



JOHN A. OLSZEWSKI, JR.
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

February 13, 2024

Richard & Michele Vogel – vogelmichele@verizon.net
7321 Geise Avenue
Sparrows Point, MD 21219

RE: Petition for Administrative Variance
Case No. 2024-0001-A
Property: 7321 Geise Avenue

Dear Mr. and Mrs. Vogel:

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

Pursuant to Baltimore County Code § 32-3-401(a), “a person aggrieved or feeling aggrieved” by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in cursive script that reads "Maureen E. Murphy".

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlw
Enclosure

c: Richard Vogel – rvoguel969@gmail.com

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(7321 Geise Avenue)		
15 th Election District	*	OFFICE OF ADMINISTRATIVE
7 th Council District		
Richard & Michele Vogel	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2024-0001-A
* * * * *		

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Richard and Michele Vogel (“Petitioners”) for the property located at 7321 Geise Avenue, Sparrows Point (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), §400.3, to permit a 17 ft. height in lieu of the maximum 15 ft. for an accessory building (detached garage).

The Property is more fully depicted on the site plan which was marked and accepted into evidence as Petitioners’ Exhibit 1. Street view photographs of the Property were provided. (Pet. Exs. 2A-2B). The Property is waterfront on Jones Creek and is improved with a 600 sf single-family dwelling. Based on the photograph of the dwelling showing a front door which faces Geise Ave., a 600 sf detached garage was constructed in the front yard (street side), and at a height 2 ft. above the maximum height of 15 ft.

A ZAC comment was received from Department of Environmental Protection and Sustainability (“DEPS”) dated February 2, 2024, indicating that the Property is subject to Chesapeake Bay Critical Area (“CBCA”) regulations. In addition, a ZAC comment was received from Development Plans Review (“DPR”)/Department of Public Works and Transportation

(“DPWT”) (undated) indicating the following:

“The property is within the Tidal Special Flood Hazard Area Zone AE (BFE=7.7) per panel FIRM 2400100555F dated 9/26/08. Must comply with Flood Plain Ordinance, See County Bill 40-15 (the latest edition of the Baltimore County Code) and Bill 42-15, and Section 32-4-414 of Article 32, Title 4 of the Baltimore County Code, 2003, as amended. The proposed accessory structure is landward of the LiMWA”.

Given that the accessory structure has already been constructed, Petitioners will need to comply with the DPR/DPWT ZAC comment as a condition of this Order.

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on January 21, 2024 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented. The Petitioners have filed the supporting affidavit as required by § 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. I find that 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.

Although the Department of Planning did not make any recommendations related to the detached garage, I will impose conditions that the detached garage shall not be converted into a dwelling unit or apartment, shall not contain any sleeping quarters, living area, kitchen or bathroom facilities, and will not have separate electric or utility connections, or used for commercial purposes.

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.

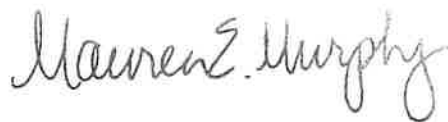
THEREFORE, IT IS ORDERED, this 13th day of **February, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations ("BCZR"), §400.1, to permit an accessory building (detached garage) to be located in the front yard (street side) in lieu of the rear yard, be, and it is hereby, **GRANTED**; and

IT IS FURTHER ORDERED, that the Petition for Variance relief from BCZR, §400.3, to permit an accessory building (detached garage) to have a height of 17 ft. in lieu or the required 15 ft., be, and it is hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Petitioners and subsequent owners shall not convert the detached garage into a dwelling unit or apartment. The detached garage shall not contain any sleeping quarters, living area, bathroom facilities or kitchen facilities.
3. The detached garage shall not have a separate utility or electric connection and shall connect all electrical to the home.
4. The detached garage shall not be used for commercial or industrial purposes.
5. Prior to permitting, Petitioners must comply with the DPR/DPWT and DEPS ZAC comments, copies of which are attached hereto and made a part hereof.

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

A handwritten signature in cursive script that reads "Maureen E. Murphy". The signature is written in dark ink and is positioned above the printed name and title.

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlw

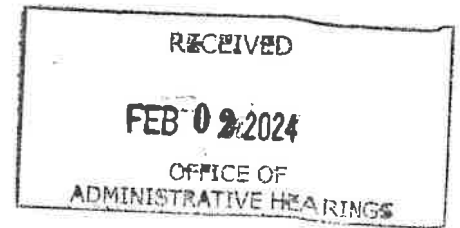
The Department of Public Works and Transportation (DPWT) Bureau of Engineering and Construction offers the following comments following the review of the ZAC Agenda for the distribution meeting of January 19, 2024 and comments due January 26, 2024:

2024-0001-A, 7321 Geise Ave.:

A) The property is within the Tidal Special Flood Hazard Area Zone AE (BFE=7.7) per panel FIRM 2400100555F dated 9/26/08. Must comply with Flood Plain Ordinance, See County Bill 40-15 (the latest edition of the Baltimore County Code) and Bill 42-15, and Section 32-4-414 of Article 32, Title 4 of the Baltimore County Code, 2003, as amended. The proposed accessory structure is landward of the LiMWA.

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: February 2, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0001-A
Address: 7321 GEISE AVE
Legal Owner: Richard & Michele Vogel

Zoning Advisory Committee Meeting of January 26, 2024.

The Department of Environmental Protection and Sustainability 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 a detached garage with a height of 17 feet in lieu of the maximum 15 feet. The lot is waterfront and is within a Critical Area Buffer area. Any proposed development must meet all LDA and buffer requirements, including lot coverage limits, buffer non-disturbance, and afforestation requirements. Lot coverage is limited to a maximum of 31.25% (6,614 square feet), with mitigation required for any new lot coverage between 25% and 31.25%. Proposed lot coverage information was not provided. 15% afforestation (6 trees) is required. No impact to the critical area buffer is permitted. If the lot coverage, afforestation, and buffer non-disturbance requirements are met, then the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This property is waterfront and is within Critical Area Buffer area. The property must meet all lot coverage, afforestation requirements, and Critical Area Buffer requirements. If lot coverage, afforestation, and buffer 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, afforestation, and Critical Area Buffer requirements, then the relief requested will be consistent with the established land-use policies.

Additional Comments:

Reviewer: Libby Errickson 2/1/2024

23-1/20 MJK



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 7321 Geise Ave Sparrows Point 21219 Currently Zoned DR5.5
Deed Reference 47301 / 00450 10 Digit Tax Account # 1507410460
Owner(s) Printed Name(s) Richard + Michele Vogel

(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) 400.3, BCZR to permit a 17-foot height in lieu of the maximum 15 feet for an accessory building (detached garage).

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 zoning regulations of Baltimore County, to the zoning 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):

Name #1 – Type or Print Richard Vogel Name # 2 – Type or Print Michele Vogel
Signature #1 [Signature] Signature # 2 [Signature]
Mailing Address 7321 Geise Ave Sparrows Point, MD City MD State MD
Zip Code 21219 Telephone #'s (Cell and Home) 443-938-0259 Email Address VogelMichele@verizon.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:

Name - Type or Print Richard Vogel
Signature [Signature]
Mailing Address 7321 Geise Ave Sparrows Point MD City MD State MD
Zip Code 21219 Telephone # 443-938-0259 Email Address rvogel1969@gmail.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 2024-0001-A Filing Date 1 / 2 / 2024 Estimated Posting Date 1 / 14 / 24 Reviewer MJK

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: 7321 Geise Ave Sparrows Point 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)**

Our contractor Nail Rite Construction built the block approximately 12-18 inches too tall making the overall structure up to 18 inches too high. This was done to compensate for the grade of the yard and driveway. The grade of yard is higher at the street and slopes down to the house. He did not realize the block work would make the structure too high. Michele Vogel home owner is a disabled U.S. veteran reducing the size of the garage would be a financial hardship. The attic of the garage will be used for storage reducing height will prevent homeowner from utilizing space due to physical limitations.

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

Richard Vogel
Signature of Owner (Affiant)

Michele Vogel
Signature of Owner (Affiant)

Richard Vogel
Name - Print or Type

Michele Vogel
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 18th day of December, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Richard Vogel and Michele Vogel

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

AS WITNESS my hand and Notaries Seal

Margaret Hillenburg
Notary Public

6/26/2024
My Commission Expires


ZONING PROPERTY DESCRIPTION FOR 7321 GEISE AVE, SPARROWS POINT, MD

21219 Zoning property description for 7321 Geise Ave. Beginning at a point on the South side of Geise Ave which is 23 feet wide at the distance of 935 feet West of the centerline of Lincoln Ave which is 21 feet wide.

PART B

OPTION 2:

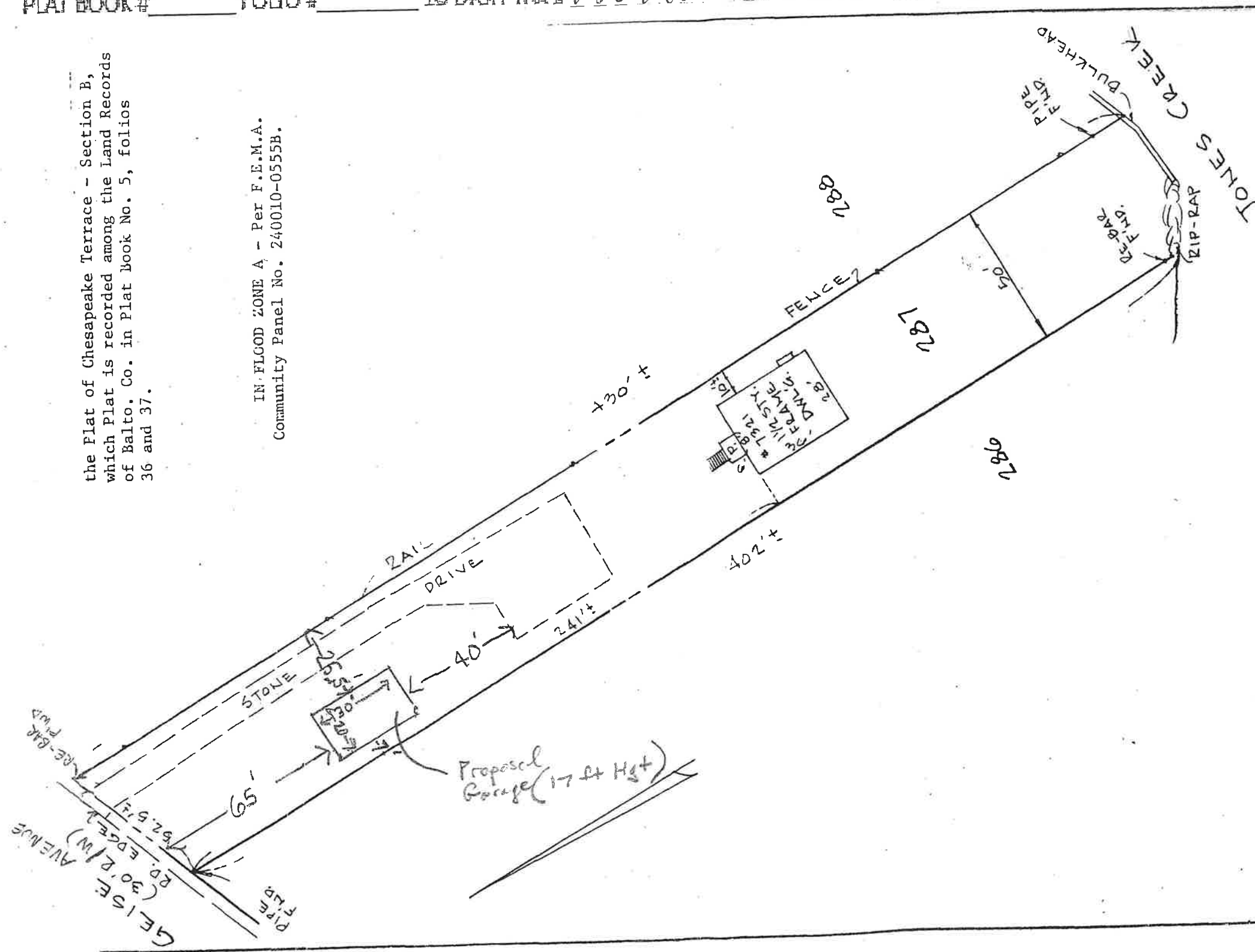
Being Lot 287, Block n/a, Section B in the subdivision of Chesapeake Terrace as recorded in Baltimore County Plat Book Ref 0005/0036. Tax Map 0111, Grid 0016, Parcel 0128, Neighborhood 15130120.04, Subdivision 000, Section B, Lot 287. Containing 21,164 total square feet. Located in Election District 15, Voting Precinct 15-022, Councilmanic District 7 and Congressional District 2.

2024-0001-A

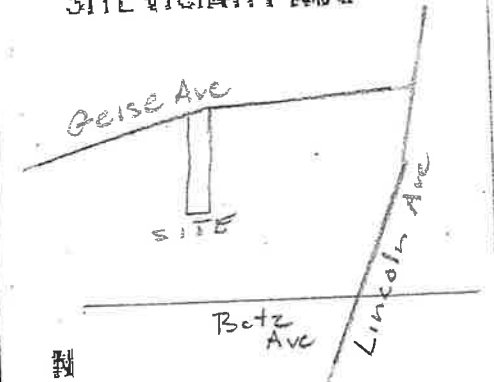
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH ☒)
 ADDRESS 7321 GEISE AVE 21219 OWNER(S) NAME(S) RICHARD & MICHELE VOGEL
 SUBDIVISION NAME CHESAPEAKE TERRACE LOT # 287 BLOCK # _____ SECTION # B
 PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 1507410460 DEED REF. # 41301/00450

the Plat of Chesapeake Terrace - Section B, which Plat is recorded among the Land Records of Balto. Co. in Plat Book No. 5, folios 36 and 37.

IN FLOOD ZONE A - Per F.E.M.A. Community Panel No. 240010-0555B.



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# III B03

SITE ZONED DR 5.5

ELECTION DISTRICT 15

COUNCIL DISTRICT 7

LOT AREA ACREAGE .49

OR SQUARE FEET 2164

HISTORIC? NO

IN CBQA? YES

IN FLOOD PLAIN? YES

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:

N/A

PLAN DRAWN BY RICHARD VOGEL DATE 12-19-23 SCALE: 1 INCH = 40 FEET

2024-0001-A

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: February 2, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0001-A
Address: 7321 GEISE AVE
Legal Owner: Richard & Michele Vogel

Zoning Advisory Committee Meeting of January 26, 2024.

The Department of Environmental Protection and Sustainability 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 a detached garage with a height of 17 feet in lieu of the maximum 15 feet. The lot is waterfront and is within a Critical Area Buffer area. Any proposed development must meet all LDA and buffer requirements, including lot coverage limits, buffer non-disturbance, and afforestation requirements. Lot coverage is limited to a maximum of 31.25% (6,614 square feet), with mitigation required for any new lot coverage between 25% and 31.25%. Proposed lot coverage information was not provided. 15% afforestation (6 trees) is required. No impact to the critical area buffer is permitted. If the lot coverage, afforestation, and buffer non-disturbance requirements are met, then the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This property is waterfront and is within Critical Area Buffer area. The property must meet all lot coverage, afforestation requirements, and Critical Area Buffer requirements. If lot coverage, afforestation, and buffer 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, afforestation, and Critical Area Buffer requirements, then the relief requested will be consistent with the established land-use policies.

Additional Comments:

Reviewer: Libby Errickson 2/1/2024

The Department of Public Works and Transportation (DPWT) Bureau of Engineering and Construction offers the following comments following the review of the ZAC Agenda for the distribution meeting of January 19, 2024 and comments due January 26, 2024:

2024-0001-A, 7321 Geise Ave.:

A) The property is within the Tidal Special Flood Hazard Area Zone AE (BFE=7.7) per panel FIRM 2400100555F dated 9/26/08. Must comply with Flood Plain Ordinance, See County Bill 40-15 (the latest edition of the Baltimore County Code) and Bill 42-15, and Section 32-4-414 of Article 32, Title 4 of the Baltimore County Code, 2003, as amended. The proposed accessory structure is landward of the LiMWA.

ZAC AGENDA

Case Number: 2024-0001-A **Reviewer:**
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Richard & Michele Vogel
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 7321 GEISE AVE
Location: Southside of Geise Avenue, 935 ft. west of centerline of Lincoln Avenue

Existing Zoning: DR 5.5 **Area:** 21,164 SQ. FT.
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
BCZR, Section 400.3 to permit a 17 ft. height in lieu of the maximum 15 ft. for an accessory building (detached garage).
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 02/05/2024

Miscellaneous Notes:
Closing date changed due to posting requirement not being met.

Landowner - NC

No Greenways affected.

Per: [unclear] - NC ÷ NO Greenway Affected

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

No. 229451

Date: 12/29/2023

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	806	0000		6150					\$ 75.00

Total: 75.00

Rec

From:

Richard E Michael Vogel

For:

Administrative Zoning Variance

7321 Geise Avenue

Zoning Case # 2024-0001-A

J

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

mm

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024 - 0001 -A Address 7321 Geise Avenue

Contact Person: Mitch Kellman Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1/2/2024 Posting Date: 1/14/2024 Closing Date: 1/29/2024

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.

Petitioner: This Part of the Form is for the Sign Poster Only (Detach Along Dotted Line)

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number: 2024 - 0001 -A Address 7321 Geise Avenue

Petitioner's Name: Richard E Michele Vogel Telephone (Cell): 443-938-0259

Posting Date: 1/14/24 Closing Date: 1/29/2024

Wording for Sign: To Permit a 17-foot height in lieu of the maximum 15 feet for an accessory structure/building (detached garage).

Revised 1/2022

**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: 2024-0001-A
Property Address: 7321 Geise Avenue
Legal Owners (Petitioners): Richard + Michele Vogel
Contract Purchaser/Lessee: N/A

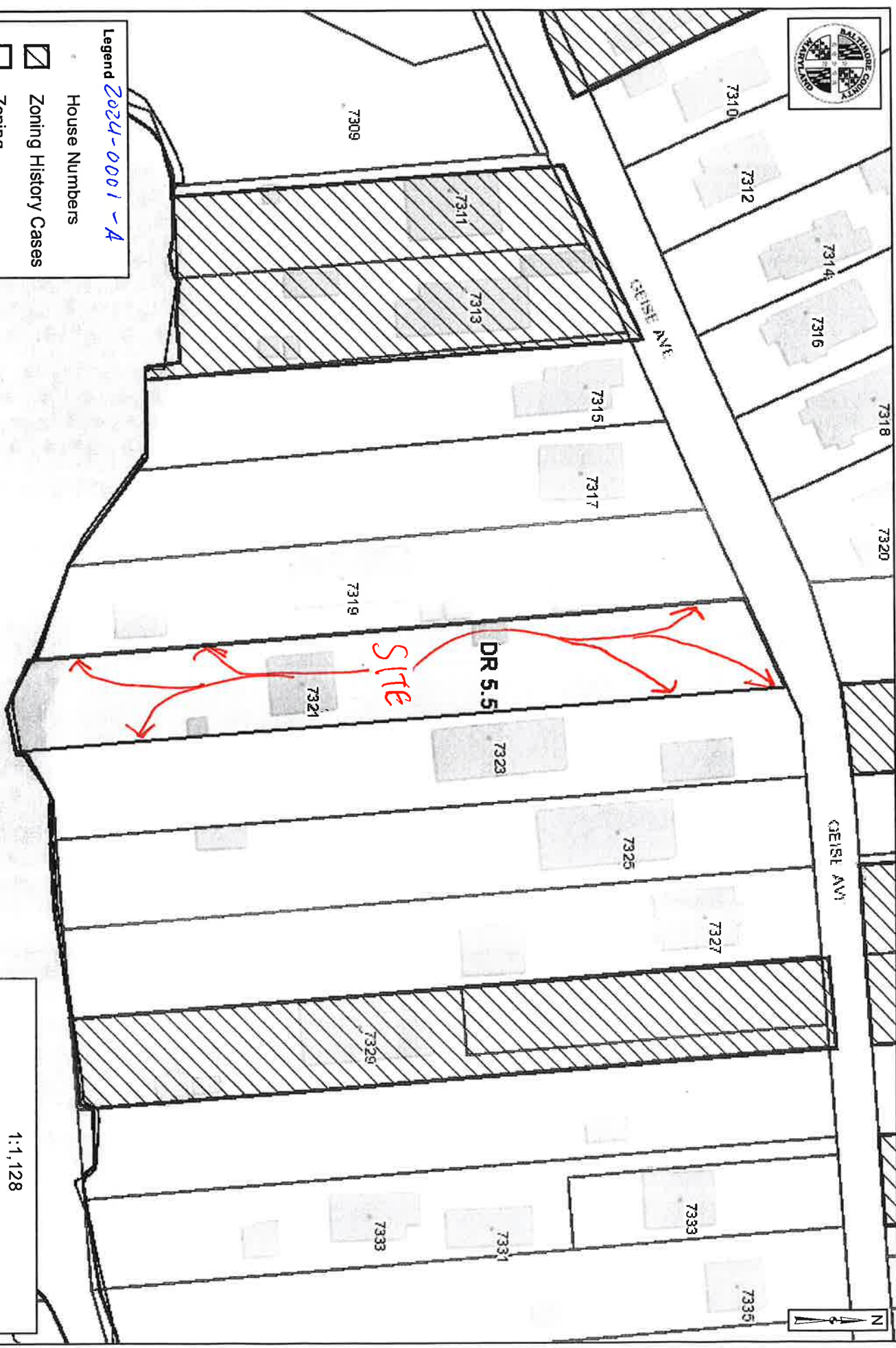
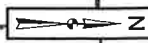
PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Richard + Michele Vogel
Address: 7321 Geise Avenue
Sparrows Point, MD 21219
Telephone Number: 443-938-0259

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

Revised 3/2022

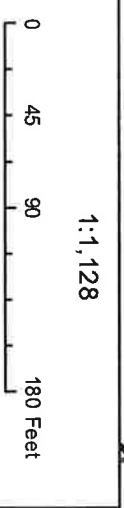
Baltimore County - My Neighborhood



Legend 2024-0001-A

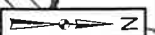
- ☒ House Numbers
- ☒ Zoning History Cases
- ☐ Zoning
- ☐ Property
- ☐ County Boundary

Sources: Esri, HERE, Garmin, Intermap, increment P, NRCAN, Geobase, IGN, Kadaster NL, OpenStreetMap contributors, China (Hong Kong), (c) OpenStreetMap contributors



December 7, 2023

Baltimore County - My Neighborhood



Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 15 Account Number - 1507410460

Owner Information

Owner Name: VOGEL RICHARD W Use: RESIDENTIAL
VOGEL MICHELE L Principal Residence: YES
Mailing Address: 7321 GEISE AVE Deed Reference: /47301/ 00450
BALTIMORE MD 21219-2007

Location & Structure Information

Premises Address: 7321 GEISE AVE Legal Description:
BALTIMORE 21219-2007 CHESAPEAKE TERRACE
Waterfront

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0111 0016 0128 15130120.04 0000 B 287 2024 Plat Ref: 0005/ 0036

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1993 3,384 SF 21,164 SF 34

StoriesBasementType ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements
2 NO STANDARD UNITSIDING/4 3 full 2023

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2021	07/01/2023	07/01/2024
Land:	164,700	164,700		
Improvements	349,500	349,500		
Total:	514,200	514,200	514,200	
Preferential Land:	0			

Transfer Information

Seller: MURPHY PAUL N JR	Date: 08/31/2022	Price: \$375,000
Type: NON-ARMS LENGTH OTHER	Deed1: /47301/ 00450	Deed2:
Seller: HARTMAN DONALD E	Date: 08/24/1988	Price: \$55,000
Type: ARMS LENGTH IMPROVED	Deed1: /07952/ 00370	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments: Class	07/01/2023	07/01/2024
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

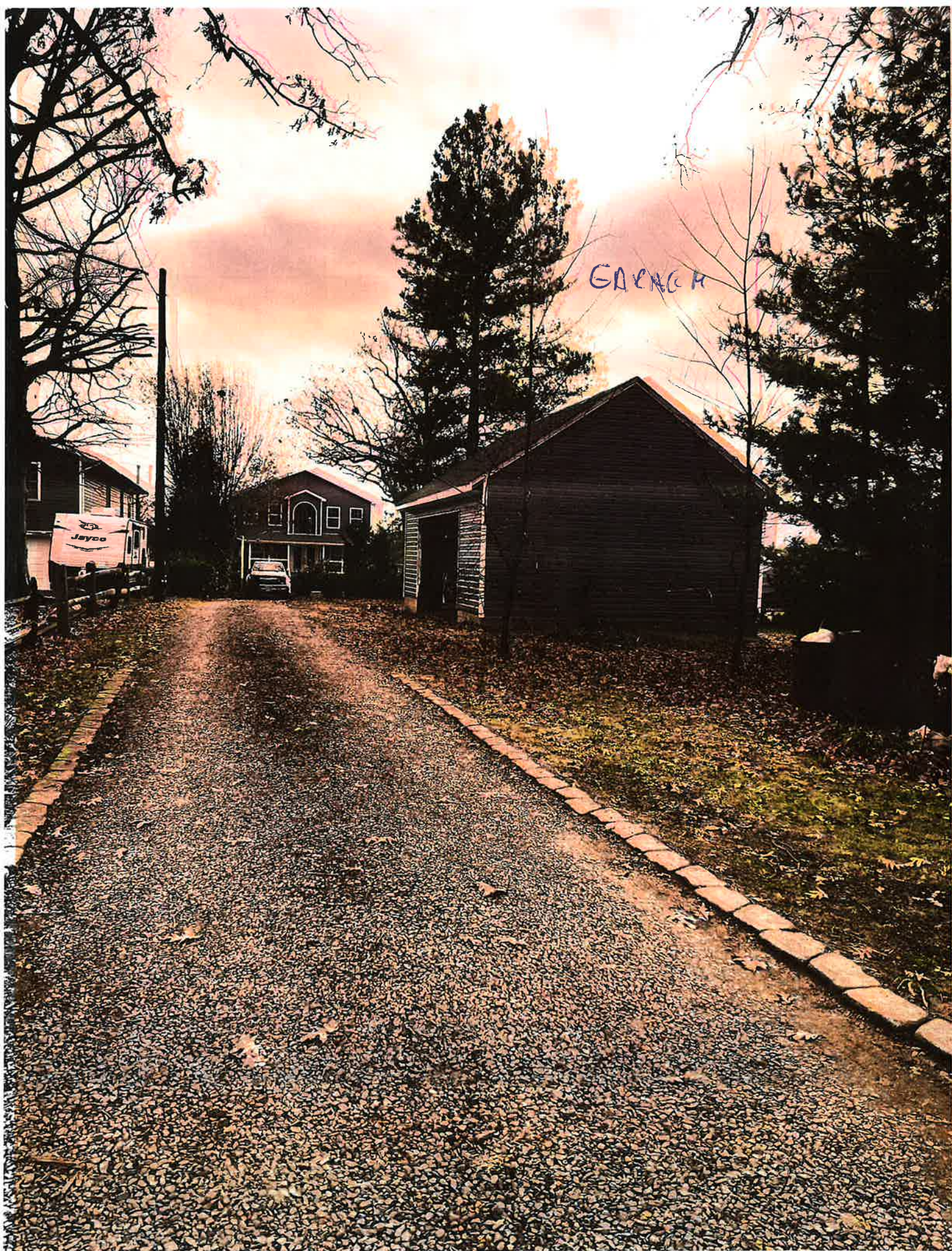
Homeowners' Tax Credit Application Status: No Application Date:

2024-0001-A

SIDE OF
GARAGE



2024-0001-A

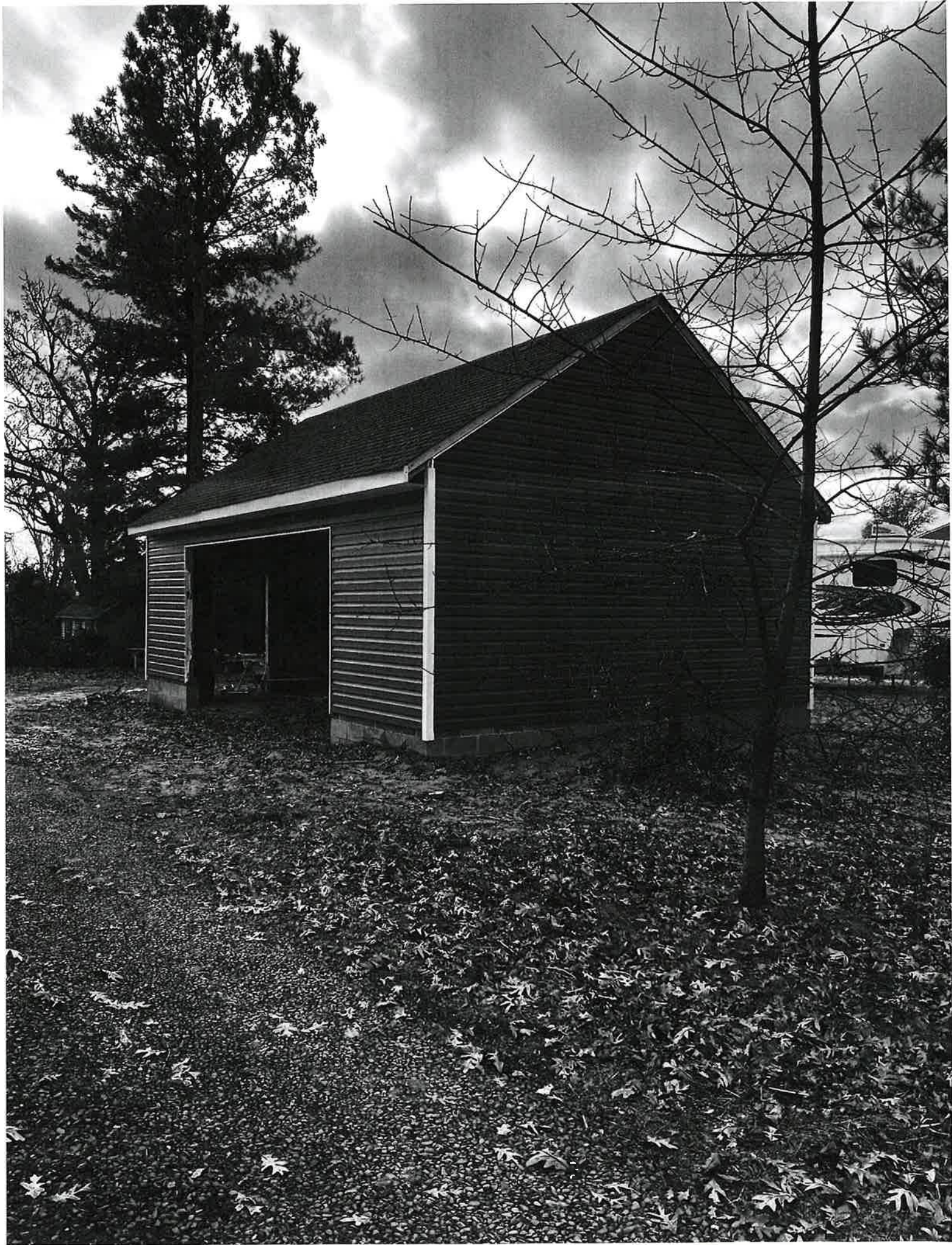


GALECH

2029-0001-A



2024-0001-A



2024-0001-A

CERTIFICATE OF POSTING

CASE NO. 2024-0001-A

PETITIONER/DEVELOPER

Richard/ Michele Vogel

DATE OF HEARING/CLOSING

February 5, 2024

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
7231 Geise Avenue



THE SIGN(S) POSTED ON January 21, 2024
(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411

A handwritten signature in black ink, appearing to read 'Martin Ogle', is written over a horizontal line.