MEMORANDUM

DATE: September 27, 2016

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2017-0022-A – Appeal Period Expired

The appeal period for the above-referenced case expired on September 26, 2016. 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	*	BEFORE THE
(7512 Lhirondelle Club Road)		
9th Election District	*	OFFICE OF ADMINISTRATIVE
2nd Council District		
Richard D. & Amy S. Sarver	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	**CASE NO. 2017-0022-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, Richard D. & Amy S. Sarver. The Petitioners are requesting Variance relief from § 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a detached garage in the rear yard with a height of 20 ft. in lieu of the 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. The Bureau of Department Plans Review (DPR) noted Petitioners must provide an opaque fence and/or screening along the property lines of adjacent property at 7514 Lhirondelle Club Road.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 30, 2016, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general

ORDER RECEIVED FOR FILING

Date 8-25-16

By

welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to the proposed detached garage height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

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 **25th** day of **August, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking Variance relief from § 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a detached garage in the rear yard with a height of 20 ft. in lieu of the allowed 15 ft., be and are hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

- The Petitioners must comply with the ZAC comments from DPR dated August 1, 2016; a copy of which is attached hereto and made a part hereof.

- The Petitioners or subsequent owners shall not convert the garage into a dwelling unit or apartment. The garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

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- 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

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Date 8-25-16

By

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 1, 2016

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For August 01, 2016
Item No. 2017-0022

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

If granted opaque fence and /or screening should be provided along the property lines of adjacent properties at 7514 Lhirondelle Club Road.

* * * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 16-0022-08012016.doc

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Date 8-25-16

By

BCZR 400.3

Attachment 'A' – 7512 L'Hirondelle Club Road, Ruxton, Maryland 21204

We request an administrative variance at the above noted address to build a detached garage in the rear ~~year.~~ YARD We would like for the overall height of the garage to be approximately 20' versus the 15' allowed by the zoning laws in order to compliment the roof pitch and aesthetics of our house, as well as the other houses in the neighborhood.

RECEIVED

AUG 19 2016

OFFICE OF ADMINISTRATIVE HEARINGS

8-19-16 Spoke to June. 2:25 pm
Need Section of Code
for this IV
from JS.

ORDER RECEIVED FOR FILING

Date 8-25-16

By

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 7512 L'Hirondelle Club Road **Currently zoned** DR-1

Deed Reference 31383 / 330 10 Digit Tax Account # 0920300230

Owner(s) Printed Name(s) RICHARD SARVER/AMY SARVER

(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. ✓ **ADMINISTRATIVE VARIANCE** from Section(s)

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):

Richard Sarver / Amy Sarver

Name #1 - Type or Print / Name #2 - Type or Print

Signature #1 / Signature # 2

7512 L'Hirondelle Club Rd Towson MD

Mailing Address / City / State

21204 / 443-807-1201 / RSarver@Parade.com

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:

PATRICK D. JAROSINSKI

Name - Type or Print

Patrick D. Jarosinski

Signature

PO BOX 234 RIDGEWOOD MARYLAND

Mailing Address / City / State

21139 / 410 494-1017 / patrick@pdjassociates.com

Zip Code / Telephone # / Email Address

ORDER RECEIVED FOR FILING

Date 8-25-16

By

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 2017-0022-A Filing Date 7/21/16 Estimated Posting Date 7/31/16 Reviewer

Rev 5/8/2014

JSS

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: 7512 L'HIRONDELLE CLUB ROAD TOWSON MARYLAND 21204

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 <u>practical difficulty or hardship</u> here)**

SEE ATTACHMENT 'A'

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

Signature of Owner (Affiant)

Richard Sarver

Name- Print or Type

Signature of Owner (Affiant)

Amy Sarver

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 14th day of July, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Richard Sarver, Amy Sarver

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

AS WITNESS my hand and Notaries Seal

Notary Public

02/20/2020

My Commission Expires

MICHAEL P. SHEEHAN NOTARY PUBLIC BALTIMORE CITY, MD

REV. 5/8/2014

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

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Address: 7512 L'HIRONDELLE CLUB ROAD TOWSON MARYLAND 21204

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 ATTACHMENT 'A'

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

Signature of Owner (Affiant)

Richard Sarver

Name- Print or Type

Signature of Owner (Affiant)

Amy Sarver

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 14th day of July, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Richard Sarver, Amy Sarver

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

AS WITNESS my hand and Notaries Seal

Michael P. Sheehan

Notary Public

02/24/2020

My Commission Expires

MICHAEL P. SHEEHAN NOTARY PUBLIC BALTIMORE CO.

REV. 5/8/2014

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 7512 LAUREL CLUB ROAD Currently zoned DR-1

Deed Reference 31383 / 330 10 Digit Tax Account # 0920700230

Owner(s) Printed Name(s) RICHARD SARVER / AMY SARVER

(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. ✓ **ADMINISTRATIVE VARIANCE** from Section(s)

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):

Richard Sarver / Amy Sarver

Name #1 – Type or Print / Name #2 – Type or Print

Signature #1 / Signature # 2

7512 Laurel Club Rd Towson MD

Mailing Address / City / State

21204 / 443-807-1201 / RSarver@Parodie.com

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:

PATRICK D. JAROSINSKI

Name – Type or Print

Patrick D. Jarosinski

Signature

PO BOX 234 RIDGEWOOD MARYLAND

Mailing Address / City / State

21204 / 410-494-1017 / patrick@pdjassociates.com

Zip Code / Telephone # / Email Address

ORDER RECEIVED FOR FILING

Date 8-5-16

By

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 2017-0022-A Filing Date 7/21/16 Estimated Posting Date 7/31/16 Reviewer

Rev 5/8/2014

JSS

Attachment 'A' – 7512 L'Hirondelle Club Road, Ruxton, Maryland 21204

We request an administrative variance at the above noted address to build a detached garage in the rear year. We would like for the overall height of the garage to be approximately 20' versus the 15' allowed by the zoning laws in order to compliment the roof pitch and aesthetics of our house, as well as the other houses in the neighborhood.

Polaris
LAND CONSULTANTS

10 GERARD AVENUE
SUITE 101
TIMONIUM, MD 21093
(410) 252-4444 (o)
(410) 252-4493 (f)
www.polarislc.com

STATE OF MARYLAND
GEOFFREY CRAIG SCHULTZ
No. 21154
PROFESSIONAL LAND SURVEYOR

7/20/16

Zoning Description
7512 Lhirondelle Club Road
9th Election District
2nd Councilmanic District
Baltimore County, MD

Beginning at a point in the center of Lhirondelle Club Road, at a distance of 2400 feet south of Ruxton Road, thence running 1) S 09° 15' 04" E 30.89 feet, 2) S 10° 29' 00" E 50.04 feet , 3) S 13° 56' 00" E 55.25 feet, 4) S 68° 11' 00" W 228.59 feet, 5) N 27° 47' 04" W 59.54 feet, 6) N 30° 37' 04"W 100.00 feet 7) N 35° 00' 04" W 50.00 feet, 8) N 46° 21' 04" W 50.00 feet, 9) N 55° 14' 45" W 13.22 feet, 10) N 34° 45' 15" E 21.80 feet, 11) N 77° 21' 42" E 15.28 feet, and 12) S 85° 28' 04" E 312.89 feet to the point of beginning.

Containing 1.233 Acres of Land and comprising Parcels One and Two of a Deed recorded among the Land Records of Baltimore County in Liber 31383 Folio 330.

2017-0022-A

To: Kristen
See me - 8/15/16

RRLRAIA
THE RUXTON ★ RIDERWOOD ★ LAKE ROLAND AREA IMPROVEMENT ASSOCIATION, INC.
P.O. Box 204 • Riderwood, Maryland 21139 • Phone/Fax 410-494-7757 • office@rrlraia.org • www.rrlraia.org

August 10, 2016

Mr. W. Carl Richards Jr., Chief
Baltimore County Zoning Review
County Office Building
111 West Chesapeake Avenue, Room 111
Towson, MD 21204

Dear Mr. Richards,

We routinely monitor Baltimore County's online Development and Zoning Hearings Calendar so we can notify our residents of issues in their neighborhoods on a timely basis. This usually allows us to identify and resolve issues before they become problems which is beneficial to all parties involved including County agencies.

There has been a recurring problem, however, with administrative variances not being posted to the County's website. Because of the size and location of many of the properties in our areas, the posted signs do not always inform those who will be affected by the variance, especially when the variance deals with the rear of a property.

As an example, the Administrative Zoning Petition for Case No. 2017-0022-A was filed on July 21, 2016, and as of the date of this letter, is not posted on the County's website. This gives us very little time before the closing date on Monday, August 15, to notify neighbors who may be impacted by this variance.

The information posted on the County's website is extremely beneficial to us. We would very much appreciate your assistance in ensuring that these notices are consistently posted in a timely fashion.

Sincerely,

Elise Butler

Elise Butler, Chair
Zoning Committee

Br..e E. Doak Consulting, L
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

July 31, 2016

Re:
Zoning Case No. 2017-0022-A
Petitioner: Sarver
Closing date: August 15, 2016

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 **7512 L'Hirondelle Club Road.**

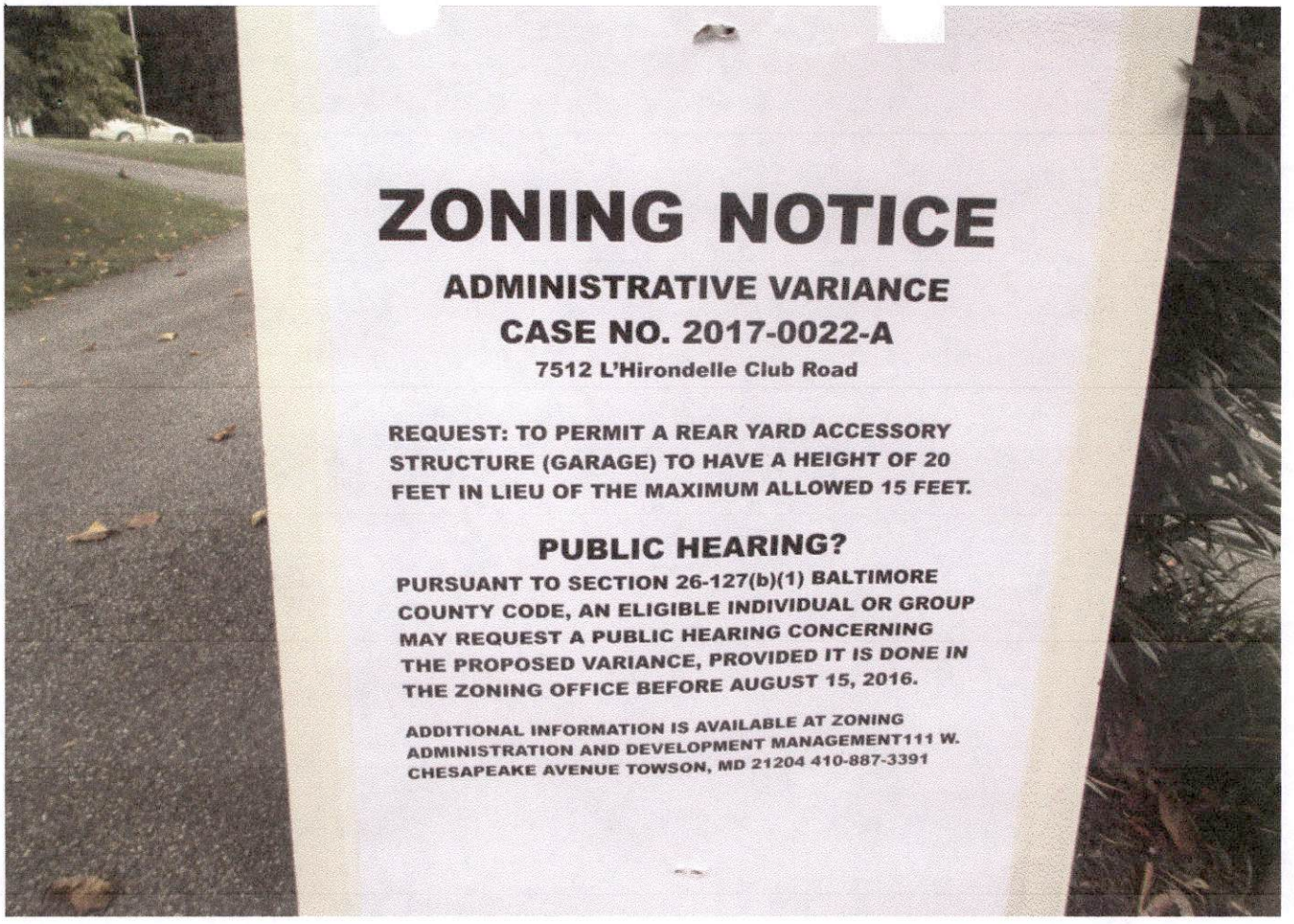
The sign was posted on July 30, **2016.**

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


ZONING NOTICE
ADMINISTRATIVE VARIANCE
CASE NO. 2017-0022-A
7512 L'Hirondelle Club Road
REQUEST: TO PERMIT A REAR YARD ACCESSORY STRUCTURE (GARAGE) TO HAVE A HEIGHT OF 20 FEET IN LIEU OF THE MAXIMUM ALLOWED 15 FEET.
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 IT IS DONE IN THE ZONING OFFICE BEFORE AUGUST 15, 2016.
ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT111 W. CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391


7512
L'HIRONDELLE CLUB RD
ZONING NOTICE
ADMINISTRATIVE VARIANCE
CASE NO. 2017-0022-A
PUBLIC HEARING?

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0022 -A Address 7512 L'HIRONDELLE CLUB RD.

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/21/16 **Posting Date:** 7/31/16 **Closing Date:** 8/15/16

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 2017- 0022 -A Address 7512 L'HIRONDELLE CLUB RD

Petitioner's Name SARVER Telephone 443-807-1201

Posting Date: 7/31/16 **Closing Date:** 8/15/16

Wording for Sign: To Permit A REAR YARD ACCESSORY STRUCTURE (GARAGE) TO HAVE A HEIGHT OF 20 FEET IN LIEU OF THE MAXIMUM ALLOWED 15 FEET.

Revised 7/6/16

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0022 -A Address 7512 L'HIRONDELLE CLUB RD.

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/21/16 **Posting Date:** 7/31/16 **Closing Date:** 8/15/16

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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.

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Case Number 2017- 0022 -A Address 7512 L'HIRONDELLE CLUB RD

Petitioner's Name SARVER Telephone 443-807-1201

Posting Date: 7/31/16 **Closing Date:** 8/15/16

Wording for Sign: To Permit A REAR YARD ACCESSORY STRUCTURE (GARAGE) TO HAVE A HEIGHT OF 20 FEET IN LIEU OF THE MAXIMUM ALLOWED 15 FEET.

Revised 7/6/16

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: 2017-0022-A

Property Address: 7512 L'Hirondelle Club Road Towson, Md 21204

Property Description: _____

Legal Owners (Petitioners): RICHARD & AMY SARVER

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: RICHARD SARVER

Company/Firm (if applicable): _____

Address: 7512 L'Hirondelle Road
Towson, Md 21204

Telephone Number: 443-807-1201

Revised 5/20/2014

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

No. 142801

Date: 7/21/16

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: SARVER

For: 2017-0022-A

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

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
7/21/2016	7/21/2016	11:10:37	2

WS 0002 WALKIN JEE
>>RECEIPT # 773764 7/21/2016 UFLH
Dept 5 530 ZONING VERIFICATION
CH NO. 142801
Recpt Tot $75.00
$75.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

KEVIN KAMENETZ
County Executive

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

August 16, 2016

Richard & Amy Sarver
7512 L'Hirondelle Club Road
Towson MD 21204

RE: Case Number: 2017-0022 A, Address: 7512 L'Hirondelle Club Road

Dear Mr. & Ms. Sarver:

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, 2016. 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Patrick D Jarosinsky, P O Box 234, Riderwood MD 21239

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

State Highway Administration
Maryland Department of Transportation

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

Date: 7/25/16

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2017-0022-A
Administrative Variance
Richard & Amy Sarver
7512 L'Hirondelle Club Road.

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,

Wendy Wolcott, PLA
Acting Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 1, 2016

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

DAK

SUBJECT: Zoning Advisory Committee Meeting
For August 01, 2016
Item No. 2017-0022

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

If granted opaque fence and /or screening should be provided along the property lines of adjacent properties at 7514 Lhirondelle Club Road.

* * * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 16-0022-08012016.doc

Real Property Data Search (w3) Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Account Identifier: **District** - 09 **Account Number** - 0920300230

Owner Information

Owner Name:	SARVER RICHARD D SARVER AMY S	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	7512 LHIRONDELLE CLUB RD TOWSON MD 21204-6417	**Deed Reference:**	/31383/ 00330

Location & Structure Information

Premises Address:	7512 LHIRONDELLE CLUB RD 0-0000	**Legal Description:**	1 AC NES 7512 LHIRONDELLE CLUB RD 1850FT SW CIRCLE RD

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0069	0016	0739		0000				2017	Plat Ref:

Special Tax Areas:	**Town:**	NONE	
	Ad Valorem:		
	Tax Class:		

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1936	6,013 SF	400 SF	1.0000 AC	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
2	YES	STANDARD UNIT	1/2 BRICK FRAME	4 full/ 2 half		

Value Information

	Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2016	As of 07/01/2017
Land:	275,000	275,000		
Improvements	890,600	890,600		
Total:	1,165,600	1,165,600	1,165,600	
Preferential Land:	0			

Transfer Information

Seller: FOREMAN JOHN A	Date: 11/09/2011	Price: $1,475,000
Type: ARMS LENGTH MULTIPLE	Deed1: /31383/ 00330	Deed2:
Seller: FLANIGAN PIERCE J,3RD	Date: 10/27/2006	Price: $1,750,000
Type: ARMS LENGTH MULTIPLE	Deed1: /24687/ 00058	Deed2:
Seller: THOMAS COLIN J S	Date: 09/30/1982	Price: $0
Type: NON-ARMS LENGTH OTHER	Deed1: /06439/ 00333	Deed2:

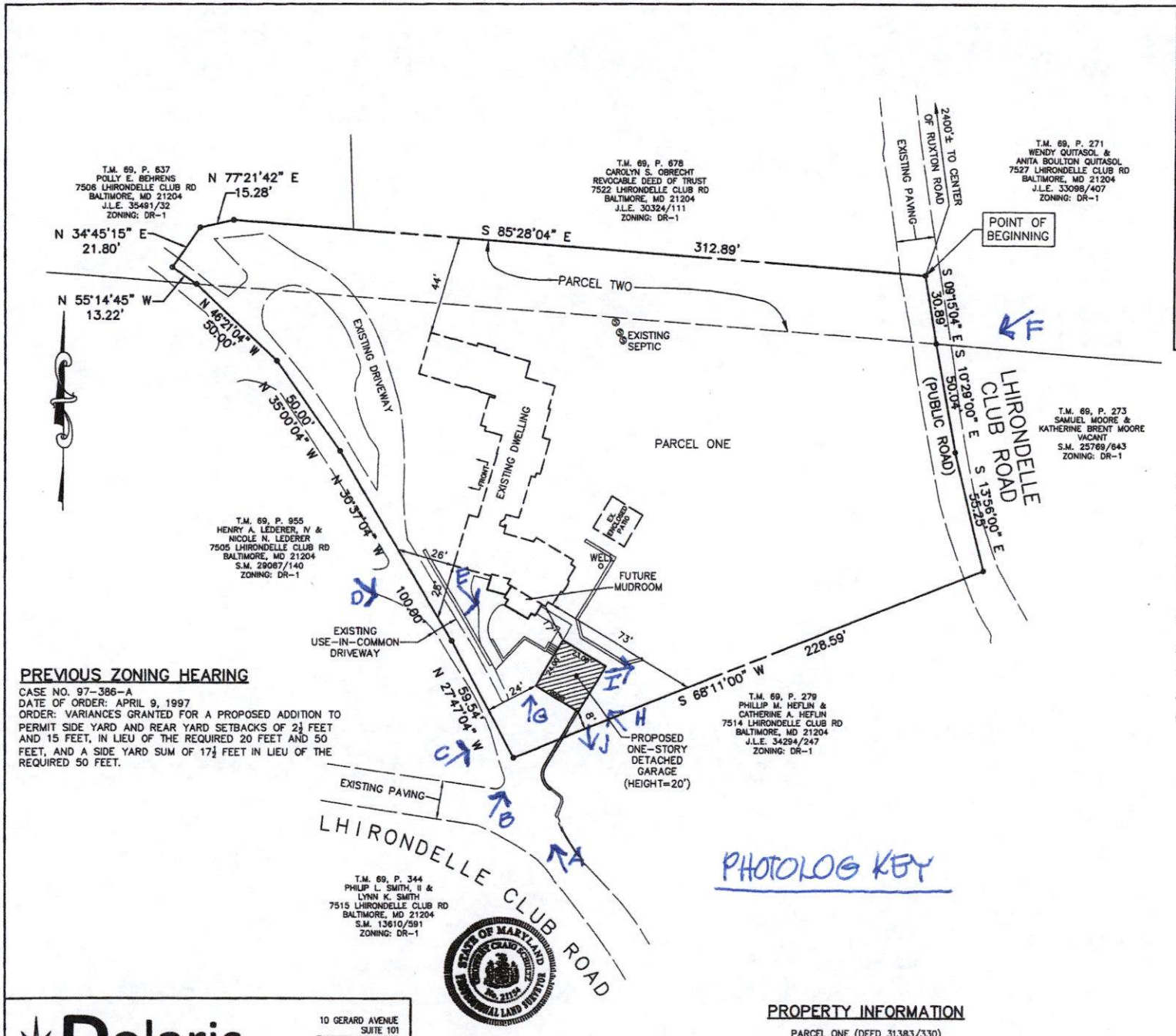
Exemption Information

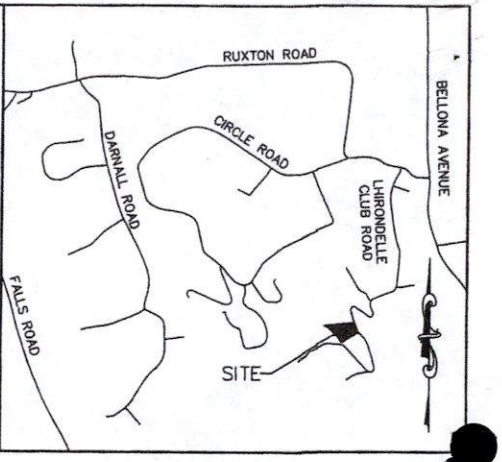
Partial Exempt Assessments:	Class	07/01/2016	07/01/2017
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|	0.00|

Tax Exempt:	Special Tax Recapture:
Exempt Class:	NONE

Homestead Application Information

Homestead Application Status: No Application





VICINITY MAP

SCALE: 1"= 1,000'

NOTES:

1. EXISTING ZONING: DR-1
2. GROSS AREA: 53,703 S.F.± = 1.233 AC.±
   NET AREA: 53,703 S.F.± = 1.233 AC.±
3. ZONING MAP NO. 069B2.
4. THERE ARE NO EXISTING OR IMPENDING FAILURES OF THE BASIC SERVICES MAPS FOR THIS SITE.
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7. THIS PROPERTY IS NOT IN THE CBCA.
8. THIS SITE DOES NOT LIE IN THE 100 YEAR FLOOD PLAIN.
9. THIS SITE IS NOT HISTORIC.

PREVIOUS ZONING HEARING

CASE NO. 97-386-A
DATE OF ORDER: APRIL 9, 1997
ORDER: VARIANCES GRANTED FOR A PROPOSED ADDITION TO PERMIT SIDE YARD AND REAR YARD SETBACKS OF 2½ FEET AND 15 FEET, IN LIEU OF THE REQUIRED 20 FEET AND 50 FEET, AND A SIDE YARD SUM OF 17½ FEET IN LIEU OF THE REQUIRED 50 FEET.

PHOTOLOG KEY

PLAT TO ACCOMPANY PETITION FOR ADMINISTRATIVE ZONING VARIANCE

#7512 LHIRONDELLE CLUB ROAD

9TH ELECTION DISTRICT — 2ND COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 30' — DATE: JULY 19, 2016

OWNER
RICHARD D. SARVER &
AMY S. SARVER
#7512 LHIRONDELLE CLUB ROAD
TOWSON, MD 21204

TAX MAP 69 – GRID 16 – PARCEL 739

DEED REFERENCE: 31383/330

PROPERTY INFORMATION

PARCEL ONE (DEED 31383/330)
ACCOUNT NO.: 09-20-300230
AREA = 1.002 AC.

PARCEL TWO (DEED 31383/330)
ACCOUNT NO.: 09-20-300231
AREA = 0.231 AC.

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STATE OF MARYLAND — GEOFFREY C. SCHULTZ — No. 21154 — PROFESSIONAL LAND SURVEYOR

GC 7/20/16
GEOFFREY C. SCHULTZ — DATE
MARYLAND REG. No. 21154
LICENSE EXPIRATION: 01/28/2017

DRAWN BY: CRC	CHECKED BY: GCS	JOB No.: 16 - 034

Sarver Residence Administrative Variance Photo Log
7512 L'Hirondelle Club Road, Ruxton, Maryland 21204

A - View northeast towards property Owner's house and proposed Garage from L'Hirondelle Club Road

B - View east towards proposed Garage from L'Hirondelle Club Road

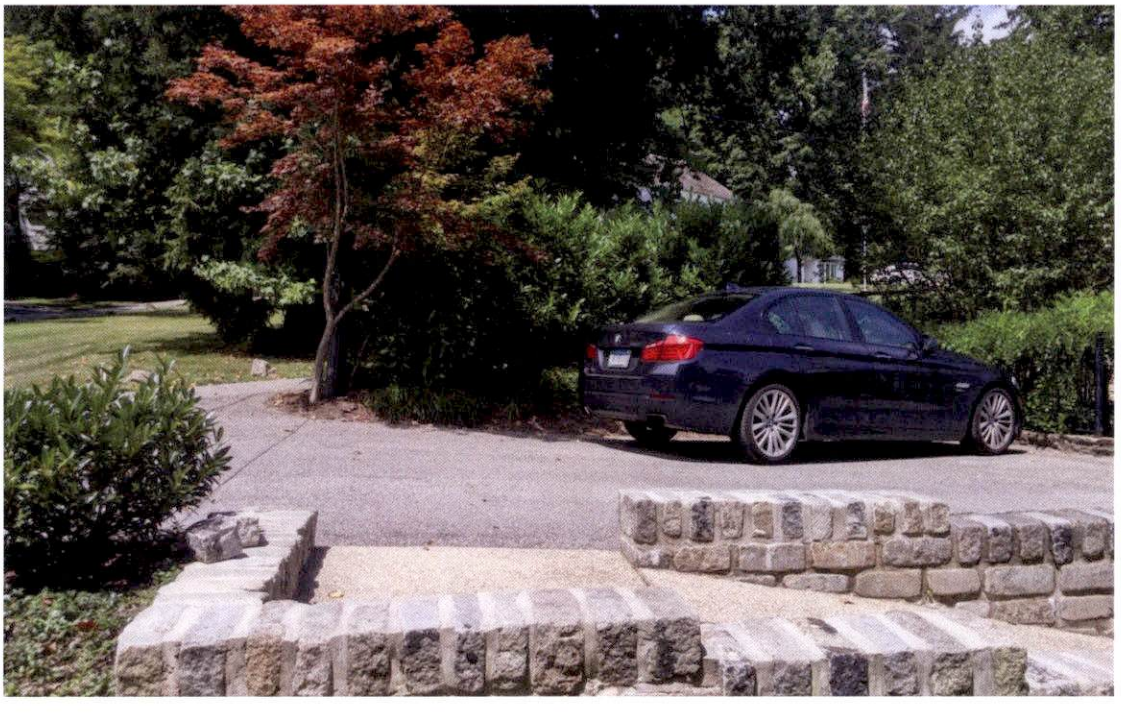
C - View southeast towards proposed Garage from neighbor

D - View south towards proposed Garage from neighbor

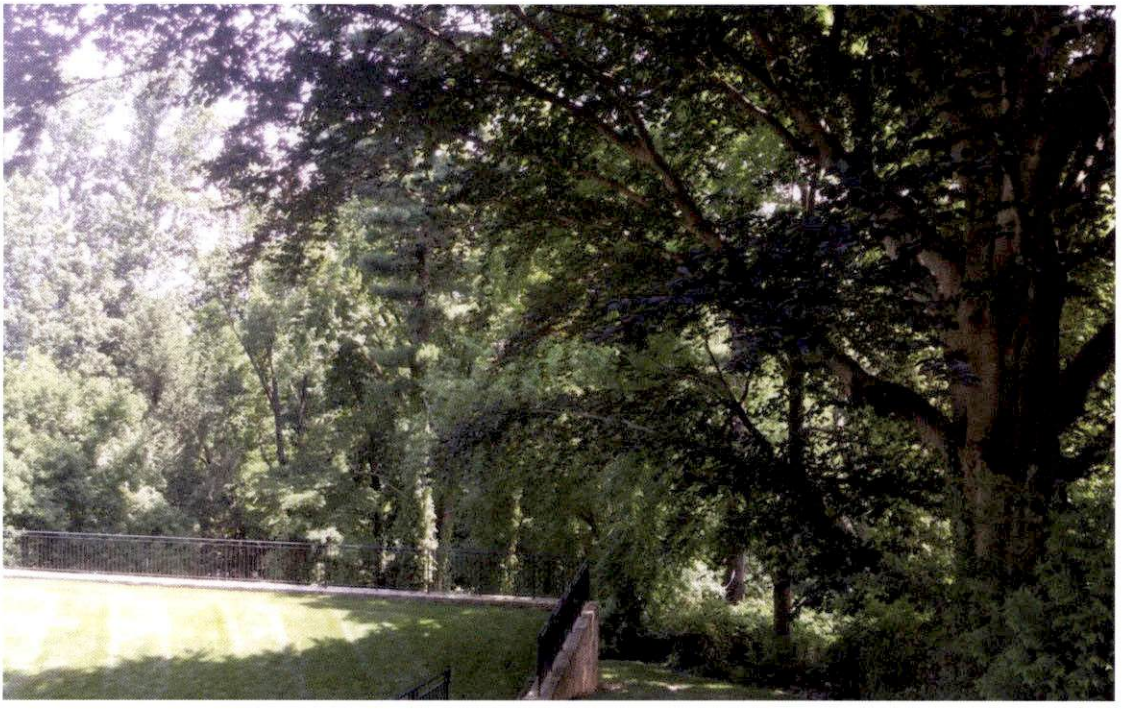
E - View south towards proposed Garage from property Owner's house

F – View west towards rear of proposed Garage from bottom of L'Hirondelle Club Road and two neighbors

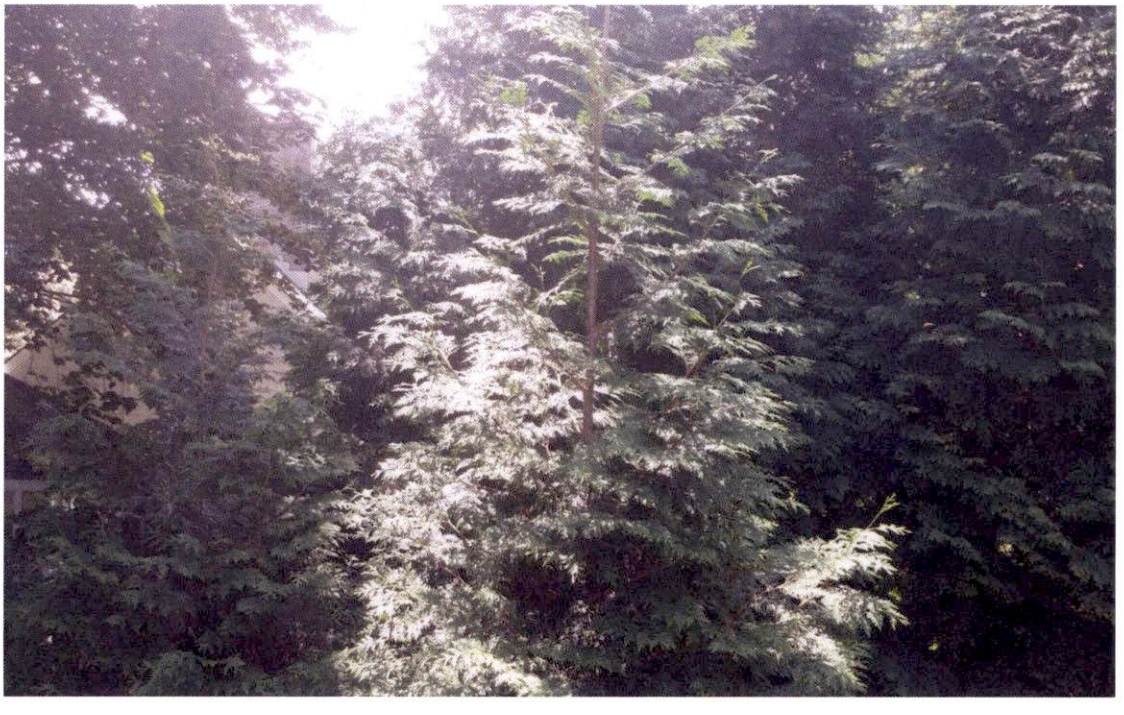
G – View north from side of proposed Garage towards the property Owner's house



H – View northwest from side of proposed Garage towards neighbors



I – View east from rear of proposed garage towards two neighbors



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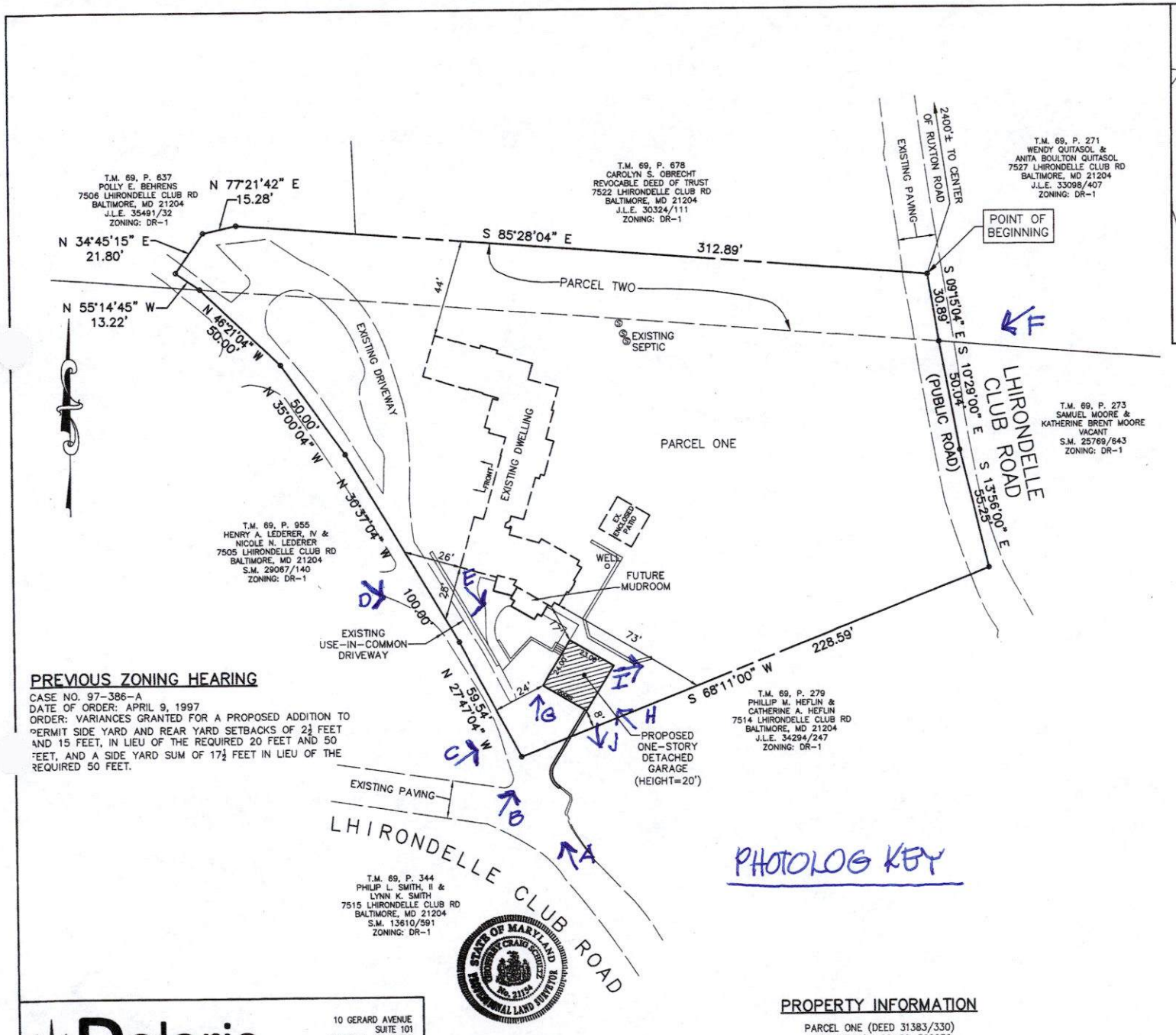

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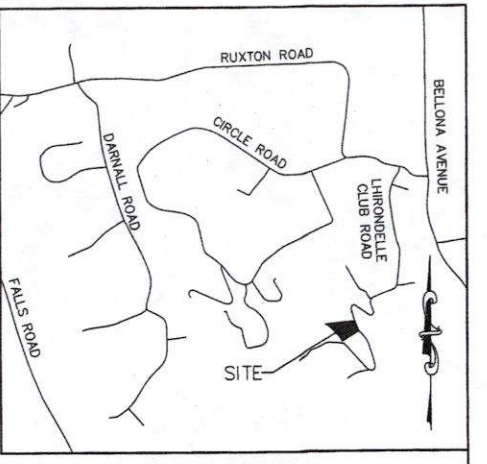

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PLAT TO ACCOMPANY PETITION FOR ADMINISTRATIVE ZONING VARIANCE

#7512 LHIRONDELLE CLUB ROAD

9TH ELECTION DISTRICT 2ND COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 30' DATE: JULY 19, 2016

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AMY S. SARVER
#7512 LHIRONDELLE CLUB ROAD
TOWSON, MD 21204

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STATE OF MARYLAND
GEOFFREY CRAIG SCHULTZ
No. 21154
PROFESSIONAL LAND SURVEYOR

GCS 7/20/16
GEOFFREY C. SCHULTZ DATE
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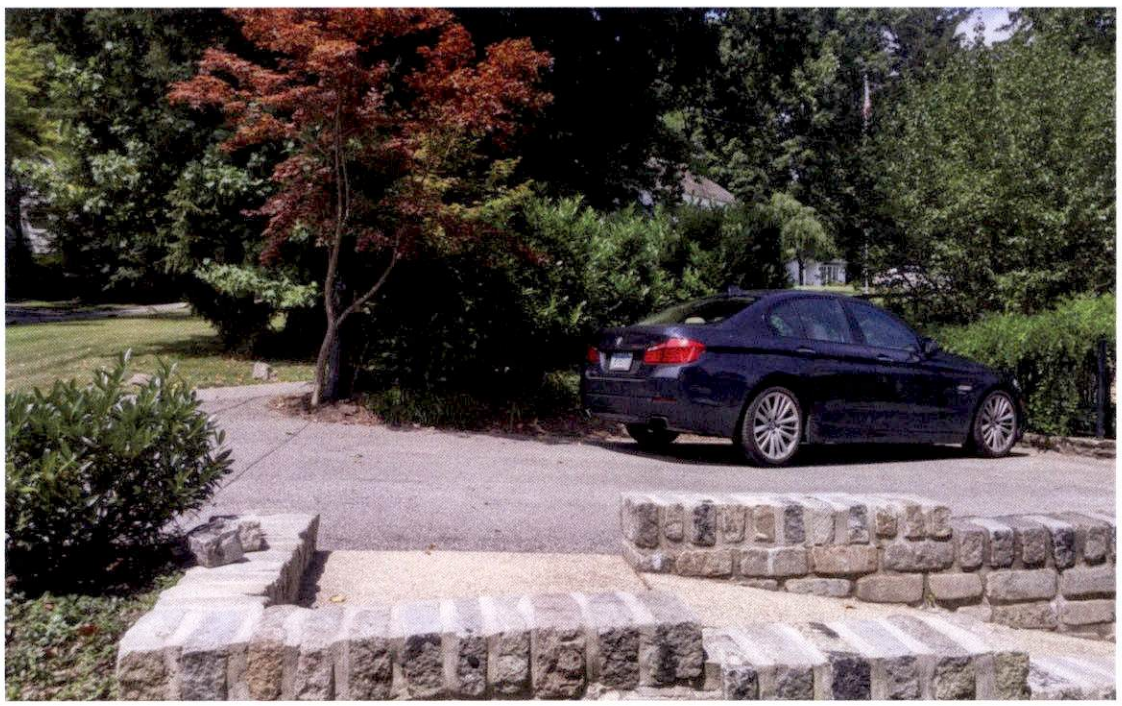

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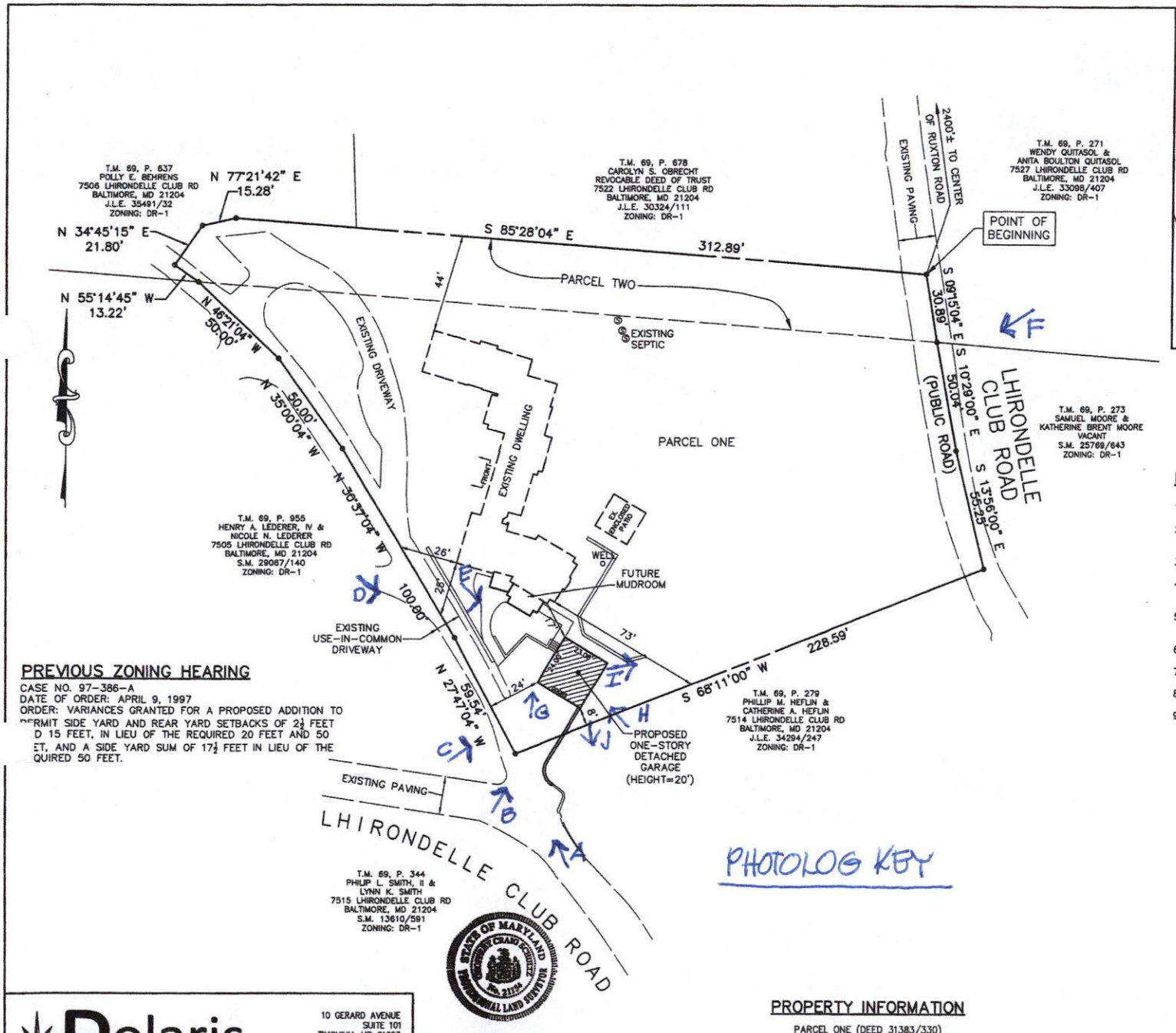

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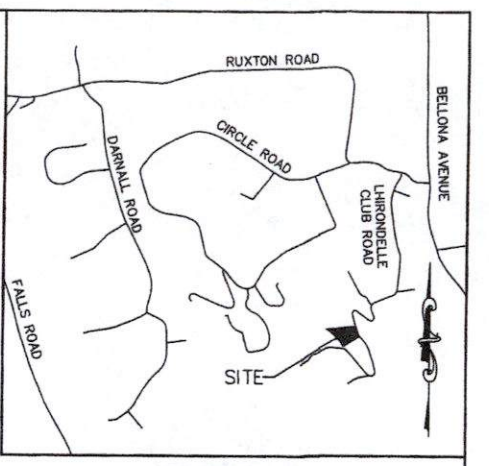

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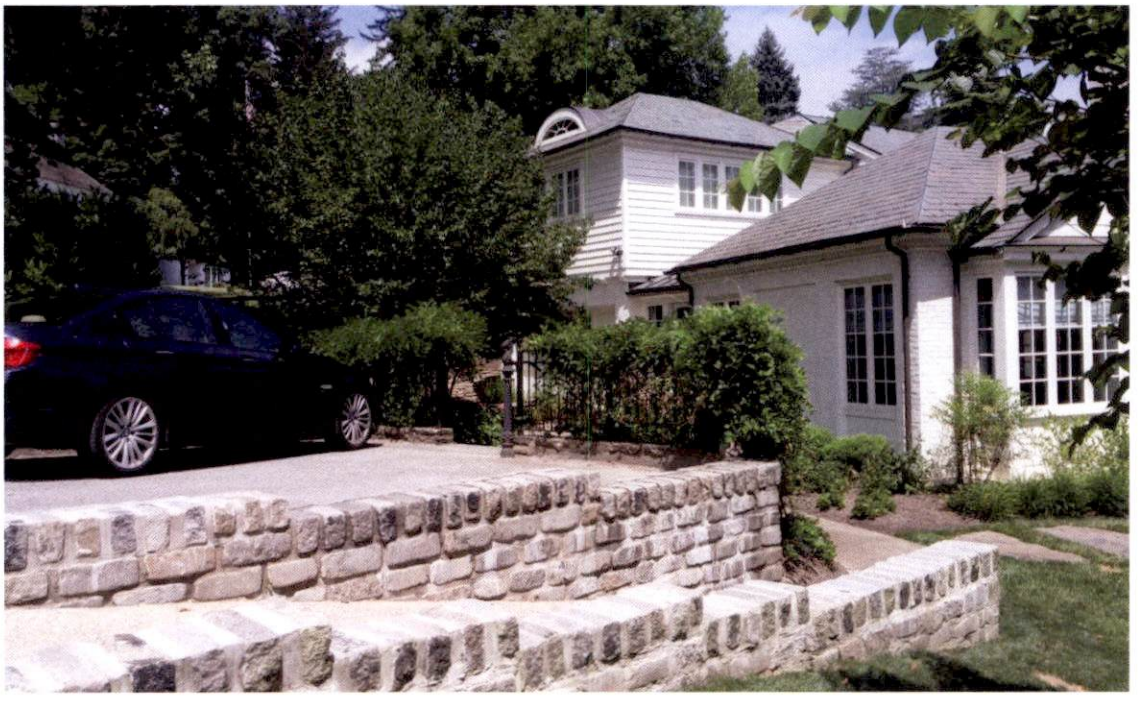

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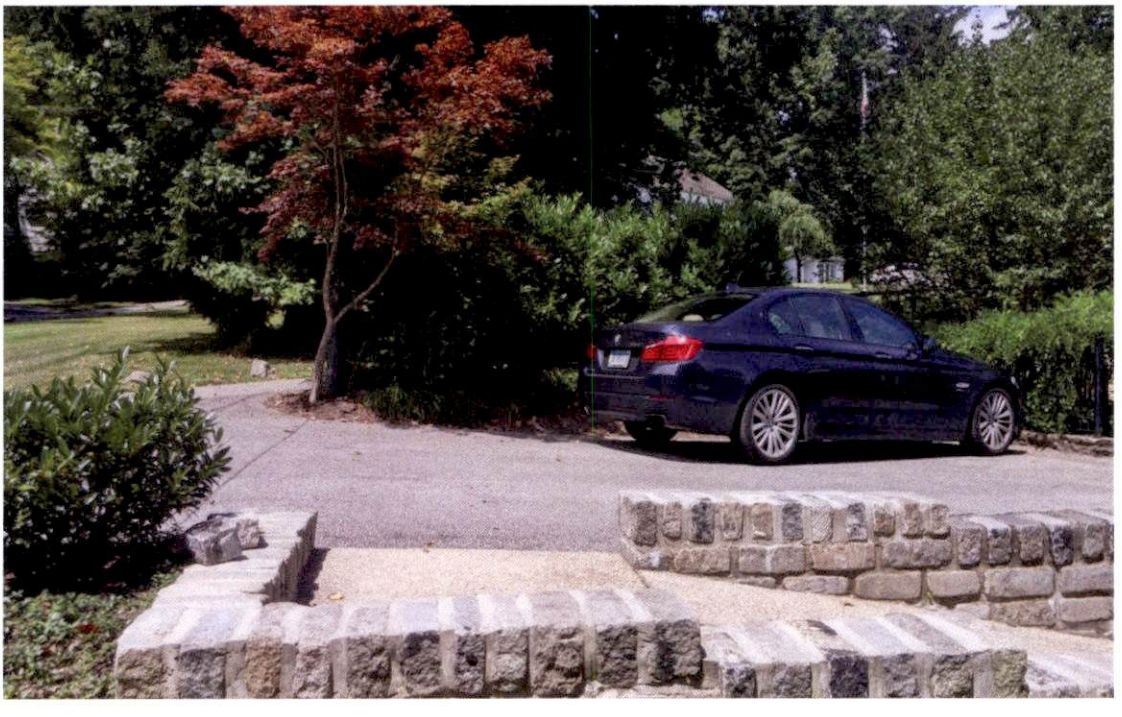

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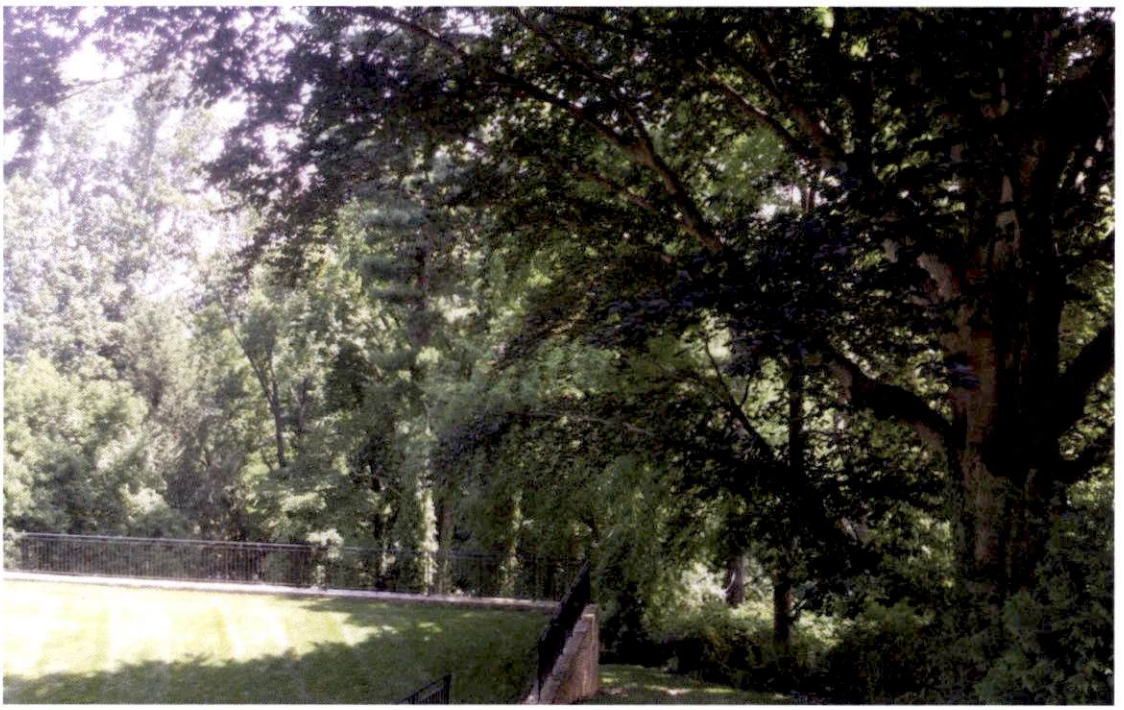

I – View east from rear of proposed garage towards two neighbors

J – View south from the side of proposed garage towards neighbor


PAI # 090379
Pt. Bk./Folio # 0490
Pt. Bk. 0000049, Folio 0090
Lot # 2
1900007304
PAI # 090379
PAI # 090379
Lot # 4
1900007306
0918470400
RC 7
0915540100
7524
1972-0021-A
0913920630
7506
7522
0907001060
0915004220
LHIRONDELLE CLUB RD
0902574950
2014-0085-A
7527
069B2
0920300231
NW 9-B
DR 1
2 CD 9 ED
7512
1997-0386-A
0920300230
0904001240
7505
0912204070
0903673001
Lot # 2
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7514
0907470280
Pt. Bk./Folio # MPXX168
PAI # 078024
PAI # 078024
7516
Lot # 1
2200011678
LHIRONDELLE CLUB RD
7511
2006-0260-A
0923005570
0908650590
069B3
7515
2006-0405-A
06571351

Debra Wiley

From: June Wisnom
Sent: Friday, August 19, 2016 2:58 PM
To: Debra Wiley
Subject: FW: Message from "cpr111"
Attachments: 201608191501.pdf

-----Original Message-----
From: cpr111@baltimorecountymd.gov [mailto:cpr111@baltimorecountymd.gov]
Sent: Friday, August 19, 2016 3:01 PM
Cc: June Wisnom <jwisnom@baltimorecountymd.gov>
Subject: Message from "cpr111"

This E-mail was sent from "cpr111" (Aficio MP 4002).

Scan Date: 08.19.2016 15:01:23 (-0400)
Queries to: cpr111@baltimorecountymd.gov

ORDER RECEIVED FOR FILING
Date 8-25-16
By

GRANTED, BUT PROJECT WAS NEVER STARTED
(NOT RELEVANT TO CURRENT CASE)

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE NE/S L'Hirondelle Club Rd. 450' SW of c/l Lake Roland Drive 7512 L'Hirondelle Club Road 9th Election District 4th Councilmanic District Pierce J. Flanigan III, et ux Petitioners	* * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 97-386-A

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Pierce J. Flanigan III and Susan W. Flanigan, his wife, for that property known as 7512 L'Hirondelle Club Road in the Ruxton section of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit side yard and rear yard setbacks of 2-1/2 ft. and 15 ft., in lieu of 20 ft. and 50 ft., respectively; and a side yard sum of 17-1/2 ft. in lieu of 50 ft., for a proposed addition, in a D.R.1 zone. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

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

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. 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 Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

ORDER RECEIVED FOR FILING
Date 4/9/97
By

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 9th day of April 1997 that the Petition for a Zoning Variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit side yard and rear yard setbacks of 2-1/2 ft. and 15 ft., in lieu of 20 ft. and 50 ft., respectively; and a side yard sum of 17-1/2 ft. in lieu of 50 ft., for a proposed addition, in a D.R.1 zone, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The 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, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. Compliance with the comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZAC), namely, The Department of Environmental Protection and Resource Management (DEPRM) dated April 1, 1997, are adopted in their entirety and made a part of this Order.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

CASE NO. 2017- 0022-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
8-1	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	C
	DEPS (if not received, date e-mail sent _____)	
	FIRE DEPARTMENT	
	PLANNING (if not received, date e-mail sent _____)	
7-25	STATE HIGHWAY ADMINISTRATION	No objection
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. 97-386-A 4-9-97 Floated but project was never started + not relevant to current use.

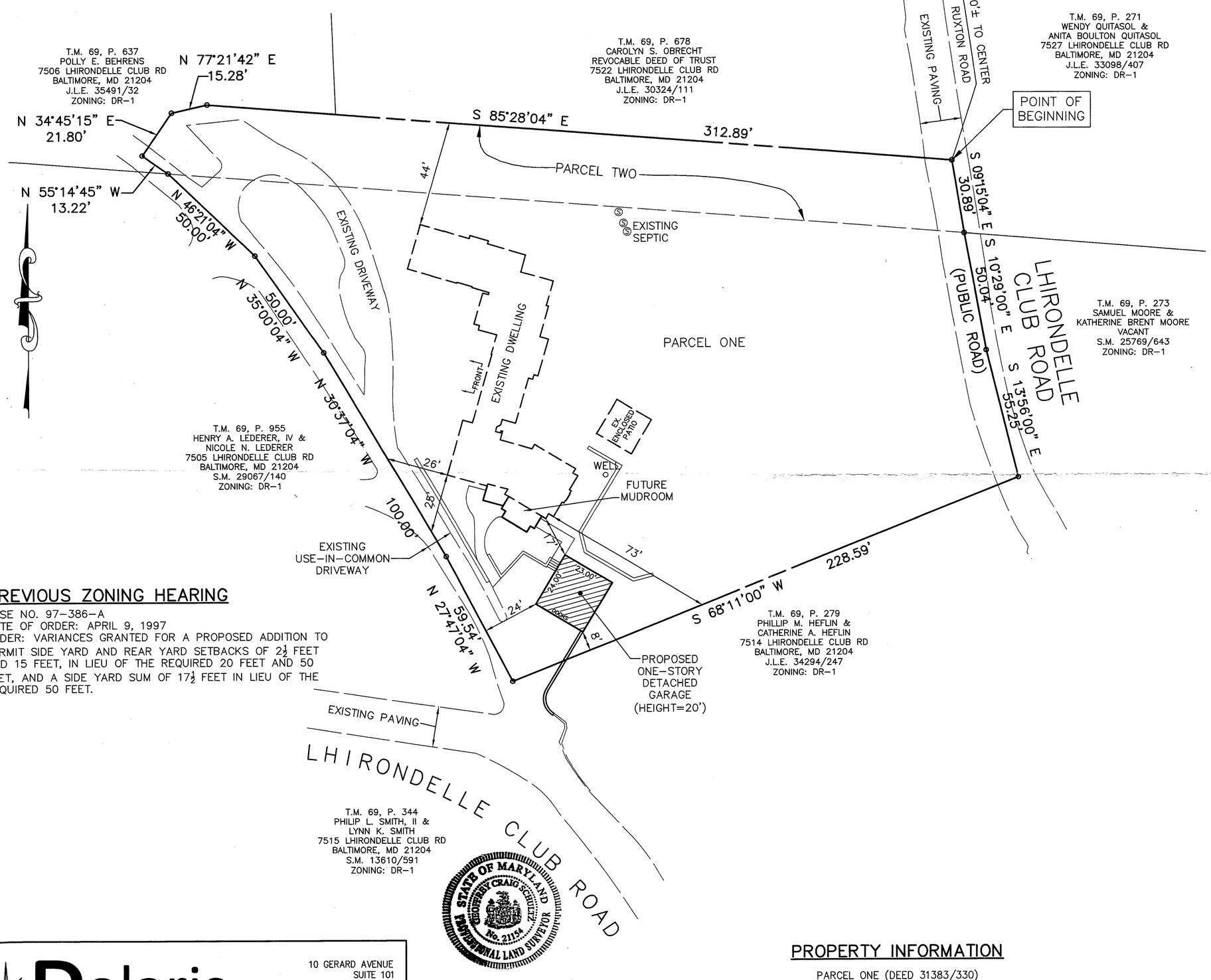
NEWSPAPER ADVERTISEMENT Date: _____

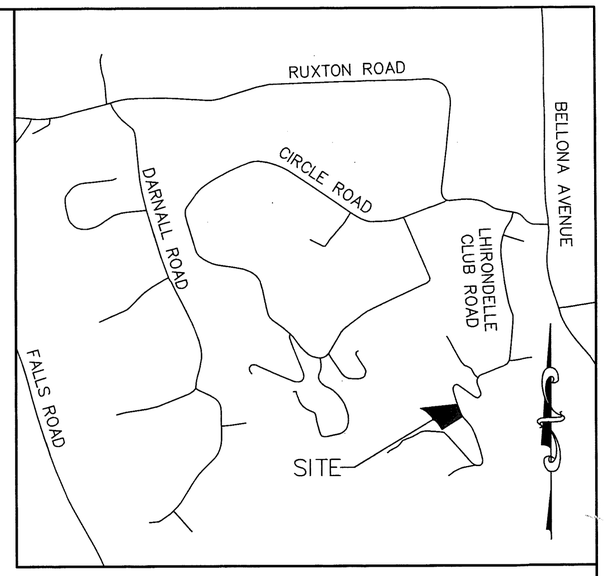
SIGN POSTING Date: 7-30 by Dook

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____





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9TH ELECTION DISTRICT — 2ND COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 30' — DATE: JULY 19, 2016

OWNER
RICHARD D. SARVER &
AMY S. SARVER
#7512 LHIRONDELLE CLUB ROAD
TOWSON, MD 21204

TAX MAP 69 – GRID 16 – PARCEL 739

DEED REFERENCE: 31383/330

PROPERTY INFORMATION

PARCEL ONE (DEED 31383/330)
ACCOUNT NO.: 09-20-300230
AREA = 1.002 AC.

PARCEL TWO (DEED 31383/330)
ACCOUNT NO.: 09-20-300231
AREA = 0.231 AC.

2017-0022-A

STATE OF MARYLAND
GEOFFREY CRAIG SCHULTZ
No. 21154
PROFESSIONAL LAND SURVEYOR

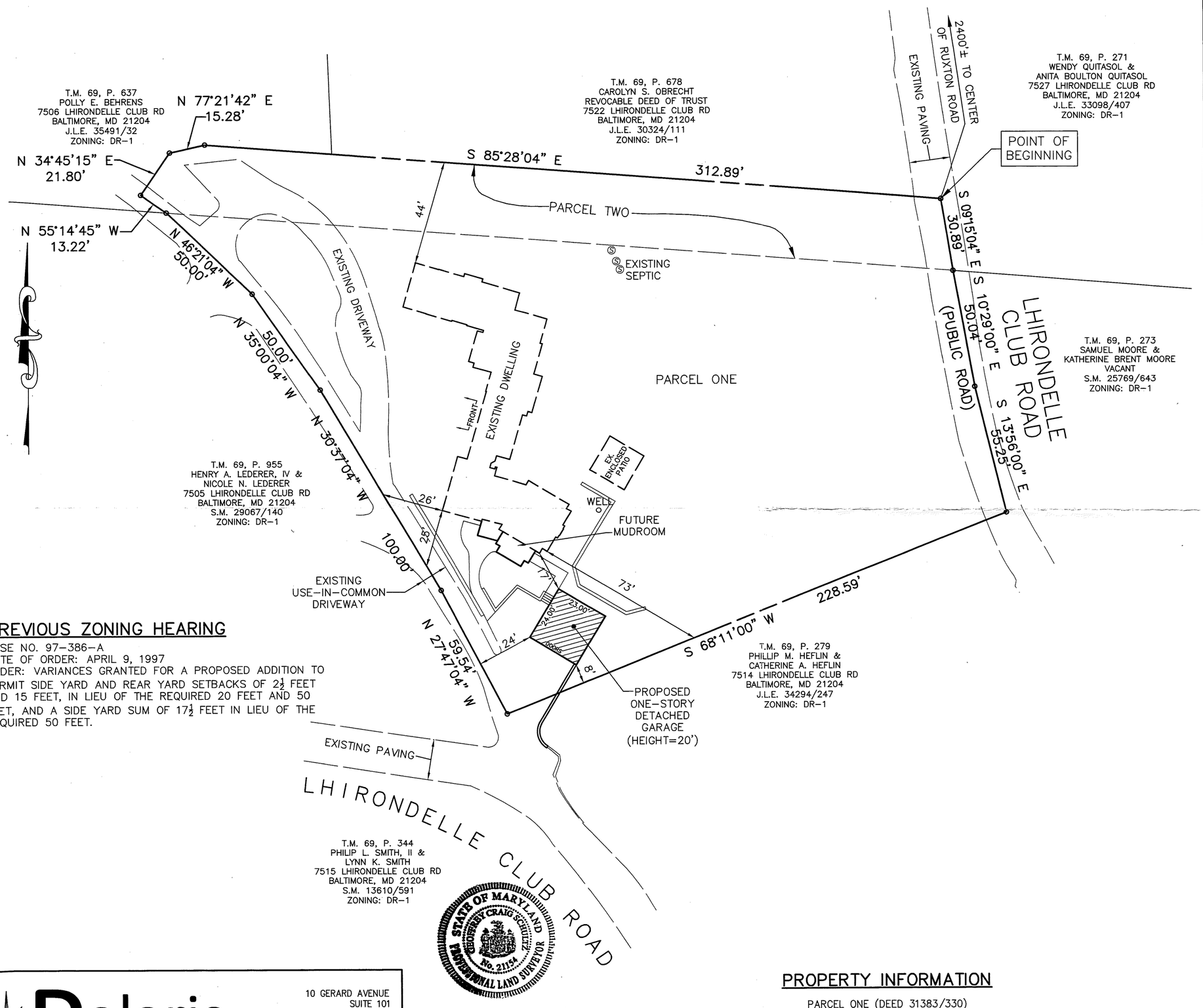
GCS 7/20/16
GEOFFREY C. SCHULTZ — DATE
MARYLAND REG. No. 21154
LICENSE EXPIRATION: 01/28/2017

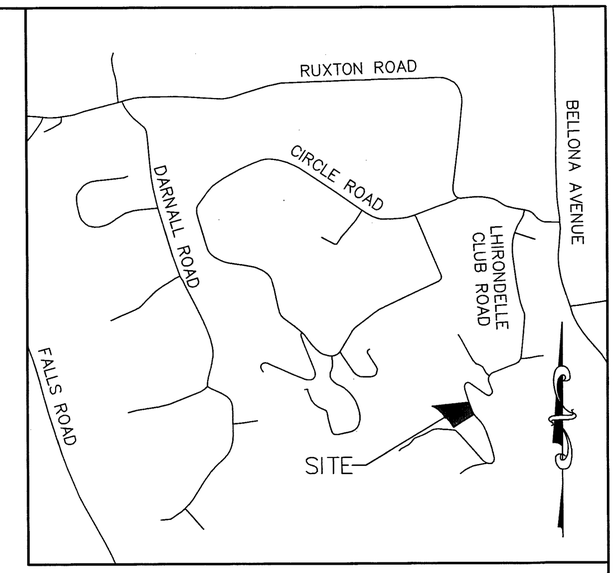
Polaris LAND CONSULTANTS
10 GERARD AVENUE
SUITE 101
TIMONIUM, MD 21093
PHONE: (410) 252-4444
FAX: (410) 252-4493
WWW.POLARISLC.COM

LAND SURVEYING • SUBDIVISION DESIGN • COMMERCIAL SITE DESIGN • LAND USE & PLANNING

DRAWN BY: CRC	CHECKED BY: GCS	JOB No.: 16 - 034

Pet. Exh. 1





VICINITY MAP

SCALE: 1"= 1,000'

NOTES:

1. EXISTING ZONING: DR-1
2. GROSS AREA: 53,703 S.F.± = 1.233 AC.±
   NET AREA: 53,703 S.F.± = 1.233 AC.±
3. ZONING MAP NO. 069B2.
4. THERE ARE NO EXISTING OR IMPENDING FAILURES OF THE BASIC SERVICES MAPS FOR THIS SITE.
5. THIS LOT IS SERVED BY PRIVATE WELL AND SEPTIC SYSTEMS.
6. THE EXISTING DWELLING HAS BEEN FIELD LOCATED.
7. THIS PROPERTY IS NOT IN THE CBCA.
8. THIS SITE DOES NOT LIE IN THE 100 YEAR FLOOD PLAIN.
9. THIS SITE IS NOT HISTORIC.

PREVIOUS ZONING HEARING

CASE NO. 97-386-A
DATE OF ORDER: APRIL 9, 1997
ORDER: VARIANCES GRANTED FOR A PROPOSED ADDITION TO PERMIT SIDE YARD AND REAR YARD SETBACKS OF 2½ FEET AND 15 FEET, IN LIEU OF THE REQUIRED 20 FEET AND 50 FEET, AND A SIDE YARD SUM OF 17½ FEET IN LIEU OF THE REQUIRED 50 FEET.

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PLAT TO ACCOMPANY PETITION FOR ADMINISTRATIVE ZONING VARIANCE

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