

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(230 Hopkins Lane)		
3 rd Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Robert S. & Margaret A. Lawrence	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2014-0237-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, Robert S. and Margaret A. Lawrence ("Petitioners"). The Petitioners are requesting Variance relief from § 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 32 ft. in lieu of the required 50 ft. for a proposed attached garage. 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 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 May 24, 2014, 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

ORDER RECEIVED FOR FILING

Date 6-13-14

By QJ

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.

Although the Department of Planning did not make any recommendations related to the garage height and usage, I will impose conditions that the garage addition 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 13th day of June, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 32 ft. in lieu of the required 50 ft. for a proposed attached garage, 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.
- The Petitioners or subsequent owners shall not convert the subject garage into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
- The garage shall not be used for commercial purposes.

ORDER RECEIVED FOR FILING

Date 6-13-14

2

By 192

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 6-13-14

By la

KEVIN KAMENETZ
County Executive



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

June 13, 2014

Robert S. Lawrence, Jr.
Margaret A. Lawrence
230 Hopkins Lane
Owings Mills, Maryland 21117

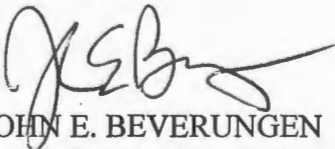
RE: Petition for Administrative Variance
Case No. 2014-0237-A
Property: 230 Hopkins Lane

Dear Mr. and Mrs. Lawrence:

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: Henry Warfield, P.O. Box 76, Butler, MD 21023



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 230 Hopkins Lane

which is presently zoned RC-5

Deed Reference 30062/00395

10 Digit Tax Account # 0 3 2 3 0 0 3 6 5 0

Property Owner(s) Printed Name(s) Lawrence, Robert and Lawrence, Margaret

(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

1. **X** **ADMINISTRATIVE VARIANCE** from section(s) 1A04.3.B.2.b BCZR to permit a side yard set back of 32 feet in lieu of the required 50 for a proposed attached garage

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:

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:

Lawrence, Robert / Lawrence, Margaret

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

230 Hopkins Lane. Owings Mills, MD

Mailing Address

City

State

21117

410-356-5790

meglawrence0225@gmail.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

Henry Warfield

Name – Type or Print

Signature

P.O. Box 76

Butler, MD

Mailing Address

City

State

21023

410-472-4048

henry@warfieldarch.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 13 day of June, 2014 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 0237-A Filing Date 5/13/14 Estimated Posting Date 5/25/14 Reviewer G.H

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: 230 Hopkins Lane, Owings Mills, Maryland 21117
Print or Type Address of property City State Zip Code

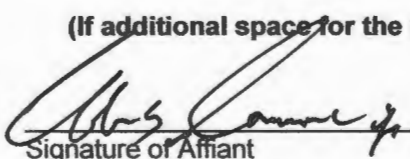
Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

Request permission to construct a one-story garage (attached to the side of the dwelling by a breezeway) with its corner extending to 32 feet from the property line in lieu of the required 50 foot side yard setback. Most of the proposed garage will sit outside the 50' setback.

The proposed attached garage is located in the side yard because the grade drops off steeply towards the rear yard making vehicular access difficult and presenting drainage issues. The proposed location also minimizes the amount of additional driveway required.

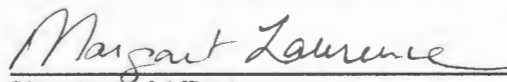
A current one-car garage below grade at the basement level is accessed from a narrow, steep ramp that is difficult to navigate, not wide enough for sport utility vehicles and has created a reoccurring flooding problem. This opening will be closed in and the ramp removed.

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


Signature of Affiant

Robert Lawrence

Name- Print or Type


Signature of Affiant

Margaret Lawrence

Name- Print or Type

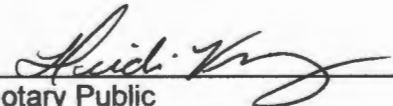
The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30 day of April, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Robert S Lawrence JR and Margaret A Lawrence
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
March 16, 2015
My Commission Expires

HEIDI KING
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires March 16, 2015

ZONING DESCRIPTION FOR

230 HOPKINS LANE OWINGS MILLS, MD 21117

Beginning at a point on the WEST side of HOPKINS LANE which is 20 FEET wide at the distance of 1186 FEET NORTHEAST of the centerline of the nearest improved intersecting street GOLF COURSE ROAD which is 20 FEET wide. Thence the following courses and distances:

N 27° 11' 45" W	85.00'
N 27° 11' 45" W	195.00'
N 27° 11' 45" W	120.64'
S 65° 03' 04" E	420.82'
N 25° 37' 31" E	104.19'
N 25° 37' 31" E	195.07'
N 25° 37' 31" E	85.03
S 62° 48' 15" W	409.96'

back to the place of beginning as recorded in Deed Liber 30062 Folio 00395, containing 3.69 acres or 160,256 square feet. Also known as 230 Hopkins Lane located in the 3rd Election District, 2nd Councilmanic District.

2014-0237-A

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

109900

No.

Date:

5/13/14

PAID RECEIPT

BUSINESS ACTUAL TIME
 5/14/2014 5/13/2014 10:18:37

REG #502 WALKIN JEVA JEE

RECEIPT # 879242 5/13/2014

Dept 5 528 ZONING VERIFICATION

TR NO. 109900

Receipt Tot \$75.00

\$75.00 CR 1.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	200	0000		6150				75.00

Total:

75.00

Rec From:

Henry Workfield

For:

Administrative Variables
230 Hopkins Lane

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 5/25/2014

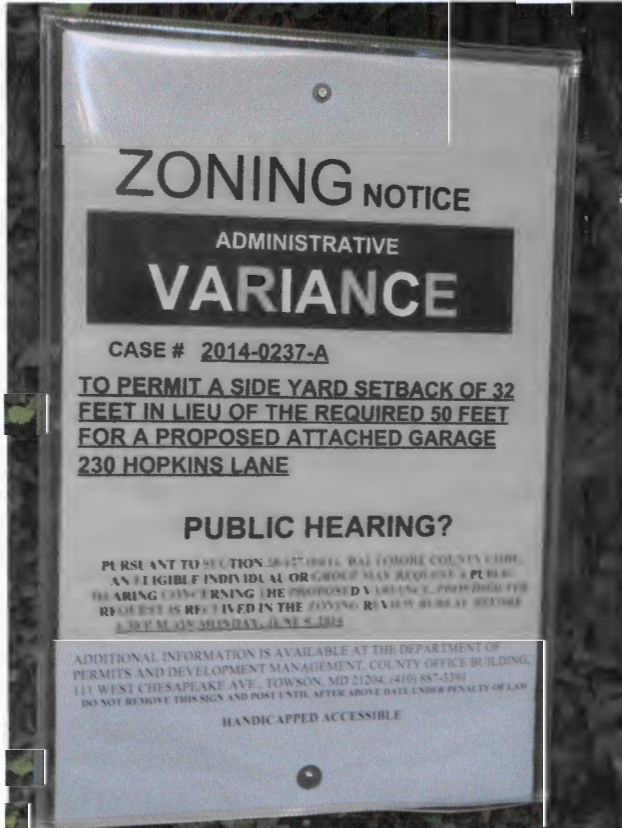
Case Number: 2014-0237-A

Petitioner / Developer: ROBERT & MARGARET LAWRENCE ~
HENRY WARFIELD, AIA

Date of Hearing (Closing): JUNE 9, 2014

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:
230 HOPKINS LANE

The sign(s) were posted on: MAY 24, 2014



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: July 18, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0237-A – Appeal Period Expired

The appeal period for the above-referenced case expired on July 14, 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

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>5-29</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>5-28</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>5-24-14</u> by <u>O'Keefe</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- 0237 -A

Address ²³⁰ Hopkins Lane 21117

Contact Person: Gary Huak
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 5/13/14

Posting Date: 5/25/14

Closing Date: 6/9/14

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- 0237 -A

Address 230 Hopkins Lane 21117

Petitioner's Name Robert & Margaret Lawrence

Telephone 410-356-5790

Posting Date: 5/25/14

Closing Date: 6/9/14

Wording for Sign: To Permit a side yard set back of 32 feet
in lieu of the required 50 feet for a proposed
attached garage

2014-0237-A

Revised 7/06/11



KEVIN KAMENETZ
County Executive

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

June 10, 2014

Robert & Margaret Lawrence
230 Hopkins Lane
Owings Mills MD 21117

RE: Case Number: 2014-0237 A, Address: 230 Hopkins Lane

Dear Mr. & Ms. Lawrence:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 13, 2014. 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
Henry Warfield, P.O. Box 76, Butler MD 21023

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



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

Date: 5/28/14

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

RE: Baltimore County
Item No 2014-0237-A
Administrative Variance
Robert & Margaret Lawrence
230 Hopkins Lane

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. 2014-0237-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

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

SUBJECT: Zoning Advisory Committee Meeting
For May 26, 2014
Item No. 2014-0236 and 0237

DATE: May 29, 2014

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\ZAC05262014 -.doc

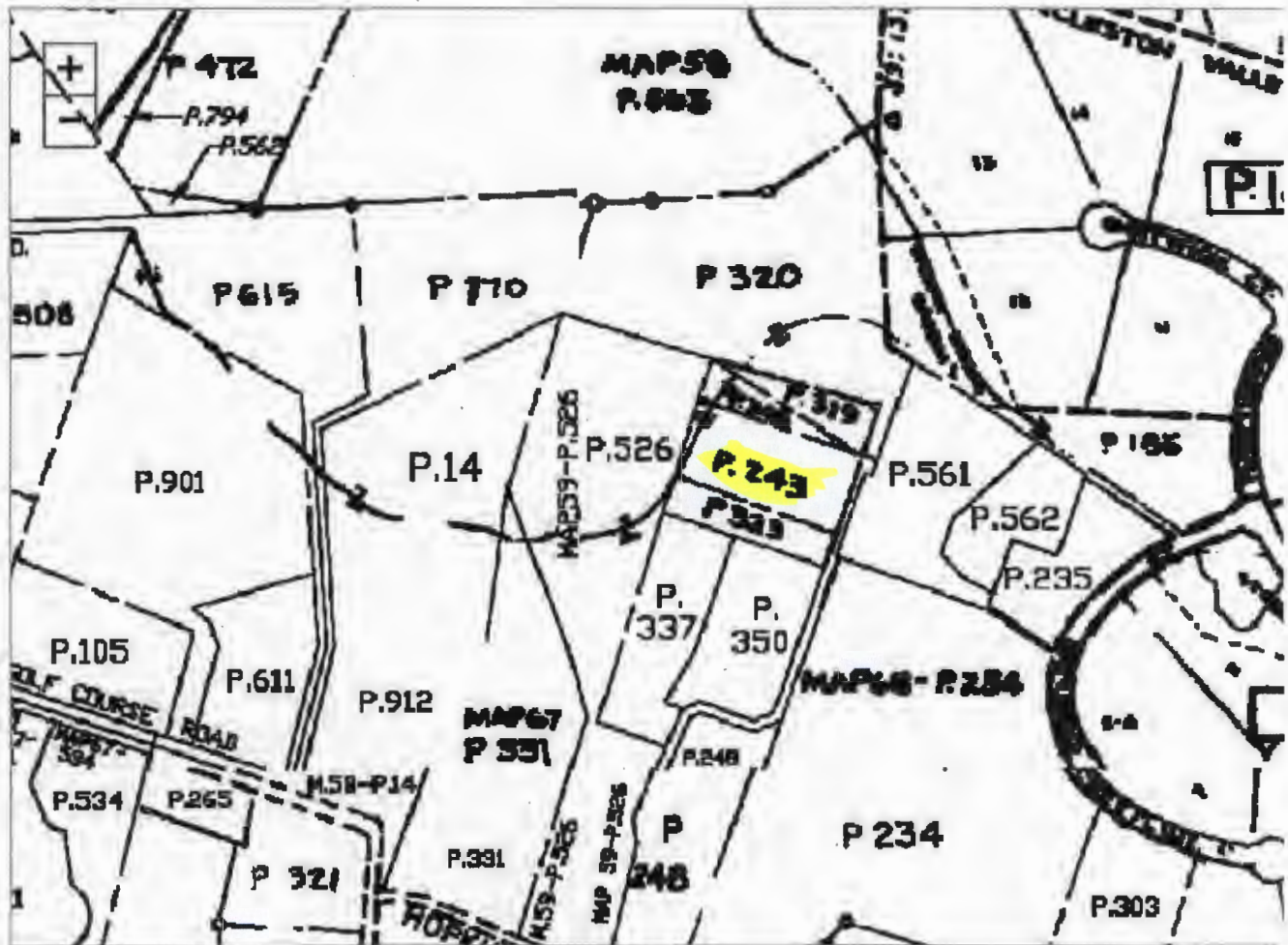
Real Property Data Search (w2)

[Search Help](#)Your feedback is important to us. [Please take our short survey.](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 03 Account Number - 0323003650		
Owner Information		
Owner Name:	LAWRENCE ROBERT S JR LAWRENCE MARGARET A	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	230 HOPKINS LN OWINGS MILLS MD 21117-4327	Deed Reference: 1) /30062/ 00395 2)
Location & Structure Information		
Premises Address:	230 HOPKINS LN 0-0000	Legal Description: 1.858 AC NWS HOPKINS 230 HOPKINS LN HALF WITS RD
Map: 0059	Grid: 0019	Parcel: 0243
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
1956	3,483 SF	780 SF
Property Land Area	County Use	
1.8500 AC	04	
Stories	Basement	Type
2.000000	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
1/2 BRICK FRAME	3 full/ 1 half	1 Attached
Last Major Renovation		
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2014	07/01/2013
		As of
		07/01/2014
Land:	325,500	260,400
Improvements	342,000	566,400
Total:	667,500	826,800
Preferential Land:	0	667,500
		720,600
		0
Transfer Information		
Seller: WALSH SEMMES G	Date: 10/28/2010	Price: \$825,000
Type: ARMS LENGTH MULTIPLE	Deed1: /30062/ 00395	Deed2:
Seller: WALSH SEMMES G	Date: 10/04/2004	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /20777/ 00173	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:		0.00 0.00
Exempt Class:	Special Tax Recapture:	
	NONE	
Homestead Application Information		
Homestead Application Status: Approved 07/19/2011		

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)District: **03** Account Number: **0323003650**

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 (<http://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 (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



(<http://lmsweb05.mdp.state.md.us/website/mosp/>)

☒ Loading... Please

Loading... Please Wait.

→



2014-0231-A

LOOKING NORTH FROM HOPKINS LANE TOWARDS SITE

2



2014-0237-A

LOOKING NORTH TOWARDS SITE OF PROPOSED GARAGE # 3



2014-0237-A

LOOKING NORTH AT SITE OF PROPOSED GARAGE #4



2014-0237-A

LOOKING NORTHWEST AT OLD GARAGE AND EX. HOUSING #5



2014- 0237-A

LOOKING EAST TOWARDS 8 CRESTVIEW CT.
#6



2014-0237-A

LOOKING SOUTH AT SITE OF PROPOSED GARAGE # 7



2014-0237-A

LOOKING SOUTH UP HOPKINS LAKE

8



2014-0237-A

Looking South AT SITE OF PROPOSED GARAGE

#9



2014- 0237-A

#1
LOOKING NORTH FROM HOPKINS LANE TOWARDS SITE. PROPOSED GARAGE



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

Printed 5/2/2014



Environmental Map

2014-0237-A

Created By
Baltimore County
My Neighborhood



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

Printed 5/2/2014

230 HOPKINS LANE

230 Hopkins Lane



Publication Date: 5/13/2014



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

2014-0236-A

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 230 HOPKINS LANE OWINGS MILLS 21117 OWNER(S) NAME(S) LAWRENCE, ROBERT S. JR. & MARGARET A.

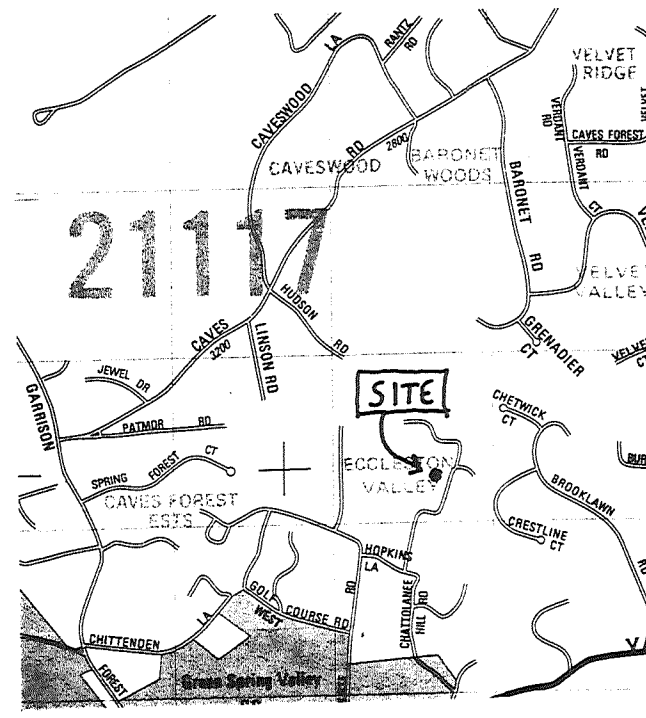
SUBDIVISION NAME 0000 LOT # _____ BLOCK # _____ SECTION # _____

PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 0 3 2 3 0 0 3 6 5 0 DEED REF. # 3 0 0 6 2 / 0 0 3 9 5

Tax Account Number: 0314040620
Owner Name: CALIFANO JOSEPH A CALIFANO ELIZABETH A
Tax Premise Address: 226 HOPKINS LN

0 3 2 3 0 0 3 6 5 0
0 3 2 3 0 0 3 6 5 1
0 3 2 3 0 0 3 6 5 2
0 3 2 3 0 0 3 6 5 3

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 059A3

SITE ZONED RC-5

ELECTION DISTRICT 3

COUNCIL DISTRICT 2

LOT AREA ACREAGE 3.69 TOTAL

OR SQUARE FEET 160,256 TOTAL

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE X

SEWER IS:

PUBLIC _____ PRIVATE X

PRIOR HEARING? NONE

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PLAN DRAWN BY HENRY WARFIELD

TAKEN FROM AUSTIN CHILDS ARCHITECTURE, LLC
SITE PLAN DATED FEBRUARY 3, 2011

DATE 7 MAY 2014

SCALE: 1 INCH = 30 FEET

PHOTO KEY

Tax Account Number: 2500000625
Owner Name: GORDON BARRY W GORDON HEIDI C
Tax Premise Address: 224 HOPKINS LN

Tax Account Number: 2500000626
Owner Name: HOBLITZELL PETER A B JR HOBLITZELL ISABELLA B
Tax Premise Address: 222 HOPKINS LN

4000' NORTH
GREENSPRING
VAULT ROAD

1186' NE
GOLF
COURSE RD

HOPKINS LANE
20' WIDE RIGHT OF WAY

Tax Account Number: 2200019839
Owner Name: OBRECHT GEORGE F REGLER THERESA R
Tax Premise Address: 8 CRESTLINE CT

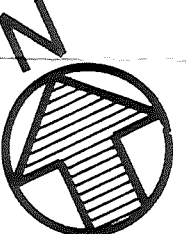
Tax Account Number: 2400005598
Owner Name: BERRIER CHRISTOPHER A BERRIER CRISTIN L
Tax Premise Address: 240 HOPKINS LN

Tax Account Number: 0323003653
Owner Name: LAWRENCE ROBERT S JR LAWRENCE MARGARET A
Tax Premise Address: GOLF COURSE RD

Tax Account Number: 0323003651
Owner Name: LAWRENCE ROBERT S JR LAWRENCE MARGARET A
Tax Premise Address: GOLF COURSE RD

Tax Account Number: 0323003652
Owner Name: LAWRENCE ROBERT S JR LAWRENCE MARGARET A
Tax Premise Address: HOPKINS LN

Tax Account Number: 0313003650
Owner Name: LAWRENCE ROBERT S JR LAWRENCE MARGARET A
Tax Premise Address: 230 HOPKINS LN



2014-0237-A

Per. 38.1