

IN RE: PETITION FOR ADMIN. VARIANCE *

(7527 L'Hirondelle Club Road)

9th Election District *

2nd Council District *

Wendy Ann Quitasol and *

Anita Boulton Quitasol *

Petitioners *

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2014-0085-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, Wendy Ann Quitasol and Anita Boulton Quitasol. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit two additions (sunroom and covered porch) onto the front and side and rear of the existing dwelling with a side yard setback of 3 ft. and a rear yard setback of 16 ft. in lieu of the required 20 ft. and 50 ft., respectively. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. A ZAC comment was received from the Department of Planning (DOP) dated October 18, 2013, indicating that the property is within the Ruxton Riderwood Lake Roland Design Review Panel area, all residential development in the area is to be reviewed by the Design Review Panel, and that additions to existing dwellings are also to be reviewed if they are greater than 50% of the existing square footage. In addition, DOP will need to see the existing and proposed square footage calculations to determine if the property will have to go through the Design Review Panel for review.

ORDER RECEIVED FOR FILING

Date 10-31-13

By [Signature]

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 9, 2013, 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 (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED, this 31st day of October, 2013 by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit two additions (sunroom and covered porch) onto the front and side and rear of the existing dwelling with a side yard setback of 3 ft. and a rear yard setback of 16 ft. in lieu of the required 20 ft. and 50 ft., respectively, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

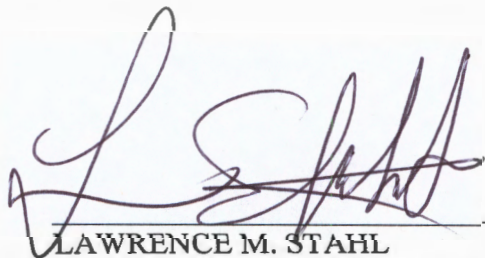
Date 10-31-13

By law

The relief granted herein shall be subject to the following:

1. Petitioners may apply for any appropriate 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 must comply with the ZAC comment submitted by the DOP dated October 18, 2013; a copy of which is attached hereto and made a part hereof.

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



LAWRENCE M. STAHL
Managing Administrative Law Judge for
Baltimore County

LMS:dlw

ORDER RECEIVED FOR FILING

Date 10-31-13

By [Signature]

KEVIN KAMENETZ
County Executive



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

October 31, 2013

Wendy Ann Quitasol
Anita Boulton Quitasol
7527 L'Hirondelle Club Road
Baltimore, Maryland 21204

RE: **PETITION FOR ADMINISTRATIVE VARIANCE**
(7527 L'Hirondelle Club Road)
Case No. 2014-0085-A

Dear Applicants:

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 Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Very truly yours,

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

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw
Enclosure

c: Bev True, 3920 London Bridge Road, Sykesville, MD 21784



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 7527 L'Hirondelle Club Rd which is presently zoned DR1

Deed Reference 33098/00407

10 Digit Tax Account # 0902574950

Property Owner(s) Printed Name(s) Wendy & Anita Quital

(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) 1 B02.3.C.1. OF BC2 R TO PERMIT TWO ADDITIONS ONTO THE FRONT AND SIDE, AND REAR OF THE EXISTING DWELLING WITH A SIDE YARD SETBACK OF 3 FEET AND A REAR YARD SETBACK OF 16 FEET IN LIEU OF THE REQUIRED 20 AND 50 FEET of the zoning regulations of Baltimore County, to the zoning law of Baltimore County. RESPECTIVELY.
- ☐ **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:

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

7527 L'Hirondelle Club Rd, Baltimore, MD

Mailing Address

City

State

Zip Code

Telephone #

Email Address wendyag@aol.com

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

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 10 day of April, 2013 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 2014-0085-A Filing Date 10/4/13 Estimated Posting Date 10/13/13 Reviewer AT

~10/28/13

ZONING DESCRIPTION FOR 7527 L'Hirondelle Club Road Towson, MD 21204

Beginning at a point on the South West side of LHirondelle Club Road which property fronts is 16' wide at the distance of 1780' South West of the centerline of the nearest improved intersecting street Ruxton Road. which is 55' wide.

Exhibit A

BEGINNING FOR THE SAME at a stone planted in the ground on the easterly side of a 20 foot road at the end of the 4th line of the whole tract of land, of which the lot now being described is a part and which said whole tract of land is described in a deed dated October 11, 1943 and recorded among the Land Records of Baltimore County in Liber R.J.S. 1311, folio 257 from the Safe Deposit and Trust Company et al., Executors, to Gladys H. Greiner and running thence from said place of beginning binding on the said easterly side of said 20 foot road, with the use thereof in common with others thereto, and binding on said 4th line of said deed, reversely south 08 degrees, 25 minutes west 44.25 feet to the end of the 3rd line of said deed; thence binding on part of said 3rd line reversely and running north 89 degrees 00 minutes west 204.57 feet to intersect the center of the road leading to Bellona Avenue and to the southeast corner of the lot described in a deed dated July 16, 1937 and recorded among the Land Records of Baltimore County in Liber C.W.B., Jr. No. 1010, folio 11, from John E. Greiner to Colin S. Thomas and Eleanor A. Thomas, his wife; thence binding on the easterly outline of said last mentioned deed and binding on the said center of said road leading to said Bellona Avenue, with the use thereof in common with others thereto and running north 12 degrees, 47 minutes west to the northeast corner of said last mentioned deed and continuing the same course in all 131 feet; thence still binding on the said center of said road leading to said Bellona Avenue, with the use thereof in common with others thereto, and running the eight following courses, viz: north 05 degrees 3 minutes west 33.30 feet, north 12 degrees, 59 minutes east 31.35 feet; north 49 degrees, 47 minutes east 24.10 feet; south 80 degrees, 43 minutes east 32.71 feet south 44 degrees, 28 minutes east 129.22 feet; south 45 degrees, 15 minutes east 49.45 feet; south 56 degrees 02 minutes east 32.63 feet; north 76 degrees 08 minutes east 24.05 feet; thence leaving the said center of said road leading to said Bellona Avenue and binding on the said easterly side of said 20 foot road with the use thereof in common with others thereto and running south 23 degrees 20 minutes east 24 feet, more or less, to the place of beginning; containing 0.698 acres, more or less.

Back to beginning as recorded in Deed Liber 33098/Folio 407 containing .651ac
Located in the 9th Election District, 2nd Council District.

2014-0085-A

No. 103498
Date: 10/4/13

PAID RECEIPT

BUSINESS SETBACK TIME
10/04/2013 10/04/2013 09:17:24

RECEIPT # 670003 10/04/2013
Apt. 5 528 DRING MEMIFICATION

NO. 143995

Receipt Tot	475.00
475.00 CF	4.00 CA
Baltimore County, Maryland	

[illegible]

Total:

Rec
From:

For:

7527 L'HIRONDELLE CLUB RD

2014-0083-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

Date: 10-9-13

RE: Case Number: 2014-0085-A

RECEIVED

Petitioner/Developer: Wendy Quintasol

OCT 31 2013

OFFICE OF ADMINISTRATIVE HEARINGS

Date of Hearing/Closing: 10-28-13

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 7527 L'Herminelle Church Rd

The signs(s) were posted on 10-9-13

(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON

(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road

(Street Address of Sign Poster)

Parkton, MD 21120

(City, State, Zip Code of Sign Poster)

410-343-1443

(Telephone Number of Sign Poster)

**ADMINISTRATIVE
VARIANCE**

CASE # 2014-1025-A

TO PERMIT THE PROPOSED VARIANCE ONTO
THE FRONT AND SIDE AND REAR
THE EXISTING BUILDING WITH A SIDE REAR
SETBACK OF 5 FEET AND A REAR YARD
BACK OF 5 FEET IN LIEU OF THE REQUIRED
20 AND 30 FEET REAR YARD.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,

AN ELIGIBLE INDIVIDUAL OR GROUP MAY

REQUEST A PUBLIC HEARING CONCERNING

THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS

RECEIVED IN THE ZONING REVIEW BUREAU BEFORE

5:00 P.M. ON 12/24/13

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

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

M E M O R A N D U M

DATE: December 3, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0085-A – Appeal Period Expired

The appeal period for the above-referenced case expired on December 2, 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

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>10-22</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
<u>10-18</u>	PLANNING (if not received, date e-mail sent _____)	<u>C</u>
<u>10-17</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: _____	
SIGN POSTING	Date: <u>10-9-13</u> by <u>Pilson</u>	
<u>Missing 10/31 Sp. to June 10/31 @ 8:45 Am - Shelle Rodde</u>		
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2014- 0085 -A Address 7527 L'hirondelle Club Road

Contact Person: Aaron Tsui Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/04/2013 Posting Date: 10/13/13 Closing Date: 10/28/13

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2014- 0085 -A Address 7527 L'hirondelle Club Road

Petitioner's Name Wendy Quitasol Telephone 410-823-3379

Posting Date: 10/13/13 Closing Date: 10/28/13

Wording for Sign: To Permit two additions onto the front and side, and rear of the existing dwelling with a side yard setback of 3 feet and a rear yard setback of 16 feet in lieu of the required 20 and 50 feet respectively

Revised 7/06/11



KEVIN KAMENETZ
County Executive

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

October 29, 2013

Wendy Ann Quitasol
Anita Boulton Quitasol
7527 L'Hirondelle Club Road
Baltimore MD 21204

RE: Case Number: 2014-0085 A, Address: 7527 L'Hirondelle Club Road

Dear Ms. Wendy & Anita Quitasol:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 4, 2013. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Bev True, 3920 London Bridge Road, Sykesville MD 21784

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



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 10-17-13

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

RE: Baltimore County
Item No. 2014-0085-A
Administrative Variance
Wendy Ann Quitasol
Anita Boulton Quitasol
7527 L'Hirondelle Club 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. 2014-0085-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 22, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For October 21, 2013
Item No. 2014-0082, 0085, 0086, 0089 and 0090

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

DAK:CEN
Cc: file

G:\DevPlanRev\ZAC -No Comments\ZAC10212013 -.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: October 18, 2013

FROM: Andrea Van Arsdale
Director, Office of Planning

SUBJECT: 7527 L'Hirondelle Club Road

INFORMATION:

Item Number: 14-085

Petitioner: Wendy & Anita Quitasol

Zoning: DR 1

Requested Action: Administrative Variance

RECEIVED

OCT 18 2013

OFFICE OF ADMINISTRATIVE HEARINGS

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request for administrative variance. It should be noted that this property is within the Ruxton Riderwood Lake Roland Design Review Panel area.

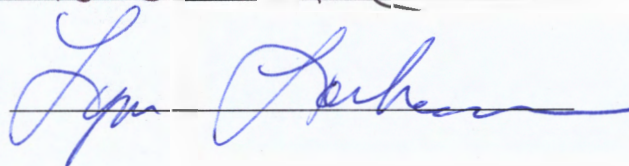
All residential development in the area is to be reviewed by the Design Review Panel. Additions to existing dwellings are also to be reviewed if they are greater than 50% of the existing square footage.

The Department of Planning will need to see the existing and proposed square footage calculations to determine if the property will have to go through the Design Review Panel for review.

If you have any additional questions please contact Krystle Patchak at the Department of Planning at 410-887-3480.

Prepared by: KRISTLE PATCHAK

Division Chief:
AVA:kp



INTER-OFFICE CORRESPONDENCE

DESIGN REVIEW COMMENTS

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

DATE: November 21, 2013

FROM: Andrea Van Arsdale, Director
Department of Planning

RECEIVED

SUBJECT: Design Review Panel – Approval

NOV 22 2013

PROJECT NAME: 7527 L'Hirondelle Club Road, Addition

OFFICE OF ADMINISTRATIVE HEARINGS

PROJECT: DRP # 549, ZAC # 2014-085

PROJECT TYPE: Residential, Ruxton/Riderwood/Lake Roland

DESIGN REVIEW PANEL MEMBERS IN ATTENDANCE:

John DiMenna, Ed Hord, Richard Jones, Shannon Comer Dodge, Mitch Kellman, Fran Anderson
(RRLR)

PROJECT DESCRIPTION:

Cindy Quitasol presented the project to the Panel. The residents at 7527 L'Hirondelle Club Road intend to improve the existing house by constructing three additions to the front, rear, and side of the existing house. The additions will double the size of the existing house and allow more living space and make the home more accessible. Materials for the addition include Hardi Plank as well as shake siding accents and standing seam metal roof accenting. The existing landscaping on the site is intended to remain with the addition of an additional retaining wall proposed at the side of the home where one of the additions is proposed.

The property was the subject of an Administrative Variance (ZAC# 14-085) which requested side and rear yard setback relief. This request has been granted pending DRP review.

DISPOSITION:

Mr. Hord made a motion to approve the project subject to the following conditions:

1. Revise all plans - show grading, location of retaining walls

All revised plans are to be submitted to the Department of Planning for final review and approval. The motion was seconded by Mr. Kellman and approved by acclamation at 6:23 p.m.

As of November 21, 2013 all revised plans have been submitted to the Department of Planning and DRP approval has been granted.

Real Property Data Search (w1)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier:	District - 09 Account Number - 0902574950	
Owner Information		
Owner Name:	QUITASOL WENDY QUITASOL ANITA BOULTON	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	7527 LHIRONDELLE CLUB RD BALTIMORE MD 21204-6419	Deed Reference: 1) /33098/ 00407 2)
Location & Structure Information		
Premises Address:	7527 LHIRONDELLE CLUB RD 0-0000	Legal Description: .651AC 7527 LHIRONDELLE CLUB RD SW RUXTON RD
Map: 0069	Grid: 0016	Parcel: 0271
Sub District:	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2014
Plat No:	Plat Ref:	
Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	
Primary Structure Built 1953	Above Grade Enclosed Area 1,185 SF	Finished Basement Area
Property Land Area 28,314 SF	County Use 04	
Stories 1.000000	Basement YES	Type STANDARD UNIT
Exterior ASBESTOS SHINGLE	Full/Half Bath 1 full	Garage
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
		01/01/2011
Land:	245,500	245,500
Improvements	107,300	107,300
Total:	352,800	352,800
Preferential Land:	0	
		Phase-in Assessments
		As of
		07/01/2013
		07/01/2014
Transfer Information		
Seller: QUITASOL ANITA BOULTON	Date: 01/25/2013	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /33098/ 00407	Deed2:
Seller: FIRST NATIONAL BANK OF MARYLAND	Date: 12/08/2009	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /28947/ 00415	Deed2:
Seller: BOULTON HOWARD	Date: 04/23/1992	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /09148/ 00621	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00
Tax Exempt:		
Exempt Class:	Special Tax Recapture:	
	NONE	
Homestead Application Information		
Homestead Application Status: Application received		

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

2014-0085-A



7527 L'Hirondelle Club Road

Rear View - Area For proposed
cover porch addition

2014-0085-A

7527 L'Hirondelle Club Road

Front View



2014-0085-A



7527 L'Herondelle Club Rd

Left View From driveway

2014-0085 A



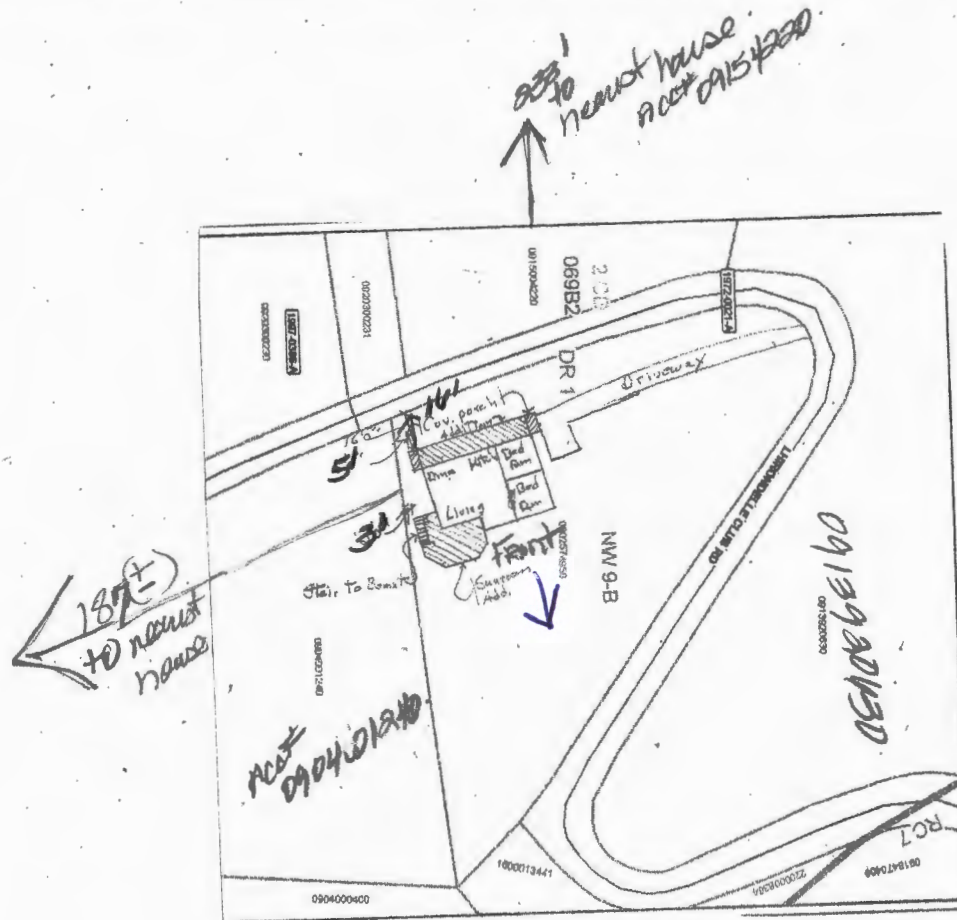
7537 Lhiondelk Club Rd

Right View From driveway

PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 0903574950 DEED REF. # 33098100407

A hand-drawn map of the area around Lake Ontario. The map shows several roads: RD, LAKE, ROLAND, L'ARCHE, and BELLE. It also shows locations like BERWICK, STONESTON, MALVERD, and DUNDON. The map is labeled "MAP IS NOT TO SCALE".

~~N/A~~



PLAN DRAWN BY Ben True DATE 10/1/13 SCALE: 1 INCH = 80' FEET

VIOLATION CASE INFO:

2014-0085-A

ADDRESS 7521 L' Hirondelle Club Rd OWNER(S) NAME(S) Wendy Bultasol + Anita Bouton Bultasol

SUBDIVISION NAME	LOT #	BLOCK #	SECTION #
Nd			

PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 0903574950 DEED REF. # 33098100407

ZONING MAP# DL9B2

SITE ZONED DRI

ELECTION DISTRICT 9

COUNCIL DISTRICT 2

LOT AREA ACREAGE, 651 AC

OR SQUARE FEET _____

HISTORIC? NO

IN CBCA? no

IN FLOOD PLAIN ? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC PRIVATE ☒

SEWER IS:

PUBLIC PRIVATE ✓

PRIOR HEARING? NO

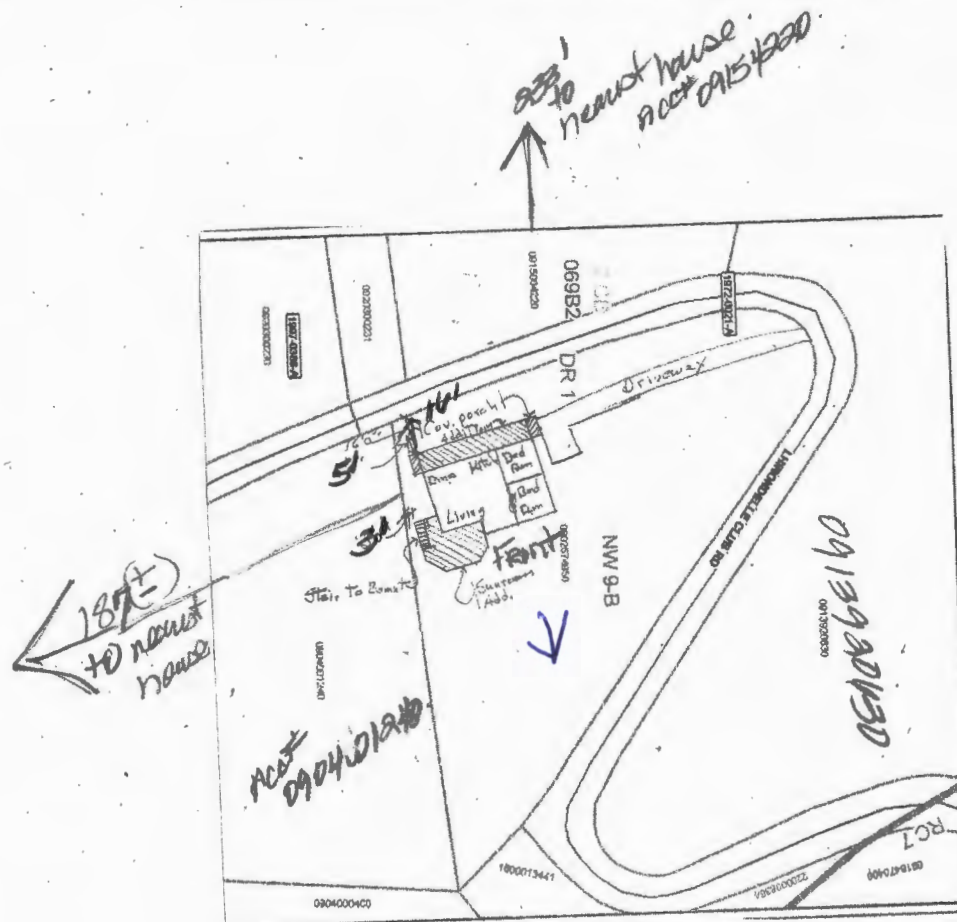
IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

N/A



PLAN DRAWN BY Ben True DATE 10/1/13 SCALE: 1 INCH = 80' FEET

2014-0085-A

Lot # 3 1900007305

DRIVEWAY

PDM # 090379

Pt. Bk./Folio # 049090

Pt. 7526 000049, Folio 0090
1900007306

Lot # 4

1900007304

Lot # 2

0918470400

DR 2

1991-0031-SPHX
0912395000

2004-0592-S

RC-7

7524

0913920630

7522

0915004220

069B2

1972-0021-A

LHIRONDELLE CLUB RD

0902574950

7527

1600013441

9 ED

NW 9-B

2 CD

DR 1

0920300231

7512

1997-0386-A
0920300230

0904001240

7529

0904000400

7505

0912204070

Lot # 2 2200011679
7514

Pt. Bk./Folio # MPXX168
PDM # 078024

7523

0919274120

0923005570
2006-0260-A

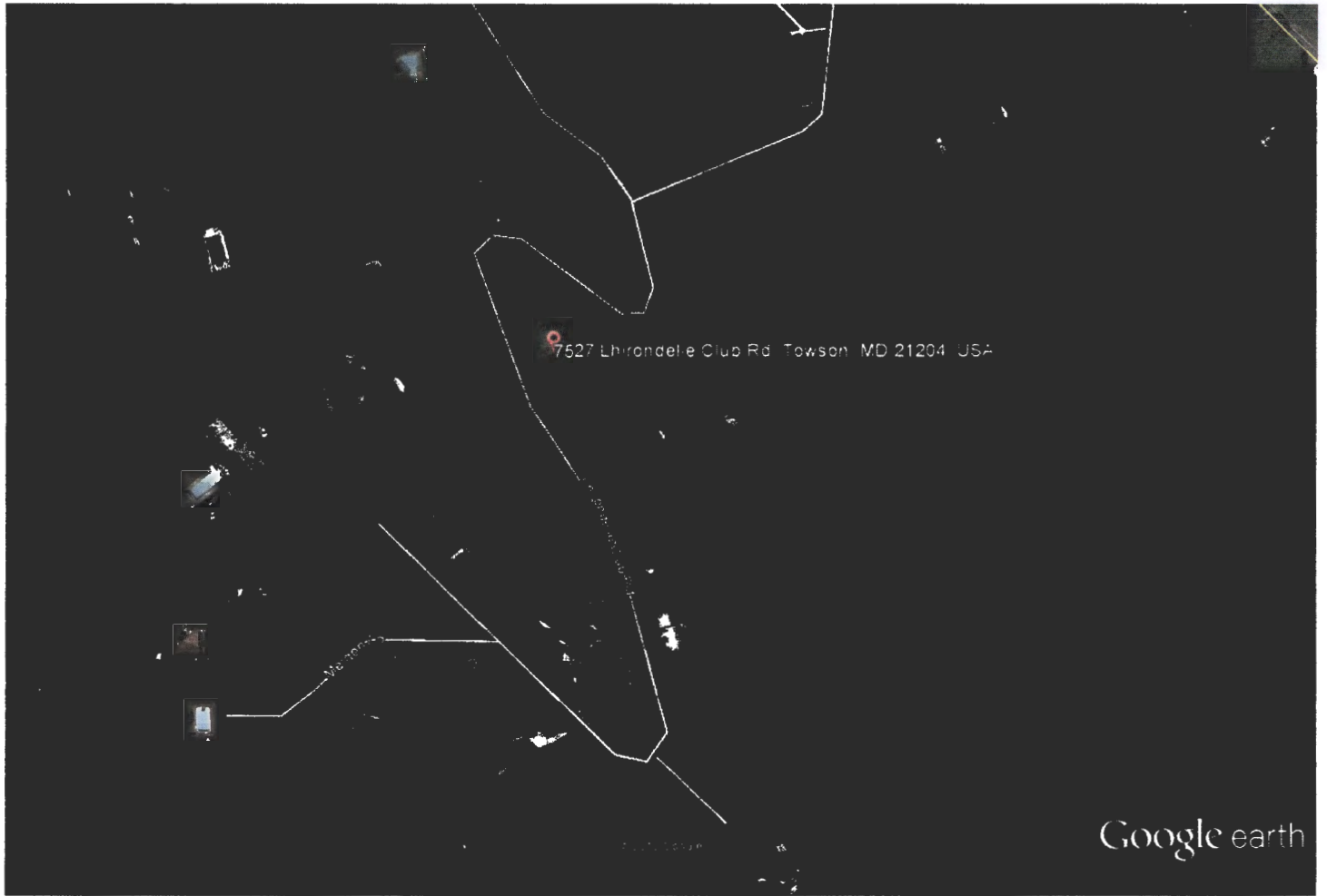
0908650590

069B3

Lot # 1 2200011678
7516

LHIRONDELLE CLUB

2014 -0085-A

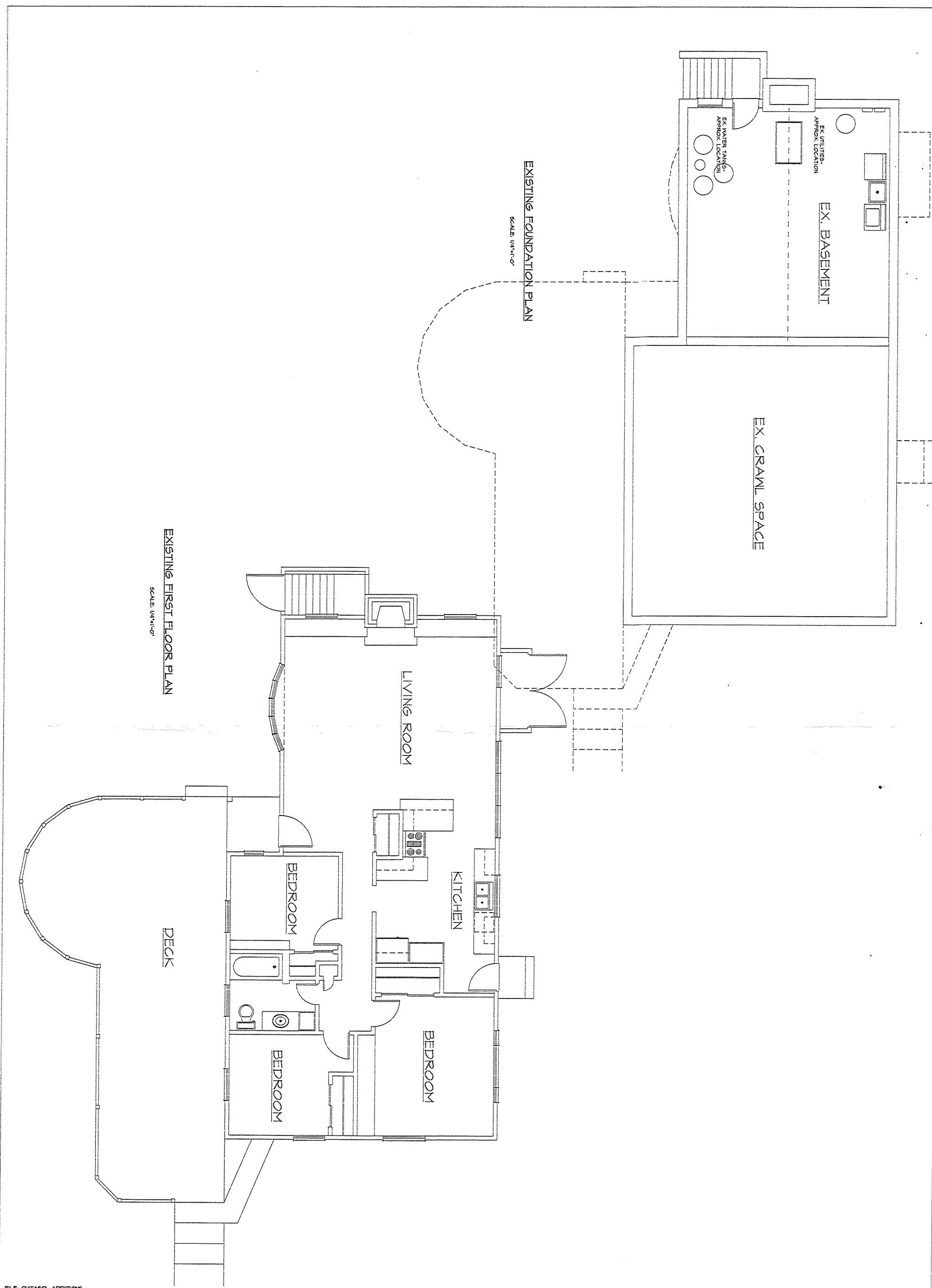


Google earth

feet 900
meters 200

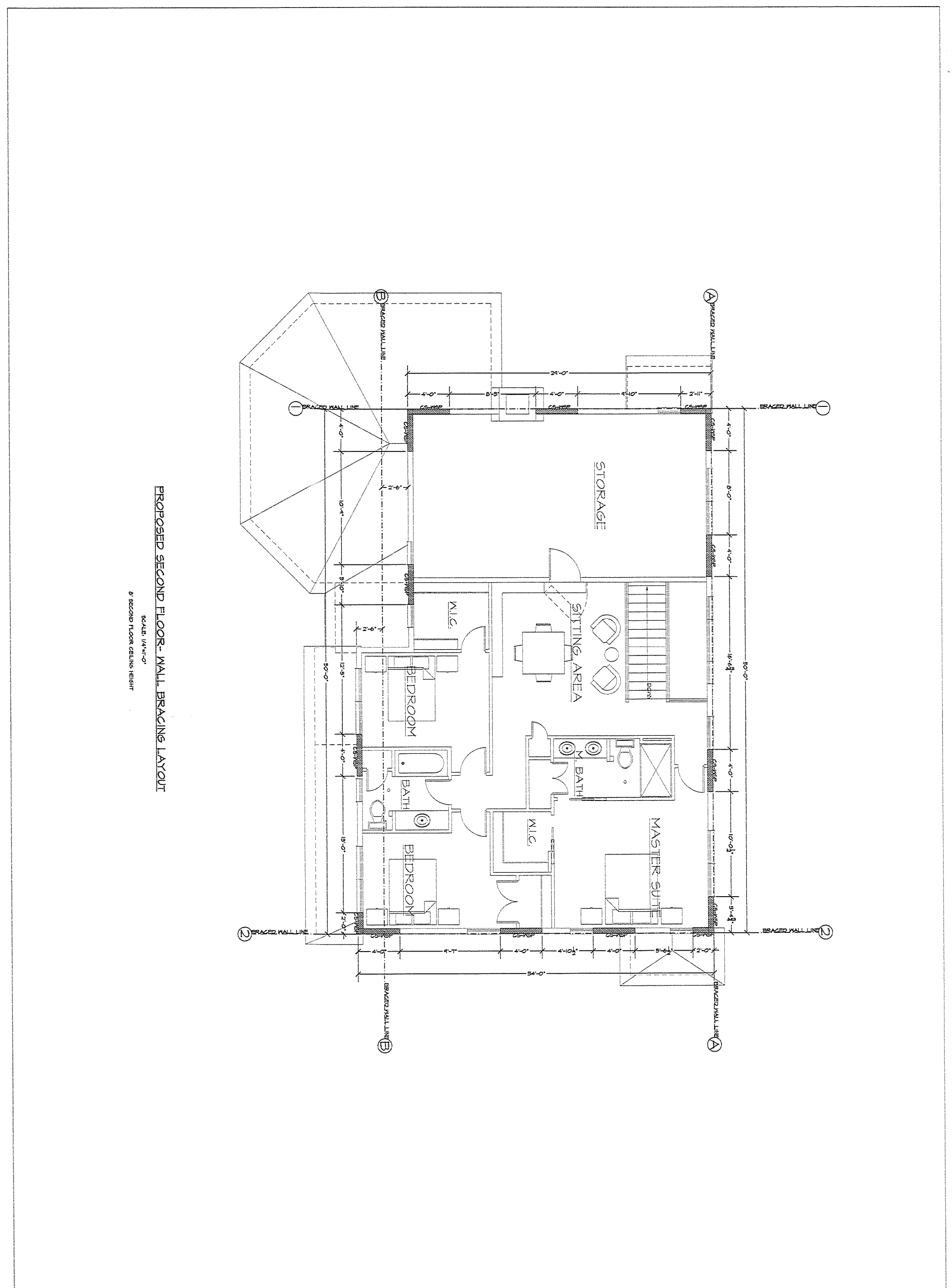


2014-0085-A



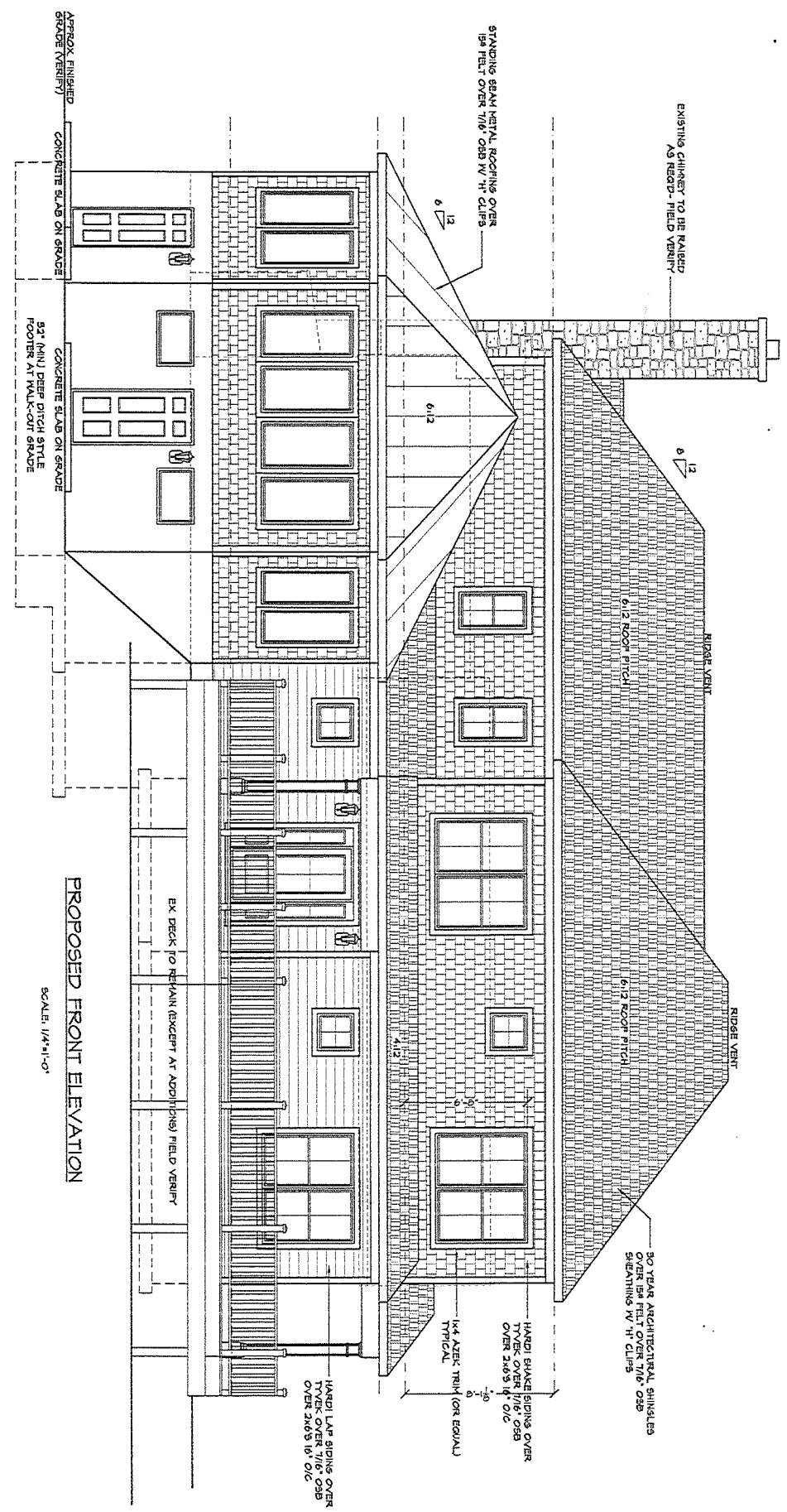
FILE: QUITASOL ADDITIONS		PROJECT ADDRESS: 7021 LINCOLN CLUB RD FINKSBURG, MD 21048 BALTIMORE COUNTY
SCALE: 1/4" = 1'-0"	REMODELING & ADDITIONS TO THE QUITASOL RESIDENCE	
DATE: 8/2013		
SHEET NO.: 1 OF 12		
GBL CUSTOM HOME DESIGN INC. PO BOX 237 FINKSBURG, MD 21048 PHONE 410-833-8320		

2014-0085-A

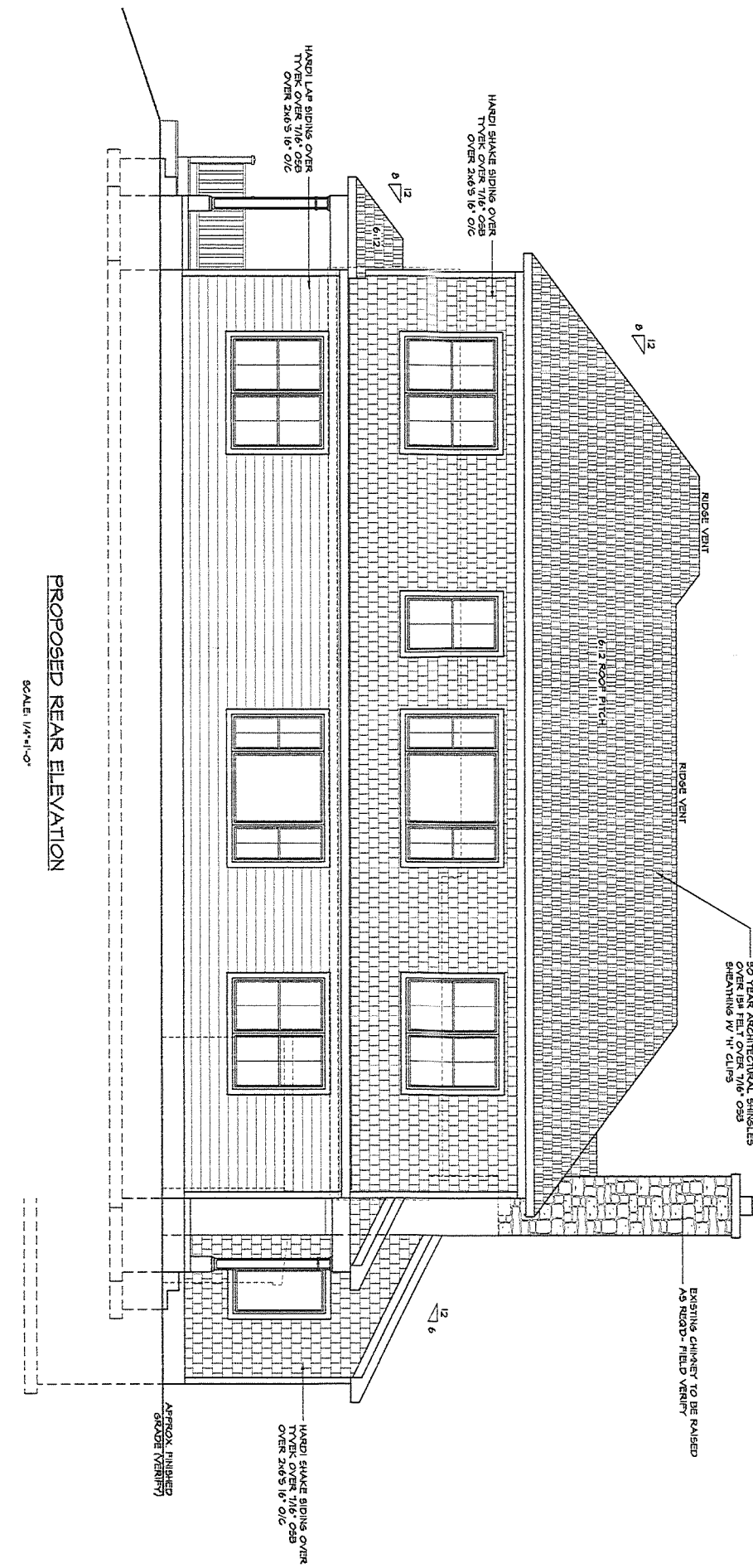


FILE: QUITASOL ADDITIONS		PROJECT ADDRESS: 7021 LINCOLN CLUB RD FINKSBURG, MD 21048 BALTIMORE COUNTY
SCALE: 1/4" = 1'-0"	REMODELING & ADDITIONS TO THE QUITASOL RESIDENCE	
DATE: 8/2013		
SHEET NO.: 11 OF 12		
GBL CUSTOM HOME DESIGN INC. PO BOX 237 FINKSBURG, MD 21048 PHONE 410-833-8320		

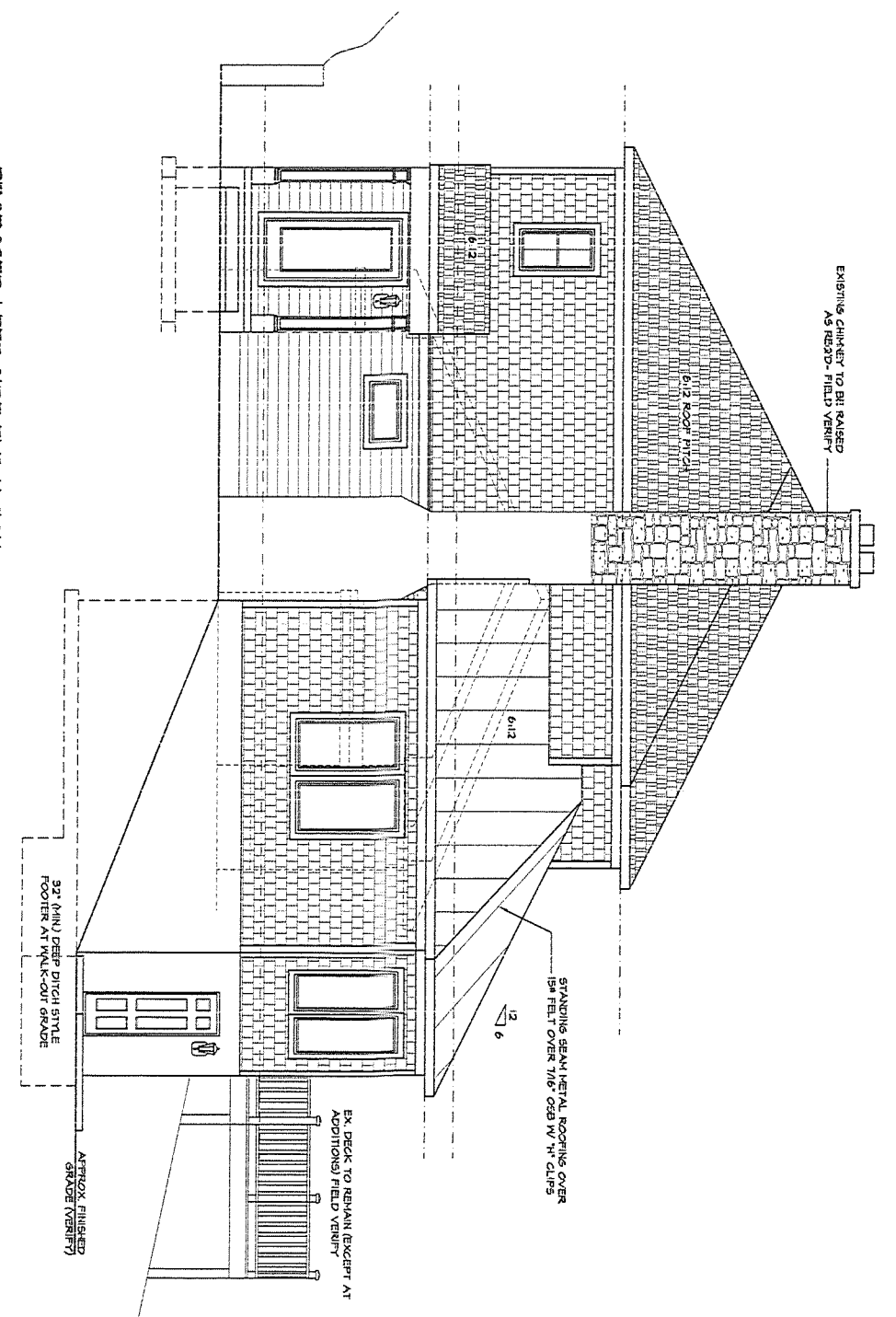
2014-0085-A



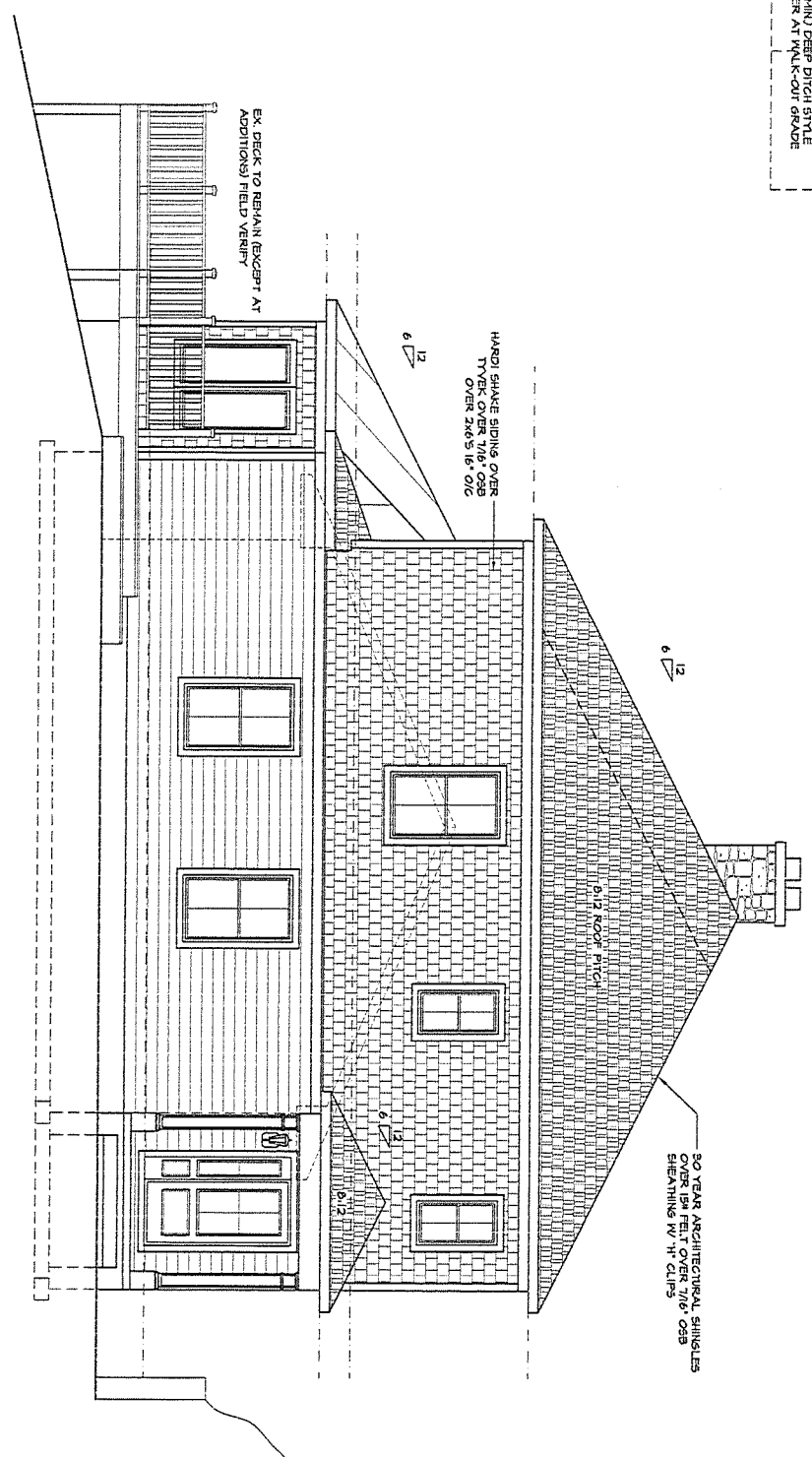
PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED REAR ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"

FILE: QUITASOL ADDITIONS

SCALE: 1/4" = 1'-0"

DATE: 8/20/13

SHEET NO.: 7 OF 12

PROJECT ADDRESS:
13031 LINDENHILL CLAB RD
TOWSON, MD 21284
BALTIMORE COUNTY

REVISION: 4/6/2013

REMODELING & ADDITIONS TO
THE QUITASOL RESIDENCE

GBL CUSTOM HOME
DESIGN INC.
PO BOX 237 FINKSBURG, MD 21048
PHONE 410-833-8320

2014-0085-A

FILE: QUITASOL ADDITIONS

SCALE: 1/4" = 1'-0"

DATE: 8/20/13

SHEET NO.: 6 OF 12

PROJECT ADDRESS:
13031 LINDENHILL CLAB RD
TOWSON, MD 21284
BALTIMORE COUNTY

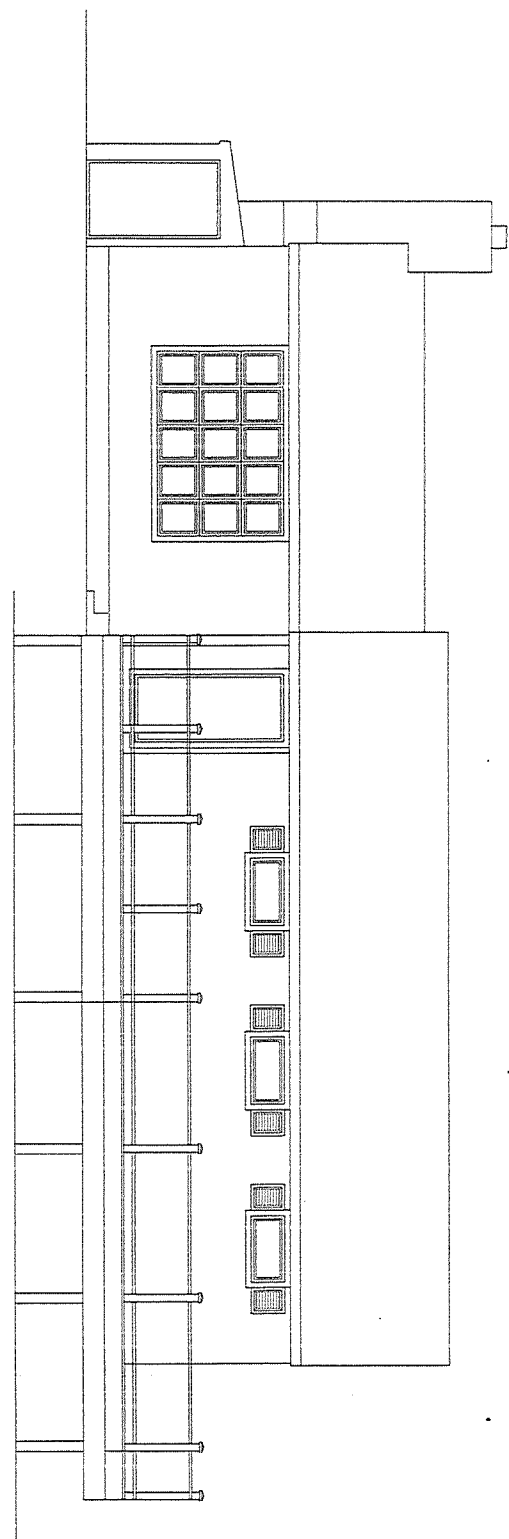
REVISION: 4/6/2013

REMODELING & ADDITIONS TO
THE QUITASOL RESIDENCE

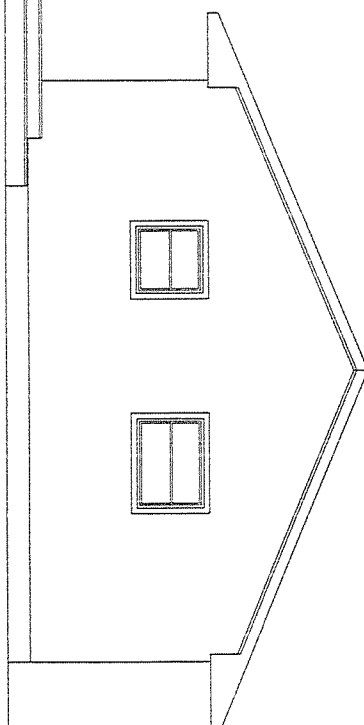
GBL CUSTOM HOME
DESIGN INC.
PO BOX 237 FINKSBURG, MD 21048
PHONE 410-833-8320

2014-0085-A

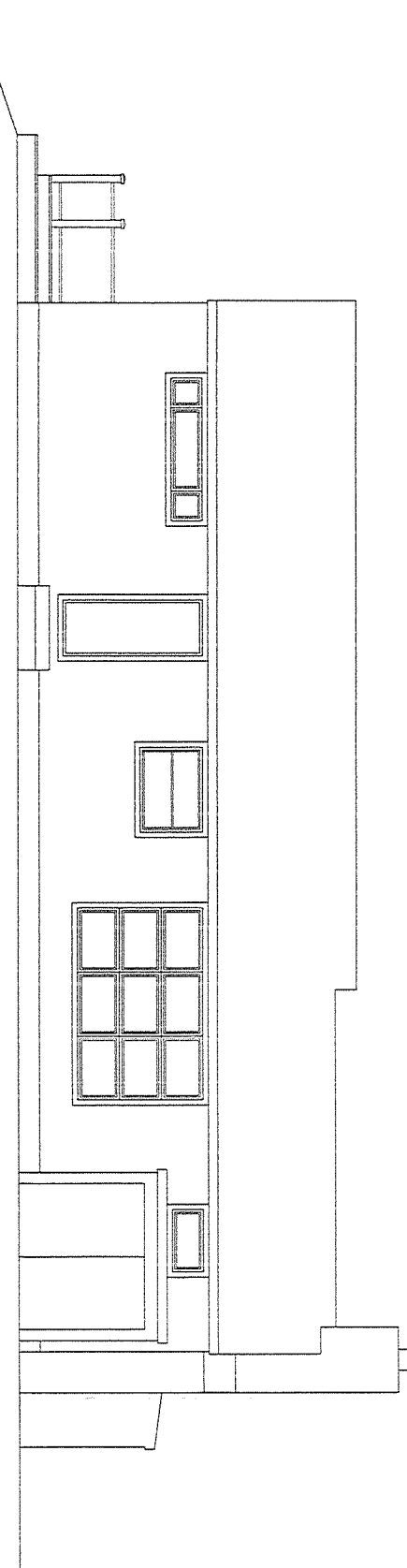
EXISTING FRONT ELEVATION
SCALE 1/4"=1'-0"



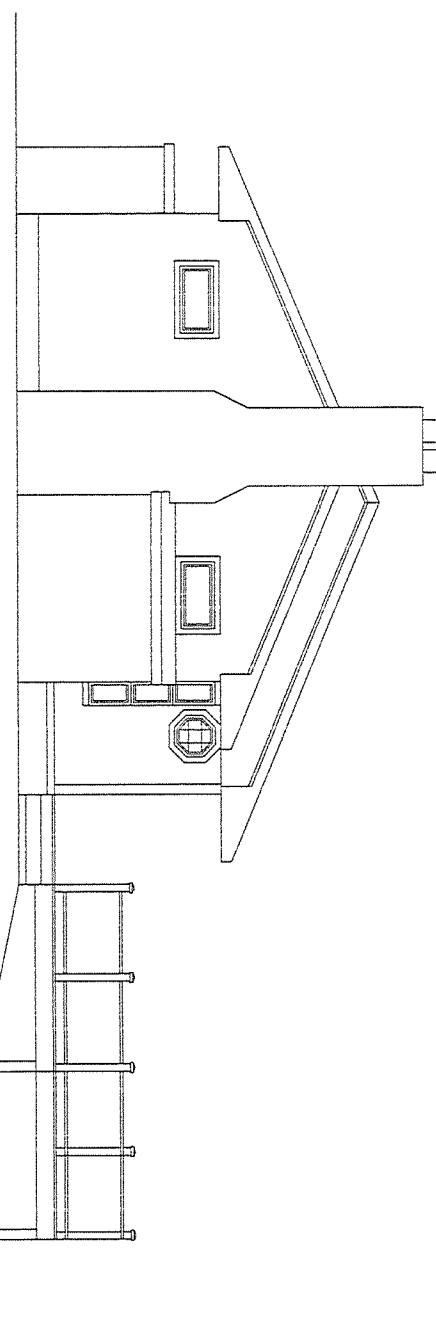
EXISTING RIGHT SIDE ELEVATION
SCALE 1/4"=1'-0"



EXISTING REAR ELEVATION
SCALE 1/4"=1'-0"



EXISTING LEFT SIDE ELEVATION
SCALE 1/4"=1'-0"



REMODELING & ADDITIONS TO THE QUITASOL RESIDENCE

2014-0085-A

FILE: QUITASOL ADDITIONS

SCALE: 1/4" = 1'-0"
DATE: 8/2013
SHEET NO.: 9 OF 12

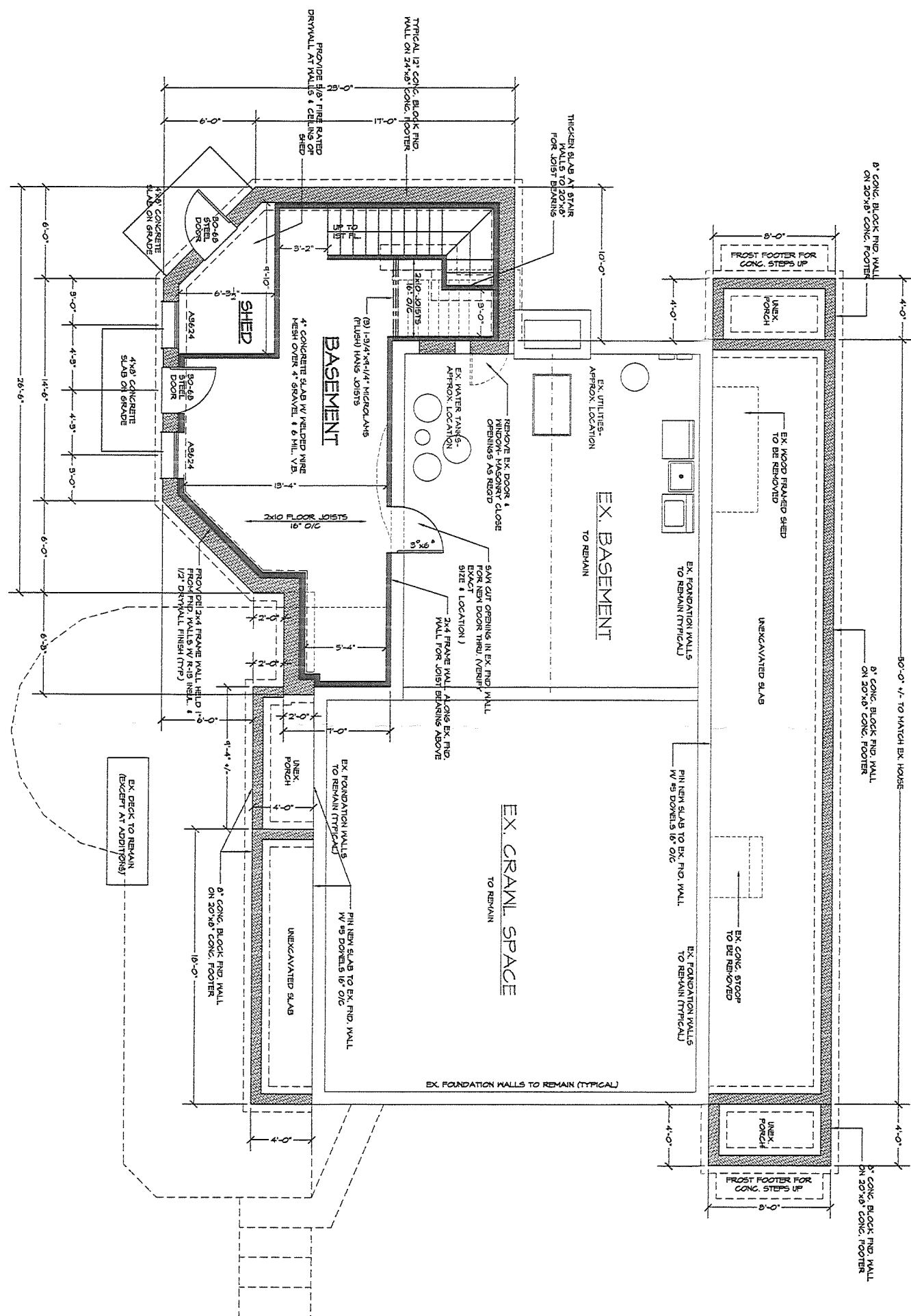
GBL CUSTOM HOME
DESIGN INC.
PO BOX 237 FINKSBURG, MD 21048
PHONE 410-833-8320

REVISED 4/6/2013

PROJECT ADDRESS:
701 LINDEN ST. CLAY RD
TOWSON, MD 21204
BALTIMORE COUNTY

REMODELING & ADDITIONS TO THE QUITASOL RESIDENCE

2014-0085-A



PROPOSED FOUNDATION PLAN
SCALE: 1/4"=1'-0"

WALLS SHOWN ARE DEMOLISHED NEW CASTLE

REVISED 4/6/2013

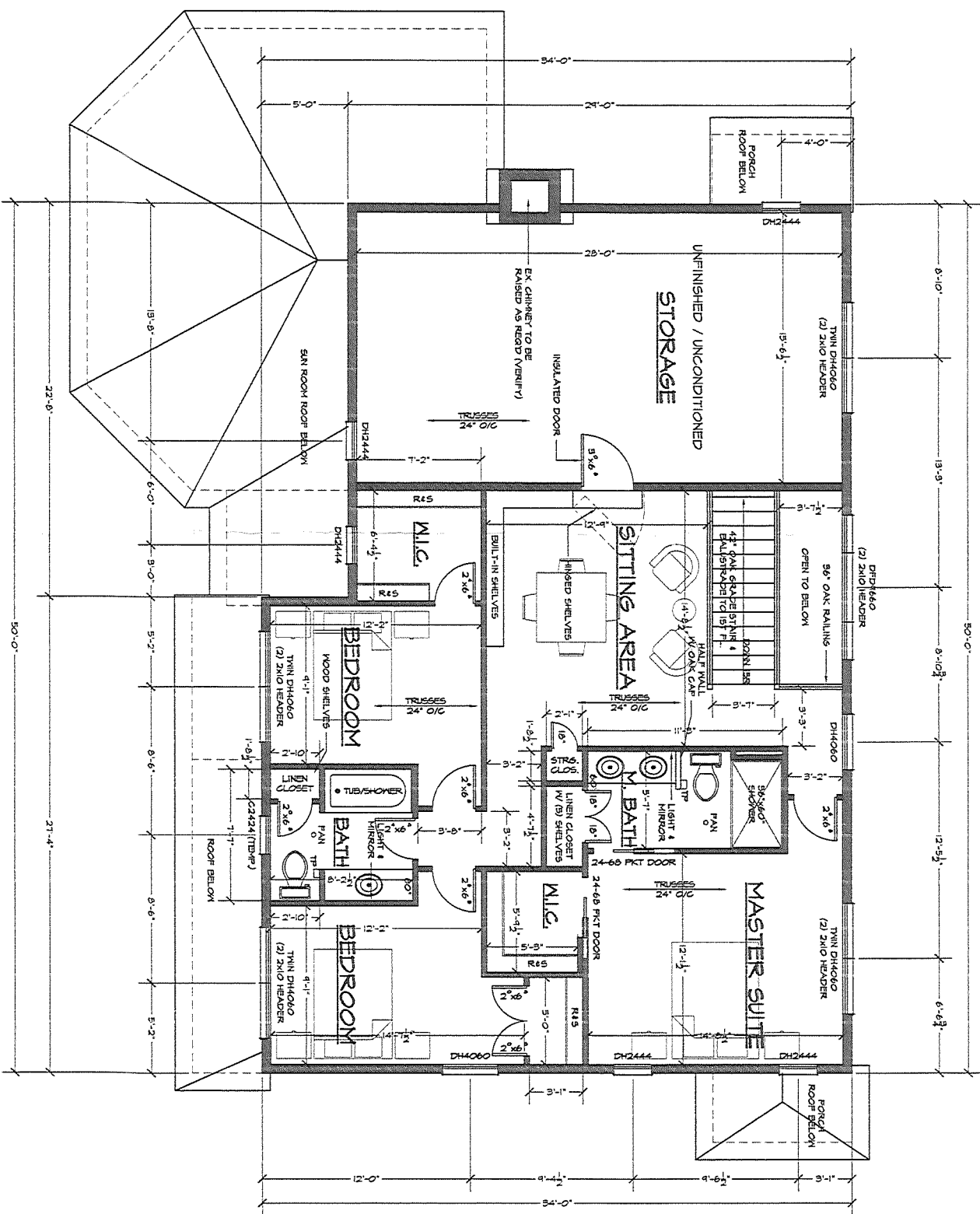
1/4" = 1'-0"
8/2013
NO. 4 OF 12

GBL CUSTOM HOME
DESIGN INC.
PO BOX 237 FINKSBURG, MD 21048
PHONE 410-833-8320

PROJECT ADDRESS:
701 LINDEN ST. CLAY RD
TOWSON, MD 21204
BALTIMORE COUNTY

[illegible]

PROPOSED SECOND FLOOR FRAMING PLAN



FILE: GUTASOL ADDITIONS		NEW/REV: 4/6/2013 1021 LINDENWOOD TOWSON, MD 21204 BALTIMORE COUNTY
SCALE: 1/4" = 1'-0"		
DATE: 9/20/13		
SHEET NO.: 5 OF 12		
GBL CUSTOM HOME DESIGN INC. PO BOX 237 FUNKSBURG, MD 21048 PHONE 410-833-8320		

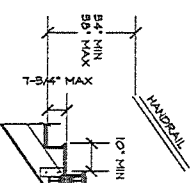
REMODELING & ADDITIONS TO THE QUITASOL RESIDENCE

2014-0085-A

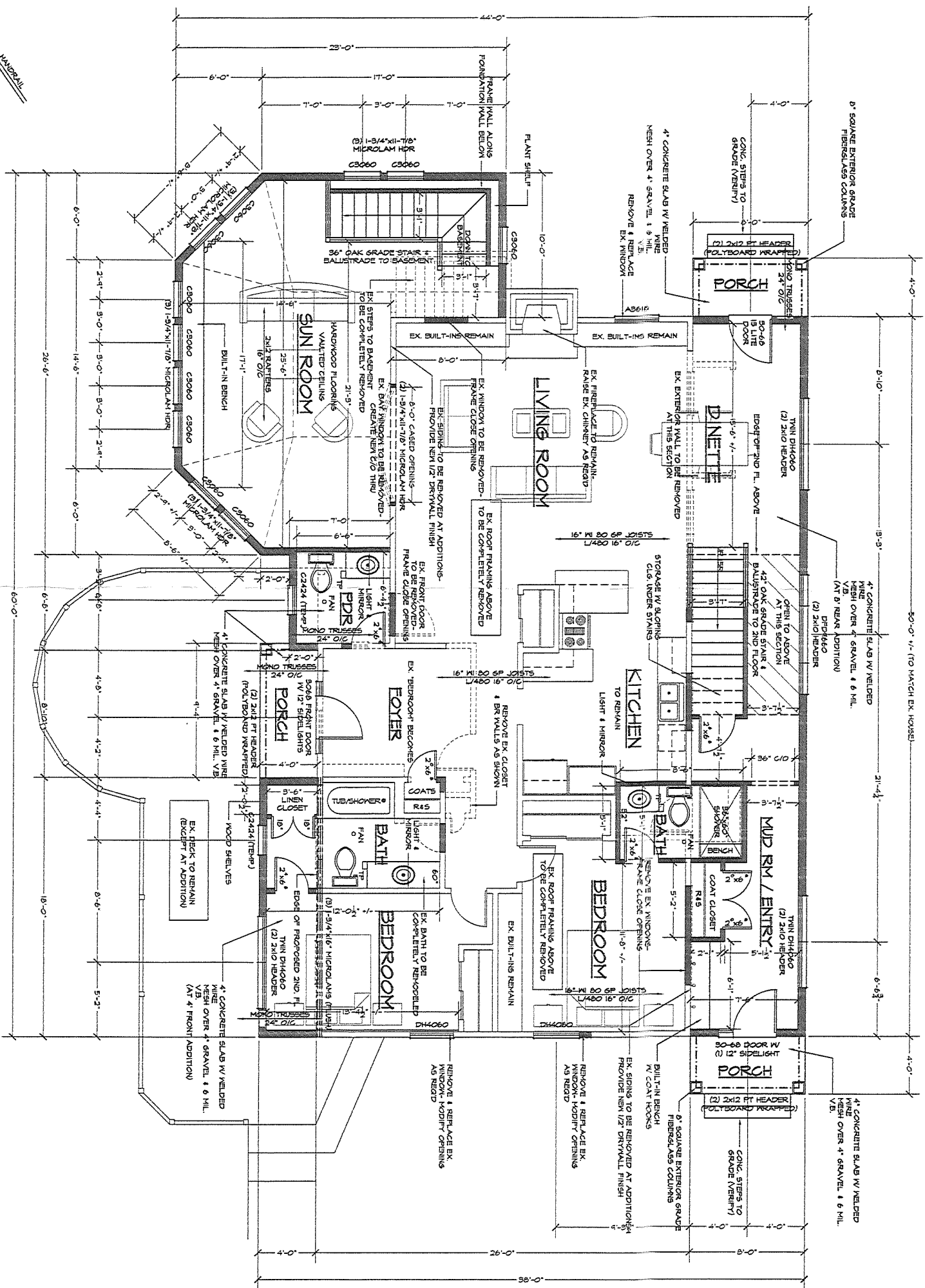
GENERAL STRUCTURAL NOTES

- [illegible]

TYPICAL STAIR SECTION
NOT TO SCALE



PROPOSED FIRST FLOOR PLAN



FILE: QUITASOL ADDITIONS

SCALE: $1/4" = 1'-0"$
DATE: 8/2013
SHEET NO.: 2 OF 12

**GBL CUSTOM HOME
DESIGN INC.**
PO BOX 237 FINKSBURG, MD 21048
PHONE 410-833-8320

PROJECT ADDRESS:
7521 LHIRONDELLE CLUB RD
TOWSON, MD 21204
BALTIMORE COUNTY

REMODELING & ADDITIONS TO THE QUITASOL RESIDENCE

2014-0085-A