

M E M O R A N D U M

DATE: July 5, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0228-SPH – Appeal Period Expired

The appeal period for the above-referenced case expired on June 30, 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 SPECIAL HEARING** *
(2826 Florida Avenue)
13th Election District *
1st Council District *

Jeffrey Seebach
Legal Owner

Petitioner

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2016-0228-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed on behalf of Jeffrey Seebach, legal owner. The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve an addition to an existing garage that would create a detached accessory structure with a footprint larger than the footprint of the principal dwelling.

Jeffrey Seebach appeared in support of the petition. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. A substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Planning (DOP). Conditions will be included in the Order below to address the concerns raised by that agency.

The subject property is 9,375 square feet and zoned DR 5.5. The property is improved with a one-story single-family dwelling (SFD) approximately 800 sq. ft. in size. Mr. Seebach purchased the home in 2005, and has a one car detached garage in the rear yard. He collects vintage motor vehicles and would like to enlarge the garage (the addition would be approximately 20' x 24') for additional storage space. The proposed addition, when combined with the existing

ORDER RECEIVED FOR FILING

Date

5/31/16

By

Sen

garage, would have a footprint slightly larger than the SFD. As such, special hearing relief is required.

As noted, the proposed garage would be only slightly larger than the existing SFD. The Petitioner indicated his neighbors had no objection to the request, and no county review agency opposed the petition. As such the request will be granted.

THEREFORE, IT IS ORDERED this 31st day of **May, 2016** by this Administrative Law Judge, that the Petition for Special Hearing pursuant to B.C.Z.R. § 500.7 to approve an addition to an existing garage that would create a detached accessory structure with a footprint larger than the footprint of the principal dwelling, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Petitioner must comply with the ZAC comment submitted by the DOP, a copy of which is attached hereto.

Any appeal of this decision must be filed 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

5/31/16

By

slh

5-26

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: April 18, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-228

RECEIVED

MAY 05 2016

INFORMATION:

Property Address: 2826 Florida Avenue
Petitioner: Jeffrey Seebach
Zoning: DR 5.5
Requested Action: Special Hearing

OFFICE OF ADMINISTRATIVE HEARINGS

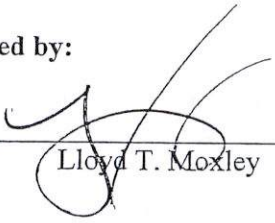
The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve an addition to an existing accessory structure (garage) that would create a detached accessory structure with a building footprint larger than that of the principal dwelling.

A site visit was conducted on April 5, 2016.

- The structure shall not be converted into a residence or used for commercial purposes.
- The structure shall be consistent in colors and materials with the existing garage.

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

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlach

AVA/KS/LTM/ka

c: Jeffrey Seebach
Bill Skibinski
Office of the Administrative Hearings
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING

Date 5/31/16
By sen



PETITION FOR ZONING HEARING 3(S)

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

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

Address 2826 FLORIDA AVENUE which is presently zoned DR.5.5
Deed References: 21844 / 00423 10 Digit Tax Account # 1302851230
Property Owner(s) Printed Name(s) Jeffrey Seebach

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

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

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

...should approve an addition to an existing garage that would create a detached accessory structure with a footprint larger than the footprint of the principal dwelling

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

3. ☐ a **Variance** from Section(s)

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

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Jeffrey Seebach

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Jeffrey Seebach

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2016-0228-SPH Filing Date 3/24/16

Do Not Schedule Dates:

Reviewer RJD

west

ZONING PROPERTY DESCRIPTION

ZONING PROPERTY DESCRIPTION FOR 2826 FLORIDA AVENUE
BEGINNING AT A POINT ON THE NORTH SIDE OF FLORIDA AVENUE WHICH IS ~~125~~^{50'} FT WIDE AT THE
DISTANCE OF 275 FT OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING
STREET, BRIAN STREET WHICH IS 50 FT WIDE.
BEING LOT #167, BLOCK 2, SECTION #N/A, IN THE SUBDIVISION OF BALTIMORE HIGHLANDS AS
RECORDED IN BALTIMORE COUNTY PLAT BOOK #3, FOLIO #2, CONTAINING 9,375 SQFT. LOCATED IN
THE 13TH ELECTION DISTRICT AND THE 1ST COUNCIL DISTRICT.

Lot 167, 168, 169



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 4153208

Sold To:

Jeffrey Seebach - CU00535324
2826 Florida Ave
Halethorpe, MD 21227-3636

Bill To:

Jeffrey Seebach - CU00535324
2826 Florida Ave
Halethorpe, MD 21227-3636

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

May 05, 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: # 2016-0228-SPH
2826 Florida Avenue
N/s Florida Avenue, 275 ft. w/of centerline of Brian Street
13th Election District - 1st Councilmanic District
Legal Owner(s) Jeffrey Seebach

Special Hearing: to determine whether or not the Administrative Law Judge should approve an addition to an existing garage that would create a detached accessory structure with a footprint larger than the footprint of the principal dwelling.

Hearing: Thursday, May 26, 2016 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

5/035 May 5 4153208

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 5/3/2016

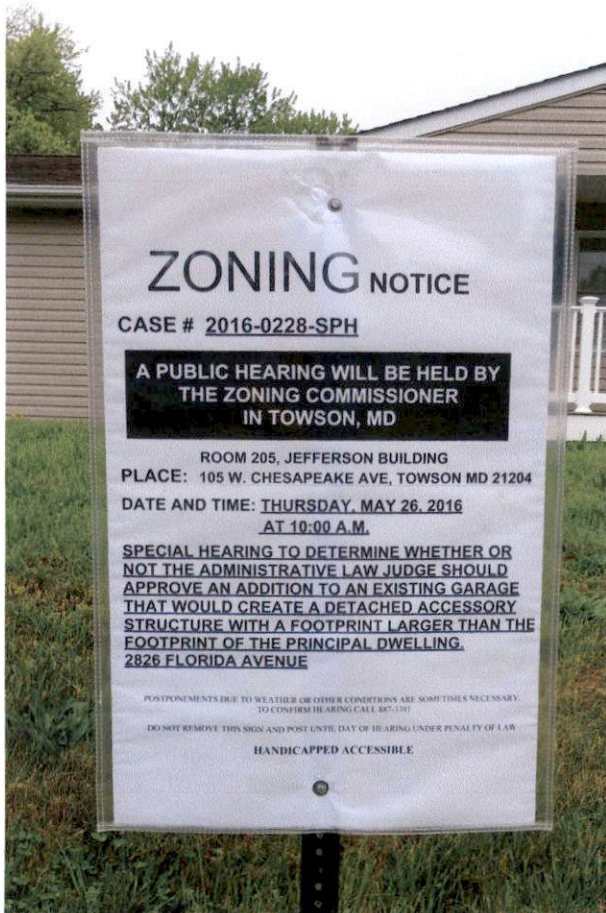
Case Number: 2016-0228-SPH

Petitioner / Developer: JEFFREY SEEBACH

Date of Hearing (Closing): MAY 26, 2016

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:
2826 FLORIDA AVENUE

The sign(s) were posted on: MAY 3, 2016



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)



KEVIN KAMENETZ
County Executive

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

April 6, 2016

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: 2016-0228-SPH

2826 Florida Avenue

N/s Florida Avenue, 275 ft. w/of centerline of Brian Street

13th Election District – 1st Councilmanic District

Legal Owners: Jeffrey Seebach

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Hearing: Thursday, May 26, 2016 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Jeffrey Seebach, 2826 Florida Avenue, Halethorpe 21227

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, MAY 6, 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.

410 666-0929 Jay
Zoning Review | County Office Building

111 West Chesapeake Avenue, Room 111 | Towson, Maryland 21204 | Phone 410-887-3391 | Fax 410-887-3048
www.baltimorecountymd.gov

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 5, 2016 Issue - Jeffersonian

Please forward billing to:
Jeffrey Seebach
2826 Florida Avenue
Halethorpe, MD 21227

443-854-7564

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:

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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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RE: PETITION FOR SPECIAL HEARING
2826 Florida Avenue; N/S Florida Avenue,
275' W of c/line of Brian Street
13th Election & 1st Councilmanic Districts
Legal Owner(s): Jeffrey Seebach
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2016-228-SPH

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED
MAR 31 2016

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 31st day of March, 2016, a copy of the foregoing Entry of Appearance was mailed to Jeffrey Seebach, 2826 Florida Avenue, Halethorpe, Maryland 21227, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 2016-0228-SPH
Petitioner: Jeffrey Seebach
Address or Location: 2826 Florida Avenue

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jeffrey Seebach
Address: 2826 Florida avenue
Halethorpe, MD 21227
Telephone Number: 443 854 7564

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

No.

134719

Date:

3/23/16

PAID RECEIPT

BUSINESS ACTUAL TIME INM
 3/24/2016 3/24/2016 10:29:00 3

RECEIPT N 672357 3/24/2016 OFLN

5 500 ZONING VERIFICATION
 CR NO. 134719

Recpt Tot 575.00
 575.00 CR 5.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	306	0000		6150				575.00

Total: **575.00**

Rec From: **Jeff Seabach**
 For: **Zoning hearing - case # 2016-0223-SPH**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**



KEVIN KAMENETZ
County Executive

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

May 23, 2016

Jeffrey Seebach
2826 Florida Avenue
Halethorpe MD 21227

RE: Case Number: 2016-0228 SPH, Address: 2826 Florida Avenue

Dear Mr. Seebach:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 24, 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 that reads "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

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



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

Date: 3/28/16

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2016-0228-SPH

Special Hearing
Jeffrey Seebach
2826 Florida Avenue

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 "Richard Zeller".

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

DWP/RAZ

5-26

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: April 18, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-228

RECEIVED

MAY 05 2016

INFORMATION:

Property Address: 2826 Florida Avenue
Petitioner: Jeffrey Seebach
Zoning: DR 5.5
Requested Action: Special Hearing

OFFICE OF ADMINISTRATIVE HEARINGS

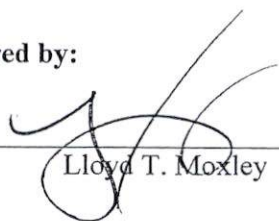
The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve an addition to an existing accessory structure (garage) that would create a detached accessory structure with a building footprint larger than that of the principal dwelling.

A site visit was conducted on April 5, 2016.

- The structure shall not be converted into a residence or used for commercial purposes.
- The structure shall be consistent in colors and materials with the existing garage.

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

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Jeffrey Seebach
Bill Skibinski
Office of the Administrative Hearings
People's Counsel for Baltimore County

JB 5-26-16
10AM

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: April 18, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-228

RECEIVED

APR 22 2016

INFORMATION:

OFFICE OF ADMINISTRATIVE HEARINGS

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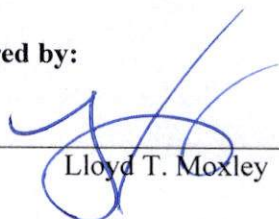
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Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Jeffrey Seebach
Bill Skibinski
Office of the Administrative Hearings
People's Counsel for Baltimore County

5126

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

MAR 29 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 29, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0228-SPH
Address 2826 Florida Avenue
(Seebach Property)

Zoning Advisory Committee Meeting of April 4, 2016.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Date: 03-29-2016

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: April 18, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-228

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Property Address: 2826 Florida Avenue
Petitioner: Jeffrey Seebach
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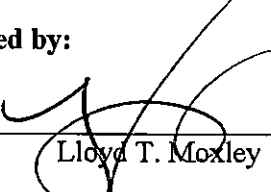
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Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Jeffrey Seebach
Bill Skibinski
Office of the Administrative Hearings
People's Counsel for Baltimore County

CASE NO. 2016-

0228-SPH

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

3/29/16

DEPS
(if not received, date e-mail sent _____)

N/C

FIRE DEPARTMENT

4/18/16

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

C

3/28/16

STATE HIGHWAY ADMINISTRATION

no obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

5/5/16

SIGN POSTING

Date:

5/3/16

by

O'Keefe

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

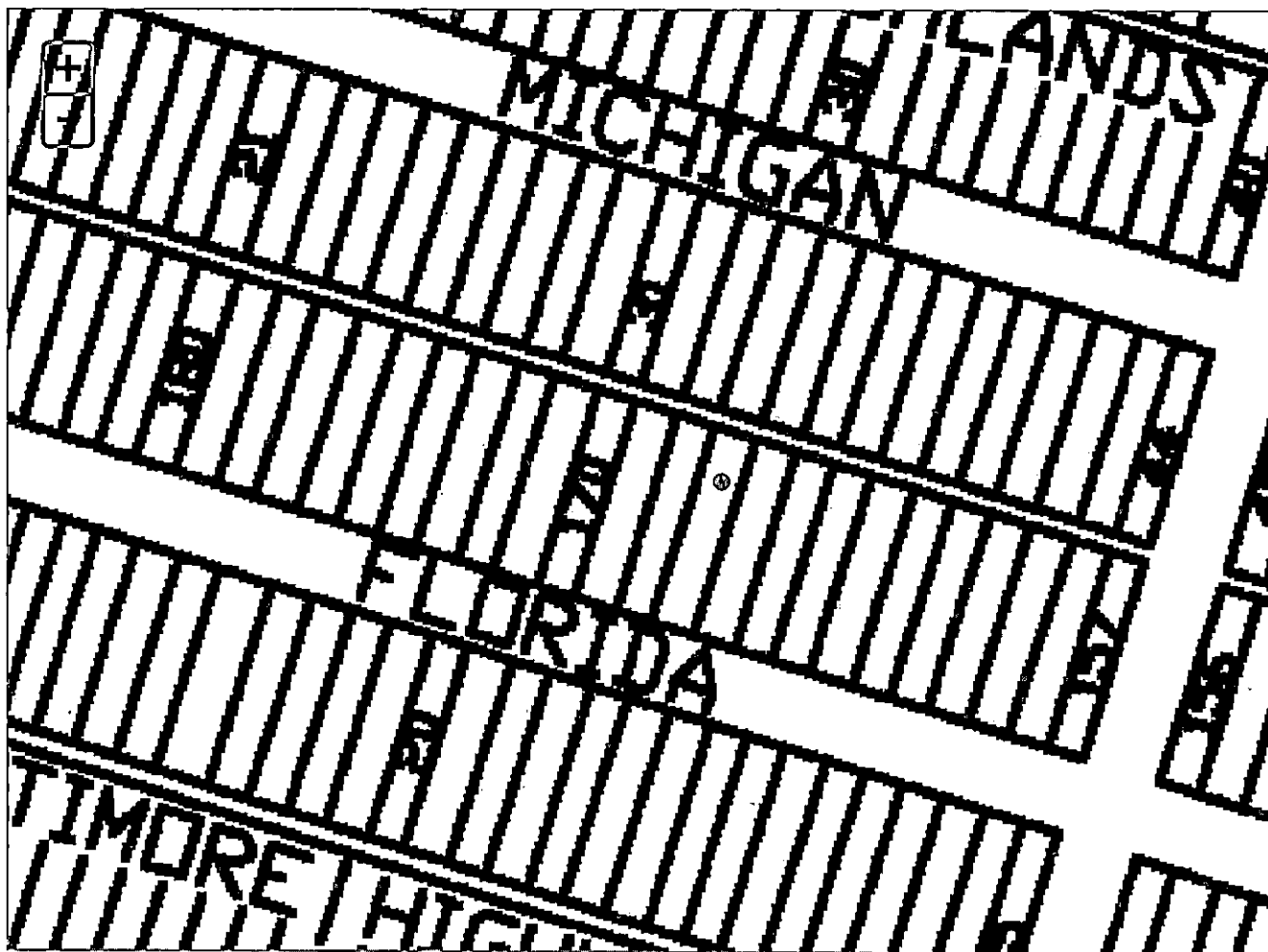
Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 13 Account Number - 1302851230			
Owner Information					
Owner Name:		SEEBACH JEFFREY W		Use:	RESIDENTIAL
Mailing Address:		2826 FLORIDA AVE BALTIMORE MD 21227-3636		Principal Residence:	YES
				Deed Reference:	/21844/ 00423
Location & Structure Information					
Premises Address:		2826 FLORIDA AVE 0-0000		Legal Description:	LTS 167,168,169 2826 FLORIDA AVE BALTIMORE HIGHLANDS
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No:
0109	0011	0386		0000	2 167 2016 Plat Ref: 0003/0002
Special Tax Areas:			Town: Ad Valorem: Tax Class:		
			NONE		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area	Property Land Area	County Use
1961	800 SF			9,375 SF	04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	NO	STANDARD UNIT	SIDING	1 full	1 Detached
Value Information					
		Base Value	Value As of 01/01/2016	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		65,300	65,300		
Improvements		80,900	93,200		
Total:		146,200	158,500	146,200	150,300
Preferential Land:		0			0
Transfer Information					
Seller: HOPPE FREDERICK GEORGE		Date: 05/11/2005		Price: \$115,000	
Type: ARMS LENGTH IMPROVED		Deed1: /21844/ 00423		Deed2:	
Seller: BUTLER MARGARET MITCHELL		Date: 12/05/1997		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /12533/ 00499		Deed2:	
Seller: BUTLER LAURENCE E		Date: 04/22/1975		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /05522/ 00925		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:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 04/06/2010					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty/>)District: **13** Account Number: **1302851230**

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>).

Case No.: 2016-0228-SPH

Exhibit Sheet

Petitioner/Developer

7-5-16
PW

Protestants

Sen
5/31/16

No. 1	site plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

826 Florida Avenue



Publication Date: 3/23/2016



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

Item # 228

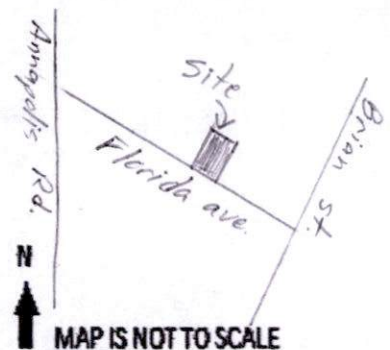
ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING X (MARK TYPE REQUESTED WITH X)

ADDRESS 2826 FLORIDA AVENUE OWNER(S) NAME(S) Jeffrey Seebach

SUBDIVISION NAME BALTIMORE HIGHLANDS LOT # 167 BLOCK # 2 SECTION # _____

PLAT BOOK # 3 FOLIO # 2 10 DIGIT TAX # 1302851230 DEED REF. # 21844/00423

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 0109C2

SITE ZONED DR 5.5

ELECTION DISTRICT 13th

COUNCIL DISTRICT 1

LOT AREA ACREAGE _____

OR SQUARE FEET 9,375

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH _____

WATER IS:

PUBLIC X PRIVATE _____

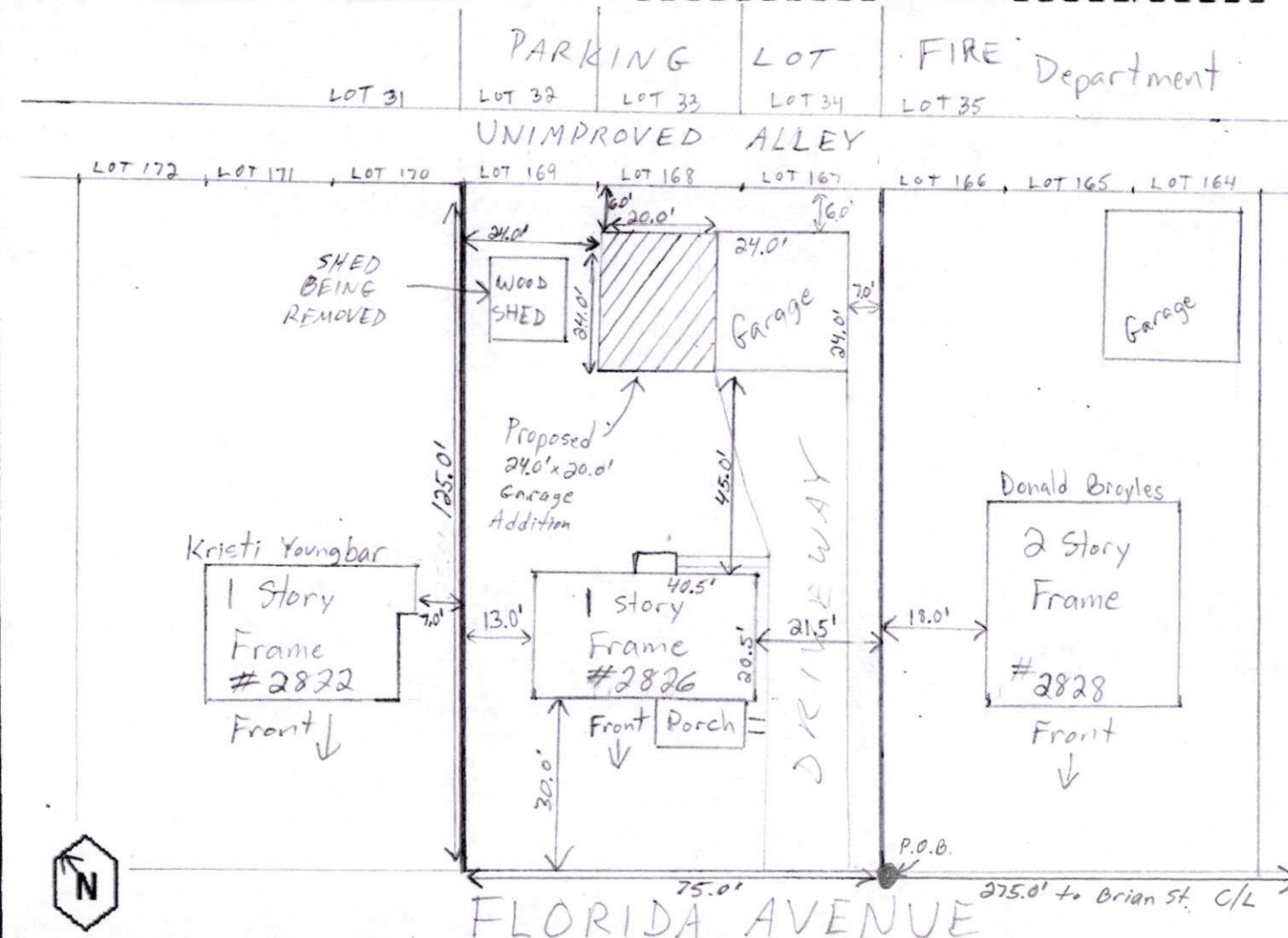
SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:



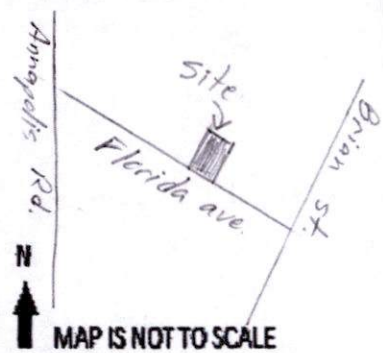
PLAN DRAWN BY Jeffrey Seebach DATE 3/14/16 SCALE: 1 INCH = 30 FEET

#2016-0228-SPH

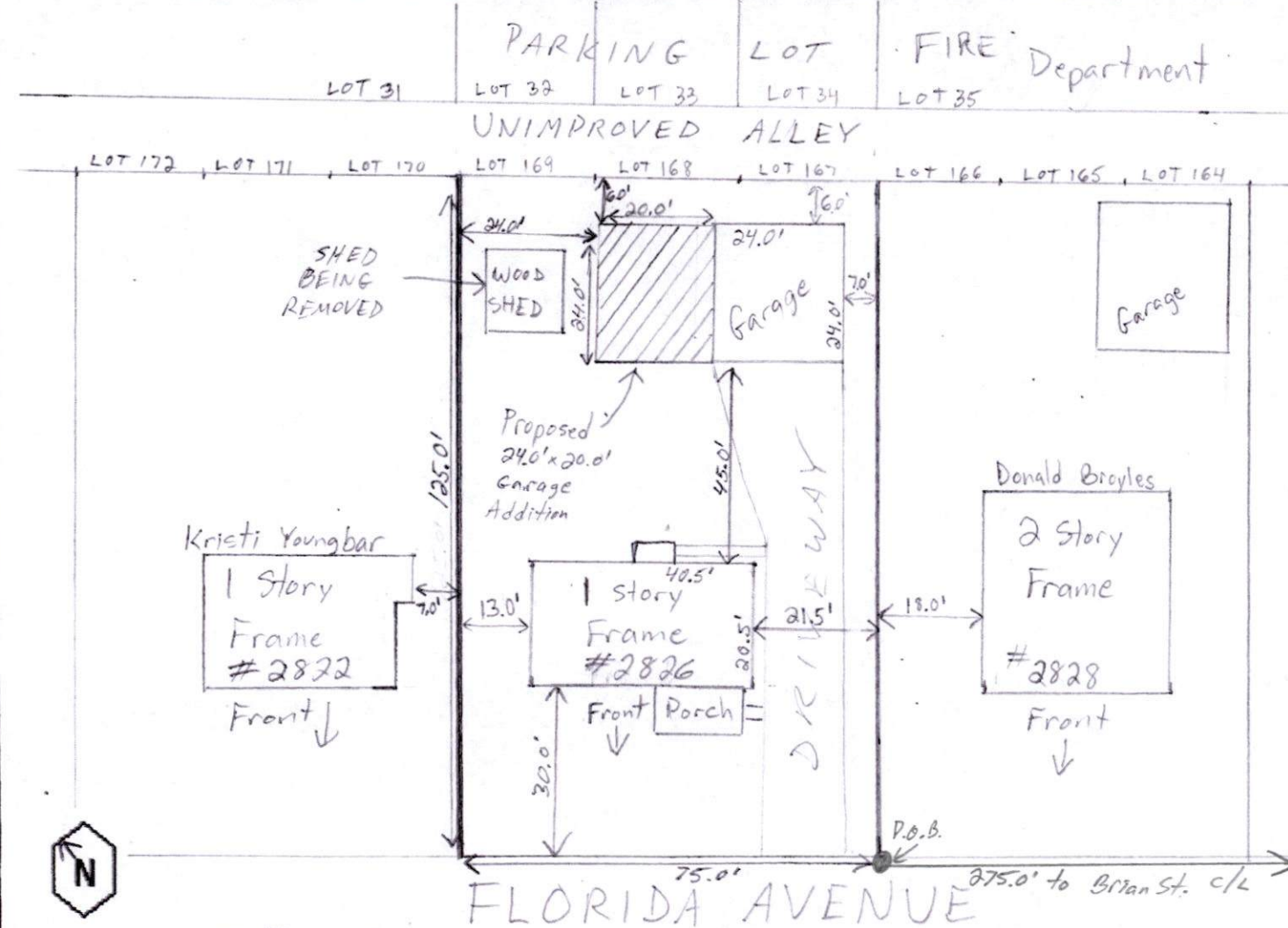
RDD

ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING X (MARK TYPE REQUESTED WITH X)
 ADDRESS 2826 FLORIDA AVENUE OWNER(S) NAME(S) Jeffrey Seebach
 SUBDIVISION NAME BALTIMORE HIGHLANDS LOT # 167 BLOCK # 2 SECTION # _____
 PLAT BOOK # 3 FOLIO # 2 10 DIGIT TAX # 1302851230 DEED REF. # 2184400423

SITE VICINITY MAP



ZONING MAP# 0109 C2
 SITE ZONED DR 5.5
 ELECTION DISTRICT 13th
 COUNCIL DISTRICT 1
 LOT AREA ACREAGE _____
 OR SQUARE FEET 9,375
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH:
 WATER IS: PUBLIC X PRIVATE _____
 SEWER IS: PUBLIC X PRIVATE _____
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW



PLAN DRAWN BY Jeffrey Seebach DATE 3/14/16 SCALE: 1 INCH = 30 FEET

PETITIONER'S

EXHIBIT NO. 1

#2016-0228-SPH

R.D.D

VIOLATION CASE INFO: