

IN RE: PETITION FOR ADMIN. VARIANCE

SW side of Black Road, 4080 feet +/-

NW of Falls Road

5th Election District

3rd Councilmanic District

(3027 Black Rock Road)

Hans Michael Hurdle and Cynthia J. Cootauco

Petitioners

*

BEFORE THE

*

DEPUTY ZONING

*

COMMISSIONER

*

FOR BALTIMORE COUNTY

*

Case No. 08-328-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Hans Michael Hurdle and Cynthia J. Cootauco for property located at 3027 Black Rock Road. The variance request is from Section 1A01.3.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a height as high as 45 feet in lieu of the allowed 35 feet for a dwelling addition. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. In 2004, the Petitioners purchased the irregularly shaped 11.5 acre lot which contains a main residence, tenant house and barn. It is their intention to construct an addition connecting the main house to the tenant house thus reducing the dwelling units on the property from two to one. The addition will be three stories high and similar in height to the barn and silos located on the immediately neighbor's property known as 3115 Black Rock Road. The barn is at least 45 feet high and the silos well above 45 feet high as shown on the photographs submitted with the petition. The closest adjoining neighbor is over 1,000 feet away.

The Petitioners provided letters of support from their neighbors residing at 3029 Black Rock Road, 3023 Black Rock Road, 3021 Black Rock Road and 3115 Black Rock Road.

ORDER RECEIVED FOR FILING

2.25.08

pm

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on February 3, 2008 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 25th day of February, 2008 that a variance from Section 1A01.3.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a height as high as 45 feet in lieu of the allowed 35 feet for a dwelling addition is hereby GRANTED, subject to the following:

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, for whatever reason, this Order is reversed, the Petitioners would be

ORDER RECEIVED FOR FILED
2-25-08
P3

required to return, and be responsible for returning, said property to its original condition.

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



THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING



2-25-08

By





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property
located at 3027 Black Rock Road
which is presently zoned RC2

Deed Reference: 20889 / 001 Tax Account # 1600009486

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)

See attached

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 Administrative 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:

J. Neil Lanzi, Esquire

Name - Type or Print

Signature

J. Neil Lanzi, P.A.

Company

409 Washington Ave Ste 617 410-296-0686

Address

Telephone No.

Towson MD 21204

City

State

Zip Code

Legal Owner(s):

Hans Michael Hurdle

Name - Type or Print

Signature

Cynthia J. Cootauco

Name - Type or Print

Signature

3027 Black Rock Road 410-237-5314

Address

Telephone No.

Reisterstown MD 21136

City

State

Zip Code

Representative to be Contacted:

J. Neil Lanzi, Esquire

Name

409 Washington Avenue, Ste 617 410-296-0686

Address

Telephone No.

Towson, 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.

08-328-A

Reviewed By

JCM

Date

REV 7/20/07

Estimated Posting Date

SPRING RECEIVED FOR FILING

2-25-08

PM

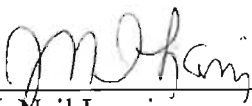
Petition for Variance

Hans-Michael Hurdle and Cynthia J. Cootauco, property owners/petitioners, hereby petition for the following variance for their property known as 3027 Blackrock Road, Parcel 164, Tax Map 32, Baltimore County, Maryland.

1. Variance to allow a height as high as 45 feet in lieu of the required 35 feet per Section 1A01.3A of the BCZR for a dwelling addition.

2. The basis for the variance relief is that special circumstances exist that are peculiar to this property and strict compliance with the Baltimore Count Zoning Regulations will result in practical difficulty for Petitioners. Specifically, in 2004, Petitioners purchased this irregularly shaped 11.5 acre lot which contains a main residence, tenant house and barn. It is the Petitioner's intention to construct an addition connecting the main house to the tenant house thus reducing the dwelling units on the property from two to one. The addition will be three stories high and is similar in height to the barn and silos located on the immediate neighbor's property known as 3115 Blackrock Road. The barn is at least 45 feet in height and the silos well above 45 feet high as shown on the photograph exhibit attached to this Petition. In light of the uneven grading and to follow the spirit of the regulations on determining height while matching the building plans, Petitioner is requesting the variance for a height of 45 feet. The closest adjoining neighbor is over 1,000 feet away.

In conclusion, the existing conditions of the property, including the existing barn and tenant house confirm that strict compliance with the BCZR with regard to the height variance would result in practical difficulty and the granting of the requested variance will be in strict harmony with the spirit and intent of the zoning regulations without causing substantial injury to the public health, safety and general welfare of the neighborhood. Strict compliance with the height requirements under today's regulations and the denial of the variance requested would deny Petitioner a reasonable and significant use of their properties intended purpose as a residence. The uniqueness of this property with the existing structures and the resulting practical difficulty warrant the granting of the variance requested as within the spirit and intent of the Baltimore County Zoning Regulations.



J. Neil Lanzi
J. Neil Lanzi, P.A.
409 Washington Avenue, Suite 617
Towson, MD 21204
410-296-0686

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 3027 Black Rock Road
Address
Reisterstown MD 21136
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):

See attached

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

Hans Michael Hurdle

Name - Type or Print

Signature

Cynthia J. Cootauco

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of January, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Maryland Hans Michael Hurdle and Cynthia J. Cootauco
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires

4-1-2008

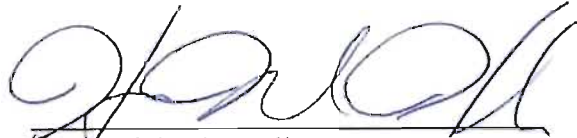
Affidavit in Support of Administrative Variance

The undersigned, Hans Michael Hurdle and Dr. Cynthia Cootauco, under penalties of perjury, attest to the Zoning Commissioner for Baltimore County, state the information herein and given below is within our personal knowledge and we are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

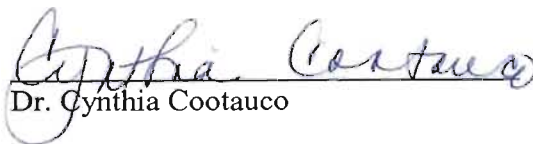
The undersigned are the current property owners of the property known as 3027 Blackrock Road, Parcel 164, Tax Map 32, Baltimore County, Maryland.

Based upon personal knowledge, the following are the facts upon which we base the request for an administrative variance at the above address:

We purchased the property known as 3027 Blackrock Road in Baltimore County, Maryland in 2004. The property consists of approximately 12 acres and is improved with an old farmhouse constructed in 1951. In addition to the farmhouse, there is a tenant house and a barn. It is our intention to connect the main house with the tenant house with an addition thus reducing the number of residences on our property from two to one. The proposed addition will be approximately three stories high and is similar in height to our adjoining neighbor's (3115 Blackrock Road) barn and two silos. The barn is at least 45 feet high and the silos are well in excess of 45 feet in height. Our property is irregular in shape and has uneven topography. The current zoning regulations would cause us extreme hardship and practical difficulty in the event the variance is not granted. The matters and facts hereinabove set forth are true and correct to the best of our knowledge and belief.



Hans Michael Hurdle



Dr. Cynthia Cootauco

STATE OF MARYLAND, COUNTY OF Montgomery TO WIT:

I, the undersigned, do hereby certify that I am a duly commissioned, qualified, and authorized Notary Public in and for the aforesaid State and that Hans Michael Hurdle, personally appeared before me this day within the territorial limits of my authority and executed said document after the contents thereof had been read and duly explained and acknowledged that the execution of said instrument was the free and voluntary act and deed of said Hans Michael Hurdle for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my Hand and affixed my official Seal this 22 day of January, 2008.



Notary Public

My Commission Expires: 4-1-2008

STATE OF MARYLAND, COUNTY OF Montgomery TO WIT:

I, the undersigned, do hereby certify that I am a duly commissioned, qualified, and authorized Notary Public in and for the aforesaid State and that Dr. Cynthia Cootauco, personally appeared before me this day within the territorial limits of my authority and executed said document after the contents thereof had been read and duly explained and acknowledged that the execution of said instrument was the free and voluntary act and deed of said Dr. Cynthia Cootauco for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my Hand and affixed my official Seal this 22 day of January, 2008.



Notary Public

My Commission Expires: 4-1-2008

P.O. BOX 26
BALDWIN, MD 21013
(410) 817-4600
FAX (410) 817-4602

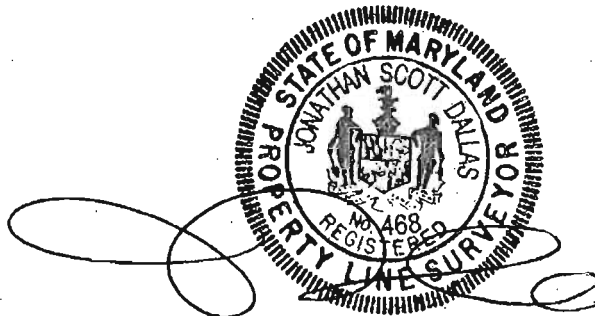
ZONING DESCRIPTION
#3027 BLACK ROCK ROAD

BEGINNING for the same at a point in the center of Black Rock Road, at the distance of 4080'± northwest of the west side of Falls Road, thence binding on the center of Black Rock Road (1) **North 43 degrees 33 minutes West 30.30 feet**, thence leaving said road and running the following ten courses and distances: (2) **South 54 degrees 35 minutes West 581.13 feet** (3) **North 85 degrees 45 minutes 10 seconds West 341.47 feet** (4) **South 56 degrees 41 minutes 20 seconds West 649.70 feet** (5) **South 53 degrees 04 minutes 08 seconds West 281.15 feet** (6) **South 25 degrees 00 minutes 10 seconds East 527.68 feet** and (7) **North 83 degrees 31 minutes 54 seconds East 429.33 feet** (8) **North 26 degrees 14 minutes West 36.61 feet** (9) **North 4 degrees 44 minutes West 83.53 feet** (10) **North 3 degrees 46 minutes East 338.23 feet** (11) **North 20 degrees 16 minutes West 95.58 feet** and (12) **North 54 degrees 35 minutes East 1211.17 feet** to the place of beginning.

CONTAINING 501371 square feet or 11.51 acres of land, more or less.

BEING that parcel of land which by deed dated October 21, 2004 and recorded among the Land Records of Baltimore County in Liber S.M. 20889 folio 001 ect. was conveyed by Margot M. Rawlings to Hans-Michael E. Hurdle and Cynthia J. Cootauco, husband and wife .

Note: above description is for zoning purposes only.



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. 09294

Date: 01-24-08

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			650				65.-

Total: 65.-

Rec
From: H. HURDLE

For: 08-328-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME
 1/24/2008 1/24/2008 10:45:00
 RECEIPT # 431467 1/24/2008 0814
 5' 508 ZIMMER IDENTIFICATION
 09294
 Reqt Tot: \$45.00
 \$45.00 07 \$45.00 TA
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

DATE: 02/03/08

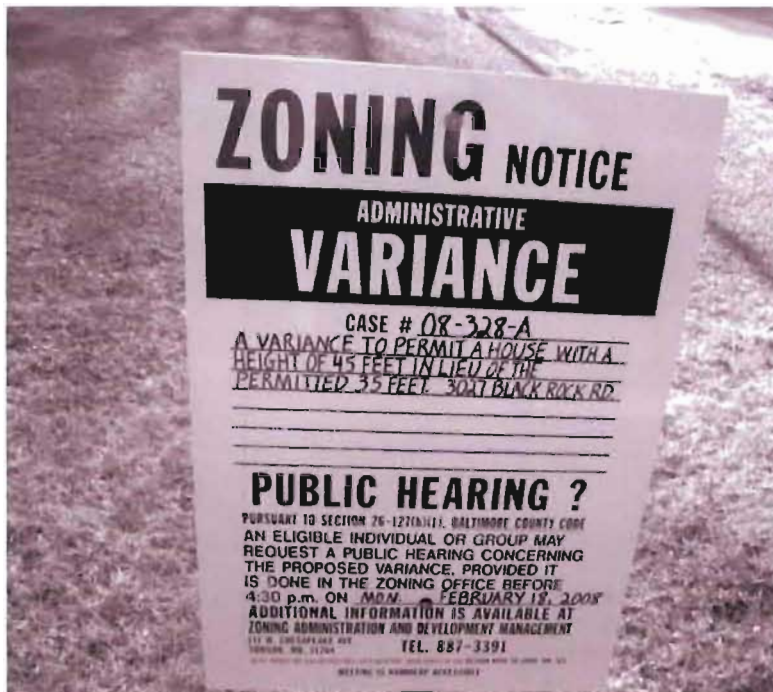
Case Number: 08-328-A

Petitioner / Developer: J. NEIL LANZI, P.A. ~ HANS HURDLE

Date of Hearing (Closing): FEBRUARY 18, 2008

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
3027 BLACK ROCK ROAD

The sign(s) were posted on: 02/03/08



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 328 -A Address 3027 BLACK ROCK Rd.

Contact Person: J. MERREY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1.24.08 Posting Date: 2.3.08 Closing Date: 2.18.08

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 08- 328 -A Address 3027 BLACK ROCK Rd.
Petitioner's Name HANS HURDLE Telephone 410-237-5314
Posting Date: 2.3.08 Closing Date: 2.18.08
Wording for Sign: A VARIANCE To Permit A House WITH A HEIGHT OF 45ft IN LIEU of The permitted 35ft.

WCR - Revised 6/25/04

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: # 328

Petitioner: Hans Hurdle

Address or Location: 3027 Black Rock Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: Hans Hurdle

Address: 3027 Black Rock Road
Reisterstown MD 21136

Telephone Number: 410-237-5314



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

February 18, 2008

J. Neil Lanzi, Esquire
409 Washington Avenue, Suite 617
Towson, MD 21204

Dear Mr. Lanzi:

RE: Case Number: 08-328-A, 3027 Black Road Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 24, 2008. This letter is not an approval, but only a **NOTIFICATION**.

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

WCR:amf

Enclosures

c: People's Counsel
Hans Michael Hurdle Cynthia J. Cootauco 3027 Black Rock Road Reisterstown 21136



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

February 11, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: February 04, 2008

Item Number: 325, 326, 328, 329, 330, 331, 332, 333, 334, 335, 336, 338, 339

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.

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4880 (C) 443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: February 7, 2008

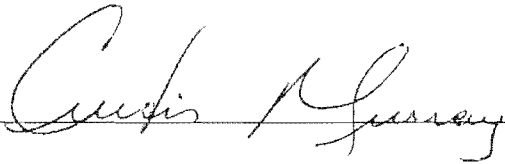
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-328- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Jessie Bialek in the Office of Planning at 410-887-3480.

Prepared By: _____



CM/LL



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: FEB. 4, 2008

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

RE: Baltimore County
Item No. 8-328-A
3027 BLACK ROCK ROAD
COOTALCO PROPERTY
ADMINISTRATIVE 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. 8-328-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,

A handwritten signature in black ink, appearing to read "Michael P. Bailey".

Foster Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development
Management

DATE: February 7, 2008

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For February 11, 2008
Item Nos. 07-456, 08-325, 326, 328, 329,
330, 331, 333, 334, 335, 336, 338, and 339

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- 02072008.doc

Mr. Truptun C. Houston
Mrs. Susan W. Houston
3029 Blackrock Road
Reisterstown, MD 21136

January 20, 2008

William J. Wiseman, III, Zoning Commissioner
County Courts Building
401 Bosley Ave, Ste 405
Towson, MD 21204

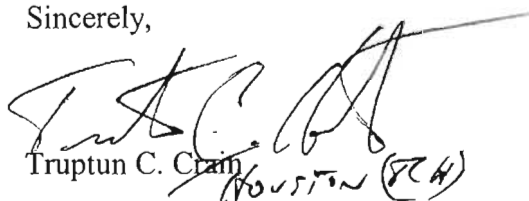
Re: 3027 Blackrock Road

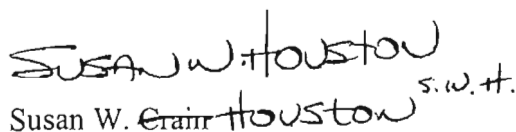
Dear Mr. Wiseman:

We are the owners of the property known as 3029 Blackrock Road. It is our understanding the Hans Hurdle and Cynthia Cootauco, owners of the property known as 3027 Blackrock Road have filed for an administrative variance for an addition to their farmhouse located on their property. The farmhouse has existed since the early 1950s and by this letter; we hereby confirm our support of the zoning relief requested by Mr. Hurdle and Dr. Cootauco for their property.

Thank you for your consideration.

Sincerely,


Truptun C. Houston (TCH)


Susan W. Houston S.W.H.

Mr. Franklin C. Eck, Jr.
3023 Blackrock Road
Reisterstown, MD 21136

January 20, 2008

William J. Wiseman, III, Zoning Commissioner
County Courts Building
401 Bosley Ave, Ste 405
Towson, MD 21204

Re: 3027 Blackrock Road

Dear Mr. Wiseman:

I am the owner of the property known as 3023 Blackrock Road. It is my understanding the Hans Hurdle and Cynthia Cootauco, owners of the property known as 3027 Blackrock Road have filed for an administrative variance for an addition to their farmhouse located on their property. The farmhouse has existed since the early 1950s and by this letter; I hereby confirm our support of the zoning relief requested by Mr. Hurdle and Dr. Cootauco for their property.

Thank you for your consideration.

Sincerely,


Franklin C. Eck, Jr.

Dr. Robert J. Brumback
Mrs. Jennifer A. Brumback
3021 Blackrock Road
Reisterstown, MD 21136

January 20, 2008

William J. Wiseman, III, Zoning Commissioner
County Courts Building
401 Bosley Ave, Ste 405
Towson, MD 21204

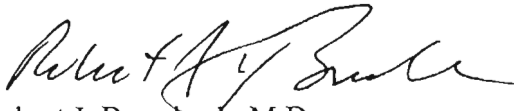
Re: 3027 Blackrock Road

Dear Mr. Wiseman:

We are the owners of the property known as ~~3021 Blackrock Road~~. It is our understanding the Hans Hurdle and Cynthia Cootauco, owners of the property known as 3027 Blackrock Road have filed for an administrative variance for an addition to their farmhouse located on their property. The farmhouse has existed since the early 1950s and by this letter; we hereby confirm our support of the zoning relief requested by Mr. Hurdle and Dr. Cootauco for their property.

Thank you for your consideration.

Sincerely,



Robert J. Brumback, M.D.



Jennifer A. Brumback

Mr. Davison R. Dulin
Mrs. Lucie E. Dulin
3115 Blackrock Road
Reisterstown, MD 21136

January 20, 2008

William J. Wiseman, III, Zoning Commissioner
County Courts Building
401 Bosley Ave, Ste 405
Towson, MD 21204

Re: 3027 Blackrock Road

Dear Mr. Wiseman:

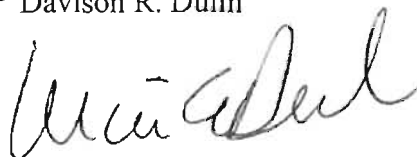
We are the owners of the property known as 3115 Blackrock Road. It is our understanding the Hans Hurdle and Cynthia Cootauco, owners of the property known as 3027 Blackrock Road have filed for an administrative variance for an addition to their farmhouse located on their property. The farmhouse has existed since the early 1950s and by this letter; we hereby confirm our support of the zoning relief requested by Mr. Hurdle and Dr. Cootauco for their property.

Thank you for your consideration.

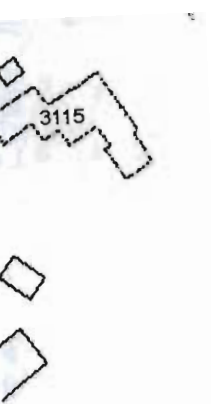
Sincerely,



Davison R. Dulin



Lucie E. Dulin



580

3 CD

580 032C1

600

1900000660

616.3

610

613.7

620

NW 23-G

615.7
616.2

RC 2

626.6

3027

634.4

3027

631.1

SITE

630

640

650

660

670

1600009486

672.1

664.9

Flood
Zone X

0523050629

Lech Raven
Hydrology 100
Foot Stream Buffer

670

680

650

655.9

660.1

1600007017

220002207





3



4











9.





12.



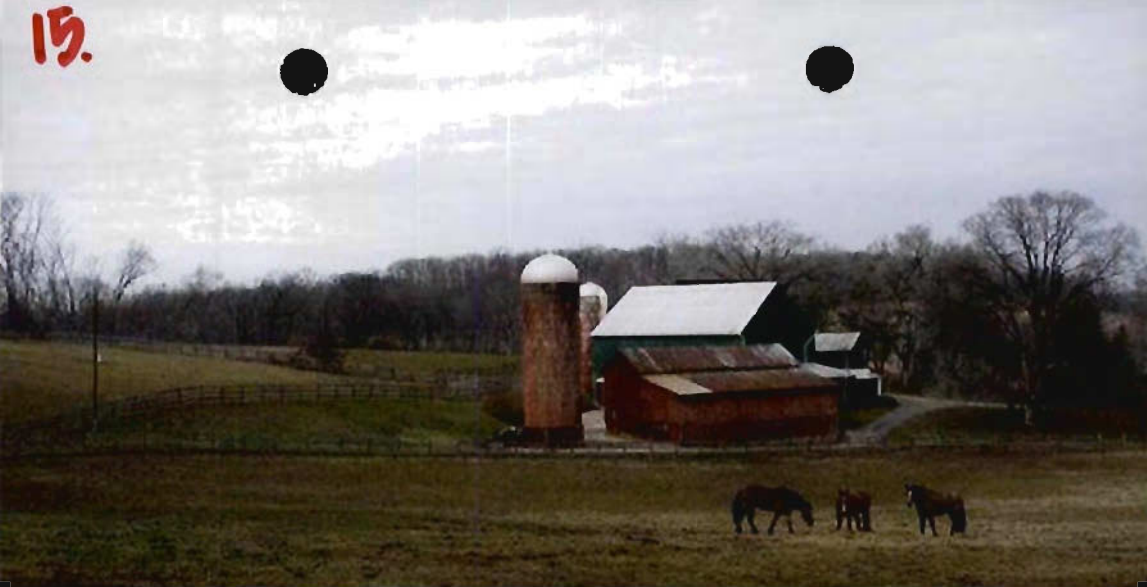
13.



14.



15.





- NOTES:**
- 1. OWNERSHIP:**
HANS MICHAEL E. HURDLE AND
CYNTHIA J. COOTAUCO
3027 BLACK ROCK ROAD
REISTERSTOWN MD, 21136
PHONE: (410) 409-1960
 - 2. PROPERTY INFORMATION:**
TAX MAP 32 GRID 5 PARCEL 164
3. TAX ACCOUNT NO. 1600009486
4. AREA OF SUBJECT SITE: 11.51 AC.± OR 50137\ S.F.±
5. DEED REFERENCE: 20889-01
6. SITE LIES IN FLOOD ZONE C PER F.I.R.M. 240010-0100B.
7. PRIVATE WELL AND SEPTIC SYSTEM.
8. EXISTING ZONING OF SITE RC2 (NO KNOWN ZONING HISTORY)
9. SITE IS NOT IN CBCA.
10. NOT A HISTORIC DWG. OR PROPERTY.
11. TOPOGRAPHY SHOWN HEREON PER BALTIMORE COUNTY.
(AS SUPPLIED BY OWNER)

***SITE PLAN TO ACCOMPANY PETITION
FOR ZONING VARIANCE
#3027 BLACK ROCK ROAD
5TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
SCALE 1"=100' DECEMBER 2007***