



KEVIN KAMENETZ
County Executive

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

July 27, 2017

Joshua Martin Kiesling
6907 Ebenezer Road
Middle river MD 21220

RE: Case Number: 2017-0314 SPHA, Address: 6907 Ebenezer Road

Dear Mr. Kiesling:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 23, 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 that reads "W. Carl Richards, Jr." The signature is stylized with a large, looped "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

Date: 7/5/17

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. 2017-0314 - SPHA

Special Hearing Variance
Joshua Martin Kieselring
6907 Ebenezer Road

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,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

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

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION

Pete K. Rahn, Secretary
Gregory Slater, Administrator

STATE HIGHWAY
ADMINISTRATION

Date: 6/7/17

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

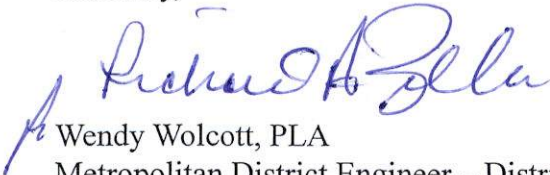
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2017-0314-SPHA
Special Hearing Variance
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Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,



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

WW/RAZ

Maryland Department of Transportation
State Highway Administration

320 West Warren Road, Hunt Valley, MD 21030
410.229.2300 | TTY 800.735.2258 | roads.maryland.gov
My telephone number/toll-free number is 866.998.0367

MEMORANDUM

DATE: September 6, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0314-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on September 5, 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

IN RE: **PETITIONS FOR SPECIAL HEARING ***

AND VARIANCE

(6907 Ebenezer Road) *

15th Election District *

6th Council District *

Joshua Martin Kiesling *

Legal Owner

Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2017-0314-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of Joshua Martin Kiesling, legal owner ("Petitioner"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure that is larger than the principal structure (single family dwelling). In addition, a Petition for Variance seeks to permit a garage on a corner lot that is not on the 1/3 of the lot farthest removed from both streets with a height of 26 ft. in lieu of the maximum 15 ft. A site plan was marked and accepted into evidence as Petitioner's Exhibit 1.

Joshua Martin Kiesling appeared in support of the requests. 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). That agency did not oppose the request.

The subject property is approximately 0.75 acres in size and zoned DR 5.5. The property is improved with a single-family dwelling constructed in 1899. Petitioner proposes to construct

ORDER RECEIVED FOR FILING

Date 8/3/17

By pen

a pole building (approximately 2,000 sq. ft.) in the rear yard, for storage of a boat, car and other household items.

SPECIAL HEARING

The petition for special hearing was filed because the footprint of the accessory building (which is customarily smaller than any principal structures on the lot) is larger than the ground floor area of the dwelling. Even so, the subject property is relatively large (3/4 acre) and open, and the pole building will in no way overcrowd the lot or negatively impact adjacent neighbors. As such the petition will be granted.

VARIANCES

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

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

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

The subject property has irregular dimensions and is therefore unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because he would be unable to construct the proposed accessory building. Finally, I find that the variances can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the lack of community and/or Baltimore County opposition.

THEREFORE, IT IS ORDERED this 3rd day of **August, 2017**, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to § 500.7 of the Baltimore County

ORDER RECEIVED FOR FILING

Date 8/3/17

By sen

Zoning Regulations ("B.C.Z.R.") to permit an accessory structure that is larger than the principal structure (single family dwelling), be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance to permit a garage on a corner lot that is not on the 1/3 of the lot farthest removed from both streets with a height of 26 ft. in lieu of the required 15 ft., 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 or subsequent owners shall not convert the proposed accessory building into a dwelling unit or apartment. The accessory building shall not contain any sleeping quarters, living area, or kitchen facilities.
3. The accessory building shall not be used for commercial purposes.
4. Prior to issuance of permits Petitioner must submit for approval by the DOP architectural elevations of the proposed accessory building.

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:sln

ORDER RECEIVED FOR FILING

Date 8/3/17

By sln



PETITION FOR ZONING HEARING(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 6907 EBENEZER RD, BALTO, 21220 which is presently zoned DR-5.5
Deed References: 30736 / 00135 10 Digit Tax Account # 1516601990
Property Owner(s) Printed Name(s) JOSHUA KIESLING

(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

To permit an accessory structure that is larger than the principal structure (single family dwelling).

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

3. ☒ a Variance from Section: 400.1 and 400.3

To permit a garage on a corner lot that is not on the 1/3 of the lot farthest removed from both streets and with a height of 16 ft. in lieu of the required 15 ft.

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) *

AMENDED

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):

Joshua Martin Kiesling,

Name #1 - Type or Print

Name #2 - Type or Print

John Martin Kiesling

Signature #1

Signature #2

6907 Ebenezer Rd Middle River MD

Mailing Address

City

State

21220

Zip Code

443-465-2466, Joosh07@gmail.com

Telephone #

Email Address

Representative to be contacted:

Name - Type or Print

Signature

Date

Mailing Address

City

State

By/

Zip Code

Telephone #

Email Address

CASE NUMBER 2017-0314-SPHA Filing Date 5/23/2017

Do Not Schedule Dates: 6/19 THRU 6/23 2017 Reviewer W

PLATE 5

ZONING DESCRIPTION FOR 6907 EBENEZER ROAD

BEGINNING at a point on the Southwest corner of Ebenezer Road and Ulrich Avenue. THENCE Southeast 150 ft., THENCE Southwest 225 ft., THENCE Northwest 150 ft., THENCE Northeast 215 ft. to the Point of Beginning. Containing 32,670 sq. ft.

Being known as 6907 Ebenezer Road and located in the 15th Election District & 6th Council District of Baltimore, Maryland

(Map 0083 Grid 0018 Parcel 0365)



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 5063618

Sold To:

Joshua Kiesling - CU00608494
6907 Ebenezer Rd
Middle River, MD 21220-1222

Bill To:

Joshua Kiesling - CU00608494
6907 Ebenezer Rd
Middle River, MD 21220-1222

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

Jul 13, 2017

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: # 2017-0314-SPHA
6907 Ebenezer Road
SW/s Ebenezer Road at the SE corner of Ulrich Avenue
15th Election District - 6th Councilmanic District
Legal Owner(s) Joshua Kiesling

Special Hearing to permit an accessory structure that is larger than the principal structure (single family dwelling).
Variance to permit a garage on a corner lot that is not on the 1/3 of the lot farthest removed from both streets with a height of 26 ft. in lieu of the required 15 ft.

Hearing: Wednesday, August 2, 2017 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.

7/045 July 13 5063618

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising



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 5019628

Sold To:

Joshua Kiesling - CU00605090
6907 Ebenezer Rd
Middle River, MD 21220-1222

Bill To:

Joshua Kiesling - CU00605090
6907 Ebenezer Rd
Middle River, MD 21220-1222

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

Jun 20, 2017

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Hearing: Monday, July 10, 2017 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

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IT 6/705 June 20 5019628

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 7/12/2017

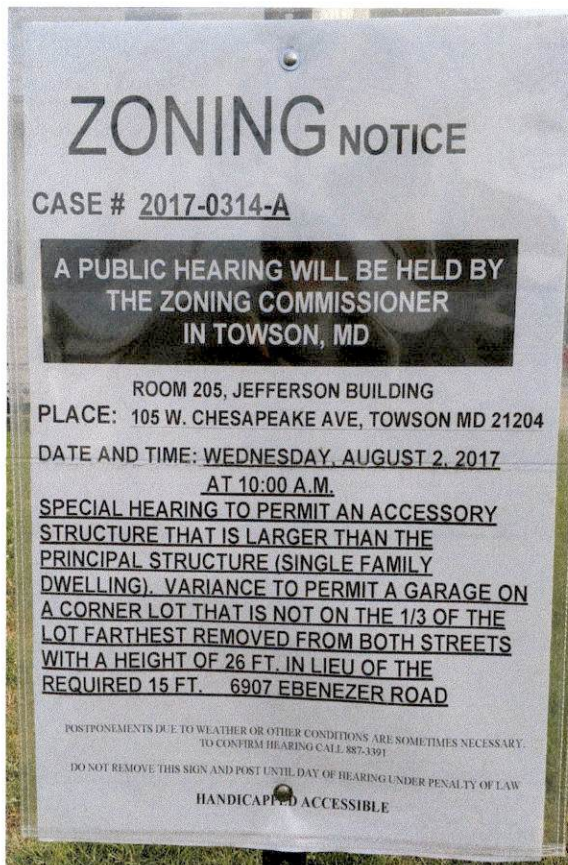
Case Number: 2017-0314-SPHA

Petitioner / Developer: JOSHUA KIESLING

Date of Hearing (Closing): AUGUST 2, 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:
6907 EBENEZER ROAD

The sign(s) were posted on: JULY 12, 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)



KEVIN KAMENETZ
County Executive

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

July 5, 2017

NEW NOTICE OF ZONING HEARING

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6907 Ebenezer Road

SW/s Ebenezer Road at the SE corner of Ulrich Avenue

15th Election District – 6th Councilmanic District

Legal Owners: Joshua Kiesling

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

Arnold Jablon
Director

AJ:kl

C: Joshua Kiesling, 6907 Ebenezer Road, Middle River 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JULY 13, 2017.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

TO: PATUXENT PUBLISHING COMPANY
Thursday, June 13, 2017 Issue - Jeffersonian

Please forward billing to:
Joshua Kiesling
6907 Ebenezer Road
Middle River, MD 21220

443-465-2466

NOTICE OF ZONING HEARING

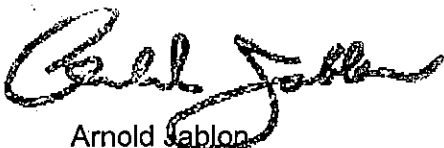
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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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TO: PATUXENT PUBLISHING COMPANY
Tuesday, June 20, 2017 Issue - Jeffersonian

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Middle River, MD 21220

443-465-2466

NOTICE OF ZONING HEARING

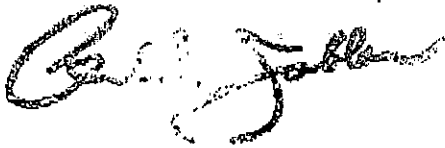
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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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TO: PATUXENT PUBLISHING COMPANY
Thursday, June 13, 2017 Issue - Jeffersonian

Please forward billing to:

Joshua Kiesling
6907 Ebenezer Road
Middle River, MD 21220

443-465-2466

CORRECTED NOTICE OF ZONING HEARING

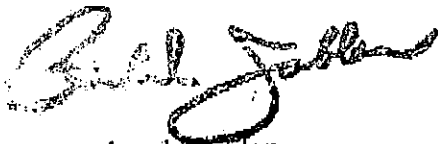
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Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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KEVIN KAMENETZ
County Executive

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

June 9, 2017

NOTICE OF ZONING HEARING

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Arnold Jablon
Director

AJ:kl

C: Joshua Kiesling, 6907 Ebenezer Road, Middle River 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JUNE 20, 2017.**
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KEVIN KAMENETZ
County Executive

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

July 5, 2017

NEW NOTICE OF ZONING HEARING

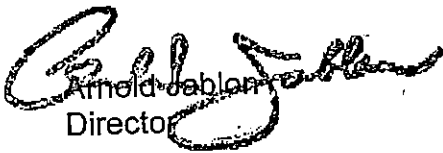
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AJ:kl

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- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE * OF ADMINISTRATIVE
6907 Ebenezer Road; SW/S Ebenezer Road *
at SE corner of Ulrich Avenue * HEARINGS FOR
15th Election & 6th Councilmanic Districts *
Legal Owner(s): Joshua Martin Kiesling * BALTIMORE COUNTY
Petitioner(s) *
* 2017-314-SPHA

* * * * *

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.

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 6th day of June, 2017, a copy of the foregoing Entry of Appearance was mailed to Joshua Martin Kiesling, 6907 Ebenezer Road, Middle River, Maryland 21220, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED

JUN 06 2017

**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:

AMENDMENT

Case Number: 2017-0314 SPHA
Property Address: 6907 EBENEZER ROAD 21220
Property Description: _____

Legal Owners (Petitioners): JOSHUA KIESLING
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____
Company/Firm (if applicable): _____
Address: _____

Telephone Number: 443-465-2466 (cell)

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

NO 154829

Date: 6/27/17

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept-Obj	BS Acct.	Amount
001	806	000		6150				\$100.00

Total: \$100.00

Rec From: Joshua Andrew Kiesling
For: 6907 E. Howard Rd.
2017-03-11 SPHA Amendment

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
6/28/2017 6/27/2017 14:26:32 2
REG US02 WALKIN JEE
>>RECEIPT # 013626 6/27/2017 OFLH
Dept 5 528 ZONING VERIFICATION
CR NO. 154829
Recpt Tot \$100.00
\$100.00 CK \$.00 CA
Baltimore County, Maryland

CASHIER'S
VALIDATION

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

NO 153075

Date: 5/23/17

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	006	000		6150				150.00

Total: 150.00

Rec From: *John A. Joshua Kreibitz*
For: 6907 Ebenezer Rd
71210

2017-0314-SPAA

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME ARM
5/24/2017 5/23/2017 10:09:12 1
REG WSD1 WALKIN LJR
>>RECEIPT # 722053 5/23/2017 CFLH
Dept 5 528 ZONING VERIFICATION
CR NO. 153075
Recpt Tot. \$150.00
\$150.00 CR \$0.00 CA
Baltimore County, Maryland

CASHIER'S
VALIDATION

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM



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

DATE: 7/25/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-314 (amended)

INFORMATION:

Property Address: 6907 Ebenezer Road
Petitioner: Joshua Martin Kiesling
Zoning: DR 5.5
Requested Action: Special Hearing, Variance

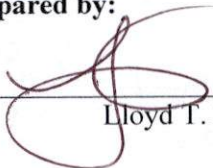
The Department of Planning has reviewed the amended petition for a special hearing to determine whether or not the Administrative Law Judge should approve an accessory structure that is larger than the principal structure (single family dwelling) and the petition for variance to permit a garage on a corner lot that is not on the 1/3 of the lot farthest removed from both streets with a height of 26 feet in lieu of the required 15 feet.

The Department has no objection granting the requested variance relief conditioned upon the following:

- Provide architectural elevations to the contact person below for review and approval prior to building permit application.

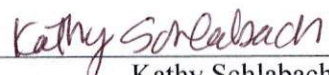
For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Ngone Seye Diop
Joshua Martin Kiesling
Office of the Administrative Hearings
People's Counsel for Baltimore County

7-10-17
10AM (PP)
8-2-17 10AM

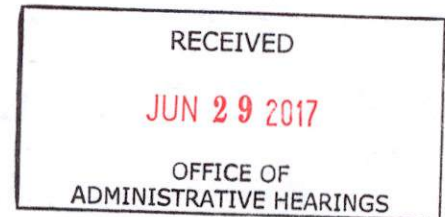
BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 6/26/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-314



INFORMATION:

Property Address: 6907 Ebenezer Road
Petitioner: Joshua Martin Kiesling
Zoning: DR 5.5
Requested Action: Special Hearing, Variance

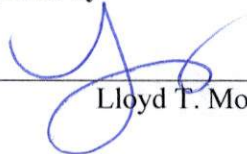
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The Department has no objection granting the requested variance relief conditioned upon the following:

- Provide architectural elevations to the contact person below for review and approval prior to building permit application.

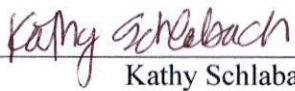
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Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Ngone Seye Diop
Joshua Martin Kiesling
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUL 10 2017

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: July 10, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0314-SPHA
Address 6907 Ebenezer Road
(Kiesling Property)

Zoning Advisory Committee Meeting of **July 10, 2017**.

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

Reviewer: Steve Ford

Date: 7-10-2017

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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: June 6, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0314-SPHA
Address 6907 Ebenezer Road
(Kiesling Property)

Zoning Advisory Committee Meeting of **June 12, 2017**.

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

Reviewer: Steve Ford

Date: 6-6-2017

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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: June 6, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0314-SPHA
Address 6907 Ebenezer Road
(Kiesling Property)

Zoning Advisory Committee Meeting of **June 12, 2017.**

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

Reviewer: Steve Ford Date: 6-6-2017

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 6/26/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-314

INFORMATION:

Property Address: 6907 Ebenezer Road
Petitioner: Joshua Martin Kiesling
Zoning: DR 5.5
Requested Action: Special Hearing, Variance

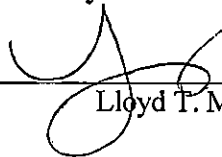
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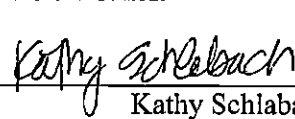
For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Ngone Seye Diop
Joshua Martin Kiesling
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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: July 10, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0314-SPHA
Address 6907 Ebenezer Road
(Kiesling Property)

Zoning Advisory Committee Meeting of **July 10, 2017.**

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

Reviewer: Steve Ford

Date: 7-10-2017

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW

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

7/10

DEPS

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

no comment

FIRE DEPARTMENT

7/26/17

PLANNING

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

no obj w/condition

7/5/17

STATE HIGHWAY ADMINISTRATION

no obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

7/13/17

SIGN POSTING

Date:

7/12/17

by

O'Keefe

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



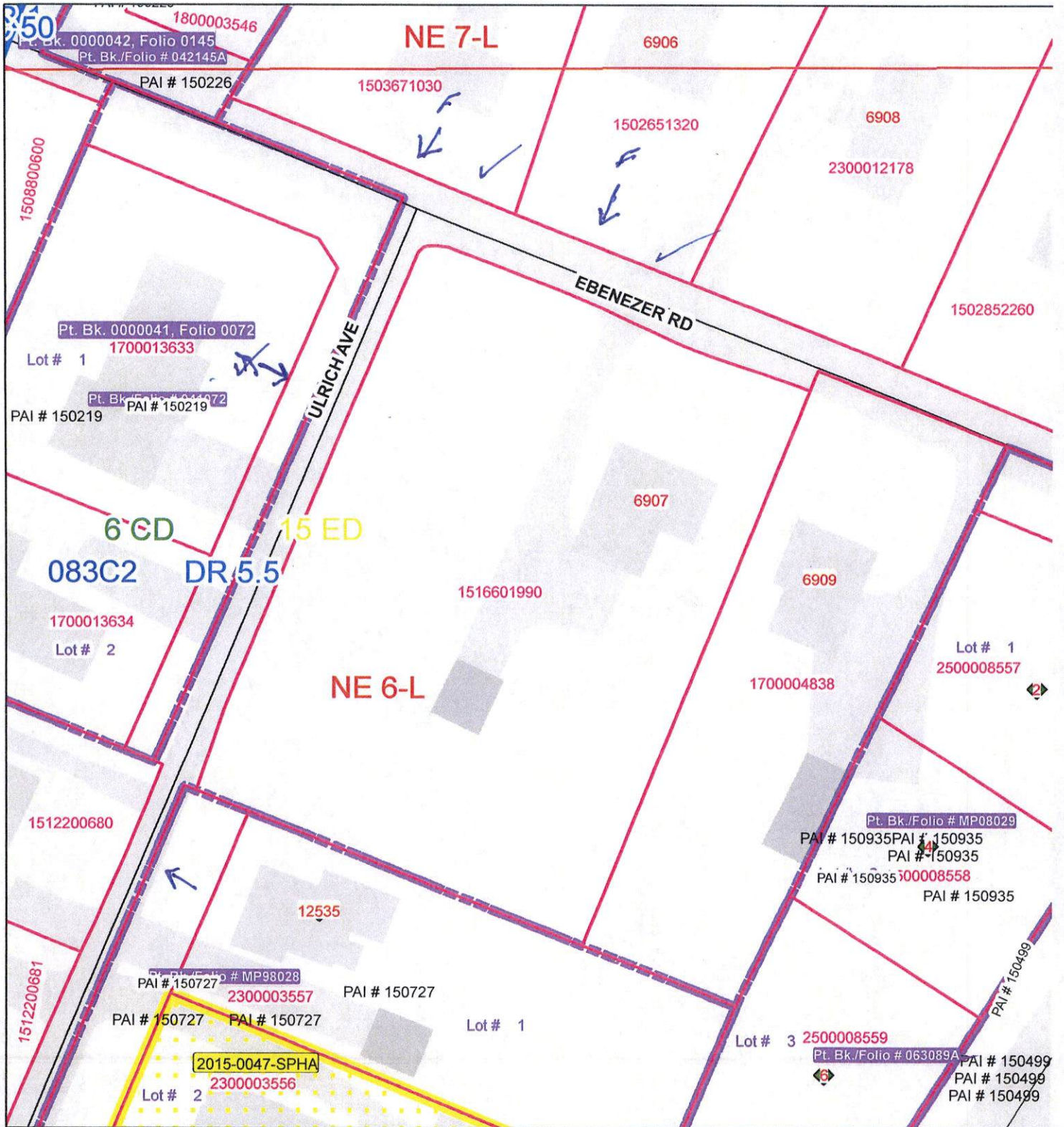
Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption			View GroundRent Registration			
Account Identifier:			District - 15 Account Number - 1516601990						
Owner Information									
Owner Name:		KIESLING JOSHUA			Use:		RESIDENTIAL		
Mailing Address:		6907 EBENEZER RD BALTIMORE MD 21220-1222			Principal Residence:		YES		
					Deed Reference:		/30736/ 00135		
Location & Structure Information									
Premises Address:		6907 EBENEZER RD 0-0000			Legal Description:		.75 AC SS EBENEZER R 660 W EASTERN AVENUE		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0083	0018	0365		0000				2015	Plat Ref:
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1899		1,816 SF				32,670 SF		04	
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
2	YES	STANDARD UNIT		SIDING	1 full	1 Detached			
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2015		07/01/2016		07/01/2017	
Land:		92,100		92,100					
Improvements		64,800		64,800					
Total:		156,900		156,900		156,900		156,900	
Preferential Land:		0						0	
Transfer Information									
Seller: PORTER CARROLL COLLINS				Date: 04/21/2011		Price: \$174,880			
Type: ARMS LENGTH IMPROVED				Deed1: /30736/ 00135		Deed2:			
Seller: PORTER CLINTON A				Date: 11/01/1972		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /02985/ 00062		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					

0907 Ebenezer Road



Publication Date: 4/19/2017



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



0 12.525 50 75 100 Feet

1 inch = 50 feet

2012-0314

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

ADDRESS 6907 EBENEZER RD.

OWNER(S) NAME(S) JOSHUA KIESLING

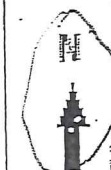
SUBDIVISION NAME N/A

LOT # — BLOCK # — SECTION # —

PLAT BOOK # — FOLIO # — 10 DIGIT TAX # 1516601990 DEED REF. # 230736/00135

SITE VICINITY MAP

EBENEZER RD.
SITE



MAP IS NOT TO SCALE

ZONING MAP # 183C2 (FRA)

SITE ZONED DR-5.5

ELECTION DISTRICT 15

COUNCIL DISTRICT 6

LOT AREA ACREAGE 0.75

OR SQUARE FEET 32,676

HISTORIC? N/A

IN CBQA? NO

NOT 100 YEAR 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

Petitioner's No 1

MAP GRID PARCEL
0083 0018 0365

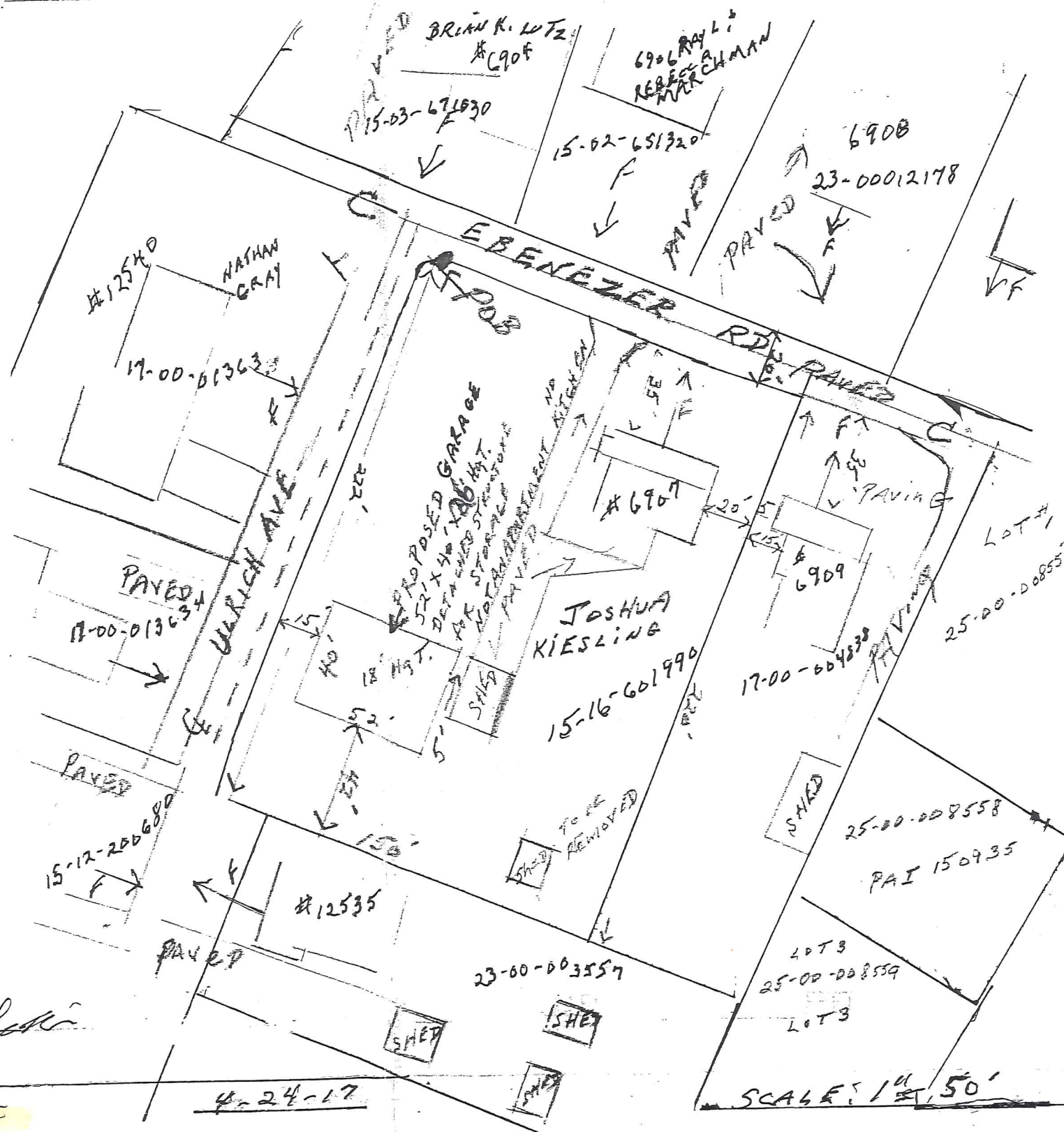
PRIMARY STRUCTURE
BUILT IN 1899

FEMA MAP # 0455 G/F Dated 9-26-08
ZONE X UNSHADED NOT IN 100 YR
PER R. HURLEY, EATL

PLAN DRAWN BY

[Signature]

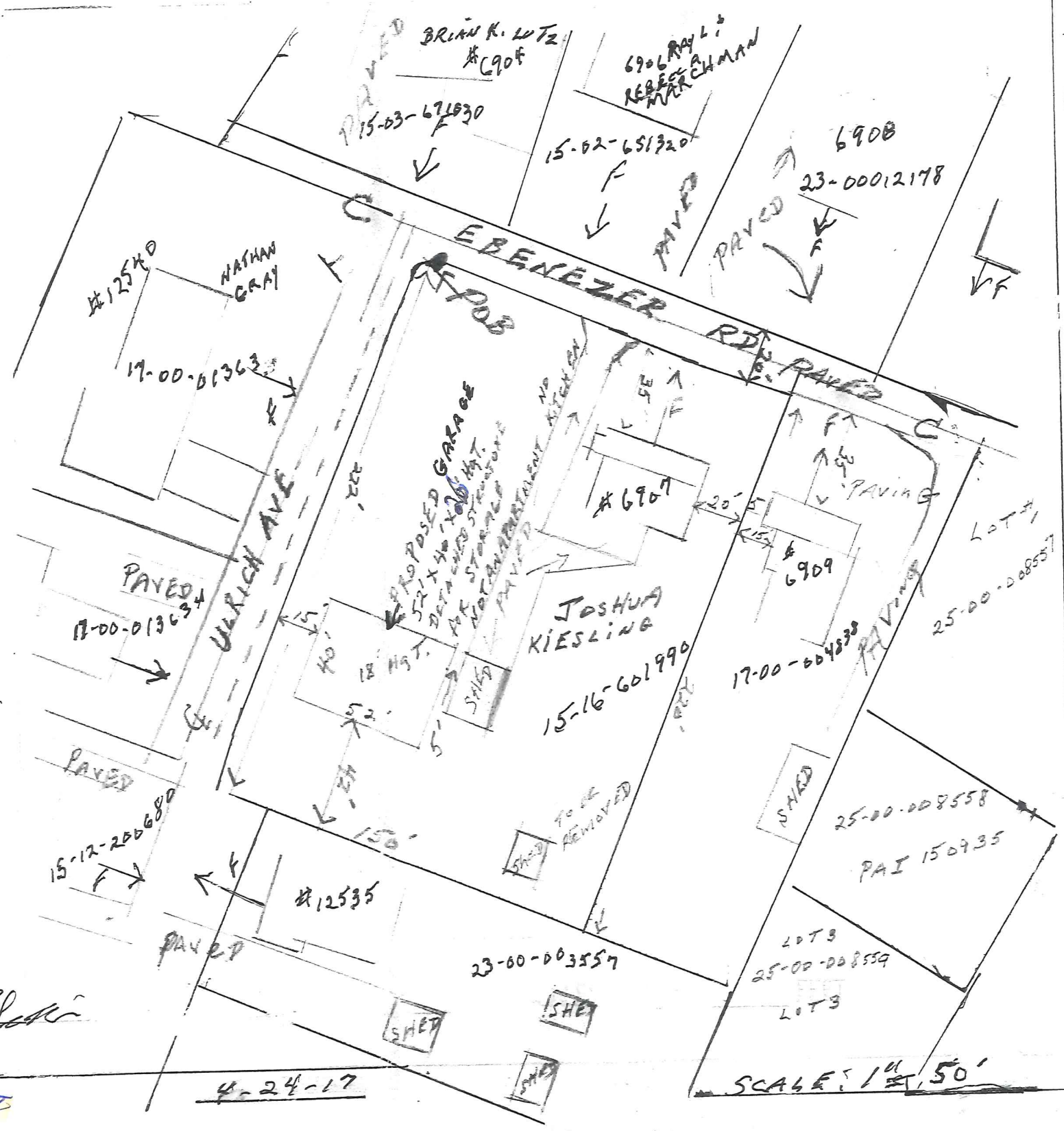
Amendment hgt = 26 ft



SCALE: 1" = 50'

SPHA
2012-0314

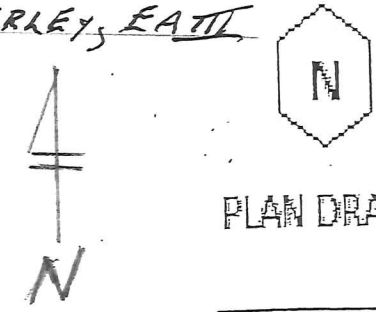
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING ☒ (MARK TYPE REQUESTED WITH X)
ADDRESS 6907 EBENEZER RD. OWNER(S) NAME(S) JOSHUA KIESLING
SUBDIVISION NAME N/A LOT # — BLOCK # — SECTION # —
PLAT BOOK # — FOLIO # — 10 DIGIT TAX # 1516601990 DEED REF. # 230736/00135



MAP GRID PARCEL
0083 0018 0365

PRIMARY STRUCTURE
BUILT IN 1899

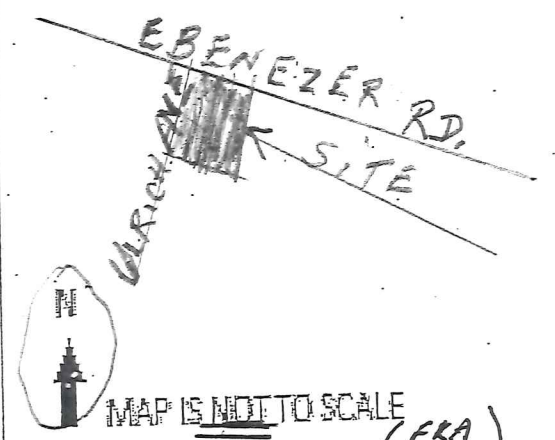
FEMA MAP # 0453 G/F Dated 9-26-08
ZONE X UNSHADED NOT IN 100 YR
PER R. HURLEY, EATL



PLAN DRAWN BY *[Signature]*

Amendment: hgt = 26 ft

SITE VICINITY MAP



MAP IS NOT TO SCALE
ZONING MAP # 083C2 (FRA)
SITE ZONED DR-5.5
ELECTION DISTRICT 15
COUNCIL DISTRICT 6
LOT AREA ACREAGE 0.75
OR SQUARE FEET 32,676
HISTORIC? N/A
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:

2012-0314

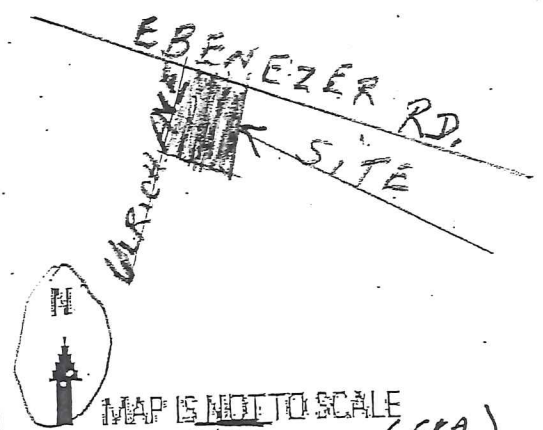
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING ☒ (MARK TYPE REQUESTED WITH X)

ADDRESS 6907 EBENEZER RD. OWNER(S) NAME(S) JOSHUA KIESLING

SUBDIVISION NAME N/A LOT # — BLOCK # — SECTION # —

PLAT BOOK # — FOLIO # — 10 DIGIT TAX # 1516601990 DEED REF. # 230736/00135

SITE VICINITY MAP



MAP IS NOT TO SCALE
ZONING MAP # 083C2 (FRA)
SITE ZONED DR-5.5
ELECTION DISTRICT 15
COUNCIL DISTRICT 6
LOT AREA ACREAGE 0.75
OR SQUARE FEET 32,676
HISTORIC? N/A
IN CBQA? NO
NOT 100 YEAR
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:

MAP GRID PARCEL
0083 0018 0365

PRIMARY STRUCTURE
BUILT IN 1899

FEMA MAP # 0455 G/F Dated 9-26-08
ZONE X UNSHADED NOT IN 100 YR
PER R. HURLEY, EATL

PLAN DRAWN BY [Signature]

Amendment hgt = 26 ft

