

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(20 Greenview Avenue)		
4 th Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Lisa Levy	*	HEARINGS FOR
Petitioner		
	*	BALTIMORE COUNTY
	*	CASE NO. 2017-0184-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owner of the property, Lisa Levy ("Petitioner"). The Petitioner is requesting Variance relief pursuant to § 1B02.3.B (R 10, 1955 regulations – Section 208.2) of the Baltimore County Zoning Regulations ("B.C.Z.R) to permit an existing addition (enclosure of front porch) to have a front yard setback as close as 22 ft. in lieu of the required 30 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments submitted by any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on January 22, 2017, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 2-10-17

By bw

the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 10th day of **February, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1B02.3.B (R 10, 1955 regulations – Section 208.2) of the Baltimore County Zoning Regulations (“B.C.Z.R”) to permit an existing addition (enclosure of front porch) to have a front yard setback as close as 22 ft. in lieu of the required 30 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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 her 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.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

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Date 2-10-17

By kw



KEVIN KAMENETZ
County Executive

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

February 10, 2017

Lisa Levy
20 Greenview Avenue
Reisterstown, MD 21136

RE: Petition for Administrative Variance
Case No. 2017-0184-A
Property: 20 Greenview Avenue

Dear Ms. Levy:

Enclosed please find a copy of the Order rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over a horizontal line.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Anthony Burke, Sr., 3804 Falls Road, Millers, MD 21102



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 206 Greenview Avenue Currently zoned DR 3.5 (vested R-10)
Deed Reference 36676100402 10 Digit Tax Account # 0419002840
Owner(s) Printed Name(s) Lisa Levy

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

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

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

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

Section 1B02.3.B (R 10, 1955 regs – Section 208.2) – to permit an existing addition (enclosure of front porch) to have a front yard setback as close as 22 feet in lieu of the required 30 feet

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

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

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

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

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

Owner(s)/Petitioner(s):

Lisa Levy
Name #1 – Type or Print Name #2 – Type or Print
[Signature]
Signature #1 Signature #2
206 Greenview Ave Reisterstown, MD
Mailing Address City State
21136 443-850-2326
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:

Anthony Burke, SR.
Name – Type or Print
[Signature]
Signature
3804 Falls Rd. Millers, MD
Mailing Address City State
21102 410-375-4482 Aburke594@gmail.com
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 2017-0184-A Filing Date 1/11/17 Estimated Posting Date 1/23/17 Reviewer [Signature]

Affidavit in Support of Administrative Variance

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

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

Address: 20 Greenview Avenue Reisterstown, MD 21136
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)

* Please see Attached *

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

[Signature]
Signature of Owner (Affiant)
Lisa Levy
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

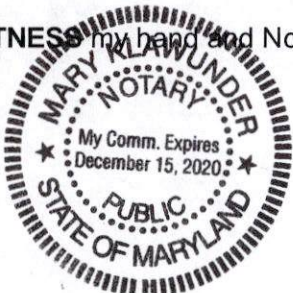
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of Jan, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Lisa Levy

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

AS WITNESS my hand and Notaries Seal



Mary Klumunder
Notary Public
12-15-2020
My Commission Expires

Affidavit in Support of Administrative Variance

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

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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)

* Please see attached *

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

[Signature]

Signature of Owner (Affiant)

Lisa Levy

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

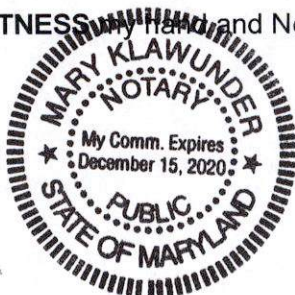
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of Jan, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Lisa Levy

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

AS WITNESS my Hand and Notaries Seal



Mary Klawunder

Notary Public

12-15-2020

My Commission Expires



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 20 Greenview Avenue Currently zoned DR 3.5 (vested R-10)
 Deed Reference 36676100402 10 Digit Tax Account # 04191002840
 Owner(s) Printed Name(s) LISA LEVY

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

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

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

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

Section 1B02.3.B (R 10, 1955 regs – Section 208.2) – to permit an existing addition (enclosure of front porch) to have a front yard setback as close as 22 feet in lieu of the required 30 feet

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

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

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

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

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

Owner(s)/Petitioner(s):

Lisa Levy
 Name #1 – Type or Print Name #2 – Type or Print
[Signature]
 Signature #1 Signature #2
20 Greenview Avenue Reisterstown
 Mailing Address City State MD
21136 443-858-2326 lilevy8169@
 Zip Code Telephone # Email Address yahoo.com

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

ORDER RECEIVED FOR FILING
 2-16-17
 Name- Type or Print
 Signature
 Mailing Address City State
 Zip Code Telephone # Email Address

Representative to be contacted:

Anthony Burke, SR.
 Name – Type or Print
[Signature]
 Signature
3804 Falls Rd. Millers, MD
 Mailing Address City State
21102 410-375-4482 Aburke594@gmail.com
 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 2017-0184-A Filing Date 1/11/17 Estimated Posting Date 1/22/17 Reviewer RJD

Administrative Variance Affidavit

Page 1

Lisa Levy

20 Greenview Avenue

Back in the Fall my contractor, Anthony Burke Sr. , applied for a permit for a rear addition and a front bump out (the original footprint of the existing porch) to become a mud room. At that time he brought the building plans and the site survey to the permitting office. He was told they didn't review plans for the size of the additions for my property because they fell under the square footage threshold. They did however review (and take) the site plan where Mr. Burke indicated both the rear add and the front bump out. The permit was approved and Mr. Burke moved ahead with the project under the assumption that everything was approved and within the building restriction lines

{NOTE: We had all done the due diligence based on the information shown on both the plat and Baltimore counties website for the current applicable zoning—this information indicated nothing to suggest that we were outside the building restriction lines and no one at the permitting office suggested it either at the time.}

A few weeks ago, Mr. Burke called in for the framing inspection for the rear addition. To his surprise, he was not only "not passed" on the rear addition pending an engineer certification, but he was also told that there was no documentation for the front bump out which was already framed. He was also told that it didn't meet the zoning requirements and was over the building restriction line and he would need a variance. He was also told that he would need to file an additional permit for the front. Not only was this something that was not indicated at the original permitting application time, but no other inspectors (plumbing and electrical had already been out to the property) had indicated any issue with the bump out.

Being the quality contractor that he is, Mr. Burke proceeded to contact the engineer per the inspector and get the item taken care of so he could keep the project on track. On January 5th, my contractor was at the property and was met by yet another inspector (important to note that this was not the inspector that visited the first time) This inspector proceeded to not only inspect the property again but indicated that the framing for the rear was disapproved based on the need for a variance case number for the front.

Item #0184

Administrative Variance affidavit

Page 2

Lisa Levy/20 Greenview Avenue

At this point, both parts of my project are stalled. We have done nothing but follow the rules from the beginning to the best of our ability. We are now respectfully requesting that the county grant the variance needed to move forward as soon as absolutely possible.

My contractor has had to spend additional time and money to bring this project to a close. He has not been able to start other projects that he has committed to as well. Myself and my family have had to spend additional time on this variance as well as deal with continued day to day chaos associated with new construction that had Mr. Burke been allowed to stay on track would have been complete by now. We are a few feet over according to the explanation we have been given, and we have seen other properties that appear to be closer to the sidewalk as well. While the bump out is not common in the neighborhood (although there is another house that has one) it fits very well into the character of the neighborhood.

Not only am I trying to improve my property and make it a nice place to live, but have made every effort to respect my neighbors/neighborhood. I am a good taxpaying resident of Baltimore County. Thank you in advance for your consideration

Item #0184

ZONING PROPERTY DESCRIPTION FOR 20 GREENVIEW AVENUE

Beginning at a point on the southwest side of Greenview Avenue, which has a 50-foot right of way, at the distance of +/- 900 feet north and west of the centerline of the nearest improved intersecting street Walgrove Road, which has a 60-foot right of way. Being Lot #21, Block J, Section #1, in the subdivision of SUBURBIA as recorded in Baltimore County Plat Book #26, Folio #59, containing 10,005 square feet. Located in the 4th Election District and 2nd Councilmanic District.

Item #0184

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

No. **142849**

Date: **1/11/17**

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
 1/12/2017 1/11/2017 12:00:32 5

NO. 142849
 RECEIPT # 885223 1/11/2017 OFLN

Dept: 5 528 ZONING VERIFICATION

NO: 142849
 Recpt Tot \$75.00
 \$75.00 TK \$0.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	306	0000		6150				\$75.00

Total: **\$75.00**

Rec From: **Levy**

For: **zoning hearing case #2017-0134-A**

DISTRIBUTION

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

PLEASE PRESS HARD!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 1/23/2017

Case Number: 2017-0184-A

Petitioner / Developer: LISA LEVY ~ ANTHONY BURKE

Date of Hearing (Closing): FEBRUARY 6, 2017

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:
20 GREENVIEW AVENUE

The sign(s) were posted on: JANUARY 22, 2017



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)

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0184 -A Address 20 Greenview Ave

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1/11/17 Posting Date: 1/22/17 Closing Date: 2/6/17

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 2017- 0184 -A Address 20 Greenview Ave

Petitioner's Name Lisa Levy Telephone 443-850-2326

Posting Date: 1/22/17 Closing Date: 2/6/17

Wording for Sign: To Permit an existing addition (enclosure of front porch)
to have a front yard setback as close as 22 feet in lieu of the
required 30 feet

Revised 7/6/16

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/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:

Case Number: 2017-0184-A
Property Address: 20 GREENVIEW AVE
Property Description: southwest side of Greenview Ave., +/- 900'
north and west of Walgrove Rd
Legal Owners (Petitioners): LISA LEVY
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Anthony W. Burke, Sr
Company/Firm (if applicable): LBR Construction
Address: 3804 Falls Road
Millers MD 21102
Telephone Number: 410-375-4482



KEVIN KAMENETZ
County Executive

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

February 7, 2017

Lisa Levy
20 Greenview Avenue
Reisterstown MD 21136

RE: Case Number: 2017-0184 A, Address: 20 Greenview Avenue

Dear Ms. Levy:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 11, 2017. 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
Anthony Burke, Sr., 3804 Falls Road, Millers MD 21102

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



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

Date: 1/17/17

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. 2017-0184-A

*Administrative Variance
Lisa Levy
20 Greenview 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 black ink, appearing to read "Richard Zeller".

Wendy Wolcott, PLA
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

RECEIVED

FEB 1 2017

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: January 27, 2017

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

SUBJECT: Zoning Advisory Committee Meeting
For January 23, 2017
Item No. 2017-0179, 0180, 0181, 0182, 0184 and 0185

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

DAK:CEN

cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC01232017.doc

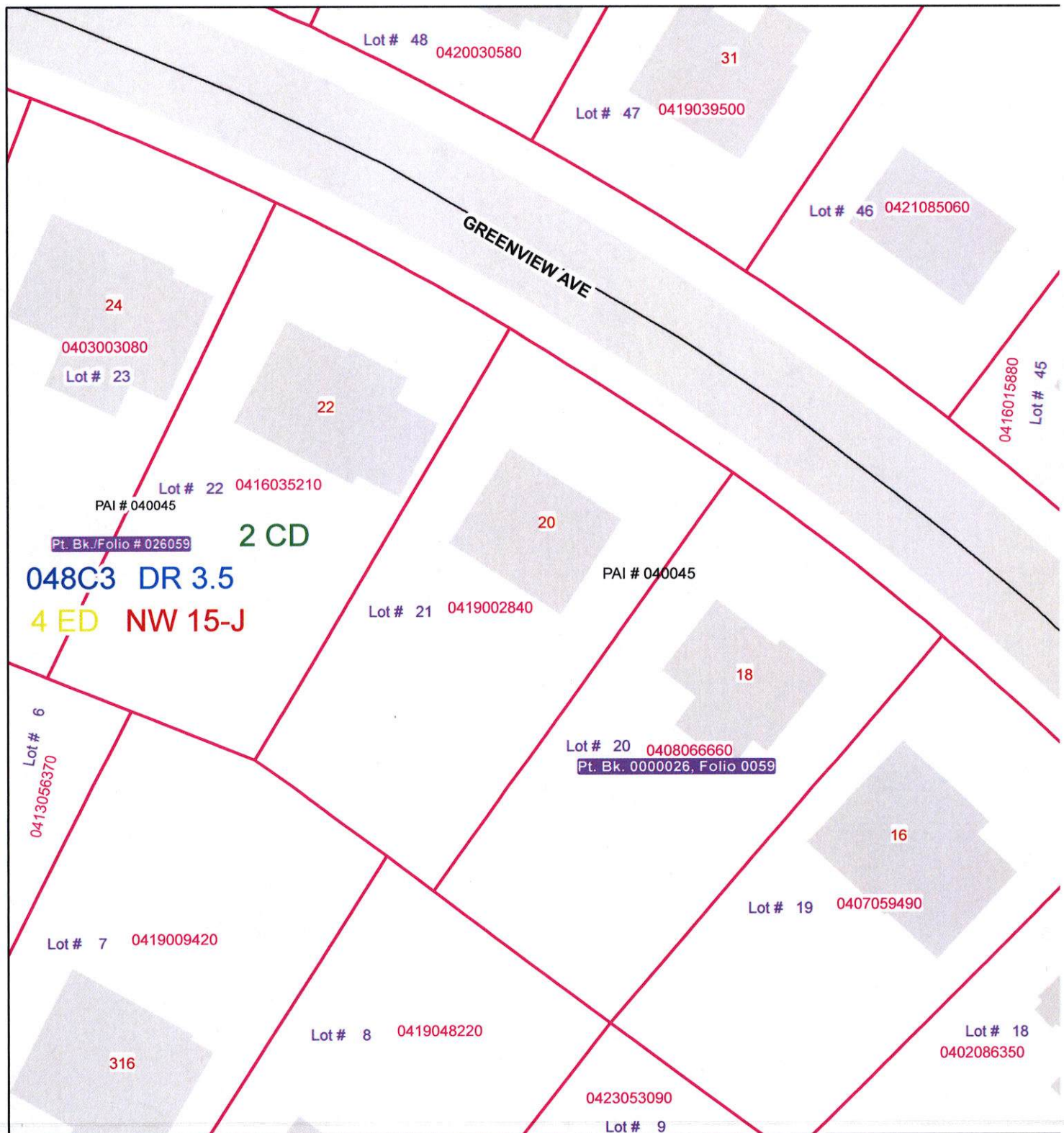
M E M O R A N D U M

DATE: March 16, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0184-A – Appeal Period Expired

The appeal period for the above-referenced case expired on March 13, 2017. 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

20 Greenview Avenue



Publication Date: 1/9/2017



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

Item #0184

Real Property Data Search **Guide to searching the database**

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 04 Account Number - 0419002840			
Owner Information					
Owner Name:		LEVY LISA		Use:	RESIDENTIAL
Mailing Address:		20 GREENVIEW AVE		Principal Residence:	YES
		REISTERSOWN MD 21136-		Deed Reference:	/36676/ 00402
Location & Structure Information					
Premises Address:		20 GREENVIEW AVE REISTERSOWN 21136-		Legal Description: 20 GREENVIEW AVE SUBURBIA	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0048	0018	0217		0000	1
					J
					21
					2016
					Assessment Year:
					Plat No:
					Plat Ref:
					1
					0026/0059
Special Tax Areas:			Town:		
			NONE		
Ad Valorem:					
Tax Class:					
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1961	962 SF	700 SF	10,005 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
Split Foyer	YES	SPLIT FOYER	SIDING	2 full	
Value Information					
	Base Value	Value As of 01/01/2016	Phase-in Assessments		
			As of 07/01/2016	As of 07/01/2017	
Land:	52,000	52,000			
Improvements	143,800	162,600			
Total:	195,800	214,600	202,067	208,333	
Preferential Land:	0			0	
Transfer Information					
Seller: WHALEN JOHN A		Date: 09/21/2015		Price: \$226,000	
Type: ARMS LENGTH IMPROVED		Deed1: /36676/ 00402		Deed2:	
Seller: 58 WATER STREET LLC		Date: 06/25/2012		Price: \$220,000	
Type: ARMS LENGTH IMPROVED		Deed1: /32236/ 00302		Deed2:	
Seller: DEUTSCHE BANK NATIONAL TRUST COMPANY, TRUSTEE		Date: 03/13/2012		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /31809/ 00077		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2016		07/01/2017	
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: No Application					



Looking N towards #18 Greenwood Ave

Item #0184



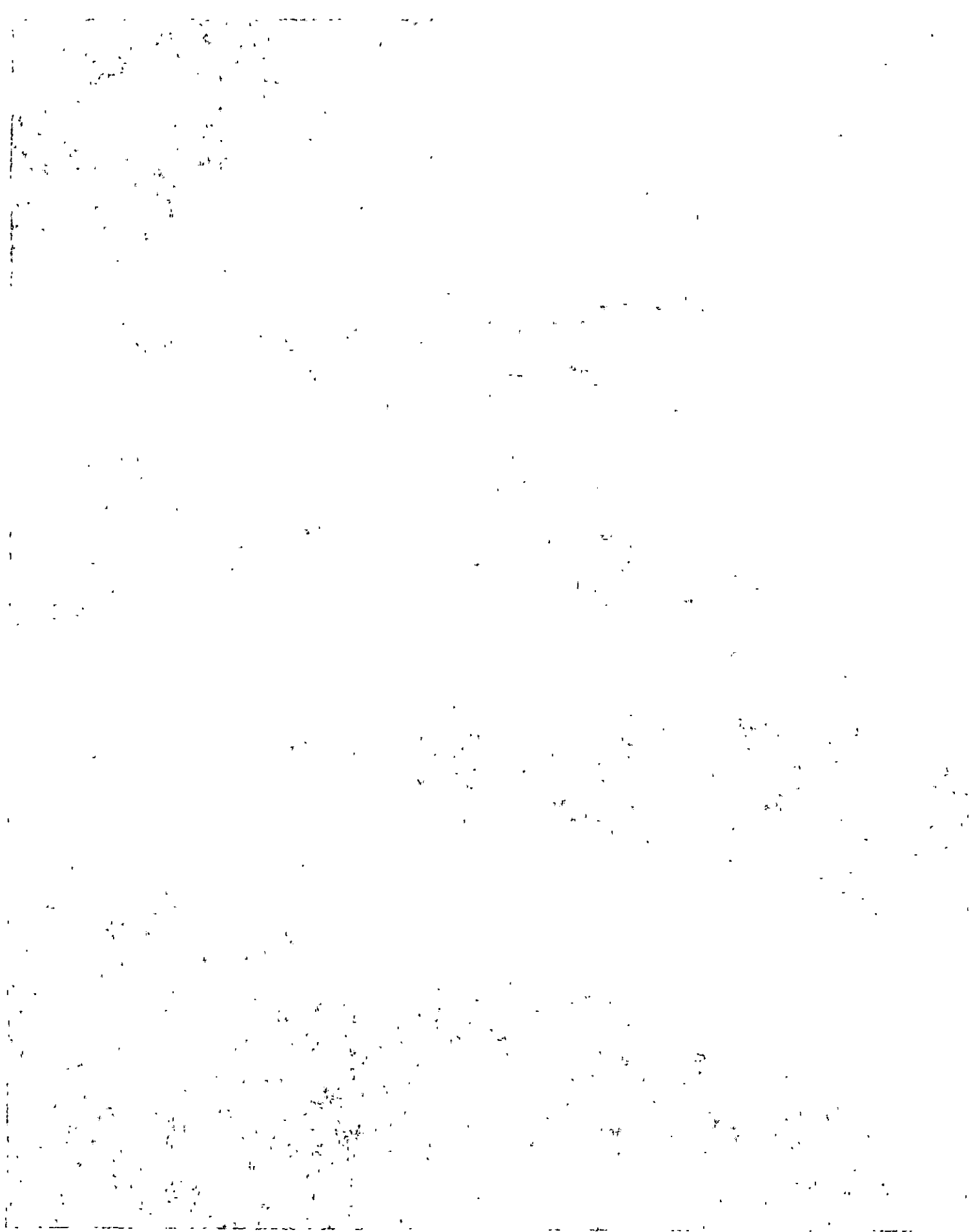


Front/street side #20 Greenwood Ave

Item #0184



Look towards #25 Greenwood Ave Item #0184



Item #
Q184

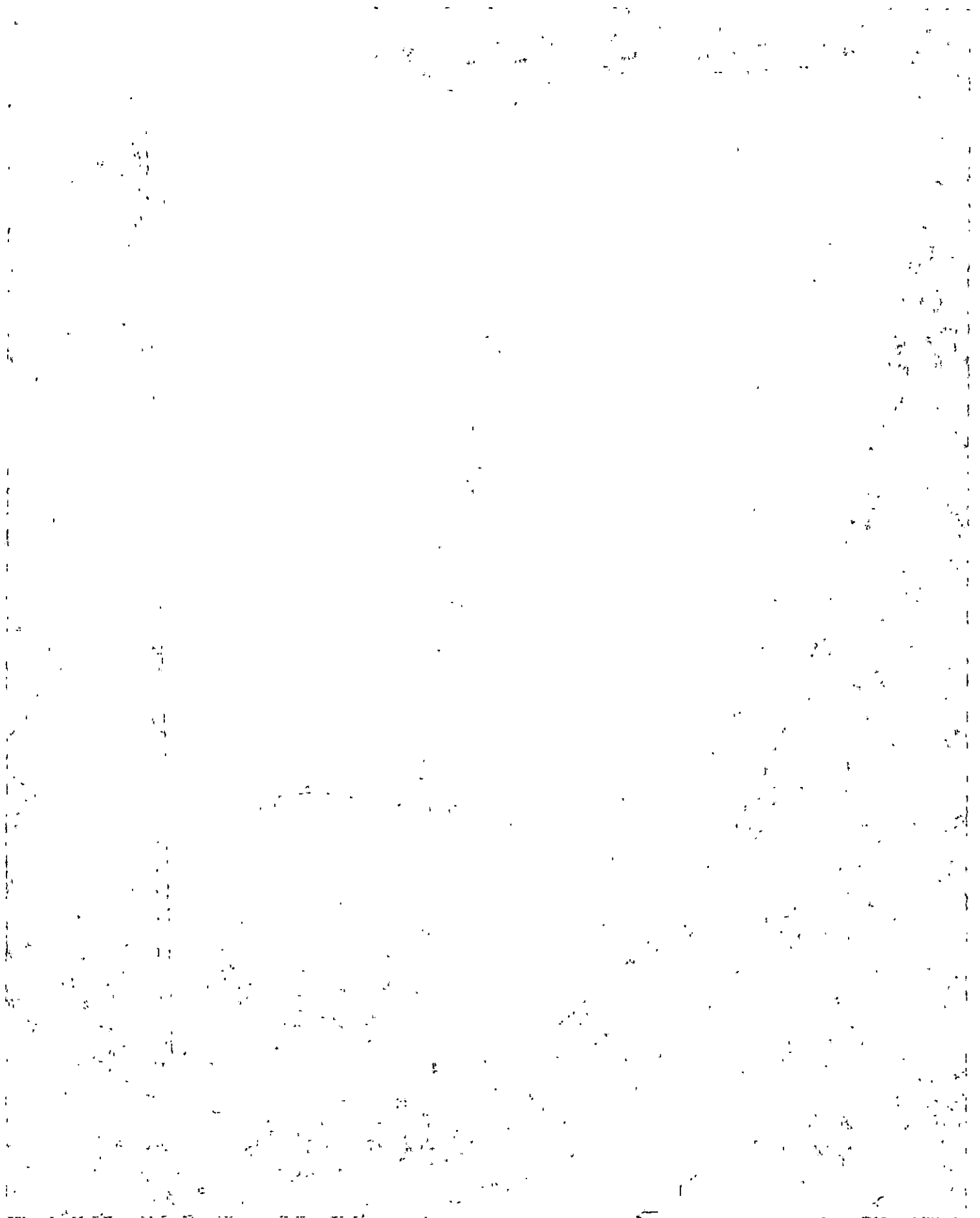
EXISTING LOW BAY 8
20 GARDENVIEW





Item #
0184

Point out @ Walgrove Rd / Greenview Ave (328 Walgrove Rd)





Item #
0184

Run Port @ Walnut Grove Rd / Green View Ave 8x12

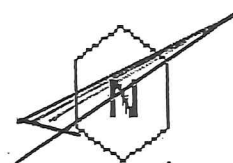
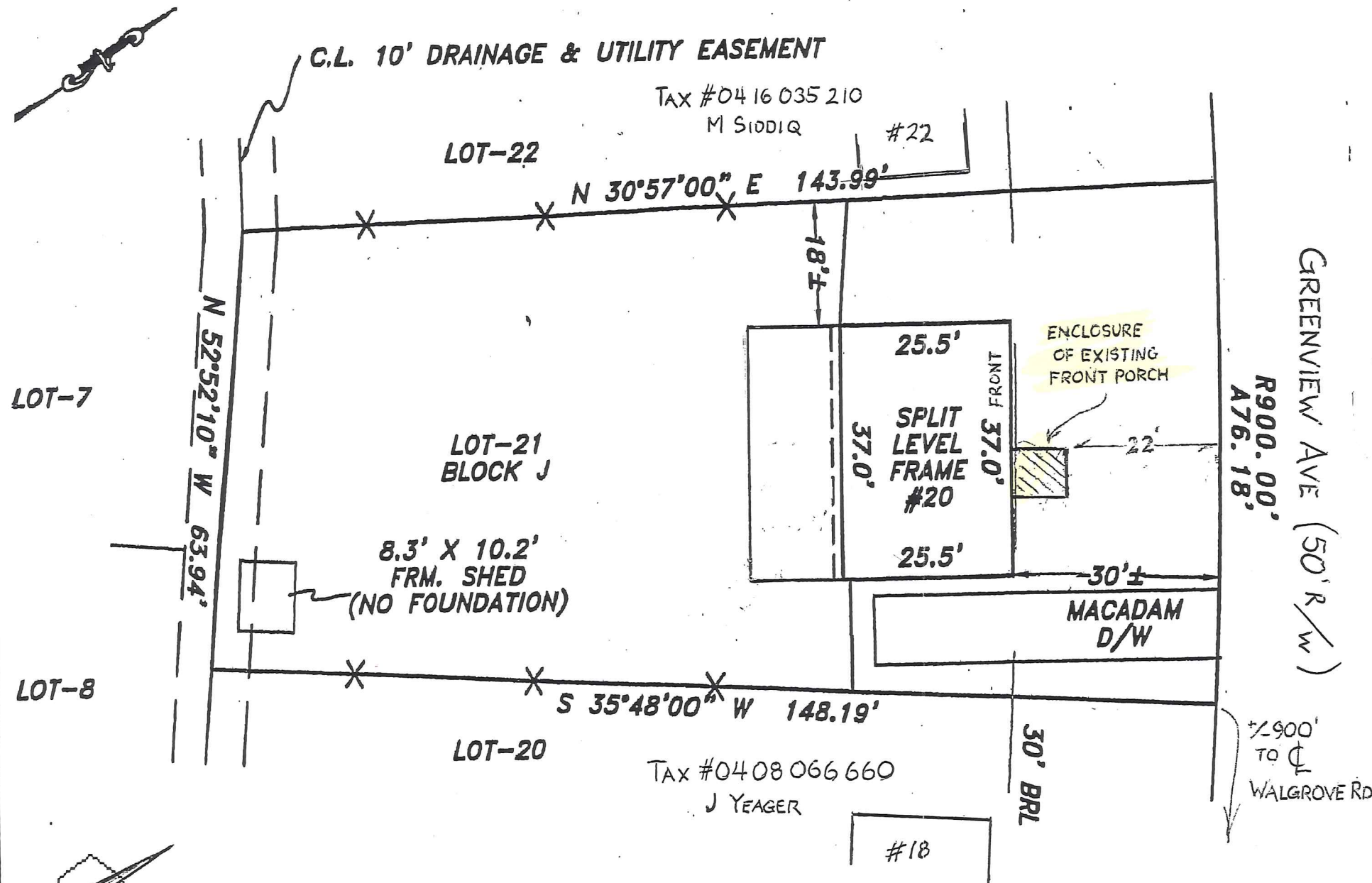


ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 20 GREENVIEW AVENUE OWNER(S) NAME(S) LISA LEVY

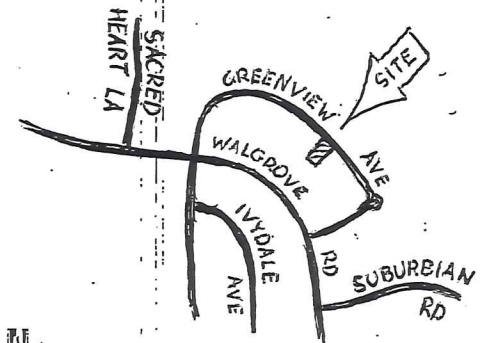
SUBDIVISION NAME SUBURBIA LOT # 21 BLOCK # J SECTION # 1

PLAT BOOK # 26 FOLIO # 59 10 DIGIT TAX # 0419002840 DEED REF. # 36676/00402



PLAN DRAWN BY _____ DATE _____ SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 048C3

SITE ZONED DR 3.5 (VESTED R-10)

ELECTION DISTRICT 4TH

COUNCIL DISTRICT 2ND

LOT AREA ACREAGE _____

OR SQUARE FEET 10,005

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? No

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

AM

A-4810-21024

Pet. Ex. 1