

IN RE: PETITION FOR ADMIN. VARIANCE *
(1706 Hilltop Avenue)
15th Election District *
6th Councilmanic District *
William J. and Sharon L. Grauling *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2013-0138-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, William J. and Sharon L. Grauling. The Petitioners are requesting Variance relief pursuant to Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an accessory building (garage) with a height of 20 feet in lieu of the maximum 15 feet. 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.

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on December 23, 2012, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare

ORDER RECEIVED FOR FILING

Date 1-10-13

By AW

of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Office of Planning did not make any recommendations related to the garage usage, I will impose conditions that the accessory building (garage) 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 posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 10th day of January, 2013 by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 400.3 of the B.C.Z.R., to allow an accessory building (garage) with a height of 20 feet in lieu of the maximum 15 feet, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

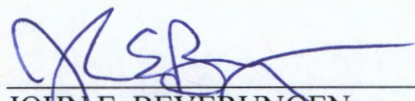
ORDER RECEIVED FOR FILING

Date 1-10-13

2

By AW

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 1-10-13

By aw



KEVIN KAMENETZ
County Executive

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

January 10, 2013

William J. and Sharon L. Grauling
1706 Hilltop Avenue
Baltimore, Maryland 21221

Re: Petition for Administrative Variance
Case No. 2013-0138-A
Property: 1706 Hilltop Avenue

Dear Mr. and Mrs. Grauling:

Enclosed please find the decision rendered in the above-captioned case.

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

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", followed by a stylized flourish.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: David Billingsley, Central Drafting & Design, Inc., 601 Charwood Ct.,
Edgewood, MD 21040



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 1706 HILLTOP AVENUE which is presently zoned OR 3.5
 Deed Reference L. 8198 F. 724 10 Digit Tax Account # 1507830650
 Property Owner(s) Printed Name(s) WILLIAM J. & SHARON L. GRAULING

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

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

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a

- ☒ **ADMINISTRATIVE VARIANCE** from section(s) 400.3(BCZR) TO ALLOW AN ACCESSORY BUILDING (GARAGE) WITH A HEIGHT OF 20 FEET IN LIEU OF THE PERMITTED 15 FEET.

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

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

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

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print _____
 Signature _____
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Name- Type or Print _____
 Signature _____
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____

Legal Owners:

WILLIAM J. GRAULING, SHARON L. GRAULING
 Name #1 - Type or Print _____ Name #2 - Type or Print _____
 Signature #1 _____ Signature #2 _____
1706 HILLTOP AVE BALTO. MD.
 Mailing Address _____ City _____ State _____
21221 (443) 790-2926
 Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

DAVID BILLINGSLEY
CENTRAL DRAFTING & DESIGN, INC.
 Name - Type or Print _____
 Signature _____
601 CHARWOOD CT. EOGENWOOD, MD.
 Mailing Address _____ City _____ State _____
21040 (410) 679-8719, dwb0209@yahoo.com
 Zip Code _____ Telephone # _____ Email Address _____

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

Administrative Law Judge of Baltimore County

CASE NUMBER 2013-0138-A Filing Date 12/13/2012 Estimated Posting Date 12/13/12 Reviewer ZH

Affidavit in Support of Administrative Variance

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

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

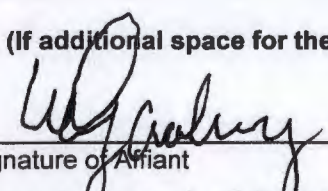
That the property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

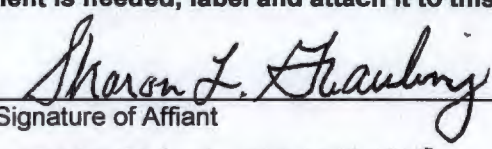
Address: 1706 HILLTOP AVENUE BALTO. MD. 21221
Print or Type Address of property City State Zip Code

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

WE WISH TO RAZE AN EXISTING GARAGE AND STORAGE BUILDING
AND REPLACE IT WITH A NEW 40X60 GARAGE. THE GARAGE WILL BE
USE FOR OUR PERSONAL VEHICLES, BOAT, TRAVEL TRAILER, LAWN EQUIPMENTS,
TOOLS, ETC. THE GARAGE, AS PROPOSED, WILL BE 12 FEET HIGH FROM THE
SLAB TO THE BOTTOM OF THE ROOF TRUSSES. THE ADDITIONAL HEIGHT IS
GENERATED BY THE 4:12 ROOF PITCH (7'±) AND A ONE FOOT ALLOWANCE
FOR THE OUTSIDE GRADE BELOW THE SLAB FOR A TOTAL OF 20 FEET.
THE GARAGE WILL NOT BE USED FOR COMMERCIAL PURPOSES OR RESIDENTIAL
LIVING QUARTERS.

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


Signature of Affiant
WILLIAM J. GRAULING
Name- Print or Type


Signature of Affiant
SHARON L. GRAULING
Name- Print or Type

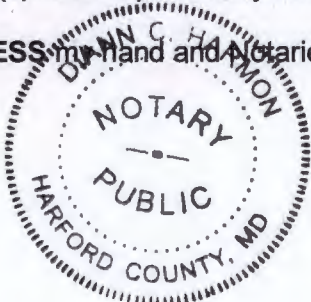
The following information is to be completed by a Notary Public of the State of Maryland

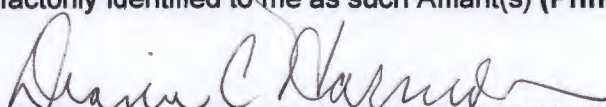
STATE OF MARYLAND, COUNTY OF HARFORD to wit:

I HEREBY CERTIFY, this 7 day of December, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

WILLIAM J. GRAULING & SHARON L. GRAULING
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS, my hand and Notaries Seal




Notary Public
01.21.15
My Commission Expires

ZONING DESCRIPTION

1706 HILLTOP AVENUE

Beginning at a point on the north side of Hilltop Avenue (30 feet wide), said point being distant 219 feet northeasterly from its intersection with the center of Middleborough Road (30 feet wide), thence being all of Lot 78 as shown on the plat entitled Hilltop Park recorded among the Plat Records of Baltimore County in Plat Book 8 Folio 32.

Containing 72,155 square feet or 1.656 acre of land, more or less.

Being known as 1706 Hilltop Avenue. Located in the 15th Election District, 6th Councilmanic District of Baltimore County, Md.

2013-0138-A

CERTIFICATE OF POSTING
CERTIFICATE OF POSTING

RE: CASE NO: 2013-0138-A

PETITIONER/DEVELOPER _____

DAVE BILLINGSLEY

DATE OF HEARING/CLOSING: _____

1/7/13

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

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 AT 1706 HILTOP AVENUE

THIS SIGN(S) WERE POSTED ON _____

December 23, 2012
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 12/23/12
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE# 2013-0138-A

TO PERMIT AN ACCESSORY BUILDING (GARAGE) WITH A
HEIGHT OF 20 FEET IN LIEU OF THE PERMITTED 15
FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 26-12700011 BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC
HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED
IT IS DONE IN THE ZONING OFFICE BEFORE 4:30 PM ON
MONDAY, JANUARY 7, 2013

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT LOCATED
AT 311 W. CHESAPEAKE AVE. TOWSON MD. 21204
TEL. 410-807-3191

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER THE DATE UNDER PENALTY OF LAW

MEETING IS HANDICAP ACCESSIBLE

maulof 12/23/12

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013- 0138 -A Address 1706 Hilltop Avenue
Contact Person: LEONARD WASILEWSKI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 12/13/12 Posting Date: 12/23/12 Closing Date: 01/07/13

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

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

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2013- 0138 -A Address 1706 Hilltop Avenue
Petitioner's Name William & Sharon Grauling Telephone 443 790 2926
Posting Date: 12/23/12 Closing Date: 01/07/13
Wording for Sign: To Permit AN ACCESSORY building (garage) with a height of 20 feet in lieu of the permitted 15 feet.

Revised 7/06/11

**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: 2013-0138-A
Petitioner: WILLIAM GRAULING
Address or Location: 1706 HILLTOP AVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: CENTRAL DRAFTING & DESIGN INC
Address: 601 CHARWOOD CT
EDGEWOOD MD 21040

Telephone Number: (410) 679-8719



KEVIN KAMENETZ
County Executive

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

January 8, 2013

William J. & Sharon J. Grauling
1706 Hilltop Avenue
Baltimore MD 21221

RE: Case Number: 2013-0138 A, Address: 1706 Hilltop Avenue

Dear Mr. & Ms. Grauling:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on December 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, reading "W. Carl Richards, Jr.", is written over a small circular embossed seal.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
David Billingsley, 601 Charwood Road, Edgewood MD 21040

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 12-17-12

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

RE: Baltimore County
Item No 2013-0138-A -
Administrative Variance
William J. & Sharon L. Crawling
1706 Hilltop Avenue.

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. 2013-0138-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 "Steven D. Foster".

Steven D. Foster, Chief
Access Management Division

SDF/raz

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
DATE: December 20, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For December 31, 2012
Item Nos. 2013-0134, 0135, 0136, 0137 and 0138.

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

DAK:CEN
Cc: file

MEMORANDUM

DATE: February 15, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0138-A - Appeal Period Expired

The appeal period for the above-referenced case expired on February 11, 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

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

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

Account Identifier:

District - 15 Account Number - 1507830650

Owner Information

Owner Name:	GRAULING WILLIAM J GRAULING SHARON LEE	Use:	RESIDENTIAL
Mailing Address:	1706 HILLTOP AVE BALTIMORE MD 21221-3037	Principal Residence:	YES
		Deed Reference:	1) /08198/ 00724 2)

Location & Structure InformationPremises Address1706 HILLTOP AVE
0-0000Legal Description199 N MIDDLEBOROUGH RD
HILLTOP PARK

<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>	
0097	0006	0418		0000			78	3		
									<u>Plat Ref:</u>	0008/ 0032

<u>Special Tax Areas</u>	<u>Town</u>	NONE
	<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>
1952	4,192 SF	1.9400 AC	04

<u>Stories</u>	<u>Basement</u>	<u>Type</u>	<u>Exterior</u>
2.000000	NO	STANDARD UNIT SIDING	

Value Information

	<u>Base Value</u>	<u>Value</u>	<u>Phase-in Assessments</u>	
		As Of	As Of	As Of
		01/01/2012	07/01/2012	07/01/2013
<u>Land</u>	90,800	90,800		
<u>Improvements:</u>	355,700	193,300		
<u>Total:</u>	446,500	284,100	284,100	284,100
<u>Preferential Land:</u>	0			0

Transfer Information

<u>Seller:</u>	KRAUSE RONALD A	<u>Date:</u>	06/14/1989	<u>Price:</u>	\$133,745
<u>Type:</u>	ARMS LENGTH IMPROVED	<u>Deed1:</u>	/08198/ 00724	<u>Deed2:</u>	
<u>Seller:</u>		<u>Date:</u>		<u>Price:</u>	
<u>Type:</u>		<u>Deed1:</u>		<u>Deed2:</u>	
<u>Seller:</u>		<u>Date:</u>		<u>Price:</u>	
<u>Type:</u>		<u>Deed1:</u>		<u>Deed2:</u>	

Exemption Information

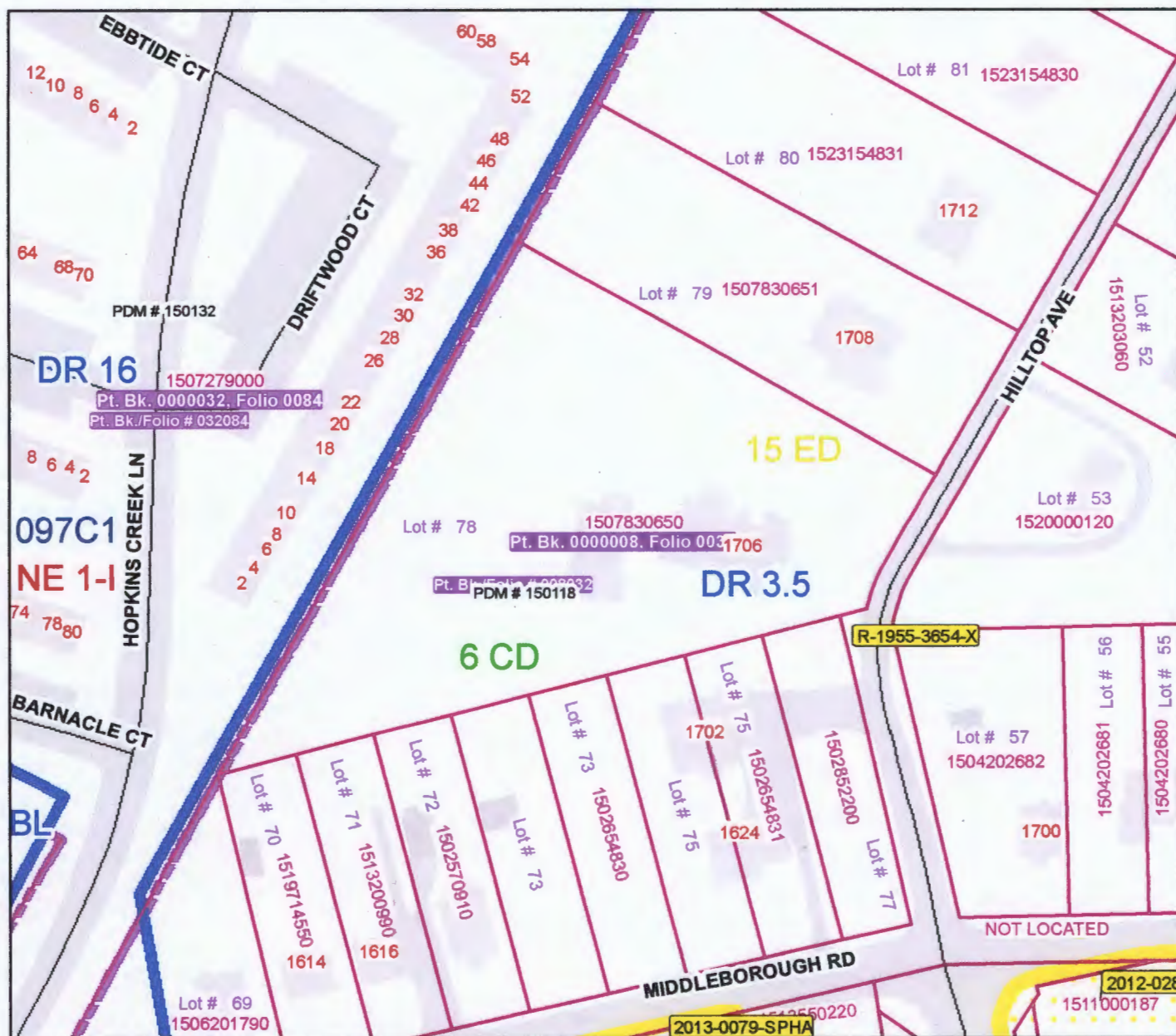
<u>Partial Exempt Assessments</u>	<u>Class</u>	07/01/2012	07/01/2013
<u>County</u>	000	0.00	
<u>State</u>	000	0.00	
<u>Municipal</u>	000	0.00	0.00

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

Homestead Application Information

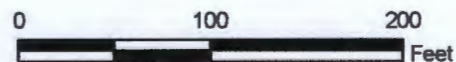
<u>Homestead Application Status:</u>	Approved 03/17/2009
--------------------------------------	---------------------

2013-0138-A



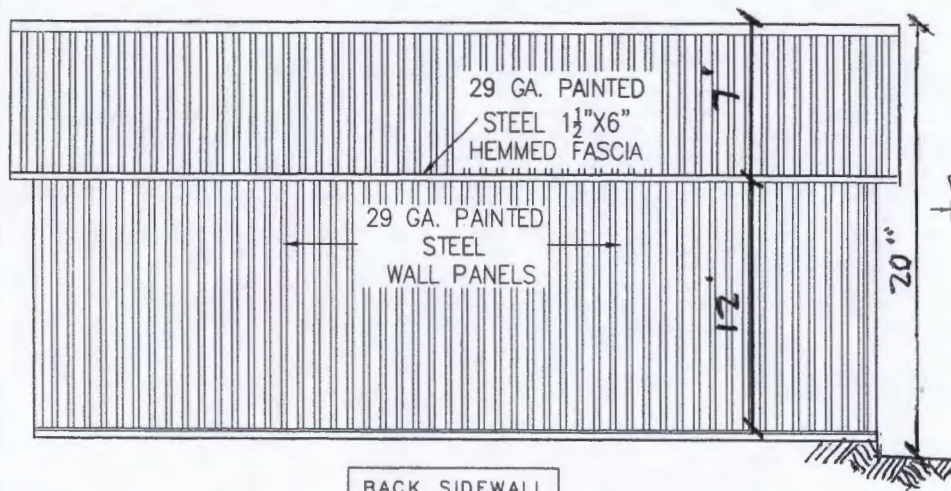
Publication Date: December 13, 2012
Publication Agency: Permits, Approvals and Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

DQ Map Notes

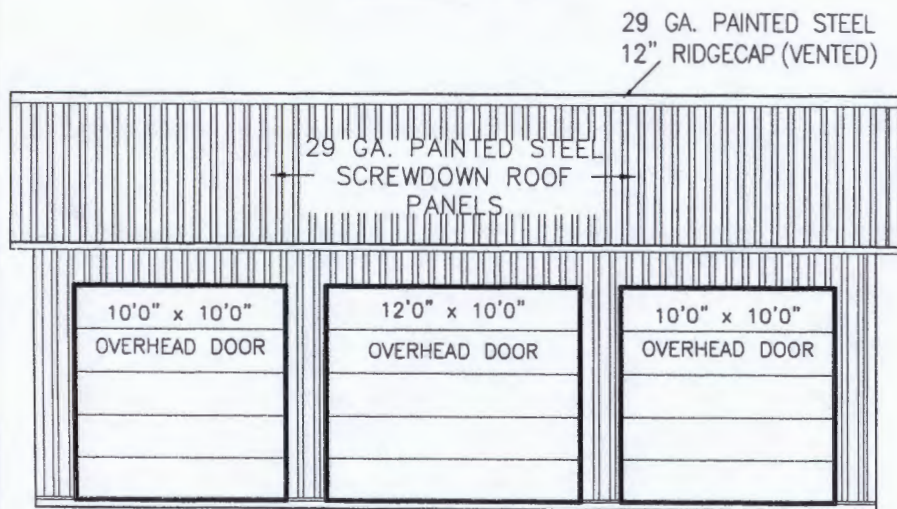


1 inch = 100 feet

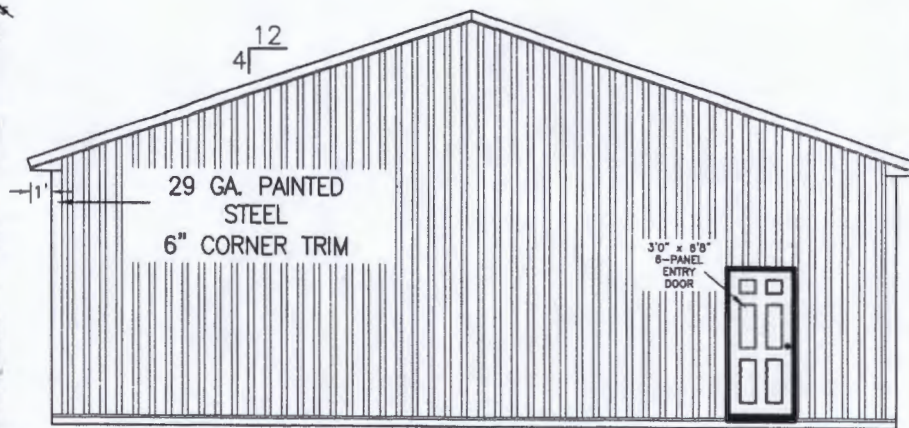
2013-0138-A



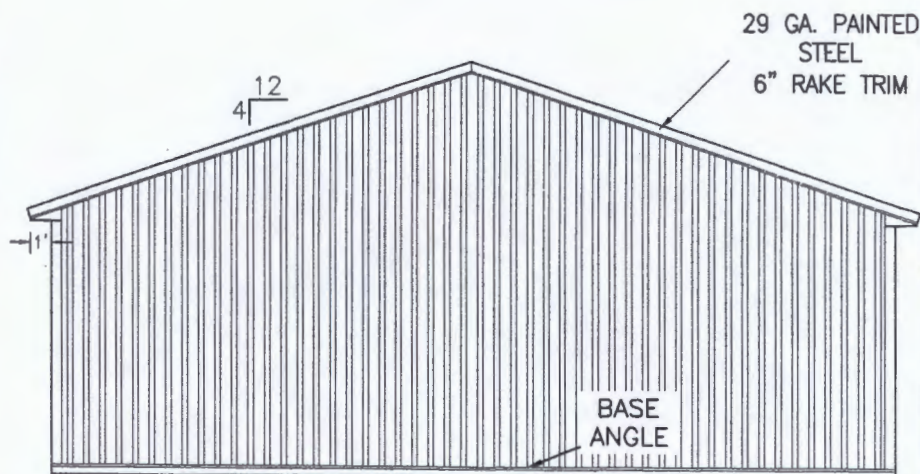
BACK SIDEWALL
SCALE: 1/8" = 1'0"



FRONT SIDEWALL
SCALE: 1/8" = 1'0"



LEFT ENDWALL
SCALE: 1/8" = 1'0"



RIGHT ENDWALL
SCALE: 1/8" = 1'0"

OWNER

**BUILDING
ELEVATION**

ALL INFORMATION SHOWN
ON THIS DRAWING IS THE
PROPERTY OF SHIRK
POLE BUILDINGS LLC
THIS DRAWING MAY NOT
BE REPRODUCED WITHOUT
PERMISSION. BUILDER AND
OWNER ARE RESPONSIBLE
TO VERIFY ALL DIMENSIONS
BEFORE CONSTRUCTION

DRAWN BY: ALS

REVIEW:

REVISIONS:

DATE: 04/25/12

SITE: WELCH

ELEVATIONS

A.2

2013-0138-A



1706 HILLTOP AVENUE

2013-0138-A

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

1



2



3



4

0138-A

5



6



7

0138-A

8

9



10



11



0138-A

12

N/F RP COYE VILLAGE LLC
L. 25035 F. 43

HOPKINS CREEK LANE

HOPKINS CREEK APARTMENTS
P.B. 32 F. 84

EXISTING APARTMENTS

ZONED DR 16

N 36° 43' E 377.13'

ZONED DR 3.5

ZONED DR 3.5

78
72,155 S.F.
1.656 AC±

60' PROPOSED
GARAGE
20' HIGH
2400 S.F.
P. ROOF OH

HILLTOP PARK
P.B. 8 F. 32

N/F WOODS
L 5410 F. 811

LOCATION PLAN
SCALE 1"=1000'

NOTES

1. ZONING.....DR 3.5 (MAP NO. 097C1)
2. AREA.....72,155 S.F. = 1.656 ACRE
3. PUBLIC WATER AND SEWER
4. SITE IS NOT LOCATED IN THE CBCA OR 100 YEAR FLOOD ZONE
5. NO PREVIOUS ZONING HISTORY OR VIOLATIONS ARE KNOWN
6. NO HISTORIC STRUCTURES EXIST

2013-0138-A

PHOTOS

PLAT TO ACCOMPANY PETITION
FOR ADMINISTRATIVE VARIANCE

1706 HILLTOP AVENUE

LOT 78 HILLTOP PARK P.B. 8 F. 32

ELECTION DISTRICT 15C6

BALTIMORE COUNTY, MARYLAND

SCALE: 1 INCH = 50 FEET DECEMBER 8, 2012

OWNER
WILLIAM J. AND SHARON LEE GRAULING
1706 HILLTOP AVENUE
BALTIMORE, MD. 21221
DEED REF: L.8198 F.724
PROP. NO. 1507830650

CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

N/F RP COVE VILLAGE LLC
L. 25035 F. 43

HOPKINS CREEK LANE



EXISTING APARTMENTS

HOPKINS CREEK APARTMENTS
P.B. 32 F. 84

ZONED DR 16

N 36° 43' E 377.13'

ZONED DR 3.5

ZONED DR 3.5

78
72,155 S.F. =
1.656 AC ±

60' PROPOSED
GARAGE
20' HIGH
2400 S.F.
N. ROOF OH

HILLTOP PARK
P.B. 8 F. 32

RAZE EXIST.
GARAGE

PROP. DRIVE

RAZE EXISTING
STORAGE
BUILDING

EXISTING
S.F.D.
3404 S.F.
#1706

EX
SFD
#1708

NOTES

1. ZONING.....DR 3.5 (MAP NO. 097C1)
2. AREA.....72,155 S.F. = 1.656 ACRE
3. PUBLIC WATER AND SEWER
4. SITE IS NOT LOCATED IN THE CBCA OR 100 YEAR FLOOD ZONE
5. NO PREVIOUS ZONING HISTORY OR VIOLATIONS ARE KNOWN
6. NO HISTORIC STRUCTURES EXIST

2013-0138-A

OWNER

WILLIAM J. AND SHARON LEE GRAULING
1706 HILLTOP AVENUE
BALTIMORE, MD. 21221
DEED REF: L.8198 F.724
PROP. NO. 1507830650

CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

**PLAT TO ACCOMPANY PETITION
FOR ADMINISTRATIVE VARIANCE**

1706 HILLTOP AVENUE

LOT 78 HILLTOP PARK P.B. 8 F. 32

ELECTION DISTRICT 15C6

BALTIMORE COUNTY, MARYLAND

SCALE: 1 INCH = 50 FEET DECEMBER 8, 2012

