

IN RE: PETITION FOR ADMIN. VARIANCE *
(11530 Falls Road)
8th Election District *
2nd Council District *
Christopher H. Lee & Susan D. Ginkel *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2014-0126-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Christopher H. Lee & Susan D. Ginkel. The Petitioners are requesting Variance relief from §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: (1) To permit an accessory structure (existing residential garage) to remain in the side yard and to have a height of 24 ft. in lieu of the required 15 ft. (Garage to contain a full bathroom for convenience purposes); and (2) To allow an existing swimming pool to remain in the front yard in lieu of the permitted rear yard. 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 6, 2013, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date

12/30/13

By

Sen

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 30th day of December, 2013, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: (1) To permit an accessory structure (existing residential garage) to remain in the side yard and to have a height of 24 ft. in lieu of the required 15 ft. (Garage to contain a full bathroom for convenience purposes); and (2) To allow an existing swimming pool to remain in the front yard in lieu of the permitted rear yard, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- The Petitioners may apply for their 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.

ORDER RECEIVED FOR FILING

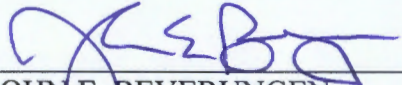
Date

12/30/13

By

SEN

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 12/30/13

By sen

KEVIN KAMENETZ
County Executive



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

December 30, 2013

Christopher H. Lee
Susan D. Ginkel
11530 Falls Road
Lutherville, Maryland 21093

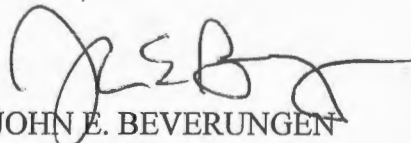
RE: Petition for Administrative Variance
Case No. 2014-0126-A
Property: 11530 Falls Road

Dear Mr. Lee and Ms. Ginkel:

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.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Timothy M. Kotroco, Esq., Whiteford, Taylor & Preston, LLP,
One West Pennsylvania Avenue, Suite 300, Towson, MD 21204



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 11530 Falls Road which is presently zoned RC 5
Deed Reference 34263/00297 10 Digit Tax Account # 0816062220
Property Owner(s) Printed Name(s) Christopher Lee and Susan Ginkel

(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) 400.1/ To permit an accessory structure (existing residential garage) to remain in the side yard and to have a height of 24' feet in lieu of required 15' ~~and to allow an existing swimming pool to remain in the front yard in lieu of the permitted rear yard. (Garage to contain a full bathroom for convenience purposes).~~
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:

ORDER RECEIVED FOR FILING
Name- Type or Print Den
Signature Den
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Timothy M. Kotroco
Name- Type or Print Tim Kotroco/ADS
Signature Tim Kotroco/ADS
One W. Pennsylvania Ave., St. 300, Towson, MD
Mailing Address _____ City _____ State _____
21204 tkotroco@wtplaw.com
Zip Code _____ Telephone # _____ Email Address _____

Legal Owners:

Christopher Lee Susan Ginkel
Name #1- Type or Print _____ Name #2 - Type or Print _____
Signature #1 _____ Signature #2 _____
11530 Falls Rd., Lutherville, MD
Mailing Address _____ City _____ State _____
21093
Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

Timothy M. Kotroco
Name - Type or Print Tim Kotroco/ADS
Signature Tim Kotroco/ADS
1 W. Pennsylvania Ave, Towson, MD
Mailing Address _____ City _____ State _____
21204 410.332.2000 tkotroco@wtplaw.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 2014-0126-A Filing Date 1/25/13 Estimated Posting Date 12/8/13 Reviewer G.A

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.

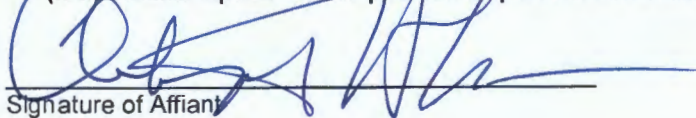
That the property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 11530 Falls Road Lutherville MD 21093
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)

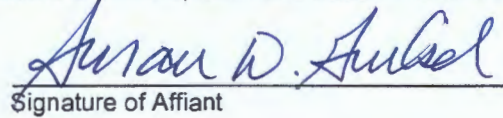
The Petitioners are new owners of the subject property (settled on 9/25/13). The house was built in 1853 and all improvements (garage, house & pool) have existed in their present locations for many decades. No changes are proposed. The property is 4 acres in size & is surrounded on all sides by the former Chestnut Ridge Golf Course. The Petitioners wish to add a 2nd story dormer roof onto the existing garage. This new construction will provide additional storage room & a recreation room for the Petitioner's children. There will be a full bathroom installed (permitted) within the new addition. The foundation & first story of the garage will remain. Given the pitch of the new roof & the need to provide enough room for people to stand up in the 2nd story, the height of the garage will total 24 feet. Practical difficulty or hardship would result if the Petitioners had to remove & tear down the existing garage & swimming pool only to move them to the rear yard of the property. There are no neighbors around this property and there will be no adverse impacts on any surrounding properties.

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


Signature of Affiant

Christopher Lee

Name- Print or Type


Signature of Affiant

Susan Ginkel

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 BALTIMORE, to wit:

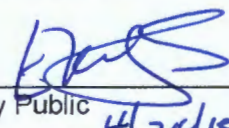
I HEREBY CERTIFY, this 15 day of November, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Christopher Lee and Susan Ginkel

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

My Commission Expires 4/26/15

ORDER RECEIVED FOR FILING

Date 12/30/13

By Den

REV. 10/12/11

11530 Falls Road
Zoning Description

Beginning for the same on the West side of a private lane at a pipe distant north fifteen degrees thirty-six minutes east one thousand one hundred ninety-one feet North 15 degrees 36 minutes East 1191 feet from a pipe heretofore set at the beginning of the thirteenth or South 10 degrees 30 minutes West 234.30 feet of a parcel of land which by a deed March 18, 1948 and recorded among the Land Records of Baltimore County in Liber JWB No. 1641 Folio 320, was conveyed by Carrie K. Wyman, widow to Frances S. Carnes and wife, said pipe also being distant South 82 degrees 45 minutes East 5.28 feet from the northwest corner of a brick headwall of a drain pipe under said lane; and running thence from said place of beginning for a line of division now made and binding on the West side of said private lane, North 11 degrees 33 minutes East 293.96 feet to a nail now set in the center of the macadam road which leads from the property now being described in an Easterly direction to the Falls Road; thence continuing to run for lines of division the four following courses and distances, viz: North 11 degrees 33 minutes East 123.46 feet to a pipe; North 82 degrees 45 minutes West 418.60 feet to a pipe; South 11 degrees 33 minutes West 417.42 feet to a pipe; and South 82 degrees 45 minutes East 418.60 feet to the place of beginning.

Containing and laid out for a 4 Acres of land.

Together with and subject to the right and use in common with the Chestnut Ridge Country Club, Inc., its successors and assigns of the macadam road which extends in an Easterly direction from the property herein described to the Falls Road.

433453

2014-0126-A

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

No. **107001**

Date **11/25/13**

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: **White Frd, Taylor & Preston L.L.P**

For: **Admin. Fee/fee Variance**

2014-01-06-A

11530 Falls Rd

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

VOID RECEIPT

15 MESS ACTUAL

11/25/2013 11:25:00

11/25/2013 11:25:00

RECEIPT # 7001

5 528

NO. 107001

Receipt for

11/25/13

11/25/13

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 11/07/2013

Case Number: 2014-0126-A

Petitioner / Developer: ADAM BAKER, ESQ.~ CHRISTOPHER LEE & SUSAN GINKEL

Date of Hearing (Closing): DECEMBER 23, 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:
11530 FALLS ROAD

The sign(s) were posted on: DECEMBER 6, 2013



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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

MEMORANDUM

DATE: January 30, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0126-A - Appeal Period Expired

The appeal period for the above-referenced case expired on January 29, 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 Comment*NO ZAC
comments per Sherry
12-24*

DEVELOPMENT PLANS REVIEW

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

DEPS

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

FIRE DEPARTMENT

PLANNING

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

12-12

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: 12-6by O'Keefe

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- 0126 -A Address 11530 Falls Rd

Contact Person: Gary Hewitt Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11/25/13 Posting Date: 12/8/13 Closing Date: 12/23/13

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 2014- 0126 -A Address 11530 Falls Rd

Petitioner's Name Christopher Lee & Susan Ginkel Telephone 410-832-2000

Posting Date: 12/8/13 Closing Date: 12/23/13

Wording for Sign: To Permit an existing garage to remain in the side yard and to have a height of 24 feet in lieu of the required 15 feet, and to allow an existing swimming pool to remain in the front yard in lieu of the permitted rear yard.

Revised 7/06/11

Baltimore County, MD
Friday, December 27, 2013

ARTICLE 4. SPECIAL REGULATIONS

SECTION 400. Accessory Buildings in Residence Zones

§ 400.1. Location; lot coverage.

Accessory buildings in residence zones, other than farm buildings (Section 404) shall be located only in the rear yard and shall occupy not more than 40% thereof. On corner lots they shall be located only in the third of the lot farthest removed from any street and shall occupy not more than 50% of such third. In no case shall they be located less than 2 1/2 feet from any side or rear lot lines, except that two private garages may be built with a common party wall straddling a side interior property line if all other requirements are met. The limitations imposed by this section shall not apply to a structure which is attached to the principal building by a covered passageway or which has one wall or part of one wall in common with it. Such structure shall be considered part of the principal building and shall be subject to the yard requirements for such a building.

§ 400.3. Height.

The height of accessory buildings, except as noted in Section 300, shall not exceed 15 feet.



KEVIN KAMENETZ
County Executive

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

December 24, 2013

Christopher Lee & Susan Ginkel
11530 Falls Road
Lutherville MD 21093

RE: Case Number: 2014-0126 A, Address: 11530 Falls Road

Dear Mr. Lee and Ms. Ginkel:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 25, 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." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Timothy M. Kotroco, Esquire, One W Pennsylvania Avenue, Suite 300, Towson MD 21204

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



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

Date: 12/12/13

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

RE: Baltimore County
Item No. 2014-0126-A
Administrative Variance
Christopher Lee & Susan Ginkel
11530 Falls Road
MD25

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 12/11/13. A field inspection and internal review reveals that an entrance onto MD25 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2014-0126-A.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Steven D. Foster', is written over a horizontal line. Below the signature is the printed name and title of the signatory.

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

Real Property Data Search (w3)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier:	District - 08 Account Number - 0816062220	
Owner Information		
Owner Name:	LEE CHRISTOPHER H GINKEL SUSAN D 11530 FALLS RD LUTH-TIMONIUM MD 21093-1609	Use: RESIDENTIAL Principal Residence: YES Deed Reference: 1) /34263/ 00297 2)
Mailing Address:		
Location & Structure Information		
Premises Address:	11530 FALLS RD LUTH-TIMONIUM MD 21093-1609	Legal Description: 4 AC RER 850 FT 11530 FALLS RD WS 3200FT S BROADWAY RD
Map: 0059	Grid: 0006	Parcel: 0013
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	Above Grade Enclosed Area	Finished Basement Area
1853	5,642 SF	1100 SF
Property Land Area	County Use	
4.0000 AC	04	
Stories	Basement	Type
2.500000	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
FRAME	4 full/ 1 half	1 Detached
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
		01/01/2011
Land:	325,000	325,000
Improvements	632,900	632,900
Total:	957,900	957,900
Preferential Land:	0	
Transfer Information		
Seller: FETTING MARK R	Date: 09/25/2013	Price: \$1,732,500
Type: ARMS LENGTH IMPROVED	Deed1: /34263/ 00297	Deed2:
Seller: MANEKIN DONALD	Date: 07/23/1997	Price: \$820,000
Type: ARMS LENGTH IMPROVED	Deed1: /12290/ 00708	Deed2:
Seller: CADOUX ALEXANDER PETER	Date: 09/17/1990	Price: \$900,000
Type: ARMS LENGTH IMPROVED	Deed1: /08596/ 00605	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		

2014-0126-A

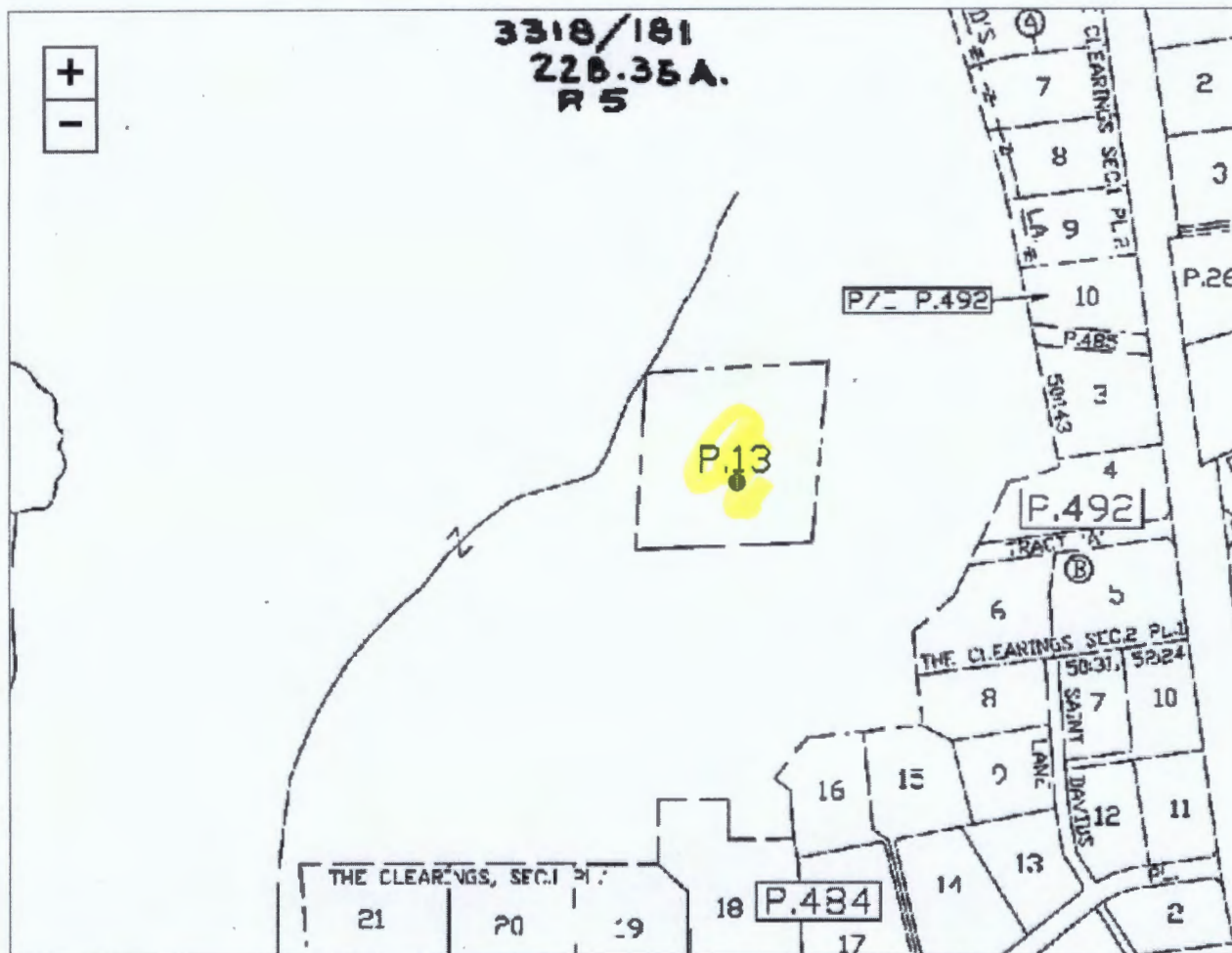
Real Property Data Search (w2)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier:	District - 08 Account Number - 0816062220	
Owner Information		
Owner Name:	LEE CHRISTOPHER H GINKEL SUSAN D	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	11530 FALLS RD LUTH-TIMONIUM MD 21093-1609	Deed Reference: 1) /34263/ 00297 2)
Location & Structure Information		
Premises Address:	11530 FALLS RD LUTH-TIMONIUM MD 21093-1609	Legal Description: 4 AC RER 850 FT 11530 FALLS RD WS 3200FT S BROADWAY RD
Map: 0059	Grid: 0006	Parcel: 0013
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	Above Grade Enclosed Area	Finished Basement Area
1853	5,642 SF	1100 SF
Property Land Area	County Use	
4.0000 AC	04	
Stories	Basement	Type
2.500000	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
FRAME	4 full/ 1 half	1 Detached
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
		01/01/2011
Land:	325,000	325,000
Improvements	632,900	632,900
Total:	957,900	957,900
Preferential Land:	0	
Transfer Information		
Seller: FETTING MARK R	Date: 09/25/2013	Price: \$1,732,500
Type: ARMS LENGTH IMPROVED	Deed1: /34263/ 00297	Deed2:
Seller: MANEKIN DONALD	Date: 07/23/1997	Price: \$820,000
Type: ARMS LENGTH IMPROVED	Deed1: /12290/ 00708	Deed2:
Seller: CADOUX ALEXANDER PETER	Date: 09/17/1990	Price: \$900,000
Type: ARMS LENGTH IMPROVED	Deed1: /08596/ 00605	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: **08** Account Number: **0816062220**

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.

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2014-0126-A



2014-0126-1A



2014-0126-A



2014-0126-A



2014-0126-A



2014-01267A

2014-01267A

Architectural floor plan of a building with various rooms, dimensions, and annotations. The plan includes a central corridor, a staircase, and several rooms. Key features and dimensions are as follows:

- Overall Dimensions:**
 - Top: 32'-0" (Total), with segments of 2'-6", 4'-3 1/2", 5'-2 1/2", 4'-0", 4'-0", 5'-3 1/2", 4'-3 1/2", and 2'-5".
 - Right: 28'-0" (Total), with segments of 8'-7", 5'-0", and 5'-0".
 - Bottom: 32'-0" (Total), with segments of 8'-8", 8'-4", 8'-4", and 8'-8".
- Rooms and Features:**
 - Top Left:** A room with a staircase labeled "Building entrance openings" and "TV DASH".
 - Top Center:** A room labeled "Ead PSL or (16) 2x6's Size S-1" and "(3) 1-3/4" x 2" LVL Ridge Scc S-1".
 - Top Right:** A room labeled "Impact Remoter" with a circular feature.
 - Center:** A large open area with dimensions 16'-7 1/2" and 18'-0" +/-.
 - Bottom Left:** A room labeled "LINE 0" 9'-0" OPENING".
 - Bottom Center:** A room labeled "EAGLE DORMER".
 - Bottom Right:** A room labeled "5'-0" HIGH EXTER WALL".
- Annotations and Notes:**
 - "Ead PSL or (16) 2x6's Size S-1"
 - "(3) 1-3/4" x 2" LVL Ridge Scc S-1"
 - "LINE 0" 9'-0" OPENING"
 - "EAGLE DORMER"
 - "5'-0" HIGH EXTER WALL"
 - "Impact Remoter"
 - "TV DASH"
 - "Building entrance openings"
- Other Details:**
 - Various circular features labeled W1, W2, W3, W4, W5, W6, W7, W8, W9, W10, W11, W12.
 - Dimensions for openings and walls: 3'-4", 5'-2", 3'-2", 3'-0", 5'-0", 8'-7", 5'-0", 5'-0", 8'-8", 8'-4", 8'-4", 8'-8".
 - Angles: 45°, 90°.

32'-0" Existing

8'-0 1/2" 8'-3 1/2" 8'-2 1/2" 8'-0 1/2"

8'-4" 12'-2" 8'-4" 24'-10" Existing

24'-10" Existing

Existing window openings
Wind resistant

UP

DOWN

Garage

New windows in existing wall
(2) 2x10 headers in 2nd wall

Insulate existing 2nd wall
and a gyp on layer 1/2" gypsum board

Remove existing stair
New stair up 15 risers @ 7-3/4" maximum
14 treads at 10" minimum

Remove existing loft floor joist
in rafters above

Apply one layer
5/8" Type 2x Gypsum
Board to underside of
new floor joists

New garage door headers
(2) -3M4" x 16" LVL's (Push See 5-)

remove existing off and roof
construct new second floor and roof

ridge vent

shingles to match
existing garage shingles

siding to match

standing seam
pre-painted steel or copper

existing German
siding

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

Architectural drawing of a building facade. The drawing shows a series of windows and doors. The top section features a row of six windows, each containing a circular logo with the letters "W". Below this row is a row of three doors, each also containing a circular logo with the letters "W". The drawing includes various dimensions and labels, such as "10' 0\"/>

Approximate line of existing roof

[illegible]

WINDOW SCHEDULE
MARVIN ULTIMATE GLAD CASEMENT WINDOWS
GLAD WHITE WITH SCREENS
GRID PATTERN AS SHOWN ON ELEVATIONS
OPENING PROTECTION DEVICE REQUIRED IF
WINDOW OPENING IS WITHIN 24" OF FLOOR
AND OVER 6 FEET FROM THE GRADE.
SECOND "L" 7' 0" HEAD HEIGHT TO KEEP STILL OVER 24"
SEE PLANS FOR LOCATION OF IMPACT RESISTANT
GLASS

MARK	CATALOGUE NUMBER
W-1	CLUCA 3000
W-2	PAIR CLUCA 2460
W-3	CLUCA 4045
W-4	CLUCA 4060

Alterations to the Existing Garage-Loft
Lee Residence
11530 Falls Road
Lutherville, MD 21093

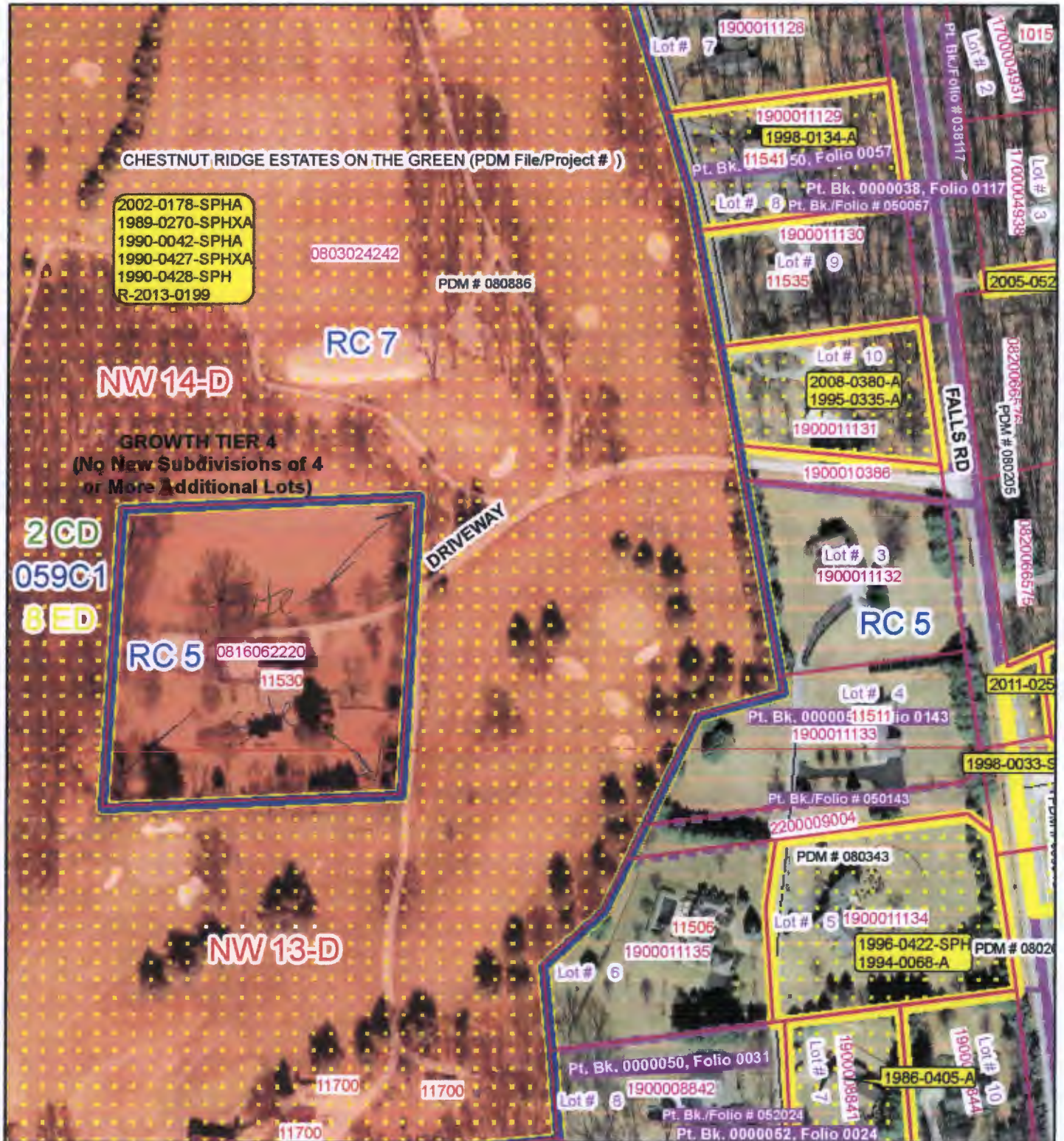
Stan Ryder, Jr./Architect/PA
987 Wilde Drive/Westminster MD 21157
Phone/Fax 410-848-3662

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 3326, expiration date 9-11-20

September 17, 2011

A-1

11530 Falls Road



Publication Date: 11/20/2013



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 50 100 200 300 400 Feet

1 inch = 200 feet

2014-0126-A

RC 7

CR-2013-0199
1990-0042-SPHA
1989-0270-SPHXA
1990-0428-SPH
1990-0427-SPHXA
2002-0178-SPHA

303024242

PDM # 080886

NW 14-D

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

RC 5

0816062220
11530

059C1

8 ED

2 CD

RC 5

NW 13-D

11700

11700 11700

11700

11700

11700

11700

1900008850

PDM # 080343

Lot # 18

1900008852

Pt. Bk. 0000052, Folio 0024

1118

1900008851

Lot # 17

SOMERSET PL

2500002465

059C2

Lot # 7

Lot # 6

SATERS LN

1999-0224-A

2200026569

220002

2009-0202-SPHA
1998-0305-SPH
1995-0435-X
2006-0128-SPHA

2011-0270-SPH
1996-0070-A
PDM # 080651

1952-2215-X

Pt. Bk. 0000057, Folio 0053

1109 Bk. 0000050, Folio 0031

2200026571

2200026543

2200026544

2200026544

2200026544

2200026544

2200026544

2200026544

2200026544

2014-0126-A

11530 Falls Road

RC 7
PDM # 080886

2002-0178-SPHA
1989-0270-SPHXA
1990-0042-SPHA
1990-0427-SPHXA
1990-0428-SPH
R-2013-0199

0803024242

NW 14-D

2 CD
059C1
8 ED

RC 5

0816062220

11530

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

DRIVEWAY

NW 13-D

CHESTNUT RIDGE ESTATES ON THE GREEN (PDM File/Project #)

Publication Date: 11/20/2013



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 25 50 100 150 200 Feet

1 inch = 100 feet

2014-0126-A

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 11530 FALLS ROAD

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: N/A

plat book# N/A , folio# N/A , lot# N/A , section# N/A

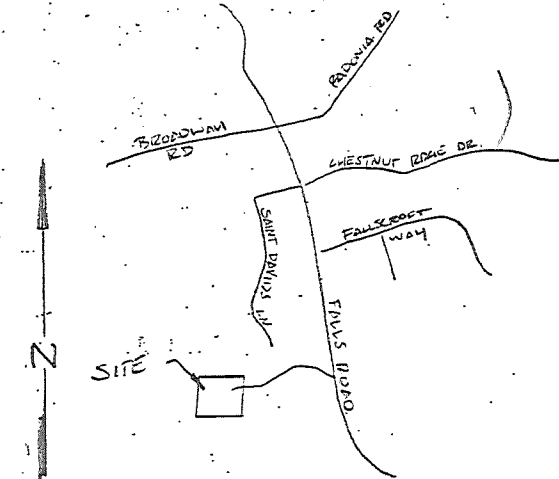
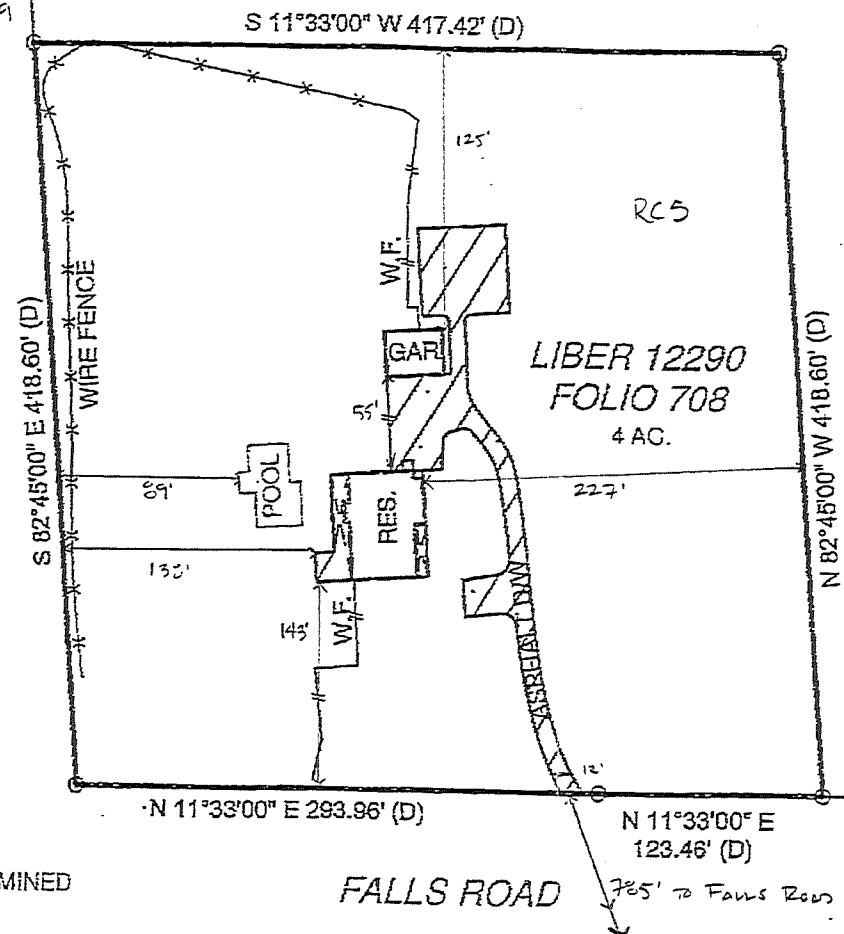
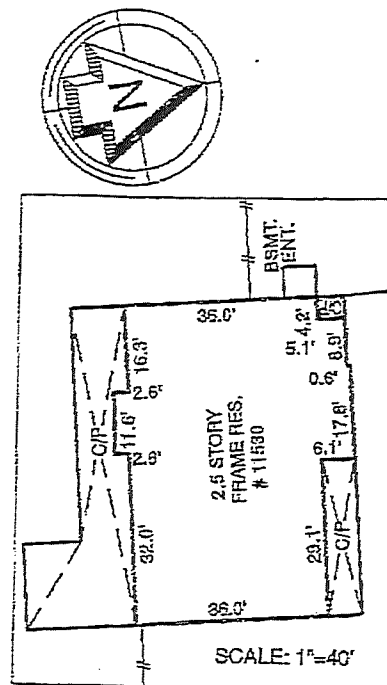
OWNER: CHRISTOPHER H. LEE & SUSAN D. EINKEL

DEED REFERENCE: LIBER 34263, FOLIO 00297

ACCT. #: 0816062220

PURPOSE: TO PERMIT AN ACCESSORY STRUCTURE (EXISTING RESIDENTIAL GARAGE) TO REMAIN IN THE SIDE YARD AND TO HAVE A HEIGHT OF 24' IN LIEU OF THE REQUIRED 15', AND TO ALLOW AN EXISTING SWIMMING POOL TO REMAIN IN THE FRONT YARD IN LIEU OF THE PERMITTED REAR YARD. GARAGE TO CONTAIN A FULL BATHROOM FOR CONVENIENCE PURPOSES.

CR Golf Club LLC
11700 FALLS ROAD
DEED REFERENCE: LIBER 31677, FOLIO 00267
ACCT. #: 0803024242
TAX MAP: 59
PARCEL: 5



LOCATION INFORMATION

Election District: 8TH

Councilmanic District: 2ND

1"=200' scale map#: 059C1

Zoning: RC5

Lot size: 4.06 acreage 174,240 square feet

SEWER: ☐ public ☒ private

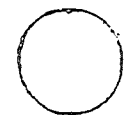
WATER: ☐ public ☒ private

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:



North

date: November 21, 2013

prepared by: ADAM D. BAKER

Scale of Drawing: 1"= 100'

2014-0126-A

Pet.
Eh.
1

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 11530 FALLS ROAD

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: N/A

plat book# N/A, folio# N/A, lot# N/A, section# N/A

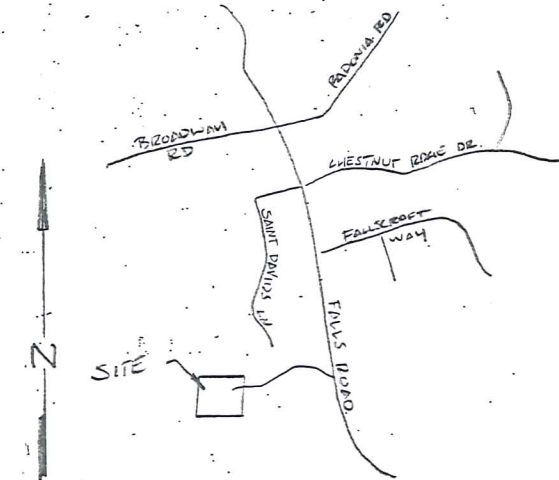
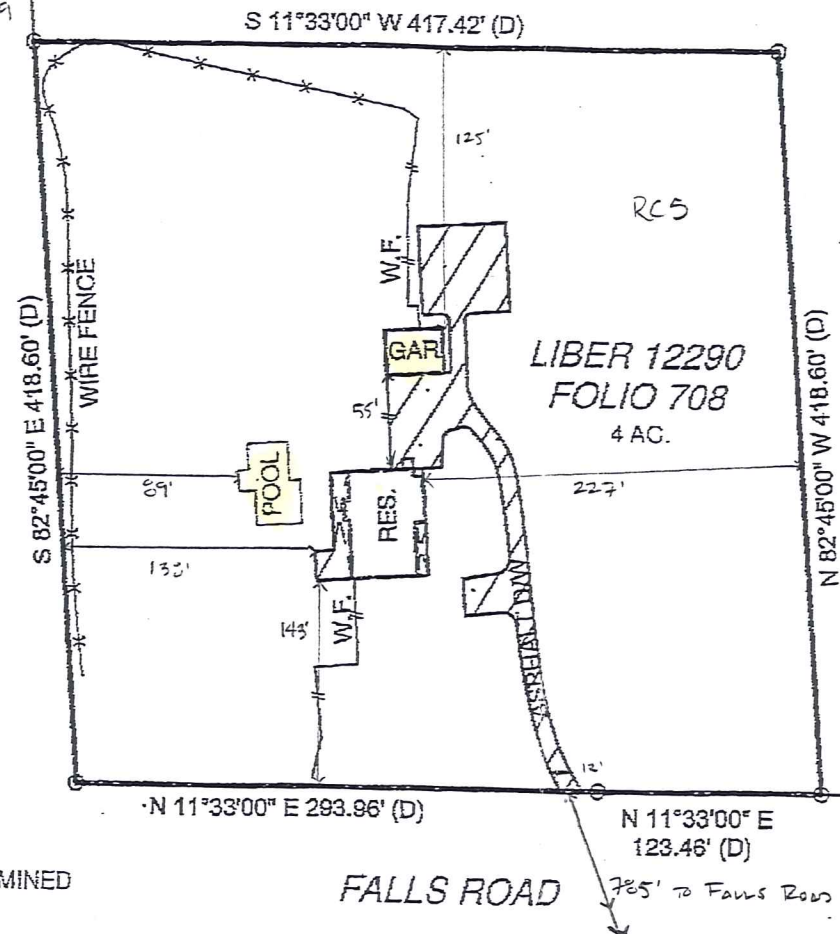
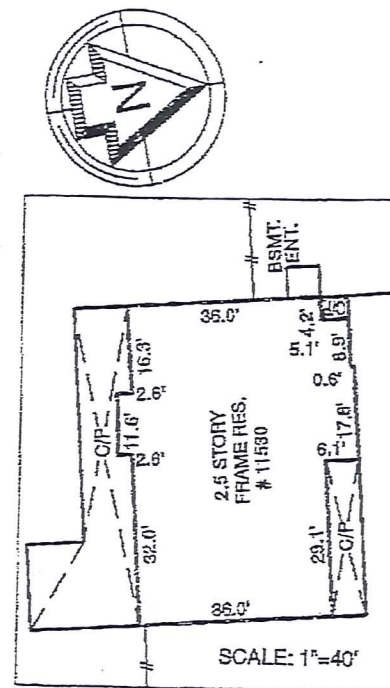
OWNER: CHRISTOPHER H. LEE & SUSAN D. EINKEL

DEED REFERENCE: LIBER 34263, FOLIO 00297

ACCT. #: 0816062220

PURPOSE: TO PERMIT AN ACCESSORY STRUCTURE (EXISTING RESIDENTIAL GARAGE) TO REMAIN IN THE SIDE YARD AND TO HAVE A HEIGHT OF 24' IN LIEU OF THE REQUIRED 15', AND TO ALLOW AN EXISTING SWIMMING POOL TO REMAIN IN THE FRONT YARD IN LIEU OF THE PERMITTED REAR YARD. GARAGE TO CONTAIN A FULL BATHROOM FOR CONVENIENCE PURPOSES.

CR GOLF CLUB LLC
11700 FALLS ROAD
DEED REFERENCE: LIBER 31677, FOLIO 00267
ACCT. #: 0803024242
TAX MAP: 59
PARCEL: 5



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: 8TH

Councilmanic District: 2ND

1"=200' scale map#: 059C1

Zoning: RC5

Lot size: 4.0 AC ± 174,240 SF ±
acreage square feet

public L 10

SEWER: ☐ ☒

WATER: ☐ ☒

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings: NONE



North

date: NOVEMBER 21 2013

prepared by: ADAM D. BAKER

Scale of Drawing: 1"= 100'

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE #: _____

Pet.
Exch.
1

2014-0126-A