

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
S East of Greenspring Avenue, 10 feet		
South of c/l Baublitz Road	*	DEPUTY ZONING
4 th Election District		
2 nd Councilmanic District	*	COMMISSIONER
(12545 Greenspring Avenue)		
	*	FOR BALTIMORE COUNTY
Maureen Davis		
<i>Petitioner</i>	*	Case No. 08-523-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 owner of the subject property, Maureen Davis for property located at 12545 Greenspring Avenue. The variance request is from Section 1A04.3.B.2.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a 44 foot side yard setback and 62 foot setback to the c/l of a road that connects with a collector road in lieu of the required 50 feet and 100 feet, respectively, and to determined that there is no conflict with Section 1A04.3B. of the B.C.Z.R. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. Petitioner wishes to construct an addition and rebuilt garage. The lot was created prior to the implementation of the RC 5 zoning on the property. The current home is too small for the growing family. Approval of the administrative variance request is not in conflict with Section 1A04.3B. of the B.C.Z.R.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated May 29, 2008 which indicates that architectural elevation drawings should be submitted for review and approval prior to application of any building permit.

COPIES RECEIVED FOR FILING
 6-9-08
 [Signature]

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on May 15, 2008 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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 Petitioner.

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 9th day of June, 2008 that a variance from Section 1A04.3.B.2.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a 44 foot side yard setback and 62 foot setback to the c/l of a road that connects with a collector road in lieu of the required 50 feet and 100 feet, respectively, and to determined that there is no conflict with Section 1A04.3B. of the Baltimore County Zoning Regulations (B.C.Z.R.) is hereby GRANTED, subject to the following:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.

ORDER REVIEWED FOR FILING
6-9-08
m

2. Architectural elevation drawings shall be submitted to the Office of Planning for review and approval prior to the application of any building permit.

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

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6.9.08

By 



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property located at 12545 Greenspring Ave Owings Mills, MD 21117 which is presently zoned RL 5

Deed Reference: 9031 / 146 Tax Account # 04-10-000710
16015/15

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) 1A04.3B.2.a. (BCZR)

To permit an addition with a 44-foot side yard setback and 62-foot setback to the centerline of a road that connects with a collector road in lieu of the required 50-foot and 100-foot, respectively; and to determine that there is no conflict with Section 1A04.3B. BCZR.

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:

Name - Type or Print _____

Signature _____

Company _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Legal Owner(s):

MAZZEI Elizabeth Davis
Name - Type or Print _____

Signature _____

MAZZEI Davis
Name - Type or Print _____

Signature _____

12545 Greenspring Ave 410-591-5845
Address _____ Telephone No. _____

Owings Mills, MD 21117
City _____ State _____ Zip Code _____

Representative to be Contacted:

Robert L. Thomas
Name _____

584 Mineral Hill Rd. 443-340-7078
Address _____ Telephone No. _____

Eldersburg MD 21784
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. 2008-0523-A

Reviewed By D.T. Date 5/7/08

REV 7/20/07

Estimated Posting Date 5/18/08

FROM RECEIVED FOR FILING

6-9-08

pm

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/does not presently reside at 12545 Greenspring Ave
Address
Owings Mills Maryland 21117
City State Zip Code

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

The lot was created prior to RC-5 Zoning. The family is growing, and the house is too small to satisfy current owners.

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

Signature

Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6 day of MAY, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

MAUREEN DAVIS

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Robert A. Rittler
Notary Public

My Commission Expires

1/1/2010

Zoning Description for 12545 GREENSPRING AVE

BEGINNING for the same at a pipe 20 feet northeast of the center line of Greenspring Avenue (formerly Dover Road) and 20 feet South of the center line of Baublitz Road, said pipe being South 60 degrees 50 minutes 30 seconds East 33.13 feet from the beginning point described in a deed from Nikita Yaruta and wife to Cleveland F. Bull dated January 14, 1928, and recorded among the Land Records of Baltimore County in Liber W.H.M. No. 654, folio 220 etc., running thence along the northeast side of Greenspring Avenue right of way as now surveyed by magnetic bearings, South 25 degrees 09 minutes East 144.40 feet to a stake; thence by a line of division, North 72 degrees 22 minutes 30 seconds East 196.39 feet to a stake and to intersect the North 20 degrees 20 minutes West 260 foot line in a deed from Cleveland F. Bull to Thomas J. Rickle and wife dated July 5, 1957, and recorded among the aforesaid Land Records in Liber G.L.B. No. 3191, folio 229, etc.; thence binding on that deed, North 19 degrees 20 minutes West 105.45 feet to a pipe at the end of said line; thence continuing the same course and still binding on said deed, North 19 degrees 20 minutes West 4.55 feet to a stake 20 feet South of the center of Baublitz Road; thence running along the South side of the road right of way, South 81 degrees 16 minutes 30 seconds West 214.60 feet to the place of beginning; containing 0.589 Acres of land, more or less, according to a survey made by C. A. Myers, Surveyor, on October 23, 1963, Situate on the East side of Greenspring Avenue

The improvements thereon being known as 12545 Greenspring Avenue.

Located in the 4th Election District and 2nd Councilmanic District.

2008-0523-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No.

15325

Date:

5/12/08

PAID RECEIPT

BUSINESS ACTUAL TIME DFM
 5/12/08 5/12/08 14:30:27 2
 REG 4002 MAIL JEFF JEFF
 RECEIPT # 570003 5/12/2008 OFL
 5 520 ZONING VERIFICATION
 015325
 Recpt Tot 645.00
 645.00 03 8.00 CA
 Baltimore County, Maryland

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			1450				65.00
Total:								65.00

Rec
 From: DETAILED CONTRACTING LLC
 For: 2008-0523-A
12545 GREENSPRING AVE
D.T

DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

CERTIFICATE OF STING

RE: Case No.: 08-523-A

Petitioner/Developer:
DONNA THOMPSON / DAVIS
DETAILED CONTRACTING

Date of Hearing/Closing: 6/2/08

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

Attention:

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 at

12545 GREENSPRING AVE

The sign(s) were posted on 5/15/08
(Month/Day/Year)

Sincerely,

B. Ledden
(Signature of Sign Poster/Date)

BILL LEDDEN
(Printed Name)

SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784

410-781-4000



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 523 -A

Address 12545 GREENSPRING AVE.

Contact Person: DONNA THOMPSON
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 5/7/08

Posting Date: 5/18/08

Closing Date: 6/2/08

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- 523 -A

Address 12545 GREENSPRING AVE.

Petitioner's Name DAVIS

Telephone 410-581-5845

Posting Date: 5/18/08

Closing Date: 6/2/08

Wording for Sign: To permit an addition with a 44-foot side yard setback and 62-foot setback to the centerline of a road that connects with a collector road in lieu of the required 50-foot and 100-foot, respectively; and to determine that there is no conflict with Section 1A04.3B. BCZR.

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: 2008-0523-A

Petitioner: DAVIS

Address or Location: 12545 GREENSPRING AVE.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MS. MAUREEN E. DAVIS

Address: 12545 GREENSPRING AVE.

OWINGS MILLS, MD. 21117

Telephone Number: 410-581-5845

Revised 2/20/98 - SCJ



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.

County Executive

Maureen Davis

12545 Greenspring Ave.

Owings Mill, MD 21117

TIMOTHY M. KOTROCO, *Director*

Department of Permits and Development Management

June 2, 2008

Dear: Maureen Davis

RE: Case Number 2008-0523-A, Address: 2545 Greenspring Ave

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 7, 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:lnw

Enclosures

c: People's Counsel

Robert L. Thomas, 5814 Mineral Hill Rd., Eldersburg, MD 21784

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: May 21, 2008

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For May 26, 2008
Item Nos. 08-520, 521, 522, 523, 524,
525, 526, 527, 528, 532, 533, and 534

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

ZAC-05212008-NO COMMENTS
DAK:CEN:lrk
cc: File



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

May 20, 2008

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

ATTENTION: Zoning Review planners

Distribution Meeting of: May 19, 2008

Item No.: 518, 520-528, 530, and 532-534.
523

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.

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

Don W. Muddiman, Acting Lieutenant
Fire Marshal's Office
(Office) 410-887-4880
MS-1102F

cc: File



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

State Highway
Administration

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

Maryland Department of Transportation

Date: MAY 20, 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. 8-523-A
12345 GREENSPRING AVENUE
DAVIS 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. 8-523-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,

For ¹ 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

INTER-OFFICE CORRESPONDENCE

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

DATE: May 29, 2008

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

RECEIVED
JUN 04 2008
BY: _____

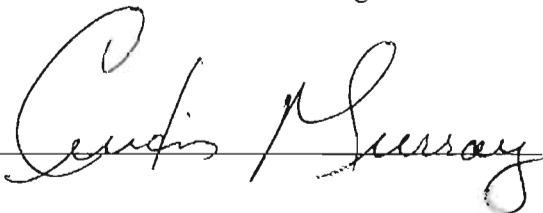
SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-523- Administrative Variance**

The property in question is an undersized RC 5 zoned lot improved with a two story brick and siding construction single-family dwelling. The requested variance is for a substantial addition and rebuilt garage.

SUMMARY OF RECOMMENDATIONS:

If the petition for administrative variance is granted, the Office of Planning requests review and approval of the architectural elevation drawings prior to application of any building permit.

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

Prepared By: 

CM/LL



2008-0523-A





Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw3.1)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 04 Account Number - 0410000710

Owner Information

Owner Name:	DAVIS MAUREEN	Use:	RESIDENTIAL
Mailing Address:	12545 GREENSPRING AV OWINGS MILLS MD 21117-1007	Principal Residence:	YES
		Deed Reference:	1) /16015/ 15 2)

Location & Structure Information

Premises Address	Legal Description
12545 GREENSPRING AVE	.589 AC 12545 GREENSPRING AVE ES SE COR BAUBLITZ RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
49	12	177						1	Plat Ref:

Special Tax Areas

Town	
Ad Valorem	
Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1962	1,468 SF	25,656.00 SF	04

Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2007	07/01/2007	07/01/2008
Land	66,410	96,410		
Improvements:	125,050	313,740		
Total:	191,460	410,150	264,356	337,252
Preferential Land:	0	0	0	0

Transfer Information

Seller: ANDRES EVAN C	Date: 01/24/2002	Price: \$194,900
Type: IMPROVED ARMS-LENGTH	Deed1: /16015/ 15	Deed2:
Seller: COURTNEY ANNE MARIE	Date: 01/21/1992	Price: \$122,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 9031/ 406	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

5/14/08

TO: SHANNON-BAUM SIGNS
ATTN: BILL LEDDON

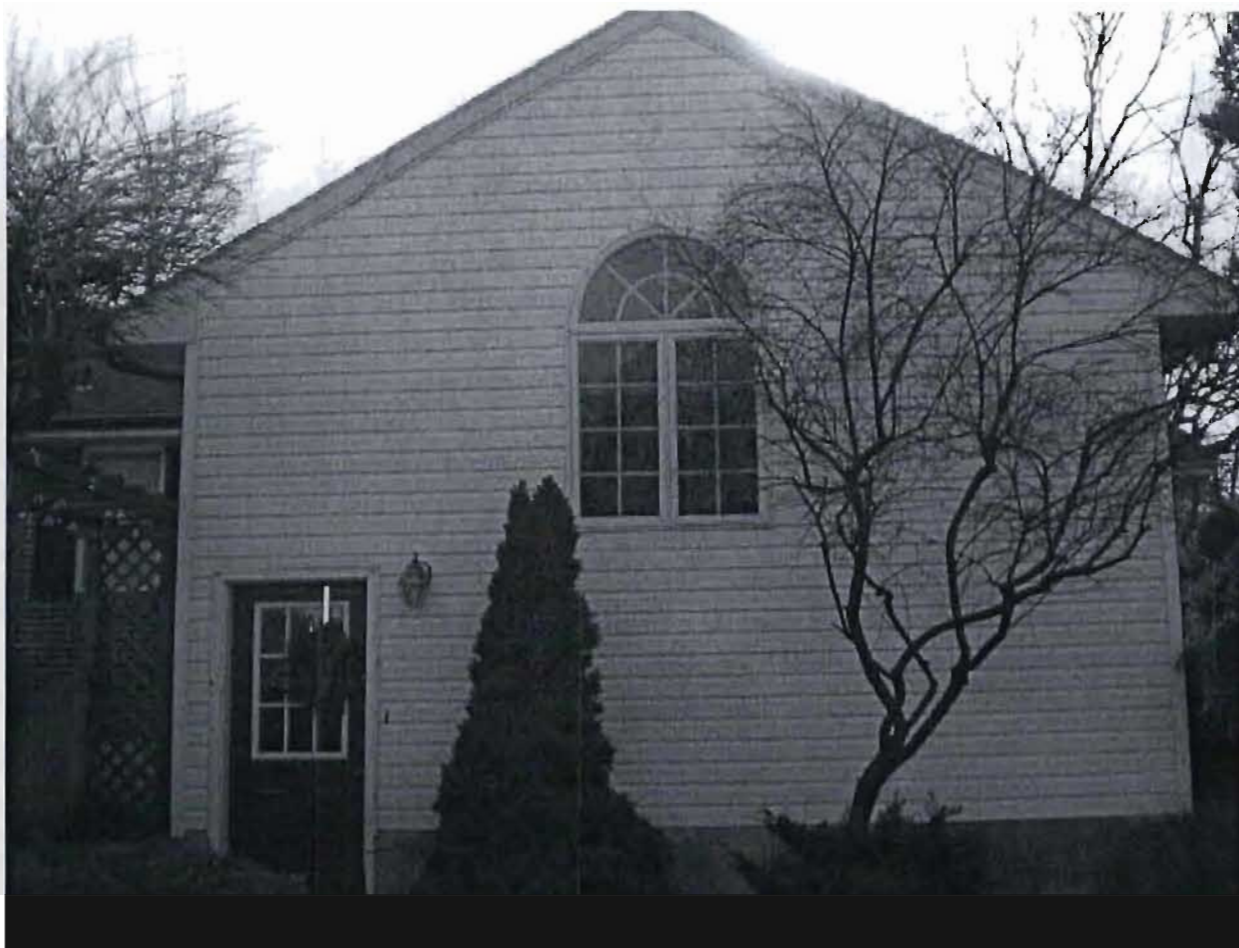
FROM: BOB THOMAS
DETAILED CONTRACTING

RE: ZONING CASE
2008-0523-A

WILL BE COMING IN TODAY
RE: ADM. SIGN



2008-0523-A



2008-0523-A



2008-0523-A



2008-0523-A



2008-0523-4



2008-0523-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 12545 GREENSPRING AVE.

SUBDIVISION NAME _____

PLAT BOOK # 903 FOLIO # 406 LOT # _____ SECTION # _____

OWNER MAUREEN DAVIS

SCOTT G. MURDICK
I. LISA MURDICK
TAX # 0422 00009862
18658/493

THOMAS J. RICKLE
KATHLEEN AM RICKLE
TAX # 04/8035730
15753/208

HAMMOND PROPERTY
PDM FILE/PROJECT #
MS 01010

ALEXANDER PLINER
DIANA PLINER

TAX# 042400000082
-16498/69

WM, J. LAUELE
TERRI L. LAUELE
TAX # 0402086400
23268/362

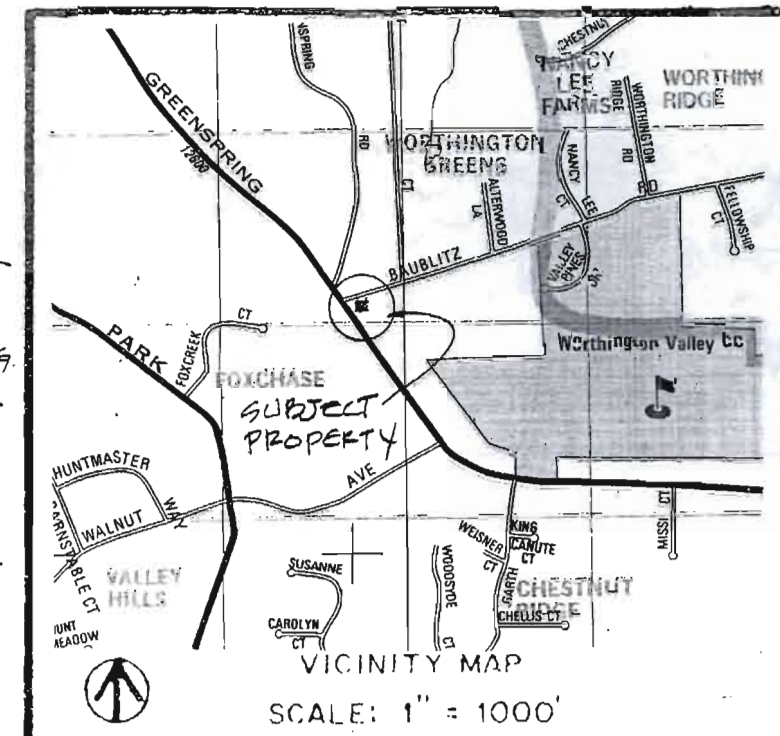
MAUREEN DRUIS
TAX# 0410000710

RAINTREE FARM

PDM FILE/PROJECT # 4-592
TAX# 2500002602
PT. BK. 78 FOLIO 241

SCALE OF DRAWING: 1" = 40'

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION



LOCATION INFORMATION

ELECTION DISTRICT : 4

COUNCILMANIC DISTRICT : 2

1" = 200' SCALE MAP # 049C2

ZONING : RCS

LOT SIZE	<u>.56</u>	<u>24394.00</u>
ACREAGE		SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☐	☒

CHESAPEAKE BAY CRITICAL AREA

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/
BUILDING ☐ ☒

PRIOR ZONING HEARING : NONE

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

D.T. 523 2008-0523-A