

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
NW/Side of Green Road, 420' NE of		
Sweet Air Road	*	OFFICE OF
10 th Election District		
3 rd Councilmanic District	*	ADMINISTRATIVE HEARINGS
(14218 Green Road)		
	*	FOR BALTIMORE COUNTY
Estate of Charles G. Hurline		
<i>Owner</i>	*	
Linda J. Hurline & Lou Ann Watson		
<i>Personal Representatives</i>	*	CASE NO. 2011-0229-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings for consideration of a Petition for Special Hearing filed by the owner of the subject property, The Estate of Charles G. Hurline, through its Personal Representatives, Linda J. Hurline and Lou Ann Watson. The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to determine whether or not the Zoning Commissioner should approve the creation of a 28.763-acre non-density R.C.2 parcel pursuant to a Last Will and Testament, and to approve the legal, non-conforming use of two (2) dwellings on the remaining 8.00 acres, and any other Special Hearing relief deemed necessary by the Zoning Commissioner. The subject property and requested relief are more fully described on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the Special Hearing request were Linda Hurline and Lou Ann Watson, on behalf of the property owner, and James Grammar with McKee and Associates, Inc., the engineering/surveying/land planning firm that prepared Petitioners' Exhibit 1. The Petitioners were represented by Craig DeRan, attorney at law. Wally Lippincott, an employee of the Department of Environmental Protection and Sustainability, was in attendance. There were no Protestants or other interested persons at the hearing.

Testimony and evidence offered revealed that the subject property is located at the northwest side of Green Road and northeast of Sweet Air Road in the Baldwin area of Baltimore County. The property contains a gross area of 36.763 acres, more or less, and zoned R.C.2. For the most part, the property is farmed. Approximately 28.763 acres is farmland with the remaining 8 acres mostly improved with farm accessory type buildings. There are two single family dwellings located on the 8 acres of this lot. This property has been in the Hurline family since at least 1946. At that time, a Gilbert Hurline purchased 102 acres of land of which this 36.7 acres were a part. Over the years there have been various out conveyances which has reduced the holdings for Mr. Hurline to the 36.763 acres which is the subject of the hearing before the undersigned.

In 2008, Mr. Charles Hurline passed away and by Last Will and Testament, a copy of which was submitted into evidence as Petitioner's Exhibit 7, Mr. Hurline left to his daughter, Lou Ann Watson, one of the applicants who appeared before me, an 8 acre area of property. This 8 acre parcel of land contains all of the improvements on the subject property as shown on Petitioners' Exhibit 1, the site plan submitted into evidence. Mr. Hurline by the same Last Will and Testament left the remaining 28.763 acres of land to Ms. Watson and her other brothers and sisters. The names of these heirs appear on page 2 of Mr. Hurline's Last Will and Testament. It is clear from Mr. Hurline's intent pursuant to his Last Will and Testament that Ms. Lou Ann Watson would inherit an 8 acre parcel containing the improvements on the property while she and her brothers and sisters would inherit the remaining 28.763 acres of land which is being used at this time as farmland.

The applicant brought this matter before the Development Review Committee for Baltimore County. At that time, the DRC tabled the matter pending the Special Hearing Petition filed before the undersigned. However, it should be noted that the Section 32-4-106 subsection A 1 (IV) of the

Baltimore County Code provides that any subdivision of property in accordance with a Court Order, a will or the laws of intestate succession is exempt from the development review and approval process. While the matter is exempt from the development review and approval process, the Special Hearing request that has been filed is necessary so that an accurate determination as to density can be made at this time. In addition, the Special Hearing is necessary in that there are two dwellings that have existed for many years on what will now become an 8 acre parcel of land.

Further testimony and evidence offered by Ms. Hurline and Ms. Watson indicated that the two dwellings have existed on this property for many years. Ms. Lou Ann Watson resides in one of the dwellings on the property. One of the dwellings was built in 1900 and the second dwelling was constructed in approximately 1959. Given the testimony and evidence offered at the hearing, I find that both dwellings shall be permitted to remain on the property as they have for many decades. These two dwellings on this one 8 acre lot shall be permitted to continue to exist in the future as legal non-conforming uses.

The remaining 28.763 acres of this farm is what is of concern to Mr. Lippincott, in his capacity as an employee of the Department of Environmental Protection and Sustainability. Mr. Lippincott is concerned that in as much as this remaining 28.763 acre parcel is owned by multiple brothers and sisters, there could arise in the future a strong desire to subdivide this land. While the property cannot be further subdivided into buildable lots at this time, Mr. Lippincott is concerned that should the property be upzoned in the future, multiple lots could be made and this valuable farmland could be lost forever. He suggested that the property be placed into an agricultural easement thereby preventing it from being developed in the future.

The matter was discussed at the hearing; however, the current representatives of the estate were not willing to place the property into an easement at this time. They are merely seeking

approval to follow through on the wishes of their father pursuant to his Last Will and Testament. It should also be noted that while conveyances pursuant to a Last Will and Testament are exempt from the development review and approval process, they cannot and do not confer any additional density upon the land. Therefore, this is truly a non-density conveyance pursuant to a Last Will and Testament. There is no right to subdivide or create buildable lots on this larger 28.763 acre property. As a result, I shall impose conditions and restrictions upon this approval to protect the property from any further development in the future.

Based upon the testimony and evidenced offered, I am persuaded to grant the requested Special Hearing relief.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the parties, I find that Petitioners' request for special hearing should be granted.

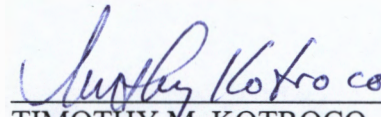
THEREFORE, IT IS ORDERED this 25th day of March, 2011, by this Administrative Law Judge, that Petitioners' request for Special Hearing relief filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve the creation of a 28.763-acre non-density R.C.2 parcel of land pursuant to a Last Will and Testament, and to approve the legal, non-conforming use of two (2) dwellings on the remaining 8.00 acres, be and is hereby GRANTED, in accordance with Petitioners' Exhibit 1, the approved site plan.

The relief granted is subject to the following conditions:

1. Petitioners may apply for their building permits 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

2. The creation of the 28.763 acre parcel of land, done pursuant to the Last Will and Testament of Mr. Charles G. Hurline, is a non-density transfer. The Petitioners shall record in the Land Records of Baltimore County a new Deed which shall reference this decision, thereby putting on notice any and all potential future purchasers or transferees of this property that there is no density attached to this property. In addition, the Petitioners shall be required to record this written decision in the Land Records of Baltimore County immediately after the recording of any new Deed establishing this new 28.763 acre parcel of land.

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



TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK/pz



KEVIN KAMENETZ
County Executive

March 25, 2011

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

CRAIG H. DERAN, ESQUIRE
STARK AND KEENAN
30 OFFICE STREET
BEL AIR MD 21014

Re: Petition for Special Hearing
Case No. 2011-0229-SPH
Property: 14218 Green Road

Dear Mr. DeRan:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file with the Department of Permits, Applications and Inspections an appeal within thirty (30) days from the date of this Order. 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 black ink, appearing to read "Timothy Kotroco", is written over a horizontal line.

TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK/pz

Enclosure

c: Linda J. Hurline, 3611 North Furnace Road, Jarrettsville MD
Lou Ann Watson, 14218 Green Road, Baldwin MD 21013
James Grammar, McKee and Associates, Inc., 5 Shawan Road, Suite 1, Cockeysville MD 21030
Wally Lippincott, Baltimore County Department of Environmental Protection and Sustainability



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 14218 GREEN ROAD

which is presently zoned RC-2

(This petition **must** be filed in person, in the zoning office, in triplicate, with original signatures.)

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

(This box to be completed by planner)

SEE ATTACHED

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

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bound 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:

Lou Ann Watson, Personal Representative

Name - Type or Print

✓ Lou Ann Watson

Signature

14218 Green Road (443) 617-6144

Address

Telephone No.

Baldwin

MD

21013

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Linda J. Hurline, Personal Representative

Name - Type or Print

✓ Linda J. Hurline

Signature

Name - Type or Print

Signature

3611 North Furnace Road 410 299 8494

Address

Telephone No.

Jarrettsville

MD

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

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

Case No. 2011-0229-SPH

REV 9/15/98

UNAVAILABLE FOR HEARING _____

Reviewed By 2011-0229-SPH Date 2.2.11

Jen

Requested Special Hearing
14218 Green Road
10th Election District
3rd Councilmanic District
Baltimore County, Maryland

To determine whether or not the Zoning Commissioner should approve:

The creation of a 28.763-acre non-density RC-2 parcel pursuant to a Last Will and Testament, and to approve the legal, non-conforming use of two dwellings on the remaining 8.00-acres; and any other Special Hearing relief deemed necessary by the Zoning Commissioner.

McKEE & ASSOCIATES, INC.

*Engineering • Surveying • Environmental Planning
Real Estate Development*

ZONING DESCRIPTION

14218 GREEN ROAD (OVERALL TRACT) BALTIMORE COUNTY, MD

BEGINNING at the intersection of the centerline of Green Road with the centerline of Sweet Air Road and then running with the centerline of Green Road, Northerly and Northeasterly, 320 feet more or less to the intersection of the centerline of Green Road with the centerline of a private drive to the Charles G. Hurline Property on the northwest side of Green Road, then running with the centerline of said private drive, Northerly and Northwesterly, 1,300 feet more or less to the intersection of the centerline of said private drive with the southeasterly boundary of the tract herein described, and then running on said southeasterly boundary, South 49 degrees 49 minutes West, 225 feet more or less to the most southerly corner of the tract herein described and being the **TRUE POINT OF BEGINNING**, then running, North 35 degrees 59 minutes West, 1089.10 feet, North 10 degrees 02 minutes 49 seconds East, 234.82 feet, North 60 degrees 09 minutes 00 seconds East, 398.42 feet, North 72 degrees 23 minutes 59 seconds East, 1,153.75 feet, South 05 degrees 29 minutes East, 633.82 feet, South 12 degrees 36 minutes West, 117.57 feet, South 03 degrees 59 minutes East, 568.72 feet, North 61 degrees 37 minutes West, 353.75 feet, and South 49 degrees 49 minutes West, 797.91 feet to the true point of beginning, as recorded in deed E.H.K., Jr. 6255, page 560. **CONTAINING** 28.763 acres of land, more or less. Also known as 14218 Green Road and located in the 10th Election District, 3rd Councilmanic District.

McKEE & ASSOCIATES, INC.

*Engineering • Surveying • Environmental Planning
Real Estate Development*

ZONING DESCRIPTION

**14218 GREEN ROAD (LOT 1)
BALTIMORE COUNTY, MD**

BEGINNING at the intersection of the centerline of Green Road with the centerline of Sweet Air Road and then running with the centerline of Green Road, Northerly and Northeasterly, 320 feet more or less to the intersection of the centerline of Green Road with the centerline of a private drive to the Charles G. Hurline Property on the northwest side of Green Road, then running with the centerline of said private drive, Northerly and Northwesterly, 1,300 feet more or less to the intersection of the centerline of said private drive with the southeasterly boundary of the tract herein described, and then running on said southeasterly boundary, South 49 degrees 49 minutes West, 225 feet more or less to the most southerly corner of the tract herein described and being the TRUE POINT OF BEGINNING, then running, North 35 degrees 59 minutes West, 708.58 feet, North 54 degrees 01 minutes 00 seconds East, 600.00 feet, South 35 degrees 59 minutes 00 seconds East, 319.14 feet, South 02 degrees 31 minutes 27 seconds East, 385.41 feet, South 70 degrees 41 minutes 18 seconds East, 85.55 feet, South 49 degrees 49 minutes West, 365.00 feet to the point of beginning, as recorded in deed E.H.K., Jr. 6255, page 560.

CONTAINING 8.000 acres of land, more or less. Also known as 14218 Green Road and located in the 10th Election District, 3rd Councilmanic District.

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

No. **62941**

Date: **2.2.11**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 2/02/2011 2/02/2011 09:27:17 2

REG 0502 MAIL JEVA JEE
 >RECEIPT # 723003 2/02/2011 0FLH

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0906		6136				75. —

Regt 5 528 ZONING VERIFICATION
 CR 00. 062941

Recpt Tot \$75.00
 \$75.00 OK \$1.00 CA
 Baltimore County, Maryland

Total: **75. —**

Rec From: **L. Huelline**

For: **2011-0229-SPH**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



KEVIN KAMENETZ
County Executive

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

May 17, 2013

Lou Ann Watson
14218 Green Road
Baldwin, MD 21013

Re: Spirit & Intent- case #2011-0229-SPH; 14218 Green Road; 10th Election District

To Whom It May Concern:

Your recent letter to this office regarding the above referenced property was forwarded to me for reply. Based upon the information provided and my review of the available zoning records, the following has been determined.

The proposed red-lined modifications to the site plan in Case # 2011-0229-SPH is approved as being within the spirit and intent of the Baltimore County Zoning Regulations (BCZR), subject to restriction #2 as contained in the Zoning Commissioner's order. In addition, the reconfigured lot and remainder must contain the exact same acreage as shown on the red-lined plan (8.0 and 28.763 acres). The property must be re-surveyed and recorded as specified by the Zoning Commissioner in his order.

Your request letter, this response and the red-lined plan will be copied and made a permanent part of the zoning case file. This approval is for zoning purposes only, and you will be required to comply with all other County and State regulations relative to this property.

The foregoing is merely an informal opinion; it is not an expert or legal opinion. It is not intended to be relied on as expert or legal advice, and is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

I trust that the information set forth in this letter is sufficiently detailed and responsive to your request. If you need further information or have any questions, I can be reached at 410-887-3391.

Sincerely,

A handwritten signature in dark ink, appearing to read "Bruno Rudaitis".

Bruno Rudaitis
Zoning Review

BR:br

Lou Ann Watson
14218 Green Road
Baldwin, MD 21013
(443) 617-6144

To: BPR
5/14/13 ua,

S+I

13-195
\$120.00

April 30, 2013

Mr. Arnold Jablon, Director
Permits, Approvals, and Inspections
111 W. Chesapeake Avenue, Suite 105
Towson, MD 21204

Re: Spirit and Intent Letter
14218 Green Road
Special Hearing Case No. 2011-0229-SPH

Dear Mr. Jablon,

I am writing to confirm that the reconfiguration of the proposed lines of division shown in red on the attached plans meet the spirit and intent of the Administrative Law Judge's decision in the referenced case. The creation of the 8.00-acre lot was pursuant to a Last Will and Testament, and my family members involved have approved the location of the new lines.

The relocation of the northwestern line, moving it closer to the existing improvements retains more of the current fields with the remainder tract. Keeping more of the crops with the remainder tract is preferred, since there is no need to have them with the 8-acre parcel. When the northwest line is adjusted as shown, it is necessary to make up that area elsewhere in order to maintain the 8.00-acres. That adjustment is shown along the easterly side of the property.

Ultimately, there is no change in the proposed lot areas shown on the plan, just the outlines. There is no change in zoning density. Further, there is no change to any of the existing or proposed uses of the two properties.

For your reference, I have included a copy of the original plan, the Order, and a red-lined plan showing the requested change. Also enclosed is the \$20 review fee. I believe that the adjustment of the proposed lines of division shown on the plan is a minor change, and that the spirit and intent of the original decision is still met.

Sincerely,

Lou Ann Watson

Lou Ann Watson, Petitioner



KEVIN KAMENETZ
County Executive

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

February 28, 2011

Ms. Linda Hurline, Personal Representative
3611 North Furnace Road
Jarrettsville, MD 21084

RE: Case Number 2011-0229SPH , 14218 Green Road, Baldwin, MD 21013

Dear Ms. Linda Hurline,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 2, 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 black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel
McKee and Associates, Inc., 5 Shawan Road, Ste. 1, Cockeysville, MD 21030
Lou Ann Watson, Personal Representative, 14218 Green Road, Baldwin, MD 21013

Zoning Review | County Office Building
111 West Chesapeake Avenue, Room 111 | Towson, Maryland 21204 | Phone 410-887-3391 | Fax 410-887-3048
www.baltimorecountymd.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For February 14, 2011
Item Nos. 2011- 226, 227, 228, 229
and 230

DATE: February 10, 2011

No Date

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-02142011 -NO COMMENTS.doc

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
14218 Green Rd., N/west side of Green Rd. *
N/west side of Green Road, 420ft NE * ZONING COMMISSIONER
Sweet Air Rd., 1,300ft. along to a *
Private Drive * FOR
10th Election & 3rd Councilmanic District *
Legal Owner(s): Linda J. Hurline * BALTIMORE COUNTY
Contract Purchaser: Lou Ann Watson *
Petitioner(s) * 2011-0229-SPH

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

FEB 07 2011

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 7th day of February, 2011, a copy of the foregoing Entry of Appearance was mailed to Linda J. Hurline, 3611 North Furnace Road, Jarrettsville, Maryland 21084, and Lou Ann Watson, PR, 14218 Green Road, Baldwin, Maryland 21013, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



KEVIN KAMENETZ
County Executive

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

February 16, 2011

NOTICE OF ZONING HEARING

The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2011-0229-SPH

14218 Green Road

N/west side of Green Road, 420 feet n/west Sweet Air Road, 1300 feet along to a private drive
10th Election District – 3rd Councilmanic District

Legal Owners: Linda Hurline, Personal Representative

Contract Purchaser: Lou Ann Watson, Personal Representative

Special Hearing to permit the creation of a 28.763-acre non-density RC2 parcel pursuant to a Last Will and Testament, and to approve the non-conforming use of two dwellings on the remaining 8.00 acres, and any other Special Hearing relief deemed necessary by the Zoning Commissioner.

Hearing: Wednesday, March 9, 2011 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over the hearing information.

Arnold Jablon
Director

AJ:kl

C: McKee & Associates, 5 Shawan Rd., Ste. 1, Cockeysville 21030
Lou Ann Watson, 14218 Green Road, Baldwin 21013
Linda Hurline, 3611 North Furnace Road, Jarrettsville 21084

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, FEBRUARY 22, 2011.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, February 22, 2011 Issue - Jeffersonian

Please forward billing to:
Lou Ann Watson
14218 Green Road
Baldwin, MD 21013

443-617-6144

NOTICE OF ZONING HEARING

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CASE NUMBER: 2011-0229-SPH

14218 Green Road

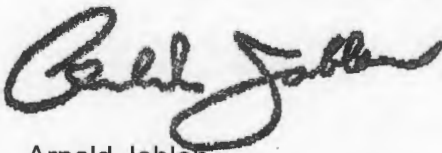
N/west side of Green Road, 420 feet n/west Sweet Air Road, 1300 feet along to a private drive
10th Election District – 3rd Councilmanic District

Legal Owners: Linda Hurline, Personal Representative

Contract Purchaser: Lou Ann Watson, Personal Representative

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105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**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: 2011-0229-SPH

Petitioner: LINDA J. HURLINE

Address or Location: 14218 GREEN ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: LOU ANN WATSON

Address: 14218 GREEN ROAD
BALDWIN, MD 21013

Telephone Number: (443) 617-6144



Find Tile Map

— = ORIGINAL LINES
 — = PROPOSED LINES
 Created By
 Baltimore County
 My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

said parcel of land as now travelled to Green road 57
minutes West 109.53 foot line of said parcel of land

FOR TITLE of the said Gilbert W Hurline and Nelson B Hurline see the Last Will and Testament of J Daniel Hurline (also known as Jacob D Hurline) dated December 14 1933 and duly probated in the Orphans' Court of Baltimore County and now of record in the office of the Register of Wills for Baltimore County in Wills Liber J P C No 35 folio 207 wherein the said J Daniel Hurline devised all his property real personal and or mixed to his wife Louisa J Hurline for life with remainder over as to the rest and residue of said property (the two lots or parcels of land hereinbefore described constituting all the real property in said rest and residue) to the said Gilbert W Hurline and Nelson B Hurline The said Louisa J Hurline died on or about November 2 1945

TOGETHER with the buildings and improvements thereupon erected made or being and all and every the rights ways alleys waters privileges appurtenances and advantages to the same belonging or in anywise appertaining

TO HAVE AND TO HOLD the land and premises above described and mentioned and hereby intended to be conveyed together with the rights privileges appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Milton R Smith his heirs and assigns in fee simple

AND the said Gilbert W Hurline and Lillian S Hurline his wife and Nelson B Hurline hereby covenant that they will warrant specially the property hereby granted and conveyed and that they will execute such further assurances of said land as may be requisite

WITNESS the hands and seals of said Grantors

TEST

Gilbert W Hurline (SEAL)

Teresa H Kline

Lillian S Hurline (SEAL)

Nelson B Hurline (SEAL)

STATE OF MARYLAND BALTIMORE COUNTY TO WIT

I HEREBY CERTIFY that on this 20th day of June in the year nineteen hundred and forty-six before me the subscriber a Notary Public of the State of Maryland in and for Baltimore County aforesaid personally appeared Gilbert W Hurline Lillian S Hurline his wife and Nelson B Hurline who acknowledged the foregoing Deed to be their act

WITNESS my hand and Notarial Seal

(Notarial Seal)

Teresa H Kline

Recorded June 24 1946 at 3:45 P M & exd per

Notary Public

Robert J Spittel Clerk

(EXD BY W & T)

(Red by LAS)

116350) THIS DEED Made this 20th day of June in the year nineteen
Milton R Smith & Wf) hundred and forty-six by Milton R Smith and Alice L Smith his
Deed To) wife parties of the first part Grantors to Gilbert W Hurline
Gilbert W Hurline & Wf) and Lillian S Hurline his wife parties of the second part Gran-
----- tees all of Baltimore County in the State of Maryland

WITNESSETH that in consideration of the sum of Five Dollars and other good and valuable considerations the receipt whereof is hereby acknowledged the said Milton R Smith and Alice L Smith his wife do hereby grant and convey unto the said Gilbert W Hurline and Lillian S Hurline his wife to the survivor of them their assigns and to the heirs and assigns

or the survivor of them as tenants by the entireties in fee simple all that lot or parcel of land situate lying and being in the Tenth Election District of Baltimore County State of Maryland and particularly described as follows

BEGINNING for the same at a stone near a large rock and at the beginning of a parcel of land thirdly described in a deed dated February 7 1933 and recorded among the Land Records of Baltimore County in Liber L McL M No 911 folio 80 which was conveyed by Gilbert W Hurline to J Daniel Hurline and running thence with and binding on the first and second lines of said parcel of land as now surveyed the two following courses and distances viz South 35 degrees 59 minutes East 2285.10 feet to a hickory stump and North 49 degrees 49 minutes East 797.91 feet to intersect the seventh line of a parcel of land which by a deed dated October 7 1903 and recorded among the Land Records of Baltimore County in Liber N B M No 271 folio 300 was conveyed by John S Baldwin widower to Jacob D Hurline thence running with and binding on a part of said seventh line South 61 degrees 37 minutes East 263.67 feet to the beginning of a parcel of land firstly described in the above referred to deed from Gilbert W Hurline to J Daniel Hurline thence binding reversely on a part of the last line of said parcel of land South 61 degrees 37 minutes East 90.08 feet to a pipe now set thence leaving said outlines and running for lines of division as now made between the property hereby described and the property described in a deed of even date herewith from Milton R Smith and wife to Nelson B Hurline the three following courses and distances viz North 3 degrees 59 minutes West 568.72 feet to a pipe North 12 degrees 36 minutes East 117.57 feet to a pipe and North 5 degrees 29 minutes West 2553.75 feet to a pipe set in the first line of a parcel of land which by a deed dated June 15 1854 and recorded among the Land Records of Baltimore County in Liber H M F No 10 folio 435 was conveyed by John S Baldwin and wife to Zenus Chalk thence binding reversely on a part of said first line South 49 degrees 21 minutes West 160.25 feet to the beginning of said line and to the beginning of the second line of the above referred to parcel of land which was conveyed by John S Baldwin widower to Jacob D Hurline thence running with and binding on said second line South 49 degrees 21 minutes West 1744.05 feet to the end of said line and to the beginning of the last line of the above referred to thirdly described parcel of land in the deed from Gilbert W Hurline to J Daniel Hurline and thence running with and binding on said last line South 49 degrees 21 minutes West 739.20 feet to the place of beginning

CONTAINING 102.49 acres of land more or less

BEING the firstly described lot or parcel of land in a Deed of even date herewith and intended to be recorded among the Land Records of Baltimore County prior hereto from Gilbert W Hurline et al to the said Milton R Smith

TOGETHER with the buildings and improvements thereupon erected made or being and all and every the rights ways alleys waters privileges appurtenances and advantages to the same belonging or in anywise appertaining and especially the right and use in common with others entitled thereto of

(1) A roadway as now used from a point on the second line of the above described parcel of land and running in a southeasterly direction through the property of Henry Smith to Green Road and

(2) A road or right of way as now used from a point distant North 5 degrees 29 minutes West 100 feet more or less from the beginning of the North 5 degrees 29 minutes West 2553.75 foot line of the above described parcel of land and running in an easterly direct-

Liber 1473

ion as now travelled through the parcel of land described in a deed from Milton R Smith and wife to Nelson B Hurline of even date and recorded among the aforesaid Land Records to Green Road at a point on the South 47 degrees 57 minutes West 109.53 foot line of said parcel of land described in said deed

TO HAVE AND TO HOLD the land and premises above described and mentioned and hereby intended to be conveyed together with the rights privileges appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Gilbert W Hurline and Lillian S Hurline his wife to the survivor of them their assigns and to the heirs and assigns of the survivor of them as tenants by the entireties in fee simple

AND the said Milton R Smith and Alice L Smith his wife hereby covenant that they will warrant specially the property hereby granted and conveyed and that they will execute such further assurances of said land as may be requisite

WITNESS the hands and seals of said Grantors

TEST

Milton R Smith (SEAL)

Teresa H Kline

Alice L Smith (SEAL)

STATE OF MARYLAND BALTIMORE COUNTY TO WIT

I HEREBY CERTIFY that on this 20th day of June in the year nineteen hundred and forty-six before me the subscriber a Notary Public of the State of Maryland in and for Baltimore County aforesaid personally appeared Milton R Smith and Alice L Smith his wife and they each acknowledged the foregoing Deed to be their respective act

WITNESS my hand and Notarial Seal

(Notarial Seal)

Teresa H Kline

Recorded June 24 1946 at 3:45 P M & exd per

Notary Public

Robert J Spittel Clerk

(EXD BY W & T)

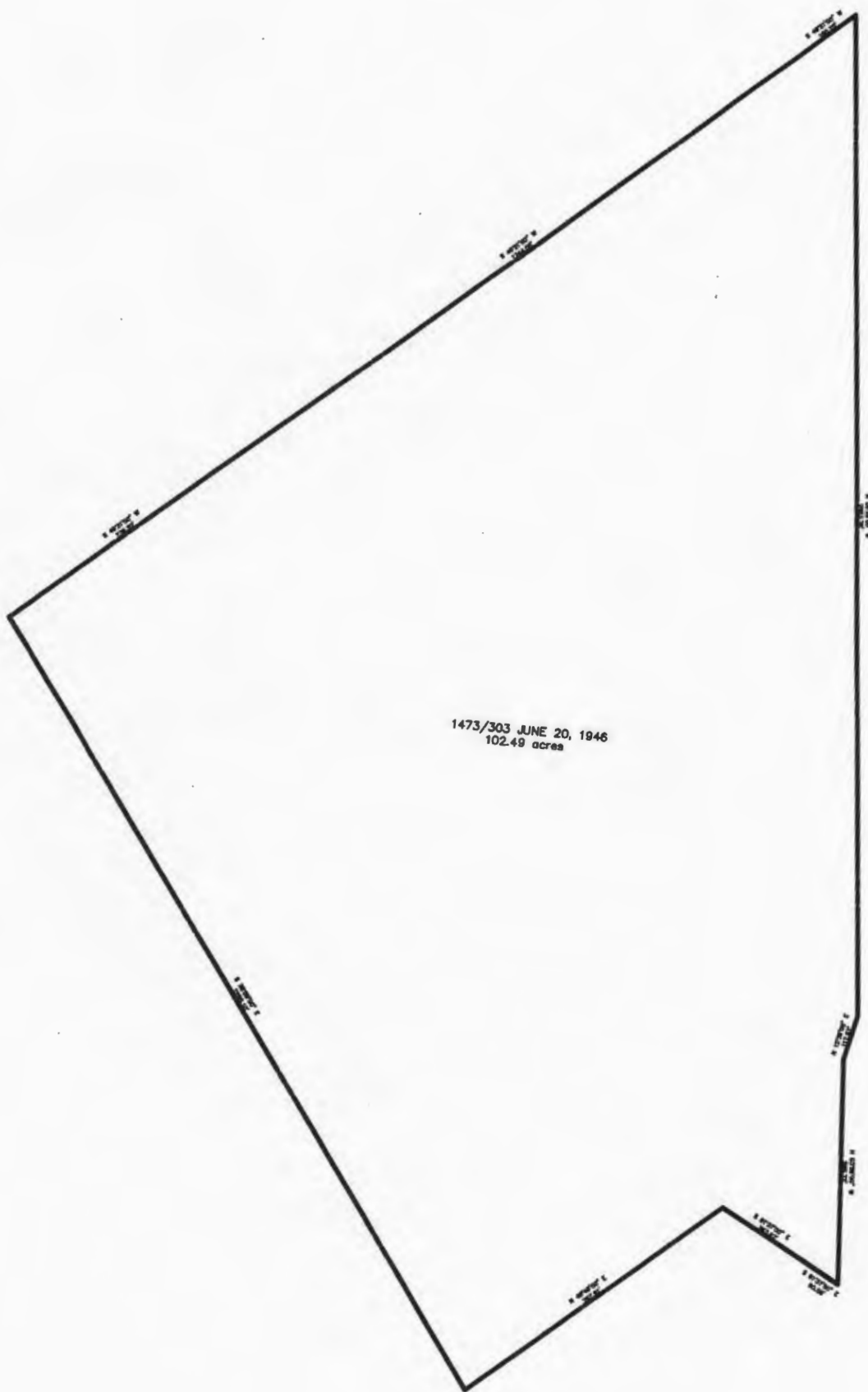
(Red by LAS)

116351) THIS DEED Made this 20th day of June in the year nineteen hundred and forty-six by Milton R Smith and Alice L Smith his wife
Milton R Smith & WF) parties of the first part Grantors to Nelson B Hurline party of
Deed To) the second part Grantee all of Baltimore County in the State of
Nelson B Hurline) Maryland

WITNESSETH that in consideration of the sum of Five Dollars and other good and valuable considerations the receipt whereof is hereby acknowledged the said Milton R Smith and Alice L Smith his wife do hereby grant and convey unto the said Nelson B Hurline his heirs and assigns in fee simple all that lot or parcel of land situate lying and being in the Tenth Election District of Baltimore County State of Maryland and particularly described as follows

BEGINNING for the same at a marked poplar tree standing at the beginning of the third line of a parcel of land which by a deed dated June 15 1854 and recorded among the Land Records of Baltimore County in Liber H M F No 10 folio 435 was conveyed by John S Baldwin and wife to Zenus Chark and running thence with and binding on the third fourth and fifth lines of said parcel of land as now surveyed the three following courses and distances viz South 74 degrees 07 minutes East 415 feet South 48 degrees 07 minutes East 2062.75 feet to the northwest side of Green Road and South 47 degrees 57 minutes West binding on the northwest side of said road 198 feet to the beginning of a parcel of land which by a

DELIVERED TO
5/10/56
SIGNED
5/10/56



1473/303 JUNE 20, 1946
102.49 acres

66347
1/6c
1/3/69

SPENCER C. ELLIS, Director,
Department of Forests and Parks,
acting for and on behalf of the
State of Maryland,

Plaintiff

v.

GILBERT W. HURLINE, Widower

and

UNION TRUST COMPANY
OF MARYLAND,
a body corporate

Defendants :

IN THE
CIRCUIT COURT
FOR
BALTIMORE COUNTY

At Law

Case No. 1364

Cond. Docket 8

Folio 58

INQUISITION

Inquisition made and taken at Bar in the Circuit Court for Baltimore County, in the matter of the Petition of Spencer C. Ellis, Director, Department of Forests and Parks, acting for and on behalf of the State of Maryland, for the condemnation of the property hereinafter mentioned, witnesseth:

THAT, I, the Judge, whose name is hereunto subscribed and whose seal is hereunto affixed, have justly and impartially valued the damages which the defendants will sustain by the taking, use and occupation of said property, consisting of 14.42 acres of land, in fee simple, as shown on the plat attached as Petitioners' Exhibit No. 1 to the Amended Petition for Condemnation herein filed, and more particularly described as follows:

BEGINNING for the same at a point at the intersection of the division line between the property of Nelson B. Hurline and Bessie V. Hurline, his wife, (Ref. Land Records of Baltimore County, Liber 3008, folio 112) on the east and the herein described property on the west; thence reversely in part, with the twentieth line of the last mentioned conveyance South 13°-39'-45" East 1230.00 feet to a point; thence with lines of division now made for the proposed Gunpowder State Park boundary the seven following courses and distances:

North 48°-13'-42" West 1009.26 feet to a point
South 40°-59'-49" West 320.89 feet to a point

JAMES D. NOLAN
ATTORNEY AT LAW
TOWSON, MD.

South 11°-02'-30" East 227.47 feet to a point
 South 51°-26'-20" West 176.49 feet to a point
 South 31°-50'-40" East 262.97 feet to a point
 South 38°-18'-20" West 567.63 feet to a point
 North 41°-14'-30" West 425 feet to a point on the division line
 between the property of the State of Maryland (Ref. Land Records of Baltimore County, Liber W. J. R. 4005, folio 385) on the north and herein described property on the south; thence binding on the lands of the afore-said State of Maryland North 41°-02'-53" East 1919.42 feet to the point of beginning. Containing 14.42 acres, more or less.

BEING a part of all that tract of land which by deed dated June 30, 1946 (Ref. Land Records of Baltimore County, Liber R. J. S. 1473, folio 303) was granted and conveyed by Milton R. Smith and wife to Gilbert W. Hurline and wife.

Having heard the evidence and duly considered the same, I do find and determine that:

The Petitioner has the right to condemn the said property and that the damages to be sustained by the Defendants to this cause for their fee simple interest and estate in and to the parcel of land hereinbefore particularly described and the property and rights as set forth in the Petition, for the sum of

Twelve Thousand Two Hundred forty dollars and eighty cents (\$12,240.80)
 THAT upon the payment of said sum to the Defendants, the title

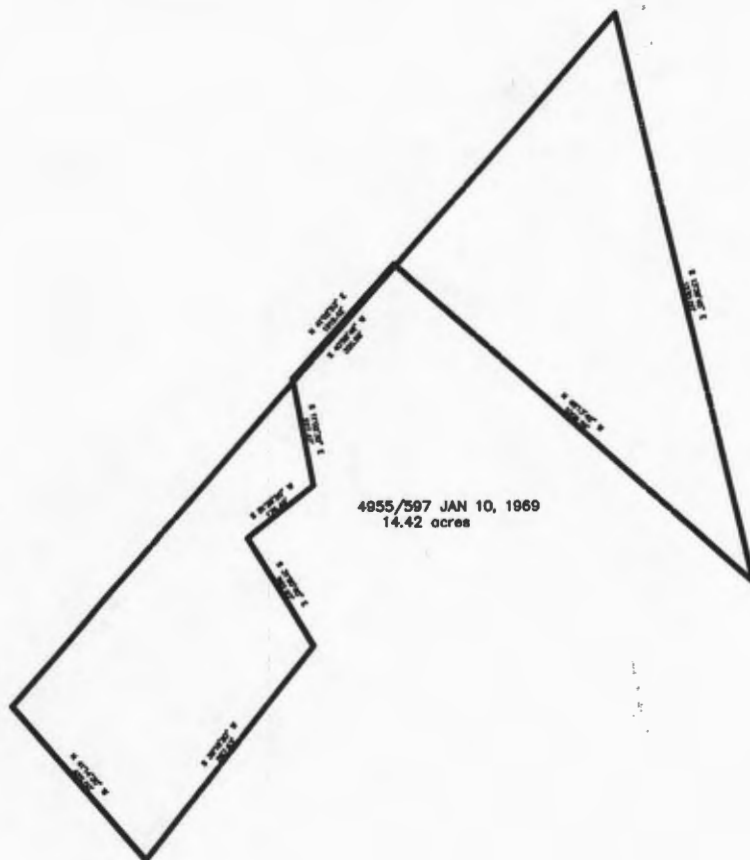
to the property shall be held and become vested in the Department of Forests and Parks, acting for and on behalf of the State of Maryland, clear and discharged from any claims, liens or demands of the Defendants, and the said Department of Forests and Parks, acting for and on behalf of the State of Maryland, shall thereupon have the right to immediate possession of said property.

WITNESS hereof, I, the Judge, have hereto set my hand and seal this 10th day of January, 1969.

John E. Rame Jr.
 Judge

JAMES D. NOLAN
 ATTORNEY AT LAW
 BOWEN, MD.

Rec'd for record JAN 16 1969 at 9:30 AM
 Per Orville T. Small, Clerk
 Mail to Law Dept. R.V.D.
 Receipt No. 227658 \$ 8.00



1

CDH:nc
1/19/81 -

LIBER 6255 PAGE 560

PETITIONER'S

EXHIBIT NO. 4

NO CONSIDERATION

THIS DEED, made this 23rd day of January in the year 1981, by CHARLES G. HURLINE and SHIRLEY A. ALEXANDER, Personal Representatives of the Estate of GILBERT W. HURLINE, late of Baltimore County, deceased, parties of the first part, Grantors, and CHARLES G. HURLINE, devisee under the Last Will and Testament of the said Gilbert W. Hurline, deceased, party of the second part, Grantee.

WHEREAS, by deed dated June 20, 1946, and recorded among the Land Records of Baltimore County in Liber RJS No. 1473 folio 303, the lands and premises hereinafter described were conveyed by Milton R. Smith and Alice L. Smith, his wife, to Gilbert W. Hurline and Lillian S. Hurline (now deceased); and

WHEREAS, the said Gilbert W. Hurline died on or about December 28, 1979, leaving a Last Will and Testament dated December 4, 1978, which is recorded among the Will Records of Baltimore County in Liber FJB No. 182 folio 11-13, by which he devised and bequeathed: "the home farm containing 84 acres of land, more or less, situate on Green Road in Baltimore County, Maryland," to Charles Gilbert Hurline; and

WHEREAS, this deed is made pursuant to Section 9-105, of the Estate and Trusts Article of the Annotated Code of Maryland.

NOW, THEREFORE, THIS DEED WITNESSETH, that for and in consideration of the sum of Zero Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Charles G. Hurline and Shirley A. Alexander, Personal Representatives of the Estate of Gilbert W. Hurline, do hereby grant and convey unto the said Charles G. Hurline, all the right, title and interest of the said Gilbert W. Hurline, deceased, in

RECORDED & RETURNED P.A.
RECORDERS OF LAND
IN & FOR BALTIMORE
COUNTY, MARYLAND
JAN 20 1981

TRANSFER TAX NOT REQUIRED
RANDOLPH L. FORTMANTZ
REGISTERED CLERK
BALTIMORE COUNTY, MARYLAND

For Charles G. Hurline
REGISTERED CLERK
1-21-81

and to all the remaining interest of that lot or parcel of land situate on Green Road in the 10th Election District of Baltimore County, Md.;

AND BEING the same and all the remaining interest conveyed by and described in a deed dated June 20, 1946, and recorded among the Land Records of Baltimore County in Liber RJS No. 1473 folio 303 from Milton R. Smith and Alice L. Smith, his wife, to Gilbert W. Hurline and Lillian S. Hurline, his wife, (also deceased).

TOGETHER with the improvements thereon, and all the rights, roads, ways, waters, easements, privileges, and appurtenances thereunto belonging or in any manner appertaining.

TO HAVE AND TO HOLD the above described land and premises unto the said Charles G. Hurline, his heirs and assigns, forever in fee simple.

AS WITNESS my hand and seal the day and year first above written.

WITNESS:

C. D. Helford

Charles G. Hurline (SEAL)
Charles G. Hurline

Shirley A. Alexander (SEAL)
Shirley A. Alexander,
Personal Representatives
of the Estate of Gilbert
W. Hurline

STATE OF MARYLAND, COUNTY OF HARFORD:

I HEREBY CERTIFY, that on this *1st* day of January, 1981, before me, the subscriber, a Notary Public of the State of Maryland aforesaid, duly commissioned and qualified, personally appeared Charles G. Hurline and Shirley A. Alexander, Personal Representatives of the Estate of Gilbert W. Hurline, late of

NOTARY PUBLIC
STATE OF MARYLAND
My Comm. Expires 12/31/81

Baltimore County, Maryland, deceased, and they acknowledged
the foregoing deed to be their act.

WITNESS my hand and Notarial Seal.

Notary Public



OTEL**** 18-62 111
OTEL**** 18-62 111

Rec'd for record JAN 29 1981 at 10⁰⁰ P
Per Elmer H. Kahline, Jr., Clerk
Mail to Delmar - 1300
Receipt No. 1300

RECEIVED & TRANSMITTED P.A.
ATTORNEY AT LAW
100 N. CALVERT ST.
BALTIMORE, MD. 21202
(410) 528-1100



6255/560 JAN 23, 1981
84 acres

LIBER 7843 PAGE 715

DGS File No. 23/190

THIS DEED, made this 20th day of APRIL, 1988 by and between CHARLES GILBERT HURLINE who is also known as CHARLES G. HURLINE, party of the first part, "GRANTOR"; and the STATE OF MARYLAND, to the use of the Department of Natural Resources, party of the second part, "GRANTEE".

WITNESSETH: that in consideration of the sum of ONE HUNDRED FIFTY-FIVE THOUSAND DOLLARS (\$155,000.00) the receipt of which is hereby acknowledged, the said Grantor does hereby grant, convey and assign unto the said Grantee, its successors and assigns, in fee simple, all that tract or parcel of ground situate in the Tenth (10th) Election District of Baltimore County, in the State of Maryland, known and designated as Part of Parcel No. 137, Grid 22, on Page 36 of the Baltimore County Tax Maps, and as more particularly described in accordance with a survey dated January 9, 1988 performed by FREDERICK WARD ASSOCIATES, INC., Property Line Surveyors, as follows:

Beginning for the same at a rebar now set at the beginning of that tract or parcel of land conveyed by Milton R. Smith to Gilbert W. Hurline by a deed dated June 20, 1946 as recorded among the Land Records of Baltimore County in Liber RJS 1473, folio 303. Said point of beginning also being the beginning of the sixth line of that tract or parcel of land conveyed by C. Wayne Marshall to the State of Maryland, Department of Forest and Parks, by a deed dated May 7, 1962 as recorded among the Land Records of Baltimore County in Liber WJR 4005, folio 385. Thence from the point of beginning and binding on a part of the first line of the conveyance unto Hurline and a part of the sixth line of the conveyance unto the State of Maryland,

- (1) South 35° 59' 00" East, 1196.06 feet to a rebar now set. Thence leaving the outlines of the State of Maryland and running through and across the land of Hurline for new lines of division,
- (2) North 10° 02' 49" East 29.84 feet to a corner fence post, thence, continuing along a fence,
- (3) North 10° 02' 49" East 204.98 feet to a fence post,

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE [Signature] DATE 4-22-88

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County

[Signature] 4-22-88
Date

TRANSFER TAX NOT
D. DEAN OF FIGURES
BALTIMORE COUNTY, MARYLAND
[Signature]
Authorized by [Signature]
Dec. 4-22-88, Sec. 11-55 A

thence continuing along a fence,

(4) North 60° 09' 00" East 398.42 feet to a corner fence post, thence leaving the fence,

(5) North 72° 23' 59" East 1153.75 feet to a rebar now set in the seventh line of the aforementioned conveyance unto Hurline. Said seventh line also being the twentieth line of that tract or parcel of land conveyed by Nelson B. Hurline to Commercial Development Company by a deed dated October 30, 1972 as recorded among the Land Records of Baltimore County in Liber EHK Jr. 5312 folio 929. Said rebar lying North 05° 29' 00" West 315.62 feet from a rebar now set at the intersection of the southerly side of a fifty-foot wide right-of-way to Horse Hill Road with the outlines of Lot 9 as shown on a plat of "Section 1, Green-Green" as recorded among the aforesaid Land Records in Plat Book EHK Jr. 37 folio 41. Thence binding on the division line between the land of Hurline and the land of Commercial Development Company,

(6) North 05° 29' 00" West, 695.49 feet to a concrete monument heretofore set at the end of the first line of that tract or parcel of land described in an inquisition dated January 10, 1969 and recorded among the aforesaid Land Records in Liber OTG 4955 folio 596. Thence binding on the second line of said parcel,

(7) North 39° 36' 56" West (passing over a concrete monument heretofore set at 985.46 feet), a total distance of 1001.35 feet to intersect the ninth line of the aforementioned conveyance unto Hurline as recorded in Liber RJS 1473 folio 303, at a point lying South 49° 21' 00" West, 687.31 feet from a pipe heretofore set at the end of the aforementioned seventh line. Thence binding on a part of the said ninth line,

(8) South 49° 21' 00" West, 332.33 feet to intersect the fourth line of the aforementioned parcel described in OTG 4955 folio 596. Thence binding thereon,

(9) South 02° 00' 21" East (passing over a concrete monument heretofore set at 10.93 feet), a total distance of 215.30 feet to a concrete monument heretofore set at the end of said fourth line. Thence binding on the fifth through the eighth lines of the last mentioned conveyance as now surveyed,

(10) South 65° 53' 46" West, 178.34 feet to a concrete monument heretofore set.

(11) South 22° 10' 11" East, 263.31 feet to a concrete monument heretofore set.

(12) South 43° 41' 45" West, 570.23 feet to a rebar now set.

(13) North 33° 00' 04" West, 427.09 feet to a rebar now set in the tenth line of the conveyance unto Hurline as recorded in Liber RJS 1473 folio 303. Thence binding thereon,

(14) South 49° 21' 00" West, 724.24 feet to the point of beginning hereof.

Containing 51.666 acres of land more or less.

TOGETHER with a 50 foot wide easement for ingress and egress across the land of the grantor lying westerly of, parallel, and contiguous to the seventh line of the tract or parcel of land conveyed to Gilbert W. Hurline by a deed dated June 20, 1946, as recorded among the Land Records of Baltimore County in Liber RJS 1473, folio 303. The easterly outline of said easement being described as follows:

BEGINNING at a rebar now set at the intersection of the

southerly side of a fifty-foot wide right-of-way to Horse Hill Road with the outlines of Lot 9 as shown on a plat of "Section 1, Green-Green" as recorded among the aforesaid Land Records in Plat Book EHK Jr. 37, folio 41. Thence binding on the division line between the land of Hurline and the land of Commercial Development Company, North 05° 29' 00" West 315.62 feet to a rebar now set at the end of the fifth line of the hereinbefore described 51.666 acre parcel of land.

Being a part of that total parcel or tract of land which was acquired by the Grantor through the following deed conveyances recorded among the Land Records of Baltimore County, Maryland:

- a) Deed from Gilbert W. Hurline unto CHARLES GILBERT HURLINE, his son, dated December 29, 1976, and recorded in Liber E.H.K. Jr. No. 5712, folio 620, conveying a twenty-one percent (21%) undivided, fee simple, interest in the property.
- b) Deed from GILBERT W. HURLINE, unto CHARLES GILBERT HURLINE, his son, dated January 13, 1977, and recorded in Liber E.H.K. Jr. No. 5757, folio 852, conveying a three and one-half percent (3.5%) undivided, fee simple, interest in the property.
- c) Deed from GILBERT W. HURLINE unto CHARLES GILBERT HURLINE, his son, dated October 5, 1978, and recorded in Liber E.H.K. Jr. No. 5990, folio 400, conveying a three and one-half percent (3.5%) undivided, fee simple, interest in the property.
- d) Deed from GILBERT W. HURLINE unto CHARLES GILBERT HURLINE, his son, dated December 3, 1979, and recorded in Liber E.H.K., Jr. No. 6126, folio 217, conveying a three and one-half percent (3.5%) undivided, fee simple, interest in the property.
- e) Deed from CHARLES G. HURLINE and SHIRLEY A. ALEXANDER, Personal Representatives of the Estate of GILBERT W. HURLINE, deceased unto CHARLES G. HURLINE, devisee, dated January 23, 1981, and recorded in Liber E.H.K., Jr. No. 6255, folio 560, conveying all of the remaining undivided, fee simple, interest in the property.

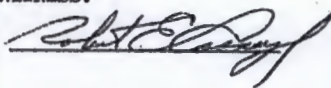
TOGETHER WITH the buildings and improvements thereupon; and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said described tract or parcel of ground and premises, unto and to the use of the said Grantee, its successors and assigns, in fee simple.

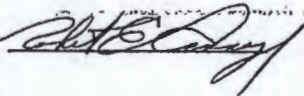
AND the said Grantor covenants that he has not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; that he will warrant specially the property hereby granted and execute such further assurance of the same as may be requisite.

WITNESS the hand and seal of the said Grantor as of the date first above written.

WITNESS:



Charles Gilbert Hurline (SEAL)
 CHARLES GILBERT HURLINE, Grantor, also
 known as



Charles G. Hurline (SEAL)
 CHARLES G. HURLINE, Grantor

STATE OF MARYLAND, COUNTY OF , TO WIT:

I HEREBY CERTIFY, that on this 20th day of April, 1988,
 before me the subscriber, a Notary Public of the State and County
 aforesaid, personally appeared CHARLES GILBERT HURLINE, also known as
 CHARLES G. HURLINE, known to me (or satisfactorily proven) to be the person
 whose name is subscribed to the within deed, who signed the same in my
 presence, and acknowledged that he executed the same for the purposes
 therein contained.

IN TESTIMONY WHEREOF, I have affixed my official seal the date
 above written.

John Frametovich
 NOTARY PUBLIC



My Commission Expires: July 1, 1990

THIS IS TO CERTIFY that the within instrument was prepared by or under the
 supervision of the undersigned, an attorney duly admitted to practice
 before the Court of Appeals of Maryland.

Michael J. Dausch III
 MICHAEL J. DAUSCH III, Attorney-at-Law

C RC/F 19.00
 DEED 0.00
 SH CLERK 19.00
 #51668 C001 R02 T10:21
 04/22/88

MAIL TO:

Monumental Title Corp.
 650 Ritchie Hwy.
 P.O. Box 1049
 Severna Park, Md. 21146



PETITIONER' S

EXHIBIT NO. 6

1473/303
102.49 AC
6/20/1946

(37) 618

14218 GREEN ROAD
2011-0229-5PH

615

612

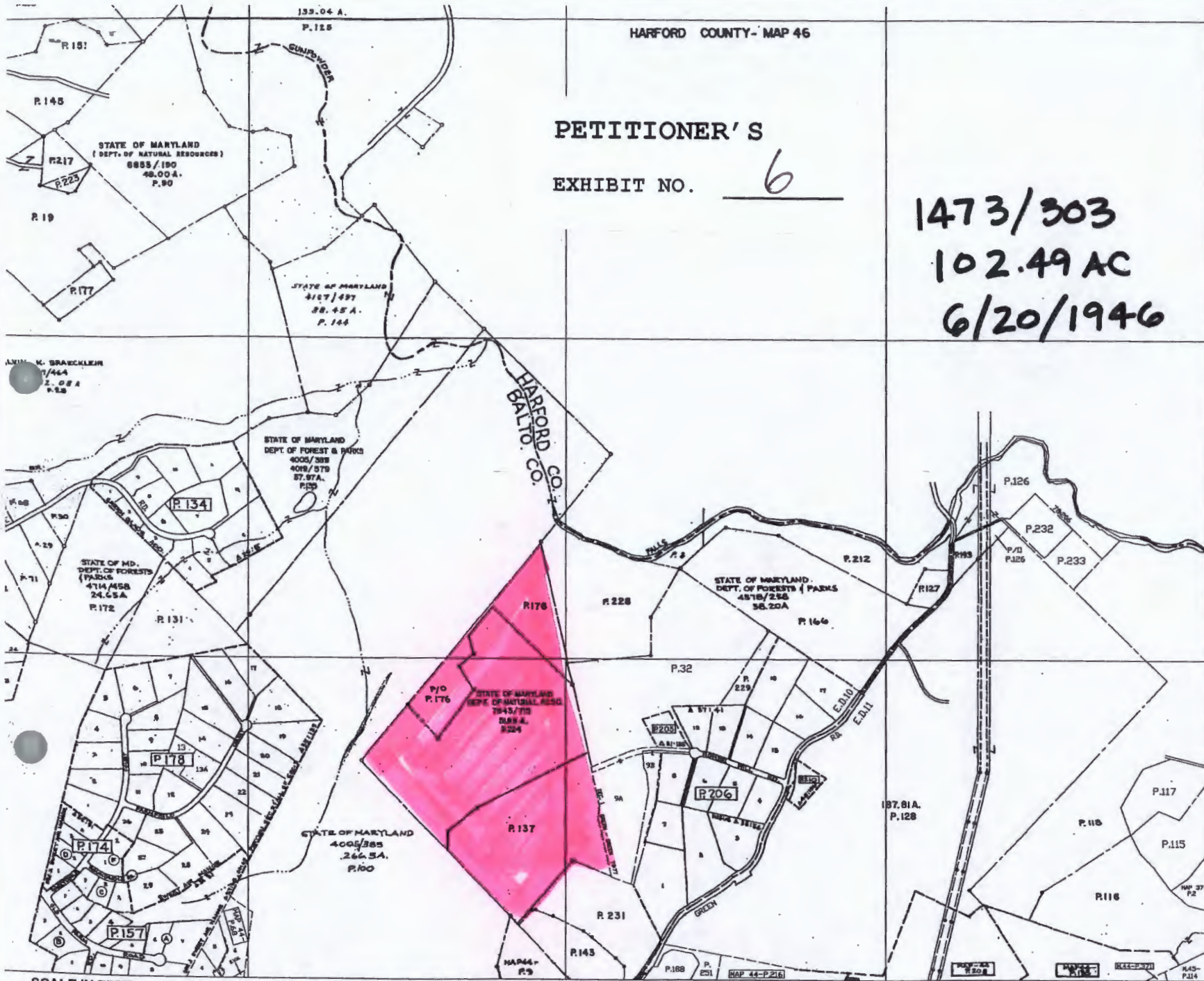
926-612

MAP NO.

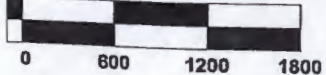
944

36

A



SCALE IN FEET



44

935

COMPILED BY
MARYLAND DEPARTMENT OF PLANNING
PROPERTY MAPPING SECTION

The information shown on this map has been compiled from deed descriptions and plans and is not an actual survey. It should not be used for legal descriptions. Users seeking services are urged to notify the Maryland Department of Planning, Property Mapping Section, Room 1104, 301 W. President St., Baltimore, MD 21201-2008.

REVISED TO: DATE JUNE '09 BY ML LIBR

PROPERTY LINE
SURVEYOR'S BOUNDARY
TOWN BOUNDARY
PRIVATE ROAD
STREAM LINE

CONTINUING OWNERSHIP
PANEL, HANDMADE - FIRM (SUBMITTED TO IDENTIFY OWNERSHIP, MUST BE PRECEDED BY A MAP NUMBER)

SCALE 1"=500' (RP 1:7200)

LAST P. NO. QUARTER-QUADRANGLE DATE OF PHOTO SHA GRID



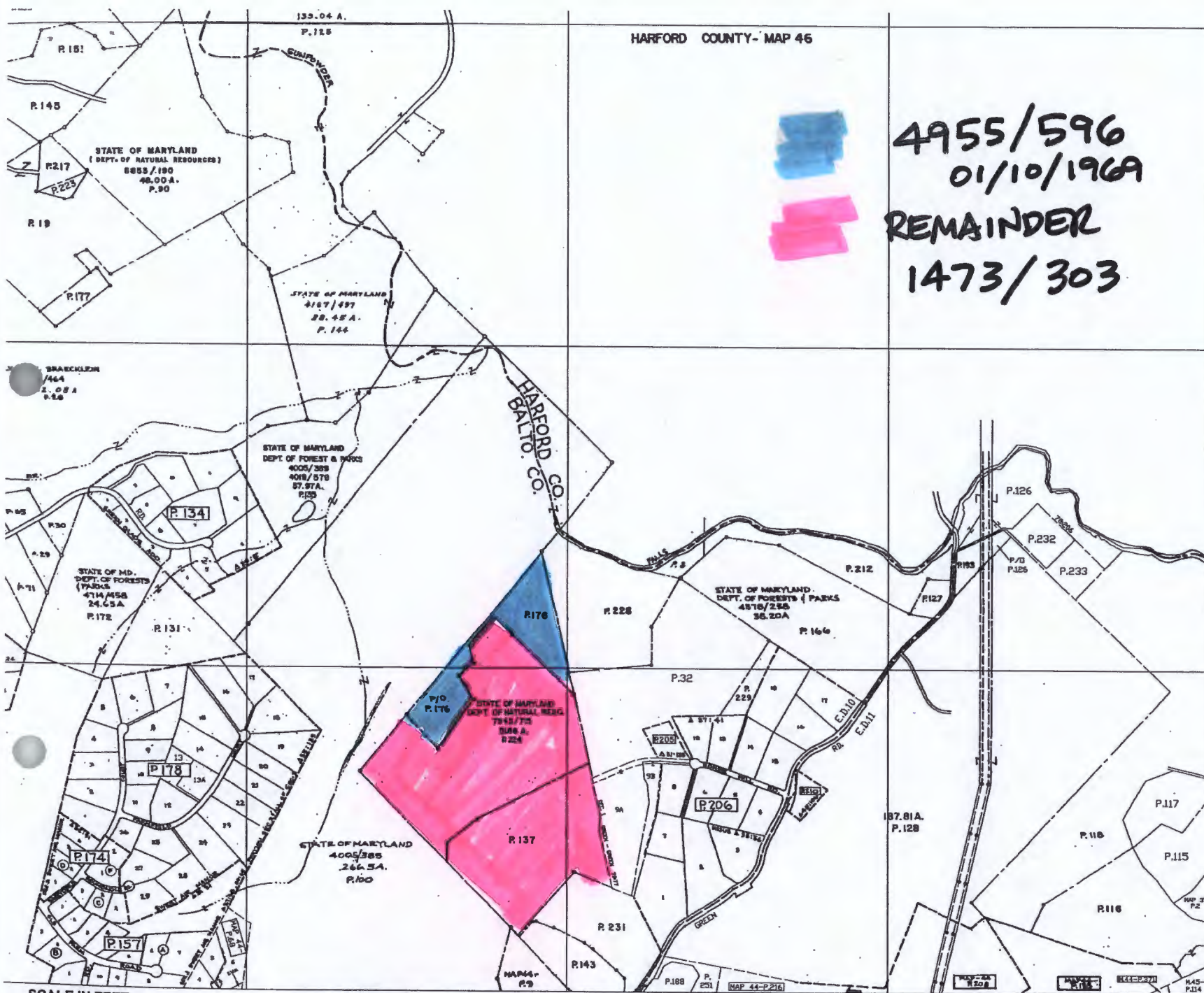
BALTIMORE COUNTY,
MARYLAND

941

205055.0mN
443916.9mE



4955/596
01/10/1969
REMAINDER
1473/303



SCALE IN FEET



44
935

COMPILED BY:
MARYLAND DEPARTMENT OF PLANNING
PROPERTY MAPPING SECTION

The information shown on this map has been compiled from deed descriptions and plots and is not an actual survey. It should not be used for legal descriptions. Users relying on it are urged to verify the Maryland Department of Planning, Property Mapping Section, Room 1181, 301 W. Preston St., Baltimore, MD 21201-2308.

REVISOR TO: DATE JUNE 09 BY ML LITER

PROPERTY LINE
SUBDIVISION BOUNDARY
TOWN BOUNDARY
PRIVATE ROAD
STREET LINE
CONTAINING CHIEFSHIP

SCALE 1"=600' (RF 1:7200)

PARCEL NUMBERING - P-888 (ASSIGNED TO INDENTIFY CHIEFSHIP, MUST BE PRECEDED BY A MAP NUMBER)

LAST P. NO. QUARTER-GUADRANGLE DATE OF PHOTO SHA. GRID

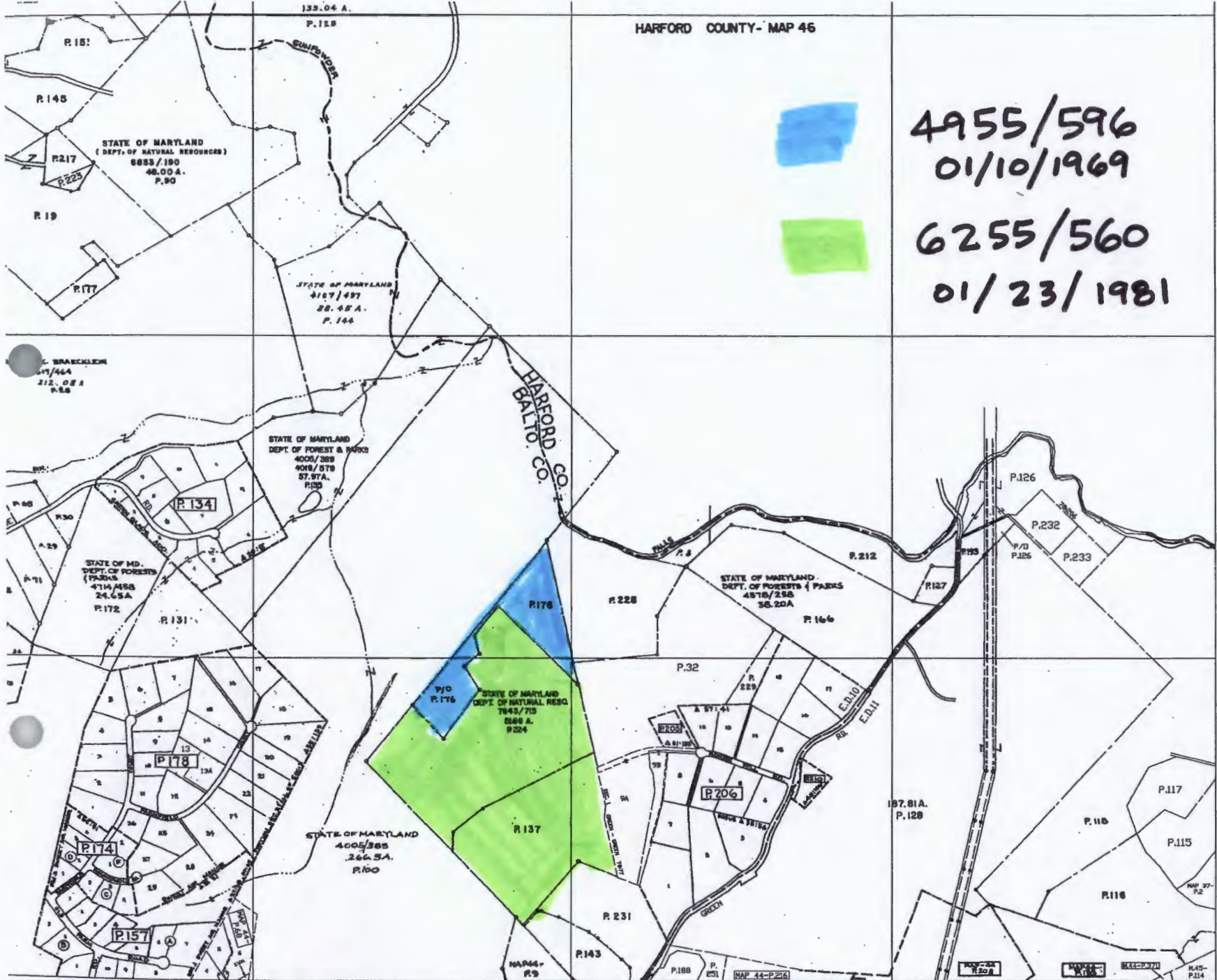
MDP
Maryland
Department of Planning

BALTIMORE COUNTY,
MARYLAND

941

944

B



HARFORD COUNTY- MAP 46

4955/596
01/10/1969
6255/560
01/23/1981



621

618

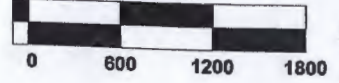
615

612

926-612

MAP NO. 36

SCALE IN FEET



44

935

COMPILED BY:
MARYLAND DEPARTMENT OF PLANNING
PROPERTY MAPPING SECTION

The information shown on this map has been compiled from deed, easement, and plat and is not an actual survey. It should not be used for legal descriptions. Users relying on this map are urged to verify the Maryland Department of Planning, Property Mapping Section, Room 1101, 301 W. President St., Baltimore, MD 21201-4208.

PROPERTY LINE
SUBDIVISION BOUNDARY
TOWN BOUNDARY
PRIVATE ROAD
STREAM LINE

CONTROLLING OWNERSHIP
PARCELS, including F-888 (ASSIGNED TO IDENTIFY OWNERSHIP, MUST BE PRECEDED BY A MAP NUMBER.)
SCALE 1"=600' (RP 1:7200)

REVISED TO: DATE JUNE '09 BY ML LBR LAST P. NO. QUARTER-SQUARES DATE OF PHOTO SHA GRID



BALTIMORE COUNTY,
MARYLAND

941

944

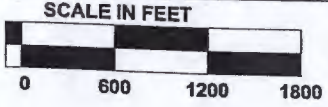
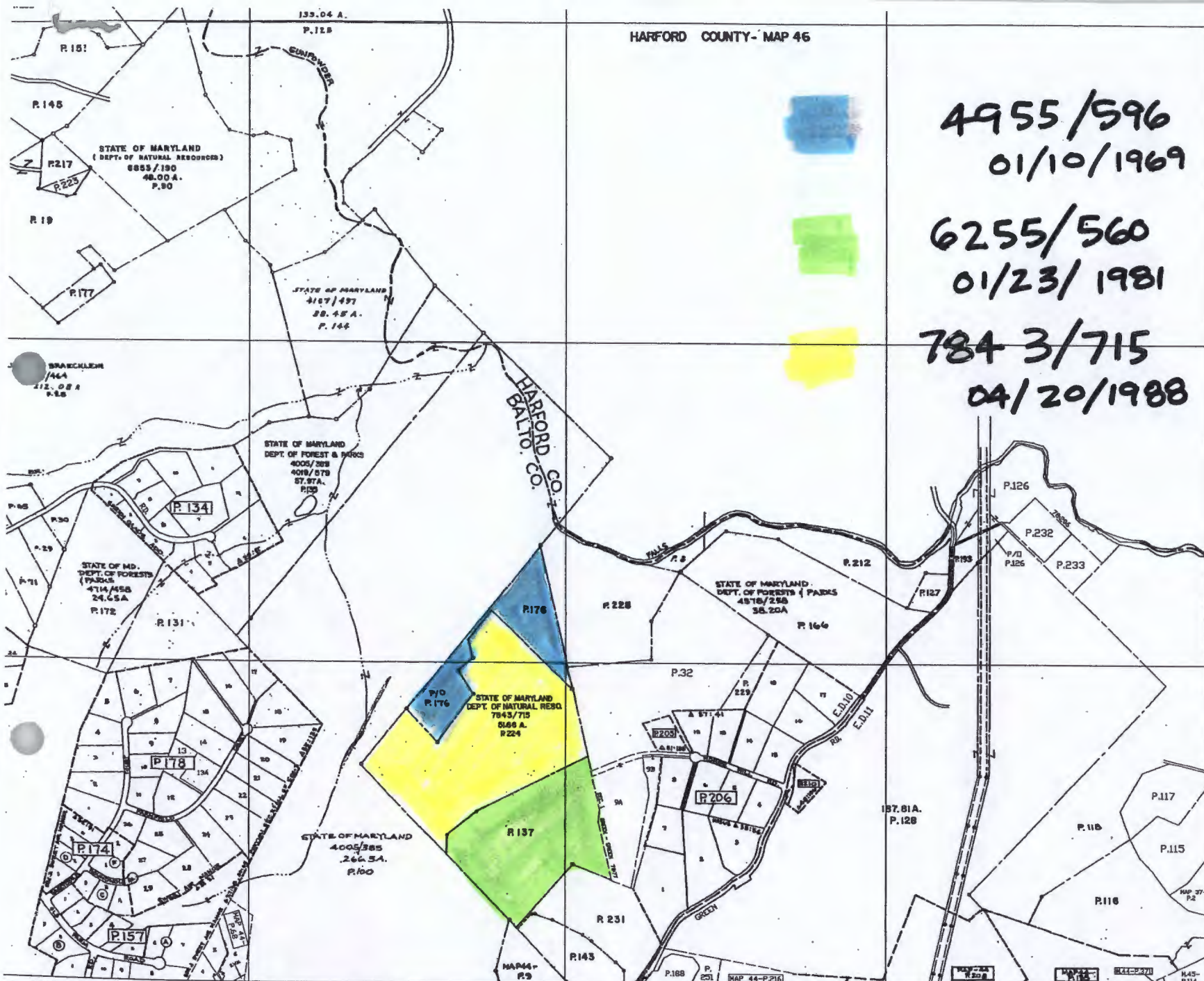
C



4955/596
01/10/1969

6255/560
01/23/1981

784 3/715
04/20/1988



44
935

COMPILED BY:
MARYLAND DEPARTMENT OF PLANNING
PROPERTY MAPPING SECTION
The information shown on this map has been compiled from deed
descriptions and plans and is not an actual survey. It should not be
used for legal descriptions. Users noting errors are urged to notify
the Maryland Department of Planning, Property Mapping Section,
Room 1101, 201 W. Princes St., Baltimore, MD 21201-4306.

PROPERTY LINE
SUBDIVISION BOUNDARY
TOWN BOUNDARY
PRIVATE ROAD
STREET LINE
CONTROLLING OWNERSHIP
PARCEL NUMBERING - PAR (ASSIGNED TO INDICATE OWNERSHIP, MUST BE PRECEDED BY
A MAP NUMBER)
SCALE 1"=800' (RP 1:7200)
LAST P. NO. QUARTER-GUADRANGLE DATE OF PHOTO SHA GRID



BALTIMORE COUNTY,
MARYLAND

941

944

D

LAST WILL AND TESTAMENT

OF

CHARLES G. HURLINE

I, CHARLES G. HURLINE, presently domiciled in Baltimore County, Maryland, being of sound and disposing mind, memory and understanding, do hereby make, publish and declare this to be my Last Will and Testament, hereby revoking any and all other Wills and Codicils at any time heretofore made by me.

ITEM ONE: I hereby direct my Personal Representative to pay all of the expenses of my funeral and burial in such amount as my Personal Representative may deem proper, in my Personal Representative's sole discretion, without regard to any limitation as to the amount of such expenses imposed by statute or rule of court and without the necessity of obtaining the prior or subsequent approval of any court having jurisdiction over the administration of my estate.

ITEM TWO: I authorize my Personal Representative to pay all legally enforceable debts and administration expenses, including counsel fees, for all matters involving my estate (probate or non-probate), except the payment of any debt secured by a mortgage, pledge, or similar encumbrance on property owned by me, either individually or jointly, shall be within the sole discretion of my Personal Representative so that such property may pass subject to such mortgage, pledge or other encumbrance.

ITEM THREE: I give, devise and bequeath all of my personal effects and tangible personal property, together with all unexpired policies of insurance on such tangible personal property, and a lot of ground not less than eight (8) acres to be subdivided from the real property I own located at 14218 Green Road, Baldwin, Baltimore County, Maryland, containing 36.404 acres, more or less,

Charles G. Hurline
CHARLES G. HURLINE

and also being parcel 137 on tax map 36 in grid 22, including all of the improvements on the aforesaid parcel, to my daughter, LOU ANN WATSON, if she survives me.

If, however, my daughter, Lou Ann Watson, does not survive me, then I give, devise and bequeath the aforesaid tangible personal property and lot to the then living children of my daughter, Lou Ann Watson, in equal shares.

ITEM FOUR: All of the rest, residue and remainder of my estate and property, real, personal and mixed, of whatsoever nature or kind, howsoever acquired, and wheresoever situate, of which I may die seized or possessed, or of which I may in anywise be entitled to be possessed at the time of my death, or in which I may then have any interest, or over which I may then have any power of disposal, I give, devise and bequeath to my children, LOU ANN WATSON, CHARLES G. HURLINE, JR., LINDA J. HURLINE, LISA M. STIKE, LORRIE RENEE HODGE, and STEVEN MICHAEL HURLINE, in equal shares, per stirpes.

ITEM FIVE: I hereby nominate, constitute and appoint my daughter, LINDA J. HURLINE, as my Personal Representative under this, my Will. If she, for any reason, is unable to serve, then I appoint my daughter, LOU ANN WATSON, as my Personal Representative. Furthermore, I request that my Personal Representative be excused from the necessity of giving bond for the faithful performance of her duties, other than that required by law.

ITEM SIX: In addition to the powers conferred by law or by other provisions of this, my Will, upon my Personal Representative, I direct that my Personal Representative shall have the following discretionary powers:

A. To retain any property which I may own at the time of my death or which may at any time be in her hands, or to sell, exchange or otherwise dispose of any such property, at public or

Charles G. Hurline
CHARLES G. HURLINE

private sale, without application to Court, and without regard to the income tax basis of any such property, on any terms, including the extension of credit, which she deems desirable.

B. To acquire, by purchase or otherwise, any property, real or personal, without being limited by any provision of law which restricts investments by fiduciaries and without regard to any principles of diversification, including but not limited to common and preferred stock, bonds, mutual funds, common trust funds, secured and unsecured obligations and mortgages.

C. To acquire and pay for, exercise or sell any option or subscription rights in connection with any securities.

D. To hold securities in the name of the nominees or in bearer form.

E. To operate, repair, alter, improve, insure, grant options upon, mortgage or lease for any period of time any real property or interest in real property which at any time forms part of my estate.

F. To retain and pay, as an expense of administration, accountants, attorneys, bookkeepers, investment advisors, stenographers and other assistants.

G. To borrow money from any source and for any purposes, including but not limited to the payment of taxes, and to pledge or mortgage any assets of my estate as security for money borrowed.

H. To make distribution of my estate in cash or in kind, or partly in each, and to allocate property to any gift other than ratably and without regard to the income tax basis of such properties.

I. To determine whether to claim deductions available to me or to my estate on estate tax or on income tax returns, and to determine whether to use date of death or alternate valuation

Charles G. Hurline
CHARLES G. HURLINE

date values for estate tax purposes, in such manner as she considers advisable and without making any adjustment between income and principal or among beneficiaries due to any such determination.

IN TESTIMONY WHEREOF, I have signed this, my Last Will and Testament, consisting of four (4) typewritten pages and on the margins of pages 1, 2, and 3 of which I have signed my name for the purpose of identification, and affixed my seal, this 30 day of May, 2007

Charles G. Hurline (SEAL)
Charles G. Hurline

The foregoing instrument, consisting of four (4) typewritten pages, (this included), was at Bel Air, Maryland, SIGNED, SEALED, PUBLISHED and DECLARED by CHARLES G. HURLINE, the above named Testator as and for his Last Will and Testament, in our presence, who, at his request, in his presence and in the presence of each other, have hereunto subscribed our names as attesting witnesses thereto, this 30th day of May, 2007, and we do verily believe that said Testator is of sound and disposing mind and memory at the date hereof.

Daphne Taylor

Address: 30 Office St.
Bel Air, MD 21014

Tracy L. Skokowski

Address: 30 Office St.
Bel Air, MD 21014

PLEASE PRINT CLEARLY

CASE NAME 14218 GREEN ROAD
CASE NUMBER 2011-0229-SPH
DATE MARCH 9, 2011

PETITIONER'S SIGN-IN SHEET

[illegible]

CASE NAME Harvey
CASE NUMBER 11-229 Sph
DATE 13-09-11

[illegible]

3/9/11 1:30

NOT
UBCA
Floppin
Historic

CASE NO. 2011- 0229-SPH

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ No Comment</u>
<u>2-10</u>	DEVELOPMENT PLANS REVIEW	<u>N/C</u>
<u>3-4</u>	DEPRM <u>DEPS</u> (if not received, date e-mail sent <u>3-2</u>)	<u>Comments</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent <u>3-2</u>)	_____
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. <u>None known</u>)	
NEWSPAPER ADVERTISEMENT	Date: <u>2-22-11</u>	
SIGN POSTING	Date: <u>2-20-11</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any:

See SDAT

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

MAR 07 2011

ZONING COMMISSIONER



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

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

DATE: March 4, 2011

SUBJECT: DEPS Comment for Zoning Item # 11-229-SPH
Address - 14218 Green Road
(Hurline Property)

Zoning Advisory Committee Meeting of February 7, 2011.

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

The Agricultural Preservation Section of our Department opposes this petition. The requests exceeds the Height and Area regulations Section 1A01.3.B.1 BCZR that limit a lot between two and 100 acres to subdivision into two lots. The plan as submitted indicates a subdivision on or prior to 1988 and that there is no density remaining.

The farm is contiguous with a farm that is in farmland preservation and with the State park. While there is residential development in the area there are other farms nearby and it is part of the Long Green Rural Legacy Area. It has good soils and is currently being farmed. Intact it is large enough to continue to operate as a farm.

While there is sympathy that the basis of the request is for the division of the farm for the family in accordance with a will, the subdivision is in conflict with the regulations and the purpose of the zone. Section 1A01.1.A.1. of the Baltimore County Zoning Regulations finds that "Baltimore County is fortunate in that it is endowed with a variety of very productive agricultural soil types which should not be lost unnecessarily to urbanized development." The Findings go on to say the importance of the agricultural industry and the challenges that the County has faced protecting its agricultural lands and farms.

The proposal separates the farm buildings from the farmland and creates a parcel with no density with a 50' access. This not only diminishes the present value of the farm but also

creates a situation where it is more likely to develop the land later. This conflicts with the Height and Area regulations and the purpose of the zone.

Furthermore, the request should also be denied because if approved it creates a nonconforming condition whereby there are two dwellings on a residential lot. The RC 2 permits a second dwelling if it is a tenant house that is associated with a farm. The request would create two residential dwellings on an eight acre residential lot.

The landowners may wish to investigate other options. These could include the placement of the property into a land preservation program. This would eliminate the potential for future development and assure that the land would continue to be used for agriculture or remain as open space.

Reviewer: W.S. Lippincott, Jr

Date: March 3, 2011

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

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent Redemption](#)
[GroundRent Registration](#)

Account Identifier: District - 10 Account Number - 1008080150

Owner Information			
Owner Name:	HURLINE CHARLES G	Use:	AGRICULTURAL
Mailing Address:	14218 GREEN RD BALDWIN MD 21013	Principal Residence:	YES
		Deed Reference:	1) /06255/ 00560 2)

Location & Structure Information	
Premises Address 14218 GREEN RD 0-0000	Legal Description 36.404 AC NWR GREEN RD 700 FT NE SWEET AIR RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0036	0022	0137		100000				2	Plat Ref:

Special Tax Areas	Town Ad Valorem Tax Class	NONE
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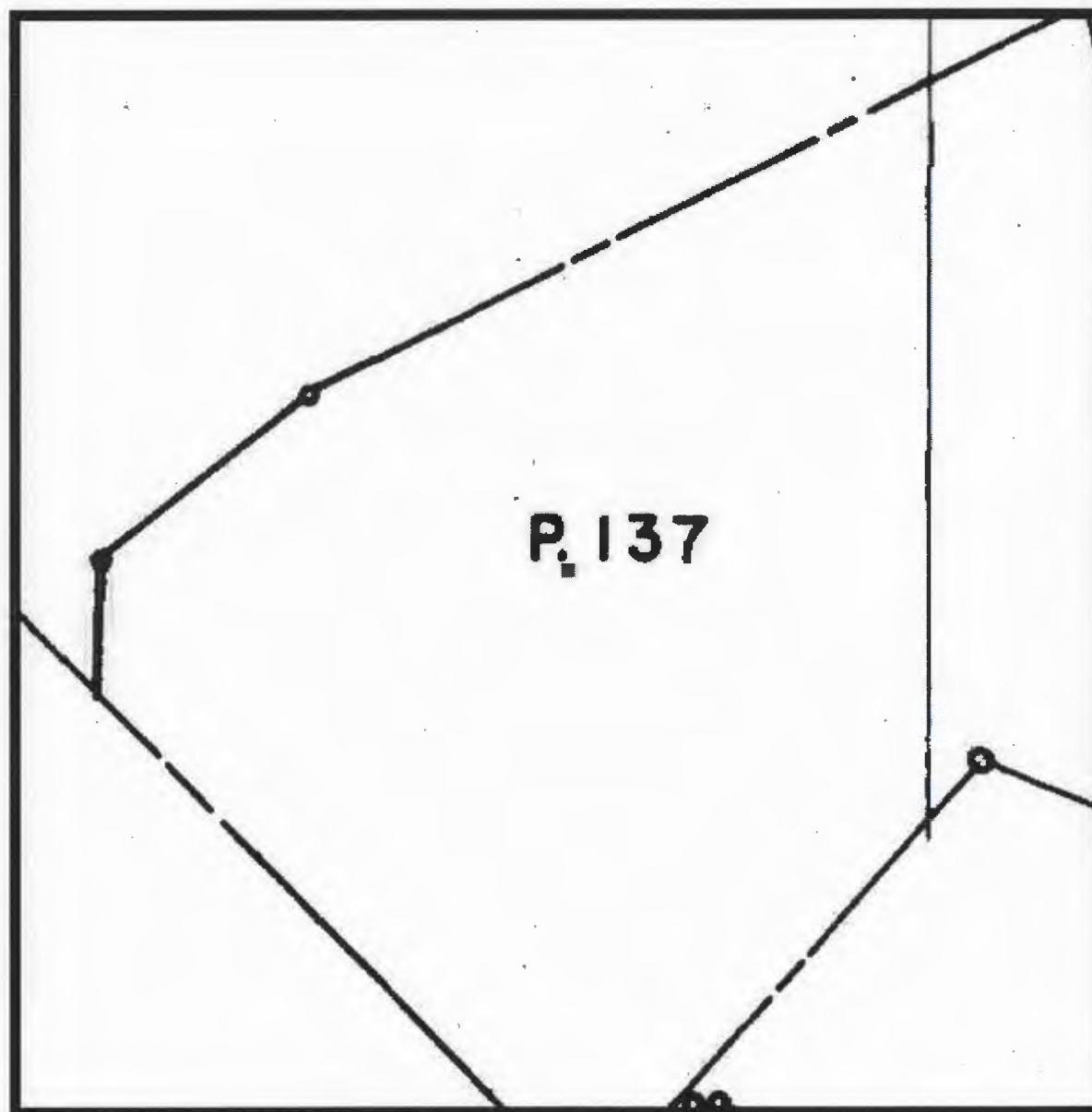
Primary Structure Built 1959	Enclosed Area 3,622 SF	Property Land Area 36.4000 AC	County Use 05
---------------------------------	---------------------------	----------------------------------	------------------

Stories 1.500000	Basement YES	Type STANDARD UNIT BRICK	Exterior
---------------------	-----------------	-----------------------------	----------

Value Information				
	Base Value	Value As Of 01/01/2011	Phase-in Assessments As Of 07/01/2010	As Of 07/01/2011
Land	274,190	274,100		
Improvements:	291,660	231,000		
Total:	565,850	505,100	565,850	505,100
Preferential Land:	11,690			11,600

Transfer Information			
Seller:	STATE OF MARYLAN D	Date:	04/22/1988
Type:	NON-ARMS LENGTH OTHER	Deed1:	/06255/ 00560
Seller:		Date:	
Type:		Deed1:	
Seller:		Date:	
		Deed1:	
		Date:	
		Deed1:	
		Date:	
		Deed1:	
		Date:	
		Deed1:	

Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments	Class	07/01/2011 07/01/2012
County		0.00
State		0.00
Municipal		0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	AGRICULTURAL TRANSFER TAX	



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the

Debra Wiley - Missing Comments - 3/9 @ 1:30 PM

From: Debra Wiley
To: Livingston, Jeffrey; Murray, Curtis
Date: 3/2/2011 3:28 PM
Subject: Missing Comments - 3/9 @ 1:30 PM

DEPS
OP

Gentlemen:

In reviewing the case files for next week, it appears we're missing a comment from your respective offices for the following:

CASE NUMBER: 2011-0229-SPH

14218 Green Road

Location NW side of Green Road, 420 feet NE Sweet Air Road; 1,300 feet to a private drive.

10th Election District, 3rd Council District

Legal owner: Linda J. Hurline Personal Representative

Contract: Lou Ann Watson Personal Representative

SPECIAL HEARING to permit the creation of a 28.763-acre non-density RC2 parcel pursuant to a Last Will and Testament, and to approve the non-conforming use of 2 dwellings on the remaining 8.00 acres; and any other special hearing relief deemed necessary by the Zoning Commissioner.

Hearing Wednesday, 3/9/2011, 1:30:00 PM Jefferson Building, 105 West Chesapeake Avenue, Room 205, Towson, MD 21204

Thanks for your usual cooperation.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

Debra Wiley - Re: Missing Comments - 3/9 @ 1:30 PM

From: Debra Wiley
To: Murray, Curtis
Date: 3/3/2011 8:26 AM
Subject: Re: Missing Comments - 3/9 @ 1:30 PM
CC: Lanham, Lynn; Mayhew, Jeff

Good Morning,

It was my understanding that OP would not be commenting on the Administrative Variance cases except in certain conditions. Please let me know if this has changed as I will need to relay this information to the staff.

Thanks.

Debbie Wiley
 Legal Administrative Secretary
 Office of Administrative Hearings
 105 West Chesapeake Avenue, Suite 103
 Towson, Md. 21204
 410-887-3868
 410-887-3468 (fax)
 dwiley@baltimorecountymd.gov

>>> Curtis Murray 3/2/2011 3:52 PM >>>

Debbie,

This is a case that the Office of Planning will not be commenting on. Planning does not have any recommended conditions on any relief granted therefore we do not feel it is necessary to send a written comment. Should the Administrative Law Judge need input from our office, just let me know.

Thanks,

Curtis J. Murray
 Development Planner
 Baltimore County Office of Planning
 105 W. Chesapeake Avenue, Suite 101
 Towson, MD 21204
 Phone (410) 887-3480
 Fax (410) 887-5862
 cjmurray@baltimorecountymd.gov

>>> Debra Wiley 03/02/11 3:28 PM >>>

Gentlemen:

In reviewing the case files for next week, it appears we're missing a comment from your respective offices for the following:

CASE NUMBER: 2011-0229-SPH

14218 Green Road
 Location NW side of Green Road, 420 feet NE Sweet Air Road; 1,300 feet to a private drive.
 10th Election District, 3rd Council District

*Legal owner: Linda J. Hurline Personal Representative
Contract: Lou Ann Watson Personal Representative*

SPECIAL HEARING to permit the creation of a 28.763-acre non-density RC2 parcel pursuant to a Last Will and Testament, and to approve the non-conforming use of 2 dwellings on the remaining 8.00 acres; and any other special hearing relief deemed necessary by the Zoning Commissioner.

*Hearing Wednesday, 3/9/2011, 1:30:00 PM Jefferson Building, 105 West Chesapeake Avenue, Room 205, Towson, MD 21204
Thanks for your usual cooperation.*

*Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov*

NOTICE OF ZONING HEARING

The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2011-0229-SPH

14218 Green Road

N/west side of Green Road, 420 feet n/west Sweet

Air Road, 1300 feet along to a private drive

10th Election District - 3rd Councilmanic District

Legal Owner(s): Linda Hurline, Personal Representative

Contract Purchaser: Lou Ann Watson, Personal Representative

Special Hearing: to permit the creation of a 28.763-acre non-density RC2 parcel pursuant to a Last Will and Testament, and to approve the non-conforming use of two dwellings on the remaining 8.00 acres, and any other Special Hearing relief deemed necessary by the Zoning Commissioner.

Hearing: Wednesday, March 9, 2011 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

11/2/724 Feb. 22

267818

CERTIFICATE OF PUBLICATION

2/24/ 2011

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/22/ 2011.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No 2011-0229-SPH

Petitioner/Developer MCKEE ASSOCIATES

Date Of Hearing/Closing: 3/9/11

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 14218 GREEN ROAD

This sign(s) were posted on February 20, 2011

Month, Day, Year

Sincerely,

Martin Ogle 2/20/11
Signature of Sign Poster and Date

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

ZONING NOTICE

CASE # 2011-0229-SPH

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

ROOM 205 JEFFERSON BUILDING 105 WEST

PLACE: CHESAPEAKE AVENUE, TOWSON 21204

DATE AND TIME: WEDNESDAY, MARCH 9, 2011
AT 1:30 P.M.

REQUEST: SPECIAL HEARING TO PERMIT THE CREATION
OF A 28.763-ACRE NON-DENSITY RC2
PARCEL PURSUANT TO A LAST WILL AND TESTAMENT, AND
TO APPROVE THE NON-CONFORMING USE OF TWO
DWELLINGS ON THE REMAINING 8.00 ACRES, AND ANY
OTHER SPECIAL HEARING RELIEF DEEMED
NECESSARY BY THE ZONING COMMISSIONER

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

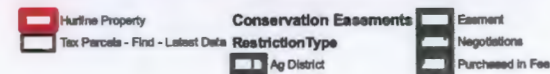
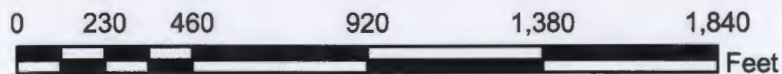
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

02/20/2011

W. J. Allen Jr. 2/22/11



Hurline Property
 Tax Map 36, parcel 137
 14218 Green Road
 36 +/- acres



Prepared by Land Preservation Program, Baltimore County
 Department of Environmental Protection and Resource Management
 3_3_11
 c:\gis_maps\Map.pdf
 c:\gis_projects\Map.mxd

24. Shooting ranges, including archery, pistol, skeet, trap or small-bore rifle ranges, or turkey shoots. [Bill No. 178-1979]
25. Sludge disposal facility — landspreading (Section 412A.2.E). [Bill No. 46-1982]
26. Trailers, as provided in Section 415.1.D. [Bill No. 178-1979]
27. Volunteer fire company or ambulance-rescue facilities. [Bill No. 178-1979]
28. Wireless telecommunications towers, subject to Section 426. [Bill No. 30-1998]
29. The following "agricultural-support" uses as principal commercial uses: [Bill Nos. 178-1979; 51-1993]
 - a. Farm-machinery sales, storage or service; blacksmithing. [Bill No. 178-1979]
 - b. Feed or grain mills or driers. [Bill No. 178-1979]
 - c. Fertilizer sales or storage. [Bill No. 178-1979]
 - d. Sawmills. [Bill No. 178-1979]
 - e. Slaughterhouses or manufacture, processing or packing of fruit, vegetables, animal or meat products, or by-products. [Bill No. 178-1979]
 - f. Spirits manufacture, including the manufacture of alcohol to be used in gasoline/alcohol mixtures, but excluding the production of these mixtures. [Bill Nos. 178-1979; 51-1993]
 - g. Firewood operations. [Bill No. 151-1992]
 - h. Winery, including accessory retail and wholesale distribution of wine produced on-premises. Temporary promotional events, such as wine tastings or public gatherings associated with the winery, are permitted, within any limits set by the special exception. [Bill No. 51-1993]
 - i. Bottled water plant, if the source of the water is located on the same site as the plant, and provided that the Director of Environmental Protection and Resource Management makes a recommendation that the proposed facility will not adversely affect the quality or capacity of surface water or groundwater. [Bill No. 51-1993]

COUNTY' S

EXHIBIT NO.

2**§ 1A01.3. Height and area regulations.**

- A. Height regulation. No structure hereafter erected in an R.C.2 Zone shall exceed a height of 35 feet, except as otherwise provided under Section 300.
- B. Area regulations. [Bill No. 178-1979]
 1. Subdivision lot density. No lot of record lying within an R.C.2 Zone and having a gross area of less than two acres may be subdivided. No such lot having a gross

§ 1A00.5. Application to tract divided by zone boundary.

Whenever a single tract is divided by a zone boundary so that portions of such a tract lie within R.C. Zones of different classifications, the total number of dwellings or density units permitted shall apply to each tract individually and, for the purpose of these regulations, shall be considered as separate parcels.

SECTION 1A01
R.C.2 (Agricultural) Zone

COUNTY' S**§ 1A01.1. General provisions.****EXHIBIT NO.**3**A. Legislative statement of findings.****1. Declaration of findings. It is found:**

- a. That Baltimore County is fortunate in that it is endowed with a variety of very productive agricultural soil types which should not be lost unnecessarily to urbanized development;
- b. That the agricultural industry is an integral part of the Baltimore economy and that a continued conversion of agricultural land will continue to undermine this basic industry;
- c. That scattered development is occurring in a sporadic fashion in areas of Baltimore County containing productive agricultural land;
- d. That continued urban intrusion into productive agricultural areas not only destroys the specific area upon which the development occurs but is incompatible with the agricultural use of the surrounding area;
- e. That heretofore Baltimore County has been unable to effectively stem the tide of new residential subdivisions in productive agricultural areas of Baltimore County;
- f. That Baltimore County has certain wetlands along Chesapeake Bay and its tributaries which serve as breeding grounds and nursery areas for the bay's biotic life; and
- g. That Baltimore County possesses numerous areas which are highly suitable for urban development, including residential subdivisions which are not located in areas of productive agricultural land.

B. Purposes. The R.C.2 zoning classification is established pursuant to the legislative findings above in order to foster conditions favorable to a continued agricultural use of the productive agricultural areas of Baltimore County by preventing incompatible forms and degrees of urban uses.

GENERAL NOTES

1. ZONING: RC-2
2. SITE AREA: 1,601,413 S.F.±; 36.763 AC.±
3. TAX ACCOUNT NO.: 1008080150
4. THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD INTACT SINCE APRIL 20, 1988. THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT THE PLAN HAS NEVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.
5. SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
6. THERE ARE NO ZONING LINES WITHIN 200 FEET OF THIS PROPERTY UNLESS OTHERWISE SHOWN.
7. THERE ARE NO KNOWN PRIOR ZONING CASES FOR THE PROPERTY.
8. EXISTING SITE USE IS AGRICULTURAL WITH ASSOCIATED STRUCTURES AND TWO EXISTING SINGLE FAMILY DWELLINGS IN USE.
9. THIS SITE IS NOT LOCATED IN A FLOODPLAIN.
10. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS MATERIALS ON THIS SITE.
11. THIS PROPERTY IS SERVED BY PRIVATE WELL AND SEPTIC SYSTEMS.
12. THIS PROPERTY IS NOT HISTORIC.

T.M. 36, P. 224
STATE OF MARYLAND
DEPT. OF NATURAL RESOURCES
DEED: 7843/715
T.A.# 2100005868

T.M. 36, P. 32
#4814 HORSE HILL RD.
BARBARA ANNE FERGOUSON SCHUBACH
& SALLY F. FENTON
DEED: 26834/7151
T.A.# 2200000021
AGRICULTURAL

T.M. 36, P. 206
LOT 9A
RESUBDIVISION OF LOT 9
SECTION ONE, GREEN-GREEN
PLAT 78/78
#4807 HORSE HILL RD.
ANN MARIE DAMIANOS
DEED: 10921/613
T.A.# 2400013025
AGRICULTURAL

T.M. 36, P. 32
#4814 HORSE HILL RD.
BARBARA ANNE FERGOUSON SCHUBACH
& SALLY F. FENTON
DEED: 26834/7151
T.A.# 2200000021
AGRICULTURAL

T.M. 36, P. 206
LOT 9A
RESUBDIVISION OF LOT 9
SECTION ONE, GREEN-GREEN
PLAT 78/78
#4807 HORSE HILL RD.
ANN MARIE DAMIANOS
DEED: 10921/613
T.A.# 2400013025
AGRICULTURAL

T.M. 36, P. 210
#4814 HORSE HILL RD.
BARBARA ANNE FERGOUSON SCHUBACH
& SALLY F. FENTON
DEED: 26834/7151
T.A.# 2200000021
AGRICULTURAL

NON-DENSITY
FARM
REMAINDER

ZONING TRUE
POINT OF
BEGINNING

PLAN
SCALE: 1"=200'

10th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT

SITE

VICINITY MAP
SCALE: 1"= 1000'

PETITIONER'S
EXHIBIT NO. 1

PLAN TO ACCOMPANY
PETITION FOR SPECIAL HEARING
#14218 GREEN ROAD

10TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: AS SHOWN DATE: NOVEMBER 29, 2010

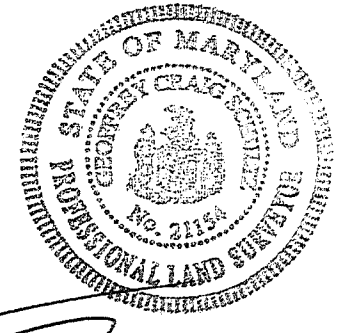
OWNER

CHARLES G. HURLINE (DECEASED)
#14218 GREEN ROAD
BALDWIN, MD 21013
DEED: 6255/560
TA# 1008080150

ZONING
TRUE POINT OF
BEGINNING

T.M. 44, P. 9
#4725 SWEET AIR RD.
WALTER I. ALBRIGHT
MILTON G. ALBRIGHT &
CARMAN J. ALBRIGHT-CARR
DEED: 15746/58 & 65
T.A.# 1001035126
AGRICULTURAL

PLAN
SCALE: 1"=100'



GEOFFREY C. SCHULTZ
PROFESSIONAL LAND SURVEYOR #21154

McKEE & ASSOCIATES, INC.
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Natural Resource Planning - Real Estate Development
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