

IN RE: PETITION FOR VARIANCE
SW/S of Harford Road, 479' SW
of Bonaparte Avenue
11th Election District
5th Councilmanic District
(12245 Harford Road)

Bettina L. & Ronald W. Gray, II
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-545-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Bettina L. and Ronald W. Gray, II. The Petitioners are requesting variance relief for property they own at 12245 Harford Road, which property is zoned R.C.2. The request is to permit a side yard setback of 6 ft. in lieu of the required 35 ft. for an attached garage.

Appearing at the hearing on behalf of the request were Ronald and Bettina Gray, owners of the property. Appearing in opposition to the Petitioners' request were George and Joyce Hutschenreuter, George Hutschenreuter, III, and Carol Shaw, representing the Long Green Valley Association. There were no others in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 2.8 acres of land, more or less, zoned R.C.2. The subject property is improved with a single-family residential dwelling wherein Mr. & Mrs. Gray reside. The property owners are interested in constructing a 2-car garage on the side of their dwelling adjacent to the property owned by the protestants, Mr. & Mrs. Hutschenreuter. The attached garage is proposed to be located 6 ft. from the side property line. In order to proceed with the construction of this garage, the variance request is necessary.

ORDER RECEIVED FOR FILING

Date

8/5/02

By

[Signature]

As stated previously, the adjacent property owners, George and Joyce Hutschenreuter and Carol Shaw, a representative of the Long Green Valley Association, appeared in opposition to the Gray's request. The Hutschenreuter's testified that the addition in question would sit too close to their house and would be an intrusion upon them. They believe that the houses in this part of the county should have a larger setback to property lines, given the rural character of the neighborhood. They, therefore, oppose the Petitioners' request and suggest that the garage in question be located elsewhere on the property.

After considering the testimony and evidence offered, both in support and in opposition to the Petitioners' request, I find that the variance relief should be denied. As was discussed at the hearing, it is clear that the Petitioners, Mr. & Mrs. Gray, could construct a 2-car garage to meet their needs, which would not cause a setback deficiency. The Petitioners simply would need to construct a detached garage in lieu of one that would be attached to their dwelling. Once the garage is attached to their dwelling, the larger 35 ft. side yard setback applies. However, by detaching the garage a 2-½ setback would apply. Therefore, the property owners can accommodate their needs without requesting this particular variance. They should investigate other alternatives in order to have this garage constructed in a different fashion on their property.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be denied.

THEREFORE, IT IS ORDERED this 5th day of August, 2002, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations, to permit a side yard setback of 6 ft. in lieu of the required 35 ft., be and is hereby DENIED.

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty
(30) days of the date of this Order.

Timothy M. Kotroco

TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING

Date

8/5/02

By

St. James



Baltimore County
Zoning Commissioner

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

August 5, 2002

Mr. & Mrs. Ronald W. Gray, II
12245 Harford Road
Glen Arm, Maryland 21057

Re: Petition for Variance
Case No. 02-545-A
Property: 12245 Harford Road

Dear Mr. & Mrs. Gray:

Enclosed please find the decision rendered in the above-captioned case. The petition for variance has been denied 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,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. & Mrs. George Hutschenreuter
12241 Harford Road
Glen Arm, MD 21057

Ms. Carol Shaw
Long Green Valley Association
7 Country Hill Court
Kingsville, MD 21087

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



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on Recycled Paper



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 12245 HANFORD 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 Variance from Section(s) 1A01.3 B.3 To Permit A Side Yard

SETBACK OF 6 FT. IN LIEU OF THE REQUIRED 35 FT.

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):

Bettina Lee Gray
Name - Type or Print _____
Signature _____
Ronald West Gray II
Name - Type or Print _____
Signature _____
12245 Hanford Rd
Address _____ Telephone No. 410 592-1110
Glen Arm MD 21057
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 _____ 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. 02-545-A

REV 10/25/01

Reviewed By JOL Date 05-31-02

Estimated Posting Date 6-11-02

ORDER RECEIVED FOR FILING
Date 6/5/02
By [Signature]

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 12245 Harford Rd
Address
Glen Arm MD 21057
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):

Request for variance to construct a 625 car garage to be attached to the existing dwelling. This garage will serve as protection and security for personal vehicles from all types of weather as well as vandalism. It is not feasible to build the proposed garage on the left side of the home due to a buried underground gas tank. Because of the layout of the interior of the house, it should go on the side we proposed.

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.

Bettina Lee Gray
Signature
Bettina Lee Gray
Name - Type or Print

Ronald West Gray
Signature
Ronald West Gray
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of May, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Bettina Lee Gray and Ronald West Gray
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Y. Renee Cullum
Notary Public
My Commission Expires 1/1/04

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

Address 12245 Harford Rd
Glen Arm MD 21057
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):

Request for variance to construct a (2) car garage to be attached to the existing dwelling. This garage will serve as protection and security for personal vehicles from all types of weather as well as vandalism. It is not feasible to build the proposed garage on the left side of the home due to a buried underground gas tank. Because of the layout of the ~~home~~ interior of the house, it should go on the side we proposed.

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.

Signature Bettina Lee Gray
Name - Type or Print Bettina Lee Gray

Signature Ronald West Gray
Name - Type or Print Ronald West Gray

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of May, 2002 before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Bettina Lee Gray and Ronald West Gray
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public Y. Renee Cullen
My Commission Expires 1/1/04



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 12245 Harford 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 Variance from Section(s) 1 A 01.3 B.3. TO PERMIT A

SIDE YARD SETBACK OF 6 FT. IN LIEU OF THE REQUIRED
35 FT.

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):

Bettina Lee Gray
Name - Type or Print _____
Signature _____
Ronald West Gray II
Name - Type or Print _____
Signature _____
12245 Harford Rd 410 592-1110
Address _____ Telephone No. _____
Glen Arm MD 21057
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 _____ 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. 02-545-A

Reviewed By JSP Date 05-31-02

REV 10/25/01

Estimated Posting Date 6-11-02

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 12245 Harford Road,

Beginning at a point on the South West side of Harford Road which is 60 feet wide at the distance of 479 feet south west of the centerline of the intersecting street Mt. Vista and Glen Arm Roads, which is 70 feet wide. Being lot # 1, Block: n/a, Section# n/a, in the subdivision of Hutschenreuter Property as recorded in the Baltimore County Plat Book # MS, folio #686, containing 1.314 acres. Also known as 12245 Harford Road and located in the 11th Election District, #5 Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 13395

DATE 05-31-02 ACCOUNT R001 CCG 6150
AMOUNT \$ 50

RECEIVED FROM: BETTINA GILLY
FOR: REG. VALUANCE (ADULT) 50
TOTAL 150

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

02-545-A

PAID RECEIPT

BUSINESS	ACTUAL	TIME
5/31/2002	5/31/2002	16:21:16
REG 1506	WALKIN KEN KEN	DRAWER 4
>> RECEIPT # 080560 5/31/2002 OFLN		
Dep	5 528 ZONING VERIFICATION	
CR NO.	013395	
Recpt Tot	\$50.00	
50.00	CK	.00 CA
Baltimore County, Maryland		

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-545-A
12245 Harford Road
S. west side of Harford Road, 479 feet southwest of Bonaparte Avenue
11th Election District
5th Councilmanic District
Legal Owner(s): Ronald West Gray, II and Bettina Lee Gray

Administrative Variance: to permit a side yard setback of 6 feet in lieu of the required 35 feet.
Hearing: Friday, July 26, 2002 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

7/093 July 11 C549444

CERTIFICATE OF PUBLICATION

7/11/2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/11/2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

RE: C. No.: 02-545-A
Petitioner/Developer: GRAY, ETAL

Date of Hearing/Closing: 6/26/02

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

Attention:

GEORGE ZAHNER

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 #12245 HARBOR RD.

The sign(s) were posted on

6/10/02
(Month/Day/Year)

Sincerely,

Patrick M. O'Keefe 6/10/02
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

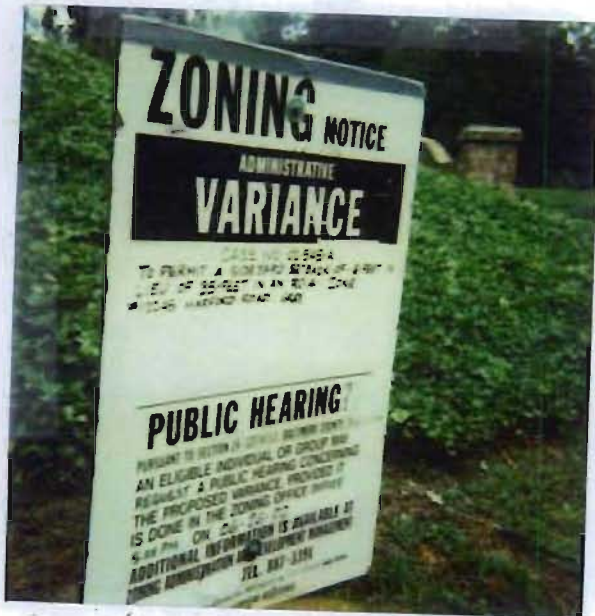
HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)

4" brand fax transmittal memo 7671		# of pages
To	From	
BEETON OR ROBIN	O'KEEFE	
Co	Co	
ZONING - COMM		
Dept.	Phone	
	512 4621	
Fax		
410 887-3468		



2 545-A
12245 HARBOR GRAY 6/26

CERTIFICATE OF POSTING

RE: Case No. 02-545-A

Petitioner/Developer: WES GRAY

Date of Hearing/Closing: 7/26/02

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

F

Attention:

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 #12245 - HARFORD RD.

The sign(s) were posted on 7/2/02
(Month, Day, Year) 7/2/02

Sincerely,

Patrick M. O'Keefe 7/12/02
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)

Post-It® Fax Note	7671	# of pages	
		Date	
		From	
		Co.	
		Phone #	
To		Dept.	
		ne #	
		#	



02-545-A
12245 HARFORD RD
GRAY
7/26

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 545 -A

Address 12245 HARTFORD RD

Contact Person: JOHN R. ALEXANDER
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 5-31-02

Posting Date: 6-11-02

Closing Date: 6-26-02

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 02- 545 -A

Address 12245 HARTFORD RD

Petitioner's Name GRAY

Telephone _____

Posting Date: 06-11-02

Closing Date: 06-26-02

Wording for Sign: To Permit A SIDE YARD SETBACK OF 6 FT IN LIEU OF
35 FT. IN AN RC-4 ZONE

**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: 02-545-A
Petitioner: BETTING & RONALD GRAY
Address or Location: 12245 HARFORD RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: Bettina Gray
Address: 12245 Harford Rd
Glen Arm MD 21057
Telephone Number: 410 592 1110

Revised 2/20/98 - SCJ

02-545-A

TO: PATUXENT PUBLISHING COMPANY
Thursday, July 11, 2002 Issue – Jeffersonian

Please forward billing to:

Bettina Gray
12245 Harford Road
Glen Arm, MD 21057

410-592-1110

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-545-A

12245 Harford Road

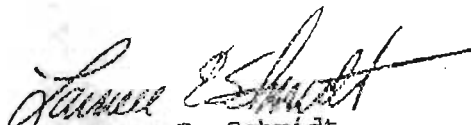
S/west side of Harford Road, 479 feet southwest of Bonaparte Avenue

11th Election District – 5th Councilmanic District

Legal Owner: Ronald West Gray, II and Bettina Lee Gray

Administrative Variance to permit a side yard setback of 6 feet in lieu of the required 35 feet.

HEARING: Friday, July 26, 2002 at 11:00 a.m. in Room 407, County Courts Building,
Towson 21204



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

June 17, 2002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-545-A

12245 Harford Road

S/west side of Harford Road, 479 feet southwest of Bonaparte Avenue

11th Election District – 5th Councilmanic District

Legal Owner: Ronald West Gray, II and Bettina Lee Gray

Administrative Variance to permit a side yard setback of 6 feet in lieu of the required 35 feet.

HEARING: Friday, July 26, 2002 at 11:00 a.m. in Room 407, County Courts Building,
Towson 21204

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

C: Ronald West Gray, II and Bettina Lee Gray, 12245 Harford Road, Glen Arm 21057

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JULY 11, 2002.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

July 19, 2002

Mr. & Mrs. Ronald W Gray II
12245 Harford Road
Glen Arm MD 21057

Dear Mr. & Mrs. Gray:

RE: Case Number: 02-545-A, 12245 Harford Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 31, 2002.

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 People's Counsel

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



Printed with Soybean Ink
on Recycled Paper



Baltimore County
Fire Department

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

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

June 11, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF June 10, 2002

Item No.: See Below

Dear Mr. Zahner:

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 at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

545

535-549

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

cc: File

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



Jim
7/26

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 22, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For June 17, 2002
Item Nos. 535, 536, 537, 538, 539, 540,
543, 544, 545, 547, and 549

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

RWB:CEN:jrb

cc: File

7/26

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: June 19, 2002

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

SUBJECT: 12245 Harford Road

INFORMATION:

Item Number: 02-545

Petitioner: Bettina L. Gray

Zoning: RC 2

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request to permit a side yard of 6 feet in lieu of the minimum required 35 feet for a proposed addition.

Prepared by: Martha Campbell

Section Chief: Lynne Abraham

AFK/LL:MAC:

JUN 24



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 6.17.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 545 JZA

Dear Mr. Zahner:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 147 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA 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,

K. A. McDonald Jr.
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

JK
7/26

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

TO: George Zahner
DEPRM

DATE: June 10, 2002

FROM: Timothy M. Kotroco
Deputy Zoning Commissioner

TMK

SUBJECT: Case No. 02-545-SPH
Petition for Administrative Variance
Petitioner: Ronald W. Gray
Property: 12245 Harford Road

This memo is to request that the above-captioned matter, which has been filed as an administrative variance, be scheduled for a hearing. This office has received notice of opposition from some nearby residents who oppose the Petitioners' request. Please set this case in on the next available hearing date.

Thank you for your attention and cooperation in this matter.

TMK:raj

*Note: George,

Please notify Mr. & Mrs. George Hutschenruter , 12241 Harford Road, Glen Arm, MD 21057 of the hearing date.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

June 11, 2002

Mr. & Mrs. Ronald W Gray II
12245 Harford Road
Glen Arm MD 21057

Dear Mr. & Mrs. Gray:

RE: Demand for Public Hearing, Administrative Variance, Case Number 02-545-A

The purpose of this letter is to officially notify you that the posting of the subject property has resulted in a timely demand on 12245 Harford Road for a public hearing concerning the above-proposed administrative procedure.

As soon as the hearing has been scheduled, you will receive a notice of public hearing indicating the date, time and location of the hearing. This notice will also contain the date that the sign must be reposted with the hearing information.

As a result of the above, the property must be reposted with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact me at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. G72
Supervisor
Zoning Review

WCR:

C: Mr. & Mrs. George Hutschenruter, 12241 Harford Road, Glen Arm 21057

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



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LONG GREEN VALLEY ASSOCIATION

P.O. Box 91

Baldwin, Maryland 21013

On July 16, 2002 at a regular meeting of the Board of Directors of the Long Green Valley Association, the Board voted unanimously to oppose the granting of a variance to permit a side yard setback of 6 feet in lieu of the required 35 feet. (Case Number 02-545-A; Hearing 7/26/02 11:00 a.m. Rm 407, Cty Cts. Bldg, 401 Bosley Avenue)

The land is zoned RC2 and therefore the required setback is 35 feet. There is no hardship or necessity involved since the owners of the property (R. Gray) own two contiguous lots and the structure could be placed elsewhere on their property. The Association supports the present zoning and concludes that if these types of variances are granted there are, in essence, no meaningful setback regulations.

See item #4 in the minutes of the Long Green Valley Association meeting of July 16, 2002.

*Prepared by Carol Trela, Secretary
July 22, 2002*

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

Property address: 12245 Harford Road

Subdivision name: Hutschenreuter

Plat Book# MS Folio# 686 Lot # 1 Section# N/A

Owner Ronald & Bettina Gray

Ref Ex #1

LOCATION INFORMATION

Election District # 11

Councilmanic District # 5

1"=200' scale map# NE 15 H

Zoning RC 2

Lot size 2.8 acreage

Sewer: private

Water: private

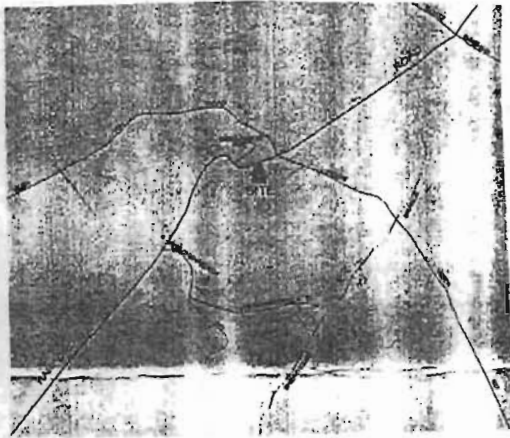
Chesapeake bay critical area : NO

100Year flood plain: NO

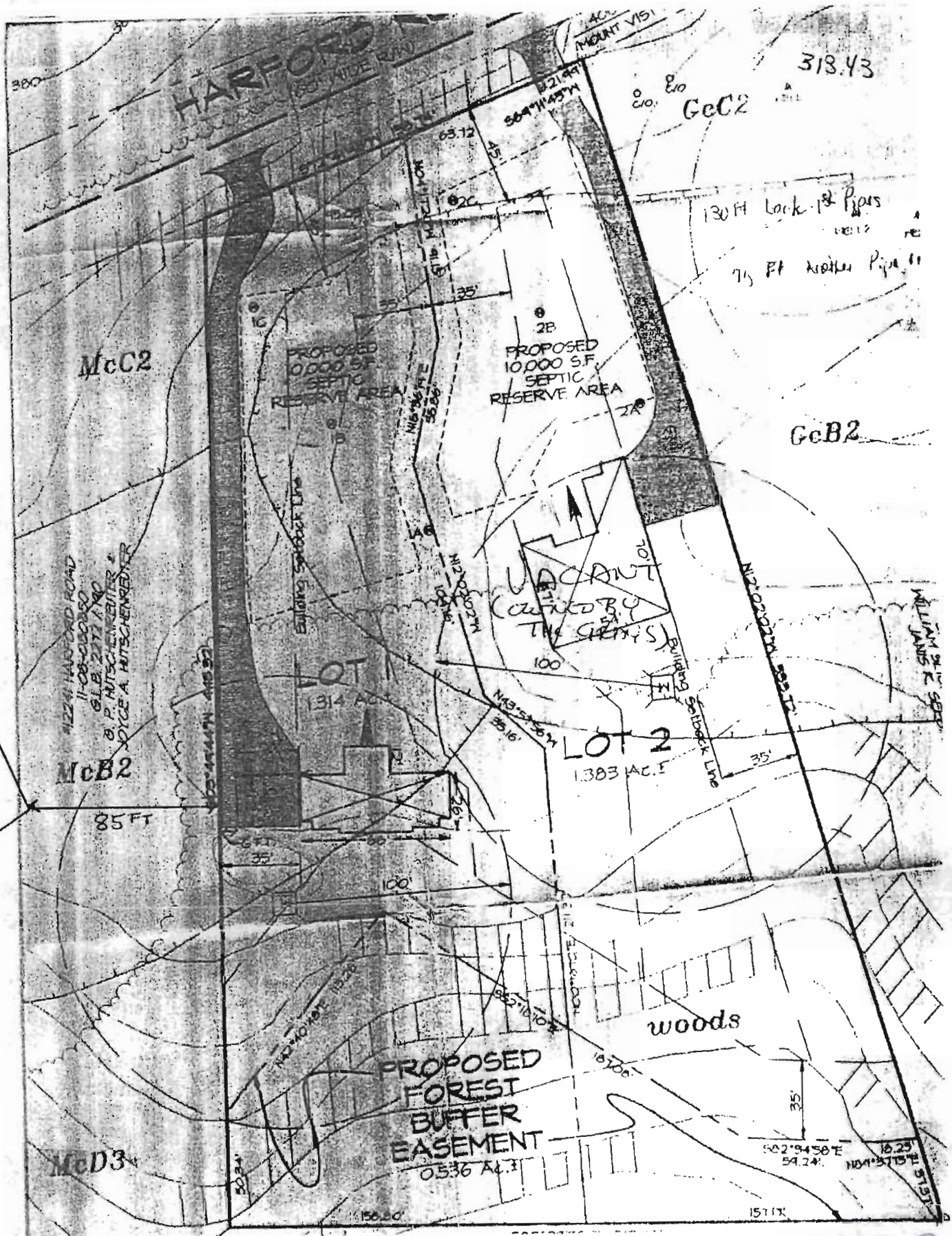
Historic Property/

building: NO

Prior Zoning Hearing: NO

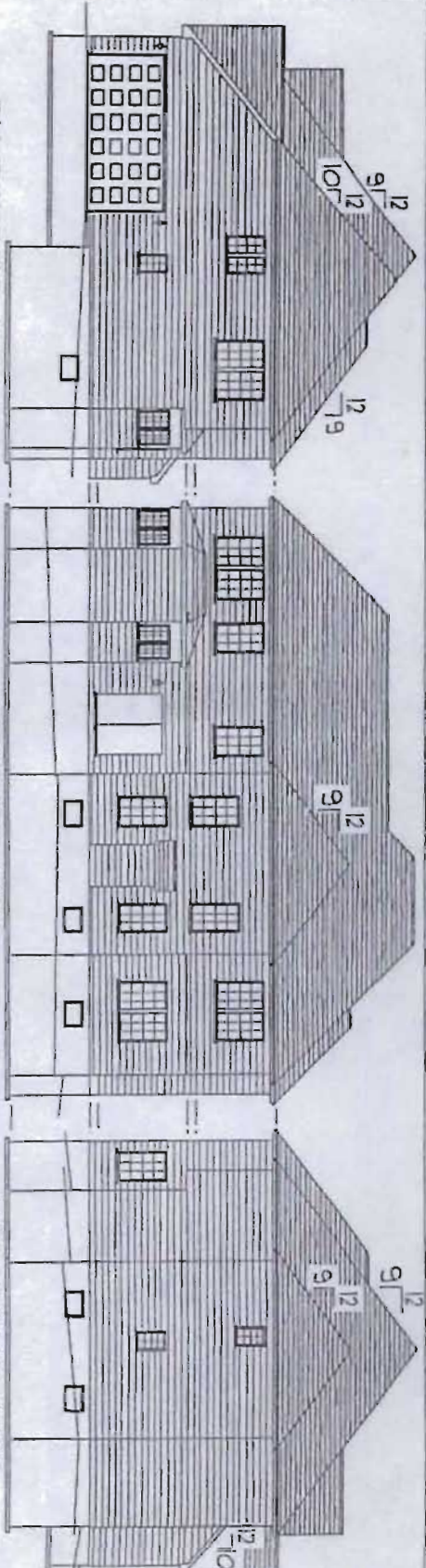


VICINITY
MAP.



Prepared by: Bettina Gray
Scale of drawing: 1"=60'

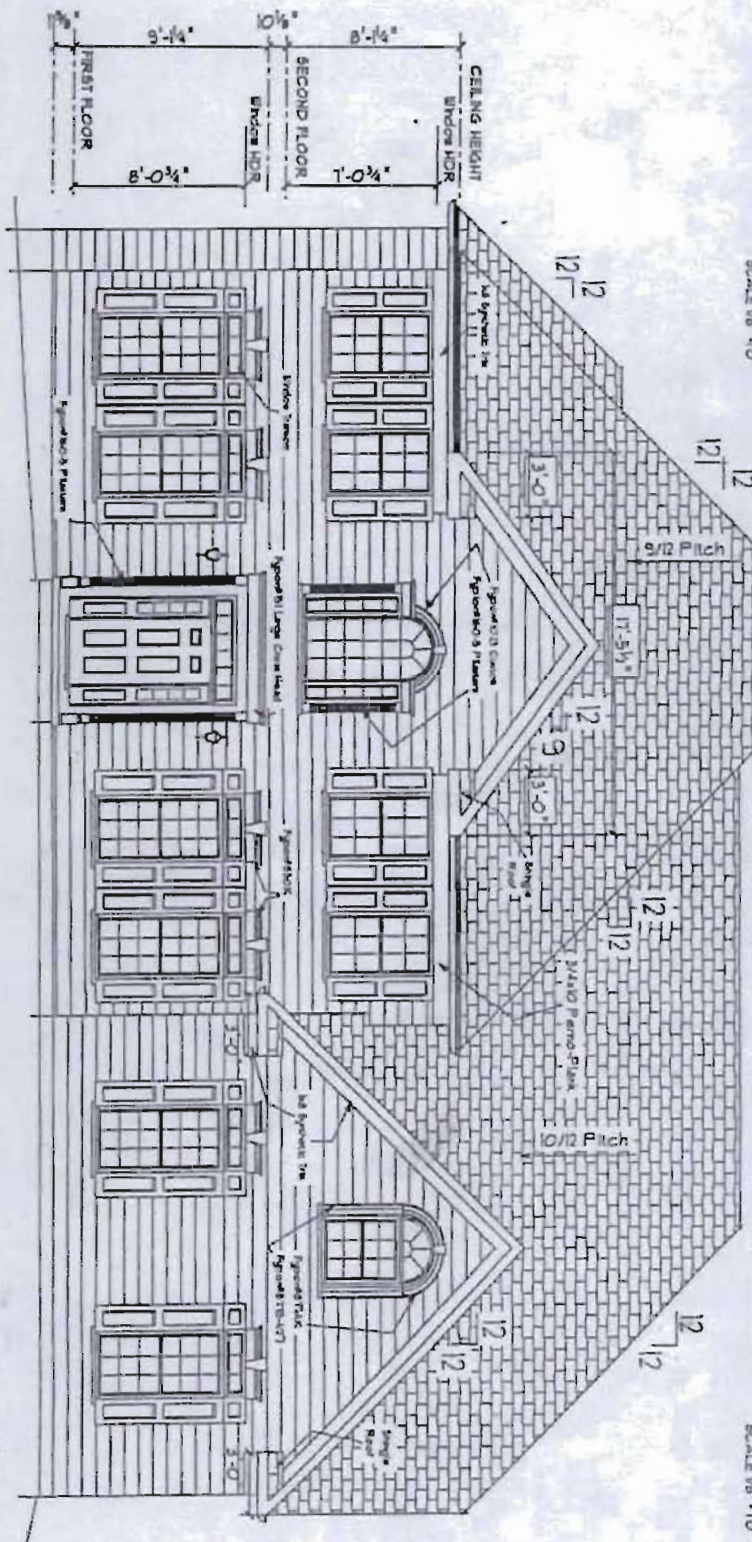
02-545-A



RIGHT SIDE ELEVATION
SCALE 1/8" = 1'-0"

REAR ELEVATION

LEFT SIDE ELEVATION
SCALE 1/8" = 1'-0"



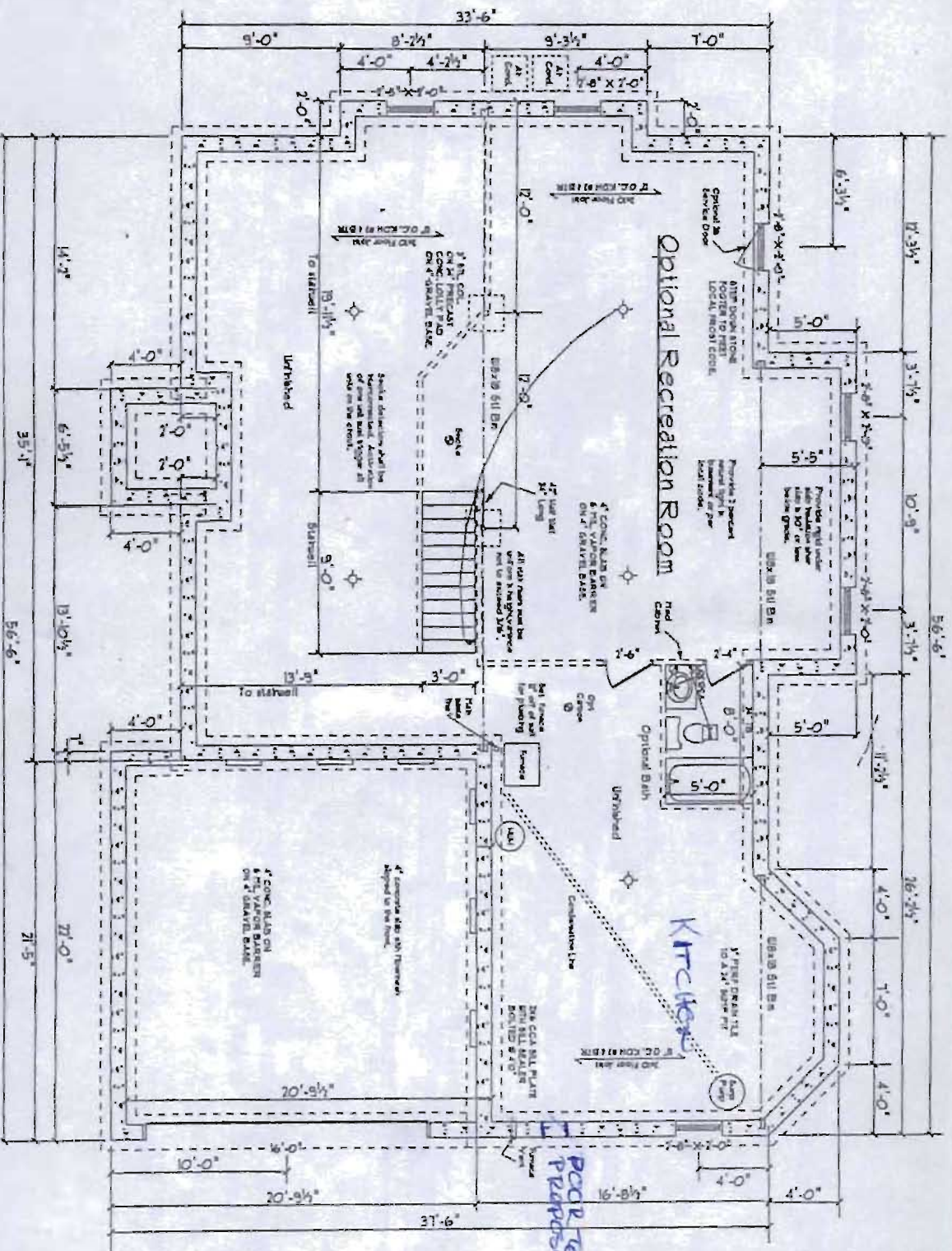
FRONT ELEVATION

GRAY RESIDENCE

02-545-A

FOUNDATION PLAN

SCALE 1/4" = 1'-0"



GENERAL NOTES

1. Unless otherwise noted, all work shall conform to the 2018 International Building Code.
2. All footing concrete shall be placed in one continuous pour and shall be finished to a smooth surface.
3. Provide 4" gravel base on all exterior walls.
4. All exterior concrete walls shall be finished to a smooth surface and shall be finished to a smooth surface.
5. Provide 20" CGA RIL plate with self-healing polymer 8' x 4" at all exterior walls.
6. Provide 4" gravel base on all exterior walls.
7. Provide 4" gravel base on all exterior walls.
8. Provide 4" gravel base on all exterior walls.
9. Provide 4" gravel base on all exterior walls.
10. Provide 4" gravel base on all exterior walls.

MECHANICAL NOTES

1. Mechanical Contractor to provide all mechanical equipment and ductwork.
2. All mechanical equipment shall be installed in a mechanical room.
3. All mechanical equipment shall be installed in a mechanical room.
4. All mechanical equipment shall be installed in a mechanical room.
5. All mechanical equipment shall be installed in a mechanical room.
6. All mechanical equipment shall be installed in a mechanical room.
7. All mechanical equipment shall be installed in a mechanical room.
8. All mechanical equipment shall be installed in a mechanical room.
9. All mechanical equipment shall be installed in a mechanical room.
10. All mechanical equipment shall be installed in a mechanical room.

GRAY RESIDENCE

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MAPS

DRIVING DIRECTIONS

ROAD TRIP PLANNER

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- [City](#)
- [Area Code](#)
- [Lat / Long](#)
- [Road Atlas Key](#)
- [Saved Maps](#)

Location:

12245 Harford Rd
Glen Arm, MD
21057-9325, US

STREET MAP

AERIAL PHOTO

PRINT AERIAL PHOTO

E-MAIL AERIAL PHOTO

NORTH



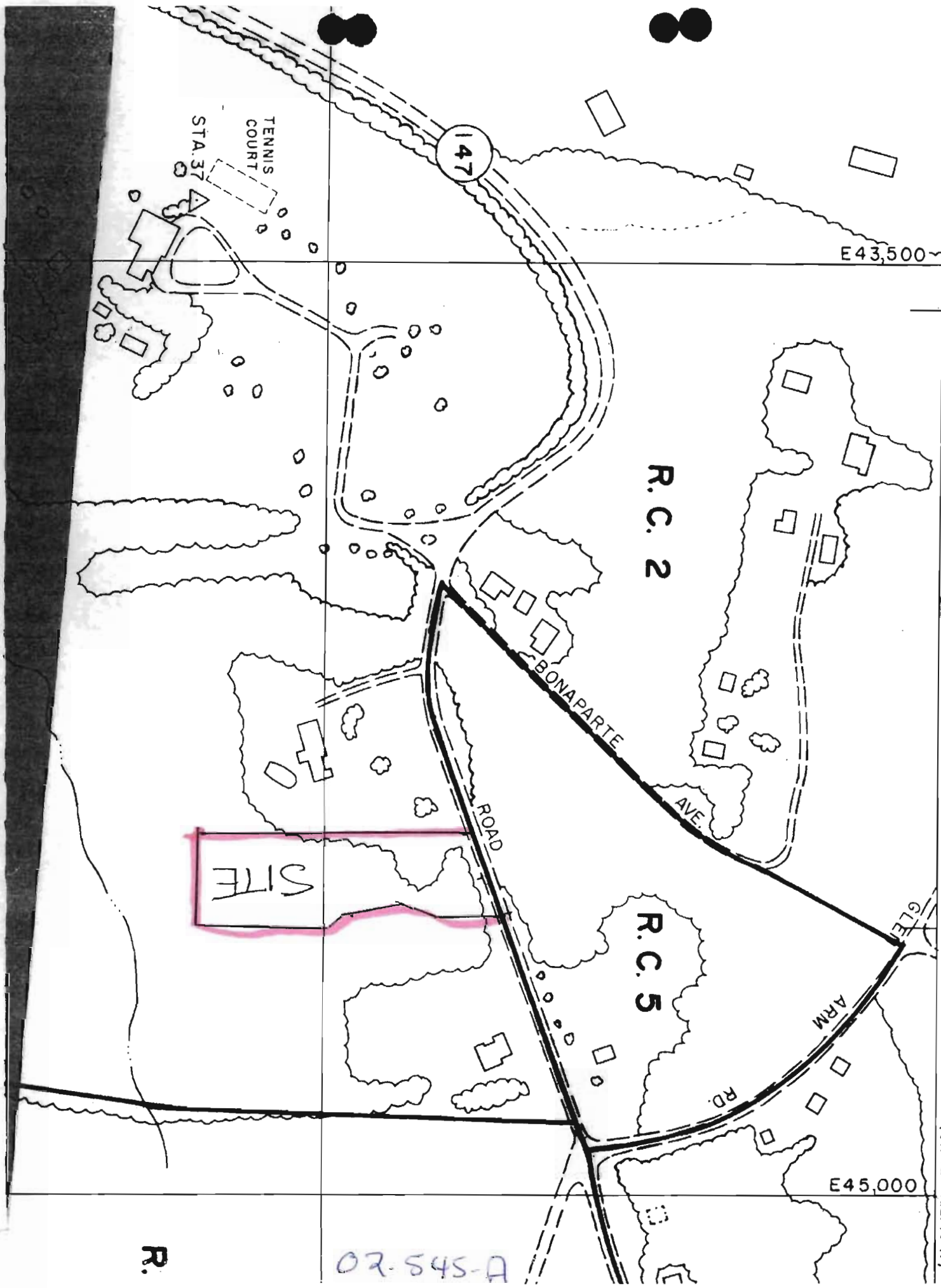
© 2002 GlobeXplorer, AirPhotoUSA

SOUTH

CLICKING ON PHOTO WILL: ☐ Zoom In ☒ Re-center

02-545-A

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ME 15 H 1"=200'
(SHEET NO. 16-H)

02-545-A

R.



The window depicts where the new
will be to connect the proposed
garage

02-545-A



Back back

Edge of the adjacent
home of Hutschenreuter

02-545-A



This pictures depicts the brush
is between the properties
making them private and will remain

02-545-A



Protecting
LINE
Sue of Proposed
GATE 02-545-A



The van is sitting where
the garage would be built
to the back end of the house
02-545-A



The garage will attach to the
over edge of the current garage
and back end of house
02-545-A