



KEVIN KAMENETZ
County Executive

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

August 19, 2014

Philip M. and Denise A. Andrews
222 Greenspring Valley Road
Owings Mills, Maryland 21117

RE: Petition for Administrative Variance
Case No. 2015-0016-A
Property: 222 Greenspring Valley Road

Dear Mr. and Mrs. Andrews:

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,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE *
(222 Greenspring Valley Road)
3rd Election District *
2nd Council District *
Philip M. and Denise A. Andrews *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2015-0016-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, Philip M. and Denise A. Andrews ("Petitioners"). The Petitioners are requesting Variance relief from § 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed detached accessory structure (garage) to be located partially in the side yard and have a height of 16 ft., 4 in. in lieu of the required rear yard and maximum allowed 15 ft. 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 submitted from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 3, 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 § 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date

By

ORDER RECEIVED FOR FILING

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 § 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 detached accessory structure (garage) height and usage, I will impose conditions that the garage not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

Pursuant to the posting of the property and the provisions of both the B.C.C. and the B.C.Z.R., and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 19th day of August, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from § 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed detached accessory structure (garage) to be located partially in the side yard and have a height of 16 ft., 4 in. in lieu of the required rear yard and maximum allowed 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. 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

By²

8/19/14

SEN

2. 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.
3. The garage shall not be used for commercial purposes.

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 8/19/14
By den



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 Hearings for Baltimore County for the property located at

Address 222 Greenspring Valley Rd. Owings Mills MD 21117 Currently zoned RC 2

Deed Reference Deed Liber 8071 Page 266 10 Digit Tax Account # 0311067773

Owner(s) Printed Name(s) Philip M. and Denise A. Andrews

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

For Administrative Variances, the **Affidavit** on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plan attached hereto and made a part hereof, hereby petition for an:

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) BCZR §§ 400.1 & 400.3

Sections 400.1 and 400.3 – to permit a proposed detached accessory structure (garage) to be located partially in the side yard and have a height of 16 feet, 4 inches in lieu of the required rear yard and maximum allowed 15 feet.

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

2. ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

ORDER RECEIVED FOR FILING

Date

By

Owner(s)/Petitioner(s):

Philip M. Andrews, Denise A. Andrews
Name #1 – Type or Print Name #2 – Type or Print

Signature #1

Signature #2

222 Greenspring Valley Rd. Owings Mills, MD
Mailing Address City State

21117 410-581-0816 prandrews@comcast.net
Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2015-0016-A Filing Date 7/21/14 Estimated Posting Date 8/3/14 Reviewer R.J.

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 and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 222 Greenspring Valley Rd, Owings Mills, MD 21117
Print or Type Address of property City State Zip Code

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

See attached "Affidavit Statement"

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

Signature of Owner (Affiant)

PHILIP M. ANDREWS

Name- Print or Type

Signature of Owner (Affiant)

Denise A. Andrews

Name- Print or Type

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

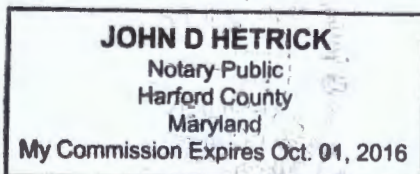
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21st day of Jul, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: PHILIP M ANDREWS & DENISE A. ANDREWS

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal



Notary Public

John D Hetrick
OCTOBER 1st, 2016

My Commission Expires

Item #0014

Affidavit Statement in Support of Administrative Variance

For 222 Greenspring Valley Rd., Owings Mills, MD 21117

We seek an Administrative Variance from certain location and height requirements set forth in the Baltimore County Zoning Regulations (BCZR §§ 400.1 and 400.3, respectively) in order to build a garage on our home property, which is a corner lot located at 222 Greenspring Valley Road, Owings Mills. The property has no access to on-street parking and limited interior storage space.

We need the garage to: provide a covered place to park our vehicles (particularly in cold and inclement weather); free up surface parking and turnaround space on the existing driveway for family, friends and other visitors; and provide interior storage space to supplement inadequate storage capacity in our home, which has a rustic, partial basement with access issues that make it particularly difficult to use for storage purposes, and inaccessible, unfinished attic space that is not suitable for storage. The requested variances are relatively minor but necessary (given the special conditions and circumstances of our home and location) to enable us to build a garage to accomplish these purposes and make reasonable use of our property.

In compliance with BCZR §400.1, the proposed garage will be "located only in the third of the lot farthest from any street." Within that third of the lot, however, the proposed garage will be sited partially in the rear yard and partially in the side yard to the rear of our house. This minimal variance from the rear yard mandate of BCZR §400.1 is required as it is not possible to site a garage entirely in the rear of the requisite third of our lot because that is where the drain fields for our property's septic system are located. (See Site Plan Submission and Attachment 1, Location Drawing in Application for Baltimore County Plumbing Permit for Septic System). In addition to being minimal and necessary, this variance is also in keeping with the neighboring property. Although the proposed garage will be partially sited in the side yard to the rear of our house, it will be located completely behind our neighbors' house (which fronts on Moales Lane, not Greenspring Valley Road) and next to the neighbors' rear yard, where their garage, parking pad, sport court, shed, and fire wood storage are located. (See Site Plan and Photograph Submissions).

The proposed garage has a pitched roof, with a height of 16' 4" at its peak. The minimal variance (1' 4") requested from the 15' height requirement in BCZR §400.3 is necessary to provide sufficient headroom (6') to access a portion of the attic space above the proposed garage and to utilize that space for much needed storage purposes.

HARRY O. SHANEYBROOK, INC.
 100 WEST STANLEY ST. SUITE 100
 CHICAGO, ILL. 60601
 (312) 467-1111

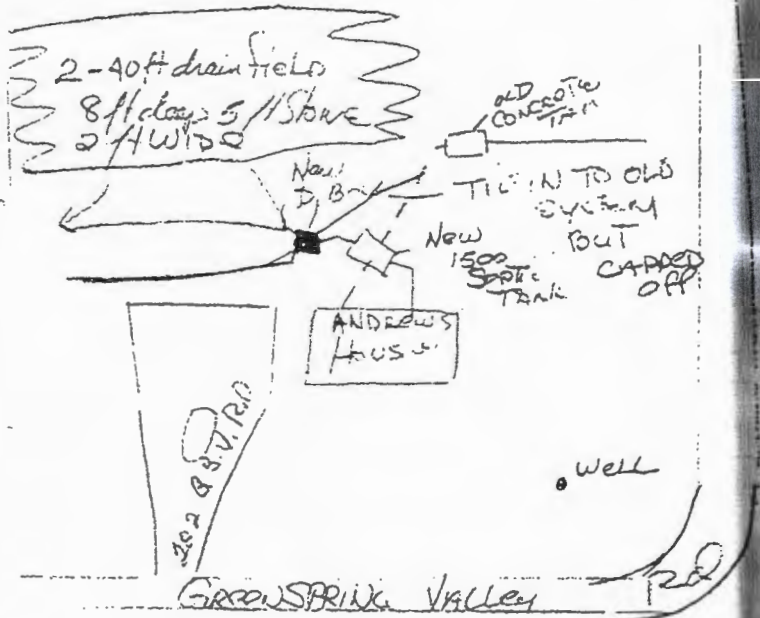
1234567890

From: Bob Powell

Subject: Building SWS located 222 GreenSpring
 Valley Rd. D 3

On November 21, 1995 I conducted an inspection of the subject property with the SWS contractor, Mike Shaneybrooke and the owner, Mr. Andrews.

Final test pit was made and with marginal results. See plumbing recommendations from SWS design of the system. There are 4 people in the building and replacement of plumbing fixtures with water conserving type was recommended. (Note: well is 10' deep)



Item #0016

BALTIMORE COUNTY
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

GROUND WATER MANAGEMENT
(410-987-2762)

RECONSTRUCT PLUMBING PERMIT
RECOMMENDATION

INSTALLER: _____ OWNER: _____

ADDRESS: _____ E.D. _____

TYPE OF BUILDING: _____ Commercial/Residential

- () Inspect septic tank baffles. repair as needed.
- () Replace septic tank _____ (size, type)
- () Install manhole riser and lid, bring riser and lid to grade. Cover on septic tank to remain in place.
- () Install distribution box as shown.
- () Install _____ seepage pit(s) as shown on plot plan. _____ (size)
- () Install _____ absorption trenches. _____ wide, _____ deep, _____ (length) stone, as per plot plan.
- () Install _____ field laterals, _____ wide, _____ deep, minimum _____ sq. ft. trench bottom, as per plot plan.
- () Other comments: _____

FEE: \$ 29.00/Partial _____ \$ 43.00/Complete _____

White - Plumbing Inspection
PLBG.FRM/DEPRM/TXTSD3-9/95

Yellow - Applicant

Pink - DEPRM

Sanitarian _____ Date _____

1-40

BALTIMORE COUNTY, MARYLAND

NOTE: THIS IS NOT
A PERMIT

Department of Permits and Licensing
County Office Building, Towson, MD 21204

PERMIT NO. _____

APPLICATION FOR PLUMBING PERMIT
(PLEASE TYPE OR PRINT CLEARLY)

NO PERMIT FEES
REFUNDED

DATE ISSUED _____ SEWAGE DISPOSAL: Septic CASH SLIP NO. _____ DIST. 3

TYPE OF BUILDING: RED OLD V NEW U BUILDING PERMIT NO. _____

PLUMBER'S NAME: Richard J. Smith TIA Harvey O. Smith Harvey O. Smith

ADDRESS: 14001 Musker Rd ZIP: 21136 LICENSE: 10-A PHONE: 833 021

OWNER'S NAME: Mr. & Mrs. Meadows TAX ACCOUNT: _____

LOCATION OF PROPERTY: 222 Green Springs Valley Ter

LOT NO. _____ BLOCK _____ SECTION _____ SUBDIVISION _____

TOWN OR VICINITY: Garrison NO. GAS METERS _____

GAS PERMIT: RANGE _____ WATER _____ HEATER _____ FURNACE _____ OTHERS _____ SIZE OF PIPE _____

STU _____ STU _____ STU _____ STU _____

CAUTION: PLASTIC WATER SERVICE LINES WILL REQUIRE A REVIEW OF THE ELECTRICAL SYSTEM TO ASSURE PROPER GROUND. CONTACT AN ELECTRICAL CONTRACTOR.

CHECK VALUE	WORK BEING PERFORMED	CHARGES	NO. OF FIXTURES EX. NEW REC. REN.	TYPE OF FIXTURES	NO. # TOTAL
	CONNECT () EXIST. FIXTURES			BATH SINK	
	GAS PERMIT APPL. NAT. () STL ()			BATH TUB/SH. GROUP	
	HOT WATER HEATER (OIL/ELEC)			DISHWASHER	
	INSTALL () NEW FIXTURES			FLOOR DRAIN	
	ON SITE WATER/SEWER/STORM			FLOOR SINK	
	RECONSTRUCT () EXIST. FIXTURES			KITCHEN SINK	
	REMOVE () EXIST. FIXTURES			LAUNDRY TRAY	
	REPLACE SEWER HOUSE/CONN.			LAUNDRY	
	SEPTIC TANK INSTALLATION			MOP SINK	
	SEPTIC TANK RECON/REPLACE	<u>45</u>		ROOF DRAIN	
	SEWER CAP OFF			SERVICE SINK	
	SEWER EJECTOR			SHOWER STALL	
	SEWER HOUSE CONNECTION			SINK/FOOD DISP/DW	
	SEWER PROPERTY CONNECTION			STOVE-COMP. SINK	
	SEWER SERVICE CHG. PROMOTED			WIRING	
	STORM DRAIN CONNECTION			WASHING MACHINE	
	SURSOIL DRAIN INSTALLATION			WATER CLOSET	
	WATER HOUSE CONNECTION				
	W'S FOR FUTURE USE				
	TOTAL	<u>45</u>		TOTAL	
	DRUGS	J.O.F		REMARKS:	

SANITARY SEWER LOCATION IS _____ DEPTH _____ HOUSE CONNECTION _____

PLUMBER'S SIGNATURE: Richard J. Smith DATE: 11/21/95

Make checks payable to "BALTIMORE COUNTY, MARYLAND"

Item #0016

ZONING DESCRIPTION – 222 Greenspring Valley Road

Beginning for the same at a point on the west side of Greenspring Valley Road, 33 feet wide, distant 316 feet measured Southwesterly from the centerline of Moales Lane, running thence and binding on the west and north sides of said Road South 17 degrees 45 minutes West 153.56 feet and North 83 degrees 02 minutes West 249.67 feet, thence leaving said road and running and binding on the property of the petitioners herein the 2 following courses and distances: North 29 degrees 26 minutes East 195.20 feet and South 74 degrees 47 minutes East 205.94 feet to the place of beginning.

Containing 0.87 of and acre of land, more or less (38,332 square feet, more or less).

3rd Election District

2nd Councilmanic District

Item #0016

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

No. **115508**

Date: **7/21/14**

PAID RECEIPT

BUSINESS ACTUAL TIME
 7/22/2014 7/21/2014 11:31:57

REG MSDS WALKIN RQDS LRB

RECEIPT # 749332 7/21/2014 OFLN

pt 5 528 ZONING VERIFICATION

NO. 115508

Recpt Tot \$75.00

\$75.00 CK \$0.00 CA

Baltimore County, Maryland

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

Total: **\$75.00**

Rec

From:

For:

zoning hearing - case # 2015-0016-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

M E M O R A N D U M

DATE: September 22, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0016-A - Appeal Period Expired

The appeal period for the above-referenced case expired on September 18, 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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0016 -A Address 222 Greenspring Valley Rd

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/21/14 Posting Date: 8/3/14 Closing Date: 8/18/14

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

- 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 2015- 0016 -A Address 222 Greenspring Valley Rd

Petitioner's Name P + D Andrews Telephone 410 581 0816

Posting Date: 8/3/14 Closing Date: 8/18/14

Wording for Sign: to permit a proposed detached accessory structure
(garage) to be located partially in the side yard and
have a height of 16 feet, 4 inches in lieu of the required
rear yard and maximum allowed 15 feet.

Revised 7/18/14

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/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 legal owner/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:

Case Number: 2015-0016-A
Property Address: 222 Greenspring Valley Rd
Property Description: W/S Greenspring Valley Rd
316' SW of J Moates
Legal Owners (Petitioners): Philip + Denise Andrews
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Philip Andrews
Company/Firm (if applicable): _____
Address: 222 Greenspring Valley Rd
Owings Mills MD
21117
Telephone Number: 410 581 0816

CERTIFICATE OF POSTING

Date: 8-3-14

RE: Case Number: 2015-0016-A

Petitioner/Developer: Denise Andrews

Date of Hearing/Closing: 8-18-14

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 222 Greenspring Valley Rd

The signs(s) were posted on 8-3-14
(Month, Day, Year)

J. Lawrence Pelson
(Signature of Sign Poster)



SON
(Sign Poster)

ad
(Sign Poster)

120
(Sign Poster)

f Sign Poster)













Item #0016









CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>8-1</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>7-31</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>8-3-14</u> by <u>Pilson</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search (w4)

Guide to searching the database

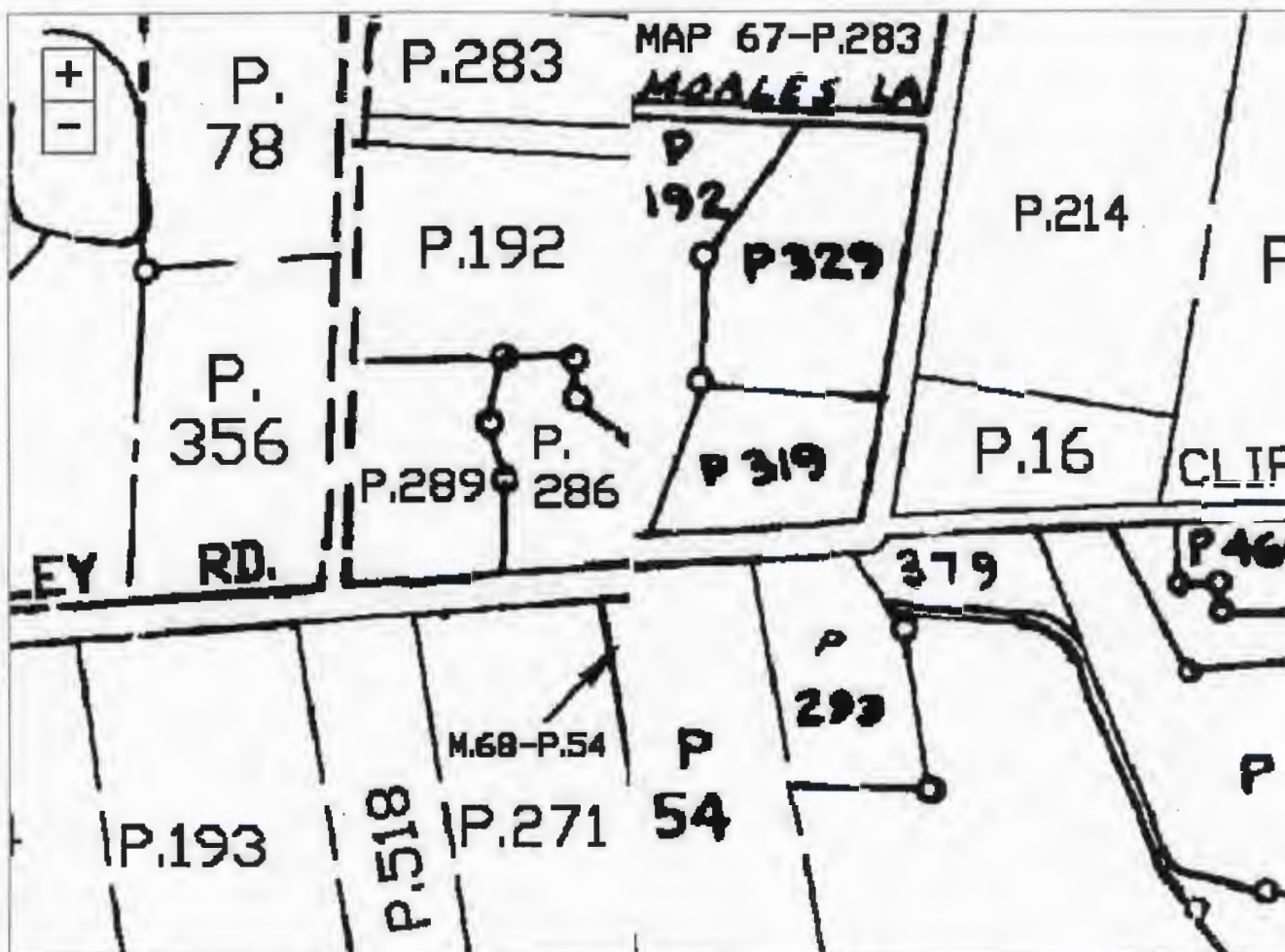
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 03 Account Number - 0311067779			
Owner information					
Owner Name:	ANDREWS PHILIP M ANDREWS DENISE A		Use:	RESIDENTIAL	
Mailing Address:	222 GRNSPRG VALEY RD OWINGS MILLS MD 21117		Principal Residence:	YES	
			Deed Reference:	/08071/ 00266	
Location & Structure Information					
Premises Address:	222 GREENSPRING VALLEY RD 0-0000		Legal Description:	.88 AC NS GREEN VALLEY RD E CRADDOCK LANE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0068	0007	0319		0000	2014
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1901	4,288 SF		38,332 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
3.000000	YES	STANDARD UNIT	WOOD SHINGLE	3 full/ 1 half	
Value Information					
	Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2014	As of 07/01/2015	
Land:	167,500	134,500			
Improvements	238,700	300,800			
Total:	406,200	435,300	415,900	425,600	
Preferential Land:	0			0	
Transfer Information					
Seller: KOHLER M TYLER		Date: 01/09/1989	Price: \$330,000		
Type: ARMS LENGTH IMPROVED		Deed1: /08071/ 00266	Deed2:		
Seller:		Date:	Price:		
Type:		Deed1:	Deed2:		
Seller:		Date:	Price:		
Type:		Deed1:	Deed2:		
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2014	07/01/2015		
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00	0.00 0.00		
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: No Application					

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)

District: 03 Account Number: 0311067779

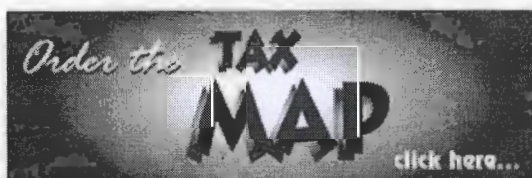


The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

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://imsweb05.mdp.state.md.us/website/mosp/>)

☒ Loading... Please

Loading... Please Wait.

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KEVIN KAMENETZ
County Executive

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

August 19, 2014

Philip M & Denise A Andrews
222 Greenspring Road
Owings Mills MD 21117

RE: Case Number: 2015-0016 A, Address: 222 Greenspring Road

Dear Mr. & Ms. Andrews:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 21, 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

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



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

Date: 7/31/14

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

RE: Baltimore County
Item No. 2015-0016-A
Administrative Variance
Philip M. & Denise A. Andrews
222 Greenspring Valley Road
MD 130

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 7/30/14. A field inspection and internal review reveals that an entrance onto MD 130 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2015-0016-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,

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 1, 2014

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

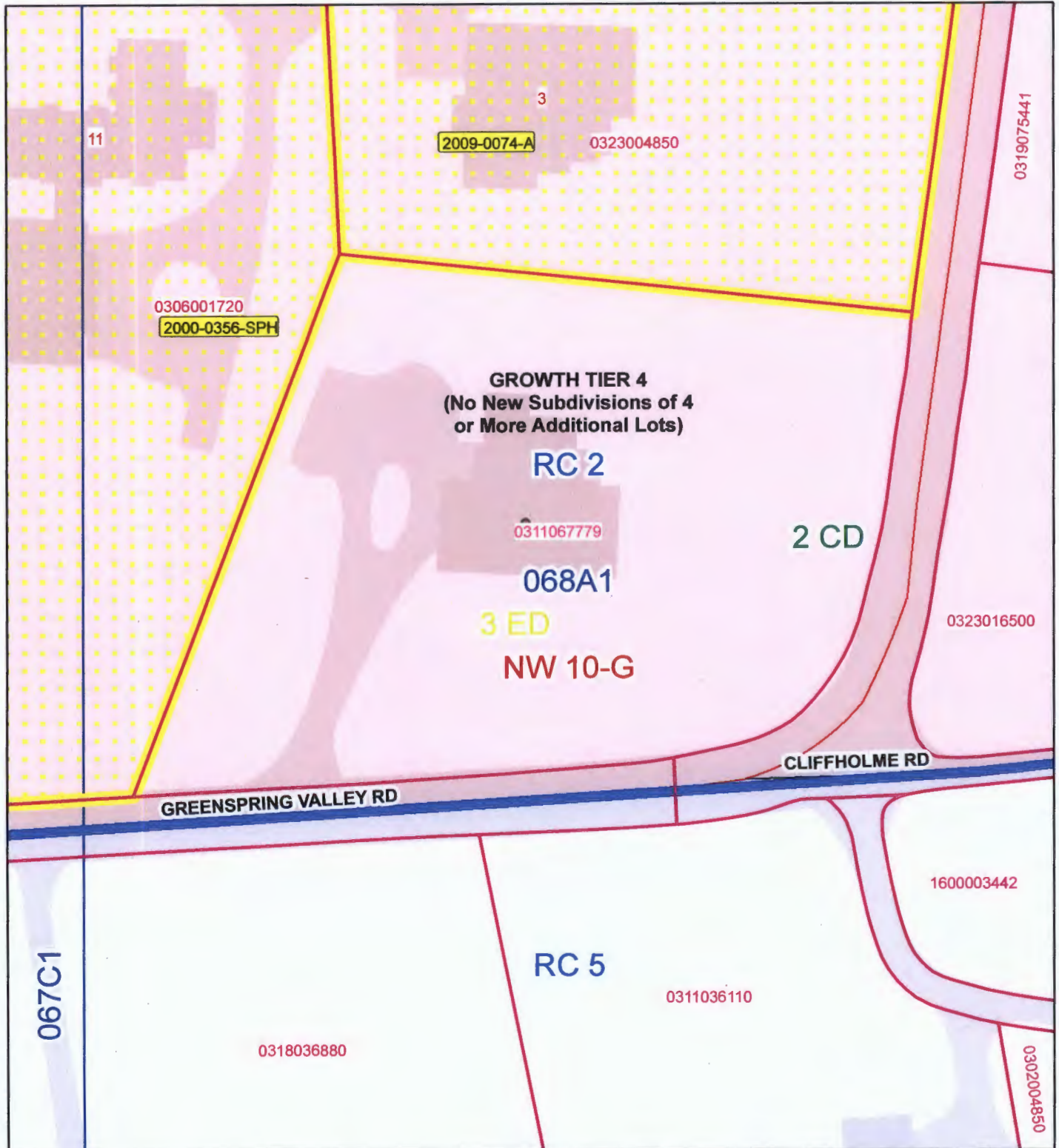
SUBJECT: Zoning Advisory Committee Meeting
For August 04, 2014
Item No. 2015- 0013, 0014, 0015, 0016, 0017 and 0019

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\ZAC08042014 -.doc

222 Greenspring Valley Road



Publication Date: 7/21/2014



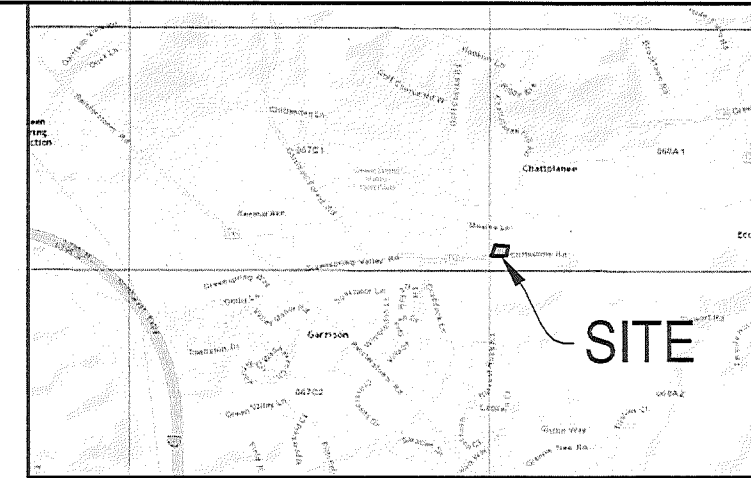
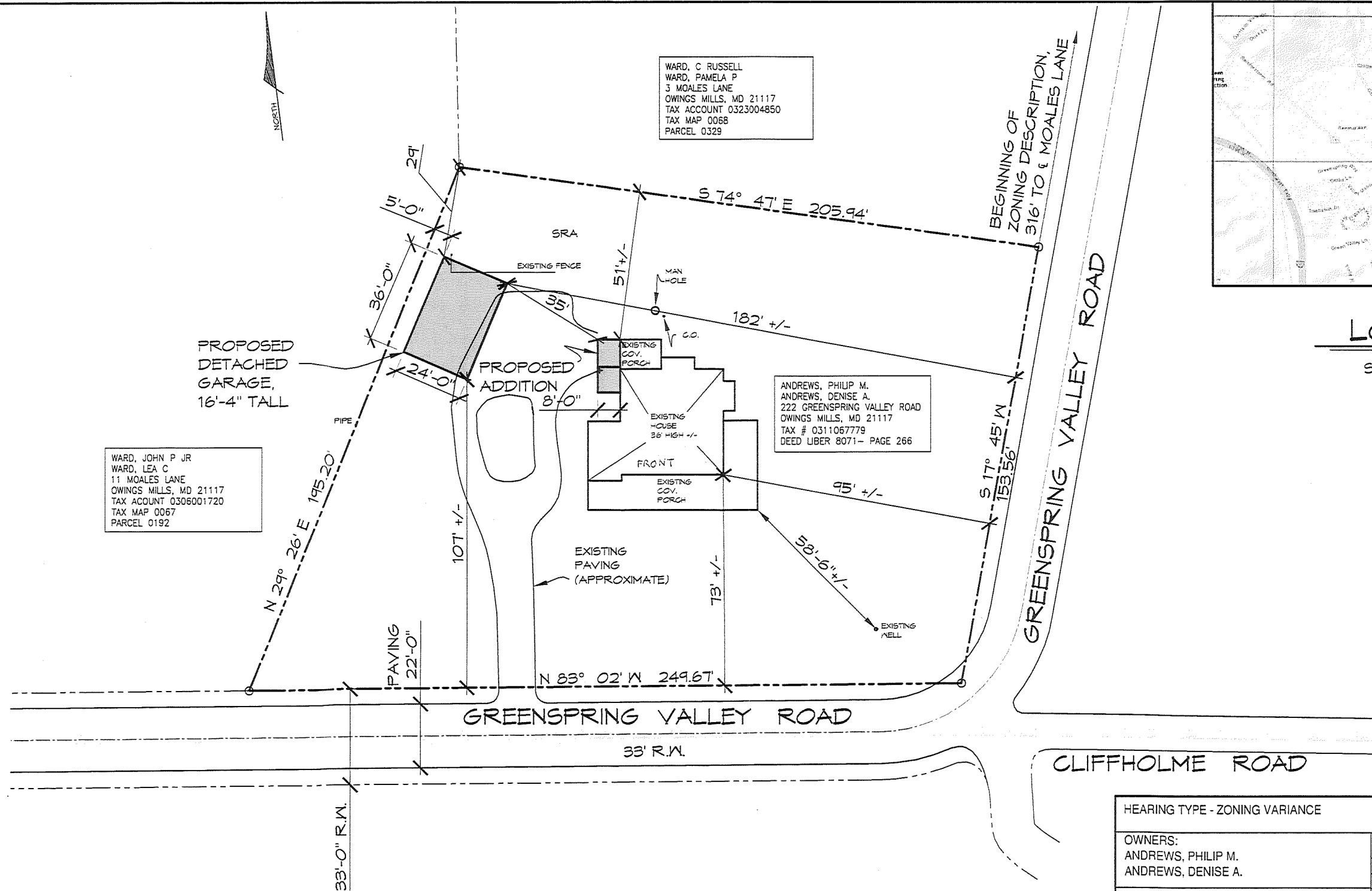
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 12.5 25 50 75 100 Feet

1 inch = 50 feet

Item #0016



LOCATION

SCALE- 1" = 3200'

SITE PLAN

SCALE 1" = 40'

HEARING TYPE - ZONING VARIANCE

OWNERS: ANDREWS, PHILIP M. ANDREWS, DENISE A.	ELECTION DISTRICT	3	AREA: 38,332.00 S.F. 0.87 ACRES
	COUNCILMANIC DIST	2	
	PRECINCT	03-013	
222 GREENSPRING VALLEY ROAD OWNINGS MILLS, MD 21117	ZONING	RC-2	PRIVATE SEWER AND WATER
	GIS MAP	068A1	
	TAX MAP	0068	
PROPERTY IS NOT IN CBCA	PARCEL	0319	
PROPERTY IS NOT IN FLOOD PLAIN	DEED	LIBER 071 P. 266	
EXIST. ELEVATION AT PROPERTY - 428' +/-			
PROPERTY IS NOT IN A BALTIMORE COUNTY HISTORIC DISTRICT			
PRIOR ZONING CASES - NONE			
CURRENT/ OUTSTANDING ZONING CASES- NONE			

#2015-0016-A

SITE PLAN

SCALE - 1" = 40'

BAYLOR CAD
DRAFTING SERVICE
1805 UNIONTOWN RD
WESTMINSTER, MD 21158
443-340-2061 baylorcad@comcast.net

THE ANDREWS RESIDENCE

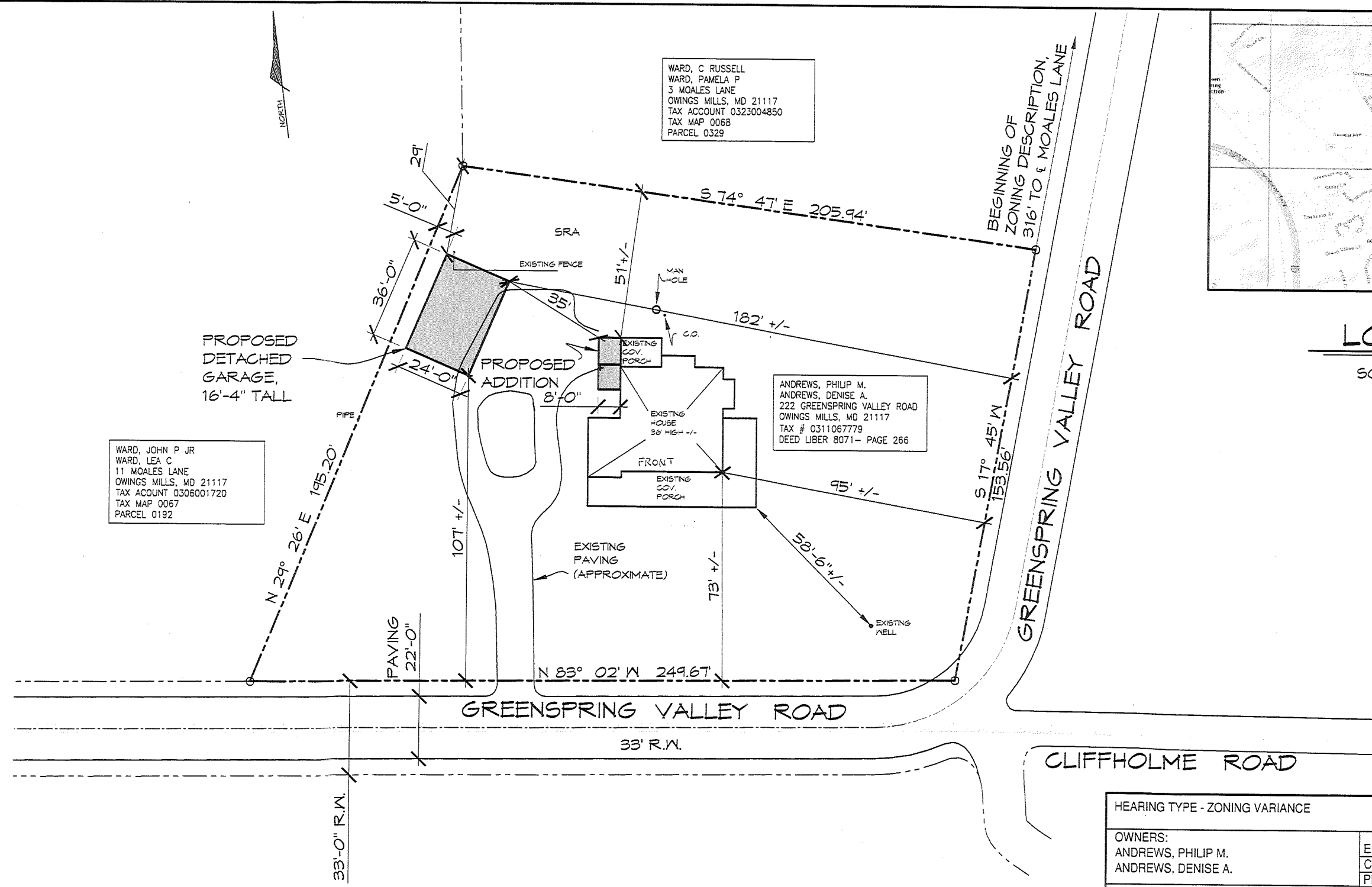
222 GREENSPRING VALLEY ROAD
OWINGS MILLS, MD 21117

FILE: 1357

C1

7-15-14

Per. Exp. 1



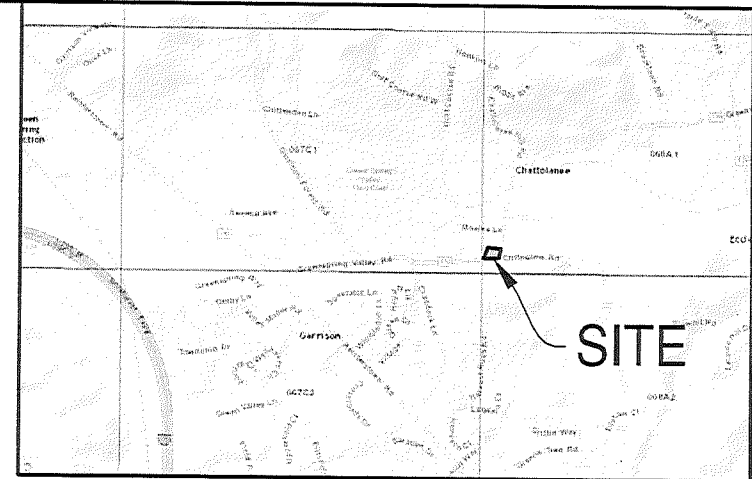
WARD, JOHN P JR
WARD, LEA C
11 MOALES LANE
OWINGS MILLS, MD 21117
TAX ACCOUNT 0306001720
TAX MAP 0057
PARCEL 0192

WARD, C RUSSELL
WARD, PAMELA P
3 MOALES LANE
OWINGS MILLS, MD 21117
TAX ACCOUNT 0323004850
TAX MAP 0068
PARCEL 0329

ANDREWS, PHILIP M.
ANDREWS, DENISE A.
222 GREENSPRING VALLEY ROAD
OWINGS MILLS, MD 21117
TAX # 0311067779
DEED LIBER 8071- PAGE 266

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#2015-0016-A

Handwritten signature/initials

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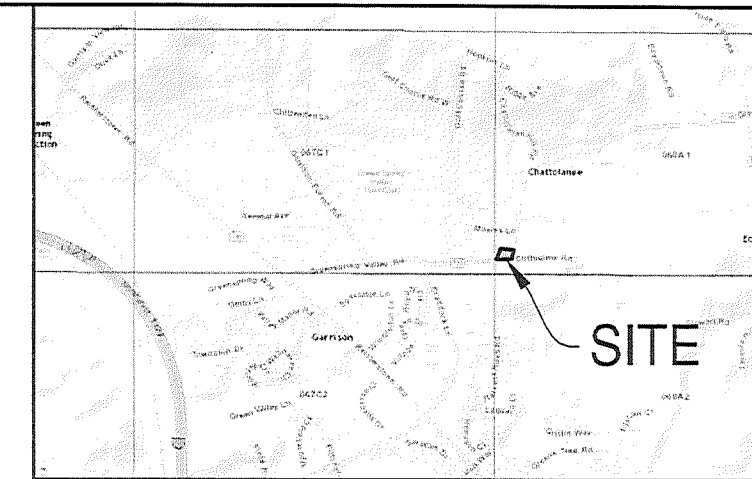
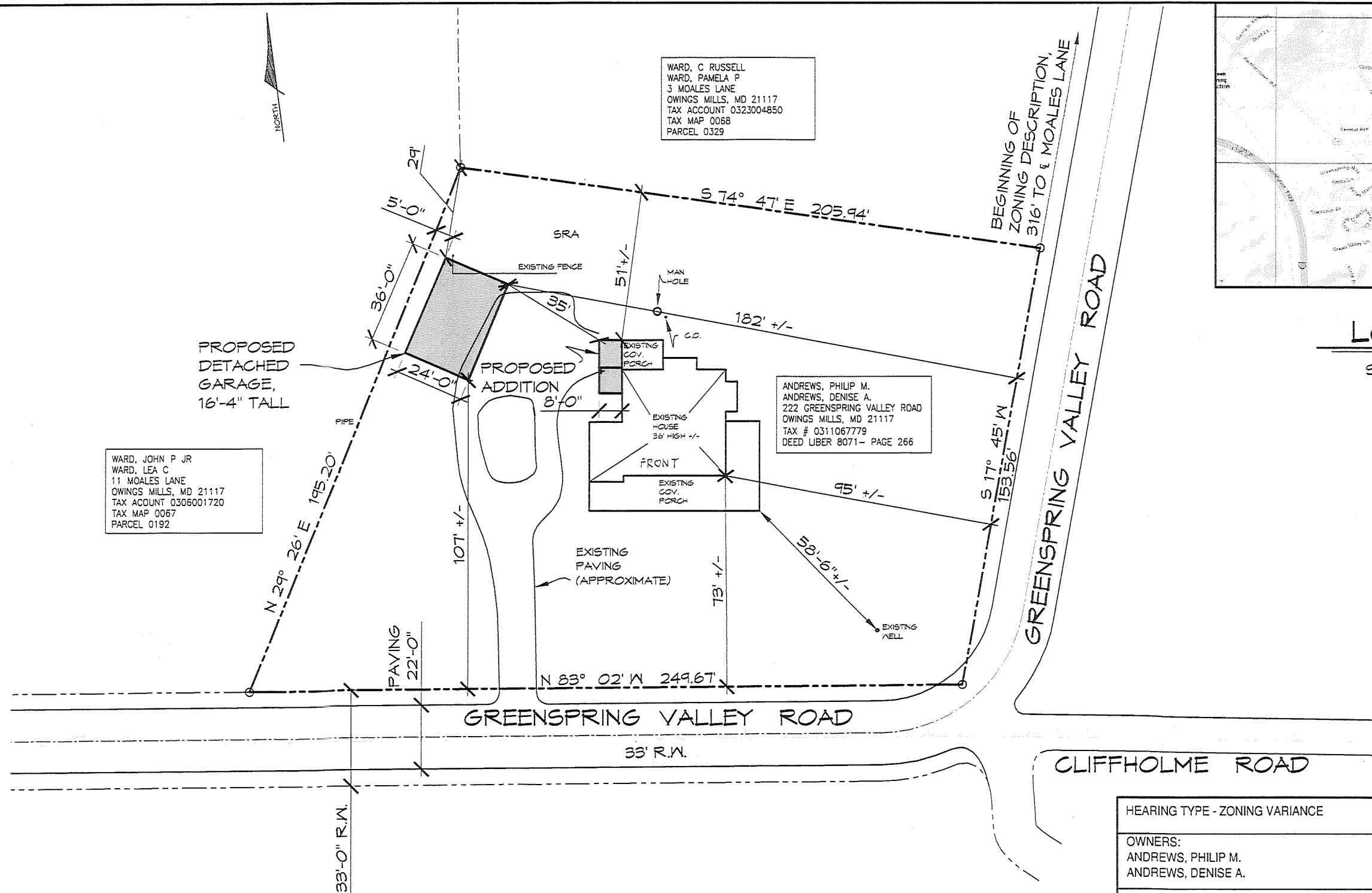
THE ANDREWS RESIDENCE

222 GREENSPRING VALLEY ROAD
OWINGS MILLS, MD 21117

FILE: 1357

C1

7-15-14



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#2015-0016-A

Handwritten signature

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7-15-14