

MEMORANDUM

DATE: March 5, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0199-A - Appeal Period Expired

The appeal period for the above-referenced case expired on March 4, 2019. 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.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

AIN RE: PETITION FOR ADMIN. VARIANCE *
(4710 Greencove Circle)

15th Election District

7th Council District

Alvin P. Vossler

Petitioner

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2019-0199-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 subject property, Alvin P. Vossler ("Petitioner"). The Petitioner is requesting Variance relief pursuant to § 1B01.2.C.1.b of the Baltimore County Zoning Regulations ("BCZR"), to permit a sunroom addition with a rear yard setback of 26.5 ft. in lieu of the required 30 ft.; and to amend the 5th Amended Final Development Plan ("FDP") of Beachwood Estates for Lot No. 419 only. 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. The property is located within the Forest Conservation Easement area and is subject to requirements as noted in the ZAC comment dated January 15, 2019 submitted by the Department of Environmental Protection and Sustainability ("DEPS").

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on January 10, 2019, 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 ("BCC"). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 2-1-19

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 BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

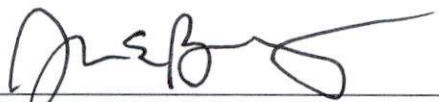
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 1st day of **February, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1B01.2.C.1.b of the Baltimore County Zoning Regulations ("BCZR"), to permit a sunroom addition with a rear yard setback of 26.5 ft. in lieu of the required 30 ft.; and to amend the 5th Amended Final Development Plan ("FDP") of Beachwood Estates for Lot No. 419 only, 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 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.
- Petitioner must comply with the DEPS ZAC comment, dated January 15, 2019; a copy of which is attached 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 2-1-19

2

By dlw



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 4710 Greenlove Cir Baltimore MD 21219 Currently zoned DR 3-5
 Deed Reference 17852 / 00719 10 Digit Tax Account # 2300008618
 Owner(s) Printed Name(s) Alvin Vossler

(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) 1801.2.C.1.b BCZR

To permit a sunroom addition with a rear yard setback of 26.5' in lieu of the required 30'. And to amend the 5th Amended FDP of Beachwood Estates for Lot # 419 only.

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):

Alvin Vossler /
 Name #1 – Type or Print Name #2 – Type or Print
[Signature] /
 Signature #1 Signature #2
4710 Greenlove Cir Baltimore MD
 Mailing Address City State
21219 / 301-333-6000 / N/A
 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:

Michelle Clancy
 Name – Type or Print
[Signature]
 Signature
Po Box 310 Perry Hall MD
 Mailing Address City State
21123 / 443-610-7514 / michelle@appliedandapproved.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 2019-0199-A Filing Date 1/2/19 Estimated Posting Date 1/13/19 Reviewer JRF

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: 4710 Greencove Cir Baltimore MD 21219
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)

WE ARE REQUESTING A VARIANCE FROM THE REQUIRED 30' SETBACK IN THE REAR OF OUR EXISTING SINGLE FAMILY HOME. WE WISH TO CONSTRUCT A 18 1/2 FOOT BY 15 1/2 FOOT SUNROOM ADDITION ON THE REAR OF OUR HOME. AS YOU CAN SEE FROM THE PLAT, THE HOUSE AS IT WAS BUILT IS ONLY 31 FEET TO THE PROPERTY LINE AT THE CLOSEST POINT. ANY CONSTRUCTION HERE WOULD REQUIRE A VARIANCE. WE CHOSE TO PLAN CONSTRUCTION AT THE FARTHEST POINT TO MINIMIZE THE VARIANCE REQUEST. ALSO, THE ONLY EXISTING DOOR FROM THE HOUSE TO THE BACK YARD IS HERE. WE PROPOSE TO ONLY EXTEND 4 1/2' BEYOND THE EX. HOUSE. THIS WILL RESULT IN A PROPOSED 26 1/2 FOOT SETBACK TO THE REAR - MEANING WE NEED A 3 1/2 FOOT VARIANCE. WE DESPERATELY NEED THE EXTRA SPACE FOR OUR GROWING FAMILY, AND CANNOT AFFORD TO SELL - MOVE. WE FELT THIS MODEST REQUEST WAS THE MINIMUM WE COULD DO SO AS TO NOT IMPACT THE INTENT OR GENERAL PLAN IN ANY WAY.

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

Alvin Vossler
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Alvin Vossler
Name- Print or Type

Name- Print or Type

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

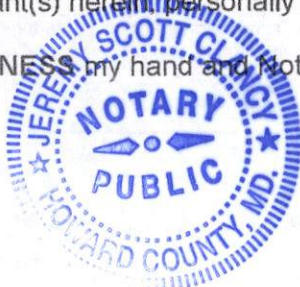
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13th day of December, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Alvin Vossler

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

12/27/2020
My Commission Expires

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.

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(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)

Alvin Vossler
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 13th day of DECEMBER, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Alvin Vossler

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

12/27/2020
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 4710 Greenlove Cir Baltimore MD 21219 Currently zoned DR 3-5
 Deed Reference 17852 / 00719 10 Digit Tax Account # 2300008618
 Owner(s) Printed Name(s) Alvin Vossler

(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) 1801.2.C.1.b BCZR
To permit a sunroom addition with a rear yard setback of 26.5' in lieu of the required 30'. And to amend the 5th Amended FDP of Beachwood Estates for Lot # 419 only.
 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):

Alvin Vossler /
 Name #1 - Type or Print Name #2 - Type or Print
[Signature] /
 Signature #1 Signature #2
4710 Greenlove Cir Baltimore MD
 Mailing Address City State
21219 / 301-333-6000 / N/A
 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

ORDER RECEIVED FOR FILING
 2-1-19
 Date

Representative to be contacted:

Michelle Clancy
 Name - Type or Print
[Signature]
 Signature
Po Box 310 Perry Hall MD
 Mailing Address City State
21123 / 443-610-7514 / michelle@AppliedandApproved.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 BY 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 2019-0199-A Filing Date 1/2/19 Estimated Posting Date 1/13/19 Reviewer JAF

ZONING PROPERTY DESCRIPTION FOR 4710 GREENCOVE CIRCLE

Beginning at a point on the West side of Greencove Circle which is 50' wide at a distance of 250 feet North of the centerline of the nearest improved intersecting street, Sea Horse Court, which is 40' wide.

Being Lot # 419, Phase 2, Section 3, in the subdivision of Beachwood Estates as recorded in Baltimore County Plat Book #0071, Folio #0098, containing 6,849 square feet. Located in the 15th Election District and 7th Council District.

JB (Ar) 1-28-19

Debra Wiley

From: Marty Ogle <mert1114@aol.com>
Sent: Sunday, January 27, 2019 7:56 PM
To: Administrative Hearings
Subject: 4710 Greencove Circle

2nd set of certificates

CERTIFICATE OF POSTING

CASE NO. 2019-0599-A
PETITIONER/DEVELOPER
AKUM
105562
DATE OF HEARING/CLOSING
1/28/19

HALLIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
131 WEST CHESAPEAKE AVENUE
ATTENTION:
LADIES AND GENTLEMAN:
THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT 4710 GREENCOVE CIRCLE
5161112

THIS SIGN(S) POSTED ON January 19, 2019
ON THE DAY, YEAR January 20, 2019

SINCERELY,
[Signature]
SIGNATURE OF SIGN FOSTER

MARTIN OGLE
9912 MAIDENBROOK ROAD
PARKVILLE, MD. 21234
410-626-3411

ZONING NOTICE
VARIANCE
PUBLIC HEARING ?

CERTIFICATE OF POSTING

CASE NO. 2019-0199-A
PETITIONER/DEVELOPER
ALVIN
ROSSLER
DATE OF HEARING/CLOSING
1/29/19

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

4710 GREENCOVE CIRCLE

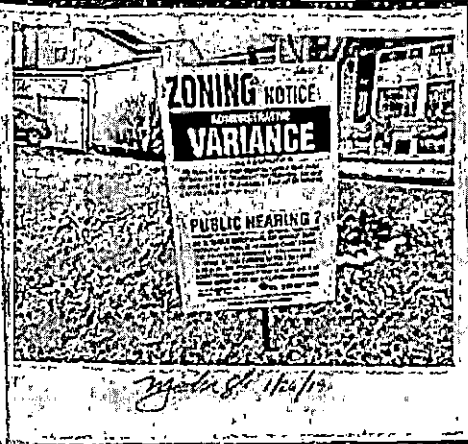
THIS SIGN(S) POSTED ON

January 19, 2019
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle
(SIGNATURE OF SIGN POSTER)

MARTIN OGLE
9912 MAIDBROOK ROAD
PARKVILLE, MD. 21234
(410) 629-2411



CERTIFICATE OF POSTING

CASE NO. 2019-0199-A

PETITIONER/DEVELOPER

ALVIN

ROSSLER

DATE OF HEARING/CLOSING

1/28/19

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION :

LADIES AND GENTLEMAN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

4710 GREENCOVE CIRCLE
SIGN#1

THIS SIGN(S) POSTED ON January 10, 2019
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 1/10/19
SIGNATURE OF SIGN POSTER

MARTIN OGLE
9912 MAIDBROOK ROAD
PARKVILLE, MD. 21234
443-629-3411

6/10/11 8:00 PM

PUBLIC HEARING ?
PURSUANT TO SECTION 25-122(1) (I), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 P.M. ON MONDAY, JUNE 13, 2011
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD 21204
TEL. 410-887-3391
MEETING IS HANDICAP ACCESSIBLE

CASE # 2009-059-A
70 PERMIT A SUBORDINATE ZONING VARIANCE
5-2724 OF 21.5 IN USE OF THE REQUIRED 30' AND
70' MINIMUM THE 5' IN MINIMUM FLOOR OF REQUIRED
ESTIMATES FOR LOT 411 ONLY

ZONING NOTICE
ADMINISTRATIVE
VARIANCE

SIGN 1

CERTIFICATE OF POSTING

CASE NO. 2019-0199-A

PETITIONER/DEVELOPER

ALVIN
WOSSLER

DATE OF HEARING/CLOSING

1/28/19

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION :

LADIES AND GENTLEMAN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

4710 GREENCOVE CIRCLE

SIGN #2

THIS SIGN(S) POSTED ON

January 10, 2019

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 1/10/19

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

5/60/2

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2014-0194-A
TO PERMIT A SHEDD ADDITION WITH A REAR YARD
SETBACK OF 28.5' IN LIEU OF THE REQUIRED 30' AND TO
AHEAD THE 5TH ANNUAL FOP OF BLACKWOOD ESTATES FOR
LOT 419 JULY

PUBLIC HEARING ?

PURSUANT TO SECTION 21-1710M ILL. BASTARDISE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE

4:30 p.m. ON MONDAY, JANUARY 28, 2014

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 NW CLEOPATRA AVE
TOWSON, MD. 21204

TEL 410-867-3391

BE AND MEET THE ZONING OFFICE ON THE 15th ANNUAL FOP OF BLACKWOOD ESTATES

MEETING IS HANDICAP ACCESSIBLE

negotiated 1/10/19

**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: 2019-0199-A

Property Address: 4710 Greenacre Circle

Property Description: _____

Legal Owners (Petitioners): Alvin Vossler

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Michelle Clancy

Company/Firm (if applicable): Applied & Approved

Address: PO Box 310

Perry Hall MD 2128

Telephone Number: 4436107574

Revised 7/9/2015

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0199 -A Address 4710 GREENCOVE CIR

Contact Person: JUAN FERNANDO Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1/2/19 Posting Date: 1/13/19 Closing Date: 1/28/19

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 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 a neighbor (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 Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written 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 Administrative Law Judge), 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 2019- 0199 -A Address 4710 GREENCOVE CIR

Petitioner's Name ALVIN VOSSLER Telephone 301-333-6000

Posting Date: 1/13/19 Closing Date: 1/28/19

Wording for Sign: To Permit a sunroom addition with a rear yard setback
of 26.5' in lieu of the required 30'. And to amend the 5th Amended
FDP of Beachwood Estates for Lot 419 only.

Revised 6/30/2019

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

No. **178435**

Date: **1/2/17**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 1/02/2019 1/02/2019 10:11:40 1

REG WSO1 WALKIN LJR
 >>RECEIPT # 827439 1/02/2019 OFLN

Dept 5 528 ZONING VERIFICATION
 CR NO. 178435

Recpt Tot \$ 150.00
 150.00 CK .00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	206	0000		6150					150.00

Total: **150.00**

Rec

From: **Applied & Approved Permits LLC**

For:

Administrative Variance 2019 - 0199 - A
4710 Greenhouse Cir.

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, *Director*
Department of Permits,
Approvals & Inspections

January 29, 2019

Alvin Vossler
4710 Greencove Circle
Baltimore, MD 21219

RE: Case Number: 2019-0199-A, Address: 4710 Greencove Circle
To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 2, 2019. 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, appearing to read "W. Carl Richards, Jr.", written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

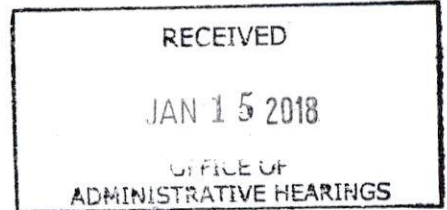
Enclosures

c: People's Counsel
Michelle Clancy, P. O. Box 310, Perry Hall 21128

(AV) 1-28-19

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: January 15, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0199-A
Address 4710 Greencove Circle
(Vossler Property)

Zoning Advisory Committee Meeting of **January 14, 2019**.

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

X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

A request for the proposed addition to encroach into the 35-ft. setback to the Forest Conservation Easement abutting this property must be submitted to the Environmental Impact Review Section of EPS and granted prior to building permit approval.

Reviewer: Glenn Shaffer

ORDER RECEIVED FOR FILING

Date 2-1-19

By [Signature]

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 1/9/19

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
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. 2019-0199-A.

*Administrative Variance
Alvin Vossler
4710 Greenacre Circle*

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,



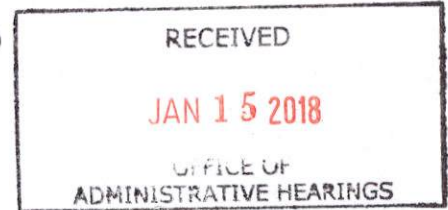
Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

(AV) 1-28-19

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: January 15, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0199-A
Address 4710 Greencove Circle
(Vossler Property)

Zoning Advisory Committee Meeting of **January 14, 2019**.

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

X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

A request for the proposed addition to encroach into the 35-ft. setback to the Forest Conservation Easement abutting this property must be submitted to the Environmental Impact Review Section of EPS and granted prior to building permit approval.

Reviewer: Glenn Shaffer

ZAC AGENDA

Case Number: 2019-0199-A **Reviewer:** Jun Fernando

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Alvin Vossler

Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes **Flood Plain:** No **Historic:** No **Election Dist:** 15 **Council Dist:** 7

Property Address: 4710 GREENCOVE CIR

Location: W/side of Greenspring Circle at a distance of 250 ft. n/of the centerline of Sea Horse Court.

Existing Zoning: DR 3.5

Area: 6.849 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a sunroom addition with a rear yard setback of 26.5 ft. in lieu of the required 30 ft.; and to amend the 5th Amended FDP of Beachwood Estates for Lot #419 only.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 01/28/2019

Miscellaneous Notes:

Case Number: 2019-0200-SPH **Reviewer:** Aaron Tsui

Existing Use: RESIDENTIAL **Proposed Use:**

Type: SPECIAL HEARING

Legal Owner: Thomas & Erin Neimiller

Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes **Flood Plain:** Yes **Historic:** No **Election Dist:** 15 **Council Dist:** 7

Property Address: 2036 TRED AVON RD

Location: Northwest side of Tred Avon Road, 1200 ft. northeast of Nanticoke Road

Existing Zoning: DR 3.5

Area: 15,511 SQ. FT.

Proposed Zoning:

SPECIAL HEARING:

To permit a home occupation in an existing improved detached accessory building as more particularly shown on the site plan attached to this petition, and for such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

Attorney: Lawrence Schmidt, 600 Washington Avenue, Ste. 200, Towson 21204

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: CB1800641

Closing Date:

Miscellaneous Notes:

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>1-15</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>1-9</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>1-10-19</u>	by <u>Ogle</u>
SIGN POSTING (2 nd)	Date: <u>1-26-19</u>	by <u>"</u>
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	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 15 Account Number - 2300008618			
Owner Information					
Owner Name:		VOSSLER ALVIN PAIGE		Use: RESIDENTIAL	
Mailing Address:		4710 GREENCOVE CIR BALTIMORE MD 21219-2376		Principal Residence: YES	
Premises Address:		4710 GREENCOVE CIR BALTIMORE 21219-2376		Deed Reference: /17852/ 00719	
Location & Structure Information					
Premises Address:		4710 GREENCOVE CIR BALTIMORE 21219-2376		Legal Description: .1572 AC 4710 GREENCOVE CIR WS BEACHWOOD ESTATES	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0104	0022	0597		0000	
					Block:
					419
					Assessment Year:
					2018
					Plat No:
					0071/ 0098
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
2003		1,068 SF		6,849 SF	
Property Land Area		County Use			
6,849 SF		04			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	SIDING	1 full/ 1 half	1 Attached
Last Major Renovation					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2018		07/01/2018	
		101,800		101,800	
		106,500		118,700	
		208,300		220,500	
		212,367		216,433	
		0		0	
Transfer Information					
Seller: BLUECOVE LLC		Date: 04/16/2003		Price: \$172,575	
Type: ARMS LENGTH IMPROVED		Deed1: /17852/ 00719		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2018	
County:		000		0.00	
State:		000		0.00	
Municipal:		000		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 06/29/2009					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					



Rear yard of SUBJECT Property



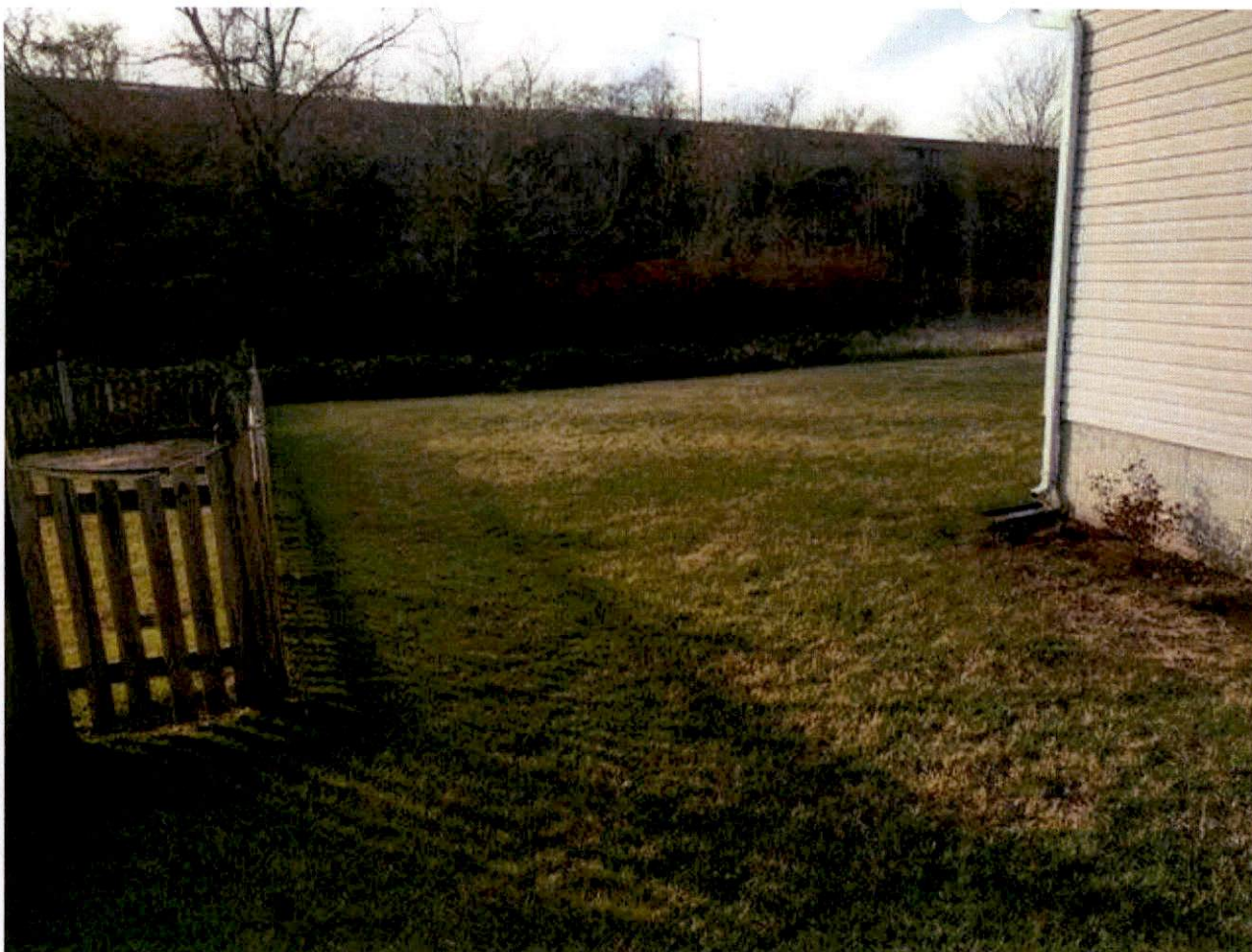
Proposed
sunroom
location

Neighbor yard

Rear yard of subject
property



Looking Down Right Property
Line (subject prop. on left)



Left rear corner of subject property



Looking Across Rear property line w/ subject
property to right →



subject property

neighbor property

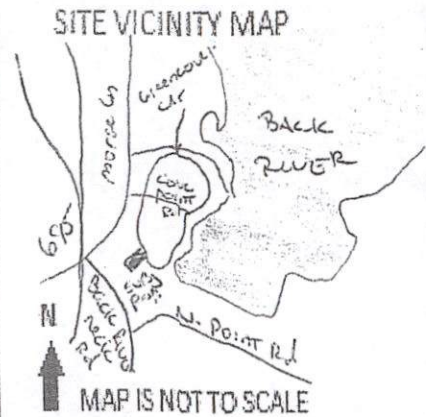
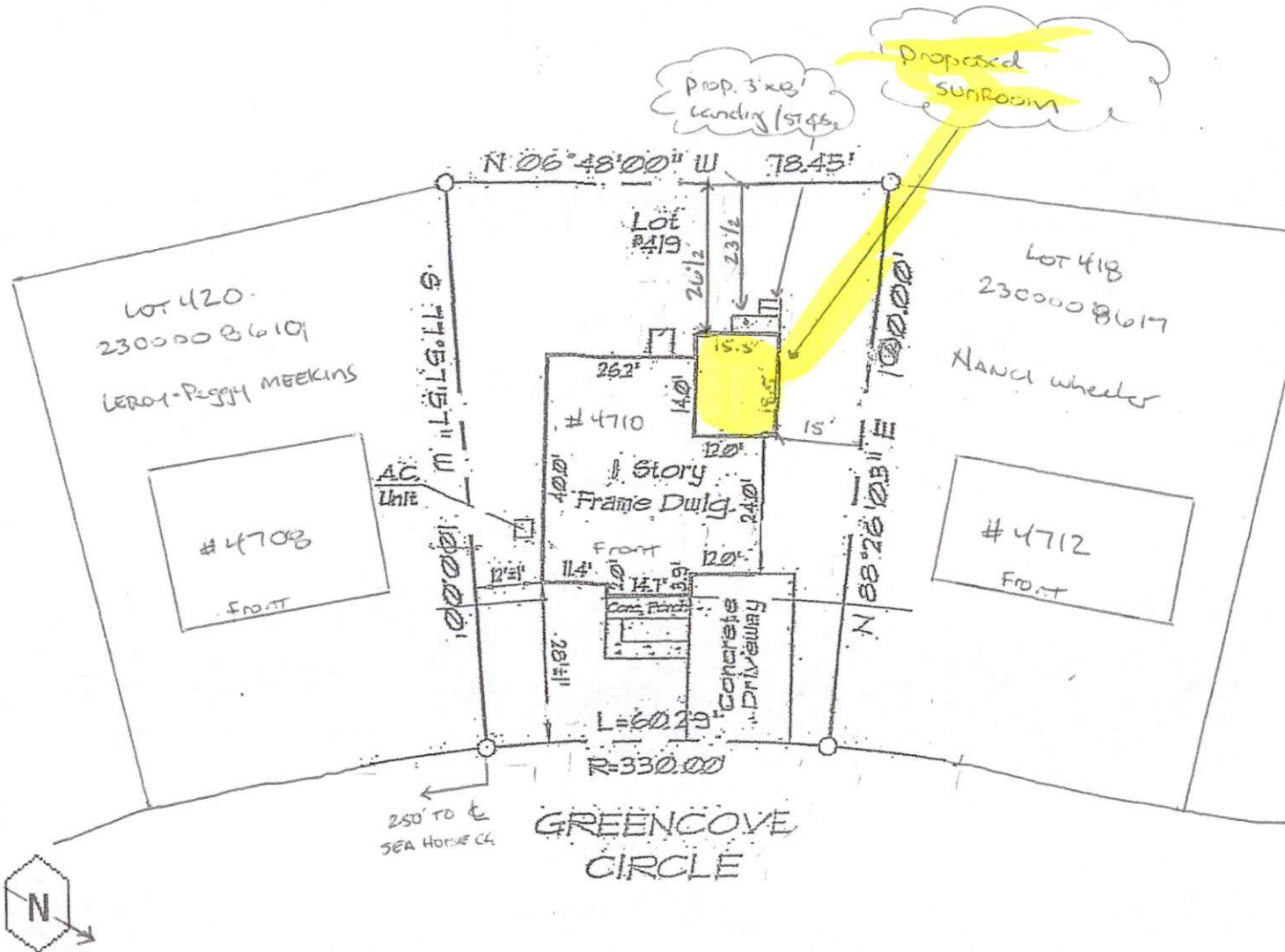
Rear yards

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

ADDRESS 4710 Green Cove Cir OWNER(S) NAME(S) ALVIN VOSSLER

SUBDIVISION NAME BEACHWOOD ESTATES LOT# 419 BLOCK# - SECTION# 3

PLAT BOOK # 0071 FOLIO # 0098 10 DIGIT TAX # 2300008618 DEED REF. # 17852/00719



ZONING MAP# 104 B3

SITE ZONED DR 3.5

ELECTION DISTRICT 15

COUNCIL DISTRICT 7

LOT AREA ACREAGE 15.7

OR SQUARE FEET 6,849 ϕ

HISTORIC? NO

IN CBCA? YES

IN FLOOD PLAIN? Yes - 2%

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? R-1993-050

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Pet. Exh. 1

PLAN DRAWN BY SSC DATE 12/12/18 SCALE: 1 INCH = 30 FEET

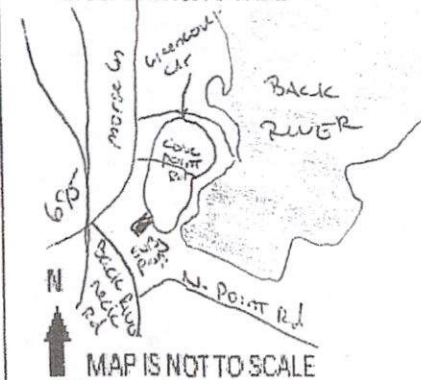
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 4710 Green Cove Cir OWNER(S) NAME(S) ALVIN VOSSLER

SUBDIVISION NAME BEACHWOOD ESTATES LOT # 419 BLOCK # - SECTION # 3

PLAT BOOK # 0071 FOLIO # 0098 10 DIGIT TAX # 2300008618 DEED REF. # 17852/00719

SITE VICINITY MAP



ZONING MAP# 104 B3

SITE ZONED DR 3.5

ELECTION DISTRICT 15

COUNCIL DISTRICT 7

LOT AREA ACREAGE .157

OR SQUARE FEET 6,849

HISTORIC? NO

IN CBCA? YES

IN FLOOD PLAIN? Yes 2%

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

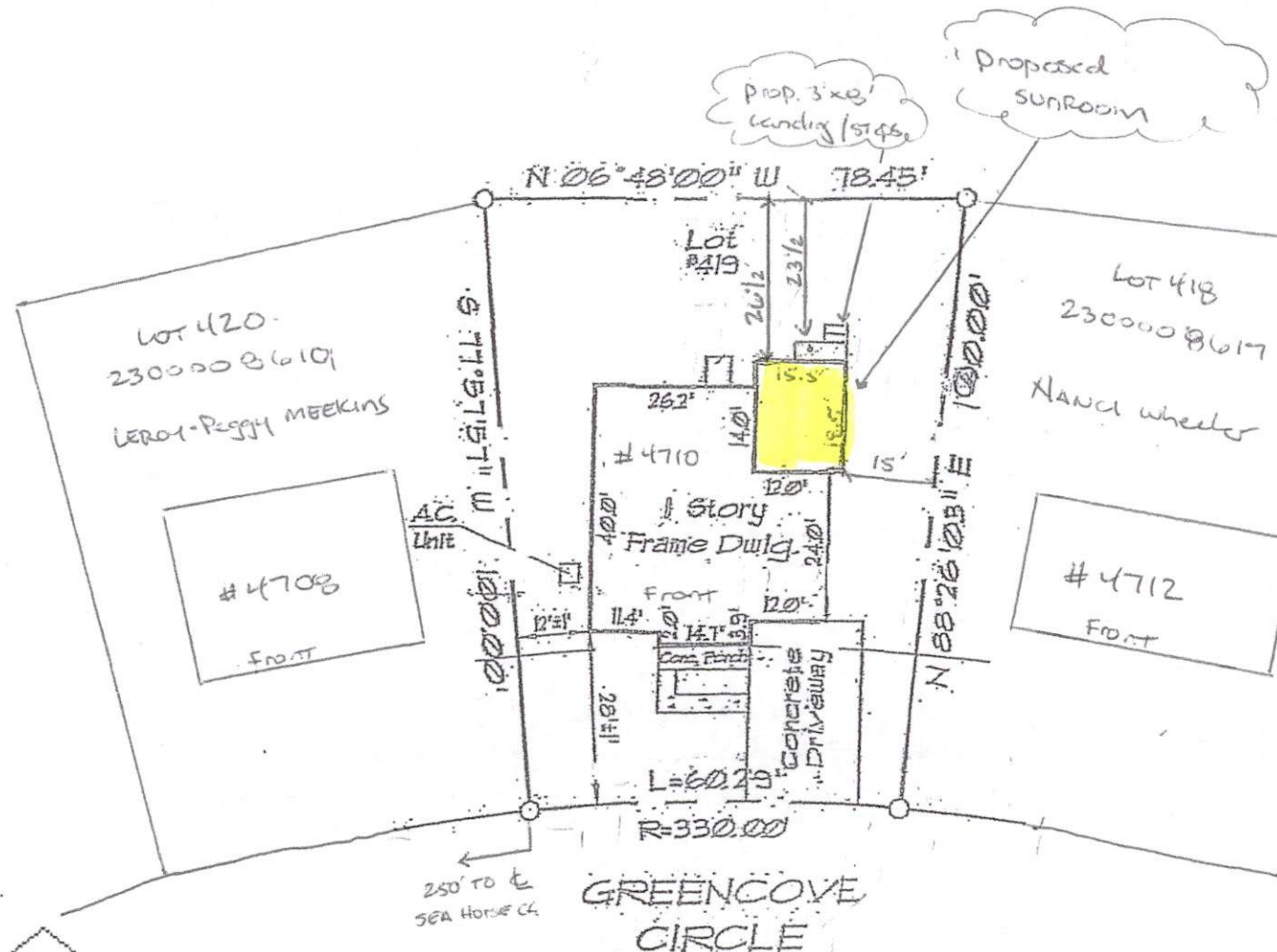
PUBLIC X PRIVATE _____

PRIOR HEARING? R-1993-030

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:



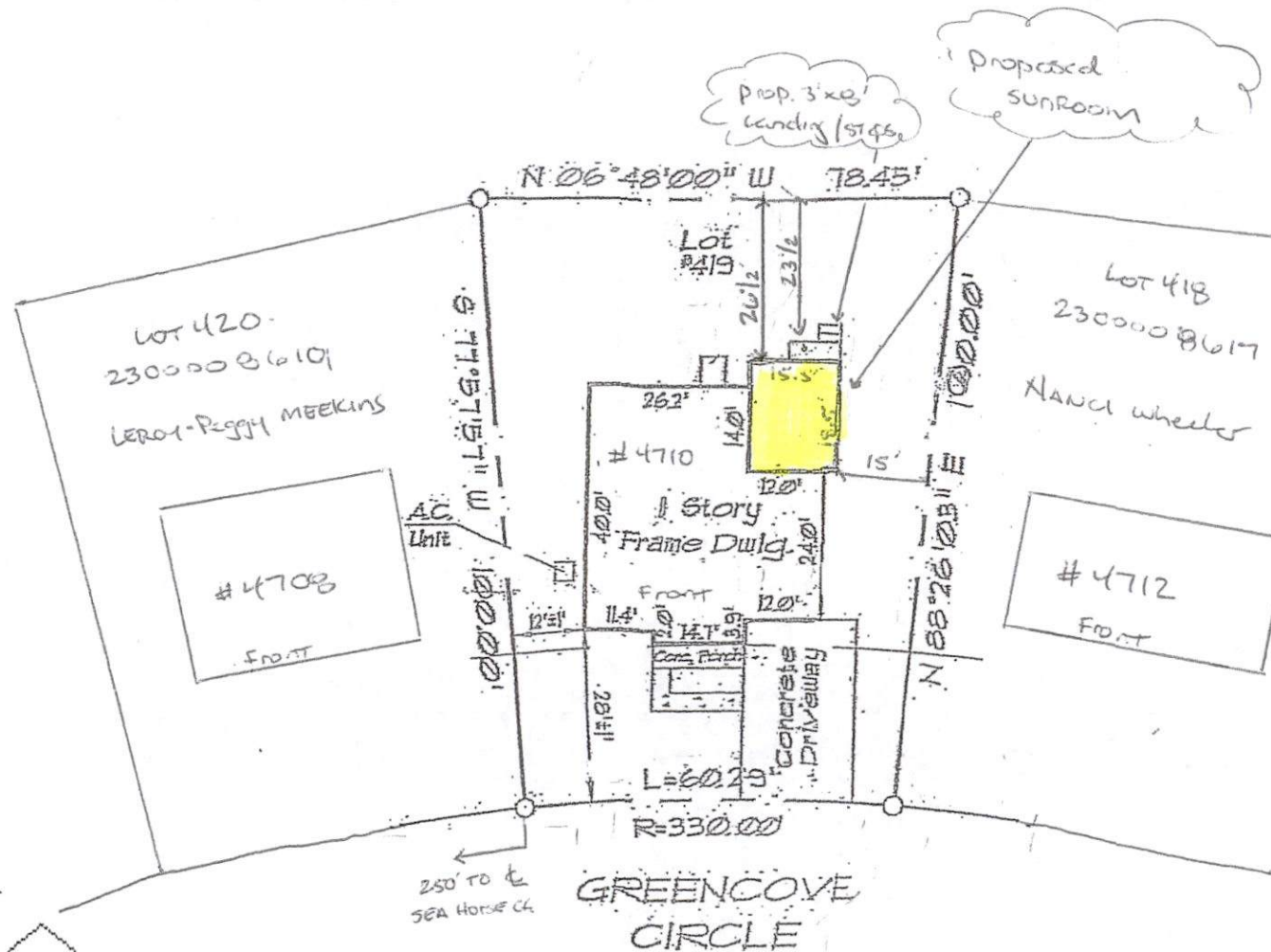
PLAN DRAWN BY SSC DATE 12/12/18 SCALE: 1 INCH = 30 FEET

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

ADDRESS 4710 Green Cove Cir OWNER(S) NAME(S) ALVIN VOSSLER

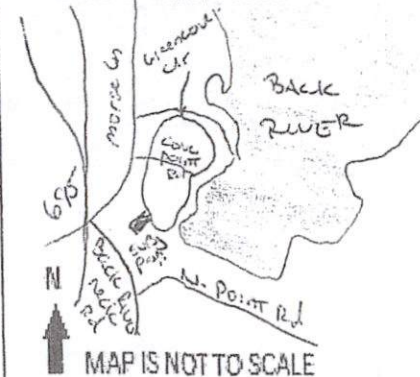
SUBDIVISION NAME BEACHWOOD ESTATES LOT # 419 BLOCK # - SECTION # 3

PLAT BOOK # 0071 FOLIO # 0093 10 DIGIT TAX # 2300008618 DEED REF. # 17852/00719



PLAN DRAWN BY JSC DATE 12/12/18 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



ZONING MAP# 104 B3

SITE ZONED DR 3.5

ELECTION DISTRICT 15

COUNCIL DISTRICT 7

LOT AREA ACREAGE .157

OR SQUARE FEET 6,849

HISTORIC? NO

IN CBCA? YES

IN FLOOD PLAIN? Yes 2%

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? R-1993-030

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

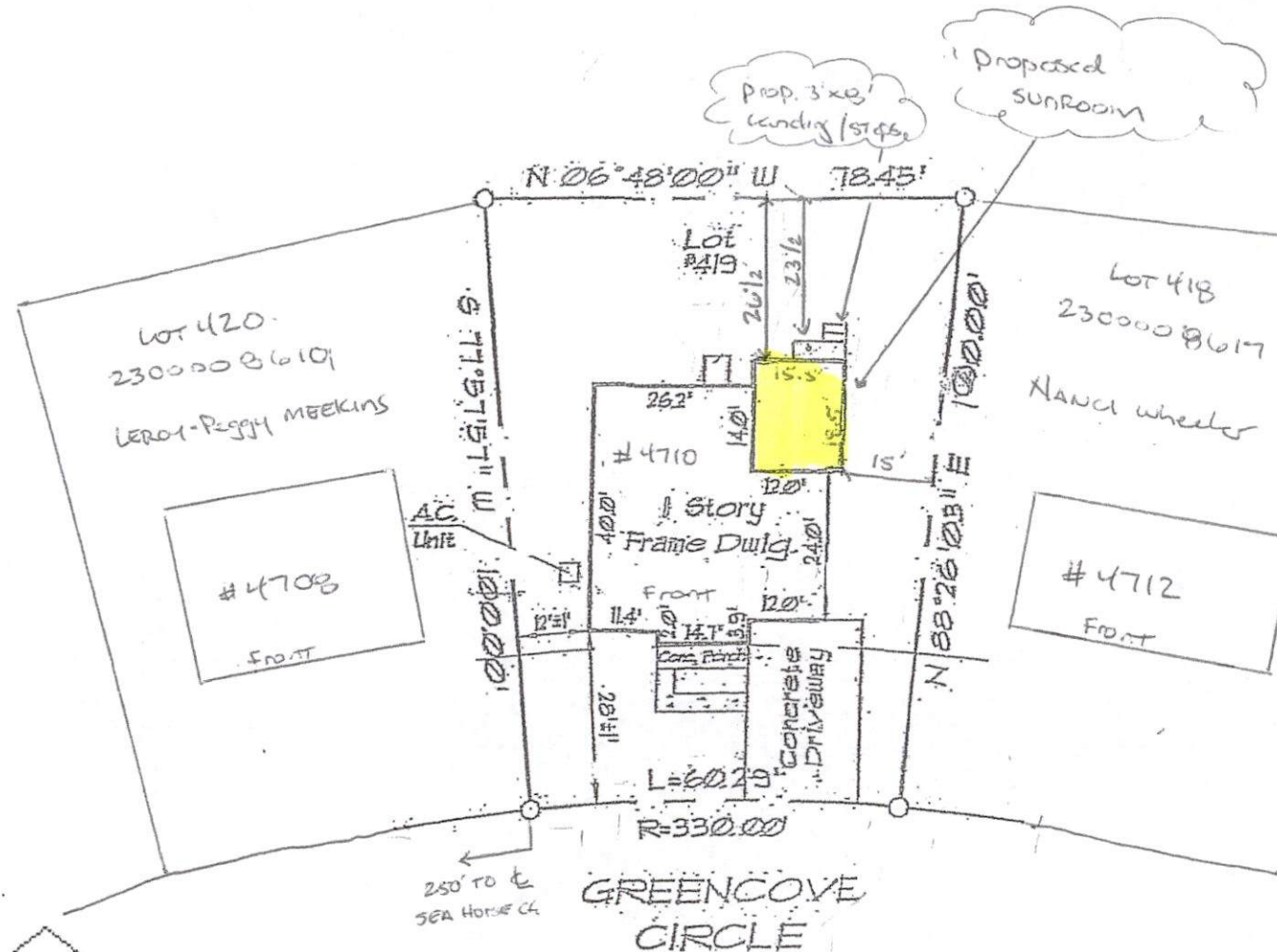
VIOLATION CASE INFO:

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

ADDRESS 4710 Greencove Cir OWNER(S) NAME(S) ALVIN VOSSLER

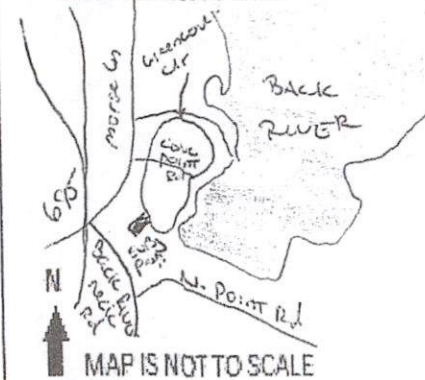
SUBDIVISION NAME BEACHWOOD ESTATES LOT # 419 BLOCK # - SECTION # 3

PLAT BOOK # 0071 FOLIO # 0098 10 DIGIT TAX # 2300008618 DEED REF. # 17852/00719



PLAN DRAWN BY JSC DATE 12/12/18 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



ZONING MAP# 104 B3

SITE ZONED DR 3.5

ELECTION DISTRICT 15

COUNCIL DISTRICT 7

LOT AREA ACREAGE .157

OR SQUARE FEET 6,849

HISTORIC? NO

IN CBCA? YES

IN FLOOD PLAIN? Yes .2%

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? R-1993-030

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

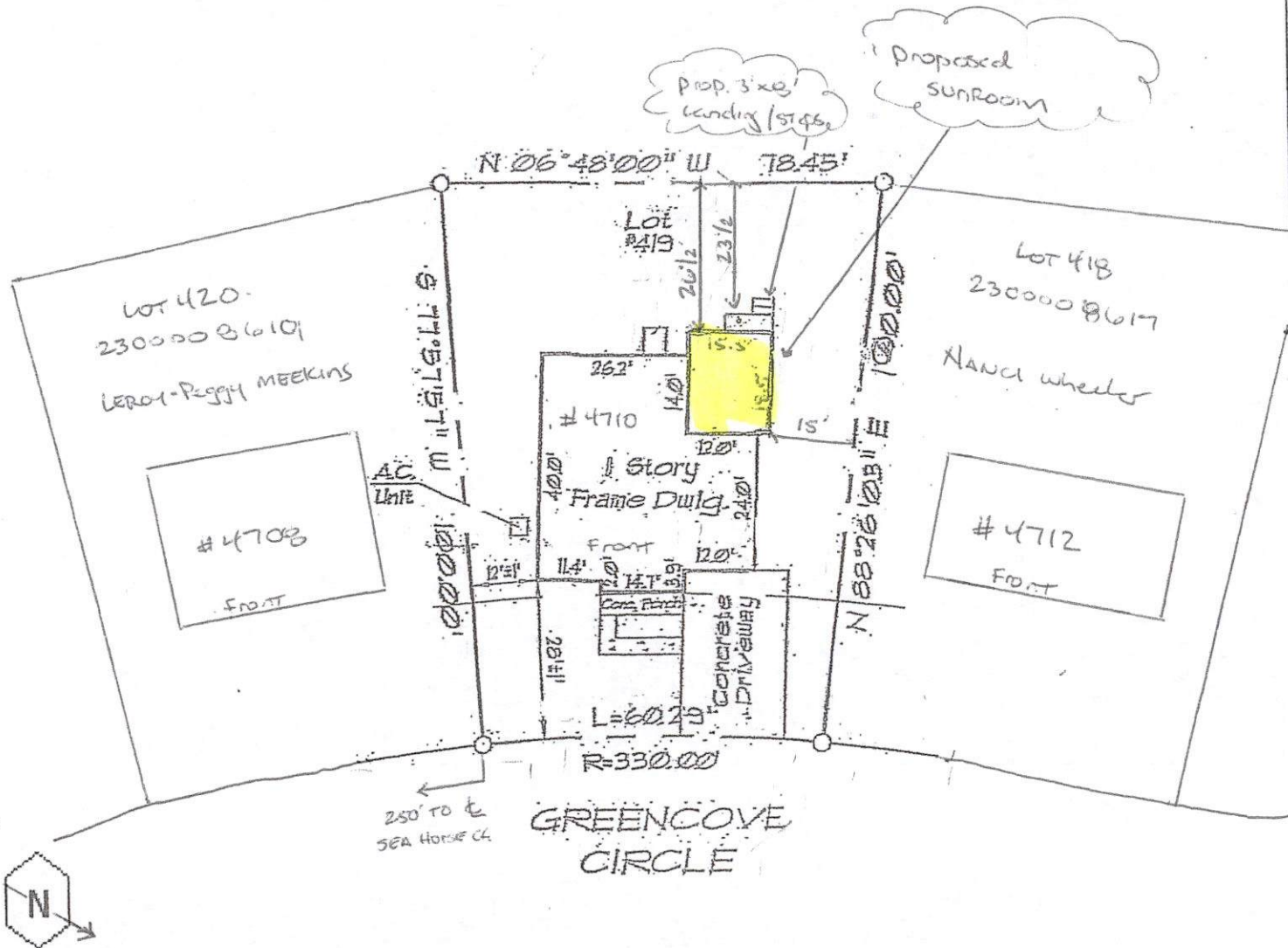
VIOLATION CASE INFO:

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ADDRESS 4710 Green Cove Cir OWNER(S) NAME(S) ALVIN VOSSLER

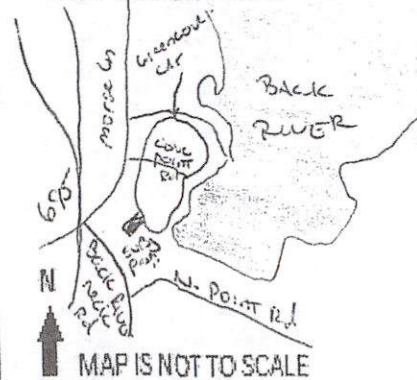
SUBDIVISION NAME BEACHWOOD ESTATES LOT # 419 BLOCK # - SECTION # 3

PLAT BOOK # 0071 FOLIO # 0098 10 DIGIT TAX # 2300008618 DEED REF. # 17852/00719



PLAN DRAWN BY JSC DATE 12/12/18 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



ZONING MAP# 104133

SITE ZONED DR 3.5

ELECTION DISTRICT 15

COUNCIL DISTRICT 7

LOT AREA ACREAGE .157

OR SQUARE FEET 6,849 ±

HISTORIC? NO

IN CBCA? YES

IN FLOOD PLAIN? Yes - 2%

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? R-1993-030

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2300008612

Lot # 415 2300008614

Lot # 471 2300008632

Lot # 416 2300008615

4716

Lot # 472 2300008633

2008-0019-A

4714

2300008616

Lot # 417

Lot # 473 2300008634

Lot # 0 2300008652

Pt. Bk. 0000071, Folio 0098

Lot # 474 2300008635

Pt. Bk. 0000072, Folio 0131

DR 3.5 NC

PAI # 150594
PAI # 150594

P 1092 0300
PAI # 150594

2300008617

4712

Lot # 418

Pt. Bk./Folio # 071098

Lot # 419

SITE

DR 3.5

PAI # 150594

PAI # 150594

4707

Lot # 475 2300008636

7 CD

15 ED

104B3

SE 5-H

Zoning map

4710

2300008618

Lot # 420

4708

2300008619

4705

2300008637

Lot # 476

Lot # 421 2300008620

4706

Lot # 477
2300008638

MH IM

Lot # 422 2300008621

4704

Pt. Bk./Folio # 072131

Lot # 423

2300008622

Pt. Bk. 072131, Folio 0131

2300008653

Lot # 0

Lot # 0

2300003172

2300003145