

IN RE: PETITION FOR VARIANCE
(1652 Glencoe Road)
10th Election District
3rd Councilman District
William and Ann Hach
Petitioners

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BEFORE THE OFFICE
OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2013-0110-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, William and Ann Hach. The Petitioners are requesting Variance relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (windmill) with a tower height of 30 ft. and a total blade height of 40 ft. in lieu of the allowed 15 ft. height. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing held for this case was Ashley Hach and Bruce E. Doak, with Bruce E. Doak Consulting, LLC, the consulting firm that prepared the site plan. Citizens appearing at the hearing were W. Craig Kenney, Elaine Iglehart and Kirsten Burger. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations.

The Zoning Advisory Committee (ZAC) comments were received and made a part of the record of this case. The only substantive comment was from the Department of Planning, (DOP) which did not oppose the petition, but provided a list of conditions it believed should be included in any grant of relief.

ORDER RECEIVED FOR FILING

Date 1-9-13

By Sen

Testimony and evidence revealed that the subject property is 20 +/- acres and is zoned RC 2 and RC 7. The property is improved with a dwelling constructed in 1881, as well as several out buildings, including a barn, guest house, etc. Since acquiring the property, the Petitioners have undertaken substantial renovations and improvements, and the property is attractive and has an estate-like quality. In that vein, the Petitioners want to construct a windmill to power a well pump to provide water to horses and farm animals on site. Mr. Kenney, a neighbor of Petitioners, testified that the proposed windmill (shown in renderings submitted as Exhibits 6A-C) would be aesthetically pleasing and is also historically appropriate, since windmills of this type were frequently used on farms in the 1800's. Indeed, Mr. Kenney believes that such a windmill was previously used on this property (as well as his property, which adjoins Petitioners' lot and was subdivided from the same original parcel), given that there are wells on site that, in the 1800's, were commonly accessed by windmills.

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 unquestionably unique: it is a 20 +/- acre parcel of irregular dimensions, with an historic dwelling (Filston Manor) that has been designated on the County's final landmarks list. Mr. Doak indicated the owners (and Mr. Kenney) believe the home was designed by the same architect who designed President Roosevelt's home at Sagamore Hill in New York,

ORDER RECEIVED FOR FILING

Date 1-9-13

2 By sln

and a photo of that dwelling was admitted as Exhibit 4. As such, I believe the property possesses the requisite "uniqueness" to qualify for variance relief under Maryland Law.

If the B.C.Z.R. were strictly enforced, the Petitioners would indeed suffer a practical difficulty and/or hardship, since they would be unable to complete their renovations as planned. 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.

One final issue requires some discussion: whether the proposed windmill qualifies as an "accessory structure" under the B.C.Z.R. I am familiar with the proposed legislation (Bill No. 62-10) that would have provided regulations for "small wind energy systems," and I also know that legislation was later withdrawn and never re-introduced. I also reviewed several previous zoning cases concerning the issue, and understand the Office of People's Counsel does not believe windmills are "accessory" structures, given that they are not "customarily incident and subordinate to" the principal structure (most often a dwelling) on site. I certainly agree that turbine-style windmills (of the sort one notices on mountain ridges when driving on highways in Western Maryland) used to generate electricity, are not "customarily" found in residential settings and could present a host of problems in such a setting.

But the structure here is a "farm windmill," of the sort routinely found on farms and agricultural estates in the 1800 and 1900's. See, e.g., Johncheck v. Bay Township, 119 Fed. Appx. 707 (6th Cir. 2004) ("small windmills long have been used to supply water to farming operations from wells"). The Petitioners are in the process of restoring Filston Manor to its original grandeur, and the proposed windmill (as shown in Exhibit 7) would not be used by Petitioners to

ORDER RECEIVED FOR FILING

Date

1-9-13

By

den

generate electricity for residential use and its design is historically accurate and aesthetically pleasing, which would not be the case if Petitioners proposed to install a modern wind turbine. For these reasons, I believe the proposed windmill is the type of structure that was "customarily" and commonly seen on farms and rural estates such as Filston Manor, and it therefore constitutes an "accessory structure" under B.C.Z.R. § 101.1

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.

THEREFORE, IT IS ORDERED, this 9th day of January, 2013 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 accessory structure (windmill) with a tower height of 30 ft. and a total blade height of 40 ft. in lieu of the allowed 15 ft. height, be and is hereby GRANTED.

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

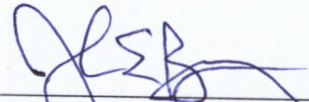
1. The Petitioners may apply for any required permits and may be granted same upon receipt of this Order; however the Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the thirty (30) day appellate process from this Order has expired. If for whatever reason, this Order is reversed, the Petitioners will be required to return and be responsible for returning said property to its original condition.
2. Petitioners must, in their construction and operation of the windmill, comply with the ZAC comments of DOP, attached as an exhibit hereto.

ORDER RECEIVED FOR FILING

Date 1-9-13

By sln

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:sln

ORDER RECEIVED FOR FILING

Date

1-9-13

By

sln

JB 12/31 11am

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

DATE: December 17, 2012

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 1652 Glencoe Road

INFORMATION:

Item Number: 13-110
Petitioner: William and Ann Hach
Zoning: RC 2 and RC 7
Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The Department of Planning does not oppose the petitioner's request for a variance, provided the following conditions are met:

1. A wind turbine and or wind mill mounted on a freestanding wind tower shall solely be for the purpose of generating energy for use on site and not for sale. However, the energy output may be delivered to a power grid to offset the cost of energy on site.
2. All ground mounted electrical and control equipment shall be labeled and secured to prevent unauthorized access.
3. The wind tower and or wind mill shall be designed and installed so as to not provide step bolts or a ladder readily accessible to the public for a minimum height of 12 feet above the ground.
4. All access doors to the wind turbine and or wind mill towers and electrical equipment shall be lockable.
5. All electrical wires associated with a wind turbine and or wind mill shall be located within its tower or mounting structure, or within an existing structure, or underground. There shall be no additional towers or structures erected to support electrical wiring or connections to any power grid or use on the subject property.
6. The blade of any wind turbine and or wind mill shall, at its lowest point, have a ground clearance of no less than 15 feet, as measured at the lowest point of the arc of the blades.
7. No equipment unrelated to the operation of the system shall be attached to the wind tower or mounting structure.
8. A wind tower/wind turbine and or a wind mill shall not be artificially lit unless such lighting is required by the Federal Aviation Administration.

ORDER RECEIVED FOR FILING

Date 1-9-13

By KW



KEVIN KAMENETZ
County Executive

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

January 9, 2013

William and Ann Hach
103 Midhurst Road
Baltimore, Maryland 21212

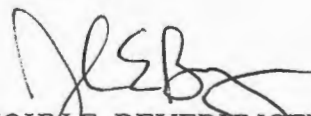
RE: Petition for Variance
Case No.: 2013-0110-A
Property: 1652 Glencoe Road

Dear Mr. and Ms. Hach:

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,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

c: Bruce Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053
Ashley Hach, 1652 Glencoe Road, Sparks, Maryland 21152
W. Craig Kenney, 1716 Glencoe Road, Sparks, Maryland 21152
Elaine Iglehart, 1556 Glencoe Road, Sparks, Maryland 21152
Kirsten Burger, 1906 Corbridge Lane, Monkton, Maryland 21111



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 1652 GLENCOE ROAD which is presently zoned RC21RC7
 Deed References: SM 20238 / 120 10 Digit Tax Account # 1 0 0 6 0 2 0 0 7 7
 Property Owner(s) Printed Name(s) WILLIAM HACH & ANN HACH

(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 BCZR
TO PERMIT AN ACCESSORY STRUCTURE (WIND MILL) WITH A TOWER HEIGHT OF FEET AND A TOTAL BLADE HEIGHT OF FEET IN LIEU OF THE REQUIRED 15 FOOT HEIGHT
 of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)
TO BE PRESENTED AT THE HEARING

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

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print _____
 Signature NA
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____
 Attorney for Petitioner:
 Name- Type or Print _____
 Signature NA
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

William Hach Ann Hach
 Name #1 - Type or Print Name #2 - Type or Print
 Signature #1 [Signature] Signature #2 [Signature]
103 MIDWINTER ROAD BALTIMORE MD
 Mailing Address City State
21212 410-302-1618 WWHACH@COMCAST.NET
 Zip Code Telephone # Email Address
 Representative to be contacted:
BRUCE E. DOAK
 Name - Type or Print
 Signature [Signature]
3801 BAKER SCHOOLHOUSE ROAD FREELAND MD
 Mailing Address City State
21053 443-900-5535 BDOAK@BRUXEDOAKCONSULTING.COM
 Zip Code Telephone # Email Address

CASE NUMBER 2013-0110-A Filing Date 11/13/12 Do Not Schedule Dates: _____ Reviewer [Signature]
 REV. 10/4/11

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
443-900-5535

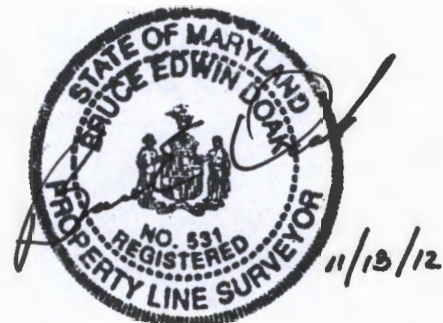
Zoning Description

1652 Glencoe Road-20.208 Acre Parcel
Tenth Election District Third Councilmanic District
Baltimore County, Maryland

Beginning at a point on the north side of Glencoe Road, approximately 540 feet northwest of the centerline of Shermatine Lane, thence running in the bed of Glencoe Road, the two following courses and distances, viz 1) North 64 degrees 00 minutes 00 seconds West 782.10 feet and 2) North 62 degrees 51 minutes 00 seconds West 79.32 feet, thence leaving Glencoe Road and running on the outlines of the subject property, the thirteen following courses and distances, viz 3) North 41 degrees 51 minutes 13 seconds East 1235.52 feet, 4) North 41 degrees 21 minutes 16 seconds East 122.56 feet, 5) South 60 degrees 24 minutes 51 seconds East 350.58 feet, 6) South 29 degrees 35 minutes 09 seconds West 119.37 feet, 7) South 60 degrees 14 minutes 43 seconds East 200.00 feet, 8) South 31 degrees 24 minutes 49 seconds West 223.95 feet, 9) South 17 degrees 58 minutes 42 West 97.72 feet, 10) South 31 degrees 06 minutes 35 seconds West 347.79 feet, 11) South 26 degrees 16 minutes 02 seconds West 47.78 feet, 12) South 38 degrees 16 minutes 45 seconds West 84.67 feet, 13) South 20 degrees 53 minutes 55 seconds West 56.67 feet, 14) South 33 degrees 23 minutes 58 seconds West 106.26 feet, 15) South 20 degrees 17 minutes 18 seconds West 142.56 feet and 16) South 25 degrees 22 minutes 00 seconds West 53.83 feet to the place of beginning.

Containing 20.208 acres of land, more or less.

This description is part of a zoning hearing petition and is not intended for any conveyance purposes.



Item #0110

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

No. **90127**

Date: **Nov 13 2012**

PAID RECEIPT

RECEIVED ACTUAL TIME DRN
 11/14/2012 11/13/2012 09:50:22 5

RE: 4303 WALKIN ROOS LRB
 RECEIPT # 624943 11/13/2012 OFLN

RE: S 528 ZONING VERIFICATION
 CR NO. 090127

Recpt Tot \$75.00
 \$75.00 CK \$3.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150						\$75.00

Total: **\$75.00**

Rec From: _____
 For: **zoning hearing - case # 2013-0110-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

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: # 2013-0110-A

1652 Glencoe Road

N/s Glencoe Road, 540 ft. N/w of centerline of

Shermantine Lane

10th Election District - 3rd Councilmanic District

Legal Owner(s): William & Ann Hach

Variance: to permit an accessory structure (windmill) with a tower height of 30 feet and a total blade height of 40 feet in lieu of the required 15 foot height.

Hearing: Monday, December 31, 2012 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

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

JT 12/634 Dec. 11

893091



501 N. Calvert Street, Baltimore, MD 21278

December 13, 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 December 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

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

December 10, 2012

Re:

Case Number: 2013- 0110-A

Petitioner / Developer: William & Ann Hach

Date of Hearing: December 31, 2012

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

Attention: 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 **1652 Glencoe Road**.

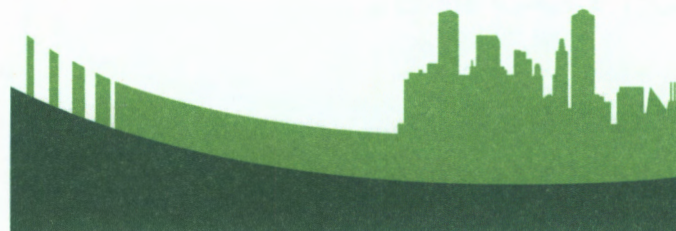
The sign(s) were posted on **December 09, 2012**.

Sincerely,

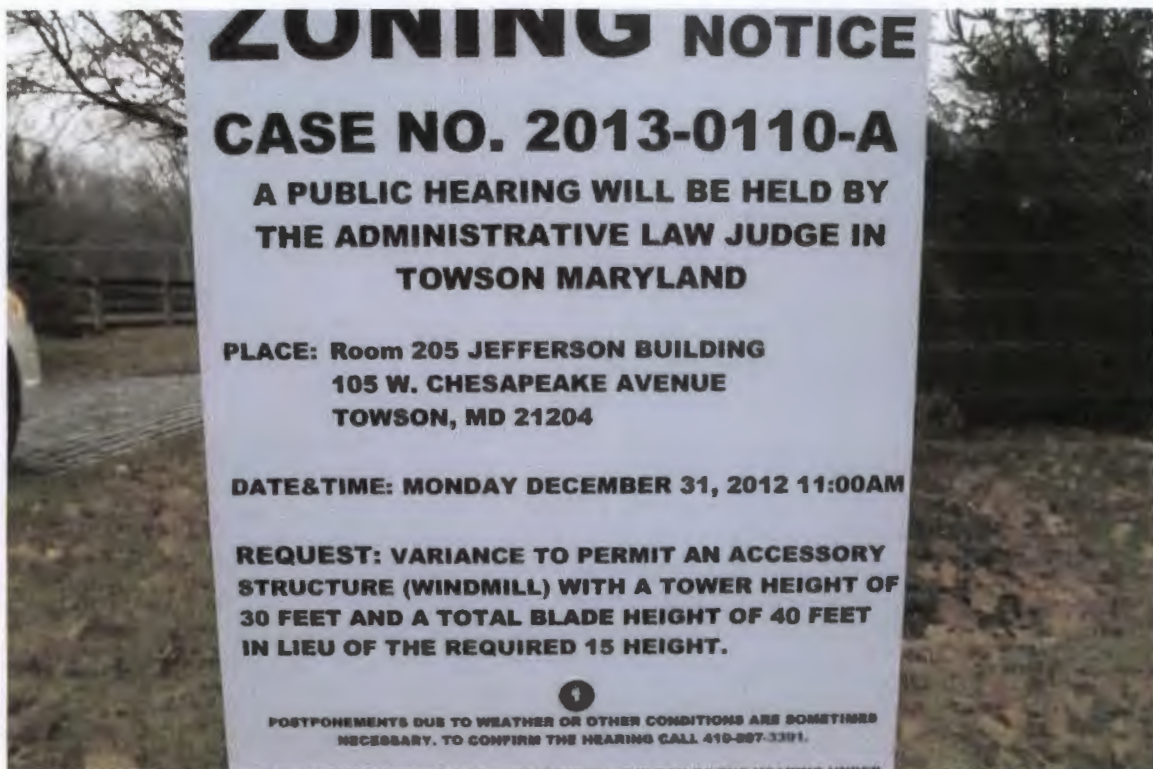

Bruce E. Doak

MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor



TO: PATUXENT PUBLISHING COMPANY
Tuesday, December 11, 2012 Issue - Jeffersonian

Please forward billing to:
William Hach
103 Midhurst Road
Baltimore, MD 21212

410-302-1648

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2013-0110-A

1652 Glencoe Road

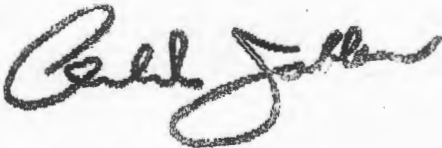
N/s Glencoe Road, 540 ft. N/w of centerline of Shermantine Lane

10th Election District – 3rd Councilmanic District

Legal Owners: William & Ann Hach

Variance to permit an accessory structure (windmill) with a tower height of feet and a total blade height of feet in lieu of the required 15 foot height.

Hearing: Monday, December 31, 2012 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

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

November 27, 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: 2013-0110-A

1652 Glencoe Road

N/s Glencoe Road, 540 ft. N/w of centerline of Shermantine Lane

10th Election District – 3rd Councilmanic District

Legal Owners: William & Ann Hach

Variance to permit an accessory structure (windmill) with a tower height of ^{3d} feet and a total blade height of ¹⁵ feet in lieu of the required 15 foot height.

Hearing: Monday, December 31, 2012 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: William & Ann Hach, 103 Midhurst Road, Baltimore 21212
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, DECEMBER 11, 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.**

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2013- 0110 A

Petitioner: WILLIAM & ANN HACH

Address or Location: 1653 GLENCOE ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: WILLIAM HACH

Address: 103 MIDHURST ROAD

BALTIMORE MD 21212

Telephone Number: 410- 302- 1648

Revised 2/20/98 - SCJ



KEVIN KAMENETZ
County Executive

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

December 28, 2012

William & Ann Hach
103 Midhurst Road
Baltimore MD 21212

RE: Case Number: 2013-0110 A, Address: 1652 Glencoe Road

Dear Mr. & Ms. Hach:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 13, 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." The signature is fluid and cursive.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland MD 21053

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 11-19-12

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

RE: Baltimore County
Item No. 2013-0110-A
Variance
William & Ann Hoch
1652 Glencoe Road

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2013-0110-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", is written over a horizontal line. Below the signature, the name "Steven D. Foster" and title "Chief Access Management Division" are printed.
Steven D. Foster, Chief
Access Management Division

SDF/raz

JB 12/31 11am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 17, 2012

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 1652 Glencoe Road

INFORMATION:

Item Number: 13-110

Petitioner: William and Ann Hach

Zoning: RC 2 and RC 7

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

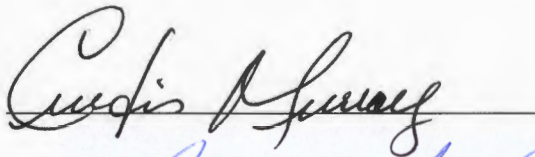
The Department of Planning has reviewed the petitioner's request and accompanying site plan. The Department of Planning does not oppose the petitioner's request for a variance, provided the following conditions are met:

1. A wind turbine and or wind mill mounted on a freestanding wind tower shall solely be for the purpose of generating energy for use on site and not for sale. However, the energy output may be delivered to a power grid to offset the cost of energy on site.
2. All ground mounted electrical and control equipment shall be labeled and secured to prevent unauthorized access.
3. The wind tower and or wind mill shall be designed and installed so as to not provide step bolts or a ladder readily accessible to the public for a minimum height of 12 feet above the ground.
4. All access doors to the wind turbine and or wind mill towers and electrical equipment shall be lockable.
5. All electrical wires associated with a wind turbine and or wind mill shall be located within its tower or mounting structure, or within an existing structure, or underground. There shall be no additional towers or structures erected to support electrical wiring or connections to any power grid or use on the subject property.
6. The blade of any wind turbine and or wind mill shall, at its lowest point, have a ground clearance of no less than 15 feet, as measured at the lowest point of the arc of the blades.
7. No equipment unrelated to the operation of the system shall be attached to the wind tower or mounting structure.
8. A wind tower/wind turbine and or a wind mill shall not be artificially lit unless such lighting is required by the Federal Aviation Administration.

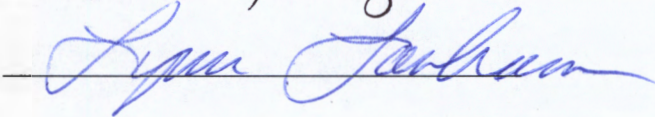
9. A wind turbine and or wind mill shall be painted or finished in a non-reflective, non-obtrusive color or finish that conforms to the environment and architecture of the community as determined by the Director of Planning, unless Federal Aviation Administration regulations require otherwise.
10. All signs including flags, streamers and decorative items, both temporary and permanent, are prohibited on a wind tower/wind turbine and or wind mill or other structure associated with such, except the manufacturer or installer's identification or appropriate warning signs or placards.
11. A wind tower/wind turbine and or wind mill shall comply with all applicable construction and electrical codes.
12. Audible sound due to wind turbine and or wind mill operations shall not exceed 55 dB (A) for any period of time. The level, however, may be exceeded during short-term events such as utility outages and/or severe windstorms. The sound level shall be measured at ground level at the property line.
13. Any wind tower/wind turbine and or wind mill found to be unsafe shall be repaired by the property owner to meet these regulations and any applicable federal, state and local safety standards or be physically removed within 90 days.
14. Any wind tower/wind turbine and or wind mill that has been inoperable for a period of 12 consecutive months shall be physically removed by the property owner within 90 days.
15. There may only be one wind tower/wind turbine and or wind mill will be allowed on the property.

For further information concerning the matters stated here in, please contact Jessie Bialek at 410-887-3480.

Prepared by:



Division Chief:
AVA/LL: CM



RECEIVED

DEC 24 2012

OFFICE OF ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For December 3, 2012
Item Nos. 2010-0295, 2013-0107, 0108,
0109, 0110, 0111 and 0112

DATE: November 21, 2012

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

DAK:CEN
cc: File

M E M O R A N D U M

DATE: February 15, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0110-A - Appeal Period Expired

The appeal period for the above-referenced case expired on February 8, 2013. 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

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
1652 Glencoe Road; N/S Glencoe Road, 540'	*	
N/W of c/line of Shermatine Lane	*	OF ADMINSTRATIVE
10 th Election & 3 rd Councilmanic Districts	*	
Legal Owner(s): William & Ann Hach	*	HEARINGS FOR
Petitioner(s)	*	BALTIMORE COUNTY
	*	2013-110-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.

RECEIVED

NOV 28 2012

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28th day of November, 2012, a copy of the foregoing Entry of Appearance was mailed to Bruce Doak, 3801 Adam D. Baker, Esquire, One West Pennsylvania Avenue, Suite 300, Towson, Maryland 21204, Schoolhouse Road, Freeland, MD 21053, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN

Debra Wiley - Fwd: Re: Case No. 2013-0110-A - W.W.Hach

From: John Beverungen
To: Debra Wiley; Sherry Nuffer
Date: 12/27/2012 10:28 AM
Subject: Fwd: Re: Case No. 2013-0110-A - W.W.Hach
Attachments: Case No-2-13-0110-A- 1652 Glencoe Rd.pdf

for the file

>>> "w. craig kenney" <wcraigkenney@msn.com> 12/26/12 12:26 PM >>>

Dear Judge Beverungen:

Kindly take note of the attached letter in support of Case Number 2013-0110-A and kindly enter it into the case file.

Very truly yours,

W. Craig Kenney
1716 Glencoe Road
Glencoe, Maryland 21152
410-382-1310

W. Craig Kenney

December 26, 2012

Hand Delivered and via Electronic Mail

The Honorable John E. Beverungen
Administrative Law Judge
Baltimore County Maryland
111 W. Chesapeake Avenue, Room 111
Towson, Maryland 21204

RE: Case Number: 1013-0110-A
1652 Glencoe Road, 21152

Dear Judge Beverungen:

I have spoken with Bill Hach, the Petitioner in this case, and he has shared with me the details of his of his project. Mr. Hach is currently restoring Filston Manor, an historic property located in Glencoe. It appears that the same architect who designed Teddy Roosevelt's home at Sagamore Hill in New York and the Manor House at Filston were one in the same. In 1983 I purchased 25 acres of the original Filston Manor from its previous owners and my property surrounds Mr. Hach's property on two sides. As a result I am very familiar with Filson Manor.

Mr. Hach is requesting a Special Exception to permit the construction of a historically accurate replica of the windmill located at Sagamore Hill. My property is situated at the highest point on the original Filston Manor property and contains a 90-foot deep water well consistent with those that were once wind powered. There are also the remains of a water holding tank located next to the well that would have had a capacity of about 3,000 gallons. Although the current pump appears to have been electrically powered, it is quite possible that it was originally wind powered in that Filston predates the availability of electricity.

I believe that the inclusion of a windmill on the Filston property would be appropriate and aesthetically pleasing. Furthermore, I would not object to a height greater than forty feet.

I plan to attend the hearing on the 31st and be available for testimony. Kindly enter this letter into the case file.

Very truly yours,

/s/

W. Craig Kenney

cc: William W. Hach

Debra Wiley - windmills

From: John Beverungen
To: Carole Demilio; Peter Zimmerman
Date: 12/7/2012 11:14 AM
Subject: windmills
CC: Debra Wiley

Good morning and TGIF.

Deb brought to my attention a case I have at the end of the month, seeking approval for a 40' tall windmill. The property appears to be in the Sparks-Glencoe area.

I am familiar with the County Council's resolution on anemometers, and believe that Mr. Gardina's bill on windmills was withdrawn. I also reviewed some old orders that Deb brought to my attention, and I see that your office has taken the position that there is no authority under the Code or BCZR for approving windmills, given that they are not specifically mentioned, and are not customary accessory structures. I assume that is still your position?

I ask because I am debating whether to write the Petitioner and explain the scenario here, to see if they want to go forward. It could be they want to pursue the issue on appeal?

Thanks.

John Beverungen

119 Fed.Appx. 707, 2004 WL 2921962 (C.A.6 (Mich.)), 2004 Fed.App. 1075N
(Not Selected for publication in the Federal Reporter)
(Cite as: 119 Fed.Appx. 707, 2004 WL 2921962 (C.A.6 (Mich.)))

community. *Id.* at 24, 561 N.W.2d 405.

FN2. In their complaint, Plaintiffs invoked both the federal and Michigan state Constitutions in pressing their exclusionary zoning claim. On appeal, however, they rely exclusively on Michigan state precedent to support this claim.

****2 [1]** Plaintiffs argue that the district court erred in concluding that the ordinance does not totally exclude the use of WTGs. We disagree. Plaintiffs have failed to show anything more than the exclusion of a three hundred-foot WTG on property falling in the Agricultural Zoning District. They applied only for such a use under the ordinance. They have not demonstrated that the ordinance would prohibit the use of WTGs (of the three hundred-foot variety or otherwise) in any of the other zoning districts, such as the Commercial District or the Planned Unit Development Zoning District. The ordinance's presumption of validity therefore controls.

The Johnchecks correctly note that under Michigan law, a zoning ordinance in a "permissive format states the permissive uses under the classification, and necessarily implies the exclusion of any other non-listed use." Independence Township v. Skibowski, 136 Mich.App. 178, 355 N.W.2d 903, 906 (1984). But while Bay Township's zoning ordinance does operate in a permissive format, its provisions assuredly allow at least some types of wind turbine generators. The ordinance permits accessory structures, such as "dish and other types of antennae, fences and walls, freestanding lighting fixtures, signs, silos and other agricultural structures, and swimming pools," and such structures are generally permitted for all lots that have an authorized principal use. *See* JA 91. And while the requirement that accessory structures be "customarily incident and subordinate to the principal use of the land" might appear ***710** to cut against permitting wind turbine generators, JA 91, small windmills long have been used to supply water to farming operations from wells, and using them to supply electricity to support an allowed principal use is analogous. Indeed, the ordinance cites as examples of accessory structures "dish and other types of antenna[e]." Language that lists satellite dishes as "customarily incidental" to principal uses (such as farming) permits windmills generating electricity too. Notably, Randy Frykberg, a witness for the Town-

ship, testified that a WTG would qualify as a customary accessory use to a farm. RE 57, Ex. 1, p. 3 (Frykberg Dep. p. 38).

Likewise, Plaintiffs' statutory exclusionary zoning claim, pursuant to Mich. Comp. Laws § 125.297a, must fail. That statute is violated only if an ordinance has the effect of totally prohibiting the establishment of a land use within a township. Adams Outdoor Advertising, Inc. v. City of Holland, 463 Mich. 675, 625 N.W.2d 377, 382 (2001). Such is not the case here.

The matter is not quite ended. Even if he cannot prove total exclusion, a plaintiff may still prevail on an exclusionary zoning claim "if he can meet the difficult burden of demonstrating no reasonable relationship to a legitimate governmental interest." Landon Holdings, Inc. v. Grattan Township, 257 Mich.App. 154, 667 N.W.2d 93, 106 (2003). Plaintiffs cannot meet this standard. Bay Township has a legitimate interest in regulating the location and size of three hundred-foot WTGs within the Township's Agricultural District.

B. Takings Clause Claim

****3** An unconstitutional taking may occur in two situations: (1) where the regulation does not substantially advance a legitimate state interest, or (2) where the regulation denies an owner economically viable use of his land. K & K Construction, Inc. v. Dep't of Natural Resources, 456 Mich. 570, 575 N.W.2d 531, 535 (1998). Plaintiffs rely solely on the first of these two theories.

[2] The Michigan Supreme Court has adopted the rule "that a broad range of governmental purposes and regulations satisfies" the requirement that a regulation substantially advance a legitimate state interest. Bevan, 475 N.W.2d at 44 (citing Nollan v. California Coastal Comm., 483 U.S. 825, 834-35, 107 S.Ct. 3141, 97 L.Ed.2d 677 (1987)). The exclusion of three hundred-foot WTGs in Bay Township's Agricultural District easily meets this test, for the same reasons stated earlier.

AFFIRMED.

C.A.6 (Mich.),2004.
Johncheck v. Bay Township
119 Fed.Appx. 707, 2004 WL 2921962 (C.A.6

Maryland Department of Assessments and Taxation
Real Property Data Search (vw6.2A)
BALTIMORE COUNTY

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[GroundRent](#)
[Registration](#)

Account Identifier: District - 10 Account Number - 1006020077

Owner Information			
<u>Owner Name:</u>	HACH WILLIAM HACH ANN	<u>Use:</u>	AGRICULTURAL
<u>Mailing Address:</u>	103 MIDHURST RD BALTIMORE MD 21212	<u>Principal Residence:</u>	NO
		<u>Deed Reference:</u>	1) /20238/ 00120 2)

Location & Structure Information			
<u>Premises Address</u>	<u>Legal Description</u>		
1652 GLENCOE RD SPARKS 21152-0000	20.32 AC 1652 GLENCOE RD 3800 FT W CARROLL RD		

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0028	0024	0162		0000				2	
									Plat Ref:

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1843	8,462 SF	20.3200 AC	05

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT STONE	

Value Information					
	Base Value	Value	Phase-in Assessments		
		As Of	As Of	As Of	
		01/01/2011	07/01/2012	07/01/2013	PREFERENTIAL LAND VALUE INCLUDED IN LAND VALUE
<u>Land</u>	317,160	264,600			
<u>Improvements:</u>	792,980	608,200			
<u>Total:</u>	1,110,140	872,800	872,800	872,800	
<u>Preferential Land:</u>	2,160			2,100	

Transfer Information					
<u>Seller:</u>	FIREY BETSY LTRUSTEE	<u>Date:</u>	06/15/2004	<u>Price:</u>	\$1,050,000
<u>Type:</u>	ARMS LENGTH IMPROVED	<u>Deed1:</u>	/20238/ 00120	<u>Deed2:</u>	
<u>Seller:</u>	FIREY MILTON J 3RD	<u>Date:</u>	01/05/2001	<u>Price:</u>	\$0
<u>Type:</u>	NON-ARMS LENGTH OTHER	<u>Deed1:</u>	/14904/ 00201	<u>Deed2:</u>	
<u>Seller:</u>	FIREY MILTON J,3RD	<u>Date:</u>	-08/11/1995	<u>Price:</u>	\$0
<u>Type:</u>	NON-ARMS LENGTH OTHER	<u>Deed1:</u>	/11161/ 00651	<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

<u>Tax Exempt:</u>	<u>Special Tax Recapture:</u>
<u>Exempt Class:</u>	AGRICULTURAL TRANSFER TAX

Homestead Application Information	
<u>Homestead Application Status:</u>	No Application

HACH PROPERTY
CASE NAME 2013-110-A
CASE NUMBER _____
DATE 12/31/12

[illegible]

CASE NAME HACH
CASE NUMBER 2013-110-A
DATE 12/31/12

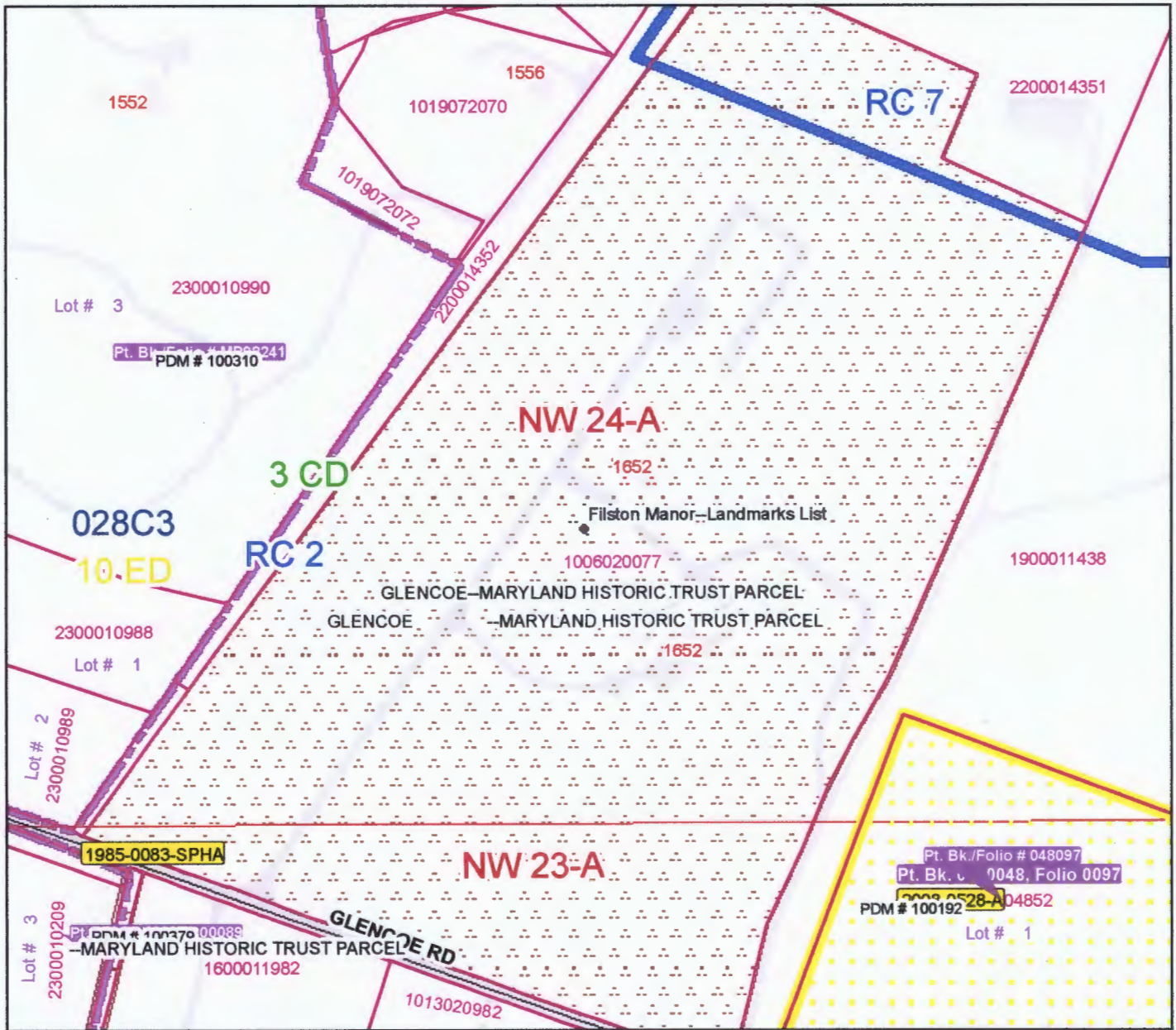
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CITY, STATE, ZIP

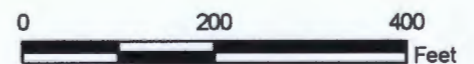
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1652 Glencoe Road



Publication Date: November 13, 2012
 Publication Agency: Permits, Approvals and Inspections
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



1 inch = 200 feet

Item #0110

1-9-13
Sun

Case No.: 2013-0110-A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2	Aerial Zoning Photo	
No. 3	Zoning Map	
No. 4	Photo - Sagamore Hill	
No. 5	January 2013 Newspaper Article	
No. 6	6A-C Photos - windmills	
No. 7	Rendering - proposed windmill	
No. 8	Rendering - Barn & windmill	
No. 9	Historic Preservation ZAC comment 12-18-2012	
No. 10		
No. 11		
No. 12		



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



PETITIONER'S

EXHIBIT NO. 2

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My Neighborhood Map

Created By
Baltimore County
My Neighborhood



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EXHIBIT NO. 3

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PETITIONER' S

EXHIBIT NO. 4

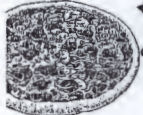
PETITIONER'S

EXHIBIT NO. 5

Light Into the New Year

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 as at Fallston, Bel Air & Aberdeen

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w Comfort Food Menu

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News



The Filston Manor is a prime example of the Queen Victoria architecture of the late 19th century.

New 'Old Time' Windmill
Stirs Up Zoning Headache

by Michael Ruby

Some 19th-century technology isn't covered in 20th-century Baltimore County zoning regulations which doesn't bode well for the 21st century.

A good, old-fashioned windmill -- not wind turbine but just a windmill like in The Old West movies -- is being erected on an historic Sparks horse farm to aid in pumping water for the animals kept on site. Because of the special landmark status of the Filston Manor which dates back to the 1870s, owners William and Ann Hach say they want something that is in keeping with the historic nature of the property, located at 1652 Glencoe Road.

"Believe me, there are electric motors that are more efficient at pumping water," said William Hach. "But we wanted something for aesthetic purposes. And we have some historical records showing something like this existed at the time."

Hach and his wife purchased the 20-acre farm at auction in June 2004 for \$1,050,000, according to state tax records, and have been gradually restoring the house and other farm buildings. Ultimately, said Hach, he and his wife will move from their Pinehurst residence to the Sparks farm.

"Soon is what we've been saying for years," said Hach.

Their daughter now lives in one of

the out buildings and is overseeing the restoration.

Not allowed

But a funny thing happened on the way to installing the 1881 model windmill...it's not allowed, according to county zoning regulations, because windmills are not mentioned in today's modern regulations. Since Baltimore County zoning regulations are written in the affirmative, if it's not specifically permitted, then it's not allowed whether it is a windmill or a cell phone tower or anything else.

(The regulations had to be legislatively amended to permit cell towers.)

So to put up a 140-year-old style windmill on a farm that is 170 years old; the Hachs must go through a 40-year-old public hearing process and get what's called a variance to

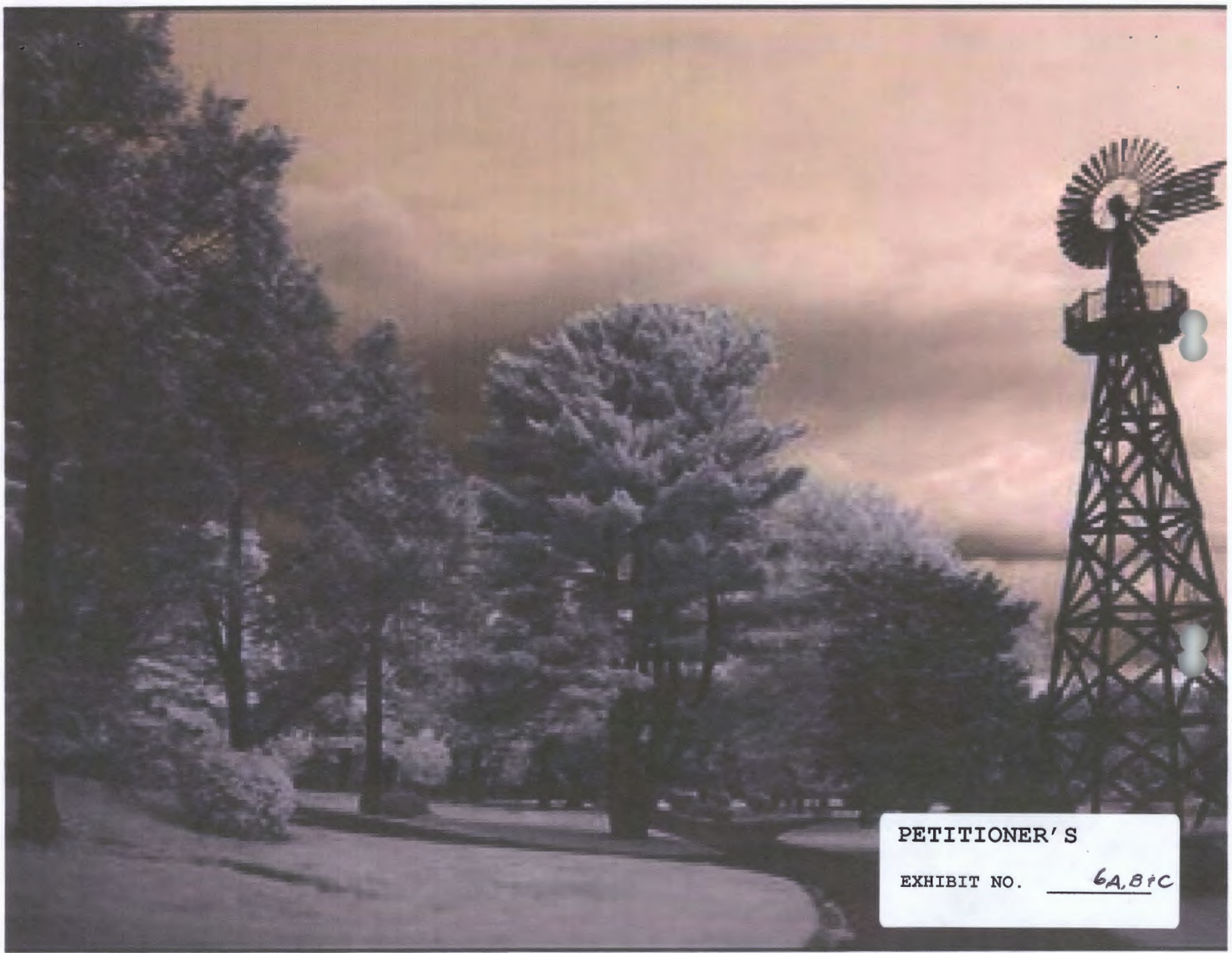
local laws that haven't been updated in decades.

The proposed windmill tower will stand 30 feet tall and the blades will make the structure almost 40 feet in height, according to the plans submitted to county zoning officials. Since there's no standard for a windmill in today's zoning regulations, county authorities are labeling the tower "an accessory structure" which -- as defined in the regulations -- can be no more than 15 feet high. Hence, the need for the variance and hearing.

A public hearing on the variance request will be held December 31 at 11 a.m. before the administrative law

"We wanted something for aesthetic purposes."

--William Hach



PETITIONER' S

EXHIBIT NO. 6A, B & C



Historic Windmill Karen Cheeca





PETITIONER' S

EXHIBIT NO. 7



PETITIONER'S

EXHIBIT NO. 8

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING

Historic Preservation Comments for ZAC Issue

TO: Curtis Murray
Development Review

DATE: December 18, 2012

Jessie Bialek
Sector Planner

FROM: Karin Brown
Chief, Preservation Services

SUBJECT: ZAC # 2013-0110

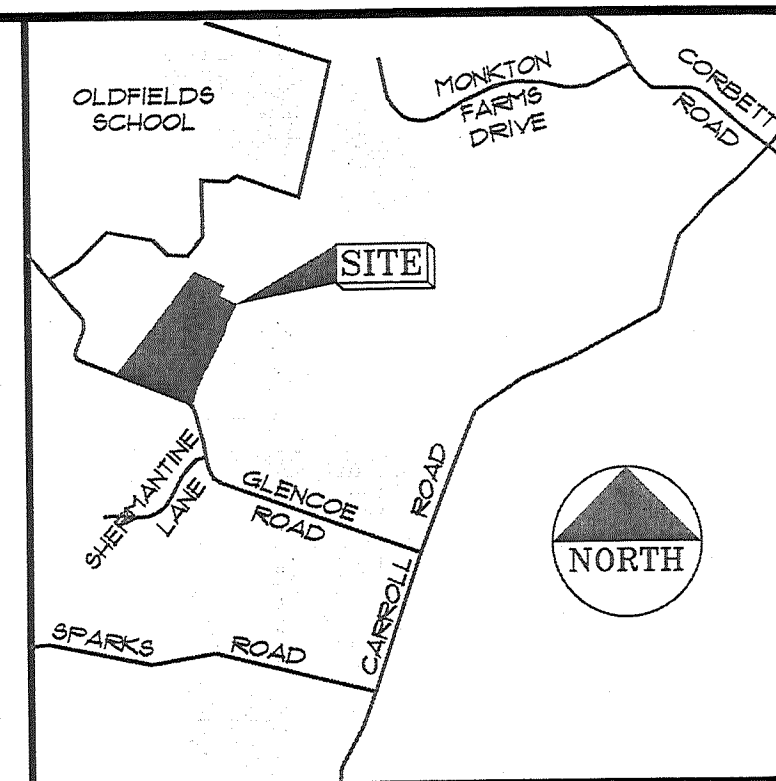
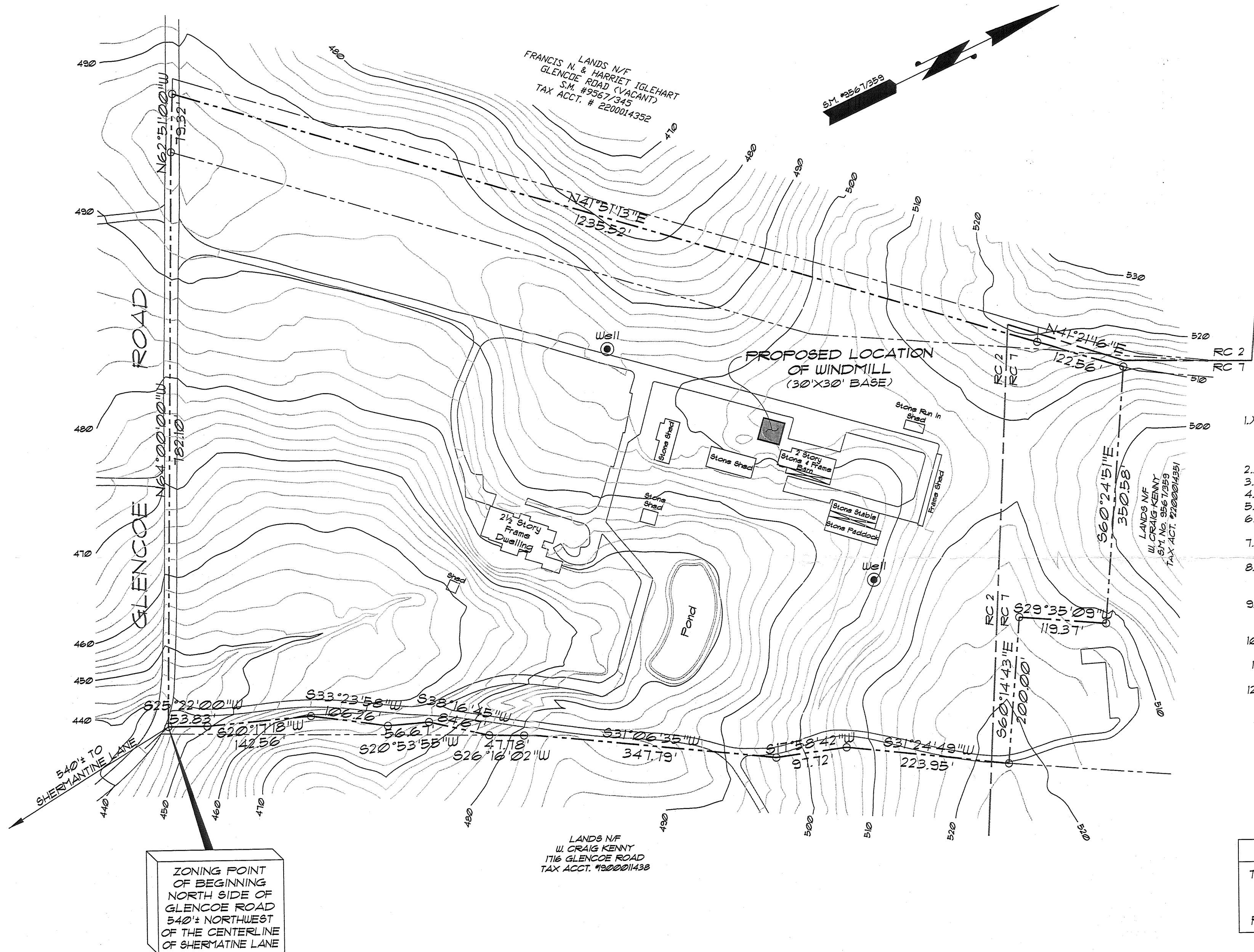
The property is on the Baltimore County Final Landmarks List (# 233 Filston Manor and carriage house), but has no setting and thus is not within the purview of the Baltimore County Landmarks Preservation Commission.

The below recommendation should be regarded as a comment by preservation services staff concerning the impact of the proposed windmill on the historic property.

Preservation Services staff is in support of granting the variance to permit a windmill with a tower height of 30 feet and a blade height of 40 feet. The proposed structure is unlikely to have a negative visual impact on abutting properties. The type of windmill proposed by the applicant was commonly found on historic farms where they served to pump water from the well to a holding tank. A like model has been approved by the National Park Service (NPS) on the Sagamore Hill property, which was home to president Theodore Roosevelt for most of his adult life. In staff's opinion, the proposed structure is compatible with Filston Manor and will not undermine the integrity of the historic property.

PETITIONER' S

EXHIBIT NO. 9



GENERAL NOTES

- 1.) Owners: William Hach
Ann Hach
103 Midhurst Road
Baltimore, Maryland 21212
- 2.) Deed Reference: Liber S.M.#20238, Folio 120
- 3.) Property Acreage: 20.208± Acres
- 4.) Zoning: RC 2 & RC 7
- 5.) Land Use: Residential & Agricultural
- 6.) The Subject Property is Served by Private Well and Septic Systems.
- 7.) There have been no Previous Zoning Hearings on the Subject Property.
- 8.) There are No Current or Outstanding Correction Notices and/or Citations Issued by Baltimore County on the Subject Property.
- 9.) The Subject Property is Not Located in the Chesapeake Bay Critical Area or in a 100-Year Floodplain.
- 10.) All Buildings Shown Hereon Were Built Prior to the Zoning Regulations of Baltimore County.
- 11.) All Buildings Shown Hereon, (Except as Noted), are One Story and Agriculturally Utilized.
- 12.) The Subject Property is a Maryland Historic Trust Parcel and a Glencoe Maryland Historic Trust Parcel. The Subject Dwelling is on the Landmarks Preservation List.

VARIANCE REQUESTED

To Permit an Accessory Structure (Wind Mill) with a Tower Height of 30 feet and a Total Height of 40 feet In Lieu of the Required 15 feet, per Section 400.3 BCZR

PLAT TO ACCOMPANY A PETITION
FOR A
ZONING VARIANCE
HACH PROPERTY (20.208 ACRES)
1652 GLENCOE ROAD
TENTH ELECTION DISTRICT - THIRD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
24 OCTOBER 2012 SCALE: 1" = 100'



Bruce E. Doak 11/13/12
BRUCE E. DOAK DATE
REGISTERED PROPERTY LINE SURVEYOR
MARYLAND REGISTRATION No. 531
DATE OF FIELD INSPECTION 24 OCTOBER 2012
LICENSE EXPIRATION: FEBRUARY 13, 2013

PREPARED BY
BRUCE E. DOAK CONSULTING, LLC
3801 BAKER SCHOOLHOUSE ROAD
FREELAND, MARYLAND, 21053
P. (443) 900-5535 F. (410) 351-8727

PETITIONER'S

EXHIBIT NO. 1