

M E M O R A N D U M

DATE: December 21, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0100-A- Appeal Period Expired

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

IN RE: PETITION FOR ADMIN. VARIANCE *
(240 Hopkins Lane)
3rd Election District *
2nd Council District *
Christopher A. and Cristin L. Berrier *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2016-0100-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Christopher A. and Cristin L. Berrier ("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 30 ft. 6 in. (existing) for an addition connecting a detached garage to the dwelling in lieu of the required 50 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 by any of the county reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on November 1, 2015, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information and photographs submitted provide sufficient facts that comply with the requirements of Section 307.1

ORDER RECEIVED FOR FILING

Date 11-18-15

By [Signature]

of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 18th day of **November, 2015**, 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 30 ft. 6 in. (existing) for an addition connecting a detached garage to the dwelling in lieu of the required 50 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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.

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 11-18-15

By 



KEVIN KAMENETZ
County Executive

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

November 18, 2015

Christopher A. and Cristin L. Berrier
240 Hopkins Lane
Owings Mills, Maryland 21117

RE: Petition for Administrative Variance
Case No. 2016-0100-A
Property: 240 Hopkins Lane

Dear Mr. and Mrs. Berrier:

Enclosed please find a copy of the Order 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

c: William Rohde, 1006 Morton St., Baltimore, MD 21201



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 240 HOPKINS LANE, OWINGS MILLS, MD 21117 Currently zoned RB RL5
Deed Reference 1 10 Digit Tax Account # 2400005598
Owner(s) Printed Name(s) CHRISTOPHER BERRIER & CRISTIN BERRIER

(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/plat attached hereto and made a part hereof, hereby petition for an:

1. **X** **ADMINISTRATIVE VARIANCE** from Section(s) 1A04.3.B.2.b; BCZR, TO PERMIT A SIDEYARD SETBACK OF 30'6" (EXISTING) FOR AN ADDITION CONNECTING A DETACHED GARAGE TO THE DWELLING, IN LIEU OF THE REQUIRED 50FT.

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.

Owner(s)/Petitioner(s):

CHRISTOPHER BERRIER CRISTIN BERRIER
Name #1 - Type or Print Name #2 - Type or Print

[Signature] [Signature]
Signature #1 Signature #2

240 HOPKINS LANE, OWINGS MILLS, MD
Mailing Address City State

21117 (410) 446-3757 cberrier@brown
Zip Code Telephone # Email Address advisory.com

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

WILLIAM ROHDE
Name - Type or Print

Signature

1006 MORTON ST. BALTO., MD
Mailing Address City State

21201 (410) 576-9131 wrohde@ziger
Zip Code Telephone # Email Address Sheed.com

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 11 day of NOV, 2015, 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 2016-0100-A

Filing Date 10/21/15

Estimated Posting Date 11/1/15

Reviewer JCM

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: 240 HOPKINS LANE 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)

THE PROPOSED ADDITION MAINTAINS EXISTING SETBACKS
BETWEEN THE HOUSE AND ALL PROPERTY LINES.
ALSO, THE PROPOSED ADDITION DOES NOT AFFECT
CURRENT SETBACKS BETWEEN THE GARAGE
AND ALL PROPERTY LINES. THE ADDITION ALLOWS
PROTECTED PASSAGE BETWEEN THE GARAGE
AND THE HOUSE.

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

[Signature]
Signature of Owner (Affiant)

CHRISTOPHER BEARRIER
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

CRISTIN BEARRIER
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 16th day of October, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Sandra L. Mills

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public
07/27/2016
My Commission Expires

PROPERTY DESCRIPTION

Date: **OCTOBER 21, 2015**
Project #: **1105**
Project: **Berrier Residence**
Regarding: **Petition for Variance**
From: **William Rohde**
Copies To: **File**

Part A:

Zoning Property Description for 240 Hopkins Lane, Owings Mills, MD 21117

Beginning at a point 10ft to the northeast side of the center of Hopkins Lane at the beginning of the N 25-37-15 E 612.53 line.

Part B:

Thence the following courses and distances: (1st Point of Call "POC") N 58-44-40 W 30.14', (2nd POC) N 62-05-10 W 149.02, (3rd POC) S 56-50-00 W 89.62, (4th POC) 22-23-21 W 258.78, (5th POC) S 00-00-00 W 63, (6th POC) 32-10-40 W 199.15', (7th POC) 61-40-06 E 174.92', (8th POC) S 25-37-15 W 917.23', (9th POC) S 65-03-27 E 379.92', (10th POC) N 25-21-58 E 450', (11th POC) N 12-45-09 W 408.88', (12th POC) N 07-14-19 173.38', (13th POC) N 25-37-15 E 612.53'

X:\Projects\2011\1105 Berrier Residence\2 Design Data\Regulatory\Petition for Variance\Property Description.doc

Ziger/Snead LLP
Architects

1006 Morton Street
Baltimore, MD 21201
P 410 576 9131
F 410 576 9159
zigersnead.com

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

No. **127336**

Date: **10/21/15**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 10/21/2015 10/21/2015 09:36:02 2

BY MS02 WALKIN JEVA JEE

RECEIPT # 944740 10/21/2015 OFLN

Int 5 528 ZIGMME VERIFICATION

NO. 127336

Receipt Tot \$75.00

\$75.00 CA \$0.00 CA

Baltimore County, Maryland

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

Total: **75.00**

Rec From: **ZIGER SNEAD**

For: **2014-0100-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0100 -A Address 240 HOPKINS LN.

Contact Person: J. MERREY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10.21.15 Posting Date: 11.1.15 Closing Date: 11.16.15

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 2016- 0100 -A Address 240 HOPKINS LN.

Petitioner's Name BERRIER LN. Telephone 410-446-3757

Posting Date: 11.1.15 Closing Date: 11.16.15

Wording for Sign: To Permit A SIDEYARD SETBACK OF 30'6" (EXISTING)
FOR AN ADDITION CONNECTING THE A DETACHED TO THE DWELLING,
IN LIEU OF THE REQUIRED 50ft.

Revised 7/21/15

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: 2016-0100-A

Petitioner: CHRISTOPHER BERRIER & CRISTIN BERRIER

Address or Location: 240 HOPKINS LANE, OWINGS MILLS, MD 21117

PLEASE FORWARD ADVERTISING BILL TO:

Name: WILLIAM RORPE

Address: 1006 MORTON STREET

BALTIMORE, MD

21201

Telephone Number: (410) 576-9131

CERTIFICATE OF POSTING

Date: 11-1-15

RE: Case Number: 2016-0100-A

Petitioner/Developer: BERRIER, CHRISTOPHER

Date of Hearing/Closing: 11-16-15

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 240 Hopkins La

The signs(s) were posted on 11-1-15
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2016-0100-A

TO PERMIT A SIDEYARD SETBACK OF
30'6" (EXISTING) FOR AN ADDITION CON-
NECTING THE DETACHED GARAGE TO THE
DWELLING IN LIEU OF THE REQUIRED 50 FT

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 11/16/15

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
701 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE. UNDER PENALTY OF
HANDICAPPED ACCESS

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>11-4</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>10-27</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>11-1-15</u> by <u>Priest</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

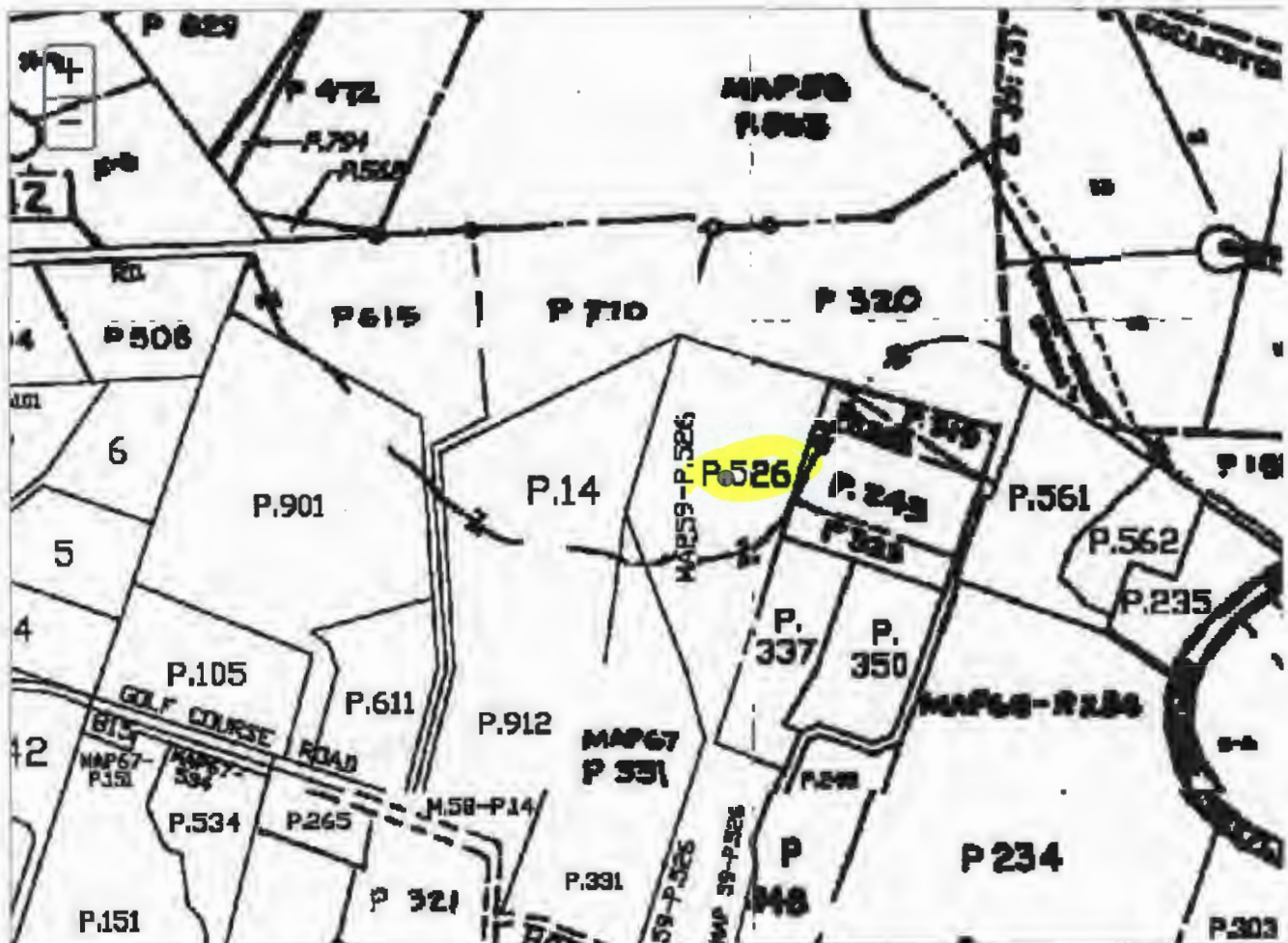
Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 03 Account Number - 2400005598			
Owner Information					
Owner Name:		BERRIER CHRISTOPHER A BERRIER CRISTIN L		Use:	RESIDENTIAL YES
Mailing Address:		240 HOPKINS LN OWINGS MILLS MD 21117- 4327		Principal Residence:	Deed Reference: /28423/ 00029
Location & Structure Information					
Premises Address:		240 HOPKINS LN OWINGS MILLS 21117-4327		Legal Description:	8.955 AC 240 HOPKINS LA 350FT SE GOLF COURSE RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0059	0019	0526		0000	
Assessment Year:				Plat No:	
2014				Plat Ref:	
Special Tax Areas:			Town:		
			Ad Valorem:		
			Tax Class:		
			NONE		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1876	4,209 SF		8.9600 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	NO	STANDARD UNIT	FRAME	3 full/ 1 half	1 Detached
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2015	
				As of 07/01/2016	
Land:		432,100	575,100		
Improvements		650,500	775,900		
Total:		1,082,600	1,351,000	1,261,533	1,351,000
Preferential Land:		0			0
Transfer Information					
Seller: ATKINS SARAH WHITEHOUSE		Date: 07/22/2009		Price: \$1,150,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /28423/ 00029		Deed2:	
Seller: GUINEE JOHN W,3RD		Date: 02/25/2004		Price: \$1,600,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /19652/ 00667		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
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: Approved 09/01/2009					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **03** Account Number: **2400005598**

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.

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>).



KEVIN KAMENETZ
County Executive

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

November 17, 2015

Christopher & Cristin Berrier
240 Hopkins Lane
Owings Mills MD 21117

RE: Case Number: 2016-0100 A, Address: 240 Hopkins Lane

Dear Mr. & Ms. Berrier:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 21, 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 that reads "W. Carl Richards, Jr." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
William Rohde, 1006 Morton Street, Baltimore MD 21201

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 10/27/15

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

RE: Baltimore County
Item No. 2016-0100-A
Administrative Variance
Christopher & Cristin Berrier
240 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. 2016-0100-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in dark ink, appearing to read 'David W. Peake', is written over a horizontal line.

David W. Peake
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

DWP/RAZ

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 4, 2015

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

SUBJECT: Zoning Advisory Committee Meeting
For October 26, 2015
Item No. 2016-0087, 0099, 0100, 0101 and 0102

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

DAK
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC10262015.doc









Ziger/Snead LLP
Architects

1006 Morton Street
Baltimore, Maryland 21201
P 410 576 9131
F 410 576 9159
www.zigersnead.com

STRUCTURAL ENGINEER
Morabito Consultants, Inc.
952 Ridgebrook Road, Ste1700
Sparks, MD 21152
P 410 467 2377
F 410 467 4152

BERRIER RESIDENCE

240 Hopkins Lane
Owings Mills, MD 21117
TAX PIN: 2400005598

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All rights reserved. The work contained in this document is the exclusive property of the Architect. Nothing contained herein, including the design concept, may be used, copied, or distributed in any way or by any means without the express written permission of the Architect.

5 PETITION FOR VARIANCE 21 OCT 2015
PROJECT NUMBER: 1105

SITE PLAN

G.000

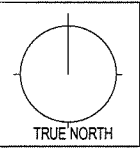
NOTES:
ADDRESS: 240 HOPKINS LANE, OWINGS MILLS, MD 21117
OWNERS: CHRISTOPHER AND CRISTIN BERRIER

TAX REFERENCE MAPS: 58, 59, 67, & 68
LIBER# 13109
FOLIO# 392
10 DIGIT TAX ID# 24 0000 5598
DEED FILE NUMBER # 1200

SITE ZONED: RC5
ELECTION DISTRICT: 3
COUNCIL DISTRICT: 2

LOT AREA ACREAGE: 8.96 AC
OR SQUARE FEET: 390,296 SF

HISTORIC? : NO
IN FLOOD PLAIN?: NO
WATER: WELL
SEWER: SEPTIC



VACINITY MAP

1" = 500'

E1

G.000

SITE PLAN

A1

1" = 50'-0"

G.000

OWNER: JOSEPH A CALIFANO, ELIZABETH A CALIFANO
ADDRESS: 240 HOPKINS LANE
TAX ID NUMBER: 0314000260
TAX MAP: 0059
PARCEL: 0030
ZONING: RC 5

N25 21 58E
450'
NOT SURVEYED -
FROM GIS MAP

OWNER: GORDON BARRY, HEIDI C BARRY
ADDRESS: 224 HOPKINS LANE
TAX ID NUMBER: 2500000825
TAX MAP: 0059
PARCEL: 0037
ZONING: RC 5

OWNER: CHRISTOPHER BERRIER, CRISTIN BERRIER
ADDRESS: 240 HOPKINS LANE
TAX ID NUMBER: 2400005598
TAX MAP: 0059
PARCEL: 0026
ZONING: RC 5

OWNER: MARY MUTCH, EILEEN MUTCH, ANDREW CAMERON
ADDRESS: 315 GOLF COURSE RD
TAX ID NUMBER: 0306020677
TAX MAP: 0067
PARCEL: 0031
ZONING: RC 5

OWNER: THE BRIARS LLC
ADDRESS: 311 GOLF COURSE RD
TAX ID NUMBER: 0302048761
TAX MAP: 0057
PARCEL: 0027
ZONING: RC 5, RC2

OWNER: KEVIN F MCALLISTER, JULIA MARTIN MCALLISTER
ADDRESS: 200 HOPKINS LANE
TAX ID NUMBER: 0318073080
TAX MAP: 0068
PARCEL: 0248
ZONING: RC 5, RC2

ZIGER/SNEAD

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5 PETITION FOR VARIANCE 21 OCT 2015
PROJECT NUMBER: 1105

SITE PLAN

G.000

Pet. Exp. 1

NOTES:
ADDRESS: 240 HOPKINS LANE, OWINGS MILLS, MD 21117
OWNERS: CHRISTOPHER AND CRISTIN BERRIER

TAX REFERENCE MAPS: 58, 59, 67, & 68
LIBER# 13109
FOLIO# 362
10 DIGIT TAX ID# 24 0000 5598
DEED FILE NUMBER # 1200

SITE ZONED: RC5
ELECTION DISTRICT: 3
COUNCIL DISTRICT: 2

LOT AREA ACREAGE: 8.96 AC
OR SQUARE FEET: 390,298 SF

HISTORIC? : NO
IN FLOOD PLAIN? : NO
WATER: WELL
SEWER: SEPTIC

VACINITY MAP E1
1" = 500'
G.000

OWNER: KEVIN F MCALLISTER, JULIA MARTIN MCALLISTER
ADDRESS: 200 HOPKINS LANE
TAX ID NUMBER: 0318073080
TAX MAP: 0068
PARCEL: 0248
ZONING: RC 5, RC2

OWNER: CHRISTOPHER BERRIER, CRISTIN BERRIER
ADDRESS: 240 HOPKINS LANE
TAX ID NUMBER: 2400005598
TAX MAP: 0059
PARCEL: 0528
ZONING: RC 5

OWNER: MARY MUTCH, EILEEN MUTCH, ANDREW CAMERON
ADDRESS: 315 GOLF COURSE RD
TAX ID NUMBER: 0306020677
TAX MAP: 0067
PARCEL: 0331
ZONING: RC 5

OWNER: THE BRIARS LLC
ADDRESS: 311 GOLF COURSE RD
TAX ID NUMBER: 0302046761
TAX MAP: 0067
PARCEL: 0237
ZONING: RC 5, RC2

OWNER: GORDON BARRY, HEIDI C BARRY
ADDRESS: 224 HOPKINS LANE
TAX ID NUMBER: 2500000625
TAX MAP: 0059
PARCEL: 0337
ZONING: RC 5

OWNER: JOSEPH A CALIFANO, ELIZABETH A CALIFANO
ADDRESS: 228 HOPKINS LANE
TAX ID NUMBER: 0314040620
TAX MAP: 0059
PARCEL: 0320
ZONING: RC 5

N25 21 58E
450'
NOT SURVEYED -
FROM GIS MAP

10/20/2015 5:09:28 PM