

M E M O R A N D U M

DATE: May 18, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0177-A- Appeal Period Expired

The appeal period for the above-referenced case expired on May 16, 2016. 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

IN RE: PETITION FOR VARIANCE
(301 Greenspring Valley Road)
3rd Election District
2nd Council District
David K. and Laurence C. Weis
Legal Owners

Petitioners

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2016-0177-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Variance filed for property located at 301 Greenspring Valley Road. Petitioners are requesting variance relief from §1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard addition with a side setback of 24 ft. in lieu of the required 35 ft.

This matter was originally filed as an Administrative Variance, with a closing date of February 29, 2016. On February 23, 2016, Jay Price Stump who lives at 4 Cliffholm Road requested a hearing. The hearing was held on Friday April 8, 2016 at 11:00 AM in Room 205 of the Jefferson Building, 105 West Chesapeake Avenue, Towson. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations.

The subject property is 43,685 square feet (approximately 1 acre) in size and is zoned RC 2. The property is improved with a single-family dwelling (2,263 SF) constructed in 1953. Petitioners propose to construct a one-story addition to their home, but require variance relief to do so.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity necessitates variance relief; and

ORDER RECEIVED FOR FILING

Date 4/14/16

By Den

- (2) If variance relief is denied, petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

Petitioners have not met this test. While it is arguable Petitioners would experience a practical difficulty if the regulations were strictly interpreted, it does not appear the property qualifies as “unique” as that term is defined in the case law. Although the request is modest, the reality is that when a variance is opposed, requiring a rigorous application of the variance standard, the petitioner faces an uphill battle. In fact, I was unable to locate a Maryland appellate court opinion from the last twenty years which upheld the grant of a variance. Under Maryland law, variances should be granted “sparingly” since it is “an authorization for [that] ...which is prohibited by a zoning ordinance.” Cromwell, 102 Md. App. at 699.

THEREFORE, IT IS ORDERED, this 14th day of April, 2016, by this Administrative Law Judge, that the Petition for Variance to permit a side yard addition with a side setback of 24 ft. in lieu of the required 35 ft., be and is hereby DENIED.

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:slh

ORDER RECEIVED FOR FILING

Date 4/14/16
By slh



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 301 Greenspring Valley Road which is presently zoned RC-2

Deed Reference 15187/ 74 10 Digit Tax Account # 0323016500

Property Owner(s) Printed Name(s) David K Weis & Laurence C Weis

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

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

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

1. ☒ **ADMINISTRATIVE VARIANCE**

BCZR: 1A01.3.B.3 → To permit a side yard addition with a side setback of 24 feet in lieu of the required 35 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 Sections 32-4-107(b), 32-4-223.(8), and Section 32-4- 416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

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

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

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

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners:

David K Weis / Laurence C Weis

Name #1 – Type or Print Name #2 – Type or Print

Signature #1 Signature #2

301 Greenspring Valley Road, Owings Mills MD

Mailing Address City State

21117-4322 / 410-363-1574 /

Zip Code Telephone # Email Address

21117-4322 / 410-363-1574 /

Zip Code Telephone # Email Address

Representative to be contacted:

Richardson Engineering, LLC Rick Richardson

Name – Type or Print

Signature

30 E. Padonia Road, Timonium MD

Mailing Address City State

21093 / 410-560-1502 / rick@richardsonengineering.net

Zip Code Telephone # Email Address

21093 / 410-560-1502 / rick@richardsonengineering.net

Zip Code Telephone # Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Administrative Law Judge of Baltimore County

CASE NUMBER 2016-0177-4 Filing Date 2/3/16 Estimated Posting Date 2/14/16 Reviewer JS

Affidavit in Support of Administrative Variance

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

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 301 Greenspring Valley Road, Owings Mills MD 21117-4322
Print or Type Address of property City State Zip Code

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

The addition will be done on the side of the house where there is a logical flow for the new room
The existing structure has been on the site since 1953 and moving it would be a practical difficulty to allow for the required setback for the house with the addition.

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

David K. Weis
Signature of Affiant
DAVID K WEIS
Name- Print or Type

Laurence C. Weis
Signature of Affiant
LAURENCE C. WEIS
Name- Print or Type

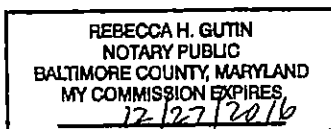
The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27 day of January 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Laurence C + David K. Weis
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) **(Print name(s) here)**

AS WITNESS my hand and Notaries Seal



Rebecca H. Gutin
Notary Public
12/27/2016
My Commission Expires

**ZONING DESCRIPTION
301 GREENSPRING VALLEY ROAD
3RD ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the East side of Greenspring Valley Road (30' right-of-way) at a distance of 495 feet South from the centerline intersection of Moales Lane and Greenspring Valley Road, thence binding on the East side right-of-way line of Greenspring Valley Road the following course and distance; (1) North 07 degrees 21 minutes 07 seconds East 170.99 feet, thence leaving said right of way (2) South 82 degrees 38 minutes 53 seconds East 315.03 feet; (3) South 08 degrees 39 minutes 07 seconds West 107.71 feet, thence running in the center of Cliffholm Road, a private road (4) South 85 degrees 54 minutes 07 seconds West 318.93 feet to the point of beginning;

Containing a net area of 43,685 square feet, or 1.00 acres of land, more or less.

2016-0177-A



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 4030630

Sold To:

David Weis - CU00447720
301 Greenspring Valley Rd
Owings Mills, MD 21117-4322

Bill To:

David Weis - CU00447720
301 Greenspring Valley Rd
Owings Mills, MD 21117-4322

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Mar 17, 2016

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

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: # 2016-0177-A
301 Greenspring Valley Road
NE corner of intersection of Greenspring Valley Road and Cliffholme Road
3rd Election District - 2nd Councilmanic District
Legal Owner(s) David & Laurence Weis

Variance: to permit a side yard addition with a side setback of 24 ft. in lieu of the required 35 ft.

Hearing: Friday, April 8, 2016 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.

3/160 Mar. 17 4030630

CERTIFICATE OF POSTING

2016-0177-A

RE: Case No.: _____

Petitioner/Developer: _____

David and Laurence Weis

April 8, 2016

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

301 Greenspring Valley Road

March 19, 2016

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



Sincerely,

March 19, 2016

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2016-0177-A

RE: Case No.: _____

Petitioner/Developer: _____

Weis

February 29, 2016

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

301 Greenspring Valley Rd

February 14, 2016

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

Sincerely,

February 14, 2016

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

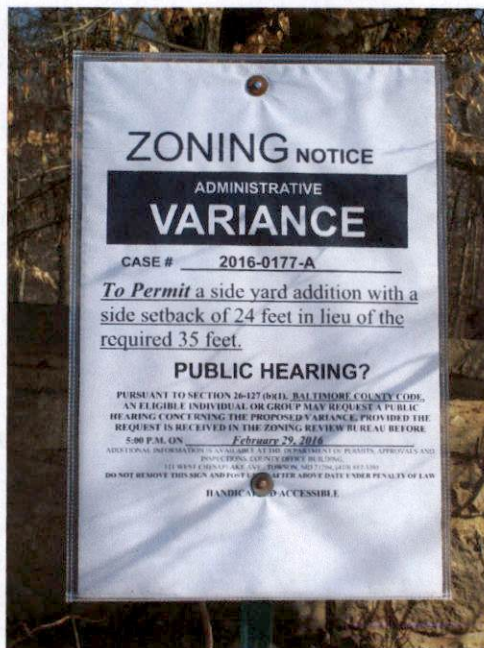
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





KEVIN KAMENETZ
County Executive

February 29, 2016

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

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: 2016-0177-A

301 Greenspring Valley Road

NE corner of intersection of Greenspring Valley Road and Cliffholme Road

3rd Election District – 2nd Councilmanic District

Legal Owners: David & Laurence Weis

Variance to permit a side yard addition with a side setback of 24 ft. in lieu of the required 35 ft.

Hearing: Friday, April 8, 2016 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: David & Laurence Weis, 301 Greenspring Valley Road, Owings Mills 21117
Richardson Engineering, 30 E. Padonia Road, Timonium 21093
Jay Price Stump, 4 Cliffholme Road, Owings Mills 21117

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MARCH 19, 2016**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

TO: PATUXENT PUBLISHING COMPANY
Thursday, March 17, 2016 Issue - Jeffersonian

Please forward billing to:
David Weis
301 Greenspring Valley
Owings Mills, MD 21117

410-363-1574

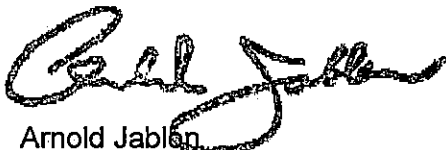
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The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

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301 Greenspring Valley Road
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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- 0177 -A Address 301 GREENSPRING VALLEY RD.
Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 2/3/16 Posting Date: 2/14/16 Closing Date: 2/29/16

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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- 0177 -A Address 301 GREENSPRING VALLEY RD.
Petitioner's Name WEIS Telephone 410-363-1574
Posting Date: 2/14/16 Closing Date: 2/29/16
Wording for Sign: TO PERMIT A 5106 YARD ADDITION WITH A SIDE SETBACK OF
24 FEET IN LIEU OF THE REQUIRED 35 FEET.

Revised 7/21/15

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/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2016-0177-A

Petitioner: WEIS

Address or Location: 301 GREENSPRING VALLEY RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAVID WEIS

Address: 301 GREENSPRING VALLEY RD

DWINGS MILLS, MD 21117-4322

Telephone Number: 410-363-1574



FORMAL DEMAND FOR HEARING

CASE NUMBER: 2016-0177-A

✓ Address: 301 Greenspring Valley Rd

✓ Petitioner(s): David and LuAnne Weir

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We Jay Price Stamp
Name - Type or Print

() Legal Owner OR () Resident of

4 Cliffholme Road
Address

Owings Mills MD 21117
City State Zip Code

410-363-0139
Telephone Number

which is located approximately 35 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.

[Signature] 2/23/16
Signature Date

Signature Date
Revised 9/18/98 - wcr/scj

PAID RECEIPT

Date: 2/3/16

BUSINESS	ACTUAL	TIME	GM
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32
33	34	35	36
37	38	39	40
41	42	43	44
45	46	47	48
49	50	51	52
53	54	55	56
57	58	59	60
61	62	63	64
65	66	67	68
69	70	71	72
73	74	75	76
77	78	79	80
81	82	83	84
85	86	87	88
89	90	91	92
93	94	95	96
97	98	99	100

2/05/2016 2/05/2016 14:19:39 1

REC'D 01 WALKER - L245 LJP

RECEIPT # 438417 2 05/2014

5 529 ZONING VERIFICATION

OF 1945

Report Tot 17530

\$75.00 OK \$250.00 OK

Baltimore County, Maryland

**CASHIER'S
VALIDATION**

[illegible]

Total: \$ 75.00

Rec: WEIS
From:

For: 2016-0127-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!



KEVIN KAMENETZ
County Executive

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

March 30, 2016

David K & Laurence C Weis
301 Greenspring Valley Road
Owings Mills MD 21117-4322

RE: Case Number: 2016-0177 A, Address: 301 Greenspring Valley Road

Dear Mr. & Ms. Weis:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 3, 2016. 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: jaw

Enclosures

c: People's Counsel
Richardson Engineering, LLC, Rick Richardson, 30 E Padonia Road, Timonium MD 21093

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: February 17, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For February 15, 2016
Item No. 2016-0164, 0173, 0174, 0175, 0176, 0177, 0178 and 0179

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

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC02152016.doc

421 CLOSING 2/29
Final Demand per June 3-2-16

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

MAR 09 2016



OFFICE OF ADMINISTRATIVE HEARINGS

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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: March 9, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0177-A
Address 301 Greenspring Valley Road
(Weis Property)

Zoning Advisory Committee Meeting of February 15, 2016.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. Ground Water Management will need to review any proposed building permits for an addition prior to approval.

Reviewer: Dan Esser Date: 2/12/16

Larry Hogan, *Governor*
Boyd K. Rutherford, *Lt. Governor*



Pete K. Rahn, *Secretary*
Gregory C. Johnson, P.E., *Administrator*

Date: 2/8/16

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

RE: Baltimore County
Item No. 2016-0177-A
Administrative Variance
David & Laurence C. Weis
301 Greenspring Valley Drive 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. 2016-0177-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 blue ink, reading 'David W. Peake'.

David W. Peake
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

DWP/RAZ

CASE NAME

2016-0177-A

DATE _____

4-8-2016

E - MAIL

Jaystamp@verizon.
Net

CASE NAME _____
CASE NUMBER 2016-177
DATE 4-8-2016

[illegible]

Debra Wiley

JB 4-8-16
11 Am
Rm. 205

From: David Weis <DWeis@Baltimorehebrew.org>
Sent: Monday, April 11, 2016 2:54 PM
To: Administrative Hearings
Cc: 'Laurence Weis'; Wayne
Subject: Case 2016-0177-A

Your Honor Judge Beverungen,

During the hearing on Friday April 8, 2016 at 11:00 AM for Case 2016-0177-A, my neighbor Mr. Stump cast doubt on whether the improvement (addition of a second story) to my home in 2008 or 2009 was permitted and inspected. Mr. Richardson who represented us at the hearing, was not acquainted with the subject and did not rebut Mr. Stump's statement. However, I want to assure you that the addition was fully permitted and inspected and approved by the county in all aspects, and I was visited by the Assessor's office. I am sure that the records of Baltimore County will substantiate this.

Sincerely,

David K. Weis
Homeowner of 301 Greenspring Valley Road

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>2/17</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>N/C</u>
<u>3/9</u>	DEPS (if not received, date e-mail sent _____)	<u>G</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>2/8/16</u>	STATE HIGHWAY ADMINISTRATION	<u>no obj</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>3/17/16</u>	
SIGN POSTING	Date: <u>3/19/16</u> by <u>SSG Black</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☒	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

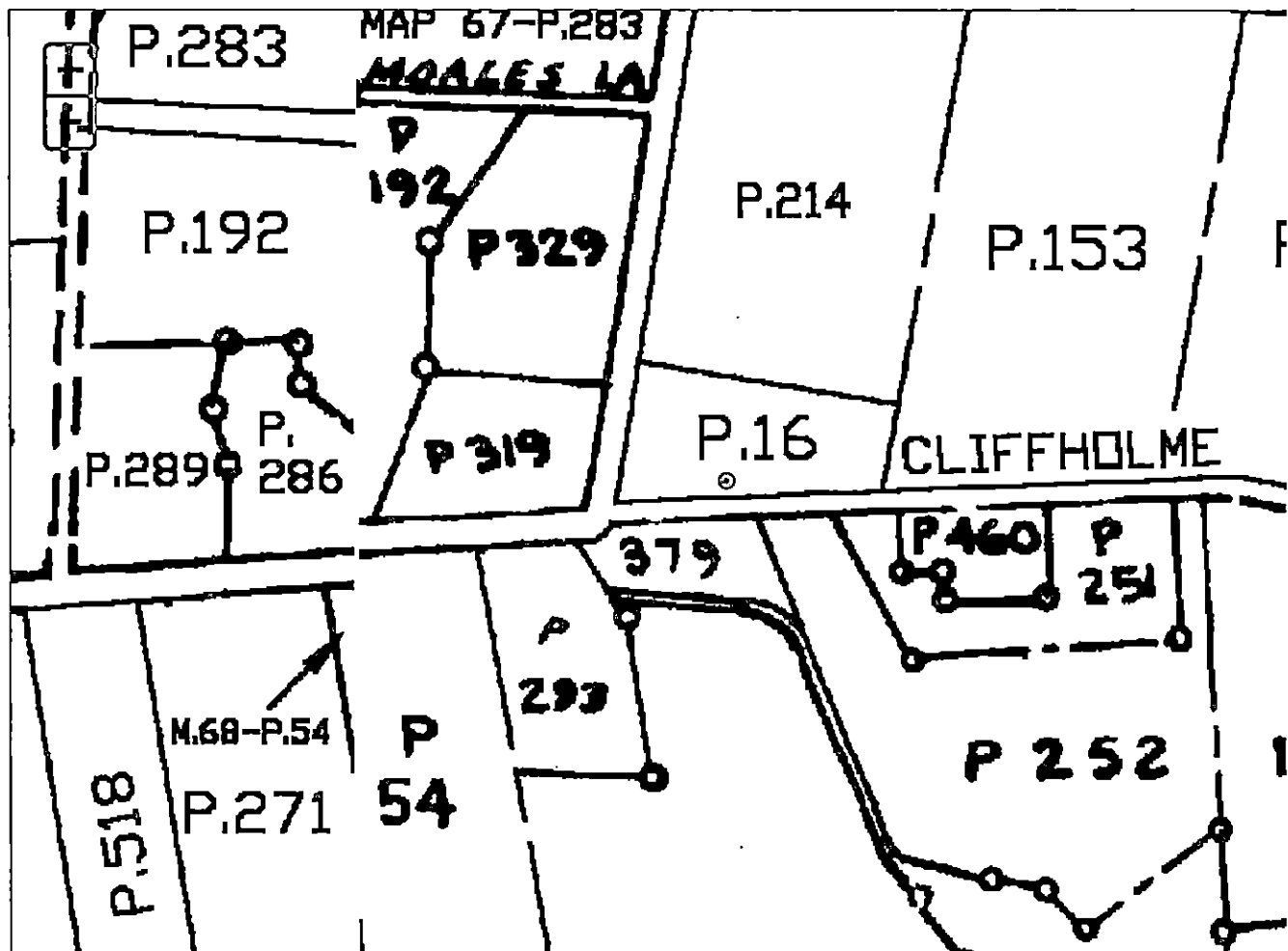
Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration				
Account Identifier:		District - 03 Account Number - 0323016500							
Owner Information									
Owner Name:		WEIS DAVID K WEIS LAURENCE C			Use: Principal Residence:		RESIDENTIAL YES		
Mailing Address:		301 GREEN SPRING VALLEY OWINGS MILLS MD 21117-4322			Deed Reference:		/15187/ 00074		
Location & Structure Information									
Premises Address:		301 GREENSPRING VALLEY RD 0-0000			Legal Description:		1 AC 301 GREENSPRING VLLY RD NE COR KATHERINE		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:
0068	0001	0016		0000				2014	
Special Tax Areas:				Town: Ad Valorem: Tax Class:		NONE			
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
1953		2,263 SF				1.0000 AC		04	
Stories 1 1/2	Basement YES	Type STANDARD UNIT		Exterior FRAME	Full/Half Bath 3 full	Garage	Last Major Renovation		
Value Information									
		Base Value		Value As of 01/01/2014		Phase-in Assessments As of 07/01/2015		As of 07/01/2016	
Land:		120,000		96,000					
Improvements		197,900		209,300					
Total:		317,900		305,300		305,300		305,300	
Preferential Land:		0						0	
Transfer Information									
Seller: WEIS FREDERICK H Type: ARMS LENGTH IMPROVED				Date: 04/09/2001 Deed1: /15187/ 00074			Price: \$165,000 Deed2:		
Seller: Type:				Date: Deed1:			Price: Deed2:		
Seller: Type:				Date: Deed1:			Price: Deed2:		
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2015		07/01/2016			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt: Exempt Class:		Special Tax Recapture: NONE							
Homestead Application Information									
Homestead Application Status: Approved 10/02/2009									

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **03** Account Number: **0323016500**

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.

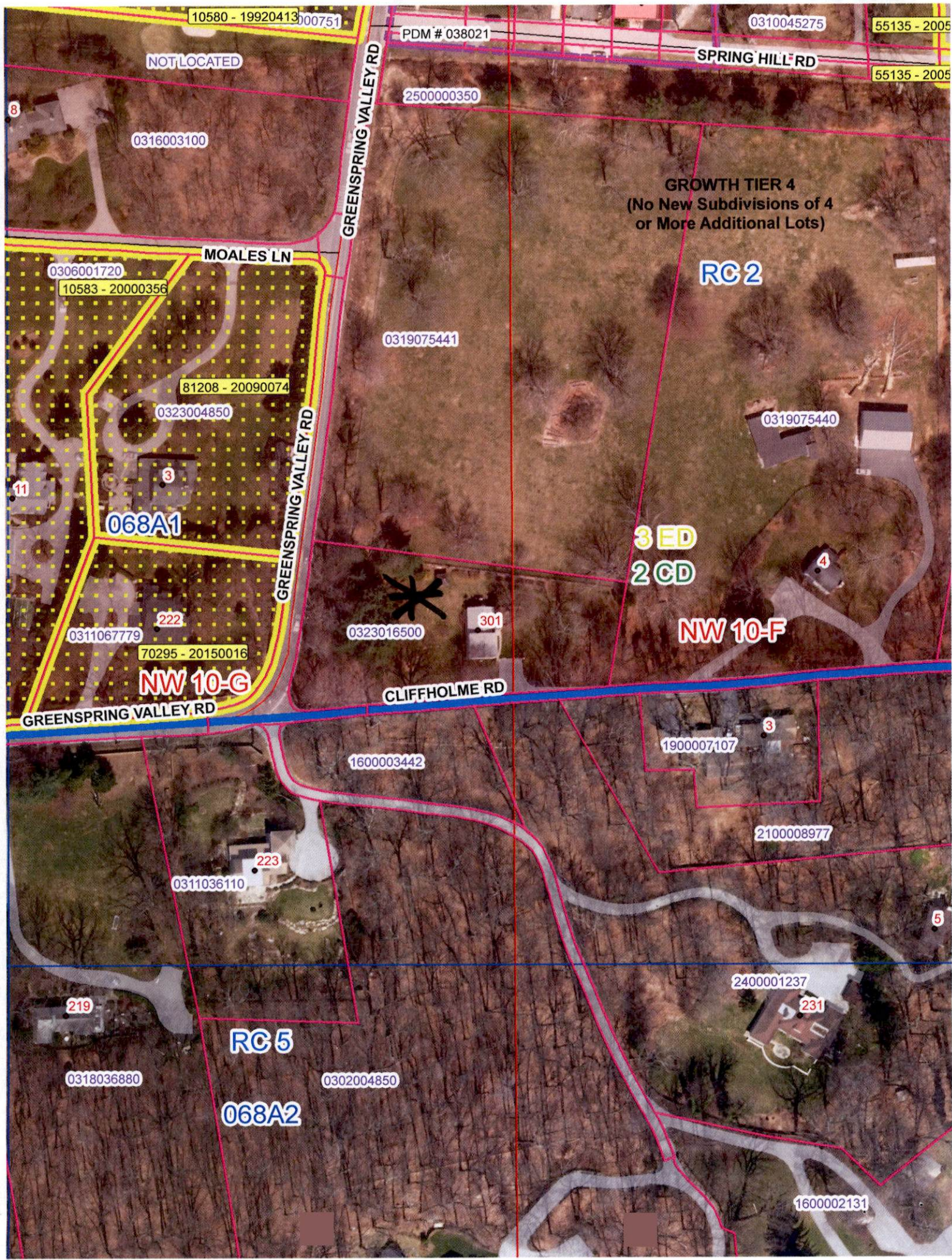
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).

2016-0177-A





2016-0177-A



10580 - 19920413 000751

PDM # 038021

0310045275

55135 - 2005

NOT LOCATED

SPRING HILL RD

55135 - 2005

2500000350

0316003100

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

RC 2

0306001720

10583 - 20000356

MOALES LN

81208 - 20090074

0323004850

0319075441

0319075440

068A1

3 ED
2 CD

0311067779

222

70295 - 20150016

0323016500

301

NW 10-F

GREENSPRING VALLEY RD

CLIFFHOLME RD

1600003442

1900007107

2100008977

0311036110

223

2400001237

231

RC 5

0318036880

0302004850

068A2

1600002131

4/8

11 AM

Case No.: 2016-0177-A - 301 Greenspring
Valley Rd.

Exhibit Sheet

Petitioner/Developer

DW
5-18-16

Protestants

4-14-16
sln

No. 1	Site plan	
No. 2	My Neighborhood map	
No. 3	photo	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



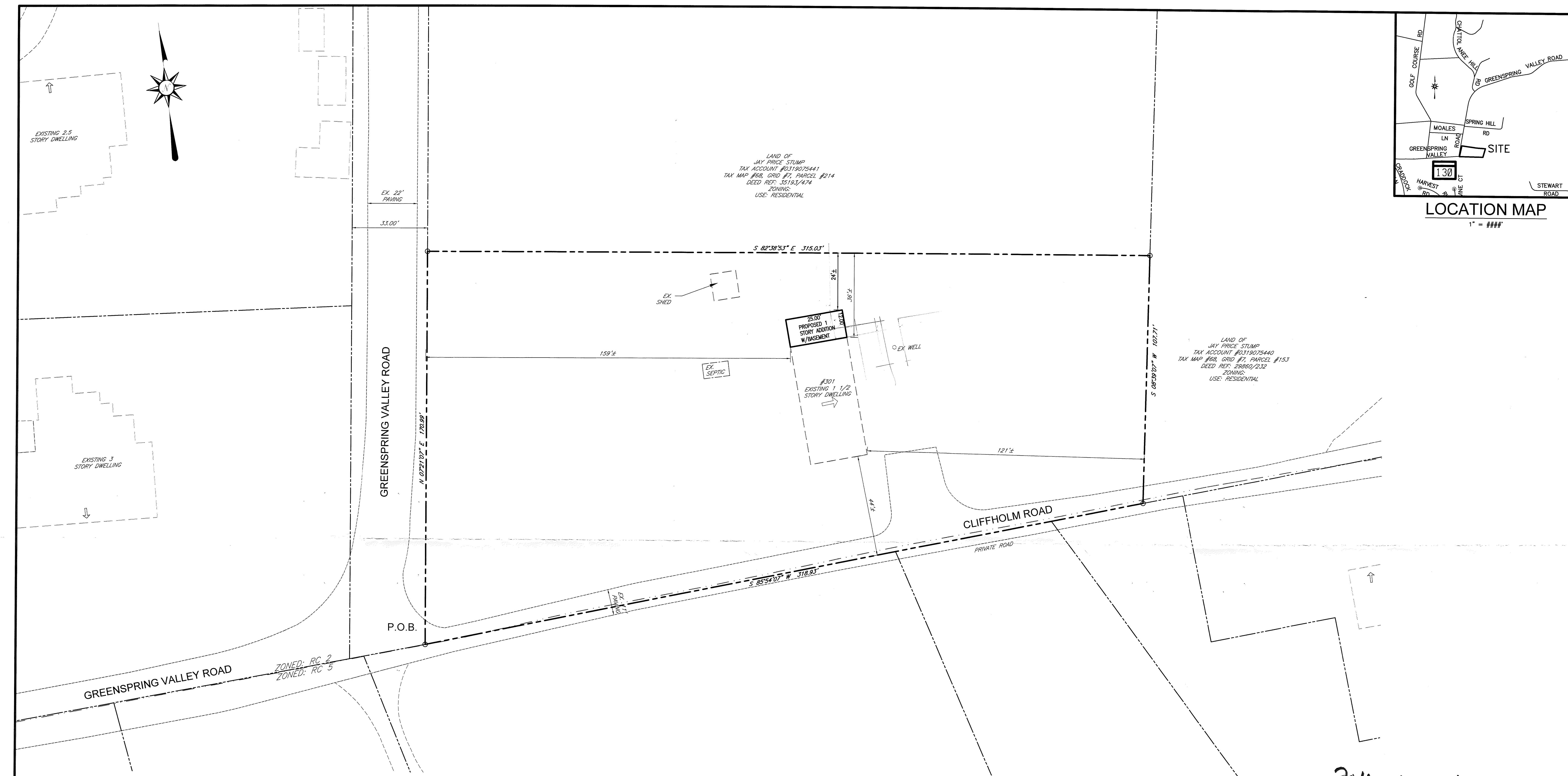
This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

Printed 4/8/2016

Pets. #2

Pets. No. 3





GENERAL NOTES:

1. OWNER:
DAVID K. WEIS, LAURENCE C. WEIS
301 GREENSPRING VALLEY ROAD
OWINGS MILLS, MARYLAND 21117-9709
2. SITE AREA: 43,685 SF or 1.00 Ac.±
3. DEED REF: 15187/74
4. TAX ACCOUNT: #0323016500
5. COUNCILMANIC DISTRICT: 3rd
6. ZONING: RC-2
(PER 1"=200' ZONING MAP 068A1)
7. TAX MAP #68, GRID #1, PARCEL #16
8. SITE IS NOT IN A FLOODPLAIN
9. NO PROPOSED FOREST CLEARING.
10. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE FOUNDATION AT ALL TIMES.
11. NO PREVIOUS ZONING CASE ON RECORD
12. PRIVATE WATER AND SEPTIC SYSTEMS

Richardson Engineering, LLC

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

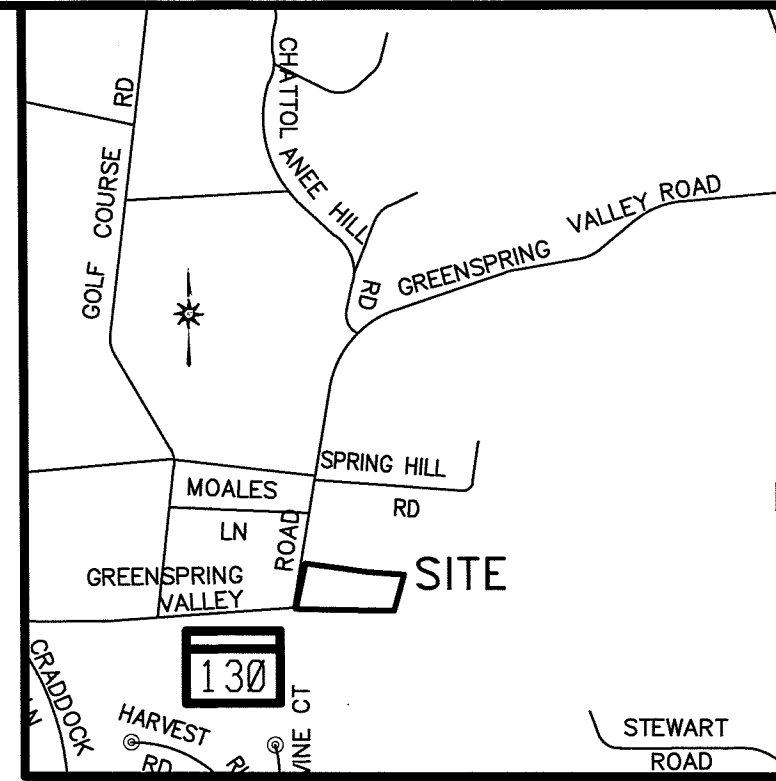
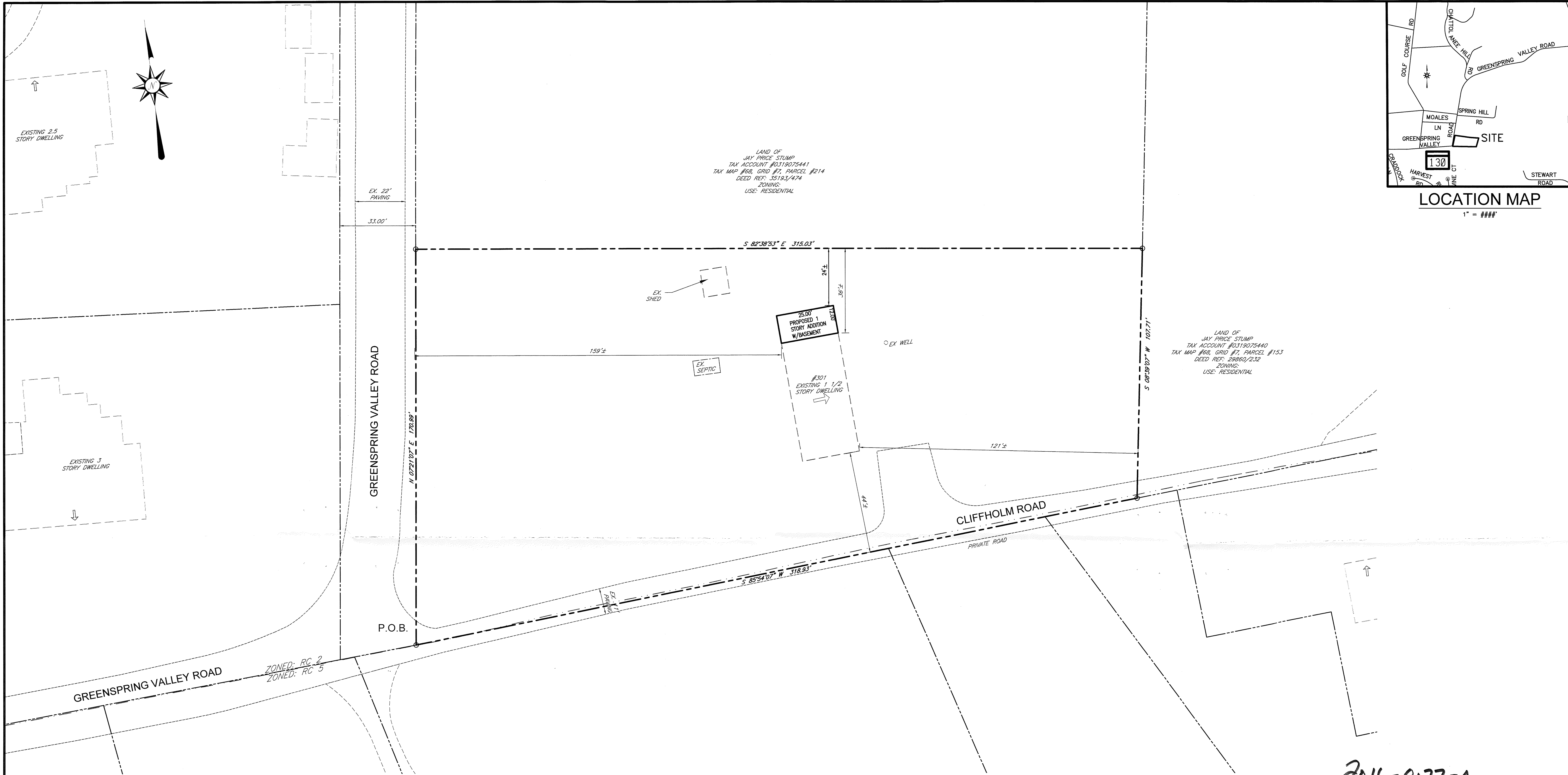
PLAN TO ACCOMPANY ZONING PETITION
FOR

WEIS RESIDENCE

301 GREENSPRING VALLEY ROAD
3RD ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

REVISIONS	DRAWN BY: CND	CHECKED BY: PCR	SCALE: 1" = 20'
	DATE: 01-26-16	JOB NO.: 16008	SHEET NO.: 1 OF 1

Pets. No. 1



LOCATION MAP

1" = ###'

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