

Kristen L Lewis

From: Rosenblatt, Adam M. <AMRosenblatt@Venable.com>
Sent: Wednesday, September 09, 2015 8:59 AM
To: Kristen L Lewis
Subject: Withdrawal of petition

Kristen,

As we discussed, we are withdrawing the administrative variance petition for the garage issue on Verbena Road. I believe the case number was 2016-0015-A. Please confirm the hearing has been canceled,

Adam M. Rosenblatt, Esq. | Venable LLP
t 410.494.6271 | f 410.821.0147 | m 410.294.9430
210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

AMRosenblatt@Venable.com | www.Venable.com

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FORMAL DEMAND FOR HEARING

CASE NUMBER: 2016-0015-A

Address: 7209 Verbena Rd

Petitioner(s): Floyd + Renny Rothstein

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We Michael & Yelena Shirkin

Name - Type or Print

☒ Legal Owner OR ☐ Resident of

7207 Verbena Rd

Address

Baltimore MD 21209

City

State

Zip Code

410-580-0933

Telephone Number

which is located approximately 25 feet from the property, which is the subject of the above petition, **do hereby formally demand that a public hearing be set in this matter.**

ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS DEMAND.

Michael Shirkin
Signature

8/05/15
Date

Yelena Shirkin
Signature

8/05/15
Date

Revised 9/18/98 - wcr/scj

on Vacation from 8/15 thru 8/26/15
PD # 128683

Solomon D. Robbins, M.D.
2100 Burdock Road
Baltimore, Maryland 21209
410-653-9076

August 14, 2015

Arnold Jablon, Deputy Administrator
Director, Department of Permits, Approvals & Inspections
111 West Chesapeake Avenue Room 105
Towson, Maryland 21204

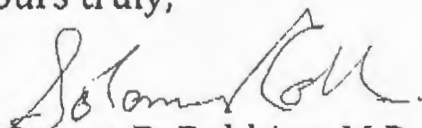
Fax: 410-887-3048

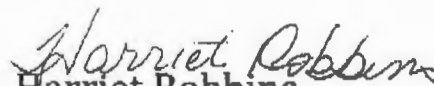
RE: Case# 2016-0015-A
Variance to Permit Attached Garage

Dear Mr. Jablon:

We are opposed to the waving of the variance referenced above. Maintaining the zoning for this development is necessary to assure stable property values. Such stability is of great importance to the residents and should be important to county government. Decreasing the distance between the garage and the street will be a potential danger for both cars and pedestrians. Such changes will adversely affect the esthetics of the neighborhood.

Yours truly,


Solomon D. Robbins, M.D.


Harriet Robbins

Arnold Jablon

Zoning Review

County Court Building; Rm. 105

111 West Chesapeake Ave.

Towson, MD 21204

RE: NOTICE OF ZONING HEARING for: Case # 2016-0015-A;

7209 Verbena Road, Baltimore, MD 21209

Dear Mr. Jablon;

I am writing to you about a matter that greatly concerns us. We live in GREENGATE and have done so for over 20 years. A few of the reasons that we chose to buy here, was the beauty of the area; Greengate is known for its beautiful landscaping and safety.

This variance that Floyd and Renay Rothstein , 7209 Verbena Road, Baltimore, MD 21209, are asking be granted them , to build an attached garage, will detract from the area.

It is quite troubling to us and we are very much against allowing the variance be granted by the County, for the following reasons:

1. This is a safety hazard as this construction will back up onto the street.

This will be hazardous to both pedestrians and vehicles.

2. This will prove to be an eyesore so close to the street and will decrease property values in Greengate.

3. The granting of said variance will encroach on the property of Michael and Yelena Shirkin, 7202 Verbena Road, Baltimore, MD 21209.

4. This encroachment will therefore decrease the value of their property and affect everyone, who lives in Greengate.

In summation, we ask that you do not give credence nor allow this variance be granted to said applicants.

Please help us keep Greengate beautiful!

Respectfully,

Judi and Yitzie Raphaeli

2102 Burdock Road

Baltimore, MD 21209

7212 Verbena Road
Baltimore, MD 21209
August 13, 2015

Zoning Adm. & Development Mgt.
111 W. Chesapeake Ave.
Towson, MD 21204

Re: CASE # 2016-0015-A

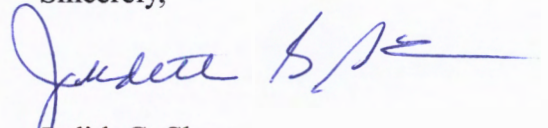
Sir:

I would like to register my strong objection to the variance request case captioned above, to add a garage to the property located at 7209 Verbena Road, Baltimore, MD 21209. I am an across the street neighbor, located at 7212 Verbena Rd.

The requested variance is for a front yard set back of 18 feet in lieu of the required 40 feet and the reduction of the side yard setback to zero feet and a sum side yard of 15 feet in lieu of the required 25 feet and a sum side yard of 40 feet respectively.

It is my position that building a garage with a front yard setback of less than 40 feet would present an unsightly structure which would degrade the houses on my block. In addition, it would restrict the views of the neighbors on either side and would improperly reduce the distance between the houses which has remained unchanged since construction in 1975. I am aware of my neighbors' objections to the requested setback changed and I support them in this matter.

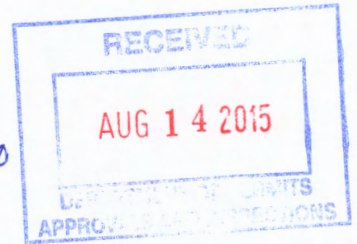
Sincerely,



Judith G. Shor

Mervyn F. Pinerman, DDS FACD
2101 Burdock Rd
Baltimore, Maryland 21209
August 11, 2015

8/11/15
TO WCR
for file to
ALS



Re case number 2016-0015-A
7209 Verbena Rd
Variance to permit attached garage with less than

standard front and side setback .

Arnold Jablon, deputy administrator
Director, Dept of permits, approvals, and inspections

County Office Bldg
111 West Chesapeake Ave., room 111
Towson, Maryland 21204

My wife, Eileen Pinerman and I are against the requested zoning variance and wish to be at the zoning hearing scheduled for September 29, 2015 room 205, Jefferson Bldg, 105W. Chesapeake Avenue, Towson, Md, 21204.

Our objections are safety backing out of the garage at a curve in the road with a limited sight line. This will increase potential for accidents with pedestrians as well as vehicles. Our other objections are the proximity of the garage to the street will decrease area property values for esthetic reasons. The side set back will encroach on the neighbor's visual space and set an adverse precedent in the community.

Sincerely.

Eileen Pinerman

Mervyn Pinerman

7210 Verbena Rd
Baltimore, MD 21209
August 8, 2015

Zoning Adm. & Development Mgt.
111 W. Chesapeake Ave.
Towson, MD 21204

Re: CASE # 2016-0015-A

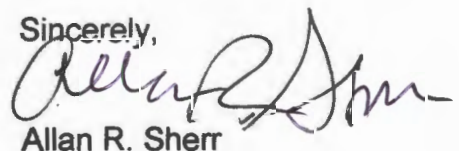
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The requested variance is for a front yard set back of 18 feet in lieu of the required 40 feet and the reduction of the side yard setback to zero feet and a sum side yard of 15 feet in lieu of the required 25 feet and a sum side yard of 40 feet respectively.

It is my position that building a garage with a front yard setback of less than 40 feet would present an unsightly structure which would degrade the appearance of my neighborhood and could reflect in decreased resale values of the houses on my block. In addition, it would restrict the views of the neighbors on either side and would improperly reduce the distance between the houses which has remained unchanged since construction in 1975. I am aware of my neighbors' objections to the requested setback changes and I support them in this matter.

Sincerely,

A handwritten signature in dark ink, appearing to read "Allan R. Sherr", written over the printed name.

Allan R. Sherr



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 7209 Verbena Rd Baltimore, MD 21209 Currently zoned DR-3
 Deed Reference 22835 / 00639 10 Digit Tax Account # 1600012866
 Owner(s) Printed Name(s) Floyd & Renay Rothstein

(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:

- ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 1B02.3.C.1 of BCZR to permit an attached garage addition to the front of the dwelling with a front yard setback of 18 feet in lieu of the required 40 feet, and, a side yard setback of 0 feet and a sum side yard of 15 feet in lieu of the required 25 feet and 40 feet respectively.

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

- ☐ **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):

Floyd Rothstein, Renay Rothstein
 Name #1 – Type or Print Name #2 – Type or Print
[Signature] [Signature]
 Signature #1 Signature #2
7209 Verbena Rd Baltimore, MD
 Mailing Address City State
21209 410-484-8000 FloydBiz@gmail.com
 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:

Floyd Rothstein
 Name – Type or Print
[Signature]
 Signature
SAME
 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 _____ day of _____, 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 2016-0015-A Filing Date 7/21/15 Estimated Posting Date 8/2/15 Reviewer AT

8/17/15 Rev 5/8/2014

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: 7209 Verbena Rd 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)

1. We need a garage, a variance no matter where we locate it
2. there is existing blacktop in the side yard

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

Signature of Owner (Affiant)

Floyd Rothstein
Name- Print or Type

Signature of Owner (Affiant)

Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13th day of July, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

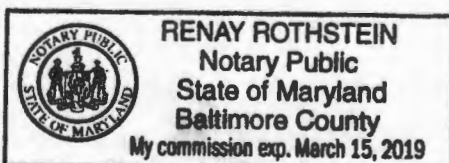
Print name(s) here: Floyd Rothstein

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

AS WITNESS my hand and Notaries Seal

Reny Rothstein
Notary Public

My Commission Expires 3/15/19



Administrative Variance Request

Administrative Variance from Section 205.2 of the Baltimore County Zoning Regulations (1969 edition) to permit a front yard setback of 24 feet from the front lot line in lieu of the required 40 feet, and a front yard setback of 50 feet from the center line of Verbena Road in lieu of the required 65 feet.

Administrative Variance from Section 205.3 of the Baltimore County Zoning Regulations (1969 edition) to permit a side setback of 3 feet in lieu of the required 15 feet.

ZONING DESCRIPTION

Zoning Description For 7209 Verbena Road

Beginning at a point on the Southeast side of Verbena Road, which varies in width at the distance of 410 ft. southwest of the centerline of the nearest improved intersecting street Pheasant Cross Drive, which is 50 ft. wide. Being Lot # 6, Section 4, Block G in the subdivision of Green Gate as recorded in Baltimore County Plat Book #0037, Folio# 0028, containing 18,200 square feet and located in the 3rd Election District, 2nd Councilmanic District.

2016-0015-A

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

No. **128642**
Date: **7/21/15**

PAID RECEIPT

BUSINESS ACTUAL TIME
7/21/2015 7/21/2015 10:56:27

REC WSO1 WALKIN LRAS LJR
>> RECEIPT # 595135 7/21/2015 OFLJ

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$ 75 -

Total: **\$ 75 -**

Rec From: **FLOYD ROTHSTEIN**
For: **7209 VERBENA RD** **EX 004442**

CASE # 2015-0015-A

DISTRIBUTION

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

Recpt Tot \$75.00
\$75.00 CK \$0.00 CA
Baltimore County, Maryland

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

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

August 10, 2015

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: 2016-0015-A

7209 Verbena Road
SE/s of Verbena Road, 410 ft. SE of the centerline of Pheasant Cross Drive
3rd Election District – 2nd Election District
Legal Owners: Floyd & Renay Rothstein

Variance to permit an attached garage addition to the front of the dwelling with a front yard setback of 18 feet in lieu of the required 40 feet, and a side yard setback of 0 feet and a sum side yard of 15 feet in lieu of the required 25 feet and 40 feet respectively.

Hearing: Tuesday, September 29, 2015 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: Floyd & Renay Rothstein, 7209 Verbena Road, Baltimore 21209
Michael & Yelena Shirkin, 7207 Verbena Road, Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, SEPTEMBER 9, 2015**
- (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.

CERTIFICATE OF POSTING

RE: Case No. 2016-0015-A

Petitioner: Floyd Rothstein

Hearing / Closing Date: 8/17/15

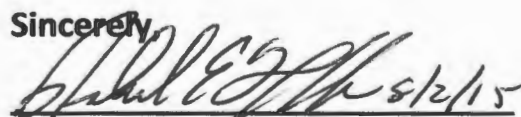
Baltimore County Department of
Permits and Development Management
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____

7209 Verbena Road

on 8/2/15

Sincerely,

 8/2/15

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

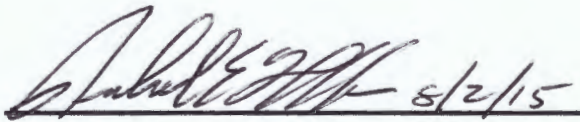
Certificate of Posting

Case No. 2016-0015-A



7209 Verbena Road

(Posted 8/2/15)

 8/2/15

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360



KEVIN KAMENETZ
County Executive

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

September 3, 2015

CORRECTED 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: 2016-0015-A

7209 Verbena Road

SE/s of Verbena Road, 410 ft. SE of the centerline of Pheasant Cross Drive

3rd Election District – 2nd Election District

Legal Owners: Floyd & Renay Rothstein

Variance to permit a front yard setback of 24 feet from the front line in lieu of the required 40 feet, and a front yard setback of 50 feet from the centerline of Verbena Road in lieu of the required 65 feet; to permit a side setback of 3 feet in lieu of the required 15 feet.

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Arnold Jablon
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Michael & Yelena Shirkin, 7207 Verbena Road, Baltimore 21209

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TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 8, 2015 Issue - Jeffersonian

Please forward billing to:
Floyd & Renay Rothstein
7209 Verbena Road
Baltimore, MD 21209

410-484-8000

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Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 13, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 7209 Verbena Road

INFORMATION:

Item Number: 16-015
Petitioner: Floyd Rothstein et ux
Zoning: DR 2
Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Administrative Variance to permit an addition with a front yard setback of 18', a side yard setback of 0' and a sum of side yards of 15' in lieu of the required 40', 25' and 40' respectively.

The Department recommends the requested zoning relief be denied for the following reasons:

- Because of issues of trespass during construction and maintenance, the Department cannot support a layout having a 0' property line setback.
- The proposal presents the potential for vehicles parked between the garage and street to hang over onto the public sidewalk.
- A building projection of this extent into the front yard will have a disruptive effect on the spatial pattern of architecture already established on the street and will block the views from the adjacent lot.

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

Division Chief: Kathy Schlebach

AVA/KS
c: Bill Skibinski

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For August 3, 2015
Item No. 2016-0015

DATE: August 6, 2015

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

A 0' setback will not allow maintenance access on 7209 property. We suggest using a 2.5 minimum setback.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 16-0015-08032015.doc

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Douglas H. Simmons, Acting Administrator

Date: 7/29/15

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

RE: Baltimore County
Item No. 2016-0015-A
Administrative Variance
Floyd & Renay Rothstein
7204 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. 2016-0015-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in dark ink, appearing to read 'David W. Peake', is written over a horizontal line.

David W. Peake
Metropolitan District Engineer
Baltimore & Harford Counties

DWP/RAZ

8/14/15
WCR

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 13, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 7209 Verbena Road

INFORMATION:

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Division Chief: Kathy Schlebach

AVA/KS
c: Bill Skibinski



KEVIN KAMENETZ
County Executive

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

August 10, 2015

NOTICE OF ZONING HEARING

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SE/s of Verbena Road, 410 ft. SE of the centerline of Pheasant Cross Drive

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Arnold Jablon
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AJ:kl

C: Floyd & Renay Rothstein, 7209 Verbena Road, Baltimore 21209
Michael & Yelena Shirkin, 7207 Verbena Road, Baltimore 21209

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TO: PATUXENT PUBLISHING COMPANY.
Tuesday, September 8, 2015 Issue - Jeffersonian

Please forward billing to:
Floyd & Renay Rothstein
7209 Verbena Road
Baltimore, MD 21209

410-484-8000

NOTICE OF ZONING HEARING

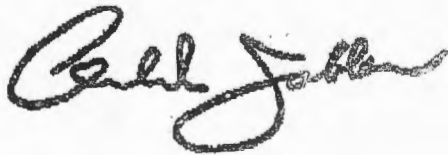
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3rd Election District – 2nd Election District
Legal Owners: Floyd & Renay Rothstein

Variance to permit an attached garage addition to the front of the dwelling with a front yard setback of 18 feet in lieu of the required 40 feet, and a side yard setback of 0 feet and a sum side yard of 15 feet in lieu of the required 25 feet and 40 feet respectively.

Hearing: Tuesday, September 29, 2015 at 1:30 p.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.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0015 -A Address 7209 Verbena Road

Contact Person: Aaron Tsui Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/21/2015 Posting Date: 8/2/15 Closing Date: 8/17/15

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 2016- 0015 -A Address 7209 Verbena Road

Petitioner's Name Floyd Rothstein Telephone 410-484-8000

Posting Date: 8/2/2015 Closing Date: 8/17/2015

Wording for Sign: To Permit an attached garage addition to the front of the dwelling with a front yard setback of 18 feet in lieu of the required 40 feet, and, a side yard setback of 0 feet and a sum side yard of 15 feet in lieu of the required 25 feet and a sum side yard of 40 feet respectively.

Revised 7/18/14

7209 Verbena Road



Publication Date: 7/17/2015



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



0 10 20 40 60 80 Feet

1 inch = 40 feet

2016-0015-A





2207 Vespera Rd.
Front Street









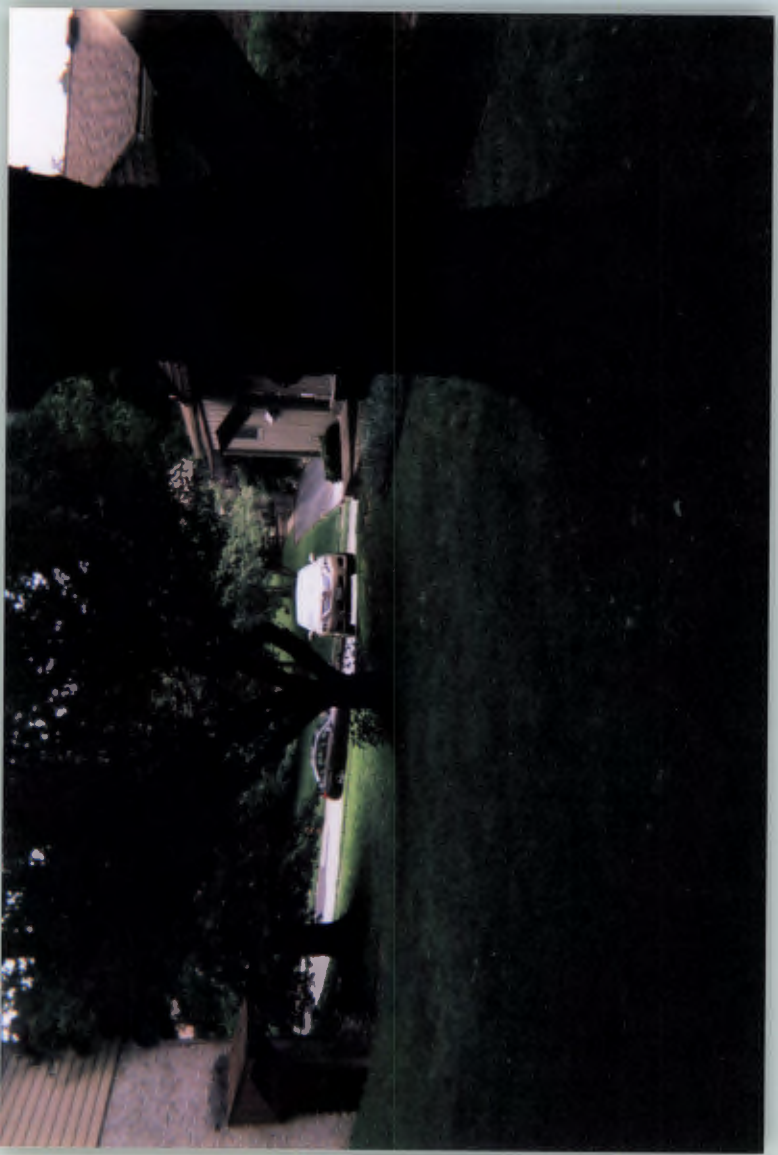




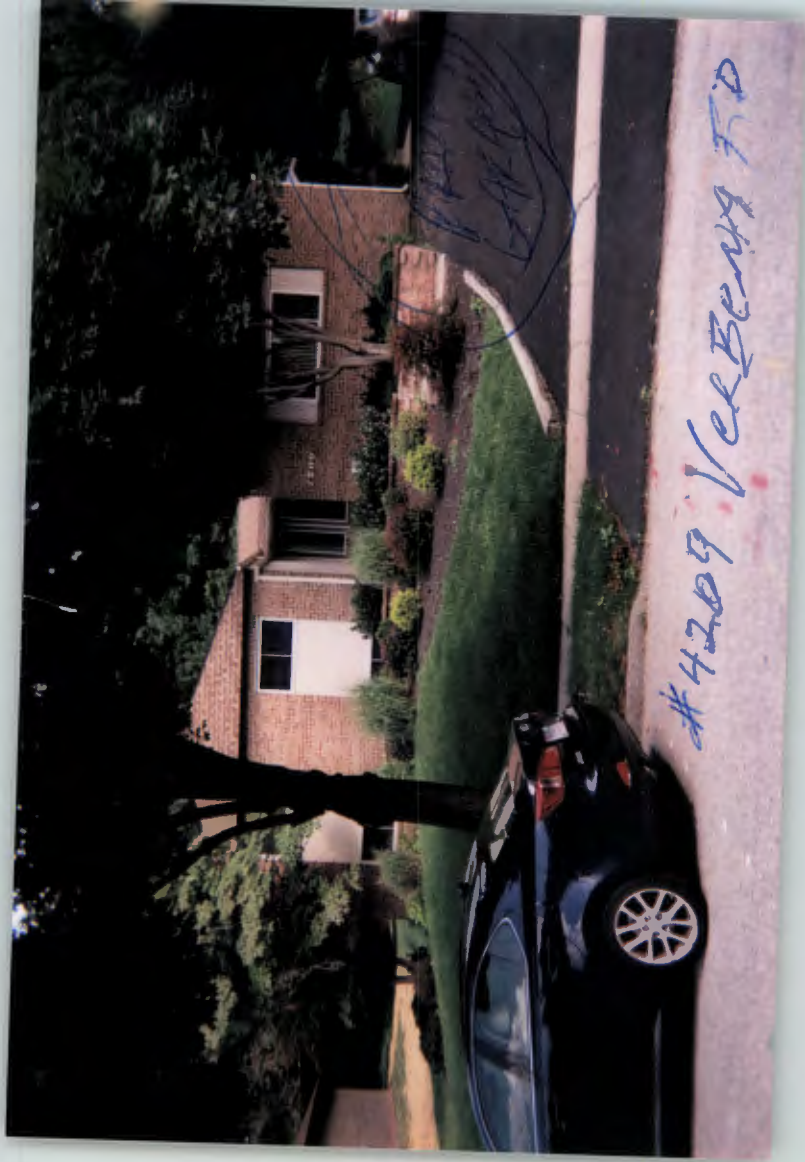






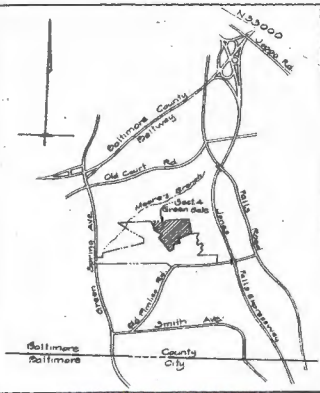
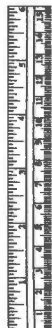






#4209 VerBena F.D.

VerBena F.D.



VICINITY PLAN
Scale: 1" = 200'



CURVES

From To	Radius	Length	Tang.	Chord
248 1538	300.00'	44.54'	22.40'	03°09'08"
730 740	557.50'	33.55'	21.37'	03°10'00"
734 736	300.00'	40.04'	20.00'	03°10'00"
737 741	330.00'	52.01'	17.80'	03°10'37"
1064 343	402.00'	60.07'	30.08'	07°27'00"
2259 2234	600.00'	120.70'	60.35'	11°38'00"
3040 761	317.50'	305.62'	165.81'	53°08'04"
				3°54'52.20"W 123.53'

COORDINATES

N	E	WEST	NORTH	N	E	WEST	NORTH
848	16282.47	32352.48	1118	16151.10	32316.25	3118	15435.07
345	16274.42	32462.16	1136	16069.77	32343.66	3119	15467.19
718	16351.20	32571.32	1098	15018.06	32637.08	3121	15395.33
729	16094.02	32534.23	2002	15065.76	31010.00	3123	15372.78
730	16063.82	32534.14	2298	16537.35	32352.00	3126	15376.25
733	16115.81	32546.13	2257	16540.01	32718.04	3127	15782.15
734	16124.01	32536.33	2289	16431.23	32666.63	3040	15671.20
749	15864.04	32247.30	2260	16530.52	32714.37	2928	15321.03
732	16113.46	32565.70	2264	17107.43	32463.55	1007	16240.33
734	15500.23	32666.22	2274	16537.80	32542.27	3130	15552.23
737	15822.17	32665.86	2980	16323.08	32678.91		
701	15855.00	32606.04	3113	15792.87	32135.33		
1080	16067.01	32485.18	2956	16154.14	32500.00		
1096	16534.35	32486.34	2990	16150.83	32500.01		
1102	16213.60	32317.36	3117	15621.07	33110.27		

GENERAL NOTES:

	Sec. 1	Sec. 2	Sec. 3	Sec. 4	Total
1. Total Area of Tract					160.6 Ac
2. Gross Area of Tract					161.4 Ac
3. Gross Residential Area	32.75	10.91	21.45	22.08	106.11 Ac
4. Net Residential Area	47.82	9.19	21.84	26.03	136.73 Ac
5. Total # of Lots permitted @ 25,000 Sq. Ft.					301
6. Total Open Space shown	4.03	1.84	6.43	8.53	20.83 Ac
7. Total Lot Area	48.99	7.01	19.21	17.80	104.41 Ac
8. # of Lots permitted @ 16,000 Sq. Ft. (Cluster Sub)					299
9. # of Lots shown	24	10	31	39	104
10. # of Lots shown less than 16,000 Sq. Ft. (Minimum 15,000 Sq. Ft.)					219
11. # of Lots permitted less than 16,000 Sq. Ft. (75%)					221
12. Gross Residential Density	1.09	1.50	1.33	1.38	1.33
13. Net Residential Density	1.09	2.52	2.04	2.23	2.72

Note: Existing Zoning: R-2
Former Zoning: R-10 G.P. (10-31-68)
Approved for Cluster Development R-20

PLAT 2 - SECTION 4

EXH. JR. 37 FOLIO 28

Filed for record

OCT 2 1973

1611

CLERK

GREEN GATE

5th Election District

Scale: 1" = 50'

Baltimore County, Md.
April 10, 1973

JAMES HALL SANITARY WATERWORKS

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

COMPUTED: M.H.M. DRAWN: W.B. CHECKED: P.L. 10/10/73

MSA CSU 2036-6783.2

27-73

2016-0015-A

BH04-84-227 7209 VERBENA RD BALTIMORE BC 10/22/04 ADJ N #AT-8811
 Fema Panel: 240010 0245E
 Flood Zone: C
 LOT 6 BLOCK G
 PLAT 2 SECTION 4 GREEN GATE
 Book: 37
 Folio: 28
 Dist: 3
 Co: BALTIMORE
 MD
 Scale 1" = 30'



EMAIL:
 SURVEYASSOCIATES@BROLS.COM

LOCATION
 MORTGAGE
 SURVEY

Accuracy: Approximate average accuracy (SD of sideline distance) for small suburban lots is two feet, and for larger lots and metes and bounds parcels varies from two to twenty feet or more. In case of doubt, we recommend a Boundary Survey.

LEGEND

Shed (unsurveyed) [S]
 Blacktop Drive [---]
 Gravel Drive [==]
 Concrete [—]

This is an Improvements Location Survey only, and must not be used for Boundary purposes. No Title Report furnished. No statement is made as to ownership of property or right or interest therein. Fences are approximate only and may not be shown. *Not to be used for construction purposes or permits of any kind whatsoever.*

SURVEY ASSOCIATES

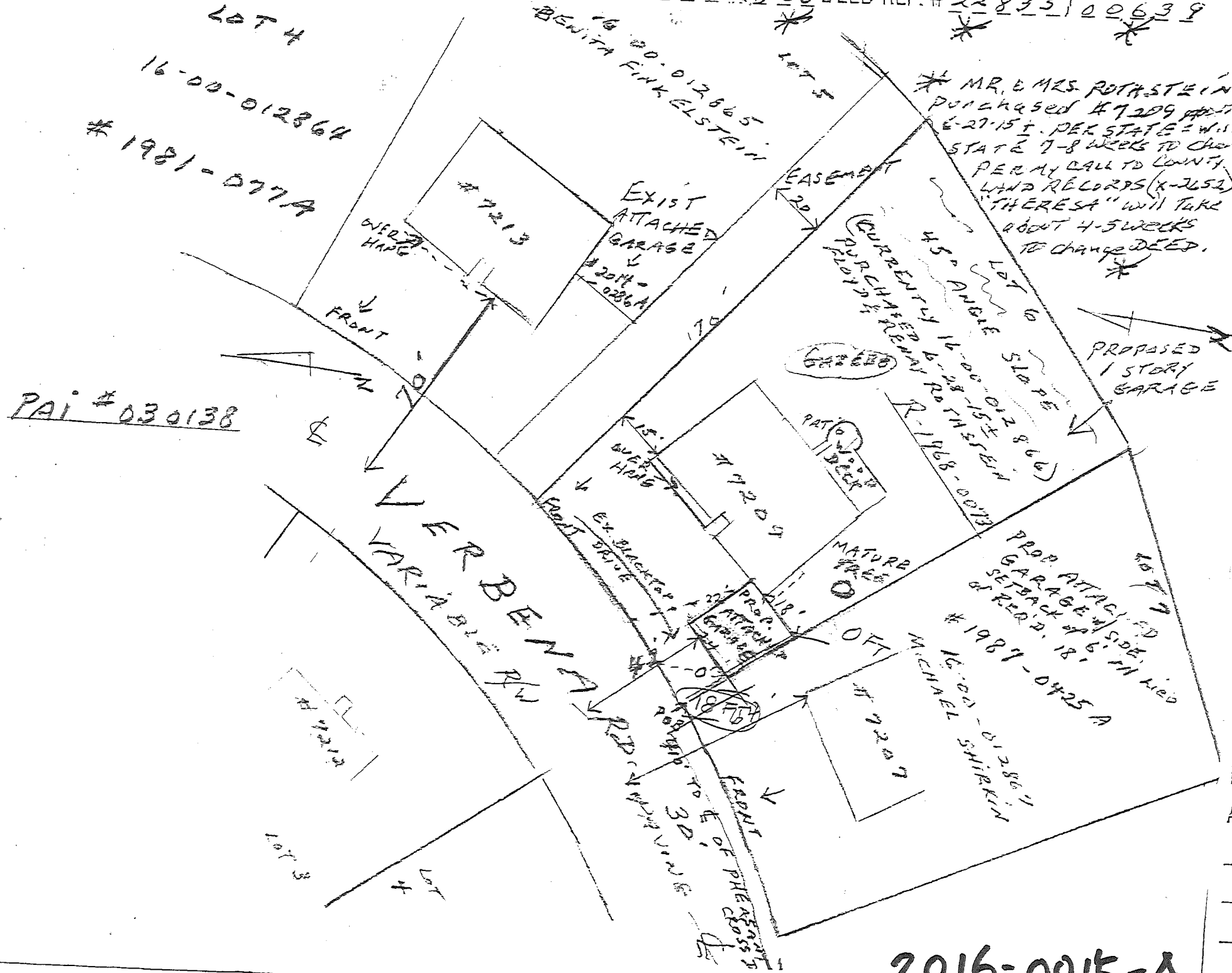
200 GRAYS ROAD
 HARWOOD, MARYLAND 20776
 TEL 410 266 7211 FAX 410 266 0918
 FAX BALT 410 841 6150

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

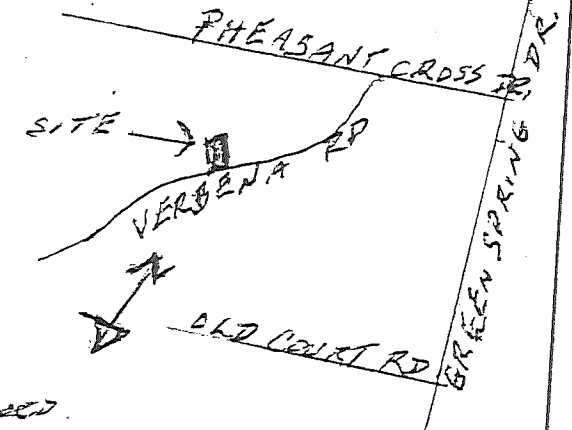
ADDRESS 7209 VERBENA RD. OWNER(S) NAME(S) FLOPERENAY ROTHSTEIN

SUBDIVISION NAME GREEN GATE LOT # 6 BLOCK # 6 SECTION # 4

PLAT BOOK # 0037 FOLIO # 0028 10 DIGIT TAX # 1600012866 DEED REF. # 22835/00639



SITE VICINITY MAP



MAP IS NOT TO SCALE
ZONING MAP # 06943 (FKA DN 2-C)
SITE ZONED DR-2
ELECTION DISTRICT 3
COUNCIL DISTRICT 2
LOT AREA ACREAGE 0.417 ±
OR SQUARE FEET 18200 ±
HISTORIC? —
IN CBCA? —
IN FLOOD PLAIN? —
UTILITIES? MARK WITH X
WATER IS: PUBLIC ☒ PRIVATE —
SEWER IS: PUBLIC ☒ PRIVATE —
PRIOR HEARING? —
IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

* RECLASE
R-1968-0073

VIOLATION CASE INFO:
N/A

2016-0015-A

PIA DRAWN BY Rob Suter

DATE 7-19-15

SCALE: 1" = 40 FT.