IN RE: PETITION FOR VARIANCE

Corner of NW/NE Sides Murray Hill

Circle at Murray Hill Road

(2 Murray Hill Circle)

9<sup>th</sup> Election District 2<sup>nd</sup> Council District

Thomas M. and Barbara B. Neale Petitioners BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

Case No. 07-306-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

\*

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\*

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the legal owners of the subject property, Thomas M. and Barbara B. Neale. The Petitioners seek variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 30 feet, front yard setback of 629 feet, and side street setback of 19 feet, all in lieu of the required 40 feet. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Barbara B. Neale, property owner, and Bruce Doak, with Gerhold Cross & Etzel, Ltd., who prepared the site plan. Kris Culp, an adjacent neighbor, attended as an interested citizen. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and evidence offered revealed that the subject property is lot 46 and lot 47 of the Murray Hill subdivision. The current dwelling was constructed in 1939. At .51 acres, the property is one of the larger lots in the neighborhood; however, the current dwelling is average to below average in size when compared to adjacent homes. See aerial photo, Petitioner's Exhibit 3. The Petitioners propose a significant expansion of the home by adding a one story breakfast room and screened porch, one story covered porch, a one story enclosed entry, brick chimney,

3-7-05 E

proposed covered exterior walkway, and a proposed one story brick garage, and a 2-story addition. See Exhibit 4, building elevations, prepared by Melville Thomas Architects, Inc.

The property is within the Ruxton Riderwood Lake Roland Design Review Area. The proposed additions include a breakfast room, screened porch, enclosed entryway, a 2-story addition and a 2-car garage attached via a covered exterior walkway. The existing square footage including the garage is 2,359 square feet and the proposed addition including the garage is 1,059 square feet. The additions are less than 50% of the floor area of the existing dwelling and will not be referred for review to the Design Review Panel. As noted above, the Petitioner has submitted architectural elevation drawings prepared by Melville Thomas Architects dated November 29, 2006 which show the existing and proposed additions/exterior alterations.

The Petitioner submitted a letter from Jane M. Mayer, President, Murray Hill Community Association, which indicated that the Association unanimously approves the proposal. See Petitioner's Exhibit 5.

There were no adverse comments submitted by any County reviewing agency. In fact, the Office of Planning commended the architect for the quality of the design of the new construction which will produce a high quality overall design that will enhance the property in question and the neighborhood.

After due consideration of the testimony and evidence presented, I am persuaded to grant the requested relief. The proposed additions are aesthetically pleasing and appropriate in this instance and within the spirit and intent of the zoning regulations and will not be out of character with the other homes in the area. In regard to the requested variances, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. These lots were created and recorded long before the DR regulations were imposed on the property. Consequently, I find the property is unique in a zoning sense as it is

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affected differently from lots created after the regulations were imposed. Thus, I am persuaded that relief can be granted without detrimental impact to adjacent properties or surrounding locale.

Pursuant to the advertisement, posting of the property, and public hearing held on this Petition, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of March, 2007 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 30 feet, front yard setback of 29 feet, and side street setback of 19 feet, all in lieu of the required 40 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2. The existing vegetation should remain along the neighboring property line.
- 3. The additions are to be constructed in accordance with the architectural elevation drawings prepared by Melville Thomas Architects dated November 29, 2006 with one minor change. The garage doors shall be modified to increase articulation (i.e., add additional panels).
- 4. When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

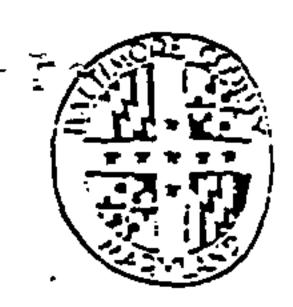
Any appeal of this decision must be taken in accordance with Section 32-3-401 of the

Baltimore County Code.

WJW:pz

THE STATE OF THE S

WILLIAMS. WISEMAN, III Zoning Commissioner for Baltimore County



# Petition for Variance

#### to the Zoning Commissioner of Baltimore County

for the property located at	2	MURRAY	HILL CIRCLE	
which is j	pres	ently zoned	DR Z	

This Patition shall be filed with two-size in the money size as in	the Department of Permits	and Development Manage	ment. The undersigned, legs:
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S-treet 07 19	FT- ALL LIGHTE	W 07 40 FT	

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (inclosis hardship or practical difficulty)

SEE ATTIBELLED.

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.

			perjury, that I/we are the	are and affirm, under the	e penalties of property which
Contract Purchaser/Les	ssee:		is the subject of this Pe Legal Owner(s):	±tition.	
Name - Type or Pnr.	<del></del>		Name - Type or Print	M. NEALE	<u> </u>
Signature	·	<u> </u>	Signature  77 A 2 2 4 2 4		<del></del>
Address	······································	Telephone No.	Name - Type or Print	B. NEALE .	<u> </u>
City	State	Zip Coce	Signature	O. Mare	<del></del>
Attorney For Petitioner	· ÷		2 MURRAY	HILL CIRCLE	المراجعين والمستوار والمستوار المستوار والمستوار
			Address	M N	Telephone No.
Name - Type or Pmt			BALTIMORE	M D State	21212 Zig Coca
Signature	<u> </u>		Representative t	o be Contacted:	•
Company		<del></del>	BRUCE DO	AK c/o Gu	C. dE.
Adcress	<u></u>		320 E. TOWS	SONTOWN BLY	ND
₩ 622		Telephone No.	Adcress		Telephone No.
City	State	Zip Cage	TOW SOLL M	823-	4470 Zip Ccca
		<b>-</b> p	-	FICE USE ONLY	Zp Ccc=
Case No	)G - D	· · · ·	ESTIMATED LEN	GTH OF HEARING	<del></del>
287 9/15/98 Sand		-	UNAVAILABLE F Reviewed By	OR HEARING Date	0(-03-0)

### VARIANCES REQUESTED 2 MURRAY HILL CIRCLE

TO ALLOW A REAR YARD BUILDING SETBACK OF 30' IN LIEU OF THE REQUIRED 40' PER SECTION 1B02 OF THE B.C.Z.R.

TO ALLOW A FRONT YARD BUILDING SETBACK OF 29' IN LIEU OF THE REQUIRED 40' PER SECTION 1B02 OF THE B.C.Z.R.

TO ALLOW A SIDE STREET BUILDING SETBACK OF 19' IN LIEU OF THE REQUIRED 40' PER SECTION 1B02 OF THE B.C.Z.R.



#### Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286 Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

December 18, 2006

# ZONING DESCRIPTION NEALE PROPERTY 2 Murray Hill Circle Baltimore County, Maryland

All that piece or parcel of land situate, lying and being in the Ninth Election District, Second Councilmanic District of Baltimore County, Maryland and described as follows to wit:

Beginning for the same at the intersection of the centerlines of Murray Hill Road and Murray Hill Circle, thence running northeasterly along the centerline of Murray Hill Circle 202 feet to intersect the centerline of an alley, running thence westerly along the centerline of said alley 15 feet, thence running,

- 1) South 36 degrees 25 minutes 00 seconds West 109.01 feet,
- 2) Curve to the right Radius of 286.07 feet Length of 48.73 feet,
- 3) Curve to the right Radius of 20 feet Length of 36.08 feet,
- 4) Curve to the left Radius of 55.00 feet Length of 11.52 feet,
- 5) North 36 degrees 25 minutes 00 seconds East 160.86 feet,
- 6) South 53 degrees 35 minutes 00 seconds East 140.00 feet, to the point of beginning.

Containing 0.51 Acres of land, more or less.

Note: This description only satisfies the requirements of the Office of Zoning and is not to be used for the purposes of conveyance.

#### 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: #07-306-A

2 Murray Hill Circle
Corner of northwest and
northeast side Murray Hill
Circle at Murray Hill Road'
9th Election District
2nd Councilmanic District
Legal Owner(s): Thomas M.
and Barbara B. Neale
Variance: to permit a rear
yard setback of 30 feet,
front yard of 29 feet and
side street of 19 feet, all in
lieu of 40 feet.
Hearing: Thursday, March
1, 2007, at 11:00 a.m. in
Room 407, County Courts

WILLIAM J. WISEMAN, III Zoning Commissioner for Baltimore County

Building, 401 Bosley

Avenue, Towson 21204.

NOTES: (1) Hearings are Handlcapped 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 Zon-Ing Review Office at (410) 887-3391.
2/124 Feb. 8 124165

CERTIFICATE OF PUBLICATION

<del></del>
2/8,2007
THIS IS TO CERTIFY, that the annexed advertisement was published
n the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on <u>al8</u> ,2007.
The Jeffersonian Arbutus Times Catonsville Times Towson Times Owings Mills Times NE Booster/Reporter North County News

LEGAL ADVERTISING

J. Wilking

## DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

#### ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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.

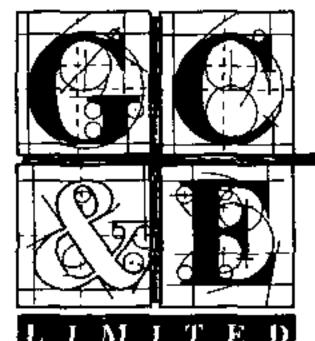
For Newspaper Advertising:
Item Number or Case Number: <u>07-306-9</u>
Petitioner: THOMAS & BARBARA NEALE
Address or Location: Z MURRAY HILL CIRCLE
PLEASE FORWARD ADVERTISING BILL TO:
Name: THOMAS & BARBARA HEALE
Address: Z MURRAY HILL CIRCLE
BALTIMORE, MD ZIZIZ
Telephone Number: 410-823-4470

Revised 7/11/05 - SCJ

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	PT ACCOUNT I		YELLOW - CUSTOMER
RE COUNTY A	BUDGET & FINAL		PANK - AGENCY
BALTIMO	OFFICE OF MISCELL	FOR:	DISTRIBUTION WHITE - CASHIER

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#### Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286 Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

#### **CERTIFICATE OF POSTING**

RE: CASE# 07-306-A
PETITIONER/DEVELOPER:
Thomas M. & Barbara B. Neale
DATE OF HEARING: March 1, 2007

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

**ATTENTION: KRISTEN MATTHEWS** 

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

2007

Ó

February

POSTED ON:

LOCATION:

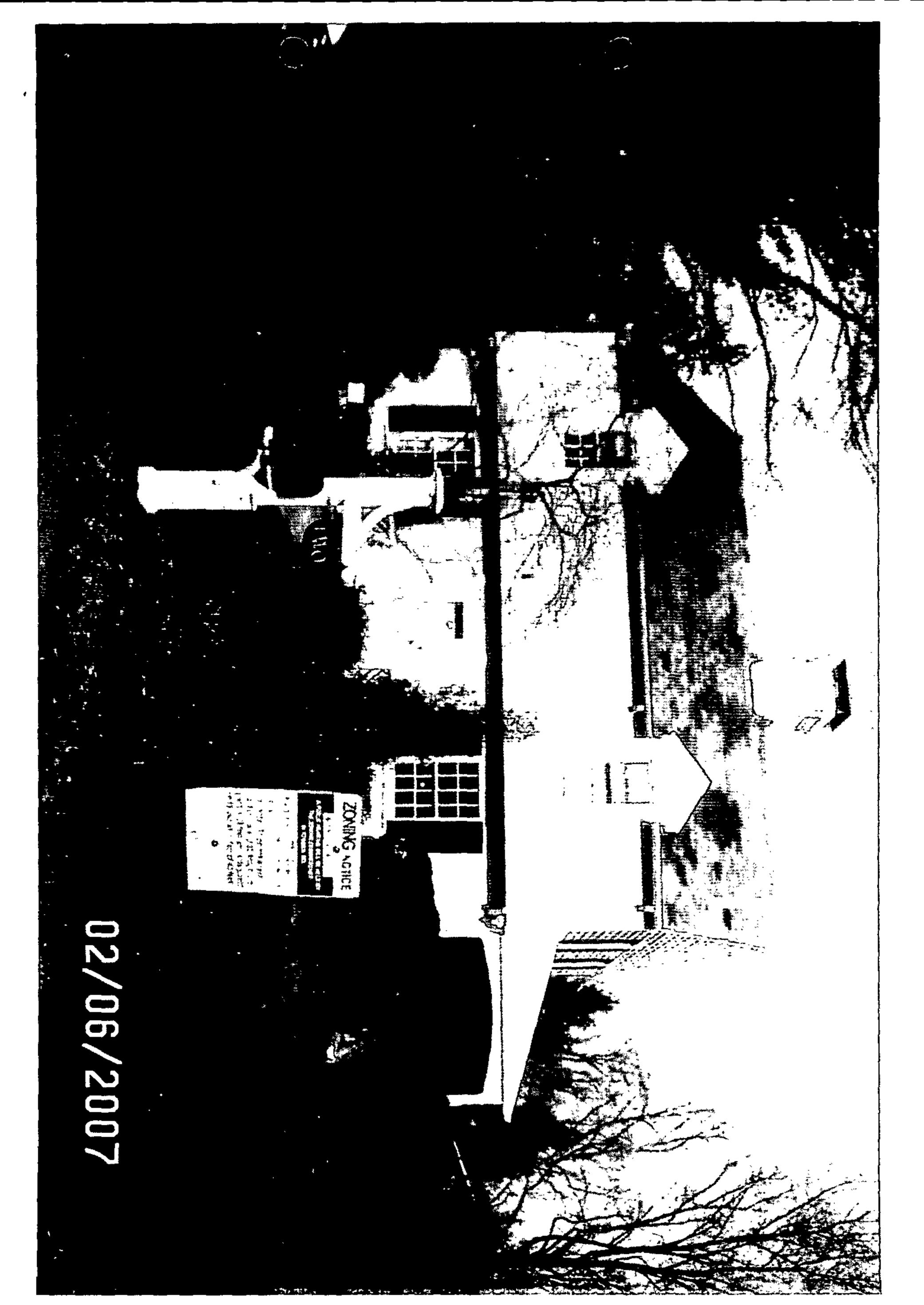
2 Murray Hill Circle

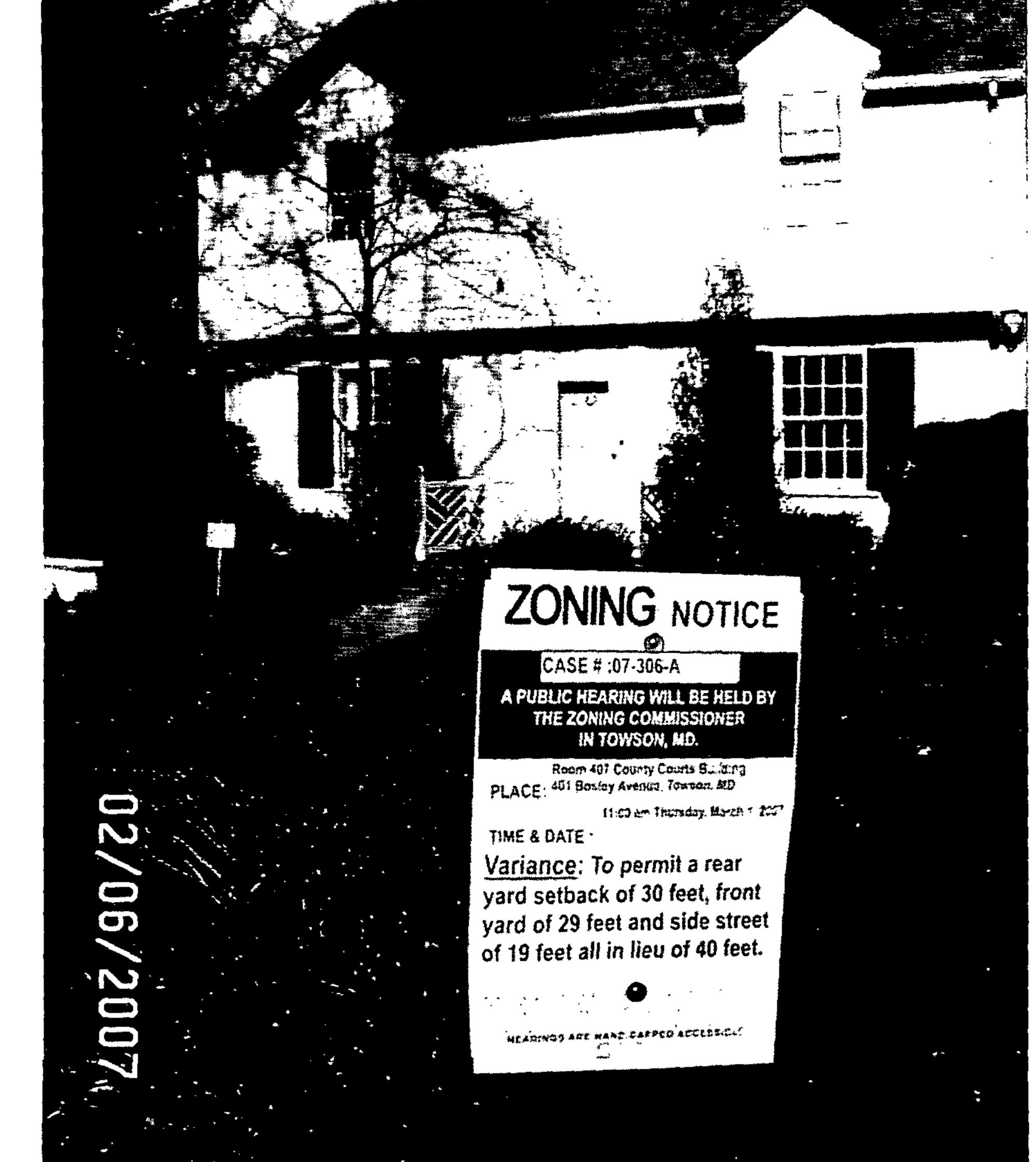
(see page 2 for full size photo)

SIGNATURE OF SIGN-POSTER

John J. Dill

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX





# ZONING NOTCE

CASE #:07-306-A

A PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER IN TOWSON, MD.

Room 407 County Courts Building PLACE: 401 Bosley Avenue, Towson, MD

11:00 am Thursday, March 1, 2007

TIME & DATE:

Variance: To permit a rear yard setback of 30 feet, front yard of 29 feet and side street of 19 feet all in lieu of 40 feet.

POSTEDOMENTO DELETTO WEATHER OF ROMANTIONS EN

COUNTRIES DAY DEPORE THE SOMEDIMENT



JAMES T. SMITH, JR. County Executive

January 2017 M. Kotroco, Director
Department of Permits and
Development Management

#### **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: 07-306-A

2 Murray Hill Circle
Corner of northwest and northeast side Murray Hill Circle at Murray Hill Road.
9<sup>th</sup> Election District – 2<sup>nd</sup> Councilmanic District
Legal Owner(s): Thomas M. and Barbara B. Neale

Variance To permit a rear yard setback of 30 feet, front yard of 29 feet and side street of 19 feet, all in lieu of 40 feet.

Hearing: Thursday, March 1, 2007 at 11:00 a.m. in Room 407 in the County Courts Building, 401 Bosley Avenue, Towson 21204.

Timothy Kotroco

Director

TK:amf

C: Thomas M. and Barbara B. Neale 2 Murray Hill Circle Baltimore 21212

Bruce Doak Gerhold, Cross & Etzel 320 Towsontowne Boulevard Towson 21286

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, FEBRUARY 8, 2007.

- (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.

PATUXENT PUBLISHING COMPANY TO:

Thursday, February 8, 2007 Issue - Jeffersonian

Please forward billing to:

Thomas and Barbara Neale

410-823-4470

2 Murray Hill Circle Baltimore, MD 21212

#### 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: 07-306-A

2 Murray Hill Circle

Corner of northwest and northeast side Murray Hill Circle at Murray Hill Road.

9<sup>th</sup> Election District – 2<sup>nd</sup> Councilmanic District

Legal Owner(s): Thomas M. and Barbara B. Neale

Variance To permit a rear yard setback of 30 feet, front yard of 29 feet and side street of 19 feet, all in lieu of 40 feet.

Hearing: Thursday, March 1, 2007 at 11:00 a.m. in Room 407 in the County Courts Building,

401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN III

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.



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

February 22, 2007

Thomas M. Neale Barbara B. Neale 2 Murray Hill Circle Baltimore, MD 21212

Dear Mr. and Mrs. Neale:

RE: Case Number: 07-306-A, 2 Murray Hill Circle

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 3, 2007.

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.

Supervisor, Zoning Review

U. Cal Robal)

WCR:amf

Enclosures

c: People's Counsel

Bruce Doak Gerhold, Cross & Etzel 320 E. Towsontowne Blvd Towson 21286

BW 3/1

#### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

**DATE:** January 25, 2007

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

**SUBJECT:** 

2 Murray Hill Circle

**INFORMATION:** 

**Item Number:** 

7-306

**Petitioner:** 

Barbara and Thomas Neale

Zoning:

DR 2

Requested Action:

Variance

The property in question is within the Ruxton Riderwood Lake Roland Design Review area. Requested variances are for a rear yard setback of 30 feet, a front yard setback of 29 feet and a side street setback of 19 feet in lieu of the required 40 feet. The proposed additions include a breakfast room, screened porch, an enclosed entryway, a two-story addition and a two-car garage attached via a covered exterior walkway. The existing square footage including the garage is 2359 square feet and the proposed addition including the garage is 1059 square feet.

The additions are less than 50% of the floor area of the existing dwelling and will not be referred for review to the Design Review Panel. The petitioner has submitted architectural elevation drawings prepared by Melville Thomas Architects dated November 29, 2006, which show the existing and proposed additions/ exterior alterations.

#### **SUMMARY OF RECOMMENDATIONS:**

The architect is to be commended for the quality of the design of the new construction which will produce a high quality overall design that will enhance the property in question and the neighborhood.

The Office of Planning recommends approval of the requested variances provided the following occurs:

1. The existing vegetation should remain along the neighboring property line.

2. The additions are in accordance with the architectural elevation drawings prepared by Melville Thomas Architects dated November 29, 2006 with one minor change. Modify the garage doors to increase articulation (i.e. add additional panels).

For further information concerning the matters stated here in, please contact Diana Itter at 410-887-3480.

Reviewed by

**Division Chief:** AFK/LL: CM

#### Fire Department

700 East Joppa Road Towson, Maryland 21286-5500 Tel: 410-887-4500



#### **Baltimore County**

James T. Smith, Jr., County Executive John J. Hohman, Chief

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204 January 12, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: January 15, 2007

Item Number: 296 through 299 and 301 through/306/

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr. Fire Marshal's Office 410-887-4881 (C)443-829-2946 MS-1102F

cc: File





Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor

Robert L. Flanagan, Secretary Neil J. Pedersen, Administrator

#### MARYLAND DEPARTMENT OF TRANSPORTATION

Date: JANUARY 8, 2007

Ms. Kristen Matthews
Baltimore County Office Of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County

Item No. 7-306-A

2 MURRAY HILL GIRCLE NEALE PROPERTY

VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No.7-306-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

Engineering Access Permits

Division

SDF/MB

#### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

**TO:** 

Timothy M. Kotroco, Director

**DATE:** January 11, 2007

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

**SUBJECT:** 

Zoning Advisory Committee Meeting

For January 15, 2007

Item Nos. 07-294, 297, 298, 300, 301,

302, 303, and 306

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

DAK:CEN:clw

cc: File ·

ZAC-NO COMMENTS-01112007.doc

RE: PETITION FOR VARIANCE

2 Murray Hill Circle; Corner NW & NE/S

Murray Hill Circle at Murray Hill Road

9<sup>th</sup> Election & 2<sup>nd</sup> Councilmanic Districts

Legal Owner(s): Thomas & Barbara Neale

Petitioner(s)

- BEFORE THE
- ZONING COMMISSIONER
- \* FOR
- \* BALTIMORE COUNTY
- \* 07-306-A

#### ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and 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 10<sup>th</sup> day of January, 2007, a copy of the foregoing Entry of Appearance was mailed to, Bruce E. Doak, Gerhold, Cross & Etzel, Ltd, 320 E Towsontown Blvd, Towson, MD 21286, Representative for Petitioner(s).

RECEIVED

JAN 10 2007

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

morman

Per.....





#### Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation **BALTIMORE COUNTY** Real Property Data Search

Go Back View Map **New Search Ground Rent** 

**Account Identifier:** 

District - 09 Account Number - 0913553690

**Owner Information** 

Owner Name:

**NEALE THOMAS M** 

**NEALE BARBARA B** 

Use:

RESIDENTIAL

1) /13994/ 31

**Deed Reference:** 

Principal Residence:

YES

2)

**Mailing Address:** 

2 MURRAY HILL CIR

**Sub District** 

**BALTIMORE MD 21212-1025** 

**Location & Structure Information** 

Section

**Premises Address** 

2 MURRAY HILL CIR

Grid

24

Parcel

853

**Primary Structure Built** 

1939

Land:

Legal Description

LT 46 PT 47

2 MURRAY HILL CIR

MURRAY HILL Assessment Area

Plat No:

Plat Ref:

12/42

Special Tax Areas

Map

69

Town **Ad Valorem** 

Subdivision

Tax Class

**Enclosed Area** 2,067 SF

Block

**Property Land Area** .51 AC

**County Use** 04

**Stories** 

**Basement** YES

Type STANDARD UNIT

Lot

46

1/2 BRICK FRAME

Exterior

Value Information

Base Value Phase-in Assessments Value As Of

01/01/2005 150,300 245,490

07/01/2006

As Of 07/01/2007

Improvements: 296,680 348,780 Total: 446,980 594,270

545,172

As Of

594,270

**Transfer Information** 

Seller: CHENEY JOHN E IMPROVED ARMS-LENGTH Type:

**Preferential Land:** 

Seller: MICHAEL JOHN H

IMPROVED ARMS-LENGTH

Date: Deed1: Date:

Deed1:

Deed1:

Date:

08/30/1999 /13994/ 31

/ 9545/ 592

Price: Deed2: \$541,000

01/11/1993 Price:

\$319,000 Deed2:

Price:

Deed2:

**Exemption Information** 

07/01/2006

Partial Exempt Assessments County State Municipal

000

000

000

Class

07/01/2007

Tax Exempt: **Exempt Class:** 

Type:

Seller:

Type:

NO

**Special Tax Recapture:** 

# PLEASE PRINT CLEARLY

CASE NAME CASE NUMBER DATE

ETITIONER'S SIGN-IN SHEET

E- MAIL												
CITY, STATE, ZIP	BACTIMDRE, MD 21212	34 (+, M) Q120%										
ADDRESS	2 MURRAY HILLGIECLE	Tool chades Rise R.R.										
NAME	BARBARA B. NEALE	Kris Calp.										



JAMES T. SMITH, JR. County Executive

WILLIAM J. WISEMAN III

Zoning Commissioner

March 7, 2007

Thomas M. and Barbara B. Neale 2 Murray Hill Circle Baltimore MD 21212

**RE: PETITION FOR VARIANCE** 

(2 Murray Hill Circle)

9<sup>th</sup> Election District — 2<sup>nd</sup> Council District
Thomas M. and Barbara B. Neale, Petitioners

Case No. 07-306-A

Dear Mr. and Mrs. Neale:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted with restrictions in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

WJW:pz Enclosure

c: Bruce Doak, Gerhold, Cross & Etzel, Ltd., 320 E. Towsontown Blvd., Suite 100 Towson, MD 21286

#### (SIGN IN SHEETS - OPPORTUNITY TO SIGN) - (RECORDER)

Good Morning – My name is Bill Wiseman, I am the Zoning Commissioner for Baltimore County and I've been assigned to hear your case pursuant to Art. 32 of the Baltimore County Code. THESE PROCEEDINGS ARE BEING RECORDED

FOR THE RECORD, THIS IS A PUBLIC HEARING ON case number 07-306-A.
This is a Petition for Variance
Special Hearing
Special Exception
filed by homes Male (Bar vara Walk for property located at
2 AURRAY HILL GRELE and zoned DR 2.
"Read language from file"
The Code requires that notice of today's hearings be provided to neighbors and interested
parties by the posting of a sign on the property for at least 15 days prior to the hearing. The sign
was posied \alpha \begin{align*} \alph
an approved sign poster and shows the time, date, place and subject matter of the hearing.
The Code further requires that notice be placed in a newspaper of general circulation, in this
case the Jeffersonian, and the file contains the requisite certification of publication.
V I TÜFDEFODE FIND TELAT MIER DOCTING AND MOTOR
I THEREFORE FIND THAT THE POSTING AND NOTICE REQUIREMENTS HAVE BEEN SATISFIED
IF ATTORNEYS PRESENT, HAVE THEM IDENTIFY THEMSELVES; ASK IF
THERE ARE ANY PRELIMINARY MATTERS
LOOK AROUND ROOM – AND ASK – IS ANYONE HERE APPEARING IN
OPPOSITION TO THE REQUEST?
NO PROTESTANTS: For the record, no one is here in opposition to the request. Mr./Ms.
since there is no opposition, if you want to make AN
INFORMAL PROFFER of the testimony and evidence, you're welcome to do so.

IF PROTESTANTS: This is your opportunity to come forward and have a seat at the table. You will be able to see and hear better, so come forward and I have a sign-in sheet here for you to sign so that we can mail you a copy of the decision in this case.

EXPLAIN PROCESS:
First the owner of the property will have an opportunity to present testimony and evidence regarding therequest for the property at
Listen carefully, if you have any questions that you want to ask of any witness who testifies, I give you an opportunity to do so.
Once Petitioner is finished putting forward their testimony, and you've had an opportunity to ask questions, you will be given an opportunity to present testimony and evidence for me to consider in this request. I'll tell you when it's appropriate to asl questions and when it's appropriate to testify – help you along as we proceed.
PRESENT CASE
SWEAR WITNESS – NAME AND ADDRESS – HAVE A SEAT
All right Mr./Ms, please proceed with your case
TO PROTESTANTS: Do you have any questions about the testimony that Mr./Ms.  just gave? I don't want to hear any testimony from you at this point, but if you would like to ask him/her any questions go ahead.
CLOSE OF PETIONERS CASE: This is your opportunity to tell me why you might be opposed to this Where do you live? How long have you lived there? What is it about the that bothers you/or what would you like tell me about this case.
CONCLUSION: ALRIGHT – THANK YOU. THIS WILL CONCLUDE THE MATTER. THANK YOU FOR ATTENDING
I'm not prepared to make a decision here and now.
I want some time to think about the evidence presented – might want to look at the property
Hopefully, within a few weeks, I'll issue a written decision in the case
If you do not like my decision, YOU HAVE A RIGHT TO APPEAL TO THE Board of

Appeals. This must be done within 30 days from date of my Order.

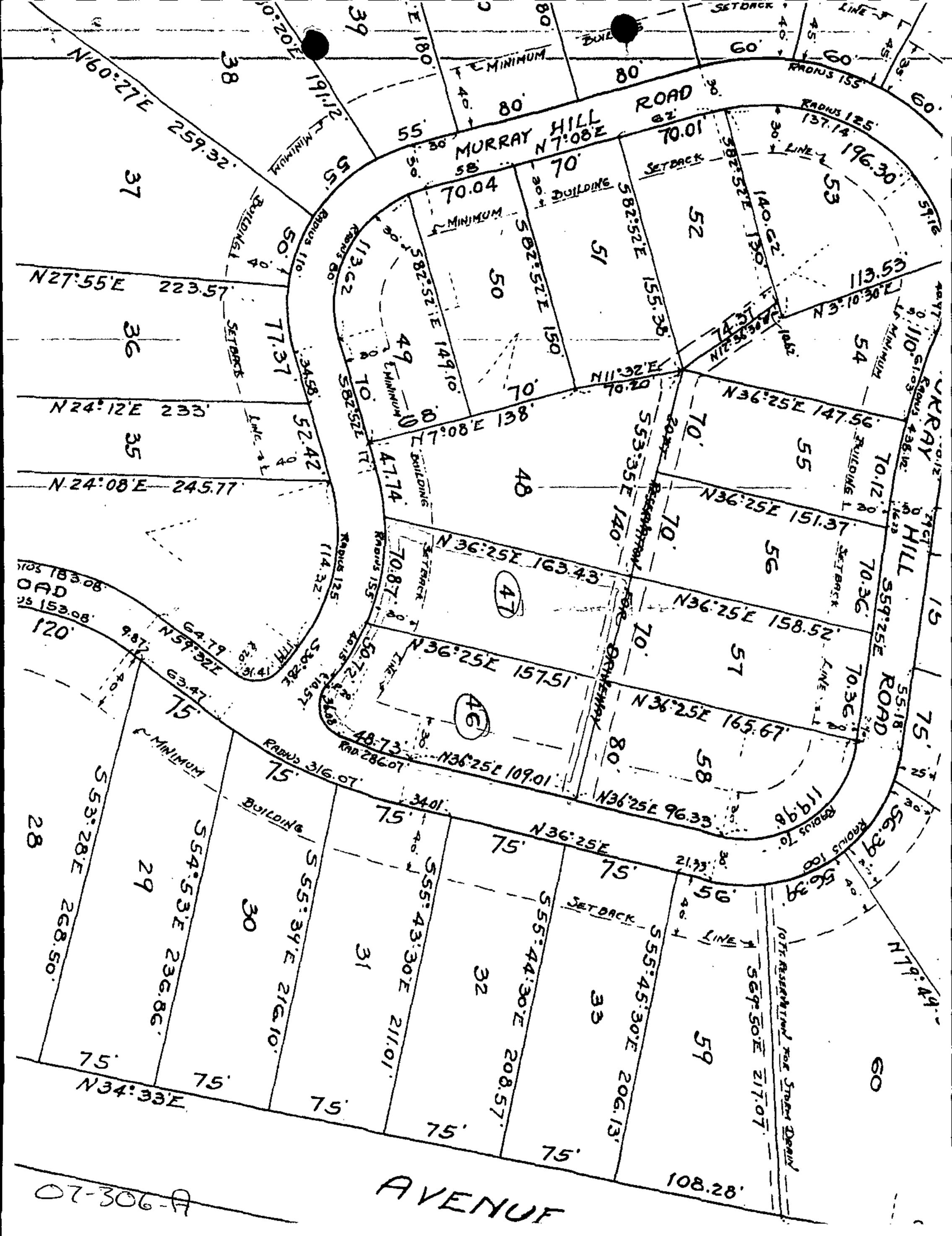
Case No.: 07-306 A 2 MURRAY HILL GRELE

#### **Exhibit Sheet**

#### Petitioner/Developer

#### Protestant

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No. 1	SITE PLAN	
No. 2	Subdivisor Plat	
No. 3	GIS PHOto	
No. 4	Many Hill Commits Assoc.	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



## Jane M. Bayer President, Murray Hill Community Association

33 Murray Hill Circle Baltimore, Maryland 21212 410-377-6258

Mr. and Mrs. Thomas Neale 2 Murray Hill Circle Baltimore, Maryland 21212

Dear Tom and Barbara,

The Murray Hill Architectural Committee has reviewed your plans for home improvements and additions. The committee unanimously approves these plans. We look forward to watching the construction and to seeing the completion of what we think are wonderful improvements. Good luck.

Sincerely,

Jane M. Bayer


President


Murray Hill Community Association


PETITIONER'S


EXHIBIT NO.


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PETITIONER'S