

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(121 Central Avenue)		
4 th Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Joseph P. Geipe, Jr. & Joyce L. Geipe	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2017-0215-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 owners of the property, Joseph P. Geipe, Jr. and Joyce L. Geipe ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed detached accessory structure (garage) with a height of 21 ft. in lieu of the maximum allowed 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies. However, it is to be noted that the property is historic and was the subject of consideration by the Baltimore County Landmarks Preservation Commission (LPC) at their January 12, 2017 meeting, which voted to issue a Certificate of Appropriateness for the construction of a freestanding garage as proposed.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on February 26, 2017, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 3-17-17

By DW

The Petitioners have 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 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 Petitioners.

Although the Department of Planning did not make any recommendations related to the proposed detached garage height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

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 17th day of **March, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed detached accessory structure (garage) with a height of 21 ft. in lieu of the maximum allowed 15 ft., be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date 3-17-17

By [Signature]

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their 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, Petitioners would be required to return the subject property to its original condition.
2. Petitioners or subsequent owners shall not convert the garage into a dwelling unit or apartment. The garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.
4. Petitioners must comply with LPC's letter dated January 17, 2017 referencing Baltimore County Historic Design Guidelines; a copy of which is attached hereto and made a part hereof.

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

ORDER RECEIVED FOR FILING

Date 3-17-17

By BS

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PLANNING

Memorandum

TO: Joseph P. Geipe, Jr.

DATE: January 17, 2017

FROM: *VN* Vicki Nevy, Administrator/Secretary
Landmarks Preservation Commission

SUBJECT: 121 Central Avenue
Glyndon County Historic District
Glyndon National Register Historic District

At its January 12, 2017 meeting, the Baltimore County Landmarks Preservation Commission (LPC) voted to issue a Certificate of Appropriateness for the construction of a free standing garage as proposed.

This action is in accordance with *Baltimore County Code* Section 32-7-403 citing Baltimore County Historic Design Guidelines: Fences & Landscape, p. 5; Additions & Infill, pp. 6-7.

VKN:vkn

ORDER RECEIVED FOR FILING

Date 3-17-17

By *[Signature]*

Item #0215



KEVIN KAMENETZ
County Executive

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

March 17, 2017

Joseph P. Geipe, Jr.
Joyce L. Geipe
121 Central Avenue
Glyndon, MD 21071

RE: Petition for Administrative Variance
Case No. 2017-0215-A
Property: 121 Central Avenue

Dear Petitioners:

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



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 121 Central Ave Currently zoned DR-1
 Deed Reference 8877 / 46 10 Digit Tax Account # 22 00 009344
 Owner(s) Printed Name(s) Joseph P Geipe Jr + Joyce L Geipe

(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 400.3 – to permit a proposed detached accessory structure (garage) with a height of 21 feet in lieu of the maximum allowed 15 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):

Joseph P Geipe Jr / Joyce L Geipe
 Name #1 – Type or Print Name #2 – Type or Print

Joseph P Geipe Jr / Joyce L Geipe
 Signature #1 Signature #2

121 Central Ave Glyndon Md
 Mailing Address City State

21071 / 410 302 8410 / Joe Deasymore@ms-md.com
 Zip Code Telephone # Email Address

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

Name – Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2017-0215-A Filing Date 2/13/17 Estimated Posting Date 2/26/17 Reviewer RD

ORDER RECEIVED FOR FILING

Rev 5/8/2014

Date 3-17-17

By ISW

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: 121 Central Ave Glyndon Md 21071
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)

Request to build garage with 21' peak.
Additional attic space is needed to create more room in
house to accomidate in-laws who we need to care for.
Next door neighbor is my father JOSEPH P GEIPE Sr.
Please note photo's of other garages all with in a block of
our residence they also have high peaks.

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

Joseph P Geipe Jr
Signature of Owner (Affiant)
JOSEPH P GEIPE JR
Name- Print or Type

Joyce Geipe
Signature of Owner (Affiant)
Joyce Geipe
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 NOV., 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Joseph & Joyce Geipe

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

My Commission Expires

WENDY PANEK
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires April 9, 2019

REV. 5/8/2014

Affidavit in Support of Administrative Variance

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

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

Address: 121 Central Ave Glyndon Md 21071
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)

Request to build garage with 21' peak
Additional attic space is needed to create more room in
house to accommodate in-laws who we need to care for.
Next door neighbor is my father Joseph P. GEIPE SR.
Please note photo's of other garages all with in a block of
our residence they also have high peaks

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

Joseph P. Geipe Jr
Signature of Owner (Affiant)
JOSEPH P GEIPE, Jr
Name- Print or Type

Joyce Geipe
Signature of Owner (Affiant)
Joyce Geipe
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 Nov, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Joseph & Joyce Geipe

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public
My Commission Expires

WENDY PANEK
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires April 9, 2019
REV. 5/8/2014



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 121 Central Ave. Currently zoned DR-1
 Deed Reference 88771 4.6 10 Digit Tax Account # 2200009344
 Owner(s) Printed Name(s) Joseph P Gepe Jr + Joyce L. Gepe

(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 400.3 – to permit a proposed detached accessory structure (garage) with a height of 21 feet in lieu of the maximum allowed 15 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.

If 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):

Joseph P Gepe Jr Joyce L Gepe
 Name #1 – Type or Print Name #2 – Type or Print

Joseph P Gepe Jr Joyce L Gepe
 Signature #1 Signature #2

121 Central Ave Glyndon Md
 Mailing Address City State

21071 410 302 8410 joe@easymovers-md.com
 Zip Code Telephone # Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

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

Name- Type or Print

Date

Signature

By

Mailing Address City State

Zip Code Telephone # Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2017-0215-A Filing Date 2/13/17 Estimated Posting Date 2/26/17 Reviewer [Signature]

ORDER RECEIVED FOR FILING

Rev 5/8/2014

Date 3-17-17

By [Signature]

ZONING PROPERTY DESCRIPTION FOR 121 CENTRAL AVENUE

Beginning at a point on the northeast side of Central Avenue, which has a 40-foot right of way, at a distance of 25 feet northwest of the centerline of the nearest improved intersecting street Glyndon Avenue, which has a 40-foot right of way. Thence the following courses and distances: (1st Point of Call - "POC") N 45° 50' 19" E 366.42', (2nd POC) S 44° 55' 39" E 78.00', (3rd POC) S 45° 20' 12" W 366.42', (4th POC) 44° 54' 21" W 81.43', back to the point of beginning as recorded in Deed Liber 8877, Folio 46, containing 31,636 square feet. Located in the 4th Election District and 2nd Councilmanic District.

Item #0215

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

NO 148662

Date: 2/13/17

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				175.00

Total: 175.00

Rec From:

J + J Geipe

For:

Zoning hearing - case # 2017-0215-A

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME DAW
2/13/2017 2/13/2017 11:37:14 2

REG WSO2 WALKIN JEE

>>RECEIPT # 000553 2/13/2017 OFLN

Dept 5 528 ZONING VERIFICATION

CR NO. 148662

Receipt Tot 175.00

175.00 CK 1.00 CA

Baltimore County, Maryland

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 2/27/2017

Case Number: 2017-0215-A

Petitioner / Developer: JOSEPH GEIPE

Date of Hearing (Closing): MARCH 13, 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:
121 CENTRAL AVENUE

The sign(s) were posted on: FEBRUARY 26, 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)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0215 -A Address 121 Central Ave
Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 2/13/17 Posting Date: 2/26/17 Closing Date: 3/13/17

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2017- 0215 -A Address 121 Central Ave
Petitioner's Name Joseph Geipe Telephone 410 302 8416
Posting Date: 2/26/17 Closing Date: 3/13/17
Wording for Sign: To Permit a proposed detached accessory structure
(garage) with a height of 21 feet in lieu of the maximum
allowed 15 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: 2017-0215-A
Property Address: 121 Central Ave
Property Description: northeast side of Central Avenue,
25' northwest of Glyndon Avenue
Legal Owners (Petitioners): Joseph P Geipe Jr + Joyce L Geipe
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Joseph P Geipe Jr
Company/Firm (if applicable): _____
Address: 121 Central Ave
Glyndon Md 21071
Telephone Number: 410 302 8410

Revised 7/9/2015



KEVIN KAMENETZ
County Executive

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

March 15, 2017

Joseph P & Joyce L Geipe
121 Central Avenue
Glyndon MD 21071

RE: Case Number: 2017-0215 A, Address: 121 Central Avenue

Dear Mr. & Ms. Geipe:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 13, 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

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



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

Date: 2/22/17

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. 2017-0215-A

*Administrative Variance
Joseph P. & Joyce L. Geipe
121 Central 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 blue ink, appearing to read 'Wendy Wolcott'.

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

WW/RAZ

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For February 20, 2017
Item No. 2017-0215, 0216, and 0217

DATE: February 23, 2017

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\ZAC02202017.doc

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 3/1/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-215



INFORMATION:

Property Address: 121 Central Avenue
Petitioner: Joseph P. Geipe, Jr., Joyce L. Geipe
Zoning: DR 1
Requested Action: Administrative Variance

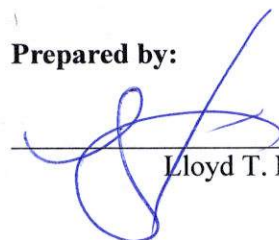
The Department of Planning has reviewed the petition to permit a proposed detached accessory structure (garage) with a height of 21 feet in lieu of the maximum allowed 15 feet.

The Department has no objection to granting the petitioned zoning relief.

Please be advised that this property was the subject of consideration by the Baltimore County Landmarks Preservation Commission at their January 12, 2017 meeting. Please see the attached memorandum regarding same.

For further information concerning the matters stated herein, please contact Lloyd T. Moxley at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

Attachment

c: Lloyd T. Moxley
Joseph P. Geipe
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PLANNING

Memorandum

TO: Joseph P. Geipe, Jr. **DATE:** January 17, 2017

FROM: Vicki Nevy, Administrator/Secretary
Landmarks Preservation Commission

SUBJECT: 121 Central Avenue
Glyndon County Historic District
Glyndon National Register Historic District

At its January 12, 2017 meeting, the Baltimore County Landmarks Preservation Commission (LPC) voted to issue a Certificate of Appropriateness for the construction of a free standing garage as proposed.

This action is in accordance with *Baltimore County Code* Section 32-7-403 citing Baltimore County Historic Design Guidelines: Fences & Landscape, p. 5; Additions & Infill, pp. 6-7.

VKN:vkn

M E M O R A N D U M

DATE: April 18, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0215-A – Appeal Period Expired

The appeal period for the above-referenced case expired on April 17, 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

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 - 2200009344			
Owner Information					
Owner Name:		GEIPE JOSEPH P JR GEIPE JOYCE L		Use:	RESIDENTIAL
Mailing Address:		121 CENTRAL AVE GLYNDON MD 21071		Principal Residence:	YES
				Deed Reference:	/08877/ 00046
Location & Structure Information					
Premises Address:		121 CENTRAL AVE 0-0000		Legal Description:	NES CENTRAL AV .726 AC 533 SE REISTERSTOWN RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0048	0006	1111		0000	
				Assessment Year:	Plat No:
				2016	Plat Ref:
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
1994	2,612 SF				31,636 SF
County Use					
04					
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of 01/01/2016	As of 07/01/2016	As of 07/01/2017
Land:		81,900	81,900		
Improvements		223,400	219,900		
Total:		305,300	301,800	301,800	301,800
Preferential Land:		0			0
Transfer Information					
Seller: GEIPE JOSEPH P		Date: 08/08/1991		Price: \$25,000	
Type: ARMS LENGTH IMPROVED		Deed1: /08877/ 00046		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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: Approved 08/14/2012					

8877 / 46

THIS DEED, MADE THIS 9th day of July in the year one thousand nine hundred and ninety-one, by and between JOSEPH P. GEIPE and JANE F. GEIPE, husband and wife, parties of the first part, and JOSEPH P. GEIPE, JR. and JOYCE L. GEIPE, husband and wife, parties of the second part.

WITNESSETH, That in consideration of the sum of TWENTY FIVE THOUSAND DOLLARS AND 00 CENTS, (\$25,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said JOSEPH P. GEIPE and JANE F. GEIPE, husband and wife do grant and convey to the said JOSEPH P. GEIPE, JR., and JOYCE L. GEIPE, husband and wife, as Tenants by the Entireties, their assigns and unto the survivor of them, and the survivor's personal representatives and assigns, in fee simple, all that lot of ground situate in Baltimore County, Maryland and described as follows, that is to say:

BEGINNING for the same at a point in the center of Central Avenue south 38 degrees east 533 feet from a point in the center of Central Avenue opposite the center of Reisterstown Avenue and running north 53-1/2 degrees east 25 feet to a stone thence north 53-1/2 degrees east 368 feet to a stone thence south 38 degrees east 78 feet to a stone thence south 53 degrees west 368 feet to a stone planted at the northeast side of Central Avenue thence south 53 degrees west 25 feet to the center of Central Avenue at a point south 38 degrees east 83 feet from the point of beginning thence with a straight line in the center of Central Avenue to the beginning. ~~Containing 0.1005 square feet, more or less.~~ The improvements on the above lot of ground being known as No. 121 Central Avenue.

BEING part of the lot of ground which by Deed dated July 14, 1969 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 5016, folio 227, was granted and conveyed by RONALD G. NOBLE and JULIA A. NOBLE, his wife to JOSEPH P. GEIPE and JANE F. GEIPE, husband and wife, the within Grantors.

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County

8-7-91

C RC/F 17.00
C T V 125.00

121 Central Avenue



Publication Date: 2/13/2017



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

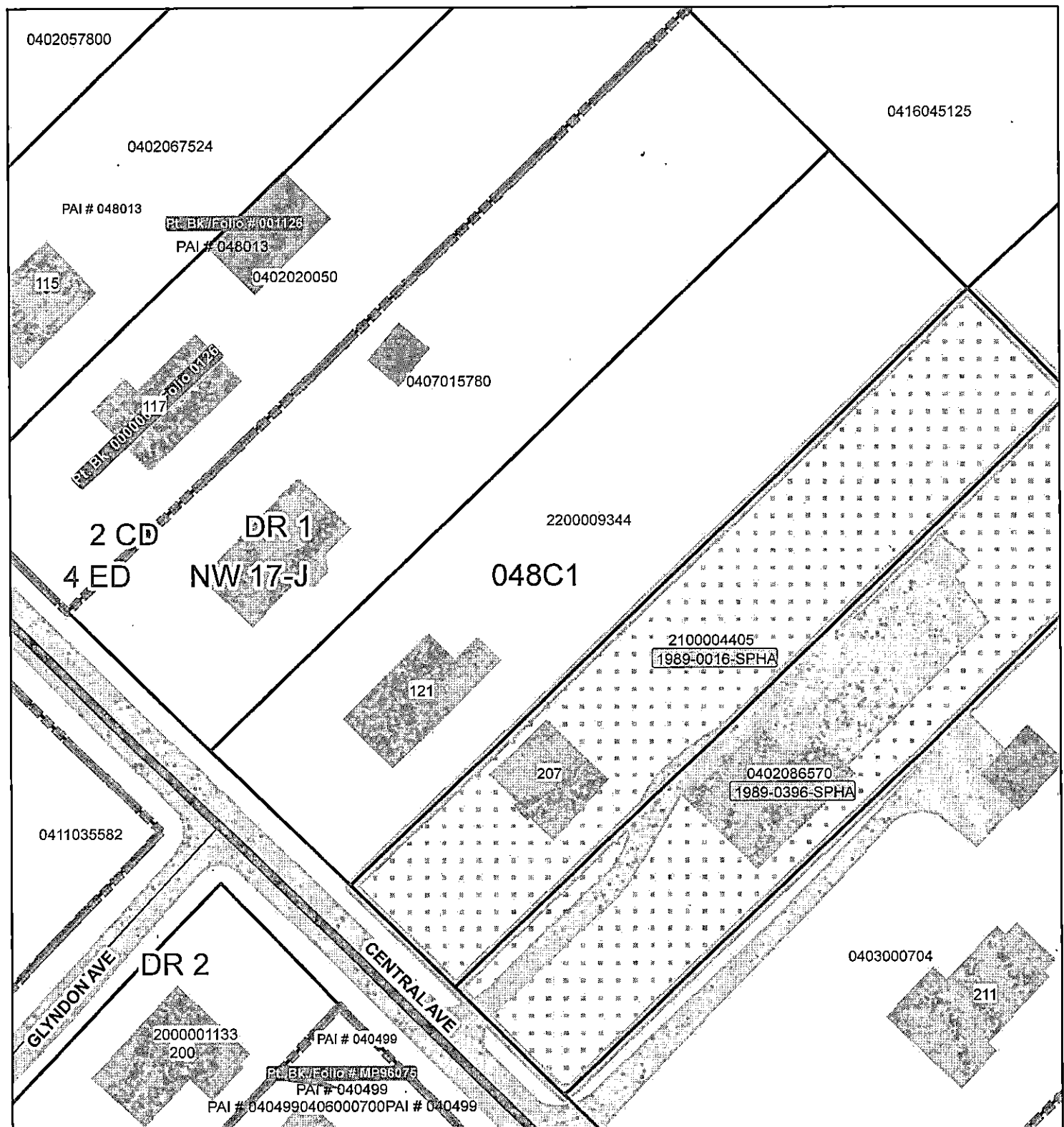


0 15 30 60 90 120 Feet

1 inch = 60 feet

Item #0215

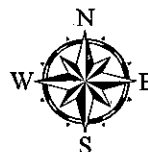
121 Central Avenue



Publication Date: 2/13/2017



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

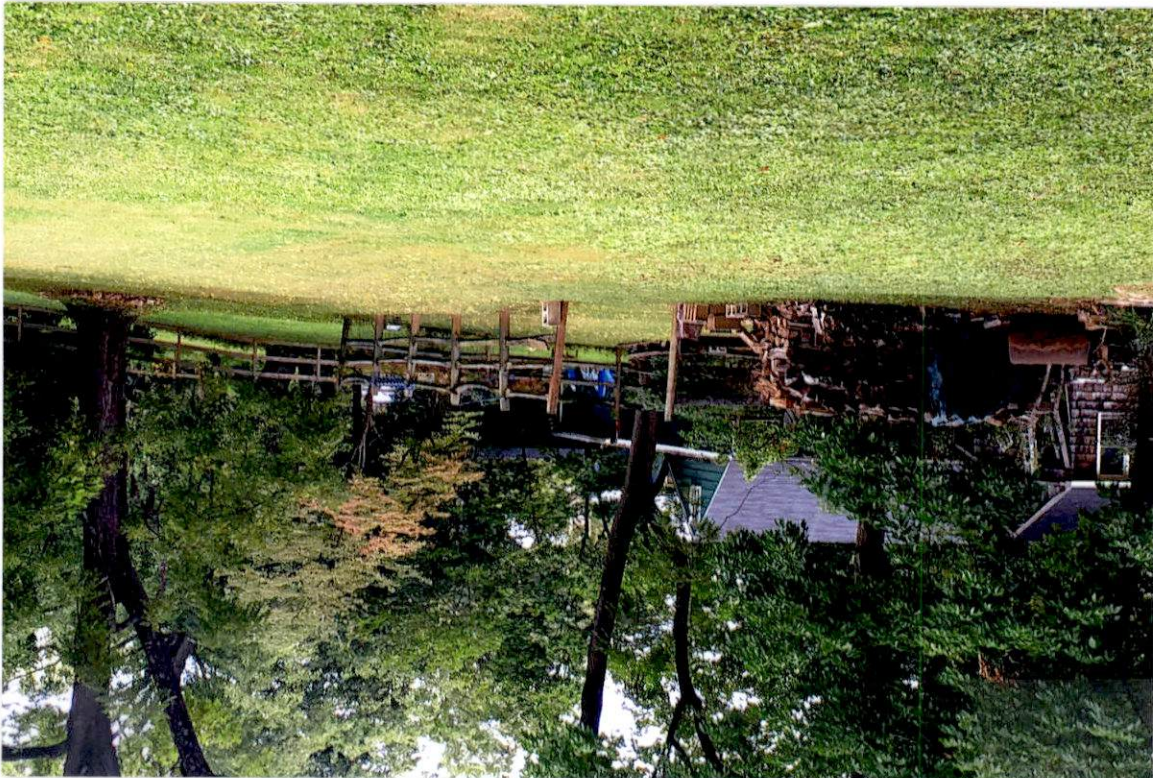


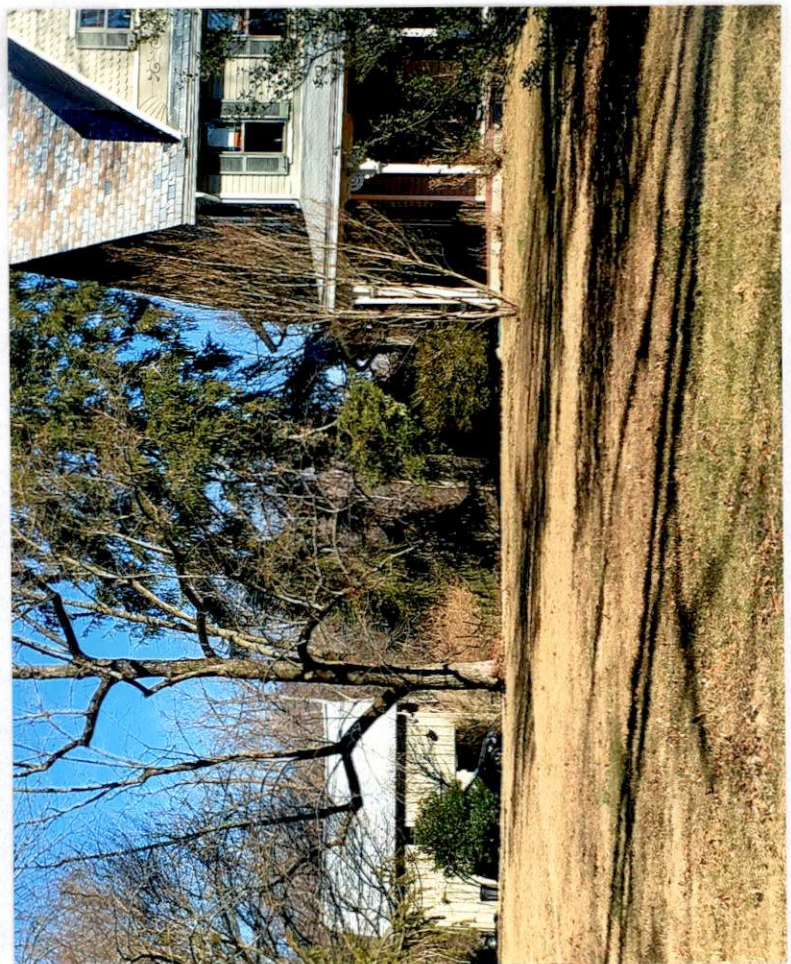
0 15 30 60 90 120 Feet

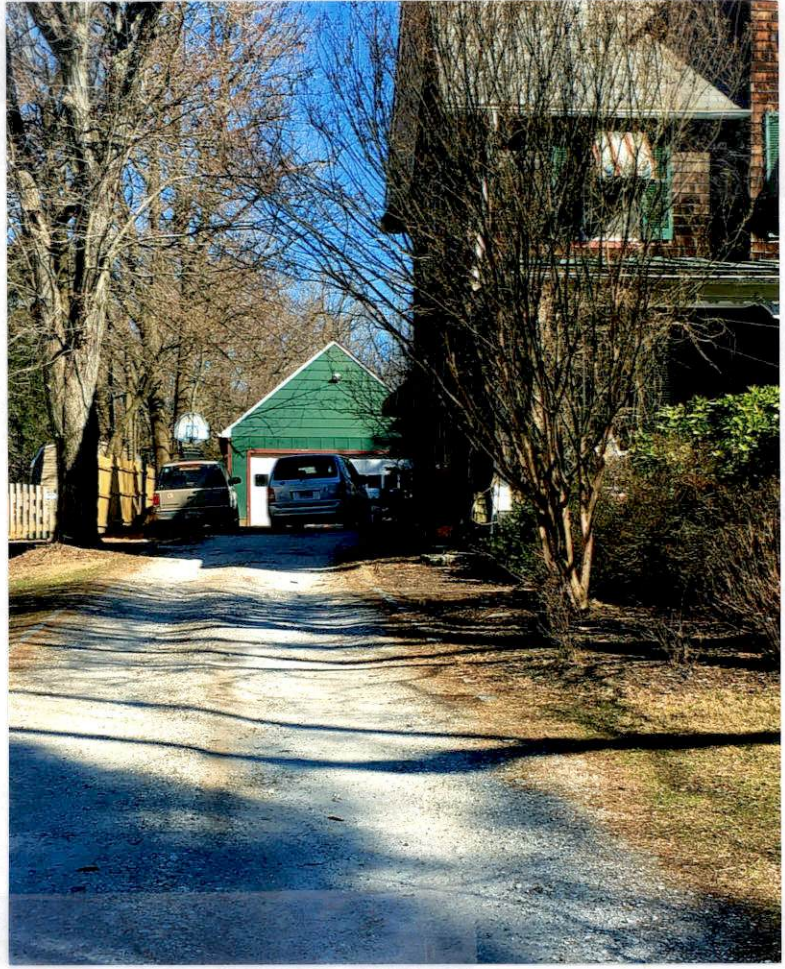
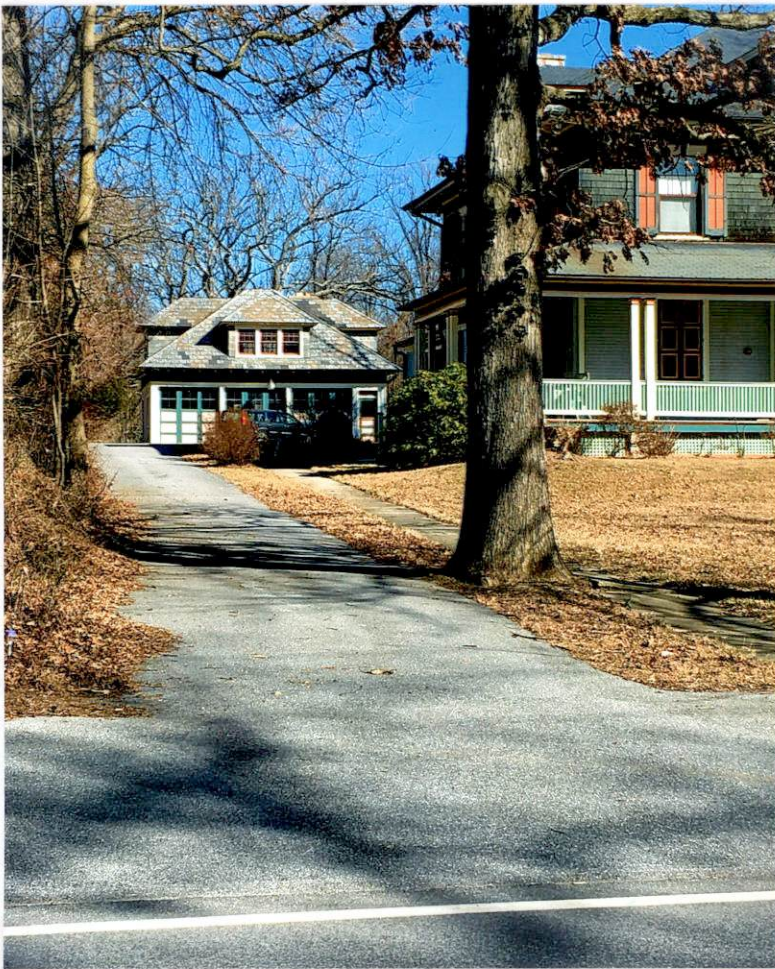
1 inch = 60 feet

Item # 0215

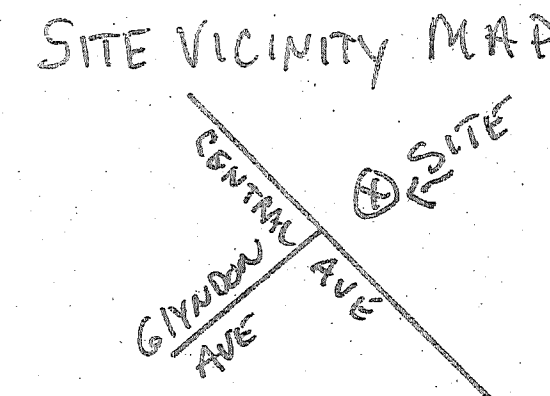








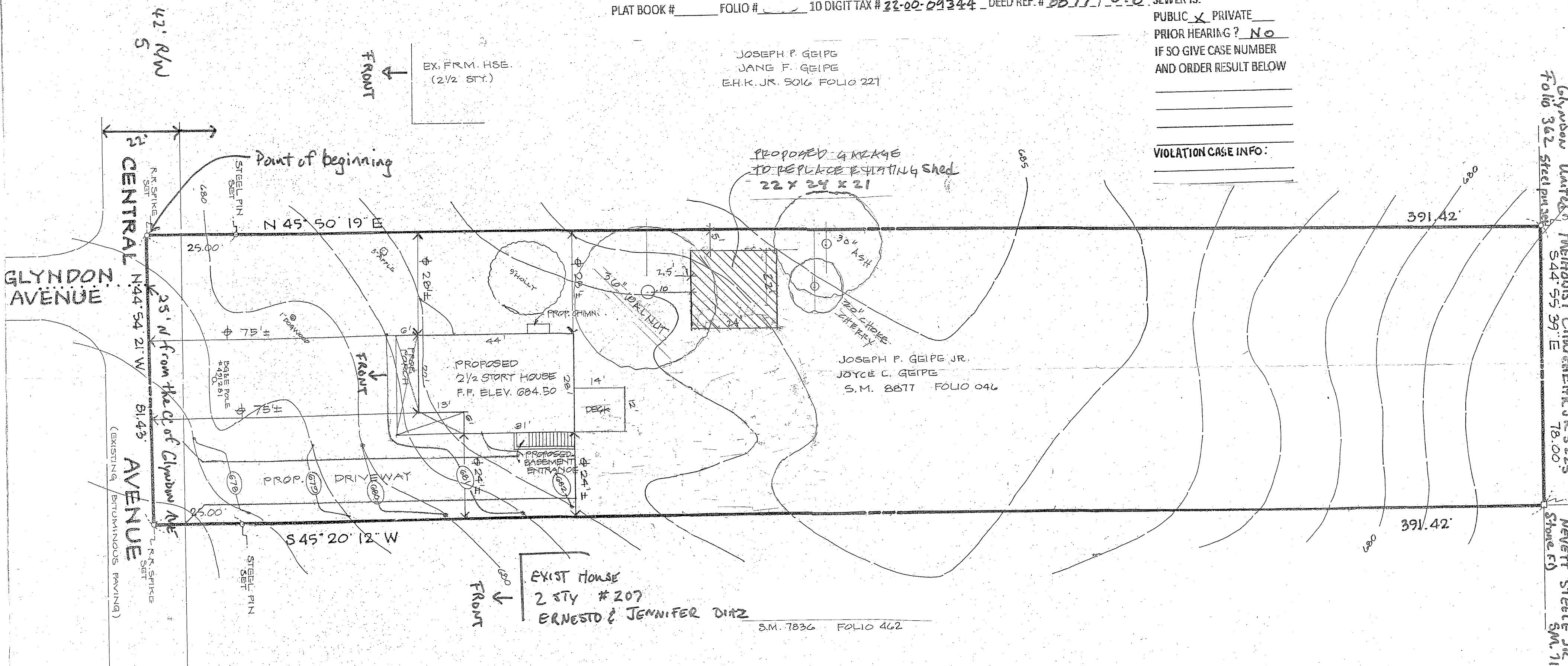
ZONING MAP# 04801
 SITE ZONED DR1
 ELECTION DISTRICT 04
 COUNCIL DISTRICT 2
 LOT AREA ACREAGE 0.72
 OR SQUARE FEET 31,368
 HISTORIC? Yes
 IN CBQA? No
 IN FLOOD PLAIN? No
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE
 SEWER IS:
 PUBLIC X PRIVATE
 PRIOR HEARING? No
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW



ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
 ADDRESS 121 Central Ave OWNER(S) NAME(S) Joseph & Joyce Geipe
 SUBDIVISION NAME LOT # BLOCK # SECTION #
 PLAT BOOK # FOLIO # 10 DIGIT TAX # 22-00-09344 DEED REF. # 8817 / 046

JOSEPH P. GEIPE
 JANE F. GEIPE
 E.H.K. JR. 5016 FOLIO 221

VIOLATION CASE INFO:



NOTE: CONTOURS SHOWN HEREON ARE FROM A FIELD SURVEY
 BASED ON BALTIMORE COUNTY BUREAU OF ENGINEERING DATUM.

LEGEND 680 --- DENOTES EXISTING CONTOUR LINE
 (680) --- DENOTES PROPOSED CONTOUR LINE

REVISOR
 HOUSE SITE PLAN
 FOR
 THE JOSEPH P. GEIPE JR. PROPERTY
 4TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
 COUNCILMANIC DISTRICT: 3 CENSUS TRACT: 4044.02
 DATE: JANUARY 25, 1993 SCALE: 1"=20'

#2017-0215-A

REVISION: JAN 12, 1994

Plan by Joseph P. Geipe Jr
 12/14/16