

**IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE**

NE side of Glenhurst Road, 132' SE
of Cove Road
(3914 Glenhurst Road)
15th Election District
7th Council District

Ronald C. and Denise M. Kuhar
Petitioners

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

CASE NO. 2012-0276-SPHA

* * * * *

ORDER AND OPINION

This matter comes before the Office of Administrative Hearings (OAH) as Petitions for Special Hearing and Variance filed by the legal owners of the subject property, Ronald C. and Denise M. Kuhar. Resolution 38-12 concerning the public disclosure of Doris Kuhar, an employee of the Baltimore County Council, was approved at the County Council meeting held on May 7, 2012. The Petitioners are requesting Special Hearing relief pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), seeking approval of an accessory apartment in an existing garage situated on same lot as principal single-family detached dwelling; all occupants to be limited to family members. The Petitioners are also seeking variance relief from Section 400.3 of the B.C.Z.R., to permit an existing accessory building with height of 16' +/- in lieu of the permitted 15'. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the public hearing held for this case were Petitioners Ronald C. and Denise M. Kuhar and Albert and Doris Kuhar. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations. There were no Protestants or other interested persons in attendance, and the file does not contain any

ORDER RECEIVED FOR FILING

Date 6-25-12

By pm

letters of protest or objection.

The Zoning Advisory Committee (ZAC) comments were received and made a part of the file. A ZAC comment was received from the Department of Environmental Protection and Sustainability (DEPS) on June 8, 2012 which state that the Petitioner must comply with certain critical areas regulations, as set forth at B.C.Z.R. § 500.14.

Testimony and evidence revealed that the subject property is 10,455 square feet and zoned DR 5.5. The detached garage in question was constructed in 1948, and the Petitioner's parents have lived in that structure (i.e., accessory apartment) for 15 years. In light of the enactment of Bill 49-11 (concerning accessory apartments) the Petitioners sought variance and special hearing relief to "legitimize" the structure.

Based upon the testimony and evidence presented, I am persuaded to grant the request for variance relief. I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. Indeed, the garage was constructed over 60 years ago at its present height. I also find that strict compliance with the B.C.Z.R. would result in practical difficulty or unreasonable hardship upon Petitioners.

Under *Cromwell* and its progeny, to obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

Petitioners have met this test.

Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and

ORDER RECEIVED FOR FILING

Date 6-25-12 2

By pm

general welfare. This is amply demonstrated by the support of Petitioners' neighbors (Exhibit 2), as well as the absence of comments by County reviewing agencies.

Under the B.C.Z.R., accessory apartments are permitted provided they satisfy the standards set forth in B.C.Z.R. § 502.1, governing special exception relief. The Petition in this case satisfies those standards. Indeed, the Petitioners have used the garage as an "accessory apartment" for the past 15 years, without complaint. In addition, their adjacent neighbors have all indicated they are supportive of their request. There is simply no evidence to suggest that this use would be detrimental to the community's health, safety and welfare. Accordingly, the special hearing relief will be granted.

Pursuant to the advertisement, posting of the property and public hearing on these Petitions, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED, this 25 day of June, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Special Hearing seeking relief pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), seeking approval of an accessory apartment in an existing garage situated on same lot as principal single-family detached dwelling; all occupants to be limited to family members, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 400.3 of the B.C.Z.R., to permit an existing accessory building with height of 16' +/- in lieu of the permitted 15', be and is hereby GRANTED.

The relief granted herein shall be subject to and conditioned upon the following:

1. The Petitioners may apply for their building permit and may be granted same upon receipt of this Order. However the Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the thirty (30) day appellate process from this Order has expired. If for whatever reason this Order is reversed, the Petitioners will be required to return and be responsible for returning said property to its original condition.

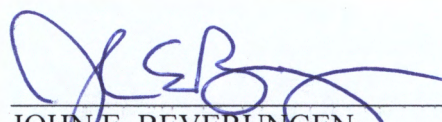
ORDER RECEIVED FOR FILING

Date 6-25-12 3

By jm

2. Compliance with the ZAC comments made by the Department of Environmental Protection and Sustainability dated June 8, 2012, a copy of which is attached hereto and made a part hereof.
3. The in-law apartment use is subject to Bill 49-11 and all of the restrictions and conditions therein.

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 6-25-12

By pz

6/25 10 am

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: June 8, 2012

SUBJECT: DEPS Comment for Zoning Item # 2012-0276-SPHA
Address 3914 Glenhurst Road
(Kuhar Property)

Zoning Advisory Committee Meeting of May 7, 2012.

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. This lot is located within a Limited Development Area (LDA) and Buffer Management Area (BMA) of the Chesapeake Bay Critical Area. The applicant is proposing to convert a garage to an accessory in-law apartment with a height variance. No new lot coverage is proposed, and the garage is outside of the 100-foot buffer, so the proposal will minimize adverse impacts on water quality that result from development activities.
2. Any development resulting from the proposed use must comply with all applicable LDA and BMA requirements, including the lot coverage requirements. From the site plan it appears that the zoning petition will conserve fish, wildlife, and plant habitat.
3. The proposed use is permitted under the State-mandated Critical Area regulations provided that development associated with the use is in compliance with all Critical Area requirements. Based on the information provided, the subject development is consistent with established land use policy for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

ORDER RECEIVED FOR FILING

Date 6-25-12

By PJ

C:\DOCUME~1\DWILEY~1\BA2\LOCALS~1\Temp\XPgrpwise\ZAC 12-0276-SPHA 3914 Glenhurst Road.doc

Reviewer: *Regina Esslinger; Environmental Impact Review*

ORDER RECEIVED FOR FILING

Date 6-25-12

By pm



KEVIN KAMENETZ
County Executive

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

June 25, 2012

RONALD C. AND DENISE M. KUHAR
3914 GLENHURST ROAD
BALTIMORE MD 21222

RE: Petitions for Special Hearing and Variance
Case No.: 2012-0276-SPHA
Property: 3914 Glenhurst Road

Dear Mr. and Mrs. Kuhar:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in dark ink, appearing to read "JEB", followed by a horizontal line.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:pz

Enclosure



AEJ/aj

CBCA FLOOD PLAIN

PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 3914 GLENHURST RD 21222 which is presently zoned DR 5.5Deed References: 18101 / 00578 10 Digit Tax Account # 1520660111Property Owner(s) Printed Name(s) RONALD C. KUCHAR, DENISE M. KUCHAR, HIS WIFE(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan 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 ACCESSORY APARTMENT IN EXISTING GARAGE SITUATED ON SAME LOT AS PRINCIPAL, SINGLE FAMILY DETACHED DWELLING. ALL OCCUPANTS TO BE LIMITED TO FAMILY MEMBERS.
- ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for
- ☒ a Variance from Section(s) 400.13, BCZR. PERMIT EXISTING ACCESSORY BLDG W/ HEIGHT OF 16' +/- IN LIEU OF PERMITTED 15'. ACCESSORY BLDG CONSTRUCTED ON OR BEFORE 1948.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

to BE PRESENTED AT HEARING

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

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

RONALD C. KUCHAR DENISE M. KUCHAR
Name #1 - Type or Print Name #2 - Type or Print

Signature #1

Signature #2

3914 GLENHURST RD, BALTO, MD
Mailing Address City State

21222 410-477-2235 RKUCHAR@
Zip Code Telephone # Email Address

Representative to be contacted:

RONALD C. KUCHAR
Name - Type or Print

Signature

3914 GLENHURST RD, BALTO, MD
Mailing Address City State

21222 410-477-2235 RKUCHAR@tecteamerica.com
Zip Code Telephone # Email Address

CASE NUMBER

2012-0276-SHA

Filing Date

5/2/2012

Do Not Schedule Dates:

Reviewer

JNP

REV. 10/4/11

ORDER RECEIVED FOR FILING

Date

6-25-12

By

ps

ZONING DESCRIPTION

Beginning for the same being known and designated as Lot No. 15 as shown on a Plat entitle, "Glenhurst", which said Plat is recorded among the Land Records of Baltimore County in Plat Book No. 12, folio 22. The improvements thereon being now known as 3914 Glenhurst Road and formerly known as 373 Glenhurst Road.

BEING the same lot of ground which by Deed dated May 31st, 2003 and recorded among the Land Records of Baltimore County, Maryland in Liber 18101, folio 00578, was granted and conveyed by Albert C. Kuhar and Doris M. Kuhar, his wife, unto Ronald C. Kuhar and Denise M. Kuhar, his wife.

BEING the same lot of ground which by Deed dated August 14, 2002 and recorded among the Land Records of Baltimore County, Maryland in Liber 16702, folio 00696, was granted and conveyed by Albert C. Kuhar and Doris M. Kuhar, his wife, unto Ronald C. Kuhar and Denise M. Kuhar, his wife.

BEING the same lot of ground which by Deed dated October 16, 1997 and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. No. 12552, folio 112, was granted and conveyed by Christine L. Tipton unto Albert C. Kuhar and Doris M. Kuhar, his wife, the Grantors herein as to an undivided one-half (1/2) interest.

Note: the above description is for zoning purposes only and is not to be used for contracts, conveyances or agreements.

2012-0276-SPHA

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

No. 83578
Date 5/2/2012

PAID RECEIPT

BUSINESS ACTUAL TIME DEM
5/02/2012 5/02/2012 11:00AM
MB MS02 MAIL 0000 REC
RECEIPT # 83578 5/02/2012 OFL
Dept 5 328 ZONING VERIFICATION
CR NO. 003578
Recpt Tot 150.00
\$150.00 1.00 CA
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				150.00

Total: 150.00

Rec From: Kuhar
For: Special Hearing/Variance - 3914 Glenhurst Road
2612-0276-SPNA (Kuhar)

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

CASHIER'S
VALIDATION

**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: 2012-0276-SPHA

Petitioner: RONALD C KUHAU + DENISE M. KUHAU

Address or Location: 3914 GLENHURST RD, BALTO, MD 21222

PLEASE FORWARD ADVERTISING BILL TO:

Name: RONALD C KUHAU

Address: 3914 GLENHURST RD
BALTO, MD 21222

Telephone Number: 410 479 2235

CERTIFICATE OF POSTING

2012-0276-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Ronald & Denise Kuhar

June 25, 2012

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

3914 Glenhurst Rd

June 5, 2012

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

June 5, 2012

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

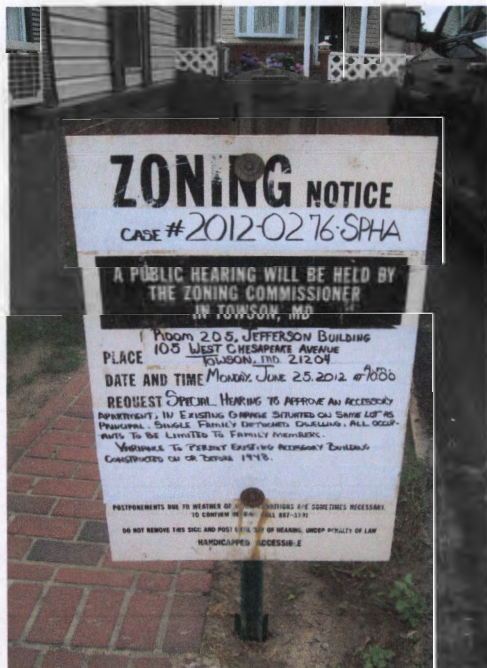
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





KEVIN KAMENETZ
County Executive

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

May 29, 2012

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: 2012-0276-SPHA

3914 Glenhurst Road

NE/side of Glenhurst Road, 132 feet S/e of Cove Road

15th Election District – 7th Councilmanic District

Legal Owners: Ronald & Denise Kuhar

Special Hearing to approve an accessory apartment in existing garage situated on same lot as principal, single family detached dwelling, all occupants to be limited to family members.

Variance to permit existing accessory building constructed on or before 1948.

Hearing: Monday, June 25, 2012 at 10:00 a.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 printed name and title.

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Kuhar, 3914 Glenhurst Road, Baltimore 21222

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JUNE 5, 2012.**
- (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, June 5, 2012 Issue - Jeffersonian

Please forward billing to:
Ronald Kuhar
3914 Glenhurst Road
Baltimore, MD 21222

410-479-2235

NOTICE OF ZONING HEARING

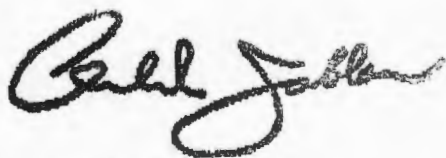
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CASE NUMBER: 2012-0276-SPHA

3914 Glenhurst Road
NE/side of Glenhursts Road, 132 feet S/e of Cove Road
15th Election District – 7th Councilmanic District
Legal Owners: Ronald & Denise Kuhar

Special Hearing to approve an accessory apartment in existing garage situated on same lot as principal, single family detached dwelling, all occupants to be limited to family members.
Variance to permit existing accessory building constructed on or before 1948.

Hearing: Monday, June 25, 2012 at 10:00 a.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 ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**NOTICE OF ZONING
HEARING**

The Administrative Law Judge 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: # 2012-0276-SPHA
3914 Glenhurst Road
NE/side of Glenhurst Road,
132 feet S/e of Cove Road
15th Election District
7th Councilmanic District
Legal Owner(s): Ronald &
Denise Kuhar

Special Hearing: to approve an accessory apartment in existing garage situated on same lot as principal, single family detached dwelling, all occupants to be limited to family members. Variance: to permit existing accessory building constructed on or before 1948.

Hearing: Monday, June 25, 2012 at 10:00 a.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 Administrative Hearings Office at (410) 887-3868.

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

JT/6/624 June 5 303967

CERTIFICATE OF PUBLICATION

_____ 6/7/____, 2012

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 6/5/____, 2012.

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

S. Wilkinson

LEGAL ADVERTISING

Kristen Lewis - Re: 3914 Glenhurst Rd

From: Arnold Jablon
To: Lewis, Kristen
Date: 5/16/2012 2:48 PM
Subject: Re: 3914 Glenhurst Rd

I want you to call Doris Kuhar before you schedule to get a date when they are not on vacation.

>>> Kristen Lewis 5/16/2012 12:07 PM >>>

A case number has been assigned and that is 2012-0276-SPHA, it has not been given a hearing date yet, but as of right now I am setting in cases for he week of June 18th, that case should be held sometime that week. I will have before the end of the day tomorrow and will let you know.

>>> Arnold Jablon 5/16/2012 11:28 AM >>>

has a case number been given and a hearing date been set?

M E M O R A N D U M

DATE: August 3, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0276-SPHA - Appeal Period Expired

The appeal period for the above-referenced case expired on July 25, 2012. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

CASE NAME Kuhar
CASE NUMBER 2012-276
DATE 6/25/12

CASE NAME Kuhar
CASE NUMBER 2012-276
DATE 6/25/12

[illegible]

CHECKLISTSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment5-14DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)No6-8DEPS
(if not received, date e-mail sent _____)Comments

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)5-7

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: 6-5-12

SIGN POSTING

Date: 6-5-12 by Buck

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No

Comments, if any: See public disclosure - Res. 38-12

Maryland Department of Assessments and Taxation
Real Property Data Search (vw1.1A)
BALTIMORE COUNTY

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

Account Identifier: District - 15 Account Number - 1520660111

Owner Information

Owner Name: KUHAR RONALD C
KUHA DENISE M
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 3914 GLENHURST RD
BALTIMORE MD 21222-2833
Deed Reference: 1) /18101/ 00578
2)

Location & Structure Information

Premises Address 3914 GLENHURST RD
0-0000
Legal Description 3914 GLENHURST RD
Waterfront GLENHURST

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0104	0003	0257		0000			15	3	Plat Ref: 0012/0022

Special Tax Areas **Town** NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1948	1,539 SF	10,455 SF	34

Stories	Basement	Type	Exterior
1.500000	YES	STANDARD UNIT SIDING	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2011	07/01/2012
Land	146,100	146,100		
Improvements:	171,700	94,700		
Total:	317,800	240,800	317,800	240,800
Preferential Land:	0			0

Transfer Information

Seller: KUHAR ALBERT C, JR	Date: 05/31/2003	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /18101/ 00578	Deed2:
Seller: KUHAR ALBERT C, JR	Date: 08/14/2002	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /16702/ 00696	Deed2:
Seller: KUHAR ALBERT C, JR	Date: 12/15/1997	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /12552/ 00112	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt: **Special Tax Recapture:**
Exempt Class: NONE

Homestead Application Information

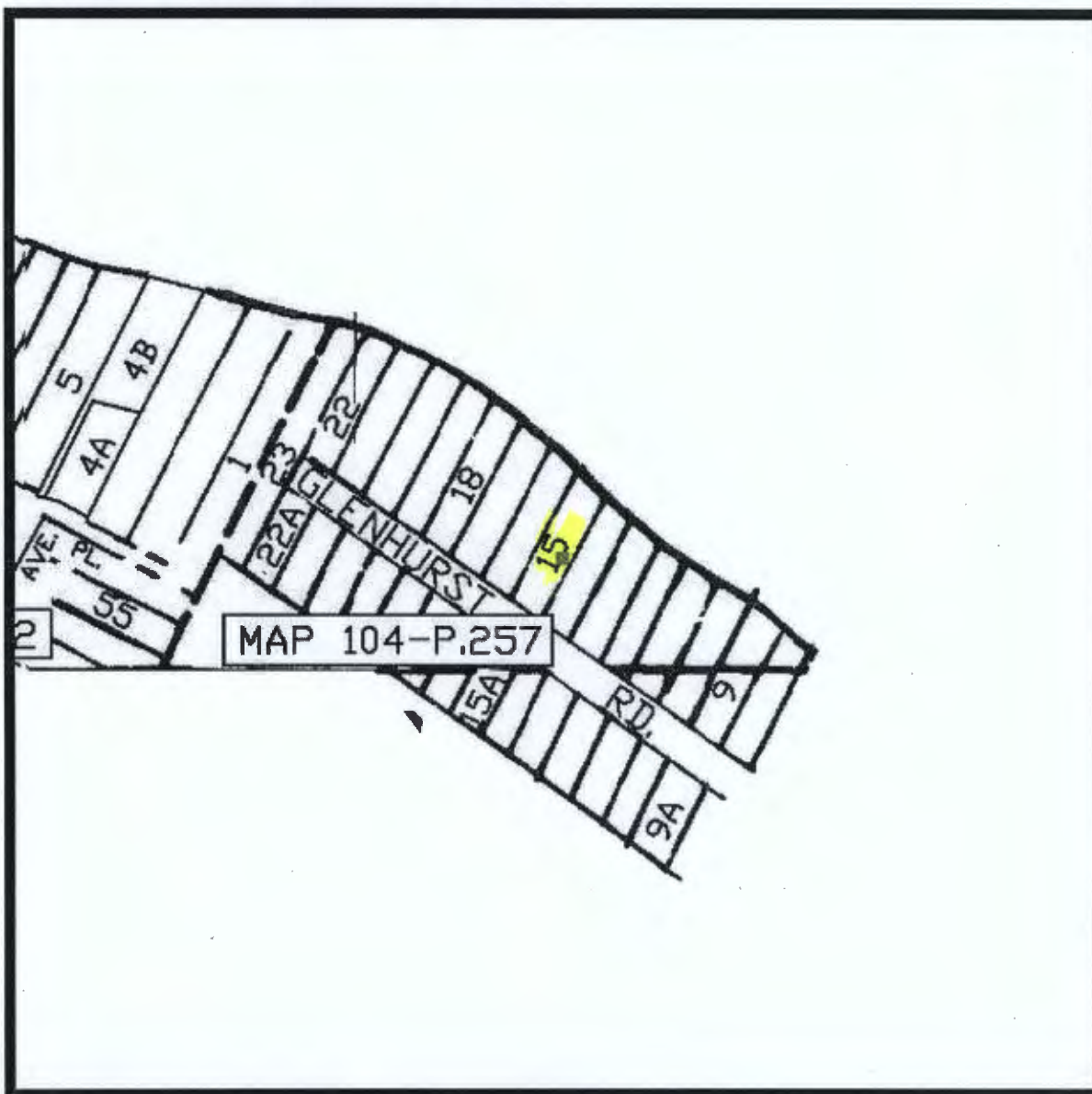
Homestead Application Status: Approved 01/20/2009



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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

District - 15 Account Number - 1520660111



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 Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Property maps provided courtesy of the Maryland Department of Planning ©2010.
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml



**County Council
of
Baltimore County**

Court House
Towson, Maryland 21204

410-887-3196
Fax: 410-887-5791

Tom Quirk
FIRST DISTRICT

Vicki Almond
SECOND DISTRICT

Todd Huff
THIRD DISTRICT

Kenneth N. Oliver
FOURTH DISTRICT

David Marks
FIFTH DISTRICT

Cathy Bevins
SIXTH DISTRICT

John Olszewski, Sr.
SEVENTH DISTRICT

Thomas J. Peddicord, Jr.
LEGISLATIVE COUNSEL
SECRETARY

6-26
101
2012-0276-
SPHA
May 8, 2012

Lawrence M. Stahl, Esquire
Administrative Law Judge
The Jefferson Building
105 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Stahl:

Attached please find a copy of Resolution 38-12 concerning the public disclosure of Doris Kuhar, an employee of the Baltimore County Council. Mrs. Kuhar has applied for a use permit for an accessory apartment at her residence at 3914 Glenhurst Road, Baltimore, Maryland 21222.

This Resolution was approved by the County Council at its May 7, 2012 meeting and is being forwarded to you for appropriate action.

Sincerely,

Thomas J. Peddicord, Jr.
Legislative Counsel/Secretary

TJP:jlh
Enclosure

cc: Doris Kuhar

RECEIVED

MAY 09 2012

OFFICE OF ADMINISTRATIVE HEARINGS

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2012, Legislative Day No. 9

Resolution No. 38-12

Mr. John Olszewski, Sr., Councilman

By the County Council, May 7, 2012

A RESOLUTION concerning the public disclosure of Doris Kuhar, an employee of the Baltimore County Council.

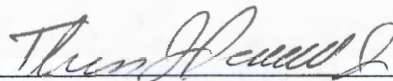
WHEREAS, Doris Kuhar, an employee of the Baltimore County Council, has applied for a use permit for an accessory apartment at her residence at 3914 Glenhurst Road, Baltimore, Maryland 21222.

WHEREAS, this Resolution is intended to provide full public disclosure under Section 32-1-102 of the Baltimore County Code.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the zoning request filed by Doris Kuhar does not contravene the public welfare.

READ AND PASSED this 7TH day of MAY, 2012.

BY ORDER

A handwritten signature in dark ink, appearing to read "Thomas J. Peddicord, Jr.", is written over a horizontal line.

Thomas J. Peddicord, Jr.
Secretary

ITEM: RESOLUTION 38-12

Debra Wiley - ZAC Comments - Distribution Mtg. of June 25, 2012

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 6/25/2012 10:15 AM
Subject: ZAC Comments - Distribution Mtg. of June 25, 2012

Good Morning,

Please see the cases listed below and the hearing date, if assigned. If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If it's not received by the hearing date, it will not be considered in our decision.

2012-0285-A - 8700-8830 Belair Road
No hearing date in data base as of 6/25

2012-0317-SPH - 8510 Philadelphia Road
No hearing date in data base as of 6/25

2012-0323-A - 3916 Chestnut Road - CRITICAL AREA
No hearing date in data base as of 6/25

2012-0324-SPH - 12400 Owings Mills Blvd.
No hearing date in data base as of 6/25

2012-0325-SPHA - 11424 Pulaski Highway
No hearing date in data base as of 6/25

2012-0326-A - 13 S. Beaumont Ave.
(Administrative Variance - Closing Date: 7/16/12)

2012-0276-SPHA - 3914 Glenhurst Road - CRITICAL AREA & FLOOD PLAIN
Hearing Date: 6/25/12, 10:00 AM

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

Debra Wiley - ZAC Comments - Distribution Mtg. of 5/7

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 5/7/2012 11:59 AM
Subject: ZAC Comments - Distribution Mtg. of 5/7

Good Morning,

Please see the cases listed below and the hearing date, if assigned. If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If it's not received by the hearing date, it will not be considered in our decision.

2012-0266-SPHA - 9401 Groveton Circle
No hearing date assigned in data base as of today

2012-0270-A - 15 Music Fair Road - **FLOODPLAIN**
No hearing date assigned in data base as of today

2012-0271-A - 9801 Reisterstown Road
No hearing date assigned in data base as of today

2012-0272-XA - 5616 Old Court Road
No hearing date assigned in data base as of today

2012-0273-A - 518 Education Way
Administrative Variance - Closing Date: 5/21

2012-0274-SPH - 2422 Lightfoot Drive
No hearing date assigned in data base as of today

2012-0275-A - 3901 Schroeder Avenue
Administrative Variance - Closing Date: 5/28

2012-0276-SPHA - 3914 Glenhurst Road - **CRITICAL AREA & FLOODPLAIN**
No hearing date assigned in data base as of today

2012-0277-A - 502 Dogwood Lane
Administrative Variance - Closing Date: 5/28

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



KEVIN KAMENETZ
County Executive

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

June 20, 2012

Ronald C. & Denise M. Kuhar
3914 Glenhurst Road
Baltimore MD 21222

RE: Case Number: 2012-0276-SPHA, Address: 3914 Glenhurst Road

Dear Mr. & Ms. Kuhar:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 2, 2012. 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, reading "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

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



Beverley K. Swaim-Staley, Secretary
Melinda B. Peters, Administrator

Date: 5-7-12

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

RE: Baltimore County
Item No 2012-0276-SPHA.
Special Hearing
Ronald & Darise Kuhar
3914 Glenhurst Road.

Dear Ms. Lewis:

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. 2012-0276-SPHA

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

for Steven D. Foster, Chief
Access Management Division

SDF/raz

My telephone number/toll-free number is _____

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

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: May 14, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For May 21, 2012
Item Nos. 2012-0270, 0271, 0273, 0274, 0275, 0276
And 0277.

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

DAK:CEN

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-05212012-NO COMMENTS.doc

Case No.:

2012-276-SPHA

6/25/12
PZ

Exhibit Sheet

Petitioner/Developer

Protestant

WJ
8-3-12

No. 1	Site Plan	
No. 2	Petition w/Signatures of Neighbors	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

General Notes

Owner: Ronald C. Kuhar and Denise M. Kuhar, his wife
3914 Glenhurst Road
Baltimore, Maryland 21222

Election District: 15th

Councilmanic District: 7th

Zoning: DR 5.5 (MAP 09783)

Existing Use of Property: residential

Proposed use: accessory in-law apartment

Relief requested: use permit for accessory apartment and
Variance to height of accessory structure
16' in lieu of permitted 15'

Existing dwelling and accessory structure (garage) constructed in or about
1948

No zoning history

Lot Size: 10,455 sq. ft

	Public	Private
Sewer	☒	☐
Water	☒	☐

	Yes	No
Chesapeake Bay Critical Area:	☒	☐
100 Year Floodplain:	☒	☐
Floodplain A-10 FEMA map 0560		
Historic Property/Building:	☐	☒
Prior Zoning Hearing:	☐	☒

Zoning Office Use Only

Reviewed By:

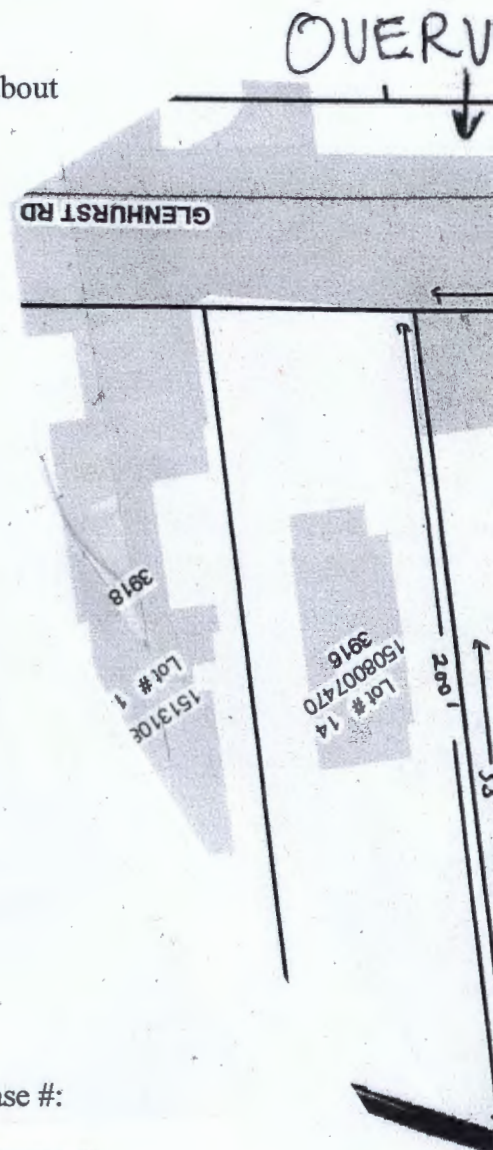
Item #:

Case #:

2012-0276-SPHA

PETITIONER'S

EXHIBIT NO. 1



PETITION FOR ACCESSORY APARTMENT
3914 Glenhurst Road, Baltimore Maryland 21222

Ronald and Denise Kuhar
Albert and Doris Kuhar

.....

We the undersigned are neighbors of the Kuhar Family who all reside at
3914 Glenhurst Road, Baltimore, Maryland 21222.

Albert and Doris Kuhar have lived in the accessory apartment for 14 years.
They are the parents of Ronald and his family who reside in the main house.
We have no problem with this arrangement. It has never caused a problem
in the neighborhood. We are in support of the apartment becoming a legal
accessory apartment to the main house.

GUIDO

NAME GUARNACCI ADDRESS L TELEPHONE

1. 3912 GLENHURST Rd, Balto oo 21222 / 443-242 7694
2. Cindy Heidel 3915 Glenhurst Rd 21222 / 443-764-3161
3. BRIAN COOPER 3915 Glenhurst Rd 21222 / 410-852-2667
4. Nicholas R. Ellingson 3910 Glenhurst Rd. 21222 410-477-9228
Nicholas R. Ellingson

PETITIONER'S

EXHIBIT NO. 2

3914 Glenhurst Road



Publication Date: May 02, 2012
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

Map Notes



1 inch = 50 feet

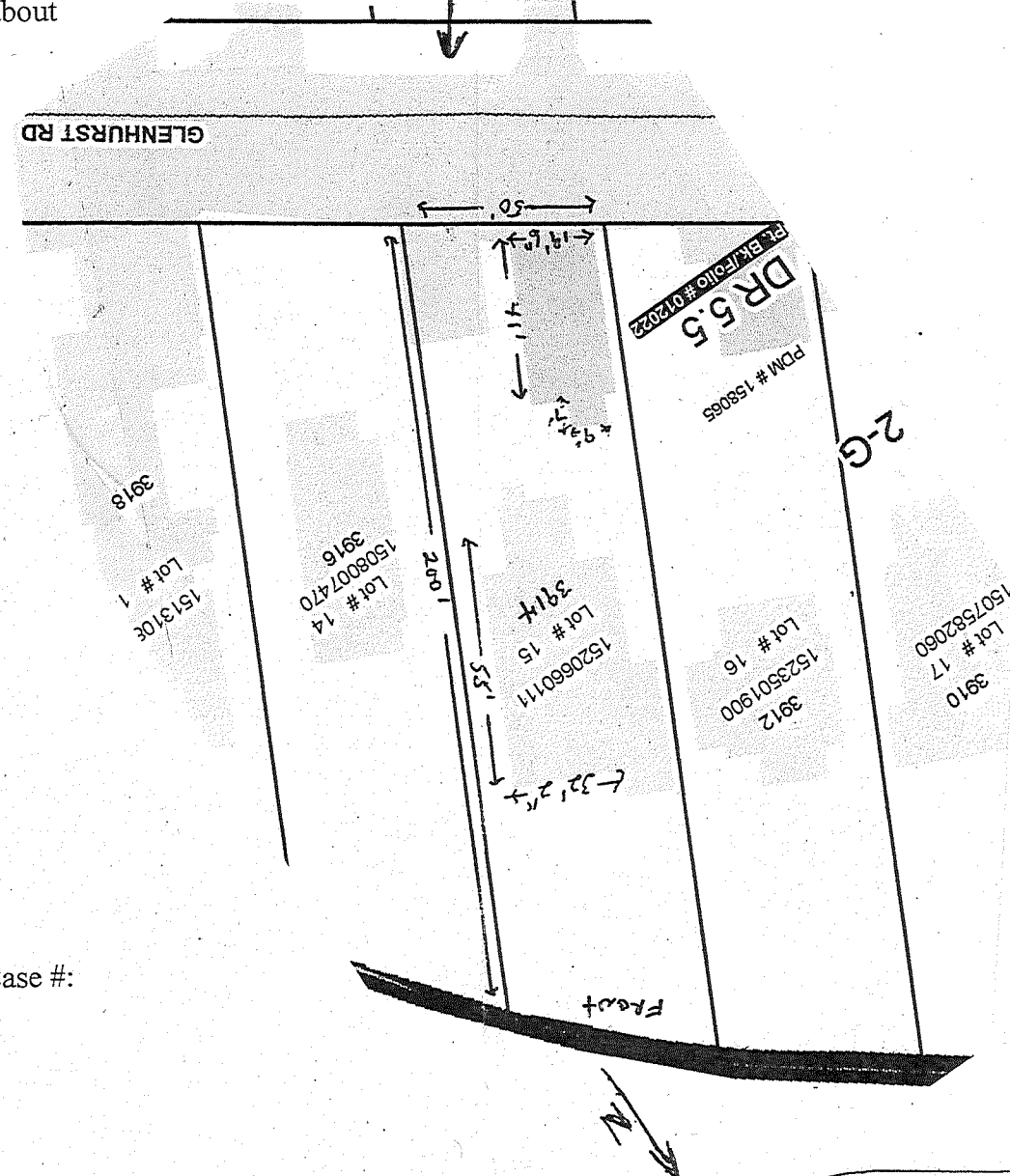
2012-0276-SPHA

GLENHURST ROAD

2012-0276-SPHA

LOT SIZE
50' X 200'

OVERVIEW SITE PLAN



PARKING
PAD

GARAGE
CONVERSION
41' X 19' 6"
IN-LAW
APARTMENT.

Perch
9' x 7'

← SITE
PLAN
DETAILS

55' x 32' 2"
INCLUDING
PORCH

MAIN HOUSE

Рочет 24' 8"

جے ایم ایف

Pool
32' x 16'

19189 X 10' 4"
PUMP & STORAGE
HOUSE

15' 6" x 9' 8"
SCREEN
HOUSE

Front

WATERFRONT