



JOHN A. OLSZEWSKI, JR.
County Executive

September 10, 2019

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

James G. Novotny
3604 Woodlea Avenue
Baltimore, MD 21206

RE: Spirit and Intent
Zoning Case No. 2019-0331-A
7237 Greenbank Road

Dear Mr. Novotny,

This letter refers to your September 3, 2019 letter to Mr. Michael Mallinoff, Director of Permits, Approvals, and Inspections.

You stated in your letter that you would like to make the proposed addition slightly larger than what was granted in Zoning Case 2019-0331-A. A review of that case along with your submitted red-line change show that the additional square footage will be added to the rear of the proposed addition. The subject of the case dealt with the front setback and not the rear. The rear setback was in compliance with Baltimore County Zoning Regulations (BCZR) and remains in compliance per your submitted red-line drawing. Therefore it is determined that your request meets the Spirit & Intent of the original decision granted in Zoning Case 2019-0331-A, and you may proceed with the permitting process. Please bring a copy of this letter with you when you apply for your permits.

This letter is strictly limited to the application of the BCZR as applied to the S&I request presented in your letter, and does not represent verification or approvals for any other Local, State or other Regulations that may apply to this property.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Seidelman", with a long horizontal flourish extending to the right.

Jason Seidelman
Planner II, Zoning Review

19-365

19-365 (To: SS
S+I
9/3/19 uca

James G. Novotny R.A.
Architect

3604 Woodlea Ave. Baltimore, Maryland * 443-928-9235 * novotnyassociates@yahoo.com

9/3/19

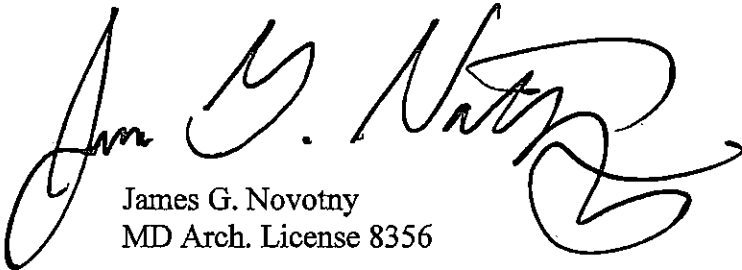
Mr. Michael Mallinoff
Baltimore County MD.
Department of Permits and Approvals

Subject: 7237 Greenbank Rd. Zoning Variance

It is my understanding that the recently issued zoning variance for the above referenced property did not include the same plan configuration at the rear of the building as shown on the permit drawings.

The reason for the change, which shows the plan with a 45 degree angle at the rear, is due to a to the property owner wanting to increase the square footage in the kitchen area. The owner did not realize that the change would affect the variance. It was believed that the variance only pertained to the front of the building.

A redlined site plan showing the change has been submitted with this letter. Please note that the angled portion of the plan at the rear of the building does not extend past the setback line. The wall was angled to stay within the 25' setback restriction.



James G. Novotny
MD Arch. License 8356

JIM TROVATO 443-509-0595
JIMTROVATO @ YAHOO.COM

RECEIVED

SEP 03 2019

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
(7237 Greenbank Road) *
15th Election District * OFFICE OF ADMINISTRATIVE
6th Council District *
Martin M. Siebert, Sr. & Dawn M. Siebert * HEARINGS FOR
Petitioners *
* BALTIMORE COUNTY
* CASE NO. 2019-0331-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, Martin M. Siebert, Sr. and Dawn M. Siebert (“Petitioners”). The Petitioners are requesting Variance relief pursuant to Section 303.1 of the Baltimore County Zoning Regulations (“BCZR”) to permit a proposed side yard addition with a 31 ft. front yard setback in lieu of the required front yard averaged setback of 32.5 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. The property is located within the Chesapeake Bay Critical Area (“CBCA”) and will be subject to Critical Area requirements as set forth by the Department of Environmental Protection and Sustainability (“DEPS”).

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 26, 2019, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 6-17-19

By [Signature]

ANNUAL REPORT OF THE

STATE OF NEW YORK

FOR THE YEAR 1900

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code ("BCC"). 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 Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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 17th day of **June, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 303.1 of the Baltimore County Zoning Regulations ("BCZR") to permit a proposed side yard addition with a 31 ft. front yard setback in lieu of the required front yard averaged setback of 32.5 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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.
- Petitioners must comply with Critical Area requirements as set forth by the Department of Environmental Protection and Sustainability ("DEPS").

ORDER RECEIVED FOR FILING

Date 6-17-19

By 192

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 6-17-19

By dlw



MINISTRATIVE 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 7237 Greenbank Rd Currently zoned DR S.5
 Deed Reference 12006 1 00021 10 Digit Tax Account # 151900 2110
 Owner(s) Printed Name(s) MARTIN M & DAWN M SIEBERT

(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)

BCZR: 303.1 → To permit a proposed side yard addition with a 31 feet front yard setback in lieu of the required front yard averaged setback of 32.5 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):

MARTIN Siebert Dawn Siebert
 Name #1 – Type or Print Name #2 – Type or Print
[Signature] [Signature]
 Signature #1 Signature #2
7237 Greenbank Rd Middle River MD
 Mailing Address City State
21220 443 506 2701 martinsiebert13
 Zip Code Telephone # Email Address
@comcast.net

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

Name- Type or Print
 Signature
 Mailing Address City State
 Zip Code Telephone # Email Address

Representative to be contacted:

JAMES G. NOVOTNY
 Name – Type or Print
[Signature]
 Signature
3604 WOODLEA AVE BALTIMORE, MD
 Mailing Address City State
21214 443-928-9235 NOVOTNYASSOCIATES@yahoo.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 2019-0331-A Filing Date 5/17/19 Estimated Posting Date 5/26/19 Reviewer JS

Rev 5/5/2016

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: 7237 Greenbank Rd Middle River MD 21220
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)

need more space in dwelling to accommodate
parents (elderly) and grandchildren

THE EXISTING HOUSE IS SMALLER IN SQUARE FOOTAGE WHEN
COMPARED TO MANY OF THE SURROUNDING HOUSES IN THE AREA.
MANY OF THE HOUSES IN THE AREA HAVE ALREADY HAD ADDITIONS
ADDED.

IT WILL BE NECESSARY TO EXTEND THE PROPOSED ADDITION
BEYOND THE EXISTING HOUSE TOWARD THE FRONT OF THE PROPERTY
TO AVOID EXTENDING THE ADDITION TO THE REAR WHICH
WOULD CAUSE THE ADDITION TO EXTEND PAST THE 25'0" REAR
SETBACK LINE

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

Martin M Siebert
Signature of Owner (Affiant)

MARTIN M Siebert
Name- Print or Type

Dawn Siebert
Signature of Owner (Affiant)

Dawn Siebert
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:

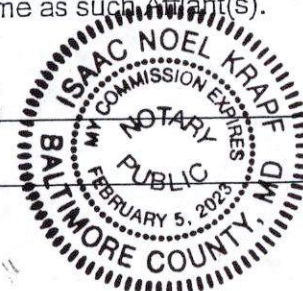
I HEREBY CERTIFY, this 16th day of May, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Martin M Siebert and Dawn Siebert

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

AS WITNESS my hand and Notaries Seal

Isaac Noel Krapp
Notary Public
February 5th 2023
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.

Address: 7237 Greenbank Rd Middle River MD 21220
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)

Need more space in dwelling to accommodate
parents (elderly) and my grandkids

THE EXISTING HOUSE IS SMALLER IN SQUARE FOOTAGE WHEN
COMPARED TO MANY OF THE SURROUNDING HOUSES IN THE AREA -
MANY OF THE HOUSES IN THE AREA HAVE ALREADY HAD
ADDITIONS ADDED

IT WILL BE NECESSARY TO EXTEND THE PROPOSED ADDITION
BEYOND THE EXISTING HOUSE TOWARD THE FRONT OF THE PROPERTY
TO AVOID EXTENDING THE ADDITION TOWARD THE REAR WHICH
WOULD CAUSE THE ADDITION TO EXTEND PAST THE 25'-0" REAR
SETBACK LINE.

(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)

Martin M Siebert
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

Dawn M Siebert
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:

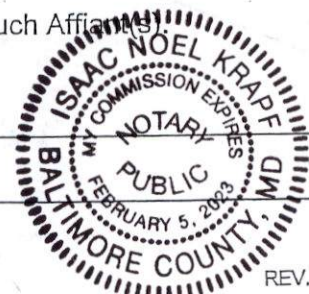
I HEREBY CERTIFY, this 16th day of May, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Martin M Siebert and Dawn Siebert

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
February 5th 2023
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 7237 GREENBANK RD Currently zoned DR S.5
Deed Reference 12006 100021 10 Digit Tax Account # 1519 002110
Owner(s) Printed Name(s) MARTIN M & DAWN M SIEBERT

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

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

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

1. X ADMINISTRATIVE VARIANCE from Section(s)

BCZR: 303.1 → To permit a proposed side yard addition with a 31 feet front yard setback in lieu of the required front yard averaged setback of 32.5 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):

MARTIN SIEBERT , Dawn Siebert
Name #1 – Type or Print Name #2 – Type or Print
[Signature] , [Signature]
Signature #1 Signature #2

7237 Greenbank Rd Middle River MD
Mailing Address City State

21220 , 443 506 2704 , Martin Siebert BQ
Zip Code Telephone # Email Address comcast

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

Name- Type or Print

Signature

Mailing Address

City

State

Date

Telephone #

Email Address

Representative to be contacted:

JAMES G NOVOTNY
Name – Type or Print

[Signature]
Signature

3604 WOODLEA AVE, BALTIMORE, MD 21214
Mailing Address City State

21214 , 443-928-9235 , NOVOTNYASSOCIATES@YAHOO
Zip Code Telephone # Email Address .COM

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 2019-0331-A

Filing Date 5/17/19

Estimated Posting Date 5/26/19

Reviewer JS

ZONING DESCRIPTION FOR: 7273 Greenbank Road, Baltimore County Md.

Beginning at a point on the north side of Greenbank Road which is 18 feet wide at a distance of 36 feet west of the centerline of the nearest improved intersecting street Gassinger Road, which is 18 feet wide, being Lot 51, Plat Book 0000012, Folio 0056, containing 13,510 s.f. Also known as 7273 Greenbank Road, Deed Reference 12006/00024

00021

2019-0331-A

CERTIFICATE OF POSTING

2019-0331-A

RE: Case No.: _____

Petitioner/Developer: _____

Siebert

June 10, 2019

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

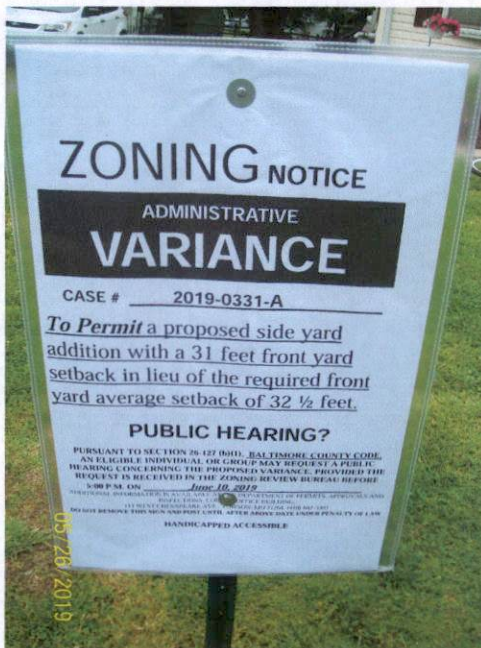
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

7237 Greenbank Road

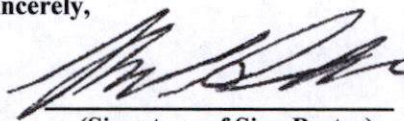
SIGN 1

May 26, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 May 26, 2019
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0331-A

RE: Case No.: _____

Petitioner/Developer: _____

Siebert

June 10, 2019

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

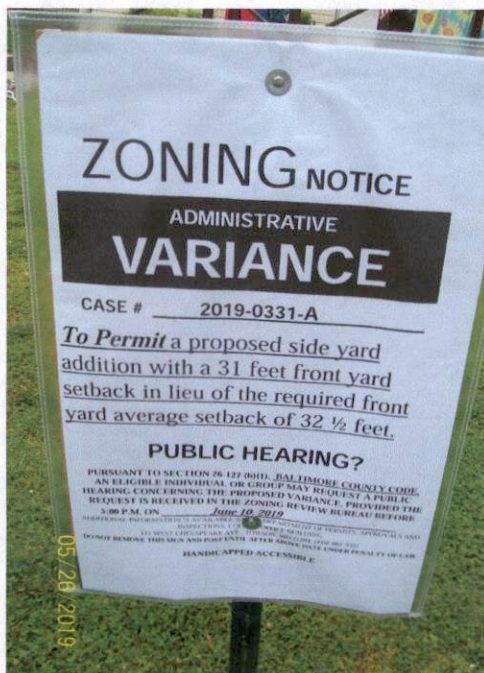
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

7237 Greenbank Road

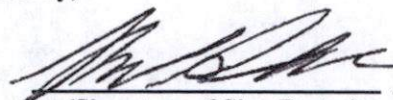
SIGN 2

May 26, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 May 26, 2019
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

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

No. **183789**

PAID RECEIPT

Date: **5/17/19**

BUSINESS 5/20/2019 ACTUAL 5/17/2019 11:37:23 TIME 1 DRW

REG NS01 WALKIN LJR
 >>RECEIPT # 008750 5/17/2019 OFLN

Dept 5 528 ZONING VERIFICATION
 183789

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	866	0000		6150				\$ 75.00

Recpt Tot \$ 75.00
 75.00 CK .00 CA
 Baltimore County, Maryland

Total: **\$ 75.00**

Rec

From: **SIEBERT**

For:

2019-0331-A

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0331 -A Address 7237 GREENBANK ROAD

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/17/19 Posting Date: 5/26/19 Closing Date: 6/16/19

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

1. **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.
2. **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.
3. **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.
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 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- 0331 -A Address 7237 GREENBANK ROAD

Petitioner's Name SIGBERT Telephone 443-506-2704

Posting Date: 5/26/19 Closing Date: 6/10/19

Wording for Sign: TO PERMIT A PROPOSED SIDE YARD ADDITION WITH A 31 FEET FRONT YARD SETBACK
IN LIEU OF THE REQUIRED FRONT YARD AVERAGE SETBACK OF 32 1/2 FEET.

Revised 6/30/2019

**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: 2019-0331-A
Property Address: 7237 GREENBANK RD
Property Description: _____
Legal Owners (Petitioners): MARTIN + DAWN SIEBERT
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: MARTIN + DAWN SIEBERT
Company/Firm (if applicable): _____
Address: 7237 GREENBANK RD
MIDDLE RIVER, MD 21220
Telephone Number: 443-506-2704

2. Conserve fish, plant, and wildlife habitat;

This property is not waterfront and must meet all lot coverage and afforestation requirements. If lot coverage and afforestation requirements are met this request will help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

This is a grandfathered lot. Provided that the applicants meet their lot coverage and afforestation requirements, then the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

June 11, 2019

Martin Siebert
Dawn Seibert
7237 Greenbank Road
Middle River, MD 21220

RE: Case Number: 2019-0331-A, 7237 Greenbank Road

Dear Mr. & Mrs. Siebert:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspections (PAI) on May 17, 2019.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies

If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

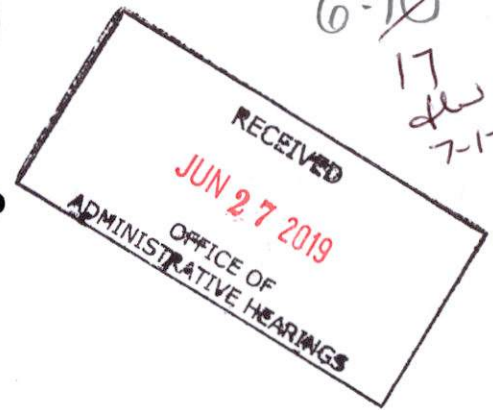
W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: kl

C: People's Counsel
James Novotny, 3604 Woodlea Avenue, Baltimore 21214

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 26, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0331-A
Address 7237 Greenbank Road
(Sifbert Property)

Zoning Advisory Committee Meeting of **June 3, 2019**.

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA) and is subject to Critical Area requirements. The applicant is proposing to permit an addition with less front setback than permitted. The lot is not waterfront. Any proposed development must meet all LDA requirements, including lot coverage limits and afforestation requirements. Lot coverage is limited to a maximum of 4,222 square feet, with mitigation required for any lot coverage between 3,377 square feet and 4,222 square feet. Existing and proposed lot coverage was not included on the plan. 15% afforestation (4 trees) is required. If the lot coverage and afforestation requirements are met, then the relief requested by the applicant will result in minimal adverse impacts to water quality.



7232 - NORTH SIDE - FRONT

2009-0331-A



7237 GREENBANK WEST SIDE

2009-0331-A



7237 GREENBANK EAST SIDE

2019-0331-A



7237 - LOT - SOUTH SIDE

2019-0331-A

(AV) 6-6-19

CASE NO. 2019- 0331-A

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 _____)	_____
_____ <i>CSCA</i>	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>5-26-19</u> by <u>Black</u>	
SIGN POSTING (2 nd)	Date: _____ by _____	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

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 - 1519002110							
Owner Information										
Owner Name:			SIEBERT MARTIN M SR SIEBERT DAWN M				Use: Principal Residence:		RESIDENTIAL YES	
Mailing Address:			7237 GREENBANK RD BALTIMORE MD 21220-1113				Deed Reference:		/12006/ 00021	
Location & Structure Information										
Premises Address:			7237 GREENBANK RD 0-0000 Waterview				Legal Description: 7237 GREENBANK RD OLIVER BEACH			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0084	0002	0040		0000	B		51	2018	Plat Ref:	0012/0056
Special Tax Areas:						Town:		NONE		
						Ad Valorem:				
						Tax Class:				
Primary Structure Built			Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1953			864 SF				13,510 SF		04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
1	NO	STANDARD UNIT	SIDING	1 full	1 Detached					
Value Information										
			Base Value		Value		Phase-in Assessments			
					As of		As of		As of	
					01/01/2018		07/01/2018		07/01/2019	
Land:			87,300		87,300					
Improvements			77,500		90,000					
Total:			164,800		177,300		168,967		173,133	
Preferential Land:			0						0	
Transfer Information										
Seller: SANDERS PAUL R				Date: 01/27/1997			Price: \$93,000			
Type: ARMS LENGTH IMPROVED				Deed1: /12006/ 00021			Deed2:			
Seller:				Date:			Price:			
Type:				Deed1:			Deed2:			
Seller:				Date:			Price:			
Type:				Deed1:			Deed2:			
Exemption Information										
Partial Exempt Assessments:			Class		07/01/2018		07/01/2019			
County:			000		0.00					
State:			000		0.00					
Municipal:			000		0.00 0.00		0.00 0.00			
Tax Exempt:			Special Tax Recapture:							
Exempt Class:			NONE							
Homestead Application Information										

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

ZAC AGENDA

Case Number: 2019-0330-A **Reviewer:** Jeffrey Perlow
Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: VARIANCE
Legal Owner: Merritt Boulevard Property LLP
Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes **Flood Plain:** No **Historic:** No **Election Dist:** 12 **Council Dist:** 7

Property Address: 1501 1575 MERRITT BLVD
Location: NE/S of Merritt Blvd, 490' NW of West field Road.

Existing Zoning: BM **Area:** 7.528 AC

Proposed Zoning:
VARIANCE:

To allow a total of 433 parking spaces in lieu of the required 668 parking spaces pursuant to the pre May, 1988, Zoning Regulation.

Attorney: David H. Karceski, Esquire

Prior Zoning Cases: 1958-4418-A; 1962-5719-X; 1973-0117-X; 1981-0013-X; 1986-0070-A; 1995-0421-SPHA; 1996-0006-A; 2015-0272-SPHA; R-1948-1153; R-1958-4417

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case Number: 2019-0331-A **Reviewer:** Jason Seidelman

Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Martin M & Dawn M Sifbert

Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes **Flood Plain:** No **Historic:** No **Election Dist:** 15 **Council Dist:** 6

Property Address: 7237 GREENBANK RD
Location: SW corner of intersection of Greenbank Road (22") and Gassinger Road (30").

Existing Zoning: DR 5.5 **Area:** 13,510 SF

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed side yard addition with a 31 feet front yard setback in lieu of the required front yard averaged setback of 32.5 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

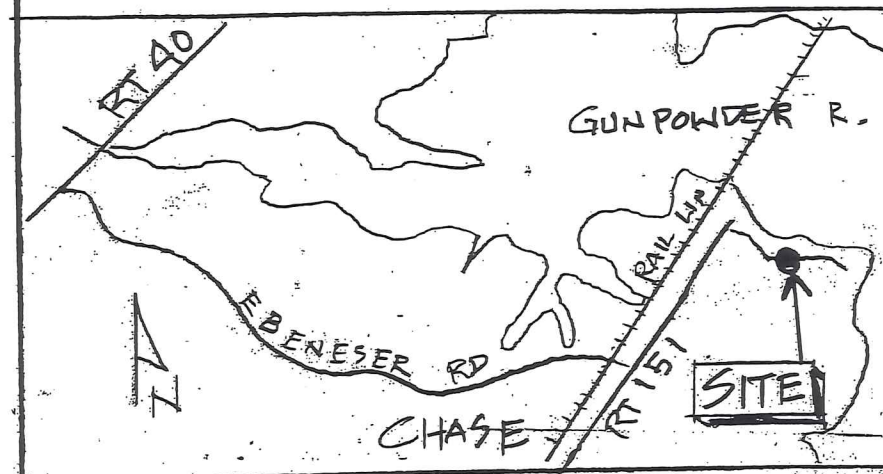
Violation Cases: None

Closing Date: 06/10/2019

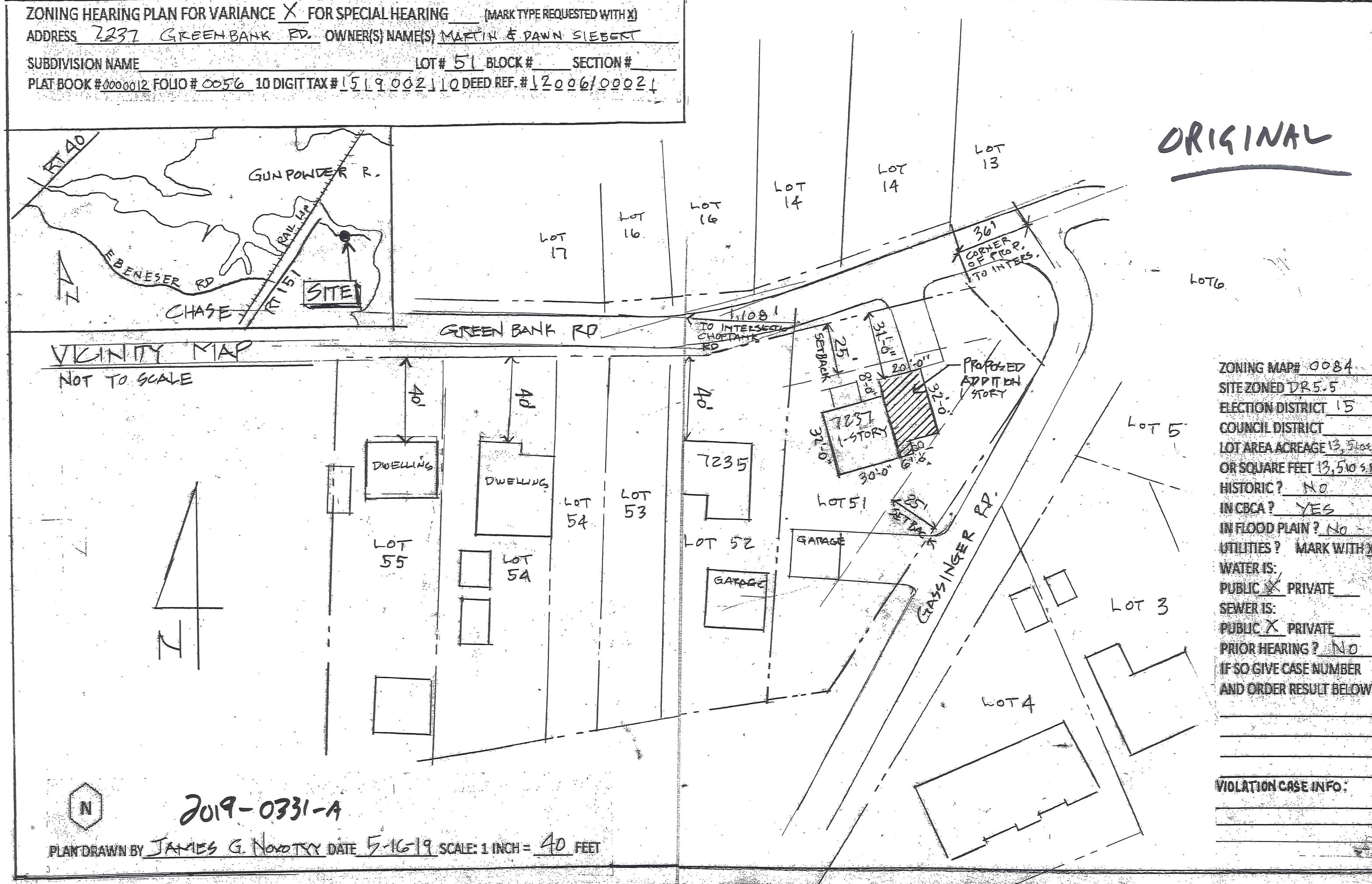
Miscellaneous Notes:

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 7237 GREENBANK RD. OWNER(S) NAME(S) MARTIN & DAWN SIEBERT
 SUBDIVISION NAME _____ LOT # 51 BLOCK # _____ SECTION # _____
 PLAT BOOK # 0000012 FOLIO # 0056 10 DIGIT TAX # 1519002110 DEED REF. # 2006100021

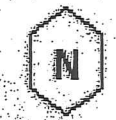
ORIGINAL



VICINITY MAP
NOT TO SCALE



ZONING MAP# 0084
 SITE ZONED DR5.5
 ELECTION DISTRICT 15
 COUNCIL DISTRICT _____
 LOT AREA ACREAGE 13.5 acres
 OR SQUARE FEET 13,510 SF
 HISTORIC? NO
 IN CBCA? YES
 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



2019-0331-A

PLAN DRAWN BY JAMES G. NOXOTY DATE 5-16-19 SCALE: 1 INCH = 40 FEET

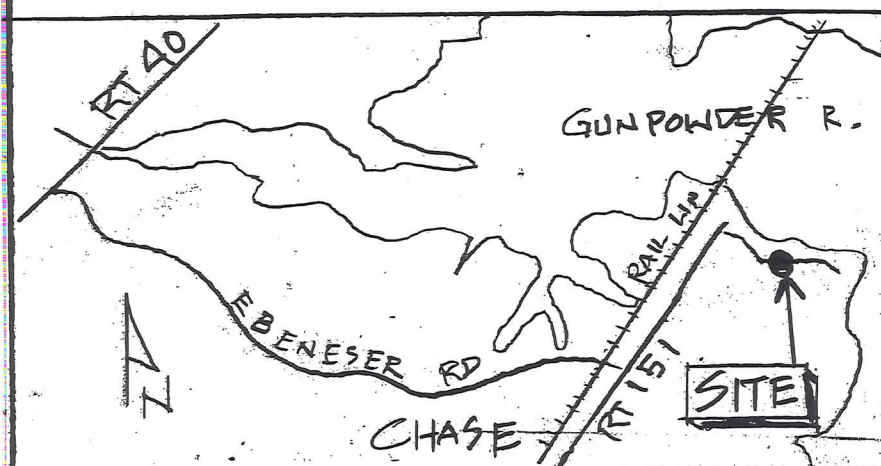
VIOLATION CASE INFO:

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

ADDRESS 7237 GREEN BANK RD. OWNER(S) NAME(S) MARTIN & DAWN SIEBERT

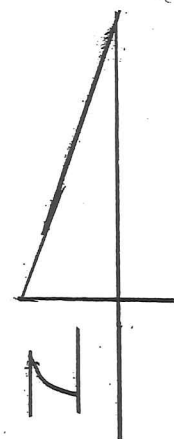
SUBDIVISION NAME _____ LOT # 51 BLOCK # _____ SECTION # _____

PLAT BOOK # 0000012 FOLIO # 0056 10 DIGIT TAX # 1519002110 DEED REF. # 12006/00021



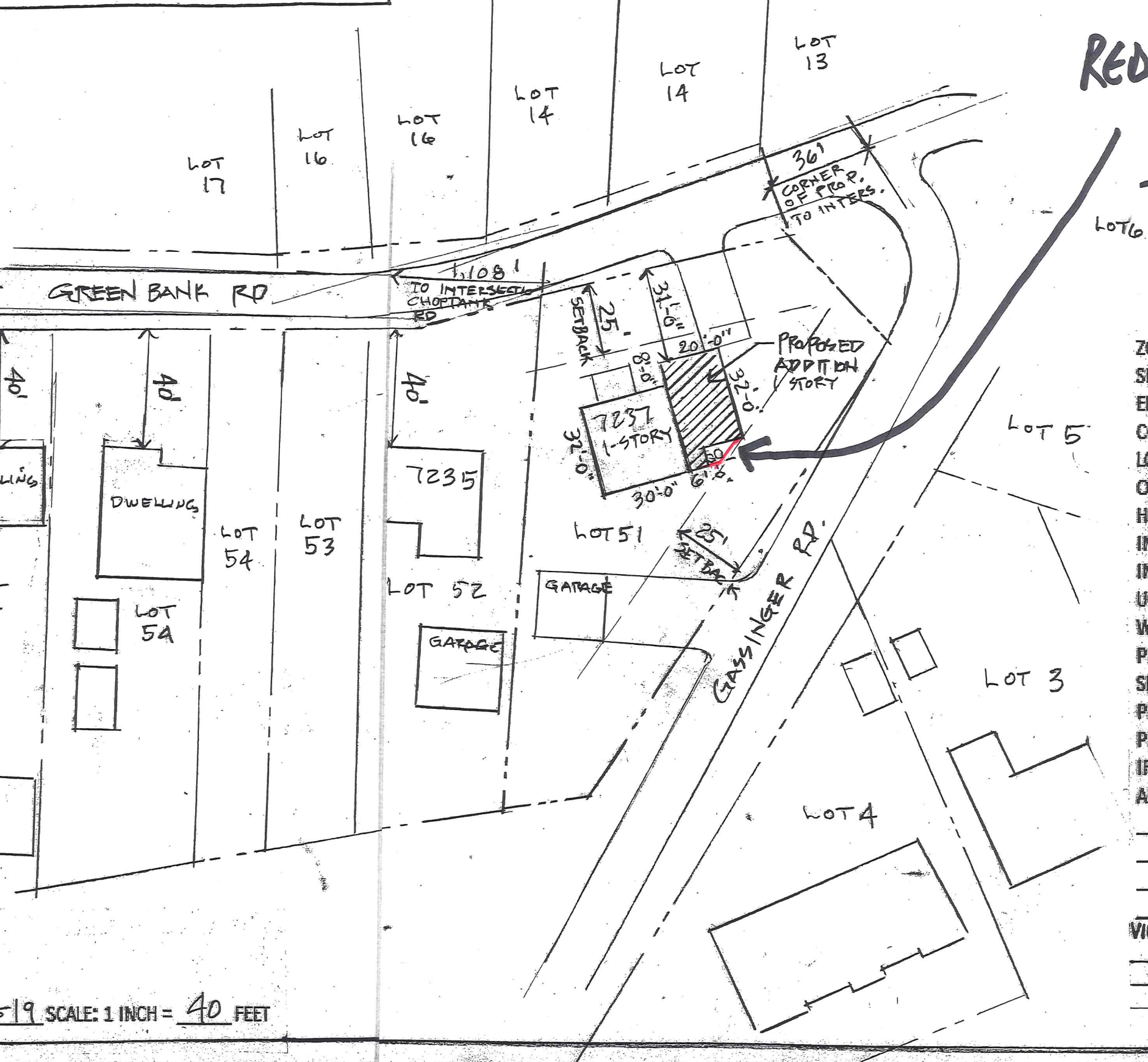
VICINITY MAP

NOT TO SCALE



2019-0331-A

PLAN DRAWN BY JAMES G. NOVOTNY DATE 5-16-19 SCALE: 1 INCH = 40 FEET



REDLINE
PORTION

ZONING MAP# 0084

SITE ZONED DR5.5

ELECTION DISTRICT 15

COUNCIL DISTRICT _____

LOT AREA ACREAGE 13.51

OR SQUARE FEET 13,510 SF

HISTORIC? NO

IN CBCA? YES

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

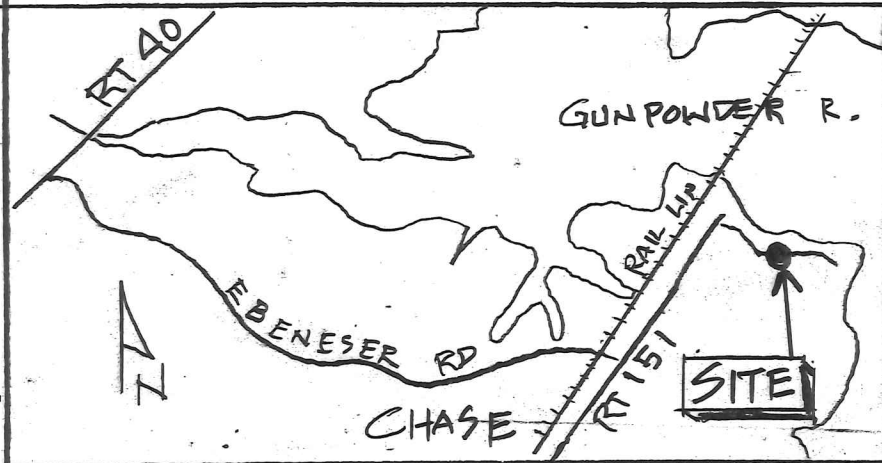
PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

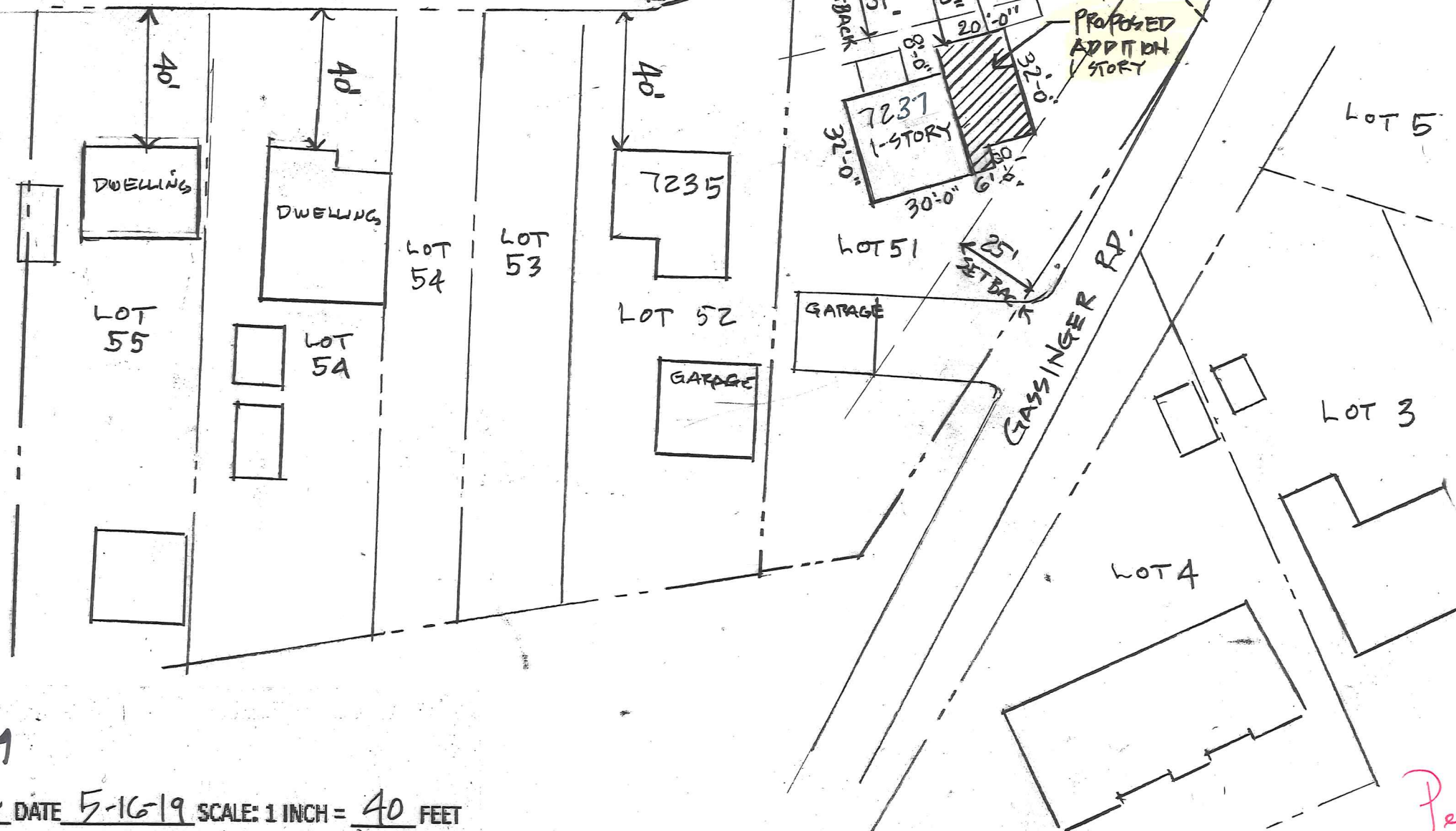
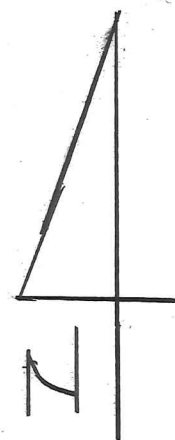
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 7237 GREENBANK RD. OWNER(S) NAME(S) MARTIN & DAWN SIEBERT
SUBDIVISION NAME _____ LOT # 51 BLOCK # _____ SECTION # _____
PLAT BOOK # 0000012 FOLIO # 0056 10 DIGIT TAX # 1519002110 DEED REF. # 12006/00021



VICINITY MAP
NOT TO SCALE



ZONING MAP# 0084
SITE ZONED DR5.5
ELECTION DISTRICT 15
COUNCIL DISTRICT _____
LOT AREA ACREAGE 13.51
OR SQUARE FEET 13,510 S.F.
HISTORIC? NO
IN CBCA? YES
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:

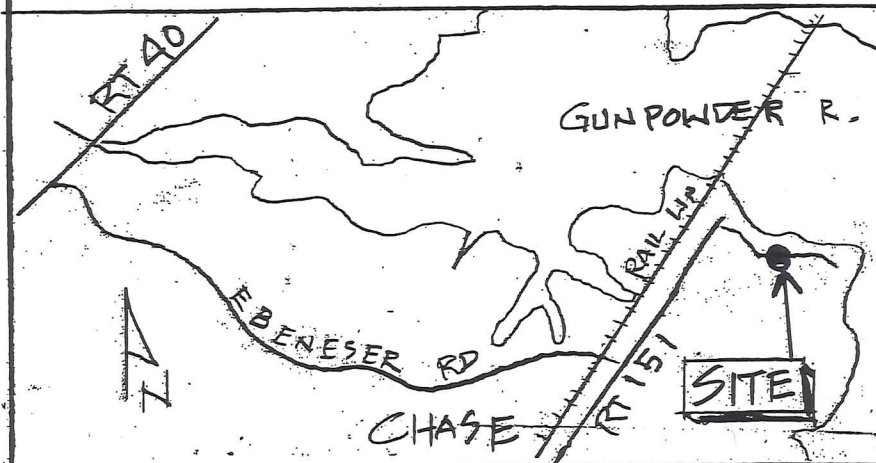


2019-0331-1

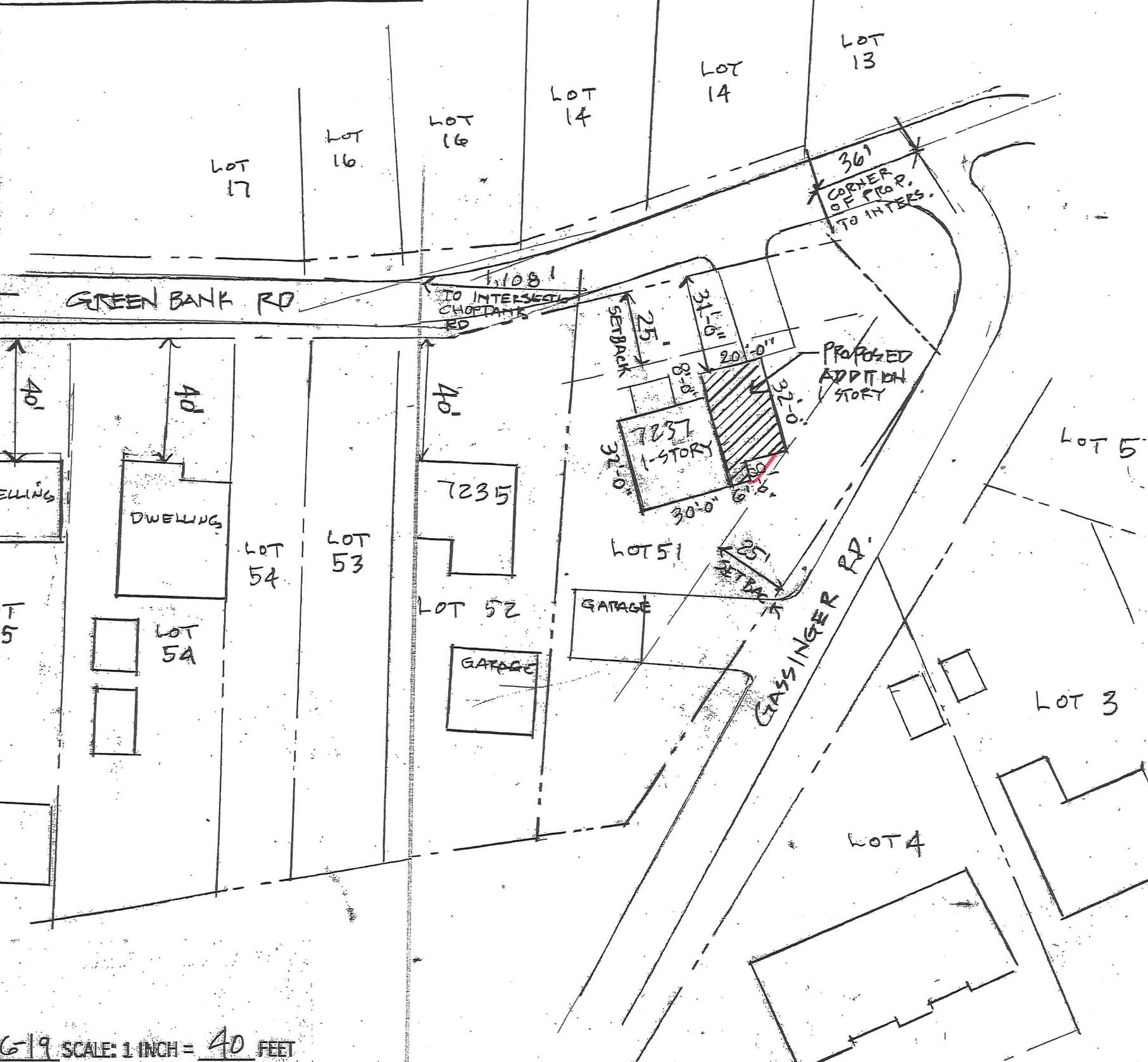
PLAN DRAWN BY JAMES G. NOVOTNY DATE 5-16-19 SCALE: 1 INCH = 40 FEET

Pet. Eas. 1

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
 ADDRESS 7237 GREENBANK RD. OWNER(S) NAME(S) MARTIN & DAWN SIEBERT
 SUBDIVISION NAME _____ LOT # 51 BLOCK # _____ SECTION # _____
 PLAT BOOK # 0000012 FOLIO # 0056 10 DIGIT TAX # 1519002110 DEED REF. # 12006100021



VICINITY MAP
NOT TO SCALE



ZONING MAP# 0084
 SITE ZONED DR 5.5
 ELECTION DISTRICT 15
 COUNCIL DISTRICT _____
 LOT AREA ACREAGE 13.5 acres
 OR SQUARE FEET 13,510 SF
 HISTORIC? NO
 IN CBCA? YES
 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:

PLAN DRAWN BY JAMES G. NOVOTNY DATE 5-16-19 SCALE: 1 INCH = 40 FEET