

IN RE: PETITION FOR ADMIN. VARIANCE

S side of Circle Road, 1405 feet west of
Ruxton Road
9th Election District
2nd Councilmanic District
(1725 Circle Road)

Gregory S. and Lauren B. Hurlbrink
Petitioner

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* **Case No. 2011-0216-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Office of Administrative Hearings for Baltimore County as a Petition for Administrative Variance filed by the legal owners of the subject property, Gregory S. and Lauren B. Hurlbrink for property located at 1725 Circle Road. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a replacement accessory building (garage) with a height of 20 feet in lieu of the maximum allowed 15 feet. The subject property and requested relief are more particularly described on the site plan submitted with the Petition. The proposed garage will be in the same location as the existing structure with dimensions of 27 feet wide x 33 feet long to accommodate a car, tractor and general storage. The existing structure is beyond repair and a tree has fallen on the roof. Photographs submitted with the Petition depict an existing accessory structure that is an advanced state of disrepair. The property contains 2.49 aces and is 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 February 8, 2011, 2011, which indicate that the property is within the Ruxton Riderwood Lake Roland residential design review area. Minor improvements are not subject to review by the Design Review Panel, but are reviewed by the Office of Planning. The Petitioners indicated the garage will be constructed of board and batten siding with shingles to match the dwelling. The Planning Office

ORDER RECEIVED FOR FILING

Date

2-16-11

recommends that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes. That Office also requires that architectural elevations be submitted for review and approval prior to the issuance of any building permits. Comments were received from the Department of Environmental Protection and Sustainability dated February 15, 2011, that indicate development of the property must comply with the Regulations for the Protection of Water Quality, Streams and Wetlands. There may be an existing stream and wetland within 25 feet of the proposed garage, which may require review and approval of the garage and associated driveway from State/Federal agencies prior to issuance of a permit from Baltimore County. This office recommends redesigning the expanded garage to avoid stream, wetland, and/or buffer impacts or find another location onsite for the expanded garage and vehicular access to the garage.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on January 18, 2011, 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. The information, photographs, and affidavits submitted provide sufficient facts indicating compliance 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.

ORDER RECEIVED FOR FILING

Date 2-16-11

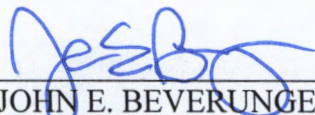
2

By ja

THEREFORE, IT IS ORDERED, this 16 day of February, 2011, that a variance from Section 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a replacement accessory building (garage) with a height of 20 feet in lieu of the maximum allowed 15 feet be and 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 into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The accessory structure shall not be used for commercial purposes.
4. Architectural elevations shall be submitted to the Office of Planning for review and approval prior to the issuance of any building permits.
5. Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
6. 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 made within thirty (30) days of the date of this Order.



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/pz

ORDER RECEIVED FOR FILING

Date 2-16-11

By jo



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

February 16, 2011

GREGORY S. AND LAUREN B. HURLBRINK
1725 CIRCLE ROAD
TOWSON MD 21204

Re: Petition for Administrative Variance
Case No. 2011-0216-A
Property: 1725 Circle Road

Dear Mr. and Mrs. Hurlbrink:

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.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

THB:pz

Enclosure



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1725 Circle Road
which is presently zoned DR1

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, BC2R, to permit a replacement accessory building (garage) with a height of 20 feet in lieu of the maximum allowed 15 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Date 2-16-11 Telephone No. _____
City _____ By _____ State _____ Zip Code _____

Legal Owner(s):

Gregory Hurlbrink
Name - Type or Print _____
Signature _____
Lauren Hurlbrink
Name - Type or Print _____
Signature _____
1725 Circle Road 410-454-5718
Address Telephone No.
Towson MD 21204
City State Zip Code

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 2011-0216-A

REV 10/25/01

Reviewed By JNP Date 1/14/2011
Estimated Posting Date 1/23/2011



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for the property located at 1725 Circle Road
which is presently zoned DR1

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Signature _____
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City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Date 2-16-11
Address _____ Telephone No. _____
By [Signature]
City _____ State _____ Zip Code _____

Legal Owner(s):

Gregory Hurlbrink
Name - Type or Print _____
Signature [Signature]
Lauren Hurlbrink
Name - Type or Print _____
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Reviewed By JNP Date 1/14/2011
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for the property located at 1725 Circle Road
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Signature _____
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City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

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Name - Type or Print _____
Signature _____
Lauren Hurlbrink
Name - Type or Print _____
Signature _____
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CASE NO. 2011-0216-A

REV 10/25/01

Zoning Commissioner of Baltimore County

Reviewed By JNP Date 1/14/2011
Estimated Posting Date 1/23/2011

Zoning Description:

Description for: 1725 Circle Road, Towson, MD 21204

Beginning at a point on the South side of Circle Road which is 20 feet wide at the distance of 1405 feet West of the centerline of the nearest improved intersecting street Ruxton Road which is 20 feet wide. Containing 2.492 acres, also known as 1725 Circle Road and located in the 9th Electric District, 2nd Councilman District.

As recorded in Deed Liber 16093, Folio 631 and include the measurements and directions (metes and bounds only) here and on the plat in the correct direction, with the following metes and bounds. Point of beginning S46°41'W 353.8', N43°28'W 100', N22°34'W 25', S84°49'W 120.4', N23°05'E 244.6', N18°37'E 164.8', S49°48'E 162.8', S49°48'E 60', S48°17'E 150', S 47°55'E 10'.

2011-0216-A

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2011-0216-A

No. 62953
Date 1/4/2010

0210

11/4/2010

PAID RECEIPT
BUSINESS **ACTIVE**

Business Ethics

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Baltimore County, Maryland

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W. J. P.
W. J. P.

1. *Journal of the American Medical Association*, 1997; 277: 1033-1037.

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CASHIER'S VALIDATION

DISTRIBUTION
WHITE CASH

PINK - AGENCY

YELLOW - CUSTOMER

GOLD-ACCOUNTING

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

AV
2-7-11

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED



FEB 15 2011

ZONING COMMISSIONER

TO: Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Dave Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: February 15, 2011

SUBJECT: DEPS Comment for Zoning Item # 11-216-A
Address 1725 Circle Road
(Hurbrink Property)

Zoning Advisory Committee Meeting of January 31, 2011.

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

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Additional Comments:

There may be an existing stream and wetland within 25 feet of the proposed garage, which may require review and approval of the garage and associated driveway from State/Federal agencies prior to issuance of a permit from Baltimore County. This office recommends redesigning the expanded garage to avoid stream, wetland, and/or buffer impacts or find another location onsite for the expanded garage and vehicular access to the garage.

- John Russo; Environmental Impact Review



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

State Highway
Administration

Beverly K. Swain-Staley, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Closing 2/7/11

Rec'd 2-15

Date: 2-14-2011

2011-0216-A

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

RE: Baltimore County
Item No 2011-0216-A
1725 CIRCLE ROAD
HURBRINK 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. 2011-0216-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,

Michael Bailey
For Steven D. Foster, Chief
Access Management Division

SDF/mb

2011-0216-A

Maryland Department of Assessments and Taxation
Real Property Data Search (vw6.3A)
BALTIMORE COUNTY

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

Account Identifier: District - 09 Account Number - 0913209750

Owner Information

Owner Name: HURLBRINK GREGORY S
HURLBRINK LAUREN B
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 1725 CIRCLE RD
BALTIMORE MD 21204-6443
Deed Reference: 1) /16093/ 631
2)

Location & Structure Information

Premises Address 1725 CIRCLE RD
Legal Description 2.492 AC SWS CIRCLE
1725 CIRCLE RD
W OF RUXTON RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
69	9	682						2	Plat Ref:

Special Tax Areas
Town Ad Valorem Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1913	6,442 SF	2.49 AC	04

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

Value Information

	Base Value	Value As Of 01/01/2011	Phase-in Assessments As Of 07/01/2010	Phase-in Assessments As Of 07/01/2011
Land	436,620	436,600		
Improvements:	1,271,570	868,200		
Total:	1,708,190	1,304,800	1,708,190	1,304,800
Preferential Land:	0	0	0	0

Transfer Information

Seller: MACGILL ETHEL W	Date: 02/11/2002	Price: \$1,100,000
Type: IMPROVED ARMS-LENGTH	Deed1: /16093/ 631	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Seller:**Date:****Price:****Type:****Deed1:****Deed2:****Exemption Information****Partial Exempt Assessments****Class**

07/01/2010

07/01/2011

County

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State

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0

Municipal

000

Tax Exempt: NO**Special Tax Recapture:****Exempt Class:**

* NONE *

Patricia Zook - Re: Comments needed for Administrative Variances (5)

From: Dennis Kennedy
To: Zook, Patricia
Date: 2/10/2011 10:46 AM
Subject: Re: Comments needed for Administrative Variances (5)
CC: Richards, Carl

Hi Patti:
Apparently our new system is not working.
We had no comment on any of the following items:

2011-0207-A
2011-0210-A
2011-0211-A
2011-0216-A
2100-0217-A

Dennis Kennedy

>>> Patricia Zook 2/10/2011 9:43 AM >>>
Good morning Dennis -

The following administrative variance cases were brought to our office. In reviewing the files, they are all missing comments from your office:

2011-0216-A
2011-0215-A
2011-0211-A
2011-0210-A
2011-0207-A

If you have 'no comment' just let me know via e-mail and I'll place the response in the case file(s).

As always, thanks for your help, Dennis.

Patti Zook
Baltimore County
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov

Patricia Zook - Comments needed for Administrative Variances (5)

From: Patricia Zook
To: Kennedy, Dennis
Date: 2/10/2011 9:43 AM
Subject: Comments needed for Administrative Variances (5)

Good morning Dennis -

The following administrative variance cases were brought to our office. In reviewing the files, they are all missing comments from your office:

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2011-0215-A
2011-0211-A
2011-0210-A
2011-0207-A

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As always, thanks for your help, Dennis.

Patti Zook
Baltimore County
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For February 7, 2011
Item Nos. 2011- 213, 215, 216, 217,
219, 220, 221, 222 and 223

DATE: February 2, 2011

Closing 2/1

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-02072011 -NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits,
Approvals and Inspections

FROM: Jeff Mayhew
(Acting) Director, Office of Planning

SUBJECT: 11-216 – Administrative Variance

DATE: February 8, 2011

RECEIVED

FEB 10 2011

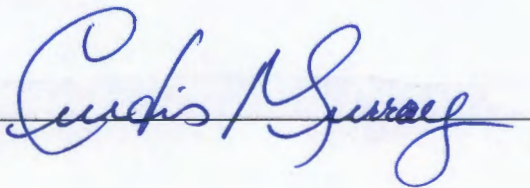
ZONING COMMISSIONER

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 20 feet in lieu of the maximum permitted 15 feet provided the following conditions are met. The subject property is within the Ruxton Riderwood Lake Roland residential design review area. Minor improvements are not subject to review by the Design Review Panel (DRP) but are reviewed by the Office of Planning. The petitioner has indicated the garage will be constructed of board and batten siding with shingles to match the dwelling:

1. Submit architectural elevations to the Office of Planning for review and approval prior to the issuance of any building permits.
2. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The accessory structure shall not be used for commercial purposes.

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

Prepared by:
JM/LL: CM



RECEIVED

FEB 09 2011

ZONING COMMISSIONER

Patricia Zook - Comments Needed for 2 Administrative Variance Cases

From: Patricia Zook
To: Murray, Curtis
Date: 2/10/2011 9:50 AM
Subject: Comments Needed for 2 Administrative Variance Cases

Good morning Curtis -

These two administrative variance case files were brought to our office and both are missing Planning comments:

2011-0215-A
2011-0216-A

Thanks for your help, Curtis!

Patti Zook
Baltimore County
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

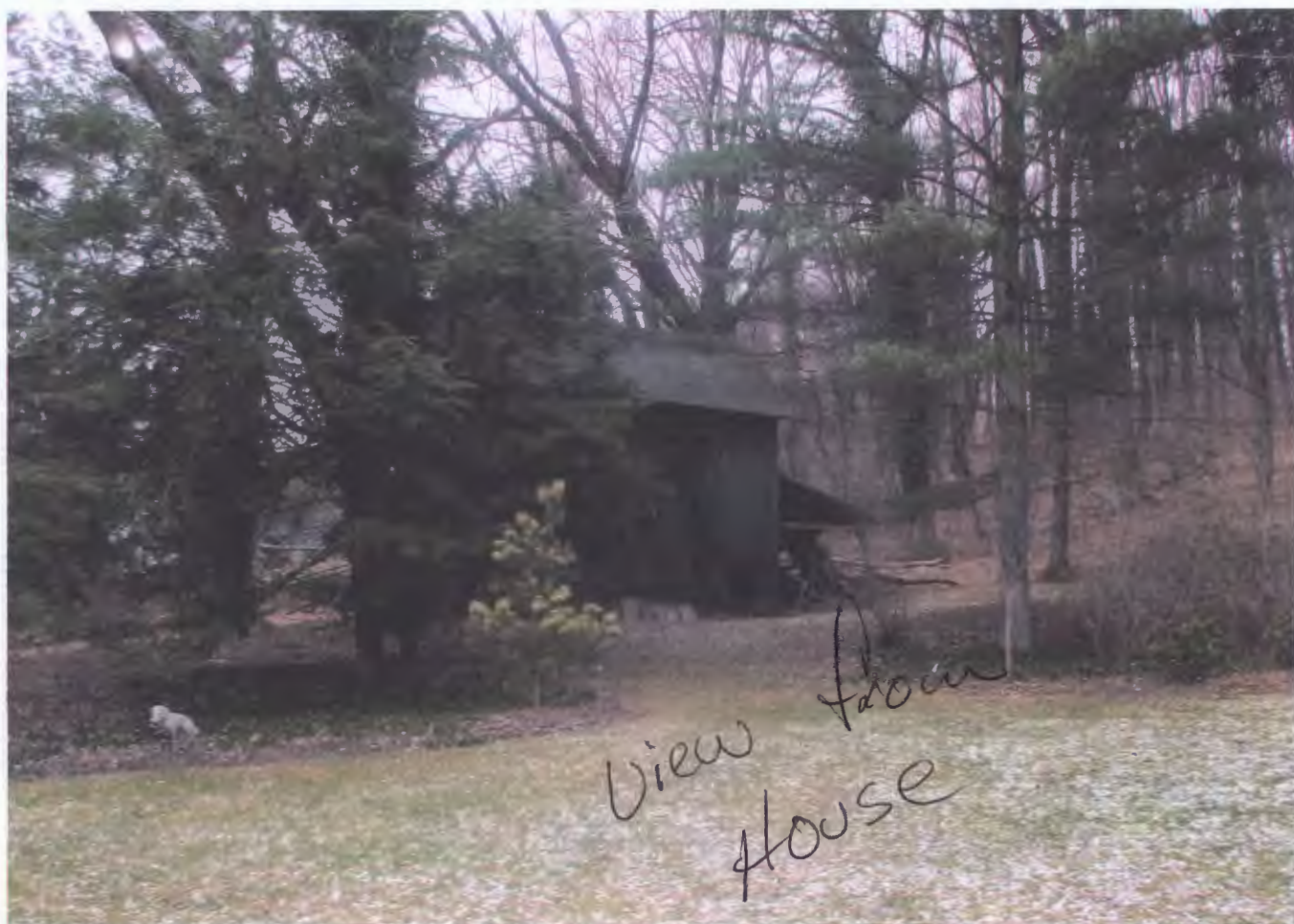
pzook@baltimorecountymd.gov



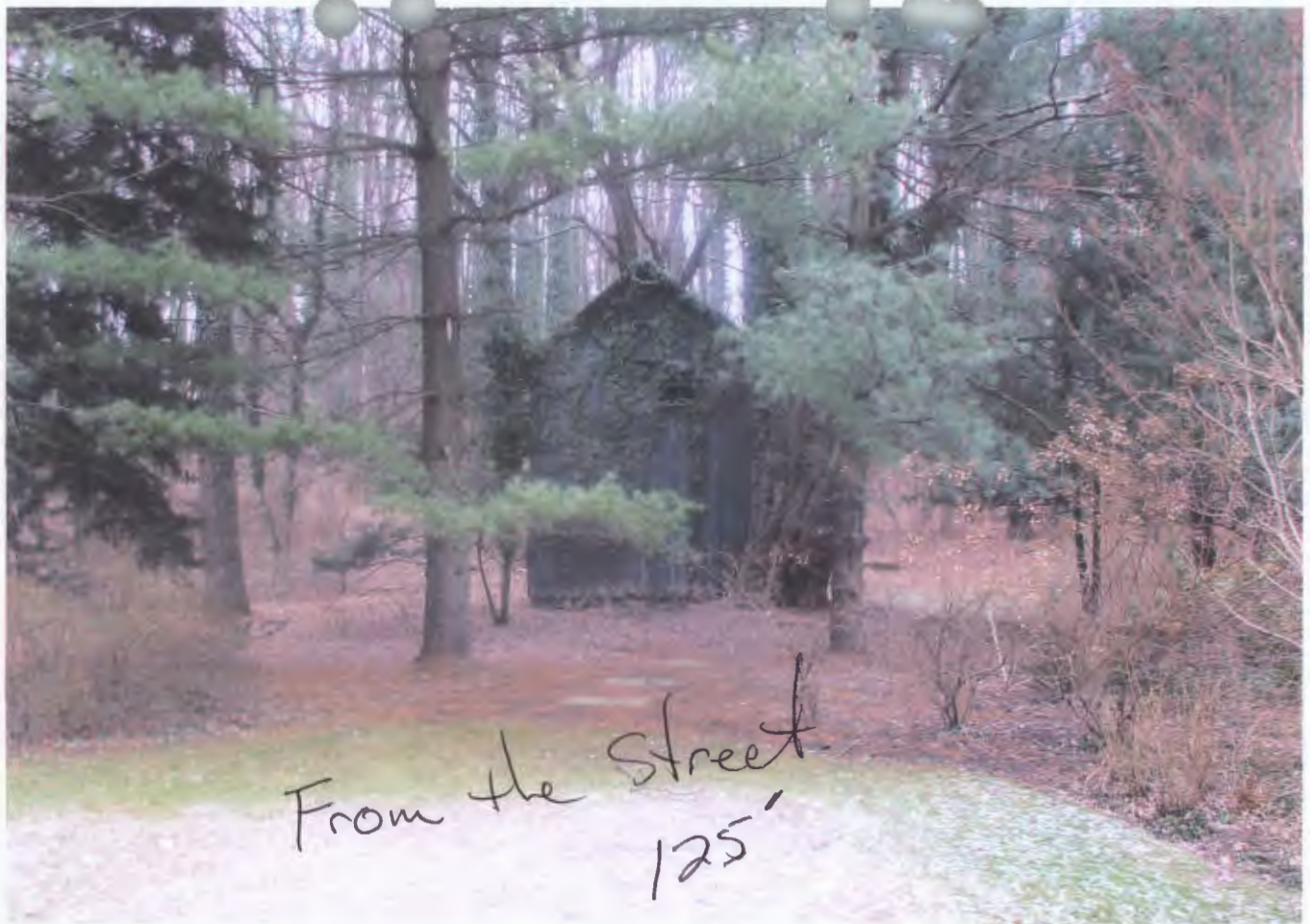
2011-0216-A



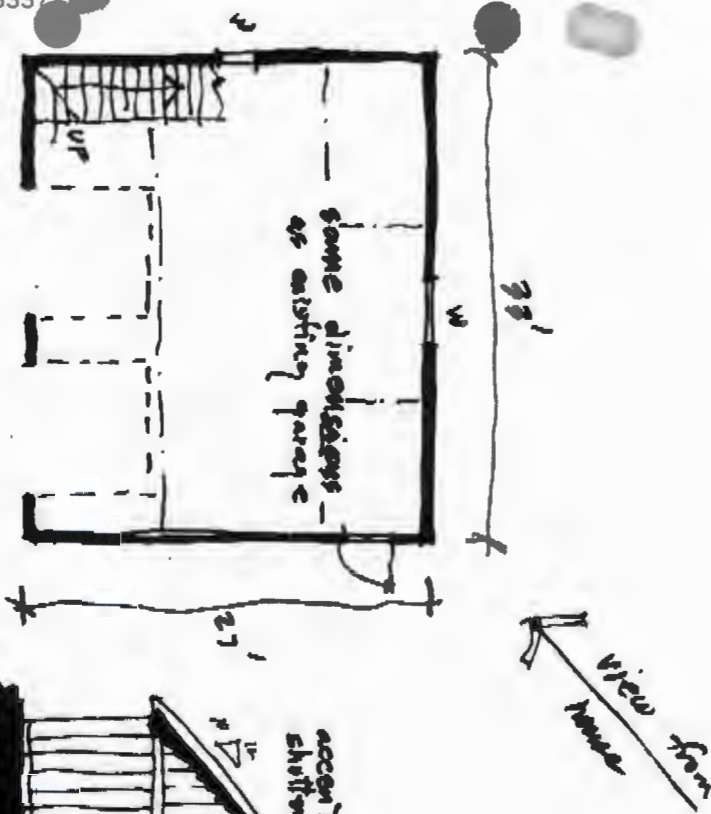
2011-0216-A



2011-0216A



2011-0216-A

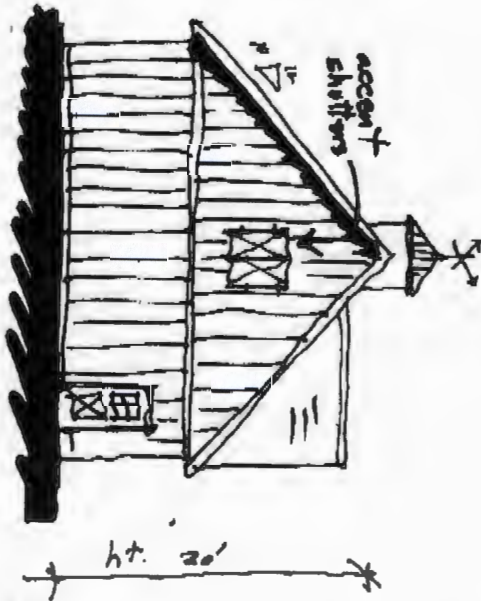


PLAN

casement / drive side

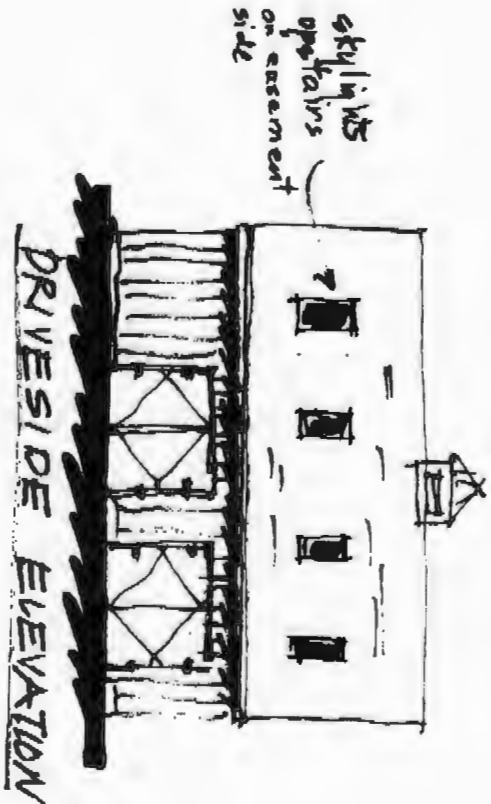
HURL BRINK GARAGE

OPTION #2



SIDE ELEVATION

section same as option #1



VIEW FROM HOUSE

12/29/10
40' x 1' 0"



KEVIN KAMENETZ
County Executive

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

February 7, 2011

Mr. & Mrs. Gregory Hurlbrink
1725 Circle Road
Towson, MD 21204

Dear Mr. & Mrs. Hurlbrink,

RE: Case Number 2011-0216 A, 1725 Circle Road, Towson, MD 21204

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 14, 2011. 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,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel



KEVIN KAMENETZ
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

February 3, 2011

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

ATTENTION: Zoning Review

Distribution Meeting of: **January 31, 2011**

Item No.:

Administrative Variance: 2011-0215A – 0216A, 2011-0224A

Special Hearing: 2011-0213-SPH, 2011-0219-SPHA, 2011-0220-SPH, 2011-0225-SPHA

Variance: 2011-0217A, 2011-0219-SPHA, 2011-0221-XA, 2011-0222A – 0223A, 2011-0225-SPHA

Special Exception: 2011-0221-XA,

Comments:

The Baltimore County Fire Marshal's Office has no comments on the above case numbers at this time.

Rec'd in Zoning.

2-7-11

Don W. Muddiman, Acting Lieutenant
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
Office: 410-887-4880
dmuddiman@baltimorecountymd.gov
cc: File

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2011- 0216 -A Address 1725 Circle Road
Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 1/14/2011 Posting Date: 1/23/2011 Closing Date: 2/7/2011

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- 0216 -A Address 1725 Circle Road
Petitioner's Name Gregory & Lauren Hurlbrink Telephone 410-454-5718
Posting Date: 1/23/2011 Closing Date: 2/7/2011
Wording for Sign: To Permit a replacement accessory building (garage) with a height of 20 feet in lieu of the maximum allowed 15 feet

WCR - Revised 7/7/08

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 1/18/2011

Case Number: 2011-0216-A

Petitioner / Developer: GREGORY & LAUREN HURLBRINK~
OWINGS BROTHERS CONTRACTING

Date of Hearing (Closing): FEBRUARY 7, 2011

Closing 2/7/11

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:
1725 CIRCLE ROAD

The sign(s) were posted on: JANUARY 18, 2011



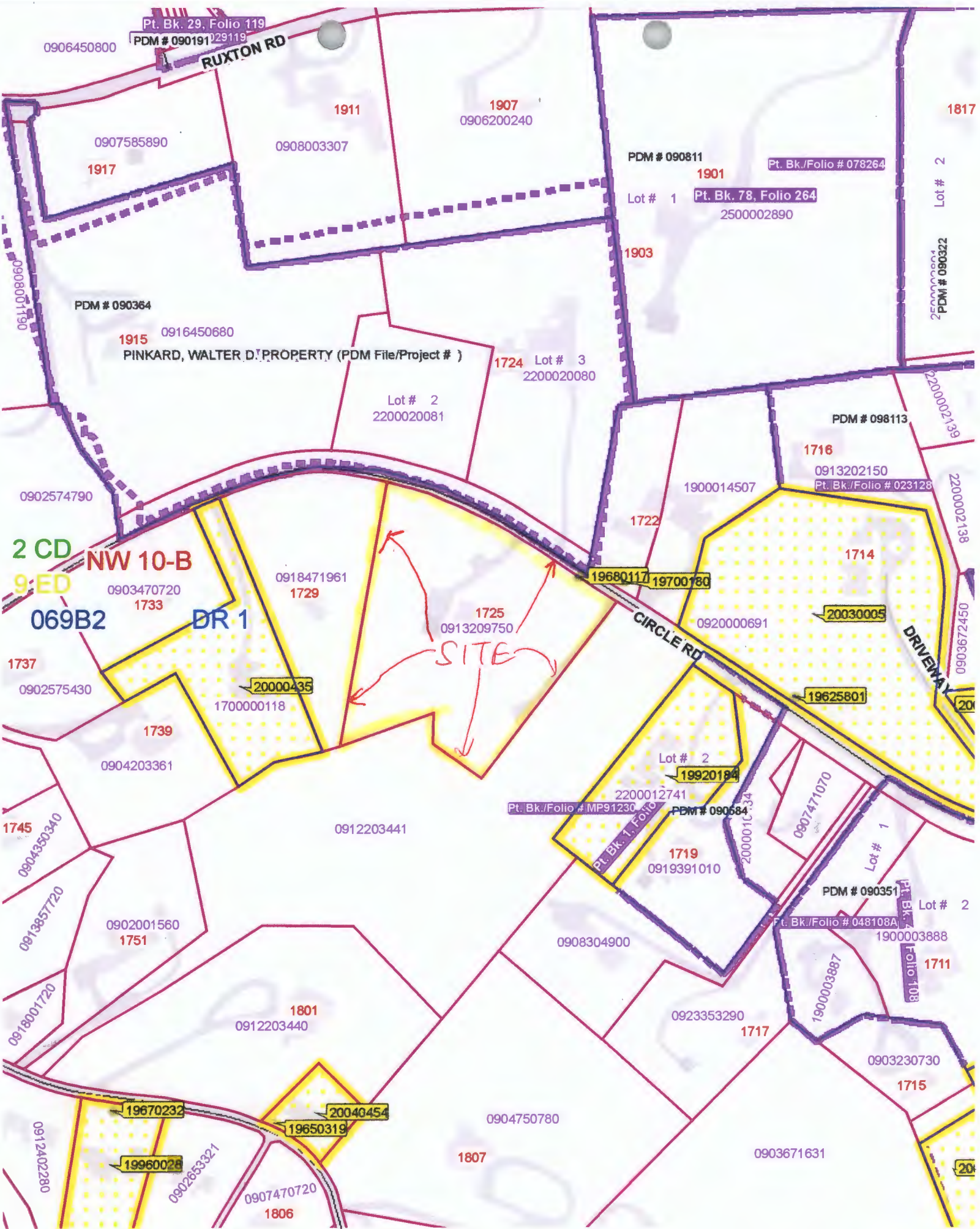
Linda O'Keefe
(Signature of Sign Poster)

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)



Pt. Bk. 29, Folio 119
PDM # 09019129119

RUXTON RD

0907585890

1917

1911

0908003307

1907
0906200240

PDM # 090811

1901

Pt. Bk./Folio # 078264

Lot # 1
Pt. Bk. 78, Folio 264
2500002890

Lot # 2

PDM # 090322

PDM # 090364

1915 0916450680

PINKARD, WALTER D. PROPERTY (PDM File/Project #)

1724 Lot # 3
2200020080

Lot # 2
2200020081

PDM # 098113

1716

0913202150
Pt. Bk./Folio # 023128

0902574790

2 CD
9 ED
069B2

0903470720
1733

DR 1

0918471961
1729

1725
0913209750

SITE

20000435

1700000118

1737
0902575430

1739

0904203361

CIRCLE RD

DRIVEWAY

19680117 19700180

1900014507

1722

0920000691

1714

20030005

19625801

Lot # 2

19920184

Pt. Bk./Folio # MP91230

PDM # 090584

1719
0919391010

PDM # 090351

Lot # 2

Pt. Bk./Folio # 048108A

1900003888

1711

0903230730

1715

0903671631

1807

0904750780

1801
0912203440

0902001560
1751

1745
0904350340

0913857720

0918001720

0912402280

19670232

20040454

19650319

19960026

0902653321

0907470720
1806

2011-0216-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 1725 Circle Road

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

SUBDIVISION NAME _____

PLAT BOOK # _____ FOLIO # _____ LOT # _____ SECTION # _____

OWNER Gregory + Lauren Hurlbrink

SEE ATTACHED PLAN



LOCATION INFORMATION

ELECTION DISTRICT 9th

COUNCILMANIC DISTRICT 2nd

1"=200' SCALE MAP # 069B2

ZONING DR1

LOT SIZE	<u>2.49±</u>	<u>108,465</u>
	ACREAGE	SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒
PRIOR ZONING HEARING	<u>None</u>	

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
<u>JNP</u>	<u>0216</u>	<u>2011-0216-A</u>



NORTH

PREPARED BY _____

SCALE OF DRAWING: 1" = _____

1725 CIRCLE ROAD

S49°48'E 182.8'

S49°48'E 60'

S48°17'E 150'

S47°56' 10'

M.B.E.V.

EXISTING
5000 S.F. S.R.A.

EXISTING
HOUSE
2 story

EXISTING
GARAGE
1 story

EXISTING
5000 S.F. S.R.A.

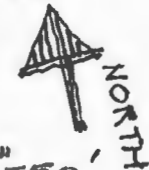
GARAGE,
EXISTING,
SHOWN ORS
HATCHED (TO
BE REMOVED)
(2 story)

ADJACENT
HOUSE

NEW GARAGE OVER
EXISTING FOOTPRINT
PLUS 6' WIDER
(1 story)

VACANT LOT

Francis
Lentz



SITE PLAN

SCALE: 1"=50'

2.49 ± acres, 108,905 S.F.

Richard & Susan
Palmer
1729 Circle Road
Towson, MD 21204
0918471961

2011-02-16-4

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 1725 Circle Road

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

SUBDIVISION NAME _____

PLAT BOOK # _____ FOLIO # _____ LOT # _____ SECTION # _____

OWNER Gregory + Lauren Hurlbrink

SEE ATTACHED PLAN



LOCATION INFORMATION

ELECTION DISTRICT 9th

COUNCILMANIC DISTRICT 2nd

1"=200' SCALE MAP # 06902

ZONING DR1

LOT SIZE 2.49± 108,465
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒

100 YEAR FLOOD PLAIN	☐	☒
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HISTORIC PROPERTY/ BUILDING	☐	☒
--------------------------------	--------------------------	-------------------------------------

PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
JNP	0216	2011-0216-A



NORTH

PREPARED BY _____

SCALE OF DRAWING: 1" = _____

1725 CIRCLE ROAD

S49°48'E 182.8'

S49°48'E 60'

S48°17'E 150'

S47°55'E 10'

M.B.E.V.

EXISTING
5000 S.F. S.R.A.

EXISTING
HOUSE
2 story

EXISTING
GARAGE
1 story

EXISTING
5000 S.F. S.R.A.

GARAGE,
EXISTING,
SHOWN ORDS
HATCHED (TO
BE REMOVED)
(2 story)

ADJACENT
HOUSE

NEW GARAGE OVER
EXISTING FOOTPRINT
PLUS 6' WIDER
(1 story)

VACANT LOT

Francis
Lentz

NORTH

SITE PLAN

SCALE: 1"=50'

2.49 ± acres, 108,405 S.F.

Richard & Susan
Palmer
1729 Circle Road
Towson, MD 21204
0918471961