

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
N/S Greenspring Valley Road		
965' E of Craddock Lane	*	DEPUTY ZONING COMMISSIONER
3rd Election District		
3rd Councilmanic District	*	OF BALTIMORE COUNTY
(One Golf Course Road)		
	*	CASE NO. 01-099-SPHA
David and Helen Hilliard		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Special Hearing filed by David and Helen Hilliard, legal owners of that property known as One Golf Course Road in the Owings Mills area of Baltimore County. The Petitioners herein seek an Administrative Variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations, to permit a 20 ft. high accessory building to be located in an existing front yard (proposed to be a future side and front yard) in lieu of the required rear yard and 15 ft. height respectfully. The Petitioners also 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 build an accessory building and dwelling addition on the property which is within the Green Spring Valley NRHD and alter the front yard orientation of the principal dwelling addition to a historic structure, as approved by the Landmarks Preservation Commission on September 14, 2000. This building is listed on the Maryland Historical Trust Inventory as #BA 1633, "Harold Deutch 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

CASE NO. 01-099-SPHA
 DATE 9/27/00
 BY J. H. Johnson

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 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 4, 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 43,116 sq. ft., 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 September 14, 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 27th day of September, 2000, that the Petitioners request for an Administrative

COPIES DESTROYED FOR FILING

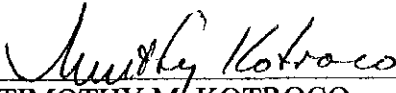
Case 962760

By: M. J. Spitzer

Variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations, to permit a 20 ft. high accessory building to be located in an existing front yard (proposed to be a future side and front yard) in lieu of the required rear yard and 15 ft. height respectfully, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petitioners' request for 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 build an accessory building and dwelling addition on the property which is within the Green Spring Valley NRHD and to alter the front yard orientation of the principal dwelling addition to a historic structure, as approved by the Landmarks Preservation Commission on September 14, 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 FOR FILING
DATE 9/27/00
BY R. J. Jenson

Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County



for the property located at ONE GOLF COURSE ROAD
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

**BUILD AN ACCESSORY BUILDING ON ADDITION
THE PROPERTY WHICH IS WITHIN
THE GREEN SPRING VALLEY NRHD AND
ALTER THE FRONT YARD ORIENTATION OF
THE PRINCIPAL DWELLING.**

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):

MR. DAVID S. HILLIARD

Name - Type or Print

X

Signature

MRS. HELEN M. HILLIARD

Name - Type or Print

X

Signature

ONE GOLF COURSE ROAD 363-3718

Address

OWINGS MILLS, MD. 21117

City

State

Zip Code

Representative to be Contacted:

FRANKLYN LUCAS JR. AIA

Name

1505 BERWICK RD 821-8187

Address

RUXTON, MD. 21204

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 _____ day of _____, 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. 01 099 SPHA

Reviewed By JL

Date 8/29/00

Estimated Posting Date 9/25/00

REV 9/18/98

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 ONE GOLF COURSE ROAD
Address
OWINGS MILLS, MD. 21117
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.

x David S. Hilliard
Signature

DAVID S. HILLIARD
Name - Type or Print

x Helen M. Hilliard
Signature

HELEN M. HILLIARD
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16th day of August, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Helen M. Hilliard and David S. Hilliard

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

8/16/00
Date

A. L. H. Hill
Notary Public

My Commission Expires 10/4/2003

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.

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Address
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City State Zip Code

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x DAVID S. HILLIARD
Signature

DAVID S. HILLIARD
Name - Type or Print

x HELEN M. HILLIARD
Signature

HELEN M. HILLIARD
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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Helen M. Hilliard and David S. Hilliard

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

8/16/00
Date

G. Saward, Notary Public
Notary Public

My Commission Expires 10/4/2003

Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County



for the property located at ONE GOLF COURSE ROAD
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

BUILD AN ACCESSORY BUILDING ON LOT AND DWELLING THE PROPERTY WHICH IS WITHIN THE GREEN SPRING VALLEY NRHD AND ALTER THE FRONT YARD ORIENTATION OF THE PRINCIPAL DWELLING.

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):

MR. DAVID S. HILLIARD

Name - Type or Print

X

Signature

MRS. HELEN M. HILLIARD

Name - Type or Print

X

Signature

ONE GOLF COURSE ROAD 363-3718

Address

OWINGS MILLS, MD. 21117

City

State

Zip Code

Representative to be Contacted:

FRANKLYN LUAS JR. AIA

Name

1515 BERWICK RD 821-8187

Address

RUXTON, MD. 21204

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 ___ day of _____ 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. 01 099 SPHA

Reviewed By JL Date 8/29/00

Estimated Posting Date 9/10/00

REV 9/18/98



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at ONE GOLF COURSE ROAD
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 Variance from Section(s) 400.1 AND 400.3

TO PERMIT A 20' Ht. ACCESSORY BUILDING
TO BE LOCATED IN AN EXISTING FRONT
YARD (PROPOSED TO BE A FUTURE
SIDE AND FRONT YARD) IN LIEU OF
THE REQUIRED REAR YARD AND
15' HEIGHT RESPECTIVELY ~~AS SHOWN ON~~

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, 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):

MR. DAVID S. HILLIARD
Name - Type or Print _____
X [Signature]
Signature _____
MRS. HELEN M. HILLIARD
Name - Type or Print _____
X [Signature]
Signature _____
ONE GOLF COURSE ROAD 363-3718
Address _____ Telephone No. _____
OWINGS MILLS, MD. 21117
City _____ State _____ Zip Code _____

Representative to be Contacted:

FRANKLYN LUCAS JR. AIA
Name _____
1505 BERWICK ROAD 821-8187
Address _____ Telephone No. _____
RUXTON, MD. 21204
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 _____ day of _____ 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. 01 099 SPHA

Reviewed By JL Date 8/29/00

REV 9/15/98

Estimated Posting Date 9/10/00

Affidavit in Support of Administrative Variance

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

ONE GOLF COURSE ROAD
Address
OWINGS MILLS, MD 21117
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

Our one acre property, purchased in the spring of 2000, is located at One Golf Course Road in Owings Mills. It is situated on the northeast quadrant of the "T" where Golf Course Road intersects Green Spring Valley Road. Green Spring Valley Road is a very heavily trafficked, noisy thoroughfare abutting our property to the south. Because of safety reasons, Golf Course Road has been closed off. All of the residents of the community enter off Green Spring Valley Road via Moales Road to the north of our property. All of the properties including ours have built high hedges(12") and fences to maintain privacy, limit the noise and try to reclaim the south yards. However, for our neighbors, use of the south yards is impractical and the orientation of the property has inverted. The front is the back and the back is the front. We intend to re-establish our property in a similar manner.

Our house will be renovated so that a new front door will face the west, or Golf Course Road. The north side will become the true front yard. There is no garage on the property. We would like to build a new garage/studio, not as an attached structure, but as an accessory building. We would like to place it approximately 5' from the property line adjacent to Greenspring Valley Road creating a noise and privacy buffer and re-establish the unusable south side of the house. The south, would become more utilitarian for car turn around. Thus, we would like to build our garage with studio above with a 2.5' setback from and 20' in height above the property line abutting Greenspring Valley Road. We are then requesting a variance from Section 400 which stipulates that accessory buildings shall be in the rear yard, and that its height shall be 15'. To place the accessory building in the north yard would be impractical and a hardship for our neighbors. The abutting neighbors, as well as many others in the community, have all agreed with and supported our petition.

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.

x [Signature]
Signature

DAVID S. HILLIARD

Name - Type or Print

x [Signature]
Signature

HELEN M. HILLIARD

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16th day of August, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Helen M. Hilliard and David S. Hilliard
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

8/16/00
Date

A. Saward. S. Seibert
Notary Public

My Commission Expires 10/4/2003

Affidavit in Support of Administrative Variance

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.

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Address
OWINGS MILLS, MD 21117
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

Our one acre property, purchased in the spring of 2000, is located at One Golf Course Road in Owings Mills. It is situated on the northeast quadrant of the "T" where Golf Course Road intersects Green Spring Valley Road. Green Spring Valley Road is a very heavily trafficked, noisy thoroughfare abutting our property to the south. Because of safety reasons, Golf Course Road has been closed off. All of the residents of the community enter off Green Spring Valley Road via Moales Road to the north of our property. All of the properties including ours have built high hedges(12") and fences to maintain privacy, limit the noise and try to reclaim the south yards. However, for our neighbors, use of the south yards is impractical and the orientation of the property has inverted. The front is the back and the back is the front. We intend to re-establish our property in a similar manner.

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x David S. Hilliard
Signature

DAVID S. HILLIARD

Name - Type or Print

x Helen M. Hilliard
Signature

HELEN M. HILLIARD

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16th day of August, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Helen M. Hilliard and David S. Hilliard
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

8/16/00
Date

A. Sawand. M. Serfat
Notary Public

My Commission Expires 10/4/2003



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at ONE GOLF COURSE ROAD
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 Variance from Section(s) 400.1 AND 400.3
TO PERMIT A 20' HIGH ACCESSORY BUILDING
TO BE LOCATED IN AN EXISTING FRONT
YARD (PROPOSED TO BE A FUTURE SIDE
AND FRONT YARD) IN LIEU OF THE
REQUIRED REAR YARD AND 15' HEIGHT
RESPECTIVELY.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, 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):

MR. DAVID S. HILLIARD
Name - Type or Print

X

Signature

MRS. HELEN M. HILLIARD
Name - Type or Print

X

Signature

ONE GOLF COURSE ROAD 363-3718
Address Telephone No.

OWINGS MILLS, MD. 21117
City State Zip Code

Representative to be Contacted:

FRANKLYN LUCAS JR. AIA
Name

1505 BERWICK ROAD 821-8187
Address Telephone No.

RUXTON, MD. 21204
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 day of 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. 01 099 SPHA

R20 9/15/98

Reviewed By JL Date 8/29/00
Estimated Posting Date 9/10/00



ASSOCIATES
Architects

099

Zoning Description

for

**One Golf Course Road
Owings Mills, Maryland 21117**

August 25, 2000

Election District : 3

Councilman District : 3

Deed Reference:

L. 11490

F. 731

Square Feet: 43,116

Beginning at a point on the north side of
Greespring Valley Road which has a paving
width of 24 feet and is 17 feet from the center
line of the road: **965' EAST OF CRADDOCK LANE. THENCE :**
N83d02'W 184.22'; N13d33'30"E 264.29';
S82d11'30"E 148.26'; S13d17'W 71.57';
S05d33'E 62.30'; S06d58'W 128.36.

01-099-A

CERTIFICATE OF POSTING

RE Case No

00-099-A

00-099-SPH

Petitioner/Developer HILLIARD, ET/

Date of Hearing/Closing 9/25/00

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

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 #1 - GOLF COURSE RD.
2 SIGNS

The sign(s) were posted on 9/4/00
(Month, Day, Year)

Sincerely,
Patrick M. O'Keefe 9/5/00
Patrick M. O'Keefe
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE

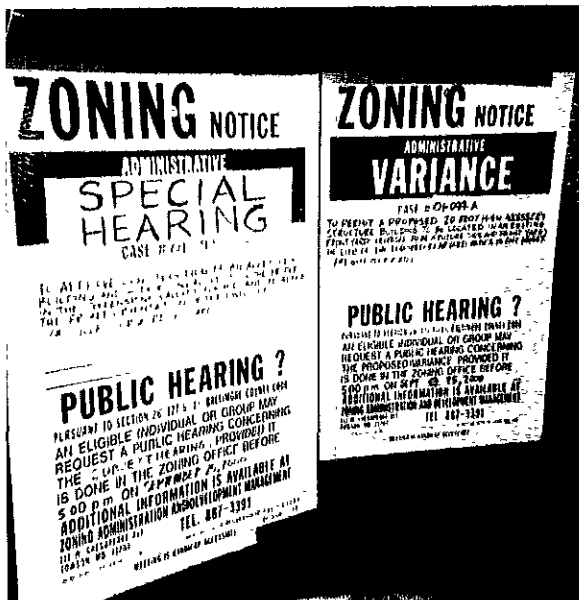
(Address)

HUNT VALLEY, MD. 210

(City, State, Zip Code)

410-666-5366 ; CELL-410-905

(Telephone Number)



01-099-3374

01-099-A

HILLIARD

CL. 9/25/00

Post-it® Fax Note	7671	Date	# of pages
To	BETTY/ROBIN	From	OKEEFE
Co./Dept.	ZON. COM.	Co	
Phone #		Phone #	512-462
Fax #	887-3468	Fax #	324-4100

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE
1 Golf Course Road, NEC Greenspring Valley Rd
and Golf Course Rd
3rd Election District, 3rd Councilmanic

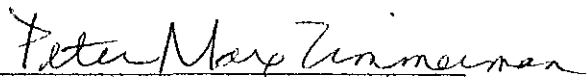
Legal Owner: David S. & Helen M. Hilliard
Petitioner(s)

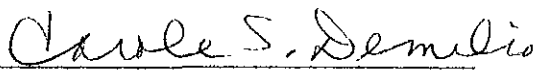
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-99-SPHA

* * * * *

ENTRY OF APPEARANCE

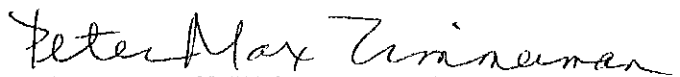
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed 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 Franklin Lucas, Jr., 1505 Berwick Road, Towson, MD 21204, representative for Petitioners.


PETER MAX ZIMMERMAN

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 099 -A

Address #1 GOLF COURSE RD.

Contact Person: J. LEWIS
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 8/29/00

Posting Date: 9/10/00

Closing Date: 9/25/00

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 (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 ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 01- 099 -A

Address #1 GOLF COURSE RD.

Petitioner's Name DAVID AND HELEN HILLIARD

Telephone 410 363 3718

Posting Date: 9/10/00

Closing Date: 9/25/00

Wording for Sign: To Permit A PROPOSED 20 FT. HIGH ACCESSORY BUILDING TO BE LOCATED
IN AN EXISTING FRONTYARD (PROPOSED TO BE A FUTURE SIDE AND FRONT YARD) IN LIEU
OF THE REQUIRED REARYARD WITH A 15 FT. HEIGHT.

01-099-A

WCR - Revised 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: 01-099 SPHA
Petitioner: Helen + David Hilliard
Address or Location: 1 Golf Course rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: David Hilliard
Address: 1 Golf Course rd
Dwings Mills Md 21117
Telephone Number: 410 363-3718

Revised 2/20/98 - SCJ

01-099-A



Baltimore County
Department of Permits and
Development Management

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

September 25, 2000

David S. & Helen M. Hilliard
One Golf Course Road
Owings Mills, MD 21117

Dear Mr. & Mrs. Hilliard:

RE: Case Number: 01-099-SPHA, One Golf Course Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 29, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: Franklyn Lucas, Jr., AIA, 1505 Berwick Road, Ruxton 21204
People's Counsel

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 6, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For September 18, 2000
Item No. 099

The Bureau of Development Plans Review has reviewed the subject zoning item. Greenspring Valley Road, Maryland Route 130, is a state road. All improvements, intersections, entrances, drainage requirements and construction affecting a state road right-of-way are subject to the standards, specifications and approval of the *Maryland State Highway Administration* in addition to those of Baltimore County.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

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



Printed with Soybean Ink
on Recycled Paper

AV
9/25

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: One Golf Course Road

SEP 20

INFORMATION

Item Number: 01-099-SPHA

Petitioner: Mr. David Hillard (owner)

Zoning: RC 2

Requested Action: Special Hearing

RECOMMENDATIONS ON THE PROPOSAL

The "Harold Deutch House" is listed on the Maryland Historic Trust (MHT) Inventory as MHT # BA 1633 as a contributing historic resource in the Greenspring Valley National Register Historic District.

At their meeting on September 14, 2000 the Landmarks Preservation Commission (LPC) unanimously agreed to recommend a finding to the hearing officer that the proposed addition and rehabilitation project, which results in the reorientation of the historic house, is consistent with the Section 26-278, "must be preserved."

Section Chief: Jeffrey M. Long

Staff person completing this form: [Signature]

AFK:KA:kra

ORDER RECEIVED FOR FILING

Date 9/27/00

By [Signature]



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. 099 JLL

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

September 14, 2000

To Whom It May Concern,

We do not object in any way to the proposed plans for
constuction at 1 Golf Course Rd.

NAME	ADDRESS
Kathleen Beese	2 golf course Road
Susan Qant	212. Greenspring Valley Rd.
Rusty Ward	3 Moales Ln.
John P. Ward	11 MOALES LANE
Francis Stichel	10 Golf Course Road

September 14, 2000

To Whom It May Concern,

We do not object in any way to the proposed plans for
constuction at 1 Golf Course Rd.

NAME	ADDRESS
Detalle Beese	2 golf course Road
Susan Qant	212 Greenspring Valley Rd.
Rusty Ward	3 Moales Ln.
John P. Ward	11 MOALES LANE
Francis Stichel	10 Golf Course Road

September 19, 2000

Mr. John Lewis
Zoning Review
Department of Permits and Development Management
111 West Chesapeake Avenue
Room 111
Towson, Maryland 21204

Dear John,

Please enter the following letter as an exhibit into the files of the petitions following case numbers:

Mr. and Mrs. David Hilliard
One Golf Course Road
Owings Mills, Maryland 21117

Case Number 01-099-A	Administrative Variance
Case Number 01-099-SPH	Administrative Special Hearing

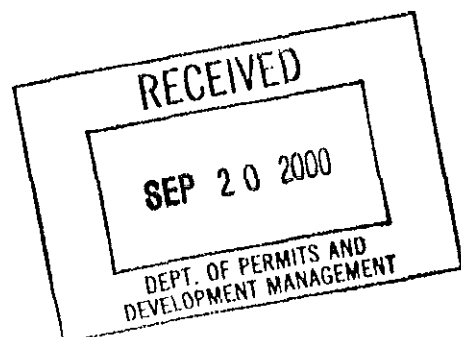
The letter is a memorandum from all of the immediate neighbors of the property in support of the planned construction.

Sincerely,
Lucas Associates

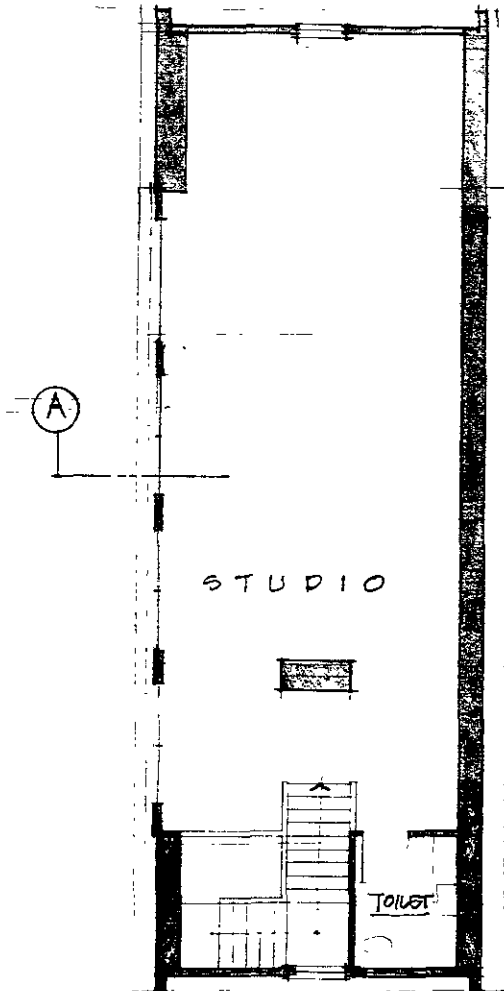


L. Franklyn Lucas Jr.
Principal

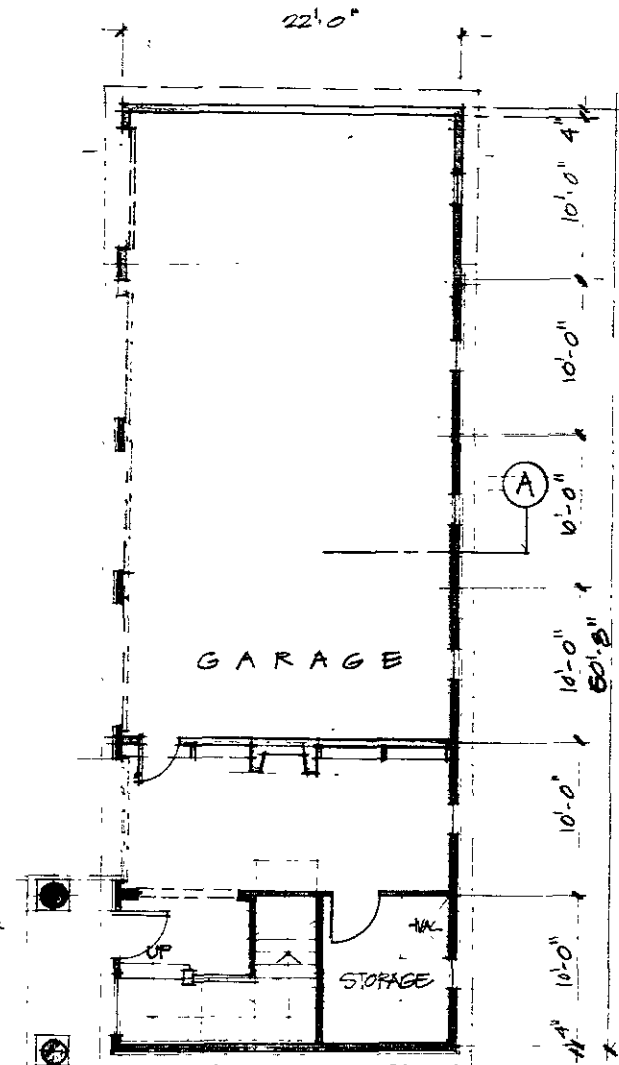
cc. Mr. and Mrs. Hilliard



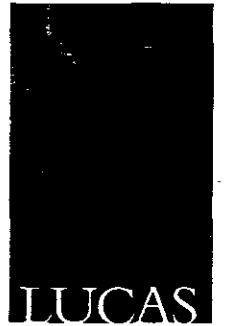
01-099-17 099



○ UPPER FLOOR



○ GROUND FLOOR



ASSOCIATES
Architects

1505 Berwick Road
Ruxton, Maryland 21204

Phone 410-821-8187
Fax 410-821-4004

E-Mail
LFLarch@aol.com

**HILLIARD
Residence**

1 Golf Course Road
Owings Mills
Maryland

**Accessory
Building**

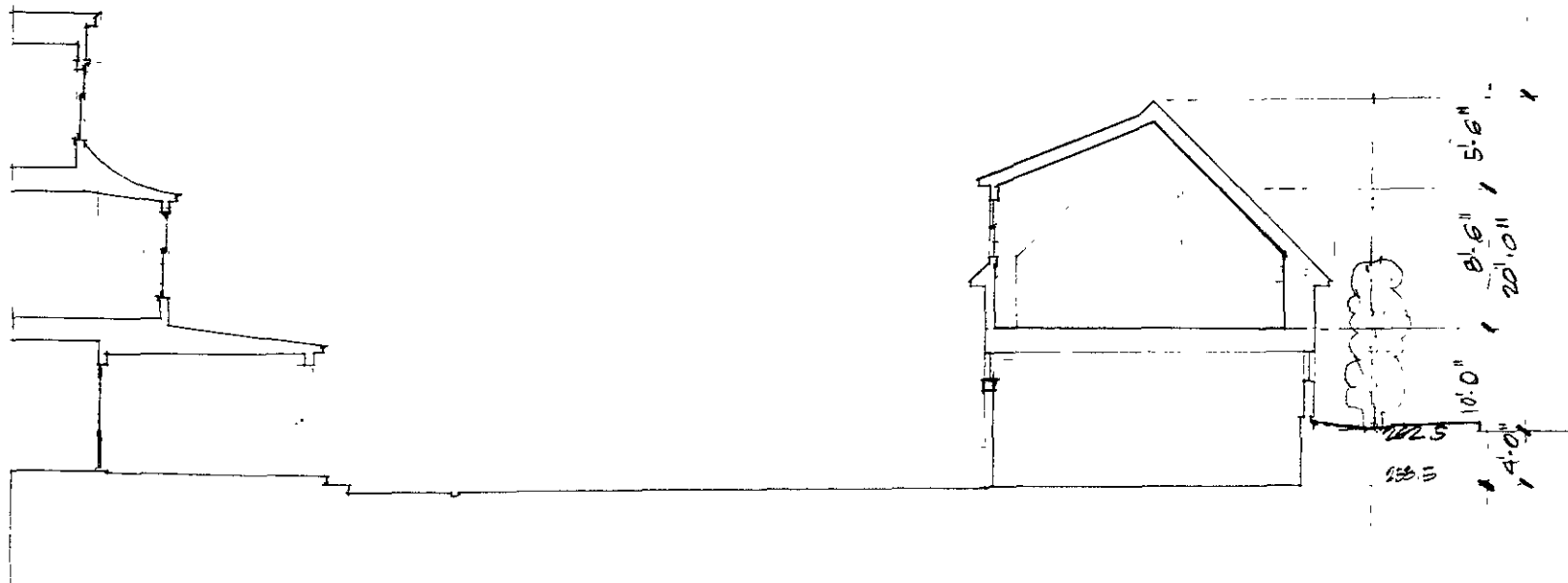
Date: 06.13.00

Sheet No



01-099-A

099



SECTION A-A



LUCAS

ASSOCIATES
Architects

1505 Berwick Road
Ruxton, Maryland 21204

Phone 410-821-8187
Fax 410-821-4004

E-Mail
LFLarch@aol.com

**HILLIARD
Residence**

1 Golf Course Road
Owings Mills
Maryland

**Accessory
Building**

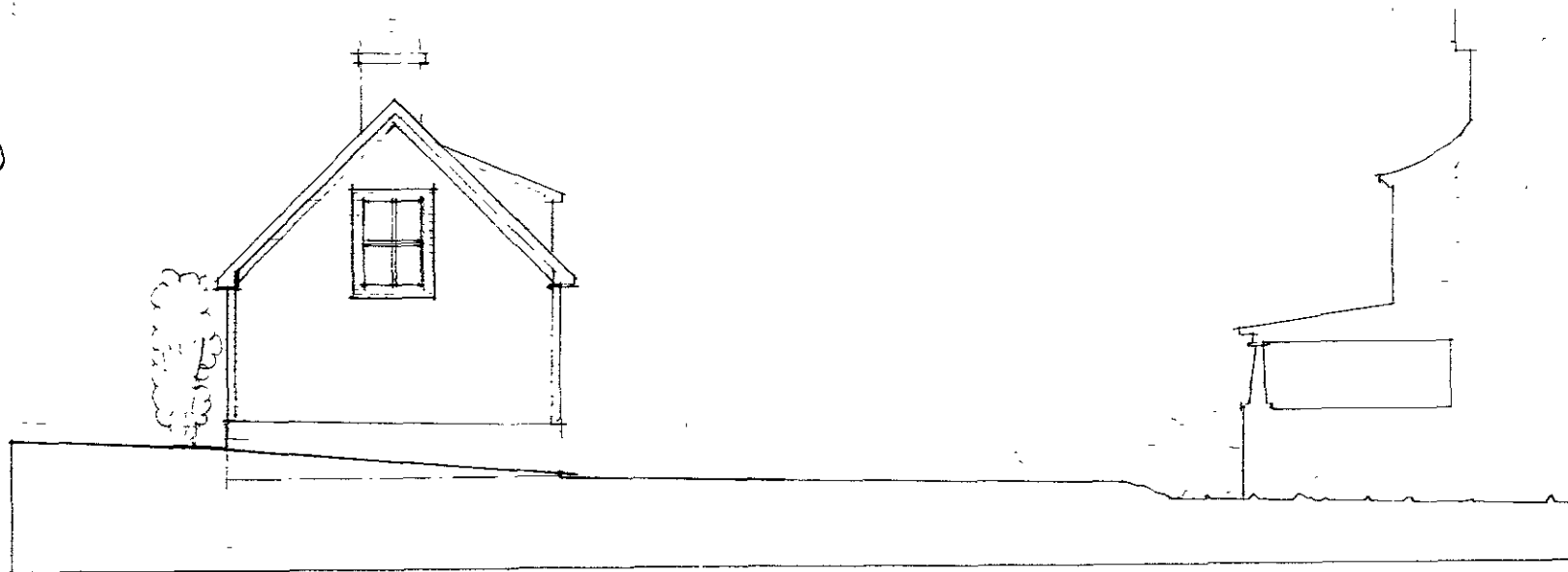
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Sheet No

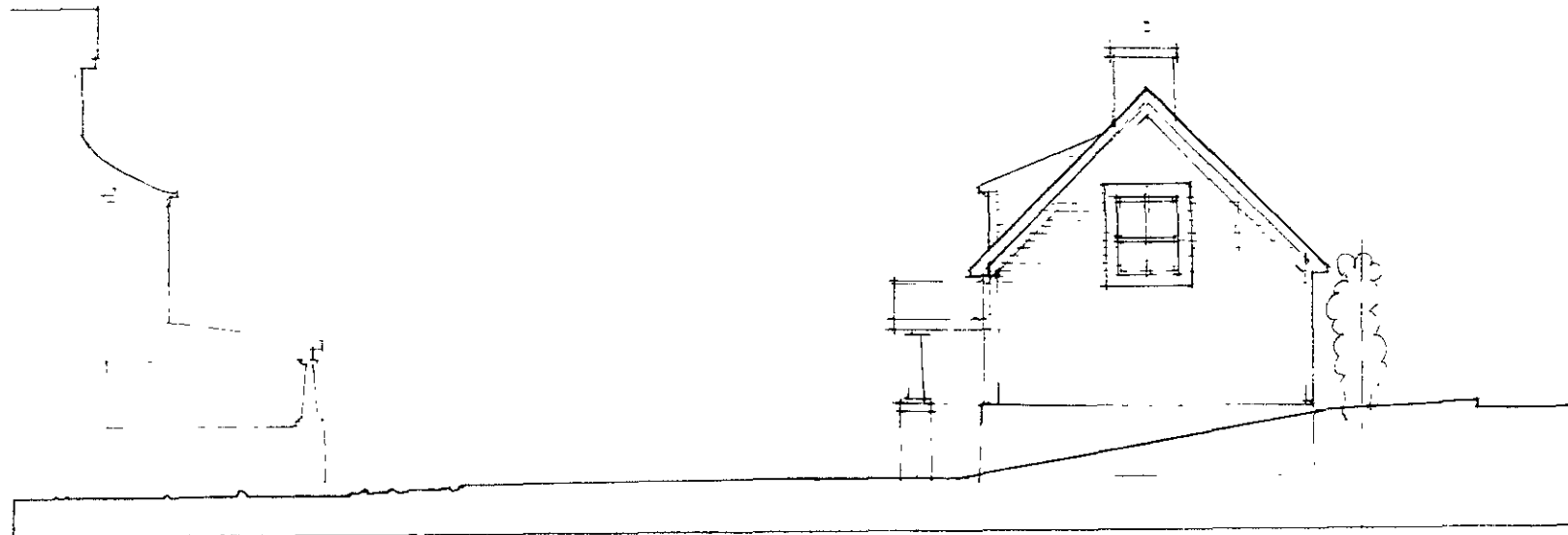


01-099-H

009



EAST ELEVATION



WEST ELEVATION

LUCAS
ASSOCIATES
Architects

1505 Berwick Road
Ruxton, Maryland 21204

Phone 410-821-8187
Fax 410-821-4004

E-Mail
LFLarch@aol.com

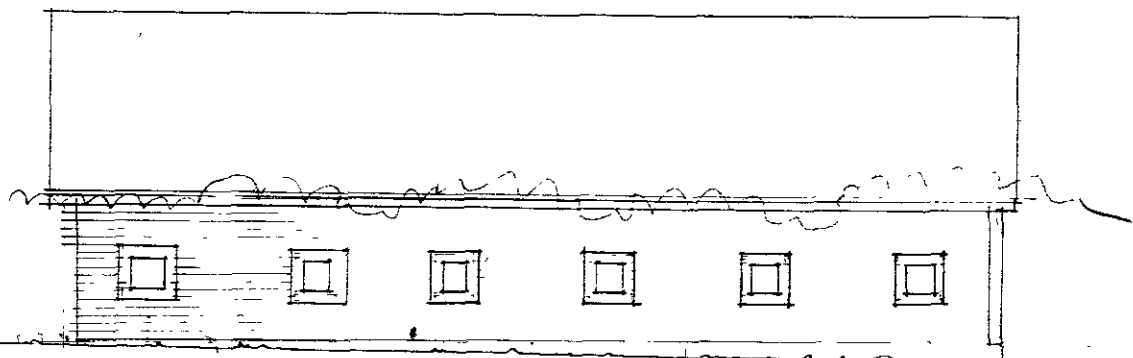
HILLIARD
Residence
1 Golf Course Road
Owings Mills
Maryland

**Accessory
Building**

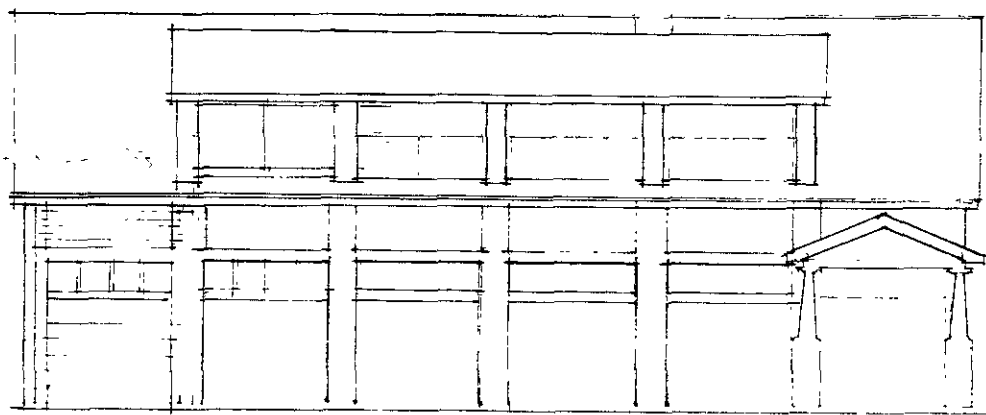
Date: 06.13.00

Sheet No

01-099-A
099



SOUTH ELEVATION



NORTH ELEVATION

LUCAS

ASSOCIATES
Architects

1505 Berwick Road
Ruxton, Maryland 21204

Phone 410-821-8187
Fax 410-821-4004

E-Mail
LFLarch@aol.com

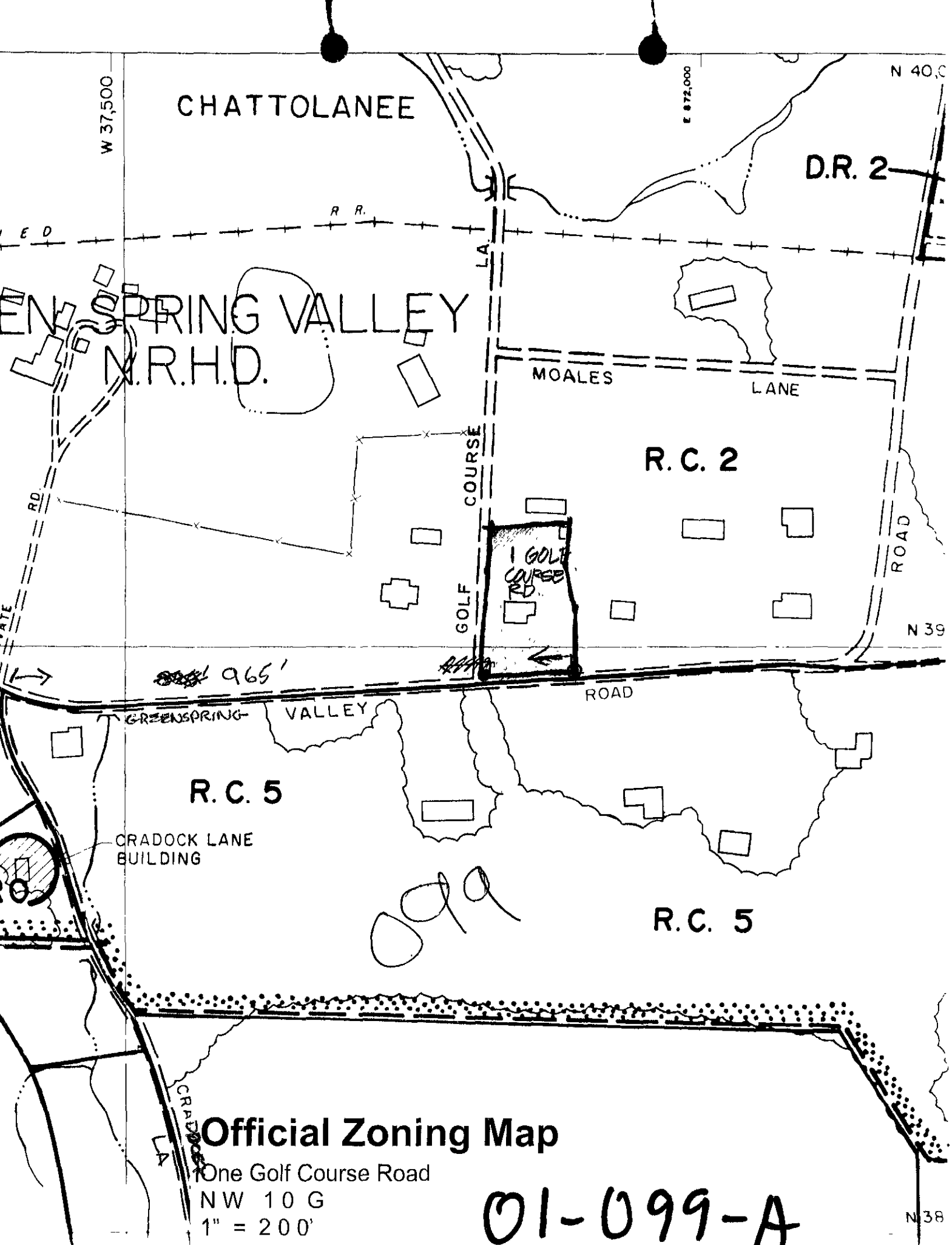
**HILLIARD
Residence**

1 Golf Course Road
Owings Mills
Maryland

**Accessory
Building**

Date: 06.13.00

Sheet No



Official Zoning Map

One Golf Course Road

NW 10 G

1" = 200'

01-099-A

099



View looking north across Greenspring Valley Road



View of dwelling to the N.E.

01-099-A

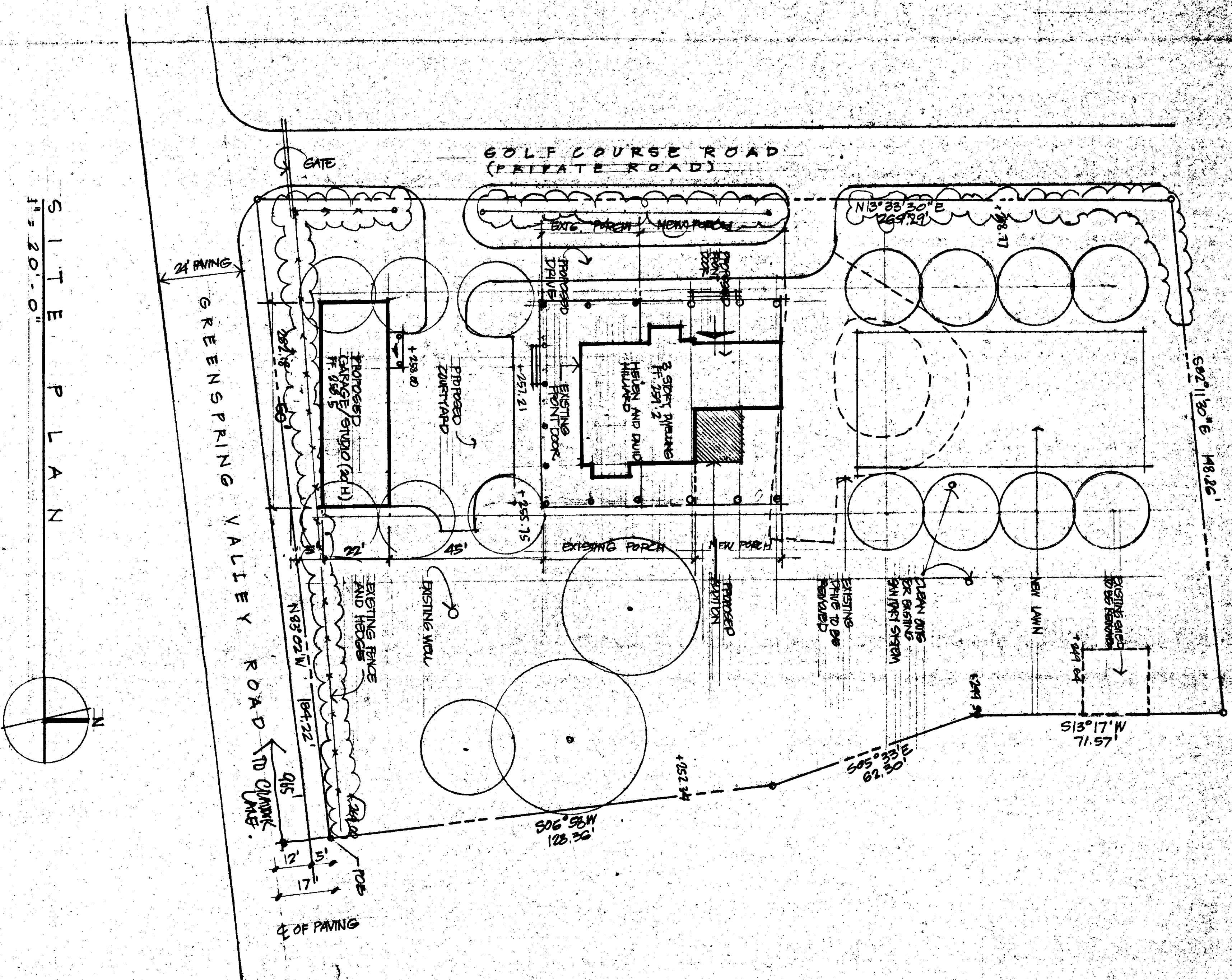
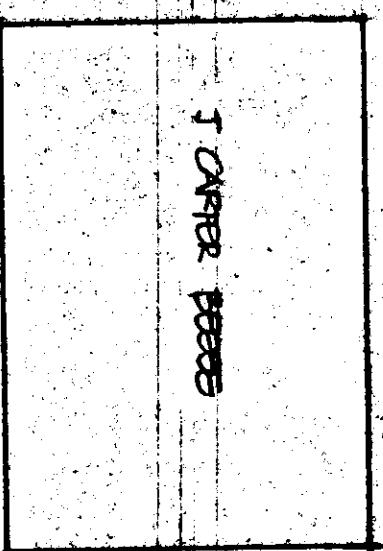
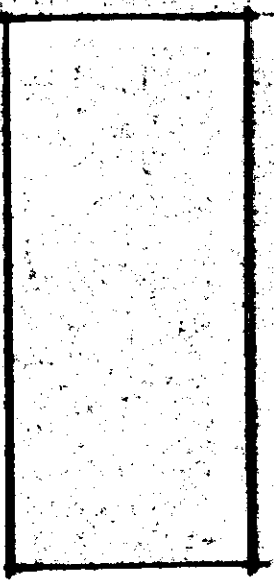


View to east of adjacent property



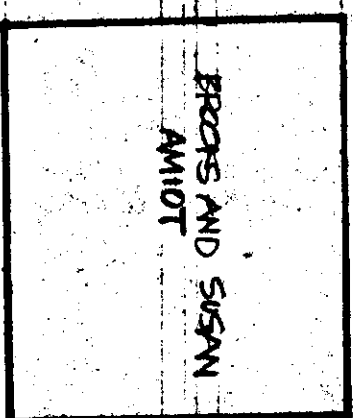
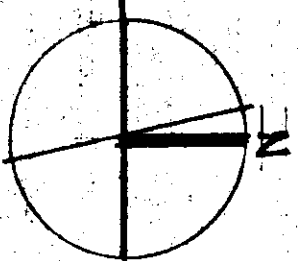
View from 904 Cone Road
of proposed entrance

01-099-A



S I T E P L A N

1" = 20' - 0"



Plat

To accompany
Petition for Administrative Zoning Variance
Case No. 01-099-A

Property Address:

One Golf Course Road
Owings Mills, Maryland 21117

Parcel
F 731

Owner:

Mr. David Hilliard
Mrs. Helen M. Hilliard

Vicinity Plan



Location Information

Councilman District: 3

Election District: 3

1" - 200' Map: NW - 10G

Zoning: RC-2

Lot Size: 1 Acre
Acreage: 43,116 s.f.

Sewer: Private

Water: Private

Chesapeake Bay

Critical Areas: No

Prior Zoning Hearings: None

Zoning Use Only

Reviewed By:

Item No.:

Case No.:

Plat

Date: August 18, 2000

Scale: 1" = 20'

Prepared by: Lucas Associates Architects

1505 Berwick Road

Ruxton, Maryland 21204

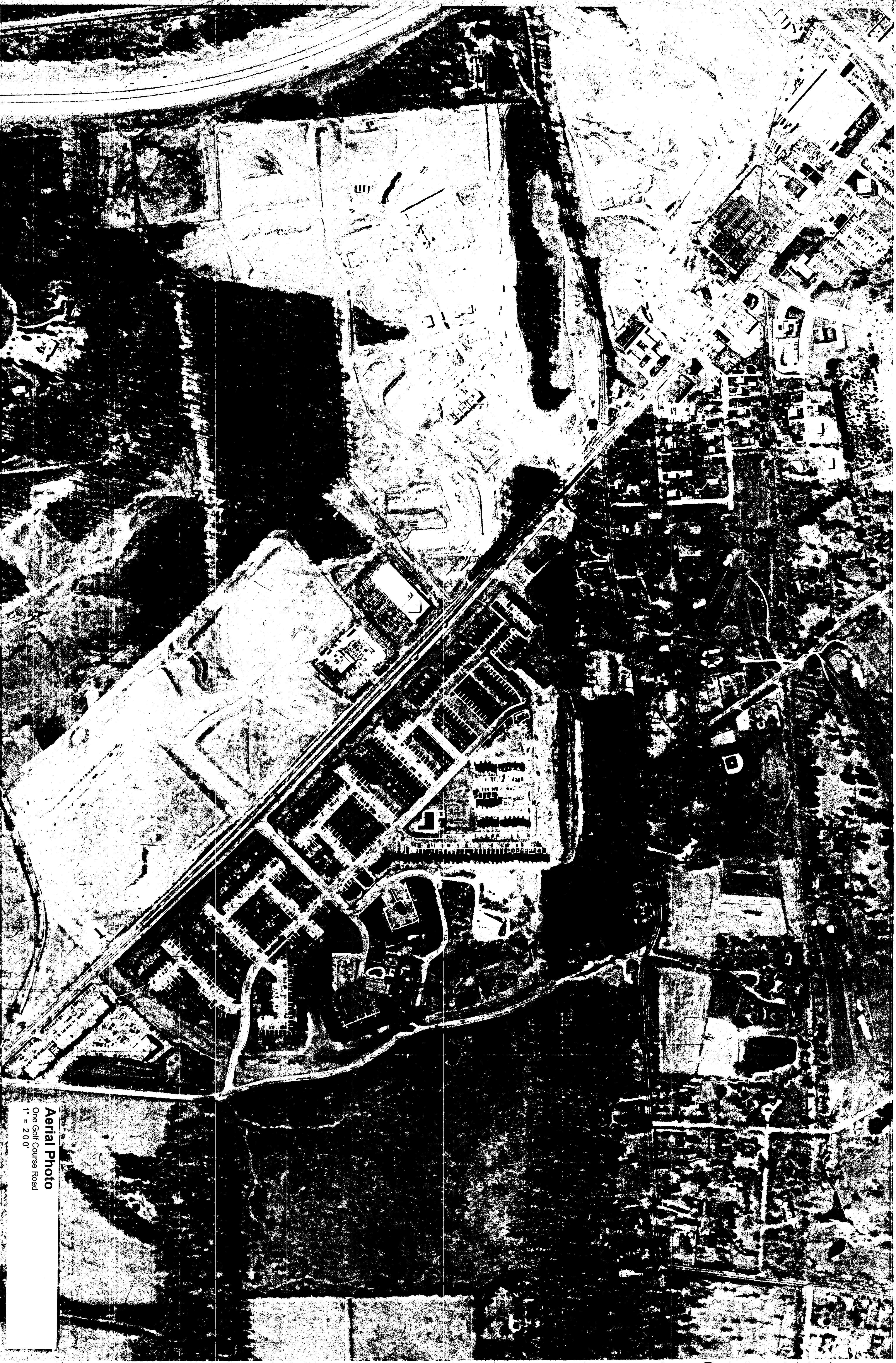
T 410-821-8187

F 410-821-4004

LUCAS
ASSOCIATES
ARCHITECTS

01-099-A

Rev. 9.1



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

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

Aerial Photo
One Golf Course Road
1" = 200'

SCALE
1" = 200' ±

LOCATION

SHEET

DATE
OF
PHOTOGRAPHY
JANUARY
1986

GARRISON
OF
CHATTOLANEE

N.W.
10-6

MICROFILMED

01-099-A



Baltimore County
Zoning Commissioner

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

September ²⁷~~26~~, 2000

Mr. & Mrs. David Hilliard
One Golf Course Road
Owings Mills, Maryland 21117

Re: Petitions for Administrative Special Hearing & Administrative Variance
Case No. 01-099-SPHA
Property: One Golf Course Road

Dear Mr. & Mrs. Hilliard:

Enclosed please find the decision rendered in the above-captioned case. The Petitions for Administrative Special Hearing and Administrative Variance have 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

Census 2000

For You, For Baltimore County

Census 2000



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on Recycled Paper

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