

IN RE: PETITION FOR ADMIN. VARIANCE

SW side of Happy Hallow Road; 820 feet
NW of David Luther Court
8th Election District
2nd Councilmanic District
(12518 Happy Hallow Road)

David S. and Deborah Z. Prout
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2011-0158-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, David S. and Deborah Z. Prout for property located at 12518 Happy Hallow Road. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure (pool house) with a height of 22 feet in lieu of the maximum permitted 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to construct a pool house measuring 30 feet wide x 20 feet deep x 22 feet high with a covered porch. The pool house will be used for changing clothes, showering and entertaining. The building architecture is designed to mimic the existing dwelling. To that end, similar exterior materials and finishes are to be used. The rooflines and dormer windows of the proposed pool house are designed to be compatible with the existing dwelling. In order to comply with the 15 feet maximum height requirement, a much flatter roof would be required. The flatter roof would require the elimination of the dormers and would not be 'in keeping' with the architecture of the existing dwelling. It not practical to attach the proposed pool house to the existing dwelling. The new in-ground pool and pool deck will be an attractive outdoor amenity for the family. Elevation drawings submitted with the Petition illustrate that the building materials

ORDER RECEIVED FOR FILING

Date 12-1-10

By PZ

for the pool house will match those of the existing dwelling. These materials include: stone veneer; stone ledges; columns; cedar roof shingles; frieze, eave and rake details; vents; stucco and dormer windows. The pool house will also contain basement storage. Petitioners' property contains 9.830 acres and served by private water and sewer.

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 November 15, 2010 which indicates that the pool house roof will be designed to complement the roof of the existing dwelling. The lot is wooded and it appears that the pool house will not be visible from the public road or from adjacent residential properties. The notes on the plan indicate no to the 100 year floodplain; however, there is a stream shown on the site plan. The Planning Office does not object to the requested variance provided the pool house is used for guests and entertaining and not as living quarters.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on November 14, 2010 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.

ORDER RECEIVED FOR FILING

Date 12-1-10

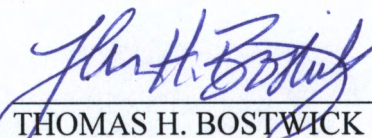
By PJ

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 15th day of December, 2010 that a variance from Section 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure (pool house) with a height of 22 feet in lieu of the maximum permitted 15 feet 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 required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners or subsequent owners shall not convert the subject accessory structure (pool house) into a dwelling unit, living quarters or apartment.
3. The accessory structure shall not be used for commercial purposes.

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

Date 12-1-10

By PZ



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

December 1, 2010

DAVID S. AND DEBORAH Z. PROUT
12518 HAPPY HALLOW ROAD
COCKEYSVILLE MD 21030

Re: Petition for Administrative Variance
Case No. 2011-0158-A
Property: 12518 Happy Hallow Road

Dear Mr. and Mrs. Prout:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Sincerely,

A handwritten signature in cursive script, reading "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: McKee and Associates, Inc., 5 Shawan Road, Suite 1, Cockeysville MD 21030



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property
located at 12518 Happy Hollow Road
which is presently zoned RC-4/ RC-5

Deed Reference: S.M. 29135 / 430 Tax Account # 22-00-0107

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

400.3 of the B.C.Z.R. to permit an accessory structure height of 22-feet, in lieu of the maximum permitted 15-feet.

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):

David S. Prout

Name - Type or Print _____
Signature _____
Deborah Z. Prout
Name - Type or Print _____
Signature _____

12518 Happy Hollow Road (410) 865-6157
Address Telephone No.
Cockeysville MD 21030
City State Zip Code

Representative to be Contacted:

McKee and Associates, Inc.

Name _____
5 Shawan Road, Suite 1 (410) 527-1555
Address Telephone No.
Cockeysville MD 21030
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. 2011 0158 A

Reviewed By JL Date 11/03/10

Estimated Posting Date 11/14/10

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 own and reside at 12518 Happy Hollow Road
Address number Road or Street name
and that this address is the subject of this variance request as required by law.

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 the hardship or practical difficulty; attach an additional sheet if needed) SEE ATTACHED

That the Affiant(s) acknowledge(s) that if a formal demand is filed, and the Affiant(s) desire to proceed with their variance request, they will be responsible for reposting the property and for payment of the advertising fees. They also understand that they may be required to provide additional information.

x DSM
Signature
David S. Prout
Name- print or type

x NZP
Signature
Deborah Z. Prout
Name- print or type

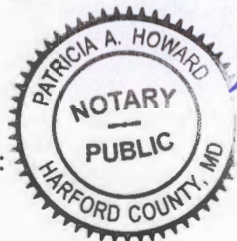
A Notary Public must complete the following section prior to the filing appointment.

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, this 29th day of October, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

(Name Affiant(s) here): David S. Prout and Deborah Z. Prout
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



PLACE SEAL HERE:

[Signature]
Name of Notary Public

PATRICIA A. HOWARD
Notary Public
Harford County, Maryland
My Commission Expires: March 28, 2012
Commission expires

McKEE & ASSOCIATES, INC.

*Engineering • Surveying • Environmental Planning
Real Estate Development*

Facts in Support of Administrative Variance

12518 Happy Hollow Road
8th Election District
3rd Councilmanic District
Baltimore County, Maryland

1. The petitioners desire to construct a pool house.
2. They intend to use the pool house for changing clothes, showering, and entertaining.
3. The pool house is designed to be thirty-feet (30') wide and twenty-feet (20') deep.
4. The building architecture is designed to mimic the existing dwelling. To that end, similar exterior materials and finishes are to be used.
5. The rooflines and dormer windows of the proposed building are designed to be compatible with the existing dwelling.
6. In order to comply with the fifteen-foot (15') maximum height requirement, a much flatter roof would be required. The flatter roof would require the elimination of the dormers and would not be "in-keeping" with the architecture of the existing dwelling.
7. It is not practical to attach the proposed pool house to the existing dwelling.

McKEE & ASSOCIATES, INC.

*Engineering • Surveying • Environmental Planning
Real Estate Development*

**ZONING DESCRIPTION
12518 HAPPY HOLLOW ROAD
8TH ELECTION DISTRICT
BALTIMORE COUNTY, MD**

Beginning at a point on the southwest side of Happy Hollow Road, said point being situated 820 feet northwesterly from the centerline extension of David Luther Court having a width of 50-feet, then running with and binding on the southwest side of Happy Hollow Road N 26° 12 ' 00" W, 50.00', then leaving said southwest side and running S 63° 48 ' 27" W, 146.52', N 26° 16 ' 55" W, 402.66', S 84° 31 ' 38" W, 487.66', S 19° 38 ' 40" W, 646.81', S 70° 32 ' 54" E, 353.19', N 46° 26 ' 46" E, 395.99', N 71° 32 ' 57" E, 298.78', and N 63° 48 ' 27" E, 146.52' to the point of beginning. Containing 9.830 acres of land, more or less. Also known as 12518 Happy Hollow Road and located in the 8th Election District, 2nd Councilmanic District.

0158

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **61032**

Date: **11/03/10**

PAID RECEIPT

BUSINESS ACTUAL TIME DEW
 11/04/2010 11/03/2010 10:11:33 5

REG 4503 WALKIN RDOS LBN
 >>RECEIPT # 498324 11/03/2010 OFLN

Dept 5 520 ZONING VERIFICATION
 CR NO. 061032

Recpt Tot: 165.00
 165.00 CR: 1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
201	806	0000		6150				65.00

Total: **65.00**

Rec From:

For: Res Vanname (Admin) 12518 HAPPY HOLLOW RD
2011-0148-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No 2011-0158-A

Petitioner/Developer McKEE
ASSOCIATES

Date Of Hearing/Closing: 11/29/10

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

Attention:

Ladies and Gentlemen

This letter is to certify under penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 12518 HAPPY HOLLOW RD

This sign(s) were posted on November 14, 2010

Month, Day, Year

Sincerely,

Martin Ogle 11/14/10
Signature of Sign Poster and Date

Martin Ogle
60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2011-0158-A
TO PERMIT A PROPOSED ACCESSORY STRUCTURE
(POOL HOUSE) WITH A HEIGHT OF 22.5 FT. IN L16A
OF THE MAXIMUM ALLOWED 15 FT.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE. PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 P.M. ON *Monday November 29, 2010*
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CREEKDALE AVE.
TOWSON, MD, 21204
TEL. 887-3391
MEETING IS GRAB-N-GO! NO RESERVATION REQUIRED.

11/14/2010

Signature 11/14/10

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2011- 0158 -A Address 12518 HAPPY HOLLOW RD.Contact Person: John Lewis Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 11/03/10 Posting Date: 11/14/10 Closing Date: 11/29/10

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, usually within 10 days of the closing date if all County agencies' comments are received, 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 2011- 0158 -A Address 12518 HAPPY HOLLOW RD.
Petitioner's Name DAVID + DEBORAH PROUT Telephone 410 865 6157Posting Date: 11/14/10 Closing Date: 11/29/10Wording for Sign: To Permit A PROPOSED ACCESSORY STRUCTURE (POOL HOUSE)
WITH A HEIGHT OF 22 FT. IN LIEU OF THE MAXIMUM ALLOWED
15 FT.

WCR - Revised 7/7/08

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: 2011-0158-A
Petitioner: DAVID S. PROUT DEBORAH Z. PROUT
Address or Location: 12518 HAPPY HOLLOW ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAVID S. PROUT
Address: 12518 HAPPY HOLLOW ROAD
COCKEYSVILLE, MD 21030

Telephone Number: 410 865-6157



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

November 29, 2010

David & Deborah Prout
12518 Happy Hollow Road
Cockeysville Maryland 21030

Dear David & Deborah:

RE: 2011-0158-A , 12518 Happy Hollow Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 3, 2010. 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:rjc

Enclosures

c: People's Counsel
McKee and Associates, In. 5 Shawan Road Suite 1 Cockeysville, Md 21030

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



Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: Nov. 16, 2010

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

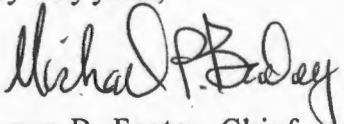
RE: Baltimore County
Item No. 2011-0158-A
12518 HAPPY HOLLOW RD
FRONT PROPERTY
ADMIN. VARIANCE -

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. 2011-0158-A.

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

Very truly yours,


For 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.sha.maryland.gov

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 15, 2010

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-158- Administrative Variance**

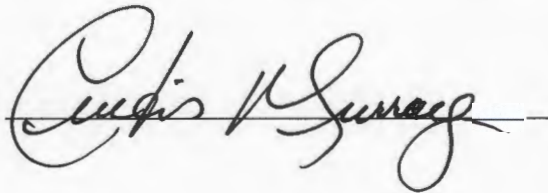
The petitioners request an administrative variance to permit an accessory structure (pool house) to be 22 feet in height instead of 15 feet in height. The pool house roof will be designed to complement the roof of the existing dwelling. The lot is wooded and it appears that the pool house will not be visible from the public road or from adjacent residential properties. The notes on the plan indicate no to the 100-year flood plain, however there is a stream shown on the site plan.

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not object to the requested variance provided the pool house is used for guests and entertaining and not as living quarters.

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



RECEIVED

NOV 18 2010

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For November 22, 2010
Item Nos. 2011- 155, 156, 157 and
158

DATE: November 10, 2010

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

DAK:CEN:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-11222010 -NO COMMENTS.doc

AV
11-29-10

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

Closeing
11/28/10



RECEIVED

DEC 23 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: December 21, 2010
SUBJECT: Zoning Item # 11-158-A
Address 12518 Happy Hollow Road
(Prout Property)

Zoning Advisory Committee Meeting of November 8, 2010.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

The proposed pool house (permit) will be reviewed by Groundwater Mgmt.

Reviewer: Dan Esser Date: 11/9/10



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

March 7, 2011

Mr. David S. Prout
12518 Happy Hollow Rd.
Cockeysville, MD 21030

RE: Request for 2nd Electrical Meter
12518 Happy Hollow Rd., 8th Election District

Dear Mr. Prout:

Your recent letter to the Department of Permits, Approvals and Inspections has been referred to me for reply. Based on the information provided by you in regards to our telephone conversation dated March 1, 2011 the following has been determined.

The request for an additional meter to be installed in the newly constructed pool house has been approved. Installation of this electrical meter may proceed provided the following statement is added to your electrical permit application:

"THE 2ND ELECTRICAL METER SHALL BE USED FOR ACCESSORY RESIDENTIAL PURPOSES ONLY. THIS STRUCTURE MAY NOT BE USED FOR COMMERCIAL PURPOSES NOR CONTAIN AN ADDITIONAL DWELLING OR LIVING UNIT (I.E. NO 2ND KITCHEN FACILITIES)".

When applying for this electrical permit a copy of this letter must accompany your application.

Should you have any questions, please feel free to call me at 410-887-3391.

Sincerely,

A handwritten signature in cursive script, appearing to read "Donna Thompson".

Donna Thompson
Planner II, Zoning Review

DT

FILE - 2011-158-A

2011-0158-A

Maryland Department of Assessments and Taxation
Real Property Data Search (vw2.3)
BALTIMORE COUNTY

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

Account Identifier: District - 08 Account Number - 2200010728

Owner Information

Owner Name: PROUT DAVID S Use: RESIDENTIAL
PROUT DEBORAH Z Principal Residence: YES
Mailing Address: 12518 HAPPY HOLLOW RD Deed Reference: 1) /29135/ 430
COCKEYSVILLE MD 21030-1753 2)

Location & Structure Information

Premises Address Legal Description
12518 HAPPY HOLLOW RD 9.830 AC WS
12518 HAPPY HOLLOW RD
150 SE DAVID LUTHER CT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	MS
50	12	150					3	2	Plat Ref:	

Special Tax Town
Areas Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1997	4,686 SF	9.83 AC	04

Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	STUCCO

Value Information

	Base Value	Value As Of 01/01/2008	Phase-in Assessments As Of 07/01/2010	As Of 07/01/2011
Land	328,300	328,300		
Improvements:	1,106,280	1,106,280		
Total:	1,434,580	1,434,580	1,434,580	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller:	Date:	Price:
TROUP PETER M	01/28/2010	\$1,625,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: /29135/ 430	Deed2:
Seller: TROUP PETER M	Date: 01/22/1992	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 9033/ 786	Deed2:

050C1

RC 4

Lot # 16
1800011246

12540

0810046580

PDM # 080831

2200020718

20100193

CURRAN PROPERTY SECTION 2 (PDM File/Project # 8-831)

RC 5

1800011247 Lot # 17

12501

Pt. Bk. 46, Folio 108
PDM # 080264

0810046582

0801085100
12520

1800011232
Pt. Bk. 46, Folio 108

Lot # 2

RC 4

PDM # 080331

2200010728

Pt. Bk./Folio # MP91287

Lot # 3

050C2

12518

2300011028

PDM # 080739

Pt. Bk./Folio # MP99055

2300007203

Lot # 1

12512

12508

Lot # 2

2200010727

1900003622 12420
Pt. Bk. 48, Folio 58

Lot # 1

Pt. Bk./Folio # 048058

2300005757
Pt. Bk. 71, Folio 82

Lot # 3

PDM # 080665

Pt. Bk./Folio # 071082

2300005756

Lot # 2

CURRAN PROPERTY (PDM File/Project # 8-665)

2300005755

Lot # 1

24

2400004304
Pt. Bk. 76, Folio 49

Lot # 4

20

Pt. Bk./Folio # 076049

2400004303

Lot # 3

PDM # 080793

2400004302

Lot # 2

Pt. Bk./Folio # 045121A

DRIVEWAY

DRIVEWAY

IVY REACH CT

#12518 HAPPY HOLLOW ROAD

1"=200'

2 CD 8 ED
NW 16-D

0158



#1- AT SUBJECT DRIVEWAY LOOKING SOUTH ALONG HAPPY HOLLOW ROAD



#2- AT SUBJECT DRIVEWAY LOOKING NORTH ALONG HAPPY HOLLOW ROAD

12518 HAPPY HOLLOW ROAD
8TH ELECTION DISTRICT

0158

McKEE & ASSOCIATES, INC.
5 Shawan Road
Hunt Valley, Md 21030
Tel: 410-527-1555
Fax: 410-527-1563



#3- FROM HAPPY HOLLOW ROAD WESTERLY ALONG SUBJECT DRIVE



#4- ON SUBJECT DRIVE NEAR SOUTHWEST CORNER OF #12520 HAPPY HOLLOW RD, TOWARDS EXISTING DWELLING AT #12518 HAPPY HOLLOW RD

12518 HAPPY HOLLOW ROAD
8TH ELECTION DISTRICT

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#5- FRONT OF EXISTING DWELLING



#6- FRONT OF EXISTING GARAGE

12518 HAPPY HOLLOW ROAD
8TH ELECTION DISTRICT

0158

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#7- SOUTH ELEVATION OF EXISTING DWELLING



#8- VIEW LOOKING NORTHERLY TOWARDS PROPOSED POOL HOUSE LOCATION

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8TH ELECTION DISTRICT

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#9- REAR OF EXISTING DWELLING



#10- FROM PROPOSED POOL HOUSE LOOKING EASTERLY

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#11- FROM PROPOSED POOL HOUSE LOOKING NORTHERLY



#12- FROM PROPOSED POOL HOUSE LOOKING WESTERLY

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8TH ELECTION DISTRICT

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#13- FROM PROPOSED POOL HOUSE LOOKING SOUTHERLY



#14- NORTH ELEVATION OF EXISTING DWELLING

12518 HAPPY HOLLOW ROAD
8TH ELECTION DISTRICT

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5 Shawan Falls
Hunt Valley, Md 21030
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#15- LOOKING WESTERLY ALONG NORTH DWELLING ELEVATION



#16- VIEW FROM SUBJECT DRIVEWAY ALONG REAR PROPERTY LINE
OF #12520 HAPPY HOLLOW ROAD

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8TH ELECTION DISTRICT

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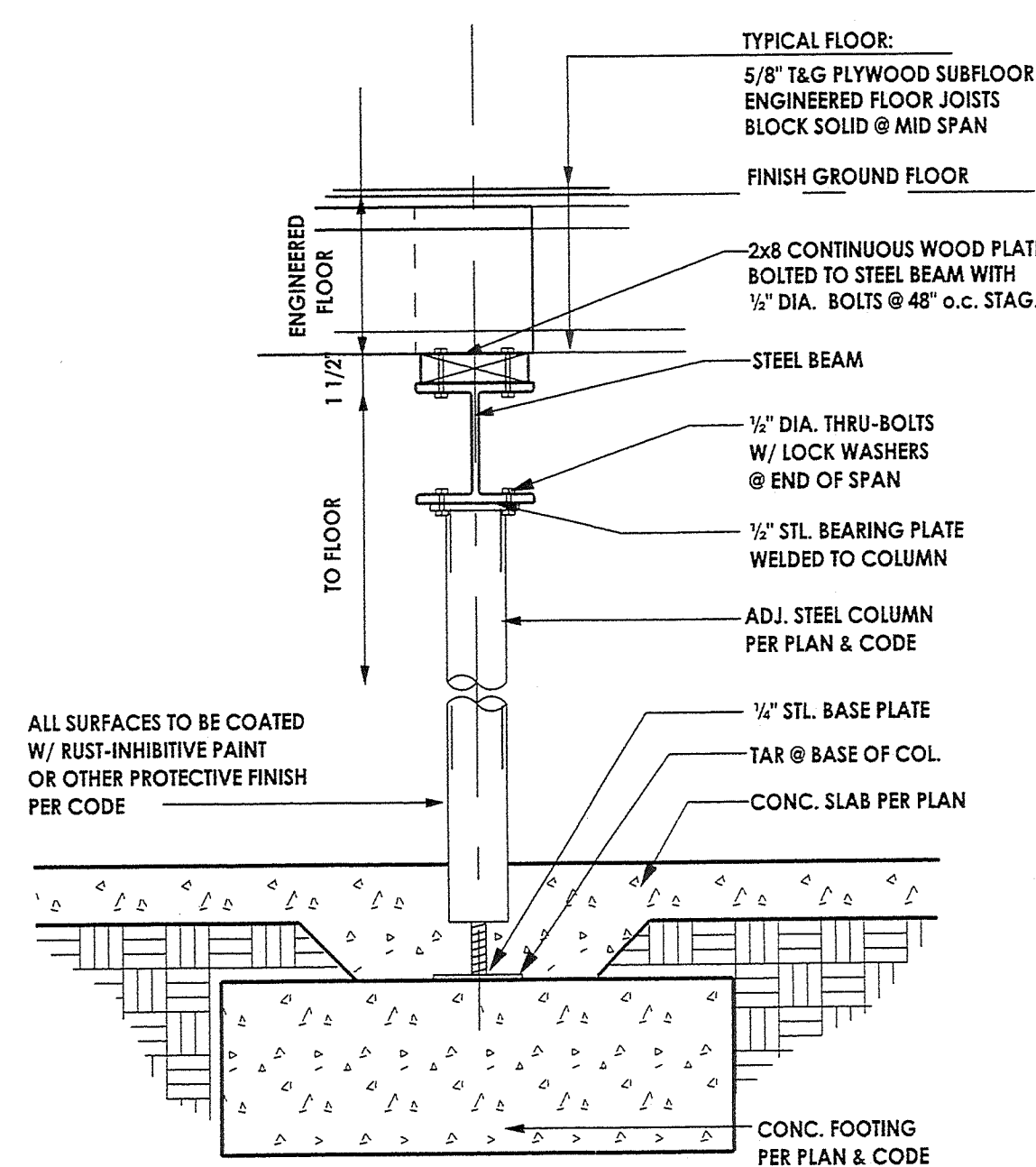
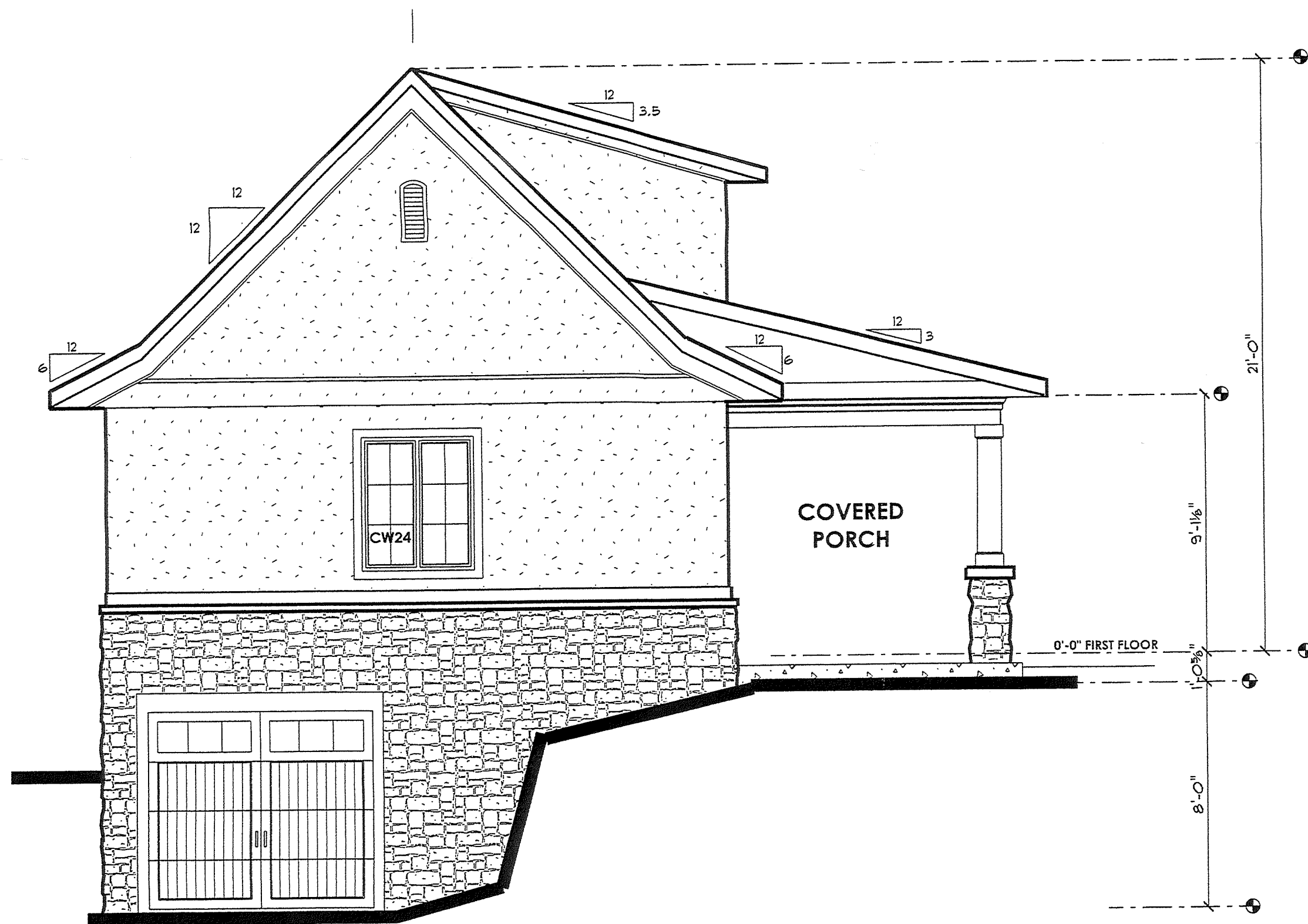
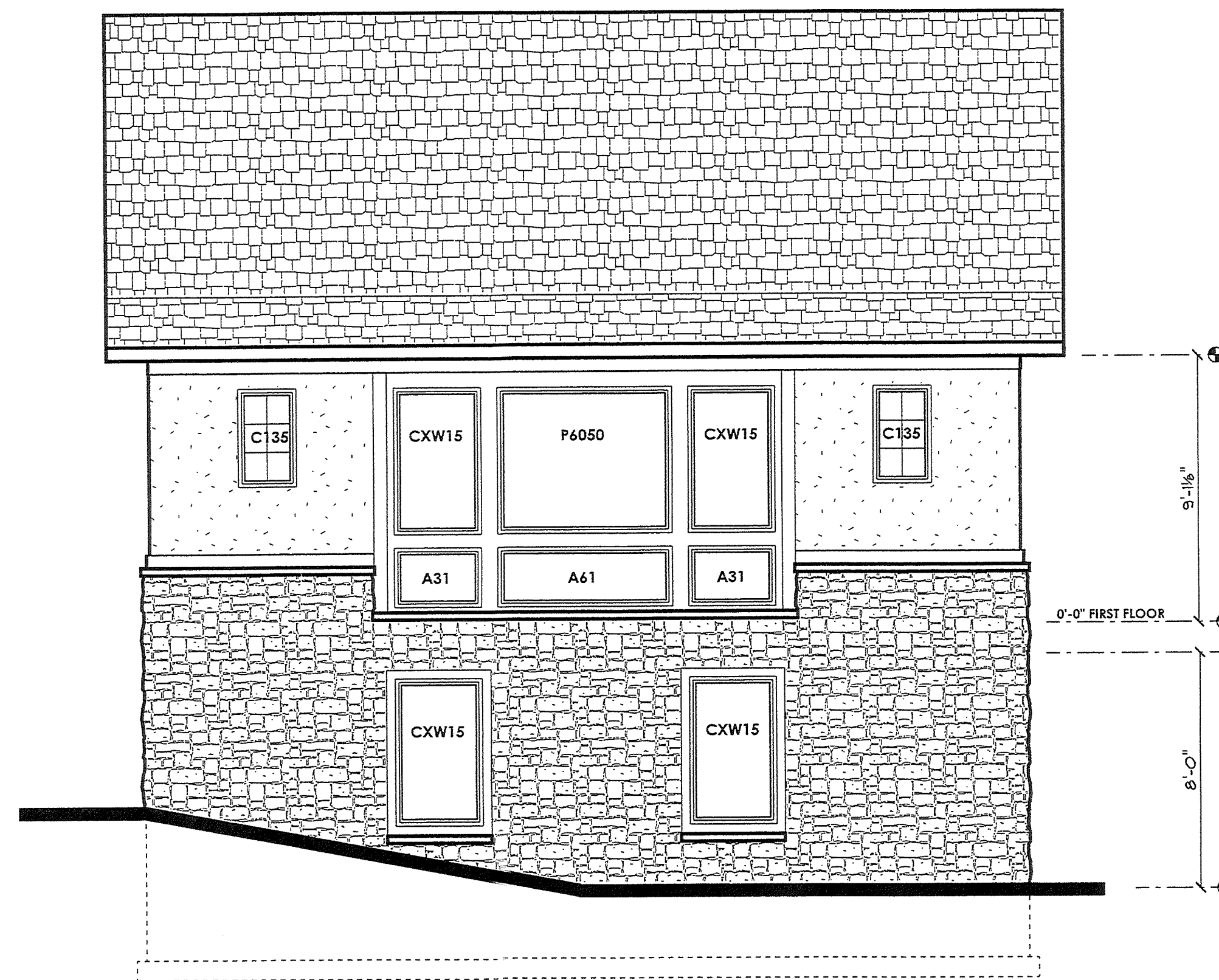
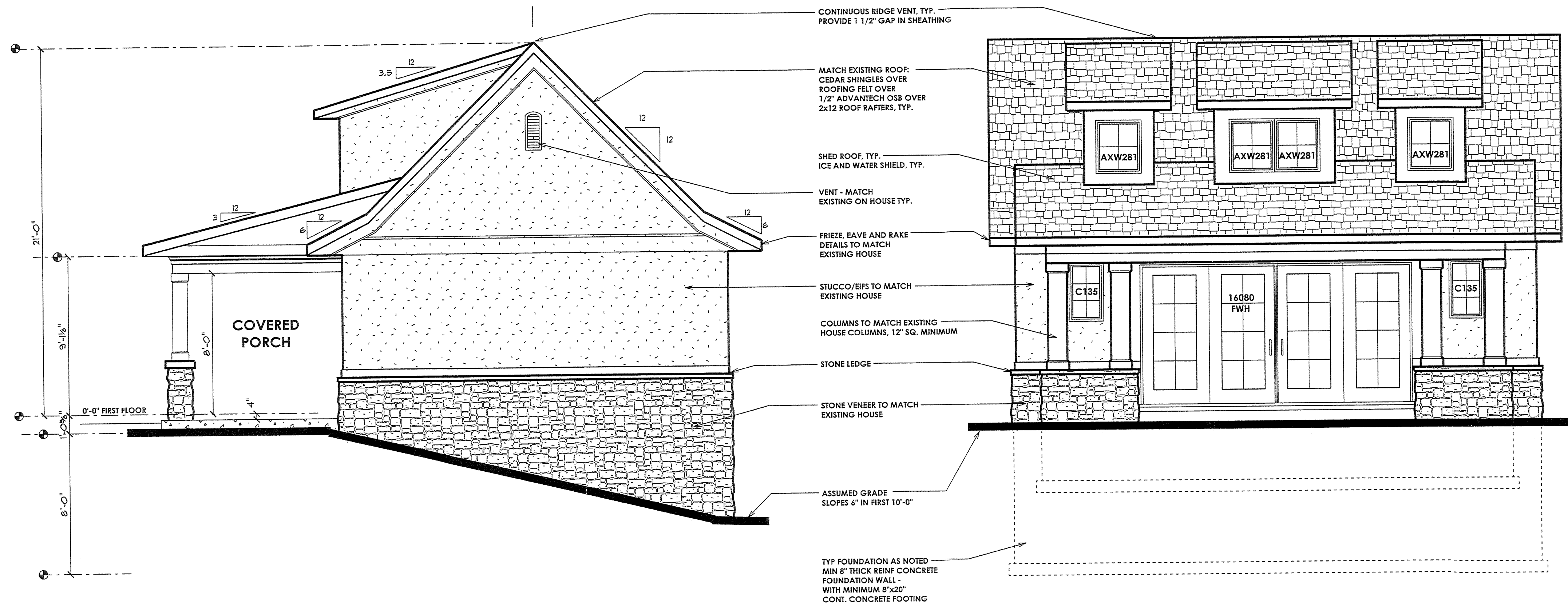


#17- WESTERLY VIEW FROM PROPERTY LINE OF #12520 HAPPY
HOLLOW ROAD TOWARDS PROPOSED POOL HOUSE

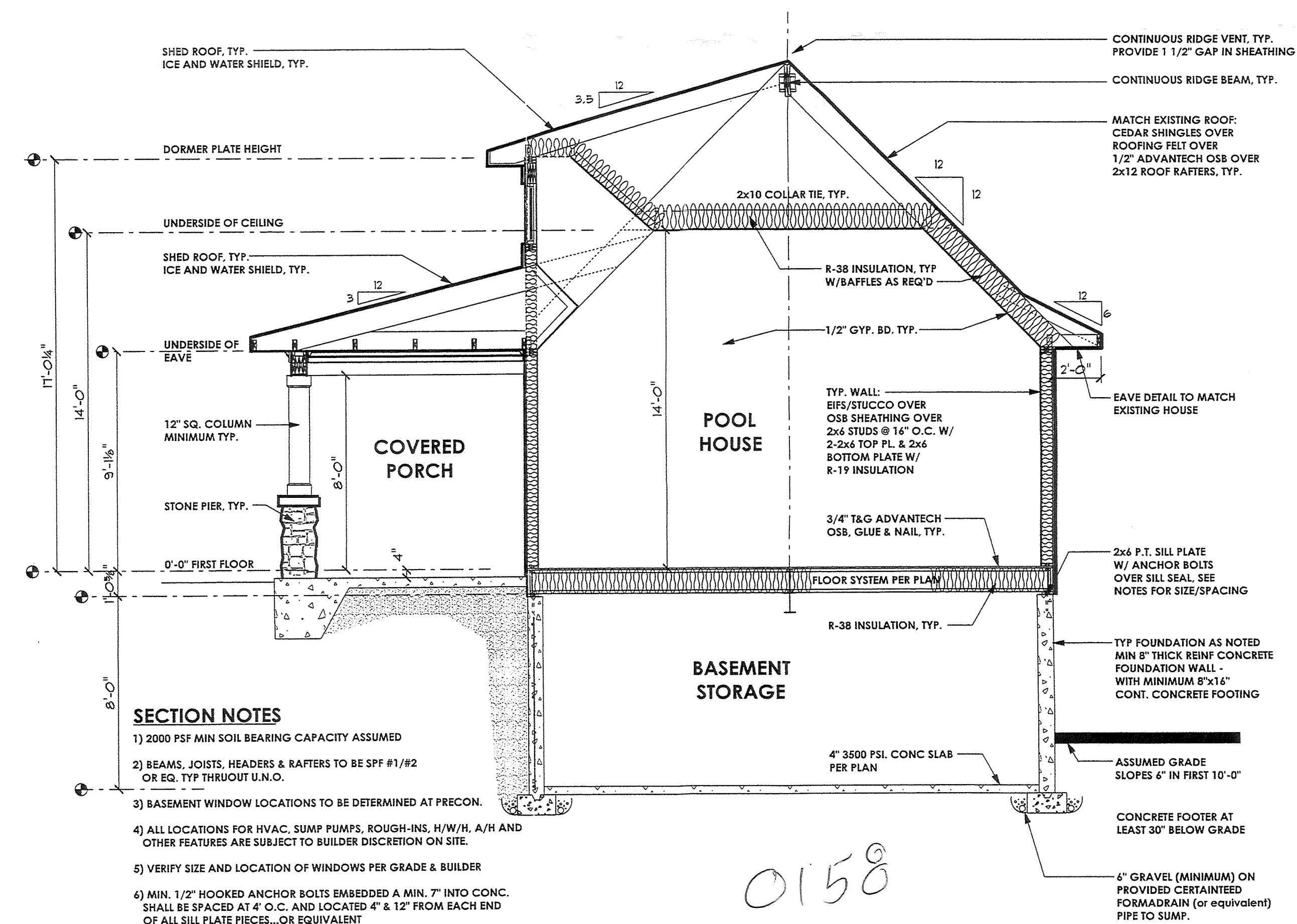
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12518 HAPPY HOLLOW ROAD
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STEEL COLUMN - BEARING



SECTION NOTES

- 1) 2000 PSF MIN SOIL BEARING CAPACITY ASSUMED
- 2) BEAMS, JOISTS, HEADERS & RAFTERS TO BE SPF #1/#2 OR EQ. TYP THRUOUT U.N.O.
- 3) BASEMENT WINDOW LOCATIONS TO BE DETERMINED AT PRECON.
- 4) ALL LOCATIONS FOR HVAC, SUMP PUMPS, ROUGH-INS, H/W/H, A/H AND OTHER FEATURES ARE SUBJECT TO BUILDER DISCRETION ON SITE.
- 5) VERIFY SIZE AND LOCATION OF WINDOWS PER GRADE & BUILDER
- 6) MIN. 1/2" HOOKED ANCHOR BOLTS EMBEDDED A MIN. 7" INTO CONC. SHALL BE SPACED AT 4' O.C. AND LOCATED 4" & 12" FROM EACH END OF ALL SILL PLATE PIECES...OR EQUIVALENT

DETAILS MATTER.
Member of American Institute of Architects
NCARB Certified

REVISIONS

△	
△	
△	
△	

Prout Residence
PROPOSED POOL HOUSE
12518 Happy Hollow Road, Cockeysville, Maryland 21030

PROFESSIONAL CERTIFICATION
I certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland
License number #14678
Expiration Date: 6/30/2012.

JRA
ARCHITECTURE
443.226.5745
www.jra-design.com

SCALE:

1/4"=1'-0"
PROJECT NO: PROUT-01
ISSUE DATES: 09-18-10 PERMIT SET

ELEVATIONS AND SECTIONS

A2
PRINT DATE: September 18, 2010

GENERAL NOTES

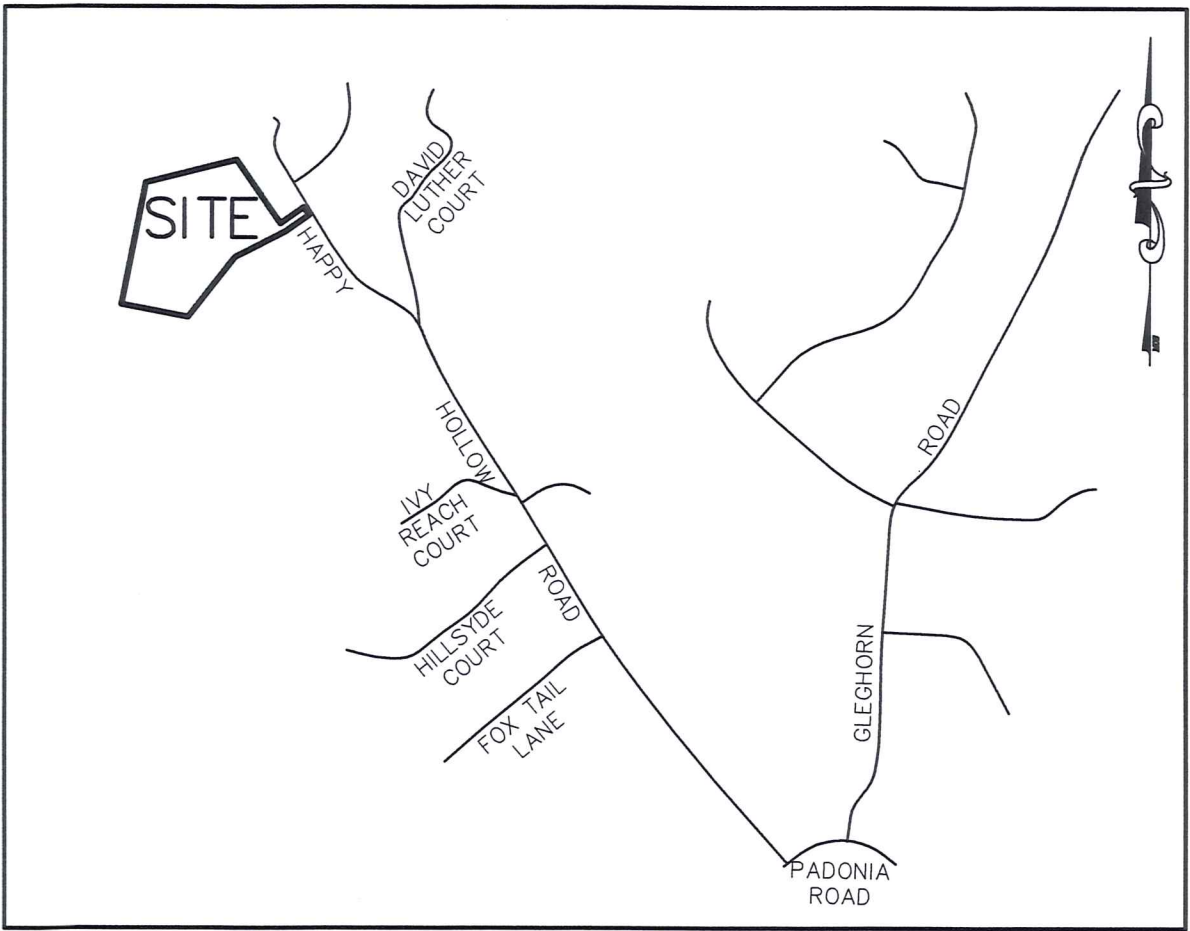
- 1. EXISTING LAND COVER IS LAWN AND FOREST.
- 2. THERE ARE NO KNOWN PRIOR ZONING CASES FOR THE PROPERTY.
- 3. EXISTING SITE USE IS RESIDENTIAL.
- 4. THERE ARE NO ZONING LINES WITHIN 200 FEET OF THIS PROPERTY UNLESS OTHERWISE SHOWN.
- 5. THIS SITE IS NOT LOCATED IN ANY DEFICIENT AREAS ON THE BALTIMORE COUNTY BASIC SERVICE MAPS.
- 6. THIS PROPERTY IS SERVED BY PRIVATE WELL AND SEPTIC SYSTEMS.
- 7. BEING LOT 3, MINOR SUBDIVISION PLAN- PROPERTY OF PETER M. TROUP APPROVED 12/17/91.

REQUESTED ZONING RELIEF

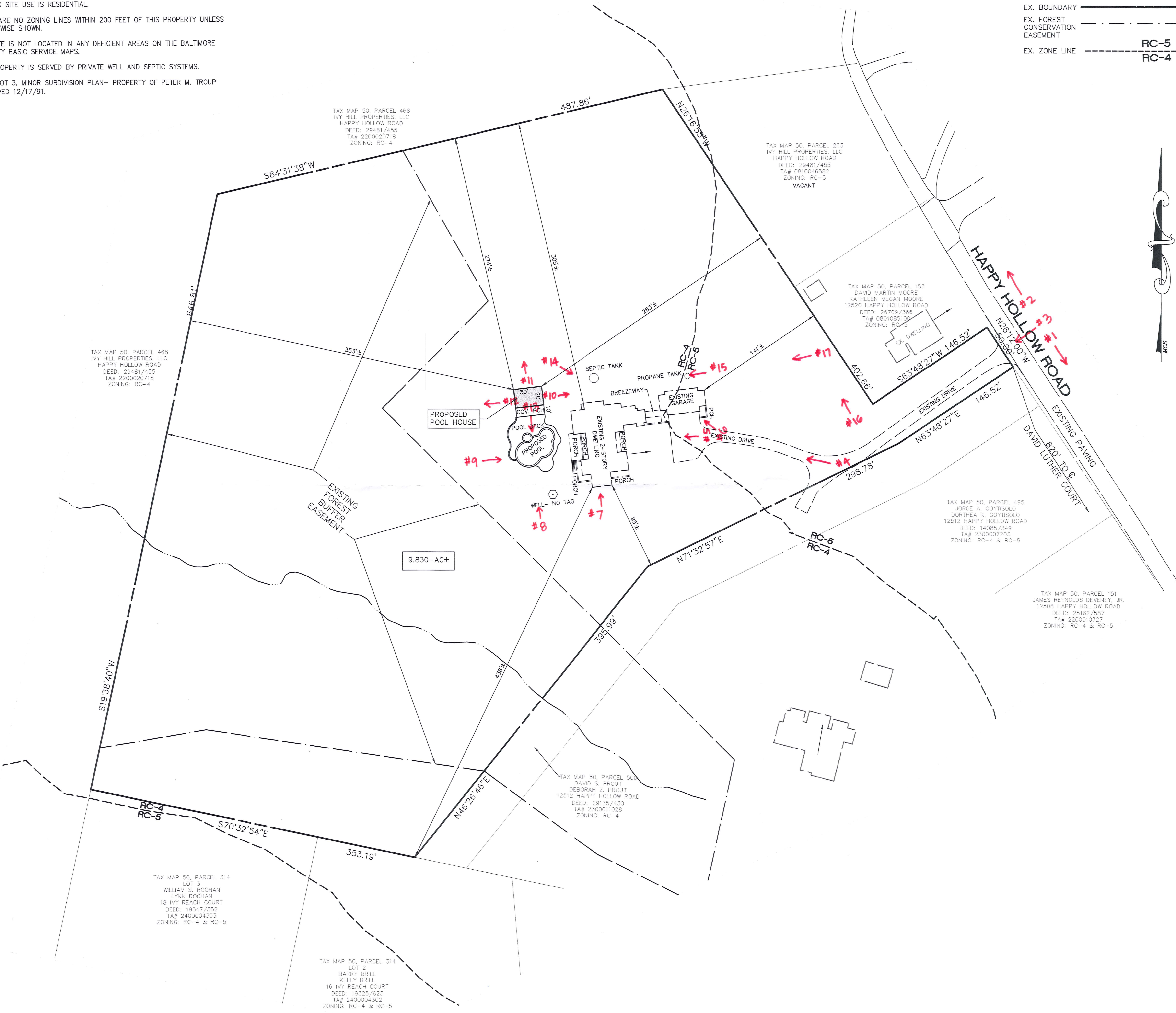
REQUESTING A VARIANCE FROM SECTION 400.3 OF THE B.C.Z.R. TO PERMIT AN ACCESSORY STRUCTURE HEIGHT OF 22- FEET, IN LIEU OF THE MAXIMUM PERMITTED 15- FEET.

LEGEND

- EX. STREAM
- EX. BOUNDARY
- EX. FOREST CONSERVATION EASEMENT
- EX. ZONE LINE



VICINITY MAP
SCALE: 1"= 1000'



LOCATION INFORMATION

ELECTION DISTRICT: 8TH
COUNCILMANIC DISTRICT: 2ND
1" = 200' SCALE MAP No.: 050C2
PRESENT ZONING: RC-4 & RC-5
LOT SIZE: 9.830 ACREAGE 428,195 SQUARE FEET
WATER PUBLIC ☐ PRIVATE ☒
SEWER PUBLIC ☐ PRIVATE ☒
CHESAPEAKE BAY CRITICAL AREA: YES ☐ NO ☒
100-YEAR FLOOD PLAIN: YES ☐ NO ☒
HISTORIC PROPERTY/ BUILDING: YES ☐ NO ☒
PRIOR ZONING HEARINGS: YES ☐ NO ☒
OWNER INFORMATION: NAME: DAVID S. PROUT & DEBORAH Z. PROUT
ADDRESS: 12518 HAPPY HOLLOW ROAD
COCKEYSVILLE, MD 21030
PHONE No.: (410) 865-6157
DEED REFERENCE: 29135/430
PROPERTY TAX ACCT. No.: 22-00-010728

PLAT TO ACCOMPANY PETITION FOR
ADMINISTRATIVE ZONING VARIANCE

#12518 HAPPY HOLLOW ROAD

8TH ELECTION DISTRICT 2ND COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=50' DATE: OCTOBER 13, 2010

PHOTO EXHIBIT

0158

MCKEE & ASSOCIATES, INC.
Engineering - Land Planning - Land Surveying
Natural Resource Planning - Real Estate Development
5 SHAWAN ROAD, Suite 1 COCKEYSVILLE, MARYLAND 21030
TELEPHONE: (410) 527-1555 FACSIMILE: (410) 527-1563

GENERAL NOTES

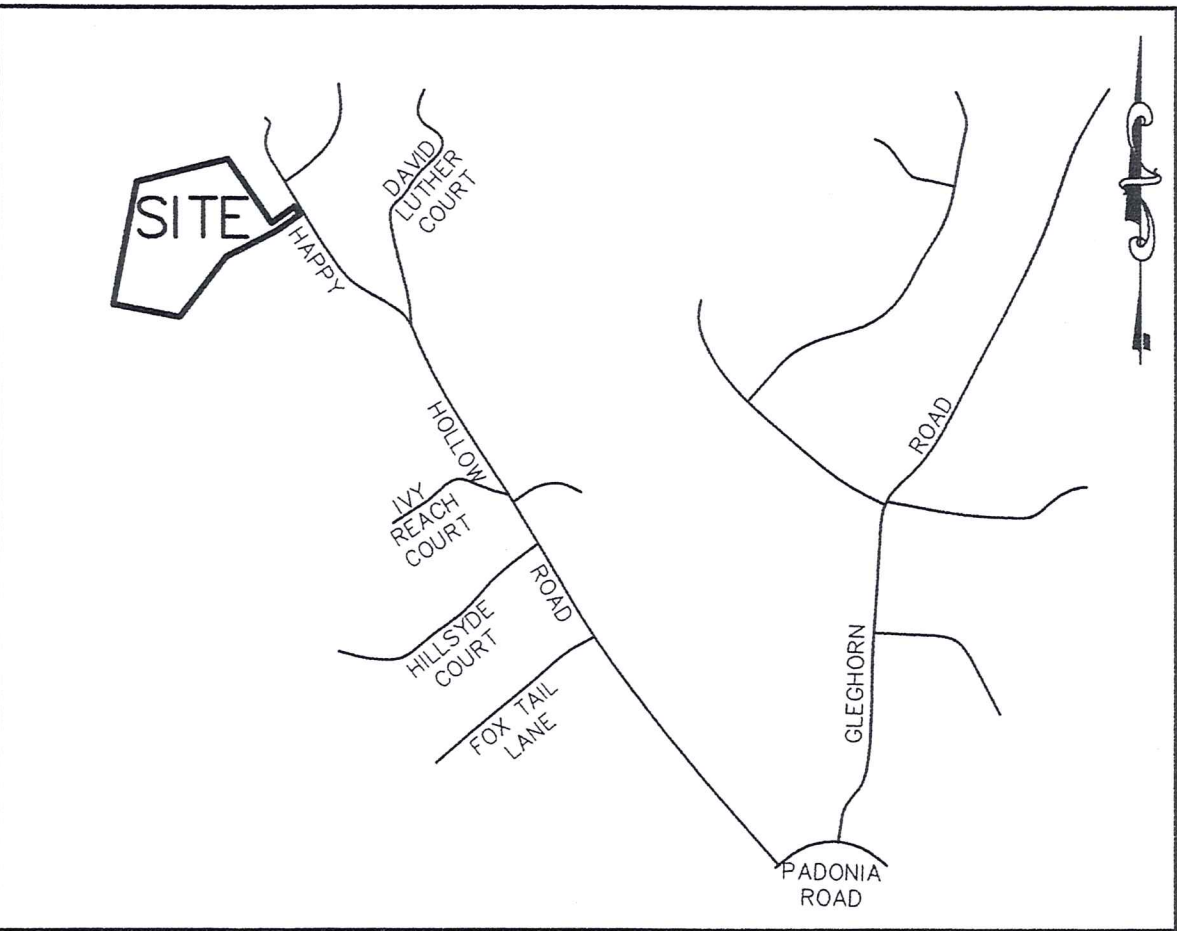
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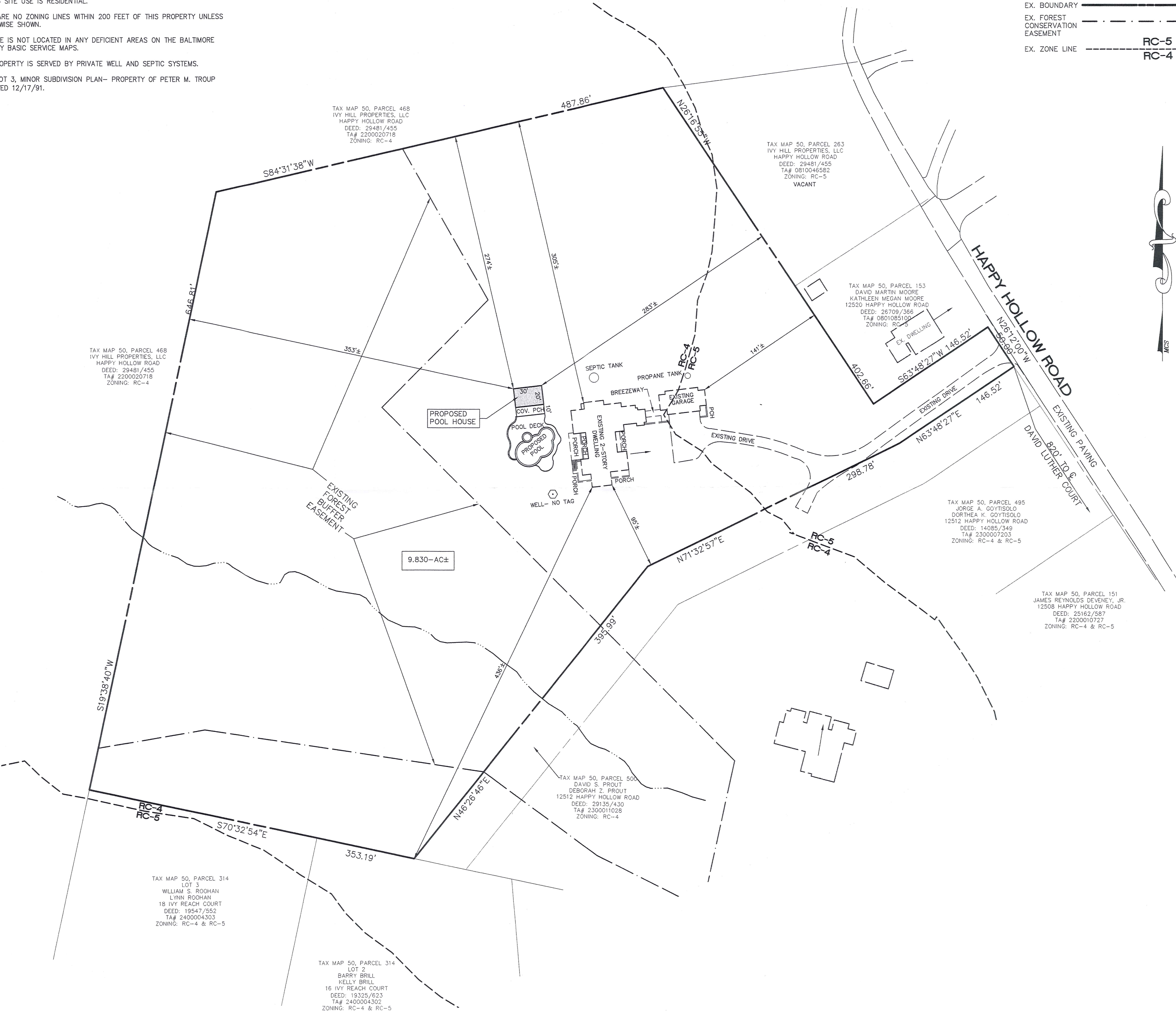
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VICINITY MAP
SCALE: 1"= 1000'



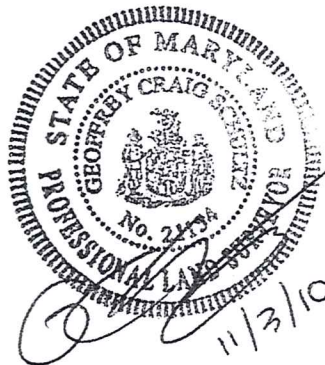
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