

IN RE: PETITION FOR SPECIAL HEARING *

(6200 Hutschenreuter Lane)

11th Election District *

5th Council District

Leonard & Mildred Hutschenreuter *

Legal Owners

Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2015-0179-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed on behalf of Leonard and Mildred Hutschenreuter, legal owners ("Petitioners"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve the non-density transfer of 12.161 acres, more or less, between the same owners.

Appearing at the public hearing in support of the requests were Leonard and Mildred Hutschenreuter, owners, and Scott A. Lindgren, a professional land surveyor from Gerhold, Cross & Etzel, Ltd., the firm that prepared the plan. There were no Protestants or interested citizens in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. A Zoning Advisory Committee (ZAC) comment was received from the Department of Planning (DOP), which supports the request.

The subject property is zoned RC 2. The Petitioners propose to donate to the Maryland Agricultural Land Preservation Foundation (MALPF) approximately 97 acres of land. At present, the land is split into two parcels: 85+/- acres and 12+/- acres. The MALPF requires the property to be in one parcel, and the sole purpose of this request is to facilitate that transfer.

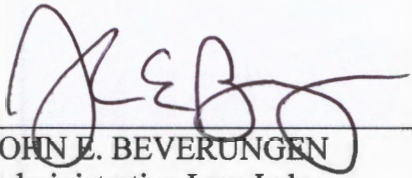
ORDER RECEIVED FOR FILING

Date 4/20/15

By Sen

THEREFORE, IT IS ORDERED this 20th day of April, 2015, by this Administrative Law Judge, that the Petition for Special Hearing pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R) to approve the non-density transfer of 12.161 acres, more or less, between the same owners, Leonard and Mildred Hutschenreuter, be and is hereby GRANTED.

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/sln

ORDER RECEIVED FOR FILING

Date 4/20/15

By sln



PETITION FOR ZONING HEARING(S)

FLOOD

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 11700 CROSSROADS CIRCLE which is presently zoned ML-IM-MD43 DR 3.5

Deed References: See attached 10 Digit Tax Account # See attached

Property Owner(s) Printed Name(s) See attached

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

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. X a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

See attached

2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. a **Variance** from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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:

Robert A. Hoffman, Venable LLP

Name- Type or Print

Robert A. Hoffman / PAH

Signature

210 W. Pennsylvania Avenue, Suite 500, Towson, MD

Mailing Address City State

21204 410-494-6262 RAHoffman@venable.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

See attached

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature # 2

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Robert A. Hoffman, Venable LLP

Name - Type or Print

Robert A. Hoffman / PAH

Signature

210 W. Pennsylvania Avenue, Suite 500, Towson, MD

Mailing Address City State

21204 410-494-6262 RAHoffman@venable.com

Zip Code Telephone # Email Address

CASE NUMBER 2015-0164-SPA Filing Date 2/2/15 Do Not Schedule Dates: Reviewer BK

Petition for Special Hearing

Greenleigh at Crossroads - Commercial

Petition for Special Hearing, pursuant to BCZR Section 259.11.A.3, to allow waivers and modifications of applicable laws and regulations governing development through the approval of a pattern book in accordance with BCZR Section 259.11.D.

2015-0164-SP41

Petition for Special Hearing

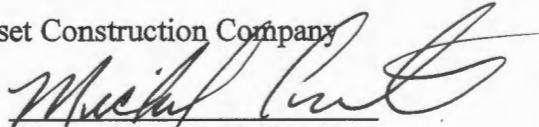
Greenleigh at Crossroads - Commercial

Legal Owner of Area 2, Lot 17:

Middle River Business Center LLC

By: Somerset Construction Company

By:



Michael Caruthers, President

4816 Del Ray Avenue

Bethesda, Maryland 20814-3014

(301) 657-4848

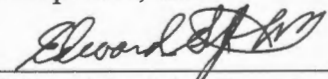
Petition for Special Hearing

Greenleigh at Crossroads - Commercial

Legal Owner of Area 2, Lots 1, 5-7, 10-12, and 16:

BC Area 2 Lot 1 LLC
BC Area 2 Lot 5 LLC
BC Area 2 Lot 6 LLC
BC Area 2 Lot 7 LLC
BC Area 2 Lot 10 LLC
BC Area 2 Lot 11 LLC
BC Area 2 Lot 12 LLC
BC Area 2 Lot 16 LLC

By: St. John Properties, Inc.

By: 
Edward St. John, President
2560 Lord Baltimore Drive
Baltimore, Maryland 21244
(410) 788-0100

**CASHIER'S
VALIDATION**

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 2015-0179-SPH
Petitioner: LEONARD & MILDRED HUTSCHENREUTER
Address or Location: 6200 HUTSCHENREUTER LANE, GLEN ARM, MD 21057

PLEASE FORWARD ADVERTISING BILL TO:

Name: LEONARD & MILDRED HUTSCHENREUTER
Address: 6200 HUTSCHENREUTER LANE
GLEN ARM, MD 21057

Telephone Number: 410-592-6617



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 3144974

Sold To:

Leonard & Mildred Hutschenreuter - CU00430850
6200 Hutschenreuter Ln
Glen Arm, MD 21057

Bill To:

Leonard & Mildred Hutschenreuter - CU00430850
6200 Hutschenreuter Ln
Glen Arm, MD 21057

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Mar 26, 2015

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

NOTICE OF ZONING HEARING	
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:	
Case: # 2015-0179-SPH	
6200 Hutschenreuter Lane	
SE/s Hutschenreuter Lane, 2200 ft. +/- NW of the centerline of Hutschenreuter Road	
11th Election District - 5th Councilmanic District	
Legal Owner(s) Leonard & Mildred Hutschenreuter	
Special Hearing to determine whether or not the Administrative Law Judge should approve the non-density transfer of 12.161 acres, more or less, between the same owners Leonard H. & Mildred L. Hutschenreuter.	
Hearing: Thursday, April 16, 2015 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.	
ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY	
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.	
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.	
3/398 March 26	3144974

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

March 26, 2015

Re:

Zoning Case No. 2015-0179-SPH

Petitioner / Owner: Leonard & Mildred Hutschenreuter

Date of Hearing: April 16, 2015

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

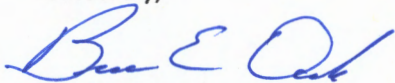
Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at **6200 Hutschenreuter Lane**.

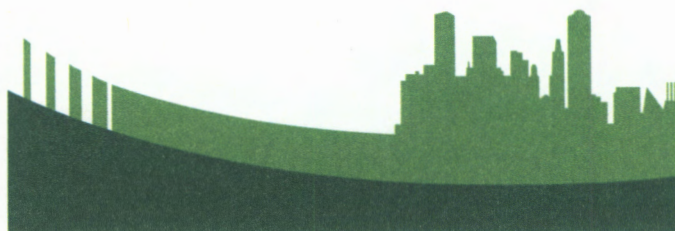
The sign(s) were posted on **March 25, 2015**.

Sincerely,



Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor



TO: PATUXENT PUBLISHING COMPANY
Thursday, March 26, 2015 Issue - Jeffersonian

Please forward billing to:

Leonard & Mildred Hutschenreuter
6200 Hutschenreuter Lane
Glen Arm, MD 21057

410-592-6617

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2015-0179-SPH

6200 Hutschenreuter Lane

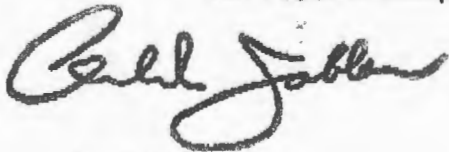
SE/s Hutschenreuter Lane, 2200 ft. +/- NW of the centerline of Hutschenreuter Road

11th Election District – 5th Councilmanic District

Legal Owners: Leonard & Mildred Hutschenreuter

Special Hearing to determine whether or not the Administrative Law Judge should approve the non-density transfer of 12.161 acres, more or less, between the same owners Leonard H. & Mildred L. Hutschenreuter.

Hearing: Thursday, April 16, 2015 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

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

March 9, 2015

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2015-0179-SPH

6200 Hutschenreuter Lane

SE/s Hutschenreuter Lane, 2200 ft. +/- NW of the centerline of Hutschenreuter Road

11th Election District – 5th Councilmanic District

Legal Owners: Leonard & Mildred Hutschenreuter

Special Hearing to determine whether or not the Administrative Law Judge should approve the non-density transfer of 12.161 acres, more or less, between the same owners Leonard H. & Mildred L. Hutschenreuter.

Hearing: Thursday, April 16, 2015 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Hutschenreuter, 6200 Hutschenreuter Lane, Glen Arm 21057
Scott Lindgren, 320 E. Towsontown Blvd., Ste. 100, Towson 21286.

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, MARCH 27, 2015.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**



KEVIN KAMENETZ
County Executive

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

March 19, 2015

Michael Caruthers (Area 2, Lot 17)
4816 Del Ray Avenue
Bethesda MD 20814-3014

Edward St John (Area 2, Lots 1, 5-7, 10-12, 16)
2560 Lord Baltimore Drive
Baltimore MD 21244

RE: Case Number: 2015-0164 SPH, Address: 11700 Crossroads Circle

Dear Mr. Caruthers:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 2, 2015. 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: jaw

Enclosures

c: People's Counsel
Robert A Hoffman, Esquire, 210 W Pennsylvania Avenue, Suite 500, Towson MD 21204

Lawrence J. Hogan, Jr., Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Acting Secretary
Melinda B. Peters, Administrator

Date: 2/9/15

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

RE: Baltimore County
Item No 2015-0164-SPA
Special Hearing
Middle River Business Center
Michael Caruthens, President H.C.
Edward St. John President
11700 Crossroad Circle

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. 2015-0164-SPA.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) extension 5598, or by email at (rzeller@sha.state.md.us).

Sincerely,

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

SDF/raz

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 4, 2015

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

SUBJECT: Zoning Advisory Committee Meeting
For February 16, 2015
Item No. 2015-0161, 0162, 0163, 0164, 0165 and 0166

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\ZAC02162015.doc

2015/15
JG WBR

BALTIMORE COUNTY, MARYLAND

FEB 12 2015

INTER OFFICE CORRESPONDENCE

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

ATTN: Kristen Matthews
MS 1105

FROM: Edward C. Adams, Director
Department of Public Works 

DATE: February 11, 2015

SUBJECT: Case No: 2015-0164-SPH and 2015-0165-SPH
11700 Crossroads Circle, Baltimore, Maryland 21220

Special Hearing to allow waivers and modifications of applicable laws and regulations governing development through the approval of a pattern book in accordance with BCZR Section 259.11.D.

The Special Hearing involves a proposed development of several future buildings and residences, roads, utilities, etc.

The applicant, developer and/or engineer must observe all applicable requirements of the Baltimore County Code Section 32.4.4.1.4 and Section 32.8.

ECA/TWC/s

CC: Dennis Kennedy, Chief, Development Plans Review and Building Plan Review
Peter M. Zimmerman, People's Council



KEVIN KAMENETZ
County Executive

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

April 9, 2015

Leonard & Mildred Hutschenreuter
6200 Hutschenreuter Lane
Glen Arm MD 21057

RE: Case Number: 2015-0179 SPH, Address: 6200 Hutschenreuter Lane

Dear & Ms. Hutschenreuter:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 18, 2015. 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: jaw

Enclosures

c: People's Counsel
Scott Lindgren, 320 E Townsontown Boulevard, Suite 100, Towson MD 21286

Lawrence J. Hogan, Jr., Governor
Boyd K. Rutherford, Lt. Governor



Maryland Department of Transportation

Pete K. Rahn, Acting Secretary
Melinda B. Peters, Administrator

Date: 2/25/15

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

RE: Baltimore County
Item No 2015-0179-SPH
Special Hearing
Leonard & Mildred
Hutschenreiter
6200 Hutschenreiter 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. 2015-0179-SPH

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) extension 5598, or by email at (rzeller@sha.state.md.us).

Sincerely,

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Steven D. Foster, Chief
Development Manager
Access Management Division

SDF/raz

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 13, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT**INFORMATION:**

Address: 6200 Hutschenreuter Lane
Item Number: 15-179
Petitioner: Leonard & Mildred Hutschenreuter
Zoning: RC 2
Requested Action: Special Hearing

RECEIVED

MAR 18 2015

OFFICE OF ADMINISTRATIVE HEARINGS

RECOMMENDATION:

The Department of Planning has reviewed the petition and accompanying site plan. The subject request is for a non-density transfer of 12 acres, more or less, from and to the same ownership. The purpose of the transfer is for the sale of an easement to the Maryland Agricultural Land Preservation Foundation.

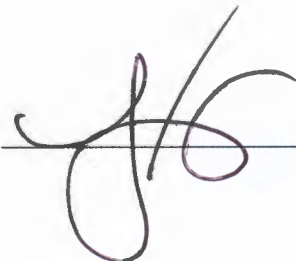
The Department offers the following:

- The farm is located off Harford Road and is adjacent to the Gunpowder State Park. The property is located in a Master Plan 2020 designated Agricultural Priority Area and the Long Green Rural Legacy Area. The farm includes cropland and woodland. The Hutschenreuter family has owned the multiple parcels of land for some time. This request is to combine land from different parcels for the purpose of placing the majority of the farmland and the woods adjacent to the Gunpowder State Park under a permanent easement.

It is the recommendation of the Department that the requested relief be granted.

For further information concerning the matters stated here in, please contact Wallace S. Lippincott, Jr. at 410-887-3480.

Project Planner:
AVA/LTM



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 9, 2015

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

SUBJECT: Zoning Advisory Committee Meeting
For March 2, 2015
Item No. 2015-0173, 0174, 0175, 0176, 0179, 0180, 0181 and 0182

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\ZAC03022015.doc

3/20/15
WCL

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 13, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT

INFORMATION:

Address: 6200 Hutschenreuter Lane
Item Number: 15-179
Petitioner: Leonard & Mildred Hutschenreuter
Zoning: RC 2
Requested Action: Special Hearing

RECOMMENDATION:

The Department of Planning has reviewed the petition and accompanying site plan. The subject request is for a non-density transfer of 12 acres, more or less, from and to the same ownership. The purpose of the transfer is for the sale of an easement to the Maryland Agricultural Land Preservation Foundation.

The Department offers the following:

- The farm is located off Harford Road and is adjacent to the Gunpowder State Park. The property is located in a Master Plan 2020 designated Agricultural Priority Area and the Long Green Rural Legacy Area. The farm includes cropland and woodland. The Hutschenreuter family has owned the multiple parcels of land for some time. This request is to combine land from different parcels for the purpose of placing the majority of the farmland and the woods adjacent to the Gunpowder State Park under a permanent easement.

It is the recommendation of the Department that the requested relief be granted.

For further information concerning the matters stated here in, please contact Wallace S. Lippincott, Jr. at 410-887-3480.

Project Planner:
AVA/LTM



MEMORANDUM

DATE: May 21, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0179-SPH – Appeal Period Expired

The appeal period for the above-referenced case expired on May 20, 2015. 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

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
 6200 Hutschenreuter Ln; SE/S Hutschenreuter
 Lane, 2200; NW of the c/l Hutschenreuter Rd * OF ADMINISTRATIVE
 11th Election & 5th Councilmanic Districts
 Legal Owner(s): Leonard & Mildred * HEARINGS FOR
 Hutschenreuter
 Petitioner(s) * BALTIMORE COUNTY
 * 2015-179-SPH

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
 Deputy People's Counsel
 Jefferson Building, Room 204
 105 West Chesapeake Avenue
 Towson, MD 21204
 (410) 887-2188

RECEIVED
 03/2015

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 3rd day of March, 2015, a copy of the foregoing Entry of Appearance was mailed to Scott Lindgren, Gerhold, Cross & Etzel, LTD, 320 Towsontown Boulevard, Suite 100, Towson, Maryland 21286, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

CASE NO. 2015- 0179-SPH

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>3/9/15</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>N/c</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
<u>3/13/15</u>	PLANNING (if not received, date e-mail sent _____)	<u>not opposed w/ comment</u>
<u>2/25/15</u>	STATE HIGHWAY ADMINISTRATION	<u>no obj</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. <u>2006-631-SPH</u>)	
NEWSPAPER ADVERTISEMENT	Date: <u>3/26/15</u>	
SIGN POSTING	Date: <u>3/25/15</u> by <u>DOCK</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

2015-07-14 SPH

Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 11 Account Number - 2500004953		
Owner Information		
Owner Name:	HUTSCHENREUTER LEONARD H SR HUTSCHENREUTER MILDRED L	Use: Principal Residence:
Mailing Address:	6200 HUTSCHENREUTER LN GLEN ARM MD 21057-9337	Deed Reference: 127376/ 00270
Location & Structure Information		
Premises Address:	6200 HUTSCHENREUTER LN GLEN ARM 21057-0000	Legal Description: 17.037AC 6200 HUTSCHENREUTER LN NESR HUTSCHENREUTER LN
Map:	Grid:	Parcel:
0054	0021	0621
Sub District:	Subdivision:	Section:
	0000	
Block:	Lot:	Assessment Year:
		2015
Plat No:	Plat Ref:	MS
Special Tax Areas:		
Town: NONE		
Ad Valorem:		
Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1970	1,320 SF	
Property Land Area	County Use	
17.0300 AC	33	
Stories	Basement	Type
1	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
FRAME	1 full/ 1 half	
Last Major Renovation		
Value Information		
	Base Value	Value As of 01/01/2015
Land:	122,800	122,800
Improvements	104,300	136,200
Total:	227,100	259,000
Phase-In Assessments As of 07/01/2014	As of 07/01/2015	
227,100	237,733	
Preferential Land:	2,800	2,800
Transfer Information		
Seller: HUTSCHENREUTER LEONARD H,SR	Date: 10/07/2008	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: 127376/ 00270	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2014
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	AGRICULTURAL TRANSFER TAX	
Homestead Application Information		
Homestead Application Status: Approved 12/31/2012		

JM
8-8-06

IN RE: PETITION FOR SPECIAL HEARING

E/S of Hutschenrater East, 1700 feet

SE of c/l of Harford Road

11th Election District

3rd Councilmanic District

(Hutschenrater Lane East)

Leonard and Mildred Hutschenreuter

Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 06-631-SPH

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner on a Petition for Special Hearing for the property located at Hutschenreuter Lane East. The Petition was filed by Leonard and Mildred Hutschenreuter, Petitioners. Special Hearing relief is requested pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.):

1. To allow the non-density transfer of 3 parcels between the same owners, Leonard and Mildred Hutschenrater, totaling 4.208 acres, more or less;
2. To allow the creation of a 32.519 acres, more or less, non-density parcel of land to be retained by the subject property owners, being known as parcel "A";
3. To allow 2 lots utilizing an existing private access easement to the local public street in lieu of the required in-fee ownership.

The property was posted with Notice of Hearing on July 20, 2006, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on July 25, 2006, to notify any interested persons of the scheduled hearing date.

Applicable Law

Section 500.7 of the B.C.Z.R. *Special Hearings*

The Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall in his discretion be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals. The power given hereunder shall include the right of any interested persons to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of

G200.
CASE NAME HUTSCHENREUTER LANE
CASE NUMBER 2015-0179 SPH
DATE APRIL 16, 2015

[illegible]

Case No.: 2015-0179-SPH

Exhibit Sheet

Petitioner/Developer

DS-215

Protestant

No. 1	Plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



KEVIN KAMENETZ
County Executive

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

April 20, 2014

Leonard Hutschenreuter
Mildred Hutschenreuter
6200 Hutschenreuter Lane
Glen Arm, Maryland 21057

RE: Petition for Special Hearing
Property: 6200 Hutschenreuter Lane
Case No.: 2015-0179-SPH

Dear Petitioners:

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:slh
Enclosure

c: Scott Lindgren, 320 E. Towson Town Blvd., Suite 100
Towson, Maryland 21286



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

February 18, 2015

ZONING PROPERTY DESCRIPTION FOR HUTSCHENREUTER PROPERTIES

Beginning at a point the following two courses and distances from the east end of Hutschenreuter Lane, North 22 degrees 59 minutes 59 seconds East 741.79 feet, and North 88 degrees 34 minutes 24 seconds East 307.74 feet to the Zoning Point of Beginning, thence running for the area to be transferred the nine following courses and distances, viz: 1) South 22 degrees 59 minutes 59 seconds West 32.95 feet, 2) North 88 degrees 34 minutes 24 seconds East 242.89 feet, 3) South 86 degrees 06 minutes 51 seconds East 277.20 feet, 4) North 21 degrees 43 minutes 32 seconds East 638.92 feet, 5) South 86 degrees 02 minutes 36 seconds East 511.19 feet, 6) North 40 degrees 10 minutes 55 seconds West 617.75 feet, 7) North 75 degrees 29 minutes 08 seconds West 425.15 feet, 8) South 11 degrees 06 minutes 29 seconds West 1108.77 feet, and, 9) South 88 degrees 34 minutes 24 seconds West 229.26 feet, to the Zoning Point of Beginning, containing 529,731 square feet or 12.161 acres of land, more or less, located in the 11th Election District and 5th Council District.



License expires/renews 2/26/15

2015-0179-SPA

