



KEVIN KAMENETZ  
*County Executive*

LAWRENCE M. STAHL  
*Managing Administrative Law Judge*  
JOHN E. BEVERUNGEN  
*Administrative Law Judge*

November 13, 2012

Alan Poole  
Bernice A. Poole  
11217 Liberty Road  
Owings Mills, Maryland 21117

RE: Petition for Variance  
Case No.: 2013-0062-A  
Property: 11217 Liberty Road

Dear Mr. and Mrs. Poole:

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

JOHN E. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

JEB:dlw  
Enclosure

c: Department of Permits, Approvals, and Inspections, Bureau of Code Inspection

RE: PETITION FOR VARIANCE  
1121 Liberty Road; S/S Liberty Road, 1,047'  
West c/line Wards Chapel Road  
2<sup>nd</sup> Election & 4<sup>th</sup> Councilmanic Districts  
Legal Owner(s): Alan & Bernice Poole  
Petitioner(s)

\* BEFORE THE OFFICE  
\* OF ADMINSTRATIVE  
\* HEARINGS FOR  
\* BALTIMORE COUNTY  
\* 2013-062-A

\* \* \* \* \*

### ENTRY OF APPEARANCE

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

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*

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

RECEIVED

SEP 19 2012

.....]

### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 19th day of September, 2012, a copy of the foregoing Entry of Appearance was mailed to Alan & Bernice Poole, 11217 Liberty Road, Owings Mills, MD 21117, Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

**IN RE: PETITION FOR VARIANCE**

**(11217 Liberty Road)**

2<sup>nd</sup> Election District

4<sup>th</sup> Councilmanic District

Alan and Bernice A. Poole

Petitioners

\*

BEFORE THE OFFICE

\*

OF ADMINISTRATIVE

\*

HEARINGS FOR

\*

BALTIMORE COUNTY

\*

**CASE NO. 2013-0062-A**

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by the legal owners of the subject property, Alan and Bernice A. Poole. The Petitioners are requesting Variance relief pursuant to Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing garage with a height of 17.5' 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 was Alan Poole. 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.

The Zoning Advisory Committee (ZAC) comments were received and made a part of the file. There were no adverse comments received from any of the County reviewing agencies.

Testimony and evidence revealed that the subject property is 2.01 acres and is zoned RC 2. The Petitioners purchased the home in 2011, and begun constructing the garage in March 2012. Recently, upon final inspection of the garage by Baltimore County, the inspector informed Mr. Poole that the garage was 17.5' in height, and that variance relief was therefore needed.

**ORDER RECEIVED FOR FILING**

Date

11-13-12

By

pw

Based upon the testimony and evidence presented, I will grant the request for variance relief. 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.

The property is uniquely shaped, rural, and abuts a 28-acre farm/agricultural use. If the B.C.Z.R. were strictly enforced, the Petitioners would indeed suffer a practical difficulty and/or hardship, given that they would be required to reconstruct the garage. 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 general welfare. This is demonstrated by the lack of opposition from the community and the lack of negative comments from Baltimore County reviewing agencies. In fact, both of Petitioners' neighbors indicated they "had no issues or concerns with the height of the garage." Exhibit 2. Mr. Poole indicated he was unaware of the height limitation, and I found him to be a credible witness.

Although the Office of Planning did not make any recommendations related to the garage height and usage, I will impose conditions that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

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

**ORDER RECEIVED FOR FILING**

Date 11-13-12

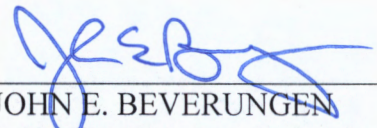
By [Signature]

THEREFORE, IT IS ORDERED, this 13<sup>th</sup> day of November, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing garage with a height of 17.5' in lieu of the permitted 15', be and is hereby GRANTED.

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

1. The Petitioners may apply for any required permits 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.
2. The Petitioners or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The accessory structure shall not be used for commercial purposes.

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 11-13-12

By JS



# 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 11217 LIBERTY Rd. which is presently zoned RC-2  
Deed References: 30624 / 00057 10 Digit Tax Account # 2209007564  
Property Owner(s) Printed Name(s) ALAN & BERNICE POOLE

(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:

1. ☐ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for
3. ☒ a Variance from Section(s) 400.3; BC2R, TO PERMIT AN EXISTING GARAGE WITH A HEIGHT OF 17.5ft. IN LIEU OF THE PERMITTED 15ft.

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)

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

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):

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

## Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER 2013-0062-A

Filing Date 9/10/12

Do Not Schedule Dates: \_\_\_\_\_

Reviewer G.H.

## Zoning Description

For

11217 Liberty Road

That property located on the southside of Liberty Road, 1047 ft (plus/minus) west from centerline of Wards Chapel Road, containing 2.01 acres (plus/minus), election district 2<sup>nd</sup>, councilman district 4<sup>th</sup>.

2013-0062-A

# DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

## 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: 2013- 0062-A

X Petitioner: ALAN J Poole Bernice A Poole

X Address or Location: 11217 liberty Rd Owings Mills MD 21117

PLEASE FORWARD ADVERTISING BILL TO:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

*Same*

X Telephone Number: 443- 250- 1823

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

No. **88991**

Date **9/10/12**

**PAID RECEIPT**

BUSINESS ACTUAL TIME IN  
 9/10/2012 9/10/2012 10:05:23 3

REC #403 WALKIN #805 LRB

>>RECEIPT # 411386 9/10/2012 DELH

3 329 JONING VERIFICATION

CR NO. 88991

Receipt Tot \$75.00

\$1.00 CR \$75.00 CA

Baltimore County, Maryland

| Fund | Dept | Unit | Sub Unit | Rev Source/Obj | Sub Rev/Obj | Dept Obj | BS Acct | Amount |
|------|------|------|----------|----------------|-------------|----------|---------|--------|
| 001  | 800  | 0000 |          | 0150           |             |          |         | 75.00  |
|      |      |      |          |                |             |          |         |        |
|      |      |      |          |                |             |          |         |        |
|      |      |      |          |                |             |          |         |        |
|      |      |      |          |                |             |          |         |        |
|      |      |      |          |                |             |          |         |        |
|      |      |      |          |                |             |          |         |        |
|      |      |      |          |                |             |          |         |        |

Total: **75.00**

Rec

From:

For:

**Variance (11217 Liberty RID)**

**Case # 2013-0062 A**

**DISTRIBUTION**

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S  
 VALIDATION**

# CERTIFICATE OF POSTING

**ATTENTION:** KRISTEN LEWIS

**DATE:** 10/15/2012

**Case Number:** 2013-0062-A

**Petitioner / Developer:** ALLAN POOLE

**Date of Hearing (Closing):** NOVEMBER 2, 2012

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:  
11217 LIBERTY ROAD

**The sign(s) were posted on: OCTOBER 13, 2012**



Linda O'Keefe  
(Signature of Sign Poster)

Linda O'Keefe  
(Printed Name of Sign Poster)

523 Penny Lane  
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030  
(City, State, Zip of Sign Poster)

410 - 666 - 5366  
(Telephone Number of Sign Poster)



KEVIN KAMENETZ  
County Executive

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

October 5, 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: 2013-0062-A**

11217 Liberty Road

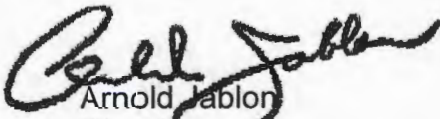
S/s of Liberty Road, 1,047 ft. +/- west from centerline of Wards Chapel Road

2<sup>nd</sup> Election District – 4<sup>th</sup> Councilmanic District

Legal Owners: Alan & Bernice Poole

Variance to permit an existing garage with a height of 17.5 ft. in lieu of the permitted 15 ft.

Hearing: Friday, November 2, 2012 at 10:00 a.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

  
Arnold Jablon  
Director

AJ:kl

C: Mr. & Mrs. Poole, 11217 Liberty Road, Owings Mills 21117

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 13, 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.**

**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: # 2013-0062-A**

11217 Liberty Road

S/s of Liberty Road, 1047 ft. +/- west from centerline

of Wards Chapel Road

2nd Election District - 4th Councilmanic District

Legal Owner(s): Alan & Bernice Poole

**Variance:** to permit an existing garage with a height of 17.5 ft. in lieu of the permitted 15 ft.

**Hearing: Friday, November 2, 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.  
10/178 Oct. 11 881266



501 N. Calvert Street, Baltimore, MD 21278

October 11, 2012

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on October 11, 2012.

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

PATUXENT PUBLISHING COMPANY

By: Susan Wilkinson

*Susan Wilkinson*



KEVIN KAMENETZ  
County Executive

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

October 24, 2012

Alan & Bernice Poole  
11217 Liberty Road  
Owings Mills MD 21117

RE: Case Number: 2013-0062 A, Address: 11217 Liberty Road, 21117

Dear Mr. & Ms. Poole:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 10, 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 the typed name.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

## **Debra Wiley - ZAC Comments - Distribution Mtg. of 10/1**

---

**From:** Debra Wiley  
**To:** Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...  
**Date:** 9/18/2012 9:52 AM  
**Subject:** ZAC Comments - Distribution Mtg. of 10/1

---

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.

2013-0061-A - Administrative Variance - Closing Date: 10/1 (Critical Area & Floodplain)  
103 Kingston Rd.

2013-0062-A  
11217 Liberty Rd.

2013-0063-A - Administrative Variance - Closing Date: 10/8  
3834 Terka Cir.

2013-0065-SPHA  
224 E. Padonia Rd.

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

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 9-17-12

Ms. Kristen Lewis  
Baltimore County Department of  
Permits, Approvals & Inspections  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 2013-0062A  
Variance  
Alan & Bernice Poole  
11217 Liberty Road  
MD26

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 9-17-12. A field inspection and internal review reveals that an entrance onto MD26 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2013 0062A

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may email him at (rzeller@sha.state.md.us). Thank you for your attention.

Sincerely,

A handwritten signature in dark ink, appearing to read "Steven D. Foster".

Steven D. Foster, Chief  
Access Management Division

SDF/raz

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

11/2 10am  
205  
RECEIVED

OCT 03 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 3, 2012

SUBJECT: DEPS Comment for Zoning Item # 2013-0062-A  
Address 11217 Liberty Road  
(Poole Property)

Zoning Advisory Committee Meeting of September 17, 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**

**INTEROFFICE CORRESPONDENCE**

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

**DATE:** September 25, 2012

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For October 1, 2012  
Item Nos. 2013-0061, 0062, 0063 and 0065

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

DAK  
cc: File

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 - 02 Account Number - 2200007564

**Owner Information**

|                         |                                            |                             |                        |
|-------------------------|--------------------------------------------|-----------------------------|------------------------|
| <u>Owner Name:</u>      | POOLE ALAN<br>POOLE BERNICE ANN            | <u>Use:</u>                 | RESIDENTIAL            |
| <u>Mailing Address:</u> | 11217 LIBERTY RD<br>OWINGS MILLS MD 21117- | <u>Principal Residence:</u> | YES                    |
|                         |                                            | <u>Deed Reference:</u>      | 1) /30624/ 00057<br>2) |

**Location & Structure Information**

|                                             |                                                           |
|---------------------------------------------|-----------------------------------------------------------|
| <u>Premises Address</u>                     | <u>Legal Description</u>                                  |
| 11217 LIBERTY RD<br>OWINGS MILLS 21117-4603 | 2.0132 AC<br>11217 LIBERTY RD<br>1000FT W WARDS CHAPEL RD |

|            |             |               |                     |                    |                |              |            |                        |                 |           |
|------------|-------------|---------------|---------------------|--------------------|----------------|--------------|------------|------------------------|-----------------|-----------|
| <u>Map</u> | <u>Grid</u> | <u>Parcel</u> | <u>Sub District</u> | <u>Subdivision</u> | <u>Section</u> | <u>Block</u> | <u>Lot</u> | <u>Assessment Area</u> | <u>Plat No:</u> | <u>MS</u> |
| 0066       | 0013        | 0384          |                     | 0000               |                |              | 1          | 1                      |                 |           |

|                          |                   |      |
|--------------------------|-------------------|------|
|                          | <u>Town</u>       | NONE |
| <u>Special Tax Areas</u> | <u>Ad Valorem</u> |      |
|                          | <u>Tax Class</u>  |      |

|                                |                      |                           |                   |
|--------------------------------|----------------------|---------------------------|-------------------|
| <u>Primary Structure Built</u> | <u>Enclosed Area</u> | <u>Property Land Area</u> | <u>County Use</u> |
| 1996                           | 1,806 SF             | 2.0100 AC                 | 04                |

|                |                 |                      |                 |
|----------------|-----------------|----------------------|-----------------|
| <u>Stories</u> | <u>Basement</u> | <u>Type</u>          | <u>Exterior</u> |
| 1.000000       | YES             | STANDARD UNIT SIDING |                 |

**Value Information**

|                           | <u>Base Value</u> | <u>Value</u> | <u>Phase-in Assessments</u> |            |
|---------------------------|-------------------|--------------|-----------------------------|------------|
|                           |                   | As Of        | As Of                       | As Of      |
|                           |                   | 01/01/2010   | 07/01/2012                  | 07/01/2013 |
| <u>Land</u>               | 126,600           | 126,600      |                             |            |
| <u>Improvements:</u>      | 165,100           | 165,100      |                             |            |
| <u>Total:</u>             | 291,700           | 291,700      | 291,700                     |            |
| <u>Preferential Land:</u> | 0                 |              |                             |            |

**Transfer Information**

|                |                        |               |               |               |           |
|----------------|------------------------|---------------|---------------|---------------|-----------|
| <u>Seller:</u> | POOLE ALAN             | <u>Date:</u>  | 03/17/2011    | <u>Price:</u> | \$0       |
| <u>Type:</u>   | NON-ARMS LENGTH OTHER  | <u>Deed1:</u> | /30624/ 00057 | <u>Deed2:</u> |           |
| <u>Seller:</u> | HSBC BANK USA NATIONAL | <u>Date:</u>  | 03/17/2011    | <u>Price:</u> | \$193,900 |
| <u>Type:</u>   | ARMS LENGTH IMPROVED   | <u>Deed1:</u> | /30624/ 00052 | <u>Deed2:</u> |           |
| <u>Seller:</u> | GELHAAR GARRY J        | <u>Date:</u>  | 04/01/2010    | <u>Price:</u> | \$269,900 |
| <u>Type:</u>   | NON-ARMS LENGTH OTHER  | <u>Deed1:</u> | /29330/ 00495 | <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       |            |

|                      |                               |
|----------------------|-------------------------------|
| <u>Tax Exempt:</u>   | <u>Special Tax Recapture:</u> |
| <u>Exempt Class:</u> | NONE                          |

**Homestead Application Information**

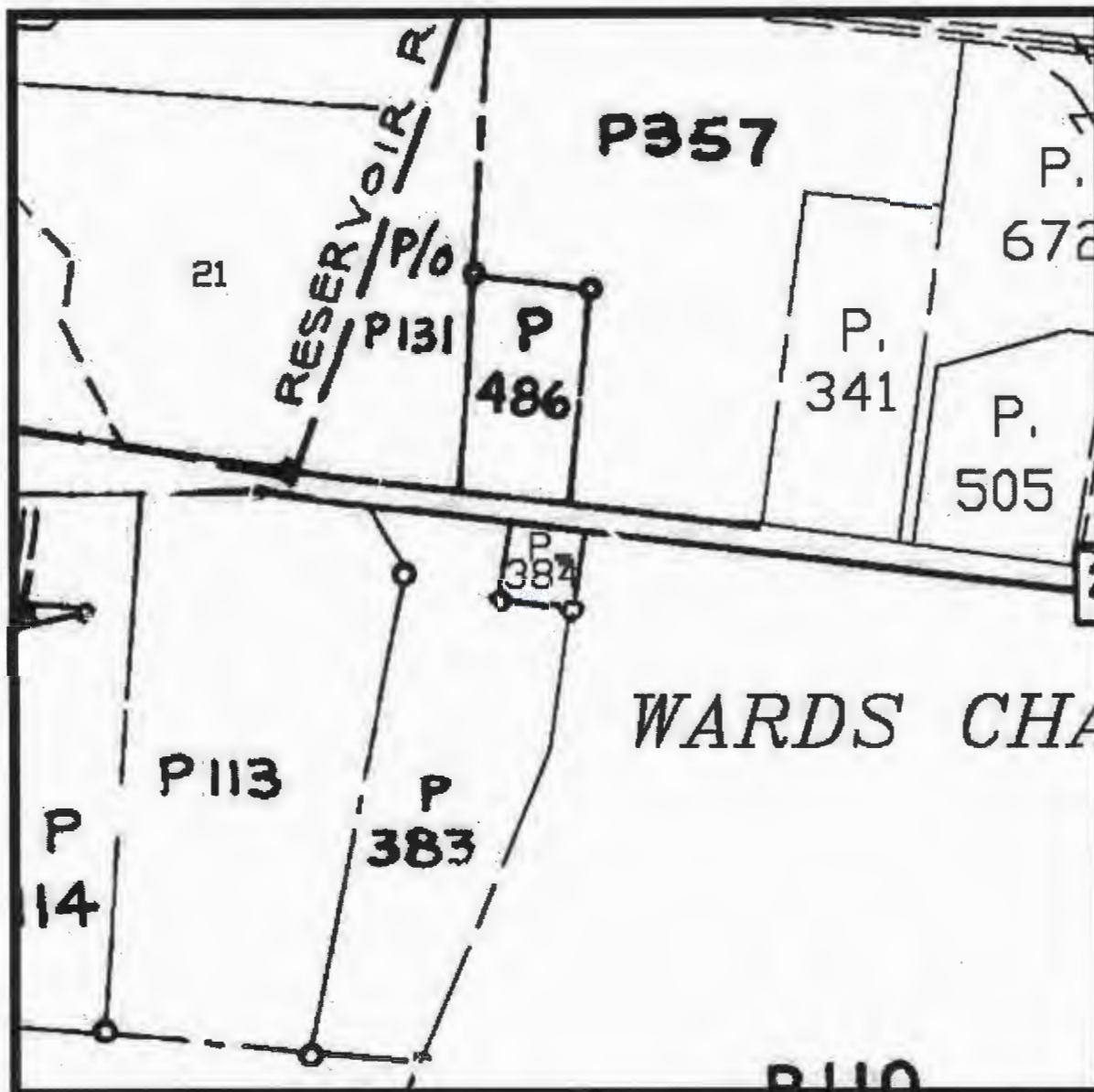
|                                      |                |
|--------------------------------------|----------------|
| <u>Homestead Application Status:</u> | No Application |
|--------------------------------------|----------------|



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

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

**District - 02 Account Number - 2200007564**



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](http://www.plats.net).

Property maps provided courtesy of the Maryland Department of Planning ©2011.  
 For more information on electronic mapping applications, visit the Maryland Department of Planning web site at [www.mdp.state.md.us/OurProducts/OurProducts.shtml](http://www.mdp.state.md.us/OurProducts/OurProducts.shtml)

CHECKLIST

| <u>Comment Received</u>         | <u>Department</u>                                                     | <u>Support/Oppose/ Conditions/ Comments/ No Comment</u> |
|---------------------------------|-----------------------------------------------------------------------|---------------------------------------------------------|
| <u>9-25</u>                     | DEVELOPMENT PLANS REVIEW<br>(if not received, date e-mail sent _____) | <u>NC</u>                                               |
| <u>10-3</u>                     | DEPS<br>(if not received, date e-mail sent _____)                     | <u>NC</u>                                               |
| _____                           | FIRE DEPARTMENT                                                       | _____                                                   |
| _____                           | PLANNING<br>(if not received, date e-mail sent _____)                 | _____                                                   |
| <u>9-17</u>                     | STATE HIGHWAY ADMINISTRATION                                          | <u>No objection</u>                                     |
| _____                           | TRAFFIC ENGINEERING                                                   | _____                                                   |
| _____                           | COMMUNITY ASSOCIATION                                                 | _____                                                   |
| _____                           | ADJACENT PROPERTY OWNERS                                              | _____                                                   |
| ZONING VIOLATION                | (Case No. _____)                                                      |                                                         |
| PRIOR ZONING                    | (Case No. _____)                                                      |                                                         |
| NEWSPAPER ADVERTISEMENT         | Date: <u>10-11-12</u> <u>J. J. J.</u>                                 |                                                         |
| SIGN POSTING                    | Date: <u>10-13-12</u> by <u>O'Keefe</u>                               |                                                         |
| PEOPLE'S COUNSEL APPEARANCE     | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>   |                                                         |
| PEOPLE'S COUNSEL COMMENT LETTER | Yes <input type="checkbox"/> No <input type="checkbox"/>              |                                                         |

Comments, if any: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## **M E M O R A N D U M**

DATE: December 17, 2012  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2013-0062-A - Appeal Period Expired

---

The appeal period for the above-referenced case expired on December 13, 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 11217 Liberty Rd.  
CASE NUMBER 2013-0062-A  
DATE 11-2-2012

PETITIONER  
~~CITIZEN'S~~ SIGN - IN SHEET

ADDRESS

**E - MAIL**

[illegible]

Case No.: 2013-0062-A-11217 Liberty Rd.

Exhibit Sheet

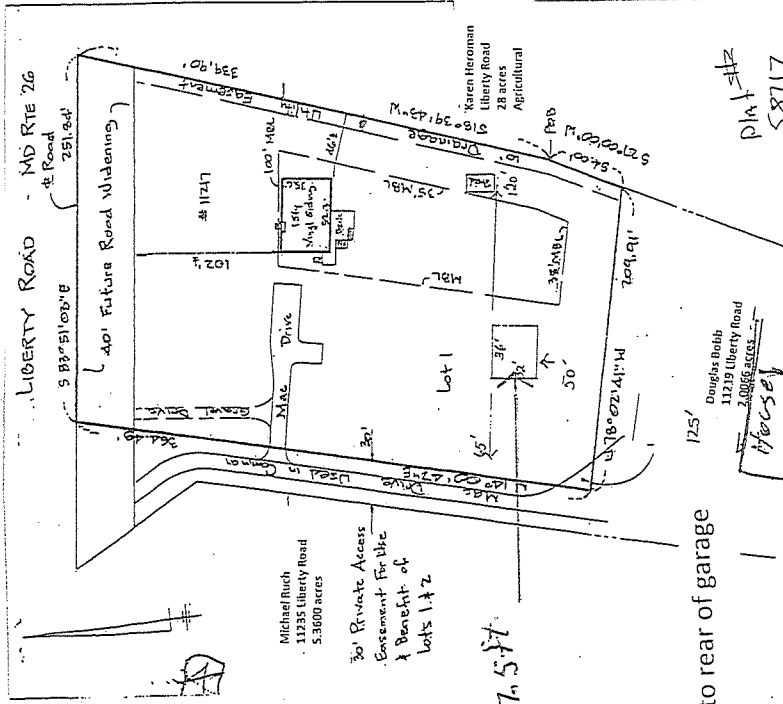
Petitioner/Developer

Protestant

12-17-12 DW  
11-13-12 DW

|        |                     |  |
|--------|---------------------|--|
| No. 1  | Site Plan           |  |
| No. 2  | Neighbors' Petition |  |
| No. 3  |                     |  |
| No. 4  |                     |  |
| No. 5  |                     |  |
| No. 6  |                     |  |
| No. 7  |                     |  |
| No. 8  |                     |  |
| No. 9  |                     |  |
| No. 10 |                     |  |
| No. 11 |                     |  |
| No. 12 |                     |  |

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)  
 ADDRESS 11217 Liberty Rd OWNER(S) NAME(S) Alan Poole Bernice Poole  
 SUBDIVISION NAME 1000 FT W Wards Chapel Rd LOT # 1 BLOCK # SECTION #  
 PLAT BOOK # FOLIO # TO DIGIT TAX # 2200007564 DEED REF. # 30624/00057



Tree line goes all the way around my 2 acres

PETITIONER'S

EXHIBIT NO. 1

125' from front of house to rear of garage

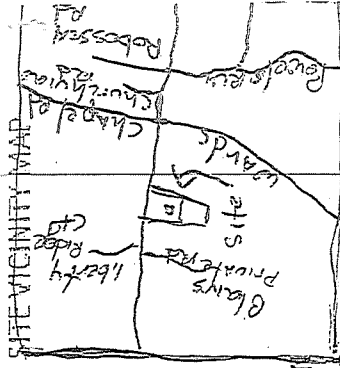
THE LOT SHOWN HEREON IS IN FLOOD ZONE X PER TEAM FLOOD INSURANCE RATE MAP PANEL 24-0216-0721B F

The plat is of benefit to consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing. The plat is not to be relied upon for the establishment or location of fences, gates, buildings, or other existing or future structures. The plat is not to be used for the accurate identification of property boundaries, but such identification may not be required for the transfer of title or securing financing or refinancing. The plat contains a tolerance of accuracy of two feet, more or less.



PLAN DRAWN BY Alan Poole DATE 8/23/12 SCALE: 1 INCH = 100 FEET

2013-0062-A



MAP IS NOT TO SCALE

ZONING MAP# 060A3  
 SITE ZONED RC 2  
 ELECTION DISTRICT 02  
 COUNCIL DISTRICT   
 LOT AREA ACREAGE 2.0132  
 OR SQUARE FEET   
 HISTORIC? NO  
 IN CBCA? NO  
 IN FLOOD PLAIN? NO  
 UTILITIES? MARK WITH X  
 WATER IS:   
 PUBLIC PRIVATE X  
 SEWER IS:   
 PUBLIC PRIVATE X  
 PRIOR HEARING? NO  
 IF SO GIVE CASE NUMBER   
 AND ORDER RESULT BELOW None

VIOLATION CASE INFO:

NOTES

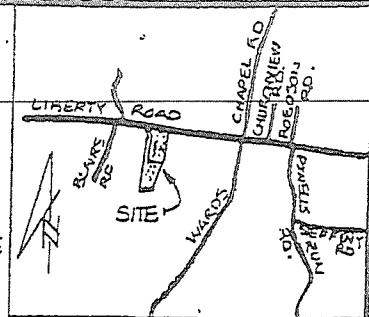
NO WELLS, SEPTIC SYSTEMS OR UNDERGROUND FUEL TANKS ON-SITE OR WITHIN 100', EXCEPT AS SHOWN -

EXISTING WELL TO BE BACKFILLED AND EXISTING FOUNDATIONS TO BE REMOVED.

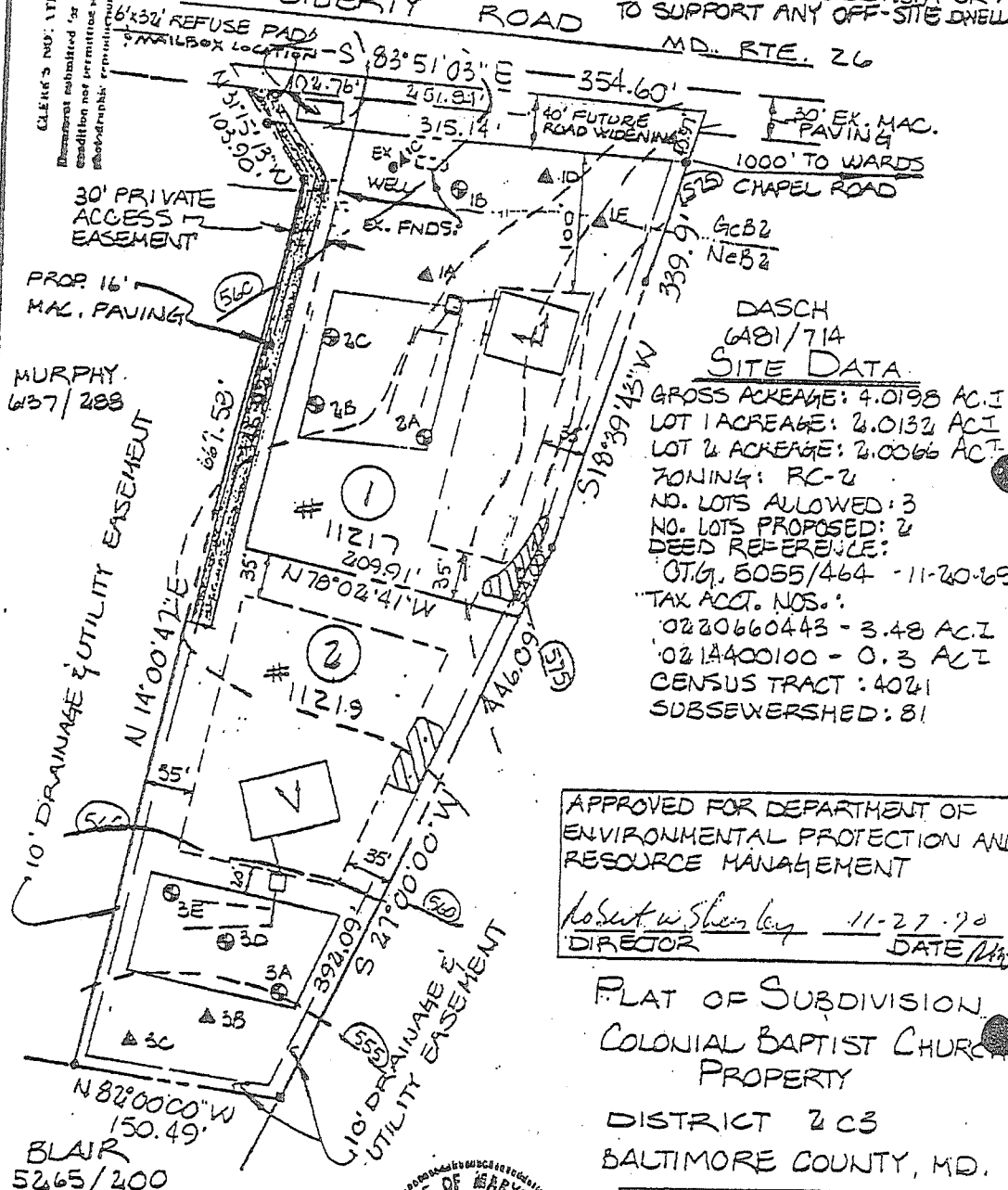
THE PANHANDLE SHALL BE PAVED WITHIN ONE YEAR OF THE ISSUANCE OF THE FIRST OCCUPANCY PERMIT AND PRIOR TO THE ISSUANCE OF THE OCCUPANCY PERMIT OF THE LAST LOT TO BE SERVED; WHICHEVER COMES FIRST (SECTION 22-85 h.)

THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD INTACT BY THE OWNERSHIP SHOWN SINCE 11-20-69. THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS

VICINITY MAP SCALE: 1"=20'



CLIENT'S NO. 1710N  
Measurements submitted for record in a condition not to be used for any other purpose without the written consent of the engineer.



DASCH  
6481/714  
SITE DATA

GROSS ACREAGE: 4.0198 AC.I  
LOT 1 ACREAGE: 2.0132 AC.I  
LOT 2 ACREAGE: 2.0066 AC.I  
ZONING: RC-2  
NO. LOTS ALLOWED: 3  
NO. LOTS PROPOSED: 2  
DEED REFERENCE:  
OT. 6, 6055/464 - 11-20-69  
TAX ACCT. NOS.:  
0220660443 - 3.48 AC.I  
021A400100 - 0.3 AC.I  
CENSUS TRACT: 4021  
SUBSEWERSHED: 81

APPROVED FOR DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

Robert W. Sherry, Jr. 11-27-70  
DIRECTOR DATE

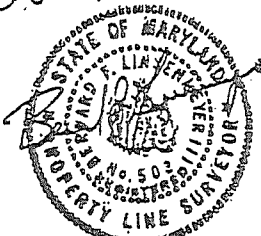
PLAT OF SUBDIVISION  
COLONIAL BAPTIST CHURCH  
PROPERTY

DISTRICT 2 C3  
BALTIMORE COUNTY, MD.

REVISIONS

| DATE   | DESCRIPTION     |
|--------|-----------------|
| 7-6-90 | COUNTY COMMENTS |

SCHEDULE "B"



TerraPlan, Inc.

120 Cockeysville Road Suite 105  
Hunt Valley, MD 21030

Scale: 1"=100' Date: 5/14/90

I, Douglas Bobb, resident of 11219 Liberty Road, have no issues or concerns with the height of the garage on the Poole's property located at 11217 Liberty Road, Owings Mills, MD 21117.



Signed

8/28/12

Date

I, MICHAEL RUCH, resident of 11235 Liberty Road have no issues or concerns with the height of the garage on the Poole's property located at 11217 Liberty Road, Owings Mills, MD 21117.



Signed

8/29/12

Date

PETITIONER'S

EXHIBIT NO.

2

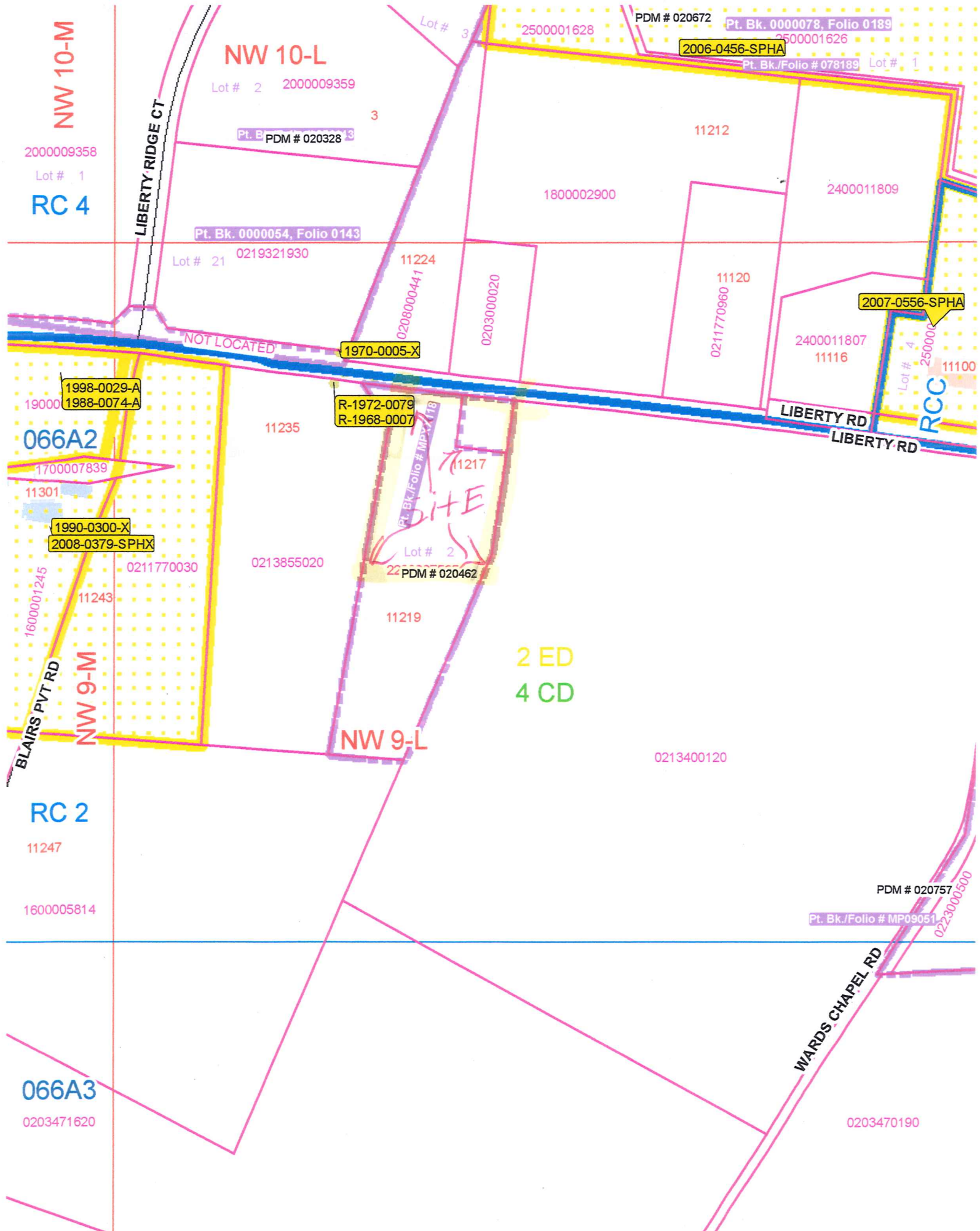
2000009358  
Lot # 1  
RC 4

066A2

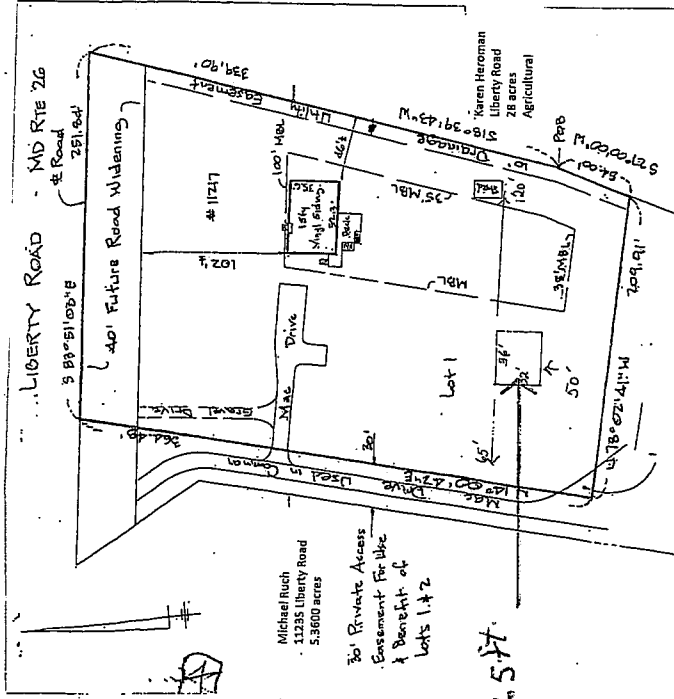
RC 2

066A3

2013-0062-A



ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)  
 ADDRESS 11217 Liberty Rd OWNER(S) NAME(S) Alan Roole Bernice Roole  
 SUBDIVISION NAME 1000 FT W Wards Chapel Rd LOT # 1 BLOCK # SECTION #  
 PLAT BOOK # FOLIO # 10 DIGIT TAX # 2200007564 DEED REF. # 20624/00051



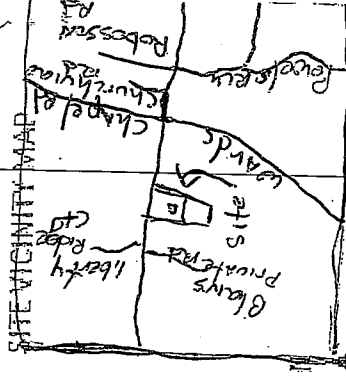
THE LOT SHOWN HEREON IS IN FLOOD ZONE. SEE FLOOD INSURANCE RATE MAP PANEL 13020-0-212 F

The plat is of benefit to consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. The plat does not provide for the accurate identification of property boundary lines, but such identification may be required for the transfer of title or securing financing or refinancing. The plat contains a tolerance of accuracy of two feet, more or less.



PLAN DRAWN BY Alan Roole DATE 8/23/12 SCALE: 1 INCH = 100 FEET

2013-0062-4



MAP IS NOT TO SCALE  
 ZONING MAP # 060A2  
 SITE ZONED RC2  
 ELECTION DISTRICT 02  
 COUNCIL DISTRICT 02  
 LOT AREA ACREAGE 2.0132 AC  
 OR SQUARE FEET NO  
 HISTORIC? NO  
 IN CECA? NO  
 IN FLOOD PLAIN? NO  
 UTILITIES? MARK WITH X  
 WATER IS:  
 PUBLIC PRIVATE X  
 SEWER IS:  
 PUBLIC PRIVATE X  
 PRIOR HEARING? NO  
 IF SO GIVE CASE NUMBER  
 AND ORDER RESULT BELOW  
None

VIOLATION CASE INFO:

NOTES

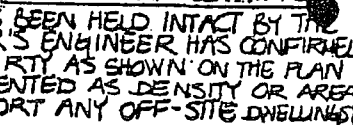
NO WELLS, SEPTIC SYSTEMS OR UNDERGROUND FUEL TANKS ON-SITE OR WITHIN 100', EXCEPT AS SHOWN -

EXISTING WELL TO BE BACKFILLED AND EXISTING FOUNDATIONS TO BE REMOVED.

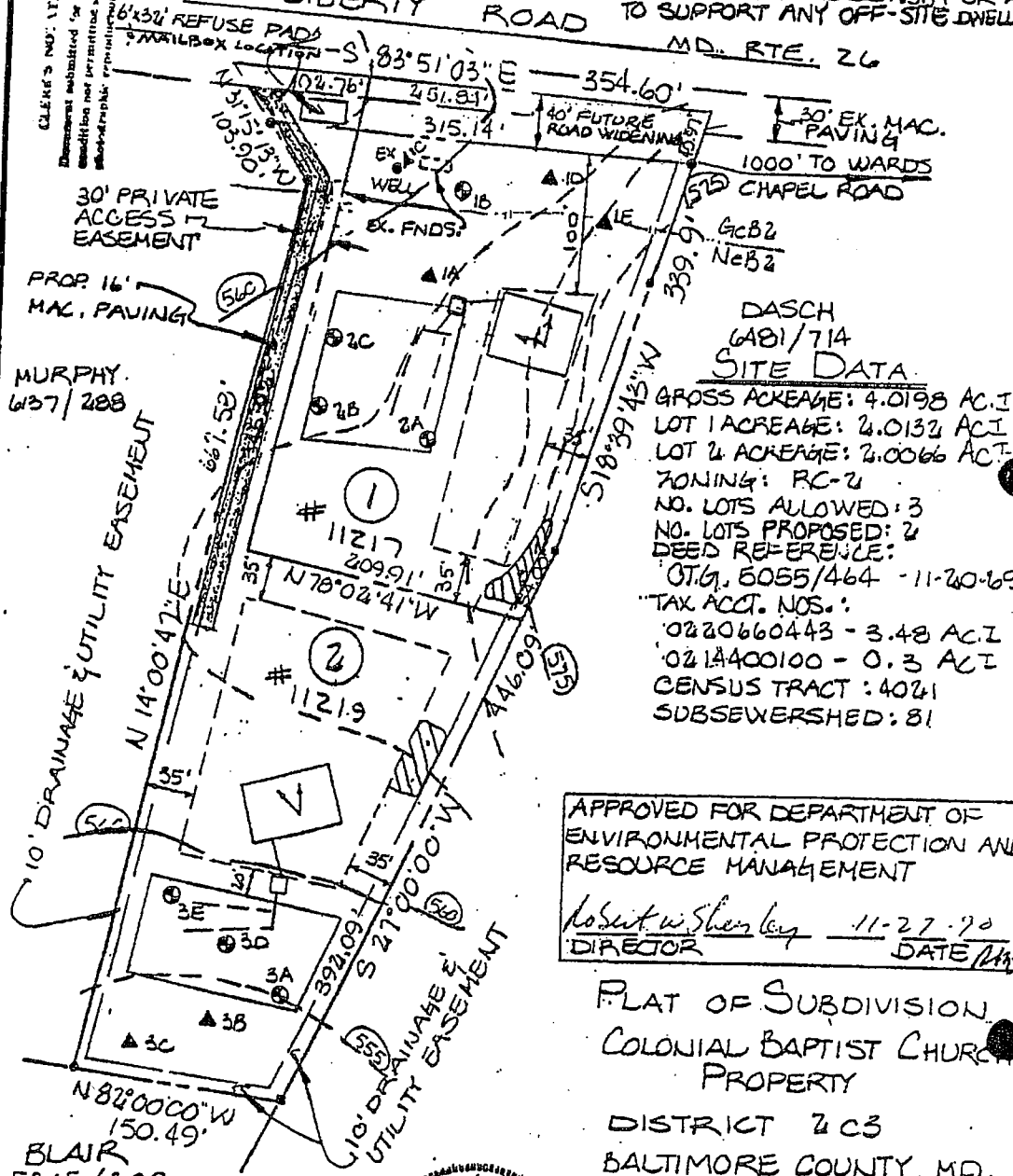
THE PANHANDLE SHALL BE FAVED WITHIN ONE YEAR OF THE ISSUANCE OF THE FIRST OCCUPANCY PERMIT AND PRIOR TO THE ISSUANCE OF THE OCCUPANCY PERMIT OF THE LAST LOT TO BE SERVED; WHICHEVER COMES FIRST (SECTION 22-85h.)

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VICINITY MAP SCALE: 1"=72'



CLIENT'S NOTATION  
Document submitted for record in a condition not permitting satisfactory photographic reproduction



DASCH  
6481/714  
SITE DATA

GROSS ACREAGE: 4.0198 AC.I  
LOT 1 ACREAGE: 2.0132 AC.I  
LOT 2 ACREAGE: 2.0066 AC.I  
ZONING: RC-2  
NO. LOTS ALLOWED: 3  
NO. LOTS PROPOSED: 2  
DEED REFERENCE:  
OT.G. 5055/464 - 11-20-69  
TAX ACCT. NOS.:  
0220660443 - 3.48 AC.I  
021A400100 - 0.3 AC.I  
CENSUS TRACT: 4021  
SUBSEWERSHED: 81

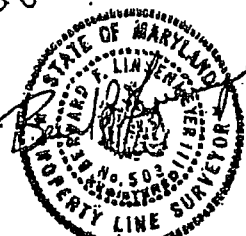
APPROVED FOR DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

Robert W. Sherry 11-27-70  
DIRECTOR DATE/PLAT

PLAT OF SUBDIVISION  
COLONIAL BAPTIST CHURCH  
PROPERTY

DISTRICT 2 C3  
BALTIMORE COUNTY, MD.

| REVISIONS    |                 |
|--------------|-----------------|
| DATE         | DESCRIPTION     |
| 7-6-90       | COUNTY COMMENTS |
| SCHEDULE "B" |                 |



**TerraPlan, Inc.**  
120 Cockeysville Road Suite 105  
Hunt Valley, MD 21030  
Scale: 1"=100' Date: 5/14/90

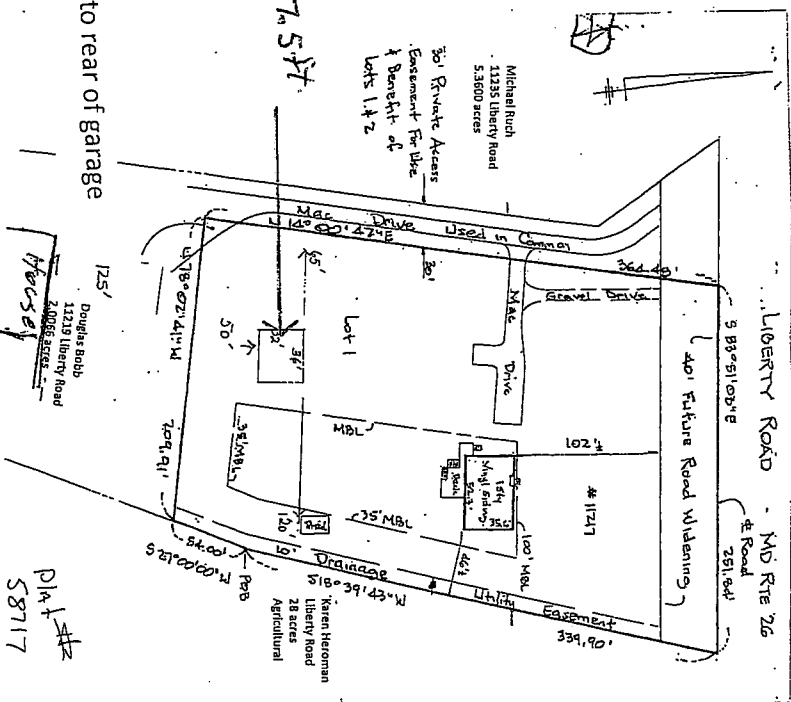


DATE 8/23/12 SCALE: 1 INCH = 100 FEET

2013-0062-A

125' from front of house to rear of garage

HT = 17.5 ft



The plat is of benefit to consumer only insofar as it is required by a vendor of a life insurance company or its agent, in connection with completing that agent's, insurance policy or reflecting the plat is not to be raised upon the policy or the policy is not to be raised upon the policy. The plat is not to be raised upon the policy or the policy is not to be raised upon the policy.



Plat ~~58717~~

MAP IS NOT TO SCALE

~~SECRET~~

|             |       |
|-------------|-------|
| ZONING MAP# | 060A3 |
| SITE ZONED  | RC 2  |

ELECTRONIC

**COUNCIL STREET**

LOT AREA ACRES 2.0132 AC

OR SQUARE FEET

# HISORIC? NO

NO

IN FLOOD PLAIN? NO

## UTILITIES? MARK WITH X

## INDEX:

FILED  
BRIEF  
X

# SEMIERIS

PUBLIC PRIVATE X

PRIOR HEARING? NO

IF SO GIVE US NUMBER

AND ORDER RESULT BELOW

None

**VIOLATION CASE INFO:**

