

MEMORANDUM

DATE: September 18, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0298-A - Appeal Period Expired

The appeal period for the above-referenced case expired on September 17, 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

IN RE: PETITION FOR ADMIN. VARIANCE *

S side of Offspring Court, 382' S of the
c/line of Killbride Court *
11th Election District *
5th Councilmanic District *
(25 Offspring Court) *

Mike and Eileen Aubele
Petitioners *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2012-0298-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings as a Petition for Administrative Variance filed by the legal owners of the subject property, Mike and Eileen Aubele for property located at 25 Offspring Court. The variance request is from Sections 1B02.3.B, 301 and 504.2 of the 1985 Baltimore County Zoning Regulations ("B.C.Z.R.") and Sections V.B.6.b and V.B.6.7 of the Comprehensive Manual of Development Policies (1985) as follows:

- To permit a proposed deck addition (open projection) with a side setback of zero (0) feet in lieu of the minimum required 11.5 feet,
- To permit private yard space of 331 square feet in lieu of the minimum required 500 square feet, and
- To amend the latest Final Development Plan for the Meadows at Perry Hall, Lot 23 only.

The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

ORDER RECEIVED FOR FILING

Date 8-16-12

By [Signature]

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 15, 2012, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 16th day of August, 2012, that a variance from Sections 1B02.3.B, 301 and 504.2 of the 1985 Baltimore County Zoning Regulations ("B.C.Z.R.") and Sections V.B.6.b and V.B.6.7 of the Comprehensive Manual of Development Policies (1985) as follows:

- To permit a proposed deck addition (open projection) with a side setback of zero (0) feet in lieu of the minimum required 11.5 feet,
- To permit private yard space of 331 square feet in lieu of the minimum required 500 square feet, and
- To amend the latest Final Development Plan for the Meadows at Perry Hall, Lot 23 only,

be and are hereby GRANTED, subject to the following:

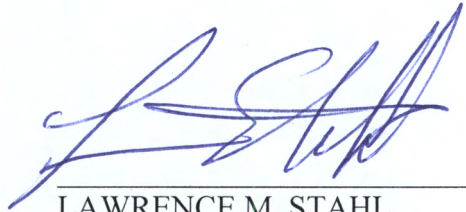
ORDER RECEIVED FOR FILING

Date 8-16-12

By EW

1. The Petitioners may apply for their 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 such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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



LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS/dlw

ORDER RECEIVED FOR FILING

Date 8-16-12

By 120



KEVIN KAMENETZ
County Executive

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

August 16, 2012

Mike Aubele
Eileen Aubele
25 Offspring Court
Baltimore, Maryland 21128

RE: PETITION FOR ADMINISTRATIVE VARIANCE
(25 Offspring Court)
Case No. 2012-0298-A

Dear Mr. and Mrs. Aubele:

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 887-3868.

Very truly yours,

A handwritten signature in black ink, appearing to read "L. Stahl", is written over the typed name.

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw
Enclosure

c: Richardson Engineering, LLC, 30 E. Padonia Rd., Ste. 300, Timonium, MD 21093



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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 25 Offspring Court

which is presently zoned DR-5.5

Deed Reference 5364/810

10 Digit Tax Account # 2000002305

Property Owner(s) Printed Name(s) Mike and Eileen Aubele

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

1. ☒ **ADMINISTRATIVE VARIANCE** from section(s) 1B02,3,B,BC2.2 Section 301 & 504 of 1985 Zoning Regs. & Section V, B, 6, b & V, B, 7 of 1985 CMPD, to permit a proposed deck addition (open projection) with a side set back of 0 feet in lieu of the minimum required 11 1/4 feet and to permit private yard space of 331 square feet in lieu of the minimum required 500 square feet, and to amend the latest Final Development Plan for the Meadows, Lot 23 only, of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4- 416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

I, or we, agree to pay expenses of above 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:

Mike Aubele

Name #1 – Type or Print

Signature #1

25 Offspring Court

Mailing Address

21128

Zip Code

Eileen Aubele

Name #2 – Type or Print

Signature # 2

Baltimore

City

MD

State

Telephone #

Email Address

Representative to be contacted:

Richardson Engineering, LLC

Name – Type or Print

Signature

30 E. Padonia Road, Ste 500 Timonium

Mailing Address

City

MD

State

21093/ 410-560-1502 / Rick@RichardsonEngineering.net

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this ____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Administrative Law Judge of Baltimore County

CASE NUMBER 2012-0298-A Filing Date 7/5/12 Estimated Posting Date 7/15/12 Reviewer JP/GIA

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

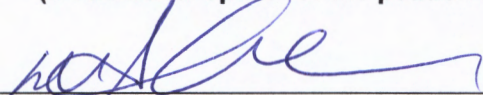
That the property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

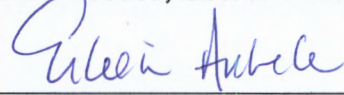
Address: 25 Offspring Court Baltimore MD 21128
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. **(Clearly state practical difficulty or hardship here)**

The size of the house is very small, and sheds are not permitted. The proposed deck will provide additional space below it for storage of bikes and other personal items, and the deck will provide for additional living space in warmer weather. The lot is adjoining HOA open space so locating the deck in this area will not impact any other residents, and in fact has the approval of the HOA to locate the deck there. It will also allow for some yard space to the rear of the house after it is constructed if it has less setback to the side.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)


Signature of Affiant
Michael Aubele
Name- Print or Type


Signature of Affiant
Eileen Aubele
Name- Print or Type

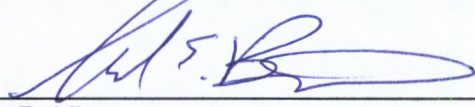
The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27th day of June, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Michael Aubele and Eileen Aubele
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) **(Print name(s) here)**

AS WITNESS my hand and Notaries Seal


Notary Public
2/8/2015
My Commission Expires



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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 25 Offspring Court

which is presently zoned DR-5.5

Deed Reference 5364/810

10 Digit Tax Account # 2000002305

Property Owner(s) Printed Name(s) Mike and Eileen Aubele

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

1. **X** **ADMINISTRATIVE VARIANCE** from section(s) 1802.3, B, 802R (SECTION 301 § 504 OF 1985 ZONING REGS. & SECTION V.B.6.b & V.B.7 OF 1985 CMDF) for side yard setback of 0' in lieu of the required 14.25' and a rear yard of 13' in lieu of the required 18.75' TO PERMIT A PROPOSED DECK ADDITION (OPEN PROJECTION) WITH A SIDE SETBACK OF 0 FEET IN LIEU OF THE MINIMUM REQUIRED 11 1/2 FEET AND TO PERMIT PRIVATE YARD SPACE OF 331 SQUARE FEET IN LIEU OF THE MINIMUM REQUIRED 500 SQUARE FEET, AND TO AMEND THE LATEST FINAL DEVELOPMENT PLAN FOR THE MEADOWS AT PERRY HALL, LOT 23 ONLY
of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4- 416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

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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 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:

Mike Aubele

Name #1 – Type or Print

Signature #1

25 Offspring Court

Mailing Address

21128

Zip Code

Baltimore

City

Telephone #

Email Address

Eileen Aubele

Name #2 – Type or Print

Signature #2

MD

State

21128

Zip Code

Representative to be contacted:

Richardson Engineering, LLC

Name – Type or Print

Signature

30 E. Padonia Road, Ste 500 Timonium

Mailing Address

21093/ 410-560-1502 / Rick@RichardsonEngineering.net

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Administrative Law Judge of Baltimore County

CASE NUMBER

2012-0298-A

Filing Date

7/5/12

Estimated Posting Date

7/15/12

Reviewer

JP/G.H

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

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That the property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 25 Offspring Court Baltimore MD 21128
Print or Type Address of property City State Zip Code

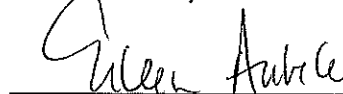
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(If additional space for the petition request or the above statement is needed, label and attach it to this Form)


Signature of Affiant

Michael Aubele
Name- Print or Type


Signature of Affiant

Eileen Aubele
Name- Print or Type

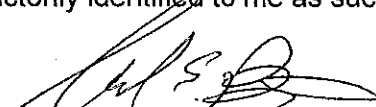
The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27th day of June, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Michael Aubele and Eileen Aubele
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal


Notary Public

2/8/2015
My Commission Expires

30 E. Padonia Road, Suite 500
Timonium, Maryland 21093

tel. 410-560-1502
fax 443-901-1208

**ZONING PROPERTY DESCRIPTION FOR
#25 OFFSPRING COURT
BALTIMORE COUNTY, MARYLAND**

Beginning at a point on the **south** side of **Offspring Court** which is **40** feet wide at the distance of **382** feet **south** of the centerline of the nearest improved intersecting street **Kilbride Court** which is **40** feet wide. Being lot **#23**, Block **"A"** in the subdivision of **THE MEADOWS AT PERRY HALL** as recorded in Baltimore County Plat Book **#52**, Folio **#129**, containing **1,989** Sq.Ft. or **0.05** Ac.+/- . Located in the 11th. Election District, 5th Councilmanic District.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2012- 0298 -A Address 25 offspring CourtContact Person: Jeff Perlow / Gary Huak Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 7/5/12 Posting Date: 7/15/12 Closing Date: 7/30/12

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**Case Number 2012- 0298 -A Address 25 offspring Court
Petitioner's Name Michael and Eileen Aubele Telephone 410-905-3554
Posting Date: 7/15/12 Closing Date: 7/30/12Wording for Sign: To Permit a proposed deck addition (open projection) with a side yard back of 0' in lieu of the minimum required 1 1/4 feet and to permit private yard space of 331 square feet in lieu of the minimum required 500 square feet, and to amend the latest final development Plan for The Meadows, lot 23 only.
AT Perry H. II

Revised 7/06/11

No. 85554
Date: 7/5/12

BUSINESS	ACTION	TIME	DAY
7/05/2012	7/05/2012	16:07:42	1

REC 4501 WALKIN KRAM KTR
 RECEIPT # 492343 7/05/2012 OFUR

Dept 5 328 ZONING VERIFICATION

OF NO. 085534

Receipt Tot: \$105.00

\$195.00	OK		\$1.00	CO
----------	----	--	--------	----

Baltimore County, Maryland

[illegible]

Total: 9135

Rec
From: Richardson Engineering LLC

For Administrative Variance & amended FDP

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

PLEASE PRESS HARD!!!

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

2012-0298-A

RE: Case No.: _____

Petitioner/Developer: _____

Michael & Eileen Aubele

July 30, 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: _____

25 Offspring Ct

July 15, 2012

The sign(s) were posted on _____

(Month, Day, Year)

Sincerely,

July 15, 2012

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

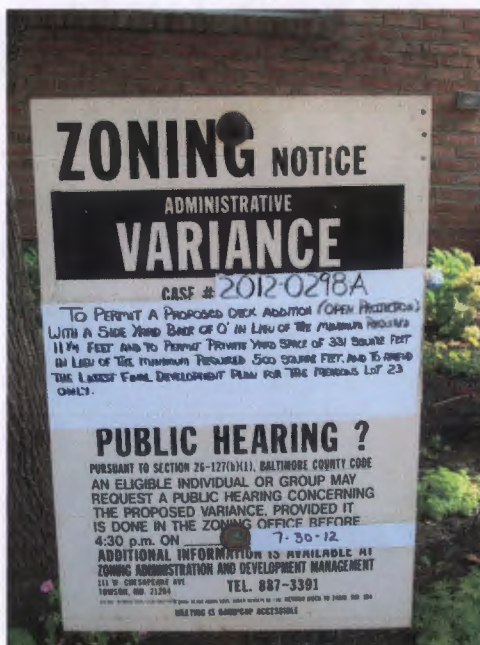
(Address)

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

August 15, 2012

Mike & Eileen Aubele
25 Offspring Court
Baltimore MD 21128

RE: Case Number: 2012-0298 A, Address: 25 Offspring Court

Dear: Mr. & Ms. Aubele:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 15, 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 that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Richardson Engineering LLC, 30 E. Padonia Avenue, Suite 500, Timonium, MD 21093

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



Maryland Department of Transportation

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

Date: 7-16-12

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

RE: Baltimore County
Item No ~~2012-0298~~ 2012-0298-A
Administrative Variance
Mike & Eileen Anbele
25 Offspring Court

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. 2012-0298-A.

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,

A handwritten signature in blue ink, appearing to read "Richard Zeller".
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.mdot.maryland.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 19, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For July 30, 2012
Item Nos. 2012-0286, 0298, 0327, 0328, 0329, 0330, 0331, 0332.
Item Nos. 2013-0002, 0003, 0004.

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-07302012-NO COMMENTS.doc

**THE MEADOWS AT PERRY HALL HOMEOWNERS ASSOCIATION, INC.
ARCHITECTURAL REVIEW COMMITTEE SUBMISSION FORM**

Date Submitted: 6/28/12

Date: 6/28/2012

Homeowner's Name: Michael + Gilean Auble

Address: 25 Offspring Court Perry Hall, MD 21128

Phone: 410 905-3554

Description of Requested Improvement(s): Per Declaration of Covenants, Conditions and Restrictions, Article VII: Section 1..." complete plans and specifications showing the location, nature, shape, height, material, color, type of construction....".

See Attached Plan.

(attach separate sheet(s) for additional notes\drawings)

Signatures of Agreement **APPROVAL** or **DENIAL**

Owner: [Signature]

Renter: _____

A.R.C. Chairperson: [Signature]

H.O.A. President: [Signature]

A.R.C. Board: [Signature]

Note: Approval by the Architectural Review Committee does not deem approval by Baltimore County. A permit may be required, and before any construction begins, it is the responsibility of the Homeowners and or Renter to contact Baltimore County.

Submit this form and any supporting documentation\permits to:

MRA Property Management
3435 C Box Hill Corporate Center
Dr. Abingdon, Md. 21009
Fax: 410-515-7391
Phone: 410-515-7390 or Toll Free: 1-866-685-6557

Maryland Department of Assessments and Taxation
Real Property Data Search (vw4.2A)
BALTIMORE COUNTY

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

Account Identifier: District - 11 Account Number - 2000002305

Owner Information

Owner Name: AUBELE MIKE
AUBELE EILEEN
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 25 OFFSPRING CT
PERRY HALL MD 21128-9331
Deed Reference: 1) /23358/ 00382
2)

Location & Structure Information

Premises Address
25 OFFSPRING CT
0-0000
Legal Description
.0456 AC
25 OFFSPRING CT
THE MEADOWS @ PERRY HALL

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0072	0010	0193		0000		A	23	3	Plat Ref: 0052/0129

Town
NONE
Ad Valorem
Tax Class

Special Tax Areas

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1986	1,200 SF	1,989 SF	04

Stories	Basement	Type	Exterior
2.000000	YES	END 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	66,000	66,000		
Improvements:	131,700	109,900		
Total:	197,700	175,900	197,700	175,900
Preferential Land:	0			0

Transfer Information

Seller: MAHAFFEY WAYNE H	Date: 02/08/2006	Price: \$137,800
Type: ARMS LENGTH IMPROVED	Deed1: /23358/ 00382	Deed2:
Seller: MAHAFFEY WILLIAM H	Date: 02/14/2005	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /21418/ 00431	Deed2:
Seller: MAHAFFEY WAYNE HAROLD	Date: 01/11/2002	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /15966/ 00280	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:
Exempt Class:
Special Tax Recapture: NONE

Homestead Application Information

Homestead Application Status: Approved 11/10/2010



Rear yard of house



Side yard of house

io # 034061
o 61

025

DRIVEWAY DRIVEWAY

2100006024

DR 5.5
ED 072B2
NE 10-H

1113020801

- Lot # 38
- Lot # 37
- Lot # 36
- Lot # 35
- Lot # 34
- Lot # 33
- Lot # 32

Pt. Bk. Folio # 052128
PDM # 110438

- Lot # 3
- Lot # 30
- Lot # 29
- Lot # 28
- Lot # 27

2000002369

OFFSPRING CT

- Lot # 11
- Lot # 12
- Lot # 13
- Lot # 14

- Lot # 16
- Lot # 17
- Lot # 18
- Lot # 19
- Lot # 20
- Lot # 21
- Lot # 22

- Lot # 10
- Lot # 9
- Lot # 8
- Lot # 7
- Lot # 6
- Lot # 5

- Lot # 12
- Lot # 11
- Lot # 10
- Lot # 9
- Lot # 8
- Lot # 7
- Lot # 6
- Lot # 5
- Lot # 4
- Lot # 3

KILBRIDE CT

- Lot # 23
- Lot # 24
- Lot # 25
- Lot # 26

(PDM File/Project #)

Pt. Bk. 52, Folio 129

Lot # 2
2000002322
4622

2000002321 Lot # 1

1119058051

1119058050
4604

Lot # 1
2000002283
4610

Lot # 2
2000002284

Lot # 3
2000002285

2000002286
Lot # 4
4616

JOPPA RD JOPPA RD

KILBRIDE RD

PDM # 110227

Pt. Bk. Folio # 040104
1700010317

Lot # 28
9220

Pt. Bk. Folio # 041027
19830268

4625

Lot # 25
1800001580

PDM # 110399

PDM # 110861

Pt. Bk. Folio # 050071

2300010144

Pt. Bk. Folio # 1M00055

Lot # 2

2300010145

Pt. Bk. Folio # 040012

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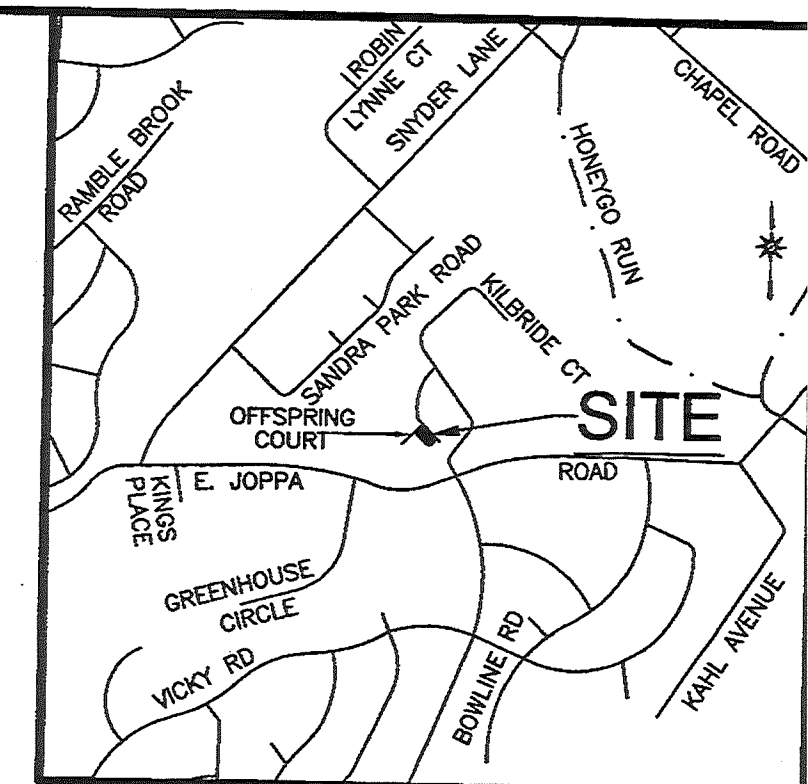
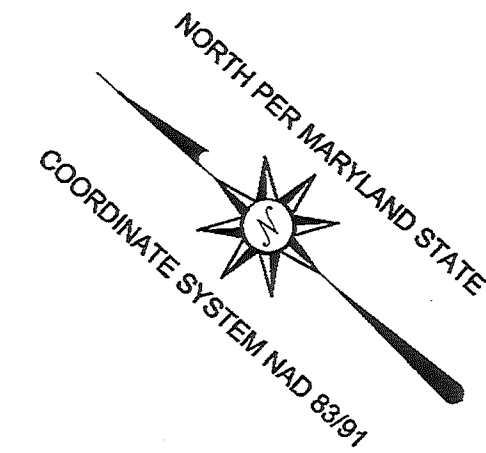
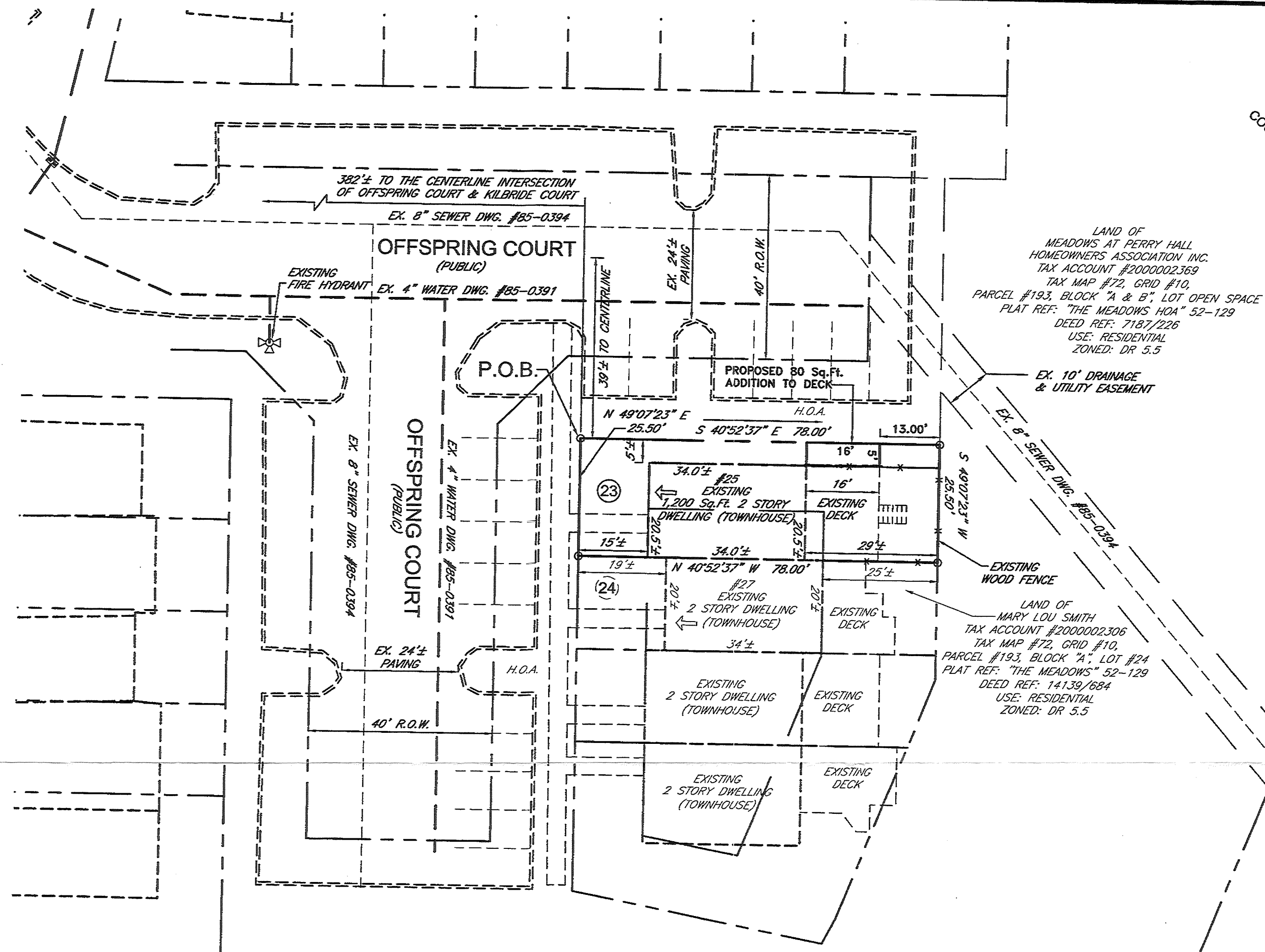
Pt. Bk. Folio # 040012

Pt. Bk. Folio # 040012

Pt. Bk. Folio # 040012

300

1113020800



LOCATION MAP
SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER: MIKE & EILEEN AUBELE
#25 OFFSPRING COURT
PERRY HALL, MARYLAND 21128-9331
 - SITE AREA: 1,989 Sq.Ft. or 0.05 Ac.±
 - USES:
EXISTING: 2 STORY SINGLE FAMILY DWELLING (TOWNHOUSE).
PROPOSED: SAME (NO CHANGE).
 - UTILITIES:
WATER: PUBLIC
SEWER: PUBLIC
 - DEED REF: 23358/382
 - TAX ACCOUNT: #2000002305
 - COUNCILMANIC DISTRICT: 5TH
 - ZONING: DR 5.5
(PER 1"=200' ZONING MAP 072B2)
 - TAX MAP #72, GRID #10, PARCEL #193, BLOCK "A", LOT #23.
 - PLAT REFERENCE: 52-129 "THE MEADOWS AT PERRY HALL"
 - SITE LIES WITHIN ZONE "X" OF FLOOD INSURANCE
RATE MAP (FIRM) PANEL #2400100290 F PANEL 290
OF 580 DATED SEPT. 26, 2008.
ZONE "X" IS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - NO PREVIOUS ZONING CASES OR VIOLATIONS ON FILE.
 - NO PREVIOUS PERMITS ON FILE
 - SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
 - THE PROPERTY IS NOT HISTORIC.
 - BUILDING FLOOR AREAS:
EXISTING: 1,200 Sq.Ft.
PROPOSED: 0 Sq.Ft.
 - WATERSHED: BIRD RIVER
 - SETBACKS:
- | | REQUIRED | PROVIDED |
|----------------------|----------|----------------|
| FRONT: | 15' | 15'± |
| SIDE: | | |
| W/O WINDOWS | 5' | 5'± (EXISTING) |
| WITH WINDOWS | 15' | 0'± |
| OPEN PORCH | 11.25' | 0'±* |
| REAR: | 25'± | 29'± |
| OPEN PORCH | 18.75' | 17'±* |
| * VARIANCE REQUIRED. | 11.25' | 13' |

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION
FOR THE

AUBELE RESIDENCE

**#25 OFFSPRING COURT
PERRY HALL, MARYLAND 21128-9331**

11TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

REVISIONS	DRAWN BY:	DESIGNED BY:	SCALE:
	CND	PCR	1" = 20'
	DATE:	JOB NO.:	SHEET NO.:
	06-25-12	12063	1 OF 1