

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
NEC Falls Road and		
Grave Run Road	*	DEPUTY ZONING COMMISSIONER
5th Election District		
3rd Councilmanic District	*	OF BALTIMORE COUNTY
(19400 Grave Run Road)		
	*	CASE NO. 01-094-SPH
Edward and Suzanne Mullin		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Special Hearing filed by Edward and Suzanne Mullin, legal owners of that property known as 19400 Grave Run Road in the Hampstead area of Baltimore County. The Petitioners herein seek an Administrative Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278, to construct an addition to a historic structure, as approved by the Landmarks Preservation Commission on August 10, 2000. This building is listed on the Maryland Historical Trust Inventory as #BA 572, "Shearer-Mullin House". The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative Special Hearing.

Section 26-172(b) of the Baltimore County Code (B.C.C.) provides that waivers from the requirements of Section 26-203 of the Code (i.e., the development plan) can be granted by the Director of the Department of Permits and Development Management (DPDM). Such requirements can be waived upon a finding that the size, scope and nature of the proposed development does not justify strict compliance, that a waiver would be within the scope, purpose, and intent of the development regulations, and that the proposed development complies with all other County laws, ordinances, and regulations. In order to afford due process, the

ORDER RECEIVED FOR FILING
 Date 9/22/00
 By J.P. Johnson

Director has designated the Deputy Zoning Commissioner (Hearing Officer) to consider the waiver request filed in this instance. Moreover, in order to provide public notice, the property was posted with a sign describing the request on September 1, 2000. There was no request by the public for a hearing nor any public input for the requisite period of fifteen (15) days after posting the property. Thus, the matter is eligible for review and resolution by this Hearing Officer.

The Petitioners have filed the supporting affidavits as required by Section 26-127(b)(1) of the Baltimore County Code. A description of the property contained within the case file indicates that the property consists of 38.13 acres, more or less, zoned RC 2. The information submitted is persuasive to a finding that the proposed addition is consistent with the character and historic features of the existing building and will not be inappropriate. Furthermore, the Landmarks Preservation Commission reviewed the Petitioners' proposal and unanimously agreed to recommend a finding that the project is consistent with Section 26-278 of the Baltimore County Code on August 10, 2000. There is no evidence in the file to indicate that the requested waiver would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. Moreover, the relief requested complies with the requirements of the Baltimore County Zoning Regulations and should therefore be approved.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations having been met, and for the reasons set forth above, the relief requested should be granted.

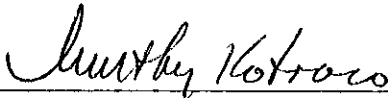
THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 22nd day of September, 2000, that the request for Administrative Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections

ORDER PROVIDED FOR FILING

Date 9/22/00
By J.P. [Signature]

26-203(C)(8) and Section 26-278, to construct an addition to a historic structure (known as Maryland Historical Trust Inventory #BA 572, "Shearer-Mullin House"), as approved by the Landmarks Preservation Commission on August 10, 2000, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioners may apply for their building permit 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 an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
DATE 9/22/00
BY SP. JAMESON



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

September ²² 21, 2000

Mr. & Mrs. Edward T. Mullin
19400 Grave Run Road
Hampstead, Maryland 21074

Re: Petition for Administrative Variance
Case No. 01-094-A
Property: 19400 Grave Run Road

Dear Mr. & Mrs. Mullin:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure



Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County



for the property located at 19400 Grace Run Rd
which is presently zoned RC2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to **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, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Edward T. Mullin
Name - Type or Print

Edward T. Mullin
Signature

Suzanne L. Mullin
Name - Type or Print

Suzanne L. Mullin
Signature

19400 Grace Run Rd 4115391182
Address Telephone No.

Hampstead MD 21074
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 01 day of September that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Reviewed By JRF Date 8/25/00

Estimated Posting Date 9-3-00

ORDER RECEIVED FOR FILING
Date 9/18/98
By [Signature]

Case No. 01-094-SPH

Affidavit in Support of Administrative Special Hearing

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 19400 Grace Run Rd.
Address
Hampstead MD 21074
City State Zip Code

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Edward T. Mullin
Signature

Suzanne L. Mullin
Signature

EDWARD T. MULLIN
Name - Type or Print

Suzanne L. Mullin
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28th day of July, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Suzanne Lynn Mullin and Edward Timothy Mullin

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

7-28-00
Date

William A. [Signature]
Notary Public

My Commission Expires 4-1-01

Affidavit

in Support of Administrative Special Hearing

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 19400 Grace Run Rd.
Address
Hampstead MD 21074
City State Zip Code

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Edward T. Mullin
Signature

EDWARD T. MULLIN
Name - Type or Print

Suzanne L. Mullin
Signature

Suzanne L. Mullin
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28th day of July, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Suzanne Lynn Mullin and Edward Timothy Mullin

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

7-28-00
Date

William A. [Signature]
Notary Public

My Commission Expires 4-1-01

Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County



for the property located at 19400 Grace Run Rd
which is presently zoned RC 2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to 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, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Edward T. Mullin

Name - Type or Print

Edward T. Mullin

Signature

Suzanne L. Mullin

Name - Type or Print

Suzanne L. Mullin

Signature

19400 Grace Run Rd

Address

410 259 1182

Telephone No.

Hampstead

City

MD

State

21074

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 9 day of September, 1998 that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Case No. 01-094-SPH

Reviewed By JRP Date 8/25/00

REV 9/18/98

Estimated Posting Date 9-3-00

Zoning Description for 19400 Grave Run Road

The property lies at the Northeast corner of Falls Road and Grave Run Road. Beginning for the outlines at a stone in the west side of County Road leading from Landes Road to the Grave Run Mills, at the end of the south $75 \frac{1}{2}$ degrees east 17.4 perches line of a deed from Daniel F. Shearer and wife to Peter F. Sharrer, dated February, 15, 1882, and recorded in liber W.M. I. No. 129 folio 559, and running thence binding on said line reversely north $73 \frac{1}{2}$ degrees west 17.4 perches to a stone in the County Road, leading from Falls Road to Landes Road and until it intersects the south $22 \frac{1}{4}$ degrees west $72 \frac{1}{4}$ perches line of the deed from Samuel H. Hare and wife to Daniel F. Shearer, dated March 27, 1868 and recorded in Liber EHA No. 58 folio 253, at the end of the 20.2 perches in said line; thence binding on said line and on the last mentioned read, south $24 \frac{1}{2}$ degrees west $52 \frac{1}{25}$ perches to a stone, still with said conveyance, north $68 \frac{1}{4}$ degrees, west 13 perches to a stone, north $83 \frac{1}{2}$ degrees west 26 perches to a stone, south $33 \frac{3}{4}$ degrees west 22.4 perches line of that tract of land which was conveyed to Daniel F. Shearer by Samuel A. Walton, Executor by deed dated June 24, 1902 and recorded in liber NBM No. 254 folio 173 thence with said line reversely still south $33 \frac{3}{4}$ degrees east 22.4 perches to a stone still reversing the last mentioned conveyance, the three following lines, south $68 \frac{1}{4}$ degrees west 19.4 perches to a stone, north $43 \frac{3}{4}$ degrees west 22.1 perches to a stone, south $52 \frac{1}{4}$ degrees west 21.2 perches to a stone on the east side of Falls Road, still south $52 \frac{1}{4}$ degrees west 2 perches to a stone 'B' on the west side of Falls Road, thence binding thereon south $40 \frac{1}{2}$ degrees east 12 perches to a stone 'C' on the west side of said Road, south $56 \frac{1}{4}$ degrees east 24 perches to a stone on the west side of said Falls Road marked D, south 40 degrees east 12 perches to a stone E on the west side of said Road, south 12 degrees east 5.9 perches to a stone 11, being on the west side of said Road; thence with the County Road leading to Landes Road, north $69 \frac{1}{2}$ degrees east $10 \frac{2}{5}$ perches to a pint on the south side of Landers Road, thence south $75 \frac{1}{2}$ degrees east $17 \frac{1}{5}$ perches to a stone " C B" the beginning the north $89 \frac{1}{2}$ degrees east 49 perches line of aforesaid lot conveyed to Daniel F. Shearer, by Samuel A. Walton, Executor; thence with said conveyance reversely two lines, north $58 \frac{3}{4}$ degrees east $32 \frac{1}{2}$ perches to a stone K B, north $23 \frac{1}{4}$ degrees east 29 perches to the letter B cut on a large rock it being the beginning of above deed from Samuel H. Hare and wife to Daniel F. Shearer; thence with said conveyance north $33 \frac{1}{2}$ degrees east $25 \frac{3}{4}$ perches, south $80 \frac{1}{2}$ degrees east 19 perches, north $7 \frac{1}{2}$ degrees east $63 \frac{1}{2}$ perches, north $48 \frac{1}{2}$ degrees east 4.7 perches to a stone in the east edge of above mentioned read to Grave Run Mills, said stone being the beginning of said deed from Daniel F Shearer and wife to Peter F. Sharrer; thence reversing the given line of said deed and also on and near the said Road by a straight line to the place of beginning. Containing 65 acres, more or less. Saving and excepting, however, from the above property, 27.868 acres conveyed by Emory W. Hare and Sarah E Hare, his wife, to Conrad H. Benner and Margaret Benner, his wife, by deed dated October 15 1948 and recorded among the records of Baltimore County in Liber TBS No. 1706 folio 98, reference to said deed can be had for a more particular description. Deed from Henry J. Fickus to Edward T. Mullin and Suzanne L. Mullin dated June 7, 1994, recorded July 6, 1994, in Liber No. 010637, folio 210 among the land records of Baltimore County, containing 38.13 acres. Also known as 19400 Grave Run Road, and located in the 5th Election District, 3rd Councilmanic District.

01-094-A

094

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

85267

DATE 8-25-00 ACCOUNT R-001-0150
AMOUNT \$ 50.00

RECEIVED FROM: MULLIN
19400 Grove Run Rd. ITEM # 094
FOR: 030 Admin. SP4 Taken by: JRF

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	TIME
8/25/2000	8/25/2000	10:49:53
CASHIER: KIM KIM DROMER		
Dept: E 300 ZONING VERIFICATION		
Receipt #	019357	010
CR NO.	00567	
Receipt Tot	50.00	
50.00	CR	50.00
Baltimore County, Maryland		

01-094-A

CASHIER'S VALIDATION

01-094-A

CERTIFICATE OF POSTING

**RE: CASE # 01-094-SPH
PETITIONER/DEVELOPER
(Edward Mullin)
DATE OF Closing
(9-18-00)**

**BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204**

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

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

19400 Grave Run Road Baltimore, Maryland 21074_____

THE SIGN(S) WERE POSTED ON_____ 9-1-00 _____
(MONTH, DAY, YEAR)

SINCERELY,


(SIGNATURE OF SIGN POSTER & DATE)

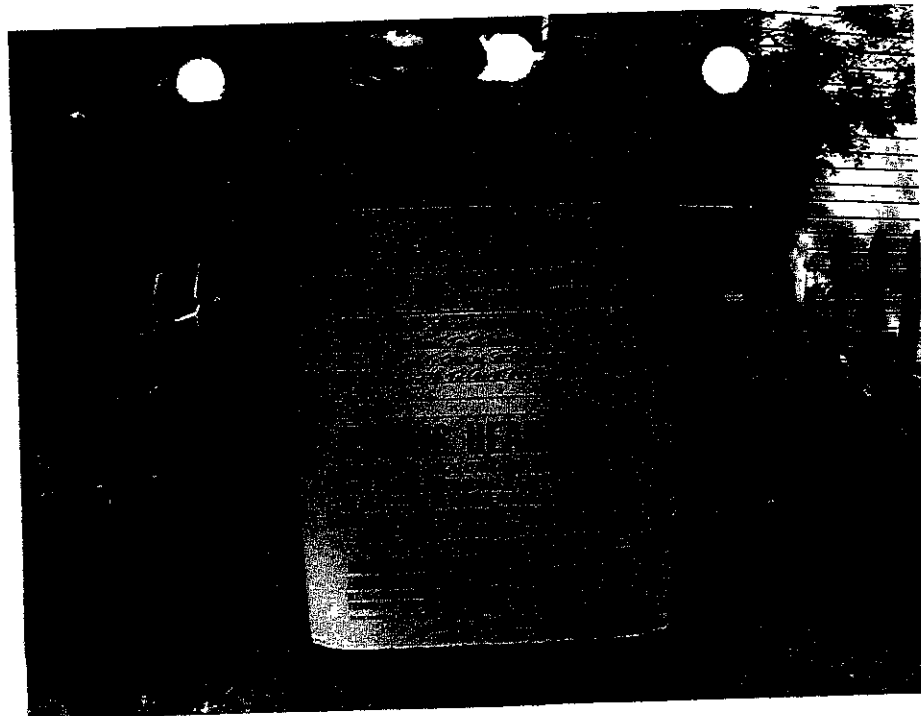
_____**THOMAS P. OGLE SR.**_____

_____**325 NICHOLSON ROAD**_____

_____**BALTIMORE, MARYLAND 21221**_____

_____**410-687-8405**_____

(TELEPHONE NUMBER)



19400 Grave Run Road

RE: PETITION FOR SPECIAL HEARING
19400 Grave Run Road, W/S Grave Run Rd,
15' E of c/I Falls Rd
5th Election District, 3rd Councilmanic

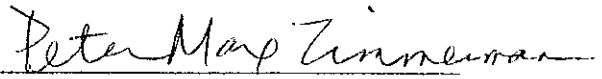
Legal Owner: Edward T. & Suzane L. Mullin
Petitioner(s)

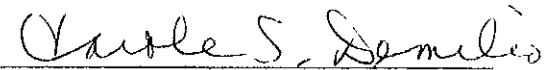
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-94-SPH

* * * * *

ENTRY OF APPEARANCE

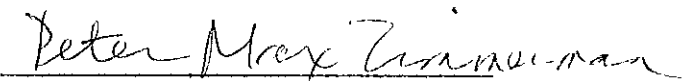
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of September, 2000 a copy of the foregoing Entry of Appearance was mailed to Edward T. & Suzane L. Mullin, 19400 Grave Run Road, Hampstead, MD 21074, Petitioners.


PETER MAX ZIMMERMAN

ADMINISTRATIVE SPECIAL HEARING INFORMATION SHEET AND DATESCase Number 01- 094 -SPHAddress 19400 Grave Run Rd.Contact Person: Jun R. Fernando
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 8-25-00Posting Date: 9-3-00Closing Date: 9-18-00

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only**USE THE SPECIAL HEARING SIGN FORMAT**Case Number 01- 094 -SPH Address 19400 Grave Run Rd.Petitioner's Name Edward & Suzanne Mullin Telephone 410-239-1182Posting Date: 9-3-00 Closing Date: 9-18-00Wording for Sign: Administrative Special Hearing to approve a waiver pursuant
to sections 26-171, 26-172(b), BCC of sections 26-203 Cc)(Cf) and
section 26-278 to construct addition to building.**01-094-A**

WCR - 6/28/00

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

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 petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the 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:

Item Number or Case Number: 01-094-SAM
Petitioner: Edward & Suzanne Mullin
Address or Location: 19400 Grave Run Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Suzanne L. Mullin
Address: 19400 Grave Run Rd.
Hampstead MD 21074
Telephone Number: 410 239-1182

Revised 2/20/98 - SCJ

01-094-A

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

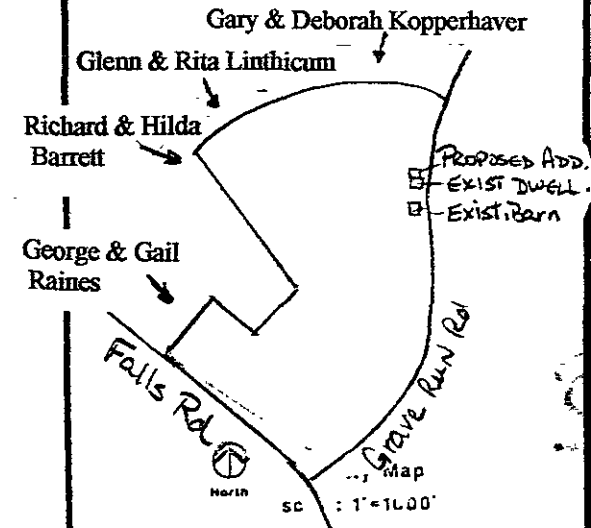
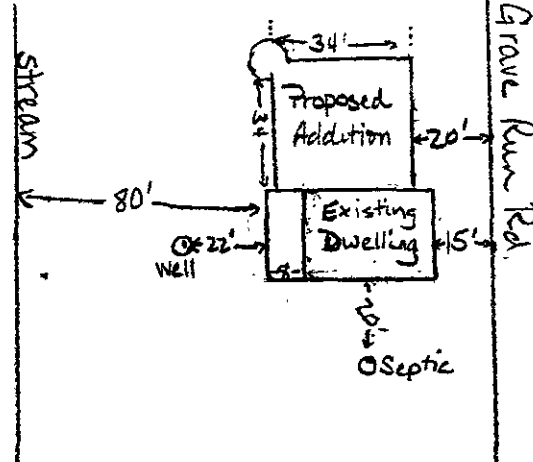
PROPERTY ADDRESS: 19400 Grave Run Rd

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: NONE

plat book # 010637, folio # 210, lot # —, section # —

OWNER: Edward & Suzanne Mullin



LOCATION INFORMATION

Election District: 5
 Councilmanic District: 3
 1"=200' scale map#: NW 33-I
 Zoning: RC-2
 Lot size: 38.13 acreage 1,660,942.8 square feet

SEWER: ☐ public ☒ private

WATER: ☐ yes ☒ no

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE #: _____



North

date: 8/10/00

prepared by: S. Mullin

Scale of Drawing: 1"= 50'



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 18, 2000

Mr. & Mrs. Edward T. Mullin
19400 Grave Run Road
Hampstead, MD 21074

Dear Mr. & Mrs. Mullin:

RE: Case Number: 01-094-SPH, 19400 Grave Run Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 25, 2000.

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. You may verify any possible comments by contacting the agency directly at the numbers listed below:

Development Plans Review (Traffic)	410-887-3751
Fire Department	410-887-4880
State Highway Administration	410-545-5600
Office of Planning & Community Conservation	410-887-3480
Department of Environmental Protection and Resource Management (DEPRM)	410-887-5859
Recreation and Parks	410-887-3824
Maryland Office of Planning - Chesapeake Bay Critical Area (CBCA)	410-767-4489
Department of Natural Resources - Floodplain	410-631-3914

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

Very truly yours,

W. Carl Richards, Jr.
GDZ

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: gdz

C: People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: October 3, 2000

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For September 18, 2000
Item Nos. 070, 071, 072, 073, 075, 078,
079, 081, 082, 085, 086, 087, 088, 089,
090, 091, 092, 093, 094, 095, 097, 098,
100, 101, 103, and 104

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



September 19, 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF September 11, 2000

Item No.: SEE BELOW

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

THE FIRE MARSHAL'S OFFICE HAS NO COMMENTS REGARDING THE FOLLOWING:

ITEM #'S 070, 071, 072, 073, 074, 075, 079, 080, 081, 082, 083,
084, 085, 086, 087, 088, 089, 092, 093, 094, 095, 097,
098, 099, 100, 101, 102, 103, AND 104

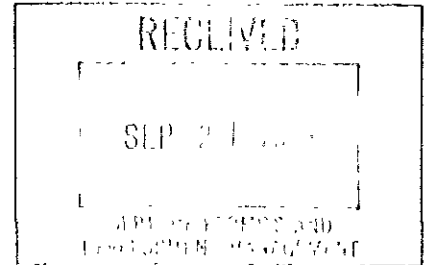
REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *ms*
DATE: September 20, 2000
SUBJECT: Zoning Item #094
19400 Grave Run Road



Zoning Advisory Committee Meeting of September 11, 2000

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- _____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
 - X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
 - _____ Development of this property may need to comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
 - _____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
 - X Groundwater Management: An evaluation of the well and septic system will be required prior to building permit approval.

Reviewer: Sue Farinetti
Reviewer: Bruce Seeley

Date: September 18, 2000
Date: September 20, 2000

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

DATE: September 18, 2000

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: 19400 Grave Run Road

INFORMATION

Item Number: 01-094-SPHA
Petitioner: Mr. Edward Mullin (owner)
Zoning: RC 2
Requested Action: Special Hearing

RECOMMENDATIONS ON THE PROPOSAL

The "Shearer-Mullin House" is listed on the Maryland Historic Trust (MHT) Inventory as MHT # BA 572.

At their meeting on August 10, 2000 the Landmarks Preservation Commission (LPC) unanimously agreed to recommend a finding to the hearing officer that the addition as proposed is consistent with Section 26-278, "must be preserved."

Section Chief: Jeffrey M. Long

Staff person completing this form: Fathy V. Davis

AFK:KA:kra



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 10.2.00

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

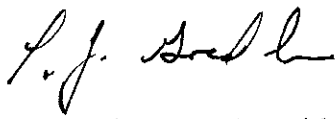
RE: Baltimore County
Item No. 094 JRF

Dear Ms. Jackson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,


for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

4. **Recommendations on development proposals**

a. **"Shearer House," MHT # BA 572, 19400 Grave Run Road; proposed addition**

Mr. Mullin, property owner, summarized the discussion from the July 13, 2000 meeting, noting his meetings and discussions with Ms. Abe and Mr. Katzenberg since that meeting. Mr. Mullin stated that they had redone the existing windows, rescued an existing fireplace, renovated the kitchen, and that their proposed 2000 sq. foot addition would be consistent with the Secretary of the Interior Standards to the extent that the additional cuts in the original building would be minimized to the enlargement of several windows into doorways. All other existing windows on the exterior of the log house would remain intact, therefore in effect creating an addition which is a reversible alteration. Mr. Mullin also described how he has decreased the amount of exterior Victorian features and exterior porches originally proposed, moving towards an addition that complements rather than overwhelms the existing architectural style. Dr. Dorsey moved that the LPC recommend a finding the hearing officer that the addition as proposed is consistent with Section 26-278, must be preserved. Mr. Rogers seconded the motion, which was unanimously approved.

b. **"Frederick Farm Complex," PLL, MHT # BA 1206, 18429 Middletown Road, Parkton; proposed development plan**

Mr. Dugan stated that the Frederick Farm Complex was currently on the Preliminary Landmarks List and was scheduled for a Council Vote on August 7th, 2000. Mr. Dugan stated that the LPC has deferred comments on the concept plan for this project until the submittal of this development plan and that the LPC's advisory comments would be forwarded to the Planning Board.

Mr. Gisriel, legal representative for the property owner, introduced Ms. Kate Koranda, architectural historian. Ms. Koranda stated that the farm complex buildings would not be physically affected by the proposed development plan, and that the 53 acres in conservancy would continue to be farmed. Ms. Tobi Kester, project manager from KCI Technologies, described the proposed development plan.

Ms. Roane reported on the Office of Planning's recommendations (as presented to the applicant at the pre-development conference), including the whole range of development issues analyzed by the staff. Ms. Roane presented an alternative design, which would eliminate lots which could not effectively be screened, minimize reverse frontages, and address related viewshed and scenic road issues.

Ms. Ruth Mascari, as chairperson for Baltimore County Historical Trust, Inc., discussed the historicity of the site and urged the LPC to concur with the Office of Planning's recommendations. On a motion by Mr. Rogers, seconded by Dr. Dorsey, six members of the LPC voted in favor of the recommendations. Ms. Schulze and Mr. Emerick voted against the motion.

01-094-A

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

DATE: 6/2/02
OEA: 64/100
HISTORIC DISTRICT/BLDG.

PERMIT #: 417823
RECEIPT #: 408863
CONTROL #: MR
XREF #:

PROPERTY ADDRESS 19400 GRAVE RUN ROAD
SUITE/SPACE/FLOOR
SUBDIV:
TAX ACCOUNT #: 05-06-020275 DISTRICT/PRECINCT
OWNER'S INFORMATION (LAST, FIRST)
NAME: EDWARD & SUZANNE C MULLIN
ADDR: 19400 GRAVE RUN ROAD

FEE: 100.00 + 15.00
PAID: 65.00
PAID BY: APP
INSPECTOR:

DOES THIS BLDG.
HAVE SPRINKLERS
YES — NO —

I HAVE CAREFULLY READ THIS APPLICATION
AND KNOW THE SAME IS CORRECT AND TRUE,
AND THAT IN DOING THIS WORK ALL PROVI-
SIONS OF THE BALTIMORE COUNTY CODE AND
APPROPRIATE STATE REGULATIONS WILL BE
COMPLIED WITH WHETHER HEREIN SPECIFIED
OR NOT AND WILL REQUEST ALL REQUIRED
INSPECTIONS.

BUILDING 1 or 2 FAM.

CODE CODE
BOCA CODE

TYPE OF IMPROVEMENT

- NEW BLDG CONST
- ADDITION
- ALTERATION
- REPAIR
- WRECKING
- MOVING
- OTHER

TYPE OF USE

RESIDENTIAL

- ONE FAMILY
- TWO FAMILY
- THREE AND FOUR FAMILY
- FIVE OR MORE FAMILY
(ENTER NO UNITS)
- SWIMMING POOL
- GARAGE
- OTHER

TYPE FOUNDATION

- SLAB
- BLOCK
- CONCRETE

BASEMENT

- FULL
- PARTIAL
- NONE

TYPE OF CONSTRUCTION

- MASONRY
- WOOD FRAME
- STRUCTURE STEEL
- REINF. CONCRETE

CENTRAL AIR: 1. 2. 30,000
ESTIMATED COST: \$
OF MATERIALS AND LABOR

OWNERSHIP

- PRIVATELY OWNED
- PUBLICLY OWNED
- SALE
- RENTAL

RESIDENTIAL CATEGORY: 1. DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHSE 5. MIDRISE

#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS: 6. HIRISE

1 FAMILY BEDROOMS

GARBAGE DISPOSAL 1. Y 2. N BATHROOMS 2

POWDER ROOMS

KITCHENS

CLASS 4
LIBER 0 FOLIO 0

APPROVAL SIGNATURES

DATE

BUILDING SIZE

FLOOR 404/10

WIDTH 33

DEPTH 31

HEIGHT 34

STORIES 2

LOT #'S

CORNER LOT

1. Y 2. N

LOT SIZE AND SETBACKS

SIZE 38.130K

FRONT STREET

SIDE STREET

FRONT SETBK NC

SIDE SETBK 10 FT

SIDE STR SETBK

REAR SETBK 500 FT

ZONING

BLD INSP :

BLD PLAN :

FIRE :

SEDI CTL :

ZONING 11420K-577

PUB SERV

ENVRMNT 460 - Final 23 Jan 498

PERMITS 0

PERMITS 0

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

O.K. TO ISSUE John McFann

APR 17 2000

APPROVED BY LPC IN JULY

M.H.T. or Hist. Struct.

RD 57C

01-094-A-660-10

Plat to accompany Petition for Zoning ☒ Variance ☒ Special Hearing

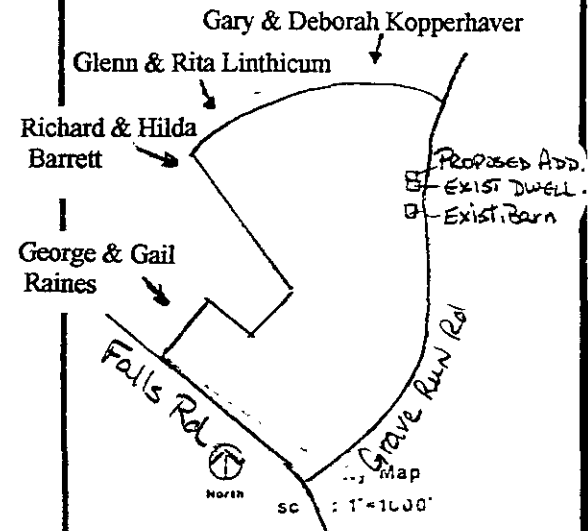
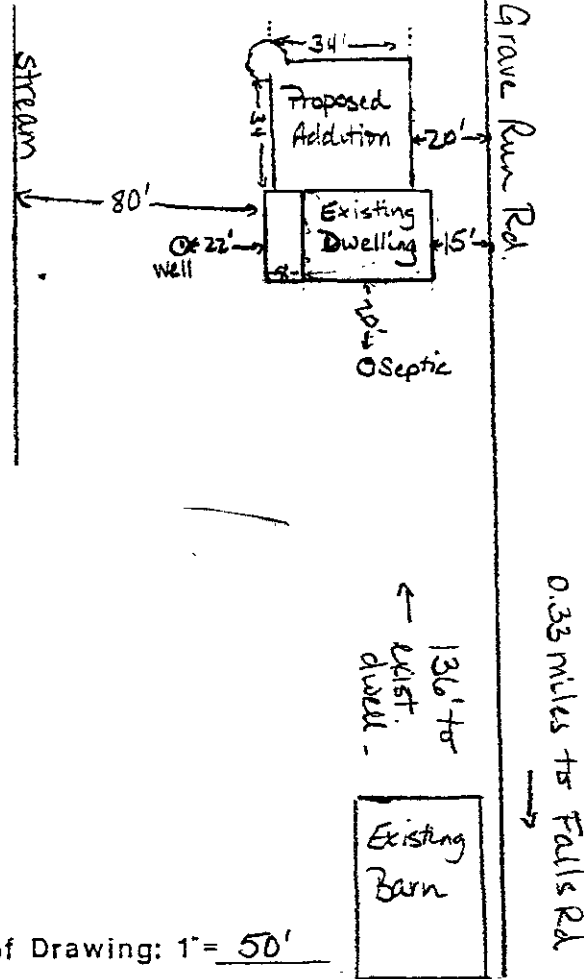
PROPERTY ADDRESS: 19400 Grave Run Rd

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: NONE

plat book # 010637, folio # 210, lot # —, section # —

OWNER: Edward & Suzanne Mullin



LOCATION INFORMATION

Election District: 5
 Councilmanic District: 3
 1"=200' scale map #: NW 33-I
 Zoning: RC-2
 Lot size: 38.13 acreage 1,660,942.8 square feet

public private
 SEWER: ☐ ☒
 WATER: ☐ ☒
 Chesapeake Bay Critical Area: ☐ ☒
 Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

JF

094



North

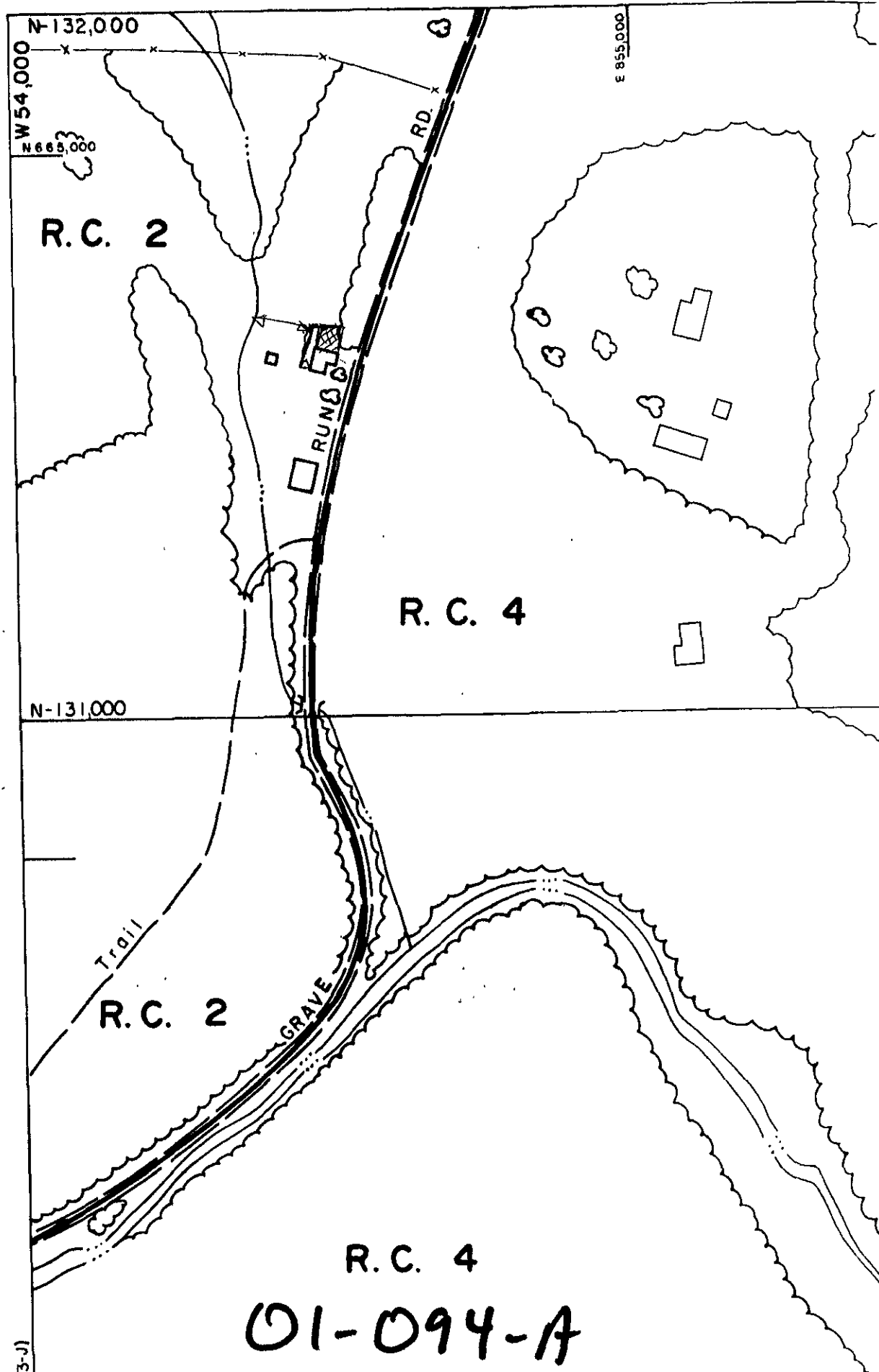
date: 8/10/00

prepared by: S. Mullin

Scale of Drawing: 1" = 50'

01-094-A

Det. G. #1

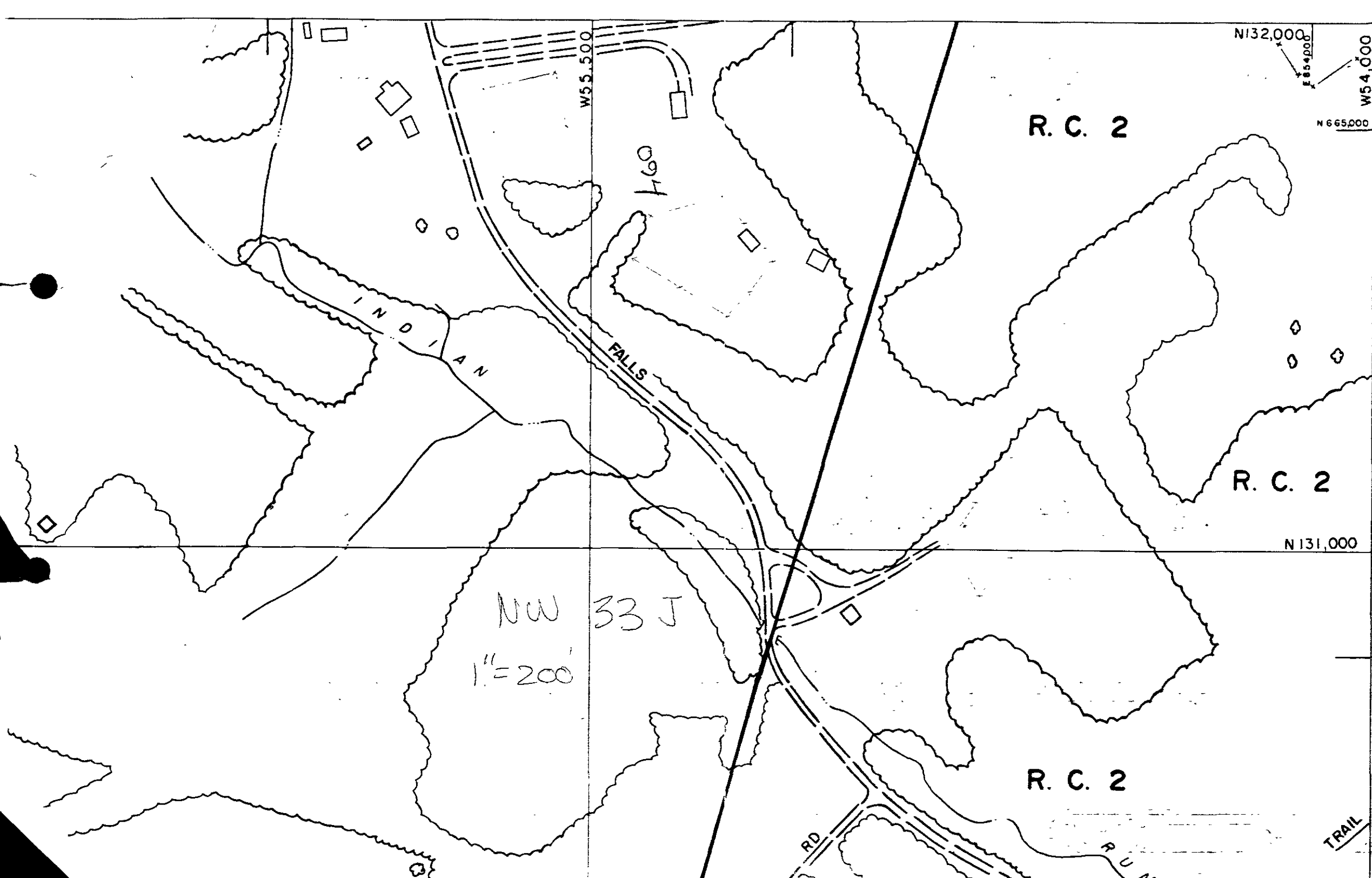


094

NW
33-I

R.C. 4

01-094-A



01-094-A



01-094-A



01-094-A



PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	NORTH OF	N.W.
DATE	ALBANTOWN	33-J
PHOTOGRAPHY		
JANUARY		
1986		



PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	NORTH OF	N.W.
DATE OF PHOTOGRAPHY JANUARY 1986	ALBANTOWN	33-1