

IN RE: PETITION FOR ADMIN. VARIANCE *
(10807 Greenspring Avenue)
3rd Election District *
2nd Council District *
James Alban *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2014-0106-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 owner of the property, James Alban. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an accessory structure (barn) with a height of 30 ft. in lieu of the required 15 ft. 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.

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

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on November 8, 2013, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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

ORDER RECEIVED FOR FILING

Date 12-12-13

By lw

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 Petitioner.

Although the Department of Planning did not make any recommendations related to the barn height and usage, I will impose conditions that the barn 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 12th day of December, 2013 by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an accessory structure (barn) with a height of 30 ft. in lieu of the required 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for any appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- The Petitioner or subsequent owners shall not convert the subject barn into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
- The barn shall not be used for commercial purposes.

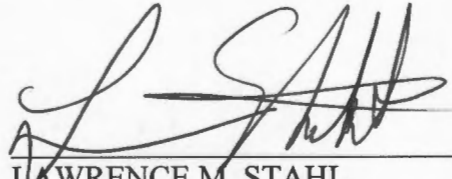
ORDER RECEIVED FOR FILING

Date 12-12-13

By lw

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

Order.

A handwritten signature in dark ink, appearing to read 'L. Stahl', written over a horizontal line.

LAWRENCE M. STAHL
Managing Administrative Law Judge for
Baltimore County

LMS:dlw

ORDER RECEIVED FOR FILING

Date 12-12-13

By bw

KEVIN KAMENETZ
County Executive



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

December 12, 2013

James Alban
10807 Greenspring Avenue
Lutherville-Timonium, Maryland 21093-3604

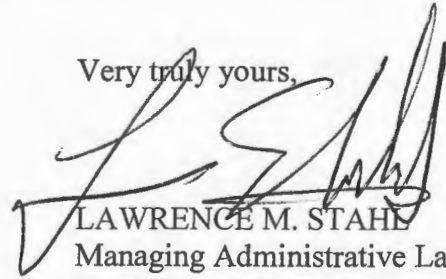
RE: **PETITION FOR ADMINISTRATIVE VARIANCE**
(10807 Greenspring Avenue)
Case No. 2014-0106-A

Dear Mr. Alban:

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,


LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw
Enclosure

c: S & C Contractors, LLC, c/o Steve Johnson, 3809 Bixler Church Road,
Westminster, MD 21158



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING
To be filed with the Department of Permits, Approvals and Inspections

FLOOD

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

Address 10807 Greenspring Avenue **which is presently zoned** RC-2
Deed Reference 29029/00407 **10 Digit Tax Account #** 1 6 0 0 0 0 2 4 2 6
Property Owner(s) Printed Name(s) James Alban

(SELECT THE HEARING(S) BY MARKING ☒ 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

1. ☒ **ADMINISTRATIVE VARIANCE** from section(s) 400.3 BCZR To permit an accessory structure (barn) with a height of 30' in lieu of the required 15'.

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

2. ☐ **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:

N/A
 Name- Type or Print
 Signature
 Date 12-12-13
 Mailing Address City State
 By Zip Code Telephone # Email Address

Attorney for Petitioner:

N/A
 Name- Type or Print
 Signature
 Mailing Address City State
 Zip Code Telephone # Email Address

Legal Owners:

James Alban, N/A
 Name #1 – Type or Print Name #2 – Type or Print
 Signature #1 Signature #2
 10807 Greenspring Ave Luth-Timonium MD
 Mailing Address City State
 21093-3604 Zip Code Telephone # Email Address

Representative to be contacted:

S&C Contractors LLC C/o Steve Johnson
 Name – Type or Print
 Signature
 3809 Bixler Church Road Westminster MD
 Mailing Address City State
 21158 410-913-3811 sgjohnson62@hotmail.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 2014-0106-A Filing Date 11/1/13 Estimated Posting Date 11/19/13 Reviewer JF

Election District 3rd

Council District 2

File No: 17854

EXHIBIT "A" - LEGAL DESCRIPTION

BEGINNING FOR THE SAME AT A BAR AND CAP, NOW SET, AT THE BEGINNING OF A PARCEL OF LAND firstly described in a Deed dated February 12, 1921 and recorded among the land records of Baltimore County in Liber WPC No. 535 folio 496, from John T. Tucker, unmarried to Bettie C. Robinson and husband and running thence with and binding on the first line of said firstly described parcel of land, as the courses are now referred to the Baltimore County Grid meridian 1) South 85 degrees 12 minutes 56 seconds West passing over a pipe, heretofore set, at a distance of 586.95 feet, in all 607.00 feet to a point in Greenspring Avenue, thence running in or near the center of said Greenspring Avenue and running with and binding on a part of the second line of the aforesaid firstly described parcel of land 2) North 05 degrees 06 minutes 04 seconds West 94.24 feet to the beginning of the third or North 65 degrees 15 minutes 30 seconds East 192.86 foot line of a parcel of land which by a deed dated August 28, 1970 and recorded among the land records of Baltimore County in Liber OTG No. 5122 folio 122, was conveyed by Mercantile Safe Deposit and Trust Company and W. Champlain Robinson, Jr., Trustee, to Gordon R. Jones and wife, thence leaving said Greenspring Avenue and running with and binding on said third line and on the fourth, fifth, sixth, and seventh lines of said last mentioned parcel of land, the five following courses and distances viz: 3) North 57 degrees 12 minutes 32 seconds East, passing over a pipe, heretofore set, at a distance of 23.60 feet in all 193.11 feet to a pipe, heretofore set, 4) North 85 degrees 13 minutes 56 seconds East 357.42 feet to a pipe, heretofore set, 5) North 04 degrees 49 minutes 55 seconds West 280.58 feet to a pipe, heretofore set 6) North 14 degrees 10 minutes 04 seconds East 246.05 feet to a pipe, heretofore set and 7) South 85 degrees 23 minutes 18 seconds West 119.93 feet to a point on a concrete monument, heretofore set said point being at the beginning of the fourthly described parcel of land described in the aforesaid Deed from Tucker to Robinson and running thence and binding reversely on the seventh or last line and reversely on the sixth, fifth, fourth and third lines of said fourthly described parcel of land the five following courses and distances viz: 8) North 11 degrees 44 minutes 29 seconds East, passing over the center of said concrete monument at a distance of 0.03 of a foot, in all, 119.71 feet to a concrete monument, heretofore set, 9) North 15 degrees 18 minutes 57 seconds West 68.42 feet to a pipe and cap, heretofore set, 10) South 88 degrees 59 minutes 12 seconds East 255.82 feet to a point at the base of a leaning concrete monument, 11) South 59 degrees 39 minutes 39 seconds East 212.03 feet to a concrete monument set, and 12) South 28 degrees 36 minutes 08 seconds West 102.03 feet to a point in twin 30 inch Ash Tree and in the third line or line described as southerly of the second parcel of land described in the aforesaid Deed from Tucker to Robinson and thence running with and binding on a part of said third line, 13) South 16 degrees 28 minutes 33 seconds East 306.00 feet to a concrete monument, heretofore set, at the beginning of the parcel of land thirdly described in the aforesaid Deed from Tucker to Robinson, thence binding reversely on the seventh or last line and reversely on the sixth and fifth lines of said third parcel of land the three following courses and distances viz: 14) North 50 degrees 06 minutes 55 seconds East 353.05 feet to an iron pin, heretofore set, 15) South 04 degrees 31 minutes 00 seconds East 736.10 feet to a pipe heretofore set and 16) South 84 degrees 37 minutes 56 seconds West 357.31 feet to the beginning of said fifth line of said thirdly described parcel of land and to the beginning of the eighth line of the aforesaid firstly described parcel of land in the deed from Tucker to Robinson and thence running with and binding on said eighth line and on the last line of said firstly described parcel of land, the two following courses and distances viz: 17) South 84 degrees 37 minutes 56 seconds West 263.67 feet to a bar and cap, now set, near a leaning concrete monument and 18) North 04 degrees 46 minutes 04 seconds West 191.42 feet to the place of beginning.

CONTAINING 15.253 ACRES OF LAND, MORE OR LESS.

Return to: Equity Title Co., Inc.
1104 Kenilworth Drive, Suite 406
Towson, Maryland 21204

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 2014-0106-A

Petitioner: James Alban

Address or Location: 10807 Green Spring Ave, Lutherville

PLEASE FORWARD ADVERTISING BILL TO:

Name: S+C Contractors, LLC / Steve Johnson

Address: 3809 Bixler Church Rd
Westminster, MD 21158

Telephone Number: 410-913-3811

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

No. **102655**

Date: **11-1-13**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 11/04/2013 11/01/2013 10:33:47 5

RECEIPT # 704916 11/01/2013 QFLN

5 528 ZONING VERIFICATION
 NO. 102655

Recpt Tot \$75.00
 \$75.00 CK \$1.00 CA
 Baltimore County, Maryland

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

Total: **75.00**

Rec From: **S & C Contractors LLC**

For: **Admin. Variance**
10807 Greeneping Ave
2014-0106-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

Date: 11/11/2013

RE: Project Name: 30' high Barn
Case Number /PAI Number: 2014-0106-A
Petitioner/Developer: James Alban
Date of Hearing/Closing: 11/25/2013

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 10807 Greenspring Ave, Lutherville-Timonium MD 21093

The sign(s) were posted on 11/08/2013

(Month, Day, Year)

Sandra Harrington
(Signature of Sign Poster)

Sandra Harrington/Shannon Baum Signs
(Printed Name of Sign Poster)

105 Competitive Goals Dr
(Street Address of Sign Poster)

Eldersburg, MD 21784
(City, State, Zip Code of Sign Poster)

410-781-4000
(Telephone Number of Sign Poster)

**ATTACH PHOTOGRAPH OF
SIGN POSTED ON PROPERTY
HERE**

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2014-0106-A

To Permit an accessory structure
(barn) with a height of 30' in
lieu of the required 15'.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-12(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 11/25/13

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 UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

MEMORANDUM

DATE: January 27, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0106-A – Appeal Period Expired

The appeal period for the above-referenced case expired on January 13, 2014. 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

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment12-11*Training 11-26*

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent 11-26, 12-2
12-6)NC

DEPS

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

FIRE DEPARTMENT

PLANNING

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

11-15

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: 11-8-13by Shannon
Baum Signs

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- 0106 -A Address 10807 Greenspring Ave
Contact Person: JUN R. FERNANDO Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11-1-13 Posting Date: 11-10-13 Closing Date: 11-25-13

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- 0106 -A Address 10807 GREENSPRING AVE
Petitioner's Name JAMES ALBAN Telephone 410-913-3811
Posting Date: 11-10-13 Closing Date: 11-25-13
Wording for Sign: To Permit an accessory structure (barn) with a height of 30' in lieu of the required 15'.

Revised 7/06/11



KEVIN KAMENETZ
County Executive

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

November 26, 2013

James Alban
10807 Greenspring Avenue
Luth-Timonium MD 21093

RE: Case Number: 2014-0106 A, Address: 10807 Greenspring Avenue

Dear Mr. Alban:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 1, 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
S & C Contractors LLC, c/o Steve Johnson, 3809 Bixler Church Road, Westminster MD 21158

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



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

Date: 11-15-13

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

RE: Baltimore County
Item No 2014-0106-A
Administrative Variance
James Alton
10807 Greenspring 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. 2014-0106-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/
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

Debra Wiley - Re: Reminder: 2014-0106-A ZAC comment

From: Terry Curtis
To: Kennedy, Dennis; Wiley, Debra
Date: 12/11/2013 10:21 AM
Subject: Re: Reminder: 2014-0106-A ZAC comment

Hi Debra,

I reviewed the above ZAC agenda as well as discussed it with Dave Thomas and we take no exception to the item.

Hope this helps and if you have additional questions please feel free to contact me anytime,

Terry Curtis

Terry Curtis, Jr.
Baltimore County
Department of Public Works
410-887-3117
tcurtis@baltimorecountymd.gov

>>> Debra Wiley 12/6/2013 11:51 AM >>>
Please advise. Thanks.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

>>> Debra Wiley 12/2/2013 3:16 PM >>>
Hi there,

Do you know when we can expect the ZAC comment? We're getting inquiries as to whether the Admin. Var. has been completed.

Thanks again.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings

105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

>>> Dennis Kennedy 11/26/2013 1:40 PM >>>

Terry:

Since you told Charles that you were talking to the petitioner, I didn't send a comment. Could you send them one from DPW?

Dennis

>>> Debra Wiley 11/26/2013 1:36 PM >>>

Hi Dennis,

Can you please advise if you're planning to submit a ZAC comment for the case below; file is marked floodplain.

Thanks.

CASE NUMBER: 2014-0106-A

10807 GREENSPRING AVE.

Location: E/S of Greenspring Avenue, 1,160 ft +/- S of Greenspring Valley Road

3rd Election District, 2nd Council District

Legal owner: James Alban

ADMINISTRATIVE VARIANCE To permit an accessory structure (barn) with a height of 30 ft.
in lieu of the required 15 ft.

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dwiley@baltimorecountymd.gov

Debra Wiley - Re: Reminder: 2014-0106-A ZAC comment

From: Terry Curtis
To: Kennedy, Dennis; Wiley, Debra
Date: 12/9/2013 2:09 PM
Subject: Re: Reminder: 2014-0106-A ZAC comment

Hi Debra,

I am reevaluating this site now and I will be able to give you an answer tomorrow.

Have a great day,

Terry

Terry Curtis, Jr.
Baltimore County
Department of Public Works
410-887-3117
tcurtis@baltimorecountymd.gov

>>> Debra Wiley 12/6/2013 11:51 AM >>>
Please advise. Thanks.

Debbie Wiley
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3rd Election District, 2nd Council District

Legal owner: James Alban

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410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

Debra Wiley - Reminder: 2014-0106-A ZAC comment

AV
11-25-13

From: Debra Wiley
To: Curtis, Terry; Kennedy, Dennis
Date: 12/6/2013 11:51 AM
Subject: Reminder: 2014-0106-A ZAC comment

Please advise. Thanks.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
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410-887-3468 (fax)
dwiley@baltimorecountymd.gov

Debra Wiley - Re: Fwd: 2014-0106-A ZAC comment

From: Debra Wiley
To: Curtis, Terry; Kennedy, Dennis
Date: 12/2/2013 3:16 PM
Subject: Re: Fwd: 2014-0106-A ZAC comment

Hi there,

Do you know when we can expect the ZAC comment? We're getting inquiries as to whether the Admin. Var. has been completed.

Thanks again.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

>>> Dennis Kennedy 11/26/2013 1:40 PM >>>

Terry:

Since you told Charles that you were talking to the petitioner, I didn't send a comment. Could you send them one from DPW?

Dennis

>>> Debra Wiley 11/26/2013 1:36 PM >>>

Hi Dennis,

Can you please advise if you're planning to submit a ZAC comment for the case below; file is marked floodplain.

Thanks.

CASE NUMBER: 2014-0106-A

10807 GREENSPRING AVE.

Location: E/S of Greenspring Avenue, 1,160 ft +/- S of Greenspring Valley Road

3rd Election District, 2nd Council District

Legal owner: James Alban

ADMINISTRATIVE VARIANCE To permit an accessory structure (barn) with a height of 30 ft. in lieu of the required 15 ft.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings

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Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

Message Id: 529CEAA1.F37 : 38 : 53259
Subject: Re: Fwd: 2014-0106-A ZAC comment
Created By: dwiley@baltimorecountymd.gov
Scheduled Date:
Creation Date: 12/2/2013 3:16 PM
From: Debra Wiley

Recipients

Recipient	Action	Date & Time	Comment
 COB_PO.COB_DOM	Delivered	12/2/2013 3:16 PM	
To: Dennis Kennedy (DKennedy@baltimorecountymd.gov)	Read	12/2/2013 3:19 PM	
To: Terry Curtis (tcurtis@baltimorecountymd.gov)	Read	12/3/2013 9:48 AM	

Post Offices

Post Office	Delivered	Route
COB_PO.COB_DOM	12/2/2013 3:16 PM	baltimorecountymd.gov

Files

File	Size	Date & Time
MESSAGE	3540	12/2/2013 3:16 PM
TEXT.htm	5220	12/2/2013 3:16 PM

Options

Auto Delete: No
Concealed Subject: No
Expiration Date: None
Notify Recipients: Yes
Priority: Standard
Reply requested by None
Security: Standard
To Be Delivered: Immediate

Record Id

Record Id:	529CA451.NCH_DOM.NCH_PO.100.1687076.1.1A490.1
Common Record Id:	529CA451.NCH_DOM.NCH_PO.200.2000026.1.43133.1

*Awaiting
ZAC
comment
from DPR*

Debra Wiley - Fwd: 2014-0106-A ZAC comment

From: Dennis Kennedy
To: Curtis, Terry
Date: 11/26/2013 1:40 PM
Subject: Fwd: 2014-0106-A ZAC comment
CC: Wiley, Debra

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Real Property Data Search (w2)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier:	District - 03 Account Number - 1600002426	
Owner Information		
Owner Name:	ALBAN JAMES	Use: RESIDENTIAL
Mailing Address:	10807 GREENSPRING AVE LUTH-TIMONIUM MD 21093-3604	Principal Residence: YES Deed Reference: 1) /29029/ 00407 2)
Location & Structure Information		
Premises Address:	10807 GREENSPRING AVE 0-0000	Legal Description: 15.253 AC 10807 GREENSPRING AVE ES 650FT S OF VALLEY RD
Map:	Grid:	Parcel:
0059	0024	0177
Sub District:	Subdivision:	Section:
	0000	
Block:	Lot:	Assessment Year:
		2014
Plat No:	Plat Ref:	
Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1996	9,220 SF	3000 SF
Property Land Area	County Use	
15.2500 AC	04	
Stories	Basement	Type
2.000000	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
FRAME	7 full/ 2 half	1 Attached
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
		01/01/2011
Land:	977,500	977,500
Improvements	1,789,900	1,789,900
Total:	2,767,400	2,767,400
Preferential Land:	0	
		Phase-in Assessments
		As of
		07/01/2013
		As of
		07/01/2014
Transfer Information		
Seller:	Date:	Price:
LERNER BRAD D	12/29/2009	\$3,200,000
Type: NON-ARMS LENGTH OTHER	Deed1: /29029/ 00407	Deed2:
Seller: MATTHEWS LESLIE S/JULIE N,TRUSTEES	Date: 06/11/2004	Price: \$2,900,000
Type: NON-ARMS LENGTH OTHER	Deed1: /29032/ 00280	Deed2:
Seller: MATTHEWS LESLIE S	Date: 06/25/1997	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /12249/ 00396	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: No Application		

Baltimore County

[New Search](#)District: **03** Account Number: **1600002426**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml.



 Loading... Please Wait. Loading... Please Wait.

-->

Alban
10807 Greenspring Ave

South side of House / View to rear of property of proposed barn location

10/31/13



Alban
10807 Greenspring Ave
Lutherville

Front of house
West side of house

10/31/13



Alban
10807 Greenspring Ave

View of rear of house
from gravel drive near proposed barn location

10/31/13



Alban

1807 Greenspring Ave

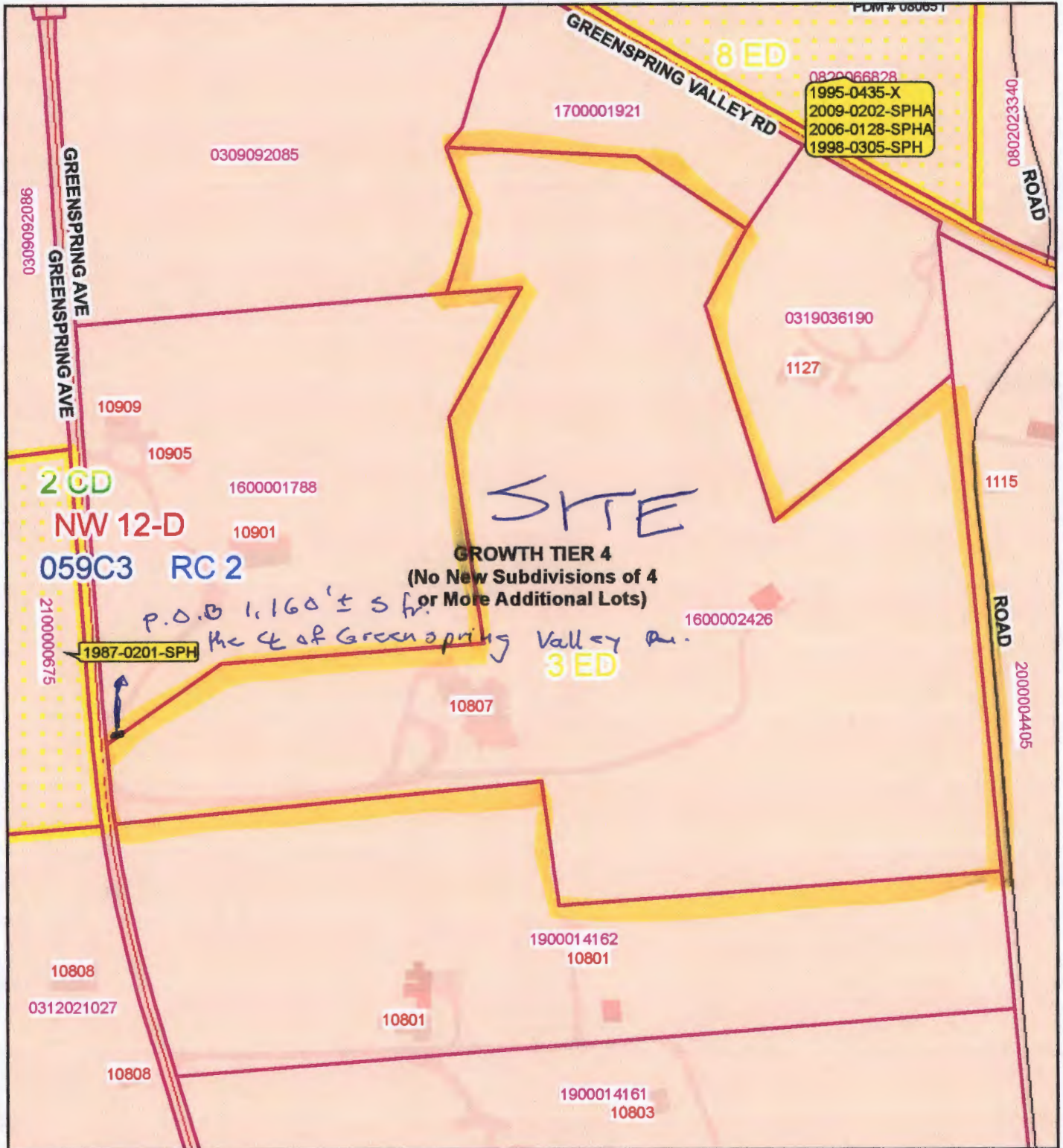
View of Proposed location
for new barn

Wooded area right side of gravel drive

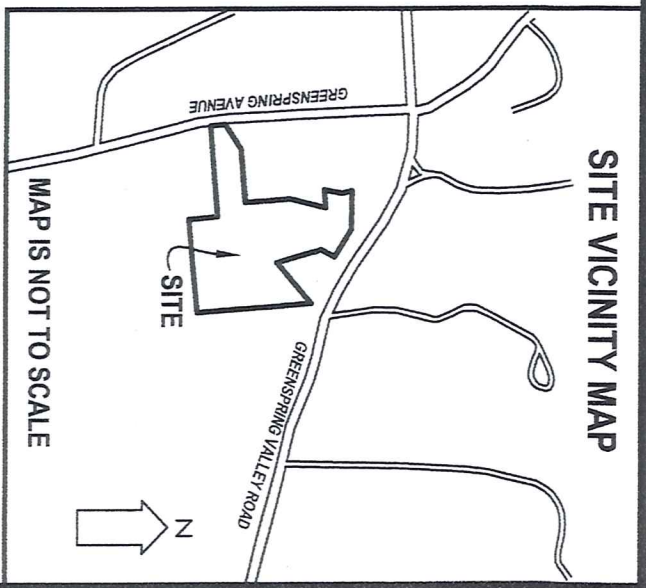
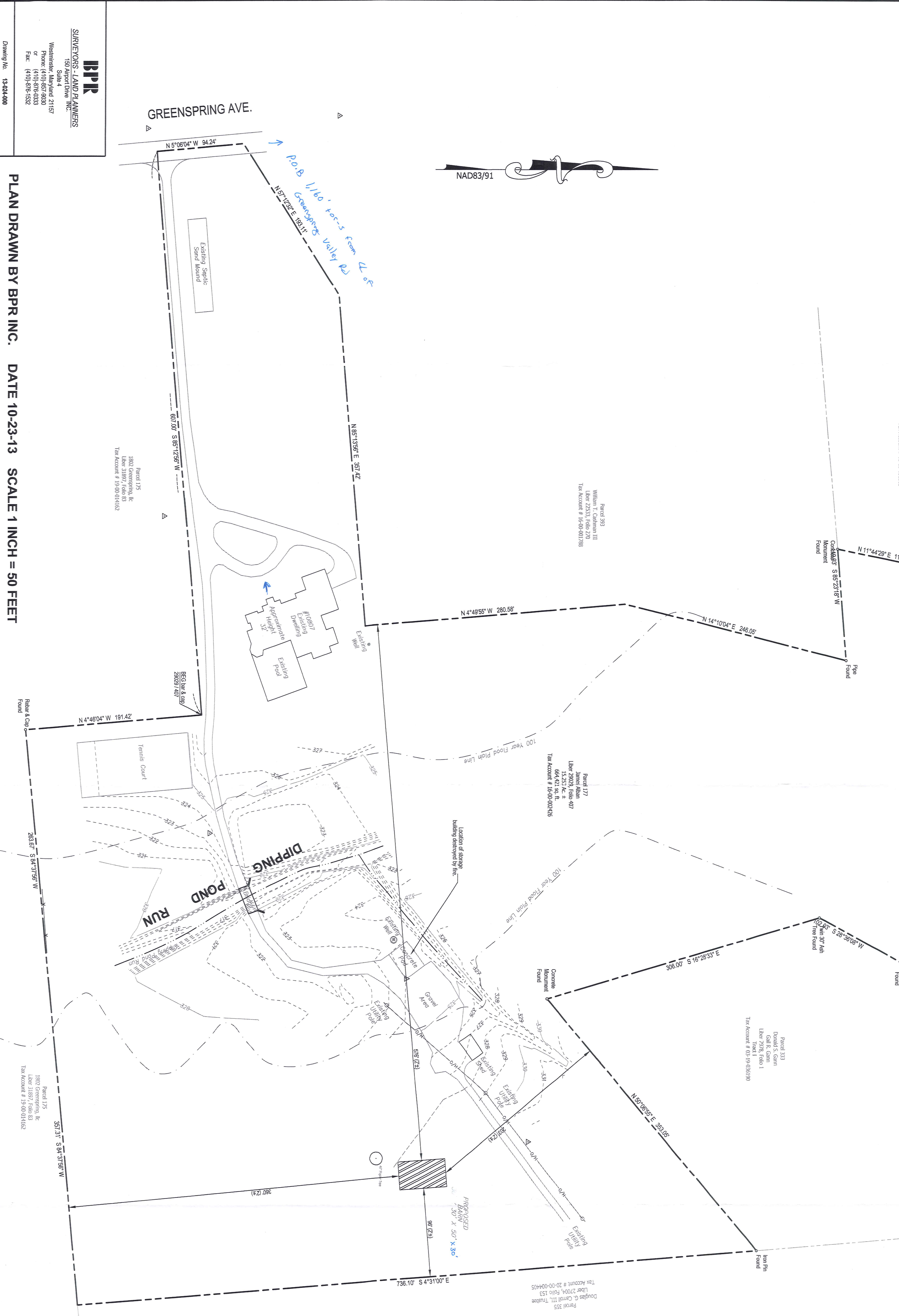
view of previous barn
location left lower corner
of photo



10807 Greenspring Avenue



ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING N/A
ADDRESS : 10807 GREENSPRING AVENUE OWNERS NAME: JAMES ALBAN
SUBDIVISION NAME N/A LOT# N/A BLOCK# N/A SECTION# N/A
PLATBOOK # N/A FOLIO N/A 10 DIGIT TAX# 1600002426 DEED REF# 29029/00407



MD ENVIRONMENTAL TRUST
EASEMENT

GIS MAP COPY # 059C3

ZONING MAP # 059C3
SITE ZONED RC 2
ELECTION DISTRICT 3RD
COUNCIL DISTRICT 2
LOT AREA ACREAGE 15.253 AC.
OR SQUARE FEET
HISTORIC NO
IN CBCA NO
IN FLOOD PLAIN YES
UTILITIES MARK WITH X
WATER IS: PRIVATE X
PUBLIC N/A
SEWER IS: PRIVATE X
PUBLIC N/A
PRIOR HEARING NO
IF SO GIVE CASE NUMBER
AND ORDER RESULTS BELOW

VIOLATION CASE INFO:

BPR
SURVEYORS - LAND PLANNERS
150 Airport Drive, N.C.
Suite 4
Westminster, Maryland 21157
Phone: (410) 857-8000
Fax: (410) 857-8000
Fax: (410) 857-8000

PLAN DRAWN BY BPR INC. DATE 10-23-13 SCALE 1 INCH = 50 FEET

Red
Car
A