETITIONER'S

EXHIBIT NO. 2



2015-0059-A

From: **lynne Grossman** queenlyne@comcast.net  
Subject: No Subject  
Date: September 17, 2014 at 5:21 PM  
To: **lynne Grossman** queenlyne@comcast.net

---



2015-0059-A



2015-0059-A

2015-0059A

From: Lynne Grossman queenlyne@comcast.net  
Subject: from Dr. Kramer  
Date: September 10, 2014 at 2:54 PM  
To: Lynne Grossman queenlyne@comcast.net



To Whom it may concern:

Recently I was asked if our neighbors' shed interfered with the beauty of our property due to it being on the side of the house, instead of in the backyard.

The Grossman family, at 6508 Greenspring Avenue, have been our neighbors since 1987. Approximately 7 years ago they ordered and set a shed upon their cement driveway on the side of their home for the reason it would be easier to remove the snow blower equipment and lawn equipment onto cement, which they use to do several elderly neighbors' sidewalks and lawns during the year. They have provided snow removal quickly to several homes who have required nursing care for medical conditions. The snow is easily removed from the cement in front of the shed, and provides easy access to start the large snowblower and move it along the driveway to other homes.

I have no problem with the location of their shed. It does not present an eyesore, nor does it detract from the appearance of our property area next door.

Thank you

A handwritten signature in cursive script, reading "Edward Kramer".

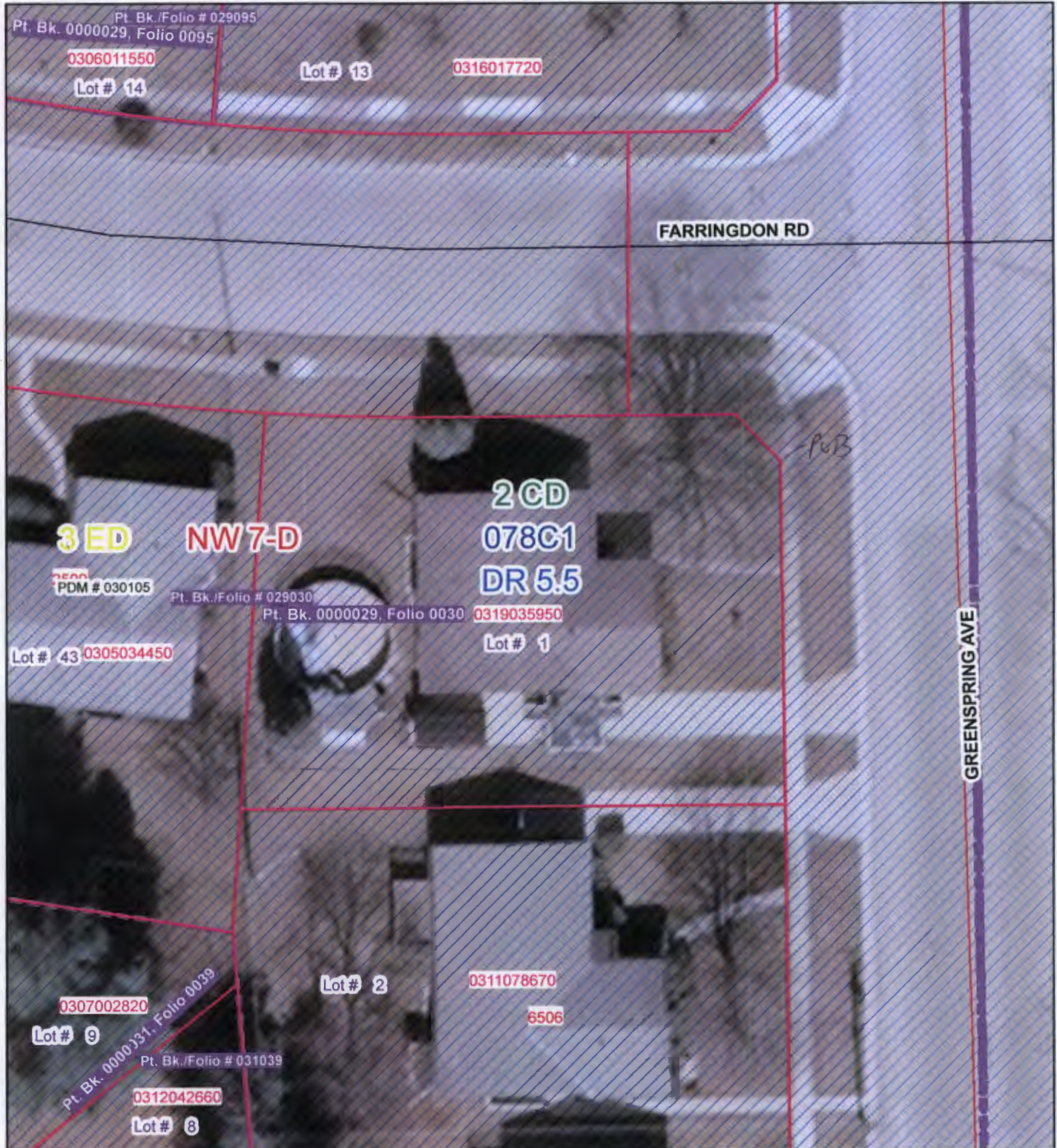
Dr Edward Kramer 6506 Greenspring Avenue, Baltimore,  
MD 21209 410 484 1999

PETITIONER'S

EXHIBIT NO. 3

6508 Greenspring Avenue

2015-0059-A



Publication Date: 8/6/2014



Publication Agency: Permits, Approvals & Inspections  
Projection/Datum: Maryland State Plane,  
FIPS 1900, NAD 1983/91 HARN, US Foot



0 5 10 20 30 40  
Feet

1 inch = 30 feet

# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 6508 Greenspring Avenue

see pages 5 & 6 of the CHECKLIST for additional required information

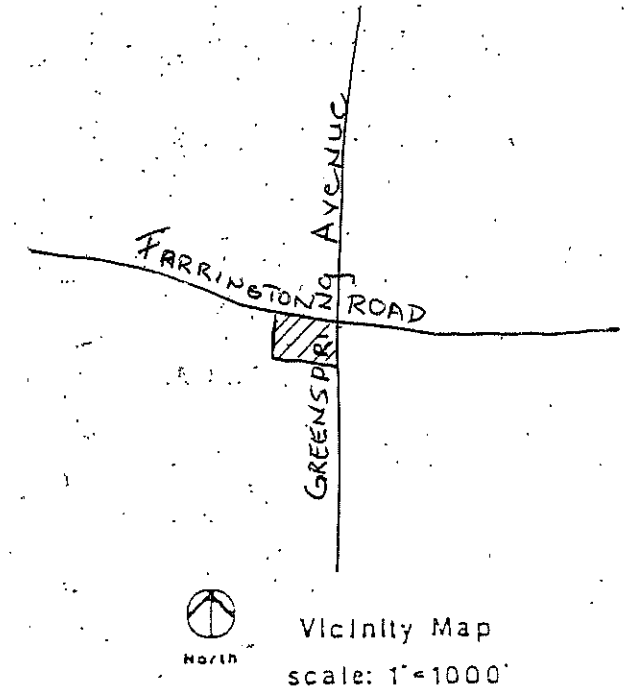
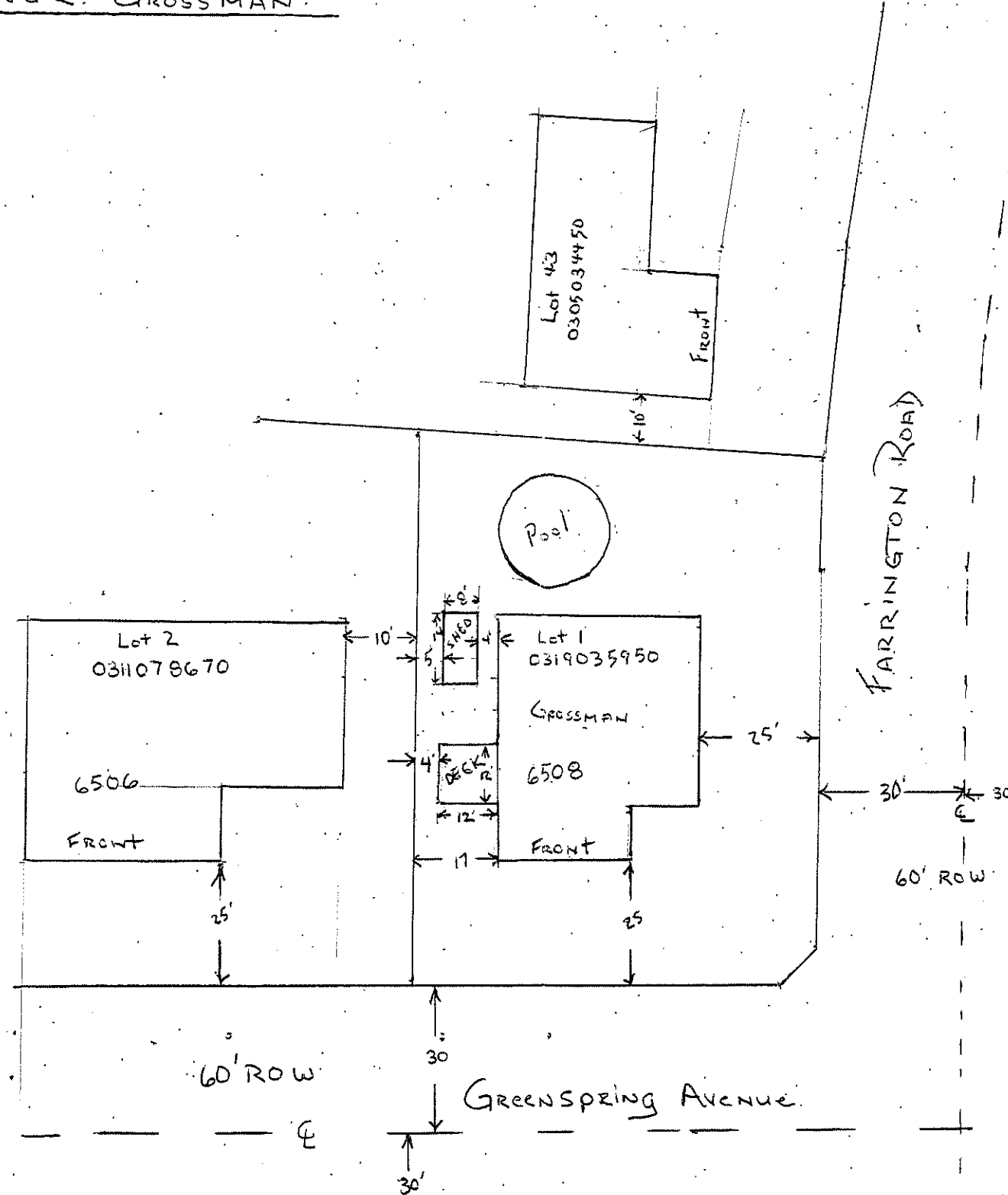
Subdivision name: Pickwick

Tax ID: 0319035950

plat book# 29, folio# 30, lot# 2, section#

Libre 07483 Folio 0033

OWNER: Peter H. & Lynne E. Grossman



## LOCATION INFORMATION

Election District: 3rd

Councilmanic District: 2nd

1"=200' scale map#: 07861

Zoning: DR 5.5

Lot size: 8938  
acreage square feet

public L  
SEWER: ☒ ☐  
WATER: ☒ ☐

Chesapeake Bay Critical Area: ☐ ☒  
Flood Plain  
Prior Zoning Hearings: NO ☒

## Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

W 2015 0059



North

date: 9/15/14

prepared by: GROSSMAN

Scale of Drawing: 1" = 30'

2015-0059-A