

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
(2909 Knoll Acres Road) *
Arthur L. and Karen A. Hauck * OFFICE OF ADMINISTRATIVE
Petitioners * HEARINGS FOR
* BALTIMORE COUNTY
* CASE NO. 2013-0055-A

* * * * *

ORDER AND OPINION

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Arthur L. and Karen A. Hauck. The Petitioners are requesting Variance relief pursuant to Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an enclosed addition in the rear of the existing dwelling with a 10' side, a 28' sum side setback, and a 21' rear setback in lieu of the required 15', 40' sum, and 40' rear setbacks respectively; and an open deck addition with a 3' side and 8' rear setbacks in lieu of the required 11.25' and 30' respectively. 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.

While the relief requested seems modest, there are other concerns that prevent the granting of this Administrative Variance. Specifically, the Director of the Baltimore County Department of Public Works (by memorandum dated September 20, 2012) has identified that the proposed addition is located approximate to a 100-year riverine floodplain. County law (Bill 40-12) prohibits construction of new buildings or additions within the 100-year floodplain. As such, I am inclined to rely upon the opinion and recommendation of the Department of Public Works

ORDER RECEIVED FOR FILING

Date 10-11-12

By DW

Director, and cannot grant variance relief for a project that would impact or intrude upon the 100-year floodplain.

Petitioners are advised that the Baltimore County Zoning Regulations (B.C.Z.R.) provide for the filing of a Motion for Reconsideration within thirty (30) days of the date of this Order. *See* B.C.Z.R., Apx. G, Rule 4K. To the extent Petitioners have an opinion from a professional engineer licensed in Maryland that the Department of Public Works erroneously determined the location of the 100-year floodplain, or that the Petitioners' proposal complies in all respects with Baltimore County Bill 40-12, I would be willing to reconsider the merits of the Petition.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 16, 2012, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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 denied.

THEREFORE, IT IS ORDERED, this 11th day of October, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an enclosed addition in the rear of the existing dwelling with a 10' side, a 28' sum side setback, and a 21' rear setback in lieu of the required 15', 40' sum, and 40' rear setbacks respectively; and an open deck addition with a 3' side and 8' rear setbacks in lieu of the required 11.25' and 30' respectively, be and is hereby DENIED.

ORDER RECEIVED FOR FILING

Date 10-11-12

By [Signature]

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:dlw

ORDER RECEIVED FOR FILING

Date 10-11-12

By [Signature]



KEVIN KAMENETZ
County Executive

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

October 11, 2012

Arthur L. Hauck
Karen A. Hauck
2909 Knoll Acres Road
Baltimore, Maryland 21234

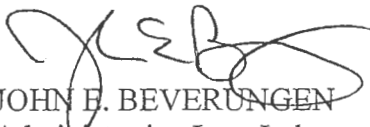
Re: Petition for Administrative Variance
Case No. 2013-0055-A
Property: 2909 Knoll Acres Road

Dear Mr. and Mrs. Hauck:

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, Approvals and Inspections an appeal within thirty (30) days from the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Pat O'Connor, c/o G&E Contractors, 4319 Harford Road, Baltimore, MD 21214



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 2909 KNOLL ACRES DRIVE which is presently zoned DR 2

Deed Reference 6620/040 10 Digit Tax Account # 0916300030

Property Owner(s) Printed Name(s) ARTHUR L. & KAREN A. HAUCK

(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

§ 1B02.3.C.1 of BCZR to permit an

- ☒ **ADMINISTRATIVE VARIANCE** enclosed addition in the rear of the existing dwelling with a 10 ft. side, a 28 ft. sum side setback, and a 21 ft rear setback in lieu of the required, 15 ft, 40 ft. sum, and 40 ft rear setbacks respectively; and an open deck addition with a 3 ft. side and 8 ft. rear setbacks in lieu of the required 11.25 ft and 30 ft. respectively.

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

- ☐ **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:

ARTHUR L. HAUCK, KAREN A. HAUCK

Name #1 – Type or Print

Name #2 – Type or Print

Arthur L. Hauck

Karen A. Hauck

Signature #1

Signature #2

2909 KNOLL ACRES DR. BALT. MD.

Mailing Address City State

21234, 410-668-7447, N/A

Zip Code Telephone # Email Address

Representative to be contacted:

PAT O'CONNOR % GLE CONTRACTORS

Name – Type or Print

P. O'Connor

Signature

4319 HARFORD RD. BALT. MD.

Mailing Address City State

21214, 443-804-9091, SRITTER33@GMAIL.COM

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 9 day of April, 2012 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 JUSTICE

CASE NUMBER 2013-0055-A

Filing Date 9/4/12

Estimated Posting Date 9/10/12

Reviewer A.T.

~10/01/12

Rev 10/12/11

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: 2909 KNOLL ACRES DR. BALT. MD. 21234
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)

WE ARE ASKING FOR VARIANCE:

- ONLY PLACE ON PROPERTY TO BUILD THE ADDITION (REAR)
- IT WILL NOT AFFECT NEIGHBORS IN ANY WAY
- WE OWN BOTH LOTS, HOWEVER IT IS NOT PRACTICAL NOR COST EFFICIENT FOR US TO BUILD CROSSING OVER PROPERTY LINE NOR CAN WE BUILD CLOSE ENOUGH TO MEET GUIDELINES OF SETBACK

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

Arthur L. Hauck

Signature of Affiant

ARTHUR L. HAUCK

Name- Print or Type

Karen A. Hauck

Signature of Affiant

KAREN A. HAUCK

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 29TH day of AUGUST, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

SOFIA K. RITTER

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

Andrew Steven Watmough
NOTARY PUBLIC
Anne Arundel County, Maryland
My Commission Expires 5/31/2015

[Signature]
Notary Public

5/31/15
My Commission Expires

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2013- 0055 -A Address 2909 KNOLL ACRES RDContact Person: AARON TSUI Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 9/4/12 Posting Date: 9/16/12 Closing Date: 10/01/12

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

- 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.
- 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.
- 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.
- 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 2013- 0055 -A Address 2909 KNOLL ACRES RD
Petitioner's Name ARTHUR HAUCK Telephone 410.668.7447
Posting Date: 9/16/12 Closing Date: 10/01/12

Wording for Sign: To permit an enclosed addition in the rear of the existing dwelling with a 10 ft. side, a 28 ft. sum side setback, and a 21 ft rear setback in lieu of the required, 15 ft, 40 ft. sum, and 40 ft rear setbacks respectively; and an open deck addition with a 3 ft. side and 8 ft. rear setbacks in lieu of the required 11.25 ft and 30 ft. respectively.

Revised 7/06/11

ADMINISTRATIVE VARIANCE REQUEST:

2909 KNOLL ACRES DRIVE
BALTIMORE, MARYLAND 21234
ARTHUR L. & KAREN A. HAUCK

ZONING HEARING PROPERTY DESCRIPTION:

ZONING PROPERTY DESCRIPTION FOR 2909 KNOLL ACRES DRIVE, BEGINNING AT A POINT ON THE SOUTHWEST SIDE OF KNOLL ACRES WHICH IS 20' R/W OF THE CENTERLINE OF THE NEAREST INTERSECTING STREET WHICH IS CUB HILL ROAD. *633 FT EAST sta 4/12*

11,632.2 MORE OR LESS SQUARE FOOT PARCEL OF LAND ON THE SW SIDE OF KNOLL ACRES DRIVE, 9TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER G.L.B. 6620 FOLIO 040.

BEGINNING FOR THE SAME AT AN IRON BAR ON THE SW SIDE OF KNOLL ACRES DRIVE AT THE BEGINNING OF THAT PARCEL AS DESCRIBED IN ABOVE LAND RECORDS, RUNNING AND BINDING ON THE FIRST LINE OF AFORESAID SOUTH 46 DEGREES 210.73 FEET TO AN IRON BAR NOW SET AT THE END THEREOF. RUNNING THENCE AND BINDING ON A PART OF THE SECOND LINE OF THE AFORESAID NORTH 30 DEGREES WEST 40.00 FEET TO AN IRON PIPE AT END OF THE THIRD LINE. RUNNING THENCE AND BINDING ON SAID THIRD LINE NORTH 29 DEGREES, EAST 154.72 FEET TO A PIPE AT THE BEGINNING OF THE SOUTHWEST SIDE OF KNOLL ACRES DRIVE AND AT THE END OF THE FIFTH LINE AT THE DISTANCE OF 66.98 FEET FROM THE BEGINNING THEREOF. RUNNING THENCE AND BINDING ON THE SOUTHWEST SIDE OF KNOLL ACRES DRIVE AND ALSO ON THE REMAINDER OF SAID FIFTH LINE CURVING TO THE RIGHT OR SOUTHEAST HAVING A RADIUS OF 2292.46 FEET AND AN ARC LENGTH OF 95.73 FEET, WHICH ARC IS SUBTENDED BY THE CHORD SOUTH 76 DEGREES EAST 95.72 FEET TO AN IRON BAR NOW SET AT THE END THEREOF. THENCE CONTINUING TO BIND ON THE SOUTHWEST SIDE OF KNOLL ACRES DRIVE AND ALSO BINDING ON THE SIXTH LINE OF A LINE CURVING TO THE RIGHT OR SOUTHEAST HAVING A RADIUS OF 858.93 FEET AND AN ARC LENGTH OF 4.27 FEET, WHICH ARC IS SUBTENDED BY THE CHORD SOUTH 59 DEGREES EAST 4.27 FEET, TO THE PLACE OF THE BEGINNING.

CONTAINING 11,632.2 MORE OR LESS SQUARE FEET OF LAND

2013-0055-A

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

2013-0055-A

RE: Case No.: _____

Petitioner/Developer: _____

Arthur Hauck

October 1, 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:

2909 Knoll Acres Rd

September 16, 2012

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

Sincerely,

September 16, 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

October 3, 2012

Arthur L. & Karen A. Hauck
2909 Knoll Acres Drive
Baltimore MD 21234

RE: Case Number: 2013-0055 A, Address: 2909 Knoll Acres Drive

Dear Mr. & Ms. Hauck:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 4, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Pat O'Connor, c/o G & E Contractors, 4319 Harford Road, Baltimore MD 21214

Debra Wiley - ZAC Comments - Distribution Mtg. of 9/24

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 9/18/2012 9:45 AM
Subject: ZAC Comments - Distribution Mtg. of 9/24

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.

2013-0043-SPHA - (Floodplain)
1472 Martin Blvd.

2013-0048-A - Administrative Variance - Closing Date: 9/24
825 Queens Park Drive

2013-0049-SPHA
734 Essex Ave.

2013-0050-A - Administrative Variance - Closing Date: 9/24 (Critical Area & Floodplain)
1907 Cape May Road

2013-0051-A - Administrative Variance - Closing Date: 9/24
12220 Dover Rd.

2013-0052-A
15815 Falls Rd.

2013-0053-SPHA
9401, 9403, 9405, 9407, 9409, 9411 Silver Charm Dr.

2013-0055-A - Administrative Variance - Closing Date: 10/1
2909 Knoll Acres Dr.

2013-0056-A (Critical Area & Floodplain)
6920 River Drive Rd.

2013-0057-A - Administrative Variance - Closing Date: 10/1 (Critical Area & Floodplain)
3 Kingston Cove Rd.

2013-0058-A - Administrative Variance - Closing Date: 10/1
6523 Darnell Rd.

2013-0059-A - Administrative Variance - Closing Date: 10/1
119 Williams Ave.

2013-0060-SPH



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

State Highway
Administration

Darrell B. Mobley, Acting Secretary
Melinda B. Peters, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 9-11-12

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

RE: Baltimore County
Item No. 2013-0055-A
Administrative Variance
Arthur L. & Karen A. Hawk
2909 Knoll Acres Drive.

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. 2013-0055-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,

Steven D. Foster, Chief
Access Management Division

SDF/raz

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For September 24, 2012
Item No. 2013-0055

DATE: September 25, 2012

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

Comment will be made by the Director of Public Works.

DAK
cc: File
ZAC-ITEM NO 13-0055-09252012.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED



OCT 02 2012

OFFICE OF ADMINISTRATIVE HEARINGS

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: October 2, 2012

SUBJECT: DEPS Comment for Zoning Item # 2013-0055-A
Address 2909 Knoll Acres Road
(Hauck Property)

Zoning Advisory Committee Meeting of September 10, 2012.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: *Jeff Livingston – Development Coordination*

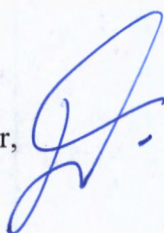
BALTIMORE COUNTY, MARYLAND

INTER OFFICE CORRESPONDENCE

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

ATTN: Kristen Matthews
MS 1105

FROM: Edward Adams, Director,
Public Works



DATE: September 20, 2012

SUBJECT: Case No. 2013-0055-A
2909 Knoll Acres Drive, Carney, Maryland 21234-1128
Administrative Variance from sections 1B02.3.C.1, BCZR, to permit an enclosed addition in the rear of the existing dwelling with a 10-foot side, a 28-foot sum side setback, and a 21-foot rear setback in lieu of the required, 15-foot, 40-foot sum, and 40-foot rear setbacks respectively; and an open deck addition with a 3-foot side and 8-foot rear setbacks in lieu of the required 11.25-foot and 30-foot respectively.

Baltimore County Council Bill 40-12 dated July 1, 2012, 2012 Baltimore County Building Code, Part 125.1 concerning areas subject to inundation by riverine surface waters within the 100-year floodplain regulations says, "No new buildings or additions shall be constructed in any riverine floodplain. The 100-year floodplain shall be based upon the Federal Flood Insurance Study or as established by the Director of Public Works, whichever is the more restrictive. This determination shall include planned future development of the watershed area." In addition, the Baltimore County Department of Public Works Design Manual adopted by County Council Resolution 63-10 on August 2, 2010, Plate DF has setbacks required. This memo is the comment from the Department of Public Works for the subject Administrative Variance.

The Administrative Variance involves an addition and a deck to an existing dwelling, which is located approximate to a 100-year riverine floodplain. There exists a 100-year riverine floodplain associated with the existing drainage ditch shown on the eastern property line. This floodplain must be delineated on the plan. The subject addition and deck must not be located within the 100-year riverine floodplain and must observe all setback requirements of the Baltimore County Department of Public Works Design Manual, Plate DF-1.

This office does not recommend approval of the Administrative Variance.

ECA/TWC/s

CC: Dennis Kennedy, Chief, Development Plan Review & Building Plans Review; Peter M. Zimmerman, Peoples' Counsel

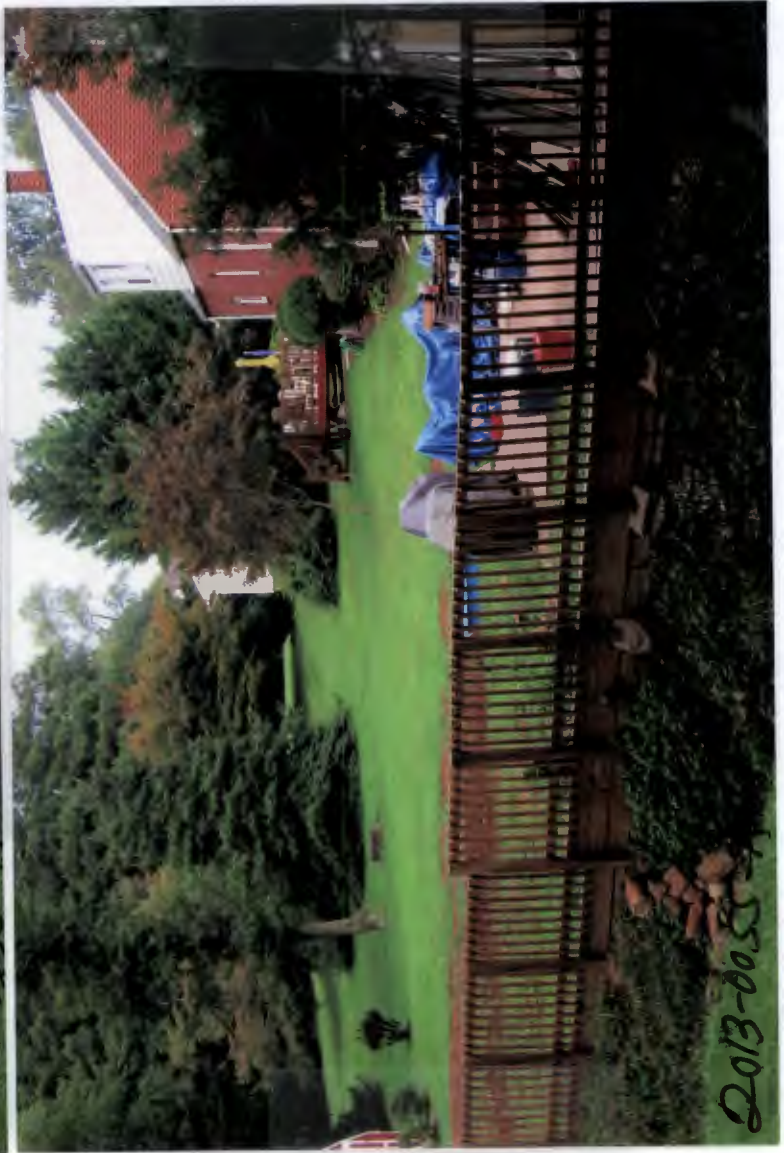




2013-0055-A



2013-0055



2013-0055







2013-0055-A



2013-0055-A



2013-0055-A

Maryland Department of Assessments and Taxation
Real Property Data Search (vw5.1A)
BALTIMORE COUNTY

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

Account Identifier:

District - 09 Account Number - 0916300030 ✓

Owner Information

Owner Name: HAUCK ARTHUR L
HAUCK KAREN A Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 2909 KNOLL ACRES RD
BALTIMORE MD 21234-1128 Deed Reference: 1) /06620/ 00040
2)

Location & Structure Information

Premises Address 2909 KNOLL ACRES RD
0-0000 Legal Description LT SWS KNOLL ACRES R
550 NE CUB HILL RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0071	0004	1036		0000				2	
									<u>Plat Ref:</u>

Special Tax Areas Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1953	912 SF	12,558 SF	04

Stories	Basement	Type	Exterior
1.000000	YES	STANDARD UNIT SIDING	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2012	07/01/2013
<u>Land</u>	96,130	96,100		
<u>Improvements:</u>	122,000	103,600		
<u>Total:</u>	218,130	199,700	199,700	199,700
<u>Preferential Land:</u>	0			0

Transfer Information

<u>Seller:</u>	<u>Date:</u>	<u>Price:</u>
PFEIFFER GEORGE M	11/07/1983	\$73,000
<u>Type:</u> ARMS LENGTH IMPROVED	<u>Deed1:</u> /06620/ 00040	<u>Deed2:</u>
<u>Seller:</u>	<u>Date:</u>	<u>Price:</u>
<u>Type:</u>	<u>Deed1:</u>	<u>Deed2:</u>
<u>Seller:</u>	<u>Date:</u>	<u>Price:</u>
<u>Type:</u>	<u>Deed1:</u>	<u>Deed2:</u>

Exemption Information

<u>Partial Exempt Assessments</u>	<u>Class</u>	07/01/2012	07/01/2013
<u>County</u>	000	0.00	
<u>State</u>	000	0.00	
<u>Municipal</u>	000	0.00	0.00

Tax Exempt: Special Tax Recapture:
Exempt Class: NONE

Homestead Application Information

Homestead Application Status: No Application

M E M O R A N D U M

DATE: November 13, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0055-A - Appeal Period Expired

The appeal period for the above-referenced case expired on November 9, 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 NO. 2013- 0055-A

CHECKLIST

**Comment
Received**

Department

**Support/Oppose/
Conditions/
Comments/
No Comment**

9-25

9/20 DPW *Does Not Recommend Approval*
DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

Deferred to DPW

10-2

DEPS
(if not received, date e-mail sent _____)

NC

FIRE DEPARTMENT

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

9-11

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 9-16-12 by Black

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2010, Legislative Day No. 13

Resolution No. 63-10

Mr. John Olszewski, Sr., Chairman
By Request of County Executive

By the County Council, August 2, 2010

A RESOLUTION of the Baltimore County Council to adopt the Baltimore County Design Manual.

WHEREAS, the Baltimore County Department of Public Works has revised and updated the Baltimore County Design Manual which is intended to guide the design of public works projects in the County; and

WHEREAS, on June 17, 2010, the Baltimore County Planning Board voted to recommend approval of the Department of Public Works Design Manual with amendments as recommended by an ad hoc Baltimore County Planning Board Committee; and

WHEREAS, the Planning Board transmitted the Manual to the Council on June 23, 2010; and

WHEREAS, Section 32-4-404 of the Baltimore County Code requires the County Council to adopt the Manual with any amendments it deems appropriate; and

WHEREAS, the County Council has reviewed the Manual and the proposed amendments; now, therefore

BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the Department of Public Works Design Manual is hereby adopted with the amendments as recommended by Planning Board, and subject to further amendments deemed appropriate by the County Council; and

BE IT FURTHER RESOLVED, that the Baltimore County Design Manual shall be effective as of the date of adoption of this Resolution.

Proposed Amendments to the Baltimore County Design Manual

Councilman Olszewski
(By Req.)

1. On page 1 of the General Instructions section of the Manual, after the second paragraph under "I. General Information", insert the following:

"The objective of this Design Manual is to provide a sound, workable guide for the standardization of all designs prepared for public (and private, as applicable) construction projects in Baltimore County. In using this document, the Design Professional shall not be relieved of the responsibility of applying his own knowledge and professional judgement toward the designs.

Waivers or Variances

Waivers or variances of these design guidelines may be approved, by the Director of Public Works or his designee, on the basis of a justification/analysis which will include but not be limited to life cycle costs, maintenance requirements, context sensitive considerations or other local considerations."

2. On page 1 of the "Water Main Design Standards" section of the Manual, in paragraph B., strike beginning with the third sentence down to and including the end of the paragraph.
3. On page 3 of the "Wastewater Collection and Pumping" section of the Manual, in paragraph G., strike beginning with the third sentence down to and including the end of the paragraph.

r06310.wpd

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND

Legislative Session 2012, Legislative Day No. 2

Bill No. 40-12

Mrs. Vicki Almond, Chairwoman
By Request of County Executive

By the County Council, May 7, 2012

A BILL
ENTITLED

AN ACT concerning

The Building Code of Baltimore County

FOR the purpose of adopting with certain amendments, deletions and additions, the ICC International Building Code, 2012 Edition; the ICC International Residential Code, 2012 Edition; the ICC International Mechanical Code, 2012 Edition, and the ICC International Energy Conservation Code, 2012 Edition, all as the "Building Code of Baltimore County, Maryland,"; altering the Plumbing and Gasfitting Code of Baltimore County; amending certain law related to floodplain management.

BY repealing

The Building Code of Baltimore County, Maryland as adopted by Bill No. 47-10

BY adopting

The ICC International Building Code, 2012 Edition, including Appendix C, with amendments, and Appendix F,

The ICC International Residential Code, 2012 Edition, including Appendices B, C and F and Appendix G with amendments,

The International Mechanical Code, 2012 Edition, with amendments, and

The ICC International Energy Conservation Code, 2012 Edition with amendments, and

BY amending

The Plumbing and Gasfitting Code of Baltimore County, Maryland as adopted by Bill 89-09

BY repealing and reenacting, with amendments

Section 32-8-101(h) and (u) and 32-8-207(d)(2)

Title 8. Floodplain Management

Article 32. Planning, Zoning and Subdivision Control

Baltimore County Code 2003

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter stricken from existing law.

~~Strike out~~ indicates matter stricken from bill.

Underlining indicates amendments to bill.

1 UNDER THIS OPTION, THE OWNER MUST HAVE A PROFESSIONAL ENGINEER OR
2 ARCHITECT SUBMIT A FULLY EXECUTED FLOODPROOFING CERTIFICATE TO THE
3 COUNTY PRIOR TO THE APPROVAL OF THE CONSTRUCTION BY ANY BUILDING OFFICIAL
4 OF BALTIMORE COUNTY.

5 **PART 124.10 NEW AND EXISTING OIL, GAS AND PROPANE TANKS.** ALL NEW AND
6 EXISTING OIL, GAS AND PROPANE TANKS SHALL BE ANCHORED TO PREVENT
7 FLOATATION, COLLAPSE AND LATERAL MOVEMENT UNDER FLOOD CONDITIONS BY
8 MEANS OF AN APPROVED ENGINEERED ANCHORAGE SYSTEM OR SHALL BE INSTALLED
9 AT/OR ABOVE THE FLOOD PROTECTION ELEVATION AND SHALL BE SET UPON A FIRM
10 FOUNDATION AND SUPPORTS TO PREVENT FLOATATION, COLLAPSE AND LATERAL
11 MOVEMENT UNDER FLOOD CONDITIONS. IT SHALL BE UNLAWFUL TO FILL OR REFILL
12 ANY SUCH TANK THAT IS NOT SO ANCHORED OR ELEVATED.

13 **PART 124.11 NEW OR REPLACED OIL TANKS.** ALL NEW OR REPLACED OIL TANKS
14 SHALL HAVE THEIR VENT PIPE AND NON-LIQUID TIGHT FILL CONNECTION
15 TERMINATION POINT AT LEAST TWO FEET ABOVE THE FLOOD PROTECTION ELEVATION.
16 THIS PROVISION SHALL ALSO APPLY TO SUBSTANTIAL IMPROVEMENT BUILDINGS AND
17 BUILDINGS EXPERIENCING A REPETITIVE LOSS. VENT AND FILL PIPE SUPPORT SHALL
18 BE IN ACCORDANCE WITH SECTION 305 OF THE MECHANICAL CODE.

19 **PART 124.12 FUEL OIL SYSTEMS.** FUEL OIL SYSTEM INSTALLATION SHALL COMPLY
20 WITH SECTION 1305 OF THE MECHANICAL CODE UNLESS OTHERWISE MODIFIED BY THIS
21 CODE.

22 **PART 125 AREAS SUBJECT TO INUNDATION BY RIVERINE SURFACE WATERS WITHIN**
23 **THE 100-YEAR FLOODPLAIN.**

24 **PART 125.1 NO NEW BUILDINGS OR ADDITIONS.** NO NEW BUILDINGS OR ADDITIONS
25 SHALL BE CONSTRUCTED IN ANY RIVERINE FLOODPLAIN. THE 100-YEAR FLOODPLAIN
26 SHALL BE BASED UPON THE FEDERAL FLOOD INSURANCE STUDY OR AS ESTABLISHED
27 BY THE DIRECTOR OF PUBLIC WORKS, WHICHEVER IS THE MORE RESTRICTIVE. THIS
28 DETERMINATION SHALL INCLUDE PLANNED FUTURE DEVELOPMENT OF THE
29 WATERSHED AREA.

30 **PART 125.2 RECONSTRUCTION OR REPAIR OF EXISTING BUILDINGS.**

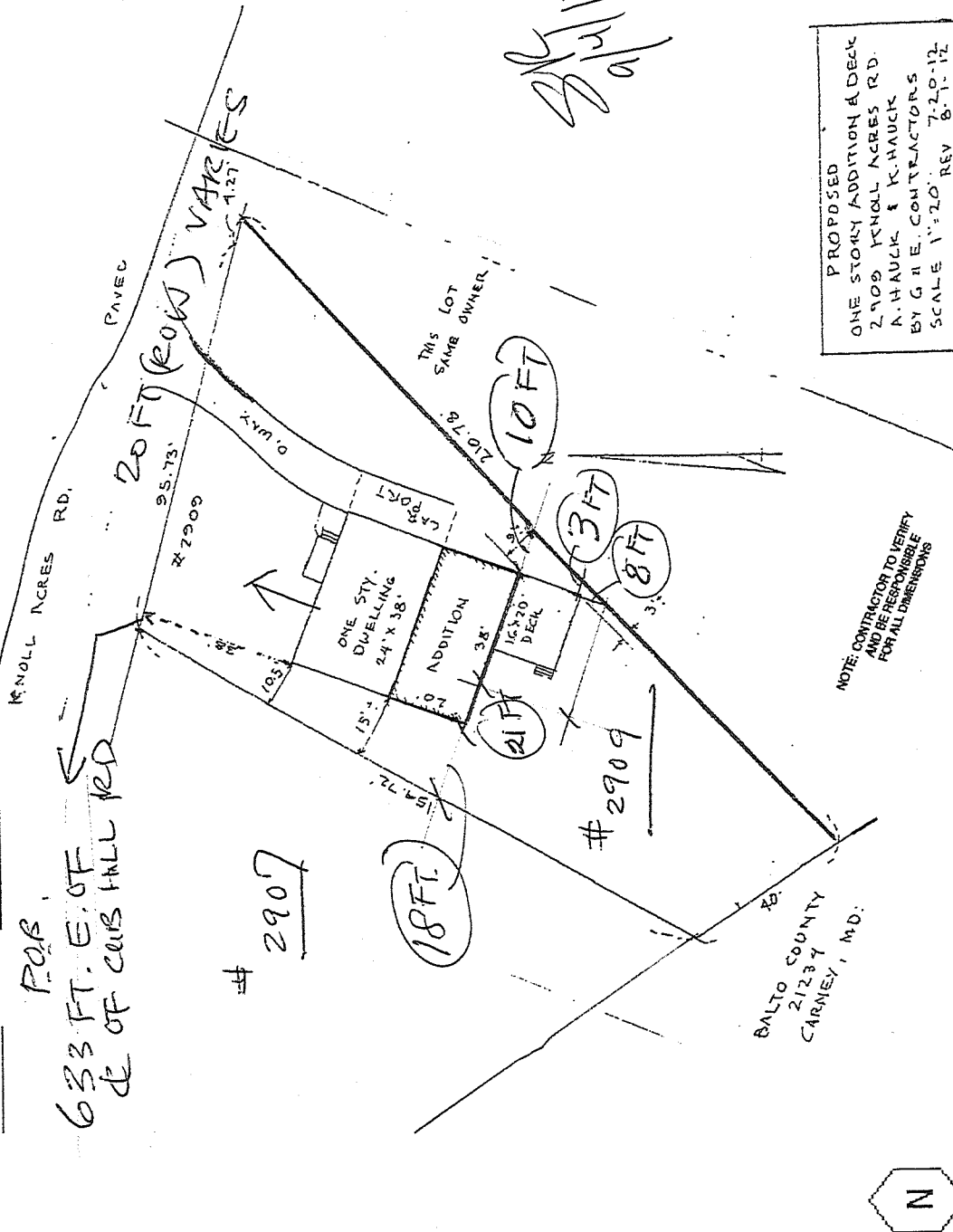
31 RECONSTRUCTION OR REPAIR OF EXISTING BUILDINGS SHALL BE GOVERNED BY PART
32 121 "UNSAFE STRUCTURES AND EQUIPMENT". ALL SUBSTANTIAL IMPROVEMENTS TO
33 EXISTING BUILDINGS SHALL BE PERMITTED ONLY ON THE BASIS OF AN APPROVED
34 WAIVER IN ACCORDANCE WITH ARTICLE 32, TITLE 8, SUBTITLE 3 OF THE BALTIMORE

_____ ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)

ADDRESS 2909 Knoll Acres Drive OWNER(S) NAME(S) Arthur L. & Karen A. Hawk

SUBDIVISION NAME Jorja Heights LOT # _____ BLOCK # _____ SECTION # _____

SUBDIVISION NAME _____
 PLAT BOOK # 6620 FOLIO # 040 10 DIGIT TAX # 091630030 DEED REF. # 66201040

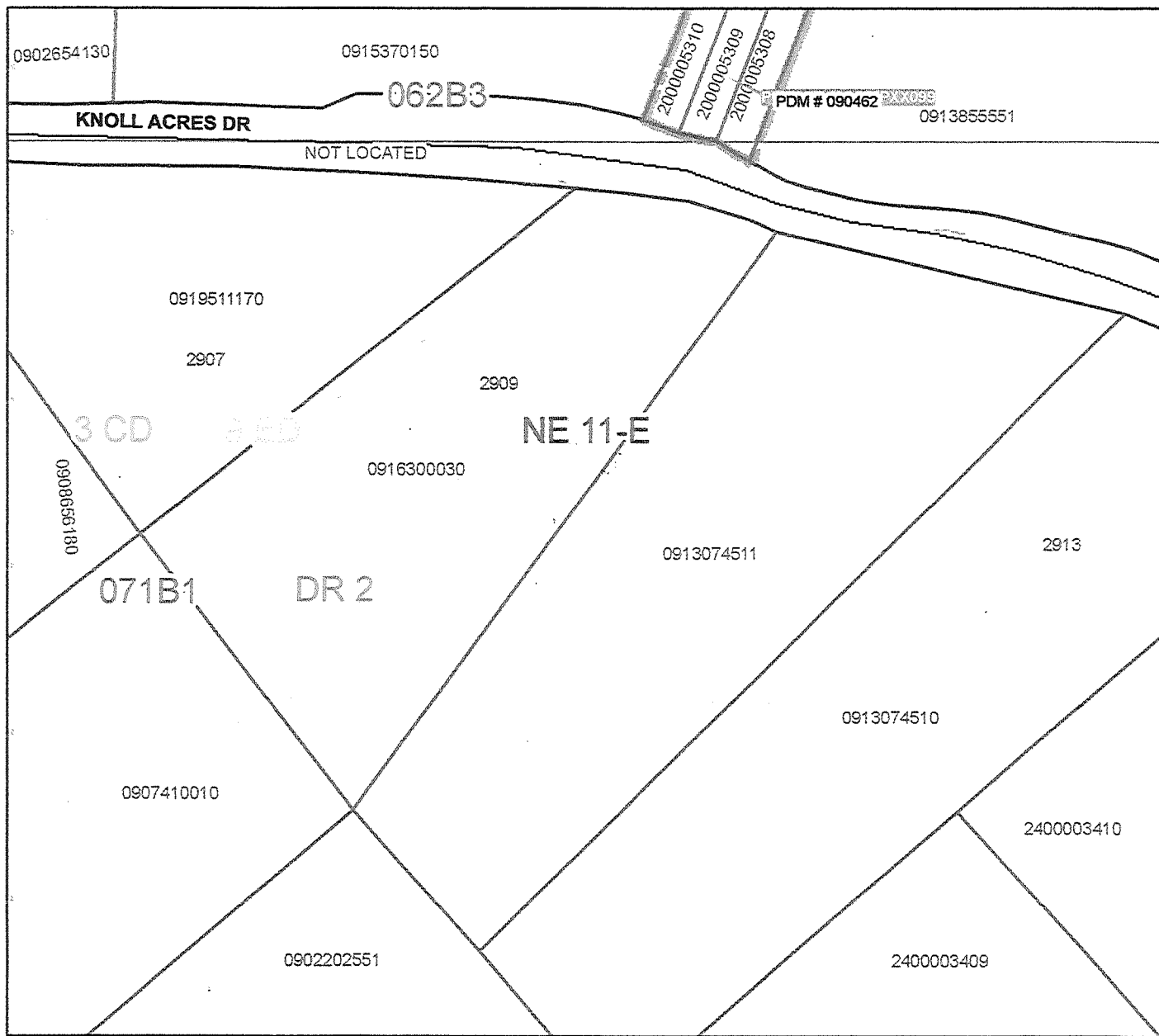


PLAN DRAWN BY G+E CONTRACTORS DATE 8-1-12 SCALE: 1 INCH = 40 FEET

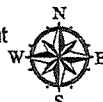
2013-0055-A

VIOLATION CASE INFO:

2909 Knoll Acres Drive



Publication Date: August 07, 2012
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



0 50 100 Feet

1 inch = 50 feet

2013-0055-A

LE NO. 3149B

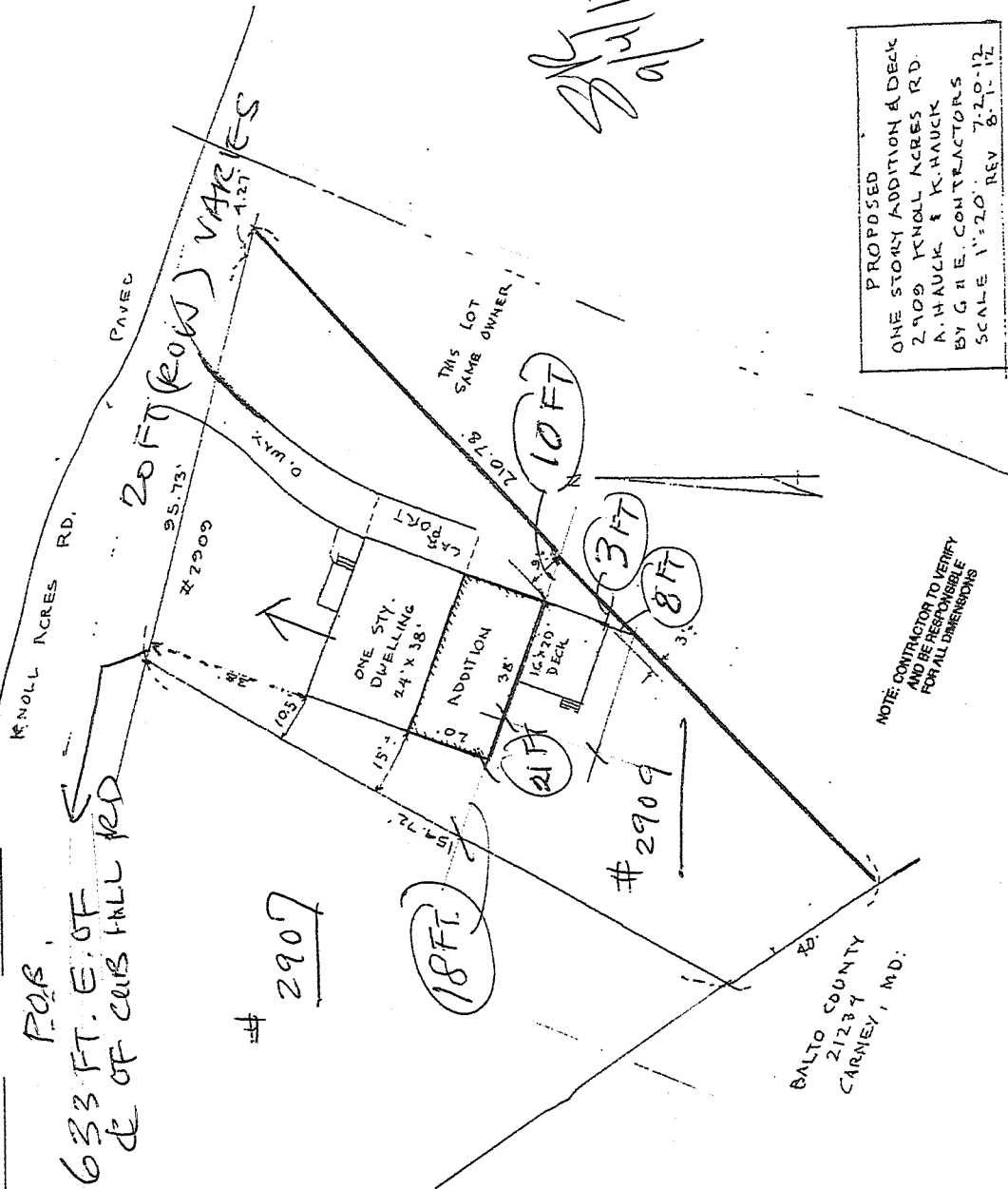
TONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)

SUBJECT PROPERTY

SUBDIVISION NAME Joppa Heights LOT # _____ BLOCK # _____ SECTION # _____

SUBDIVISION NAME _____
 PLAT BOOK # 6620 FOLIO # 040 10 DIGIT TAX # 021630030 DEED REF. # 6620/040

633 FT. E. OF
E OF CURTALL RD



AD.
BALTO COUNTY
21234
CARNEY, MD.

**NOTE: CONTRACTOR TO VERIFY
AND BE RESPONSIBLE
FOR ALL DIMENSIONS**

PROPOSED
ONE STORY ADDITION A DECK
2900 PENOL ACRES RD.
A. HAUCK & K. HAUCK
BY G. H. E. CONTRACTORS
SCALE 1"=20' 7-20-12

PLAN DRAWN BY G & E CONTRACTORS DATE 8.1.12 SCALE: 1 INCH = 40 FEET

VIOLATION CASE INFO:

2013-0055-A

SITE VICINITY MAP

SUBJECT
PROPERTY

KNOLL
ACRES
12.5

CUB HILL RD

N

MAP IS NOT TO SCALE

ZONING MAP# 071B1
SITE ZONED DR2
ELECTION DISTRICT 9ED
COUNCIL DISTRICT 3CD
LOT AREA ACREAGE
OR SQUARE FEET 11632.2

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE

SEWER IS:

PUBLIC X PRIVATE

PRIOR HEARING?

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

N/A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)

ADDRESS 2909 Knoll Acres Drive OWNER(S) NAME(S) Arthur L. & Karen A. Hauck

SUBDIVISION NAME Joppa Heights LOT # BLOCK # SECTION #

PLAT BOOK # 6620 FOLIO # 040 10 DIGIT TAX # 0916300030 DEED REF. # 66201-040

POB

633 FT. E. OF
E. OF CUB HILL RD

2907

2/2/12

PROPOSED
ONE STORY ADDITION & DECK
2,909 KNOLL ACRES RD.
A. HAUCK & K. HAUCK
BY G.H.E. CONTRACTORS
SCALE 1"=20' REV 8-1-12

NOTE: CONTRACTOR TO VERIFY
AND BE RESPONSIBLE
FOR ALL DIMENSIONS

BALTO COUNTY
21234
CARNEY, MD.

N

PLAN DRAWN BY G+H CONTRACTORS DATE 8-1-12 SCALE: 1 INCH = 40 FEET

2013-0055-A