MEMORANDUM

DATE: October 11, 2016

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2017-0038-A – Appeal Period Expired

The appeal period for the above-referenced case expired on October 7, 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
(12414 Hunters Glen)		
4th Election District	*	OFFICE OF ADMINISTRATIVE
2nd Council District		
Philip S. Gelso & Jacqueline F. McCusker	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	**CASE NO. 2017-0038-A**

* * * * * * * * *

AMENDED OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Philip S. Gelso and Jacqueline F. McCusker ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 400.3 of the Baltimore County Zoning Regulations, to permit a proposed two story detached garage in the rear of the dwelling with a height of 31 ft. in lieu of the maximum allowed 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. A ZAC comment was received from the Bureau of Development Plans Review (DPR) dated August 17, 2016, indicating the following:

> "A revised Landscape plan is required.
>
> There is a 20-foot-wide drainage and utility easement crossing this property near the proposed garage. The proposed garage must be reduced in size or moved such that the footing will be outside of the easement. Furthermore the proposed change in grade over the easement must be approved. Both of these issues must be addressed before the building permit will be approved. Subject to compliance with the foregoing, we do not object to granting the requested variance."

It is to be noted that Petitioners have stated that the Homeowners Association has been presented with plans for the new garage and granted their approval.

ORDER RECEIVED FOR FILING

Date 9-7-16

By

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 21, 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 § 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 welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to the proposed garage's 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 **7th** day of **September, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.3 of the Baltimore County Zoning Regulations, to permit a proposed two story detached garage in the rear of the dwelling with a height of 31 ft. in lieu of the maximum allowed 15 ft., be and is

ORDER RECEIVED FOR FILING

Date 9-7-16

By

hereby GRANTED.

The relief granted herein shall be subject to the following:

1. 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.

2. 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.

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

4. Petitioners must comply with the ZAC comment from DPR dated August 17, 2016; a copy of which is attached hereto and made a part hereof.

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 9-7-16

By

RECEIVED
AUG 2 2 2016
DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 17, 2016

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

DAK

SUBJECT: Zoning Advisory Committee Meeting
For August 22, 2016
Item No. 2017-0038

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

A revised Landscape plan is required.

There is a 20-foot-wide drainage and utility easement crossing this property near the proposed garage. The proposed garage must be reduced in size or moved such that the footing will be outside of the easement. Furthermore the proposed change in grade over the easement must be approved. Both of these issues must be addressed before the building permit will be approved. Subject to compliance with the foregoing, we do not object to granting the requested variance.

* * * * * *

DAK:CEN
Cc:file
ZAC-ITEM NO 16-0038-08222016.doc

ORDER RECEIVED FOR FILING

Date 9-7-16

By

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(12414 Hunters Glen)		
4th Election District	*	OFFICE OF ADMINISTRATIVE
2nd Council District		
Philip S. Gelso & Jacqueline F. McCusker	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	**CASE NO. 2017-0038-A**

* * * * * * * * *

OPINION AND ORDER

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It is to be noted that Petitioners have stated that the Homeowners Association has been presented with plans for the new garage and granted their approval.

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Date 9-7-16

By DW

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By

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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 9-7-16

By

RECEIVED
AUG 22 2016
DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 17, 2016

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

DAK

SUBJECT: Zoning Advisory Committee Meeting
For August 22, 2016
Item No. 2017-0038

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* * * * * *

DAK:CEN
Cc:file
ZAC-ITEM NO 16-0038-08222016.doc

ORDER RECEIVED FOR FILING

Date 9-7-16

By DW

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 12414 Hunters Glen, Owings Mills, MD 21117 **Currently zoned** RC-5

Deed Reference 37272 / 447 10 Digit Tax Account # 2 5 0 0 0 0 1 5 1 2

Owner(s) Printed Name(s) Philip Gelso & Jacqueline McCusker

(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) 400.3 of BCZR to permit a proposed two story detached garage in the rear yard of the dwelling with a height of 31 feet in lieu of the maximum allowed 15 feet.

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

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

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

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

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

Owner(s)/Petitioner(s):

Philip Gelso / Jacqueline McCusker

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

Signature #1 / Signature # 2

12414 Hunters Glen, Owings Mills, MD

Mailing Address City State

21117 / 410-963-0547 / pgelso@gmail.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

ORDER RECEIVED FOR FILING 9-7-16 KW

Date By

Representative to be contacted:

DRS & Associates / Daniel Staley

Name – Type or Print

Signature

52 Winters Street, Westminster, MD

Mailing Address City State

21157 / 410-876-6040 / drs@ramss.com

Zip Code Telephone # Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2017-0038-A **Filing Date** 8/5/16 **Estimated Posting Date** 8/14/16 ~8/29/16 **Reviewer** AT

Rev 5/5/2016

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: 12414 Hunters Glen (Print or Type Address of property) Owings Mills (City) MD (State) 21117 (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)**

A variance is being requested as the proposed garage has been designed at a height of 26 ft. which exceeds the 15 ft. regulation. A variance is being requested based on the fact that the garage meets all other requirements and with the knowledge that the proposed garage has been designed to match the house per Section 1A04; G (1)d the proposed garage has been designed at a scale appropriate to the dwelling and same architectural theme. Additionally, per 1A04; G (2) the proposed garage will not become the dominant street feature.
For your reference, I have included pictures of the exisitng garage from which the proposed garage is being designed. I would also like to make it known that the Homeowners Association has been presented with plans for the new garage and granted their approval.

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

Signature of Owner (Affiant)

Signature of Owner (Affiant)

Philip Gelso
Name- Print or Type

Jacqueline McCusker
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 5 day of August, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Philip Gelso and Jacqueline McCusker

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

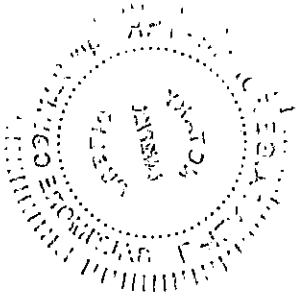
AS WITNESS my hand and Notaries Seal

Notary Public

04/28/2020
My Commission Expires

LEILA PAIGE FORRESTER
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
My Commission Expires 04-28-2020

REV. 5/5/2016



[illegible]
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
My Commission Expires 04 26 2020

DRS & ASSOCIATES
LAND DESIGN CONSULTANTS

ZONING PROPERTY DESCRIPTION FOR 12414 Hunters Glen, Owings Mills, MD 21117.
Beginning at a point on the west side of Hunters Glen which is 40 feet wide at a distance of 1069 feet north of the centerline of Worthington Road which is 40 feet wide.

Being Lot # 35 in the subdivision of First Amended Final Plat One Worthington Valley as recorded in Baltimore County Plat Book 78, Folio 166, containing 1.7898 acres. Located in the 4th Election District and 2nd Council District.

G:\WORD\DRS\Project\Correspondence\03235-97638c00.odt

52 WINTERS STREET • WESTMINSTER, MARYLAND 21157
410-848-4060 • 410-876-6040 • FAX 410-848-8818

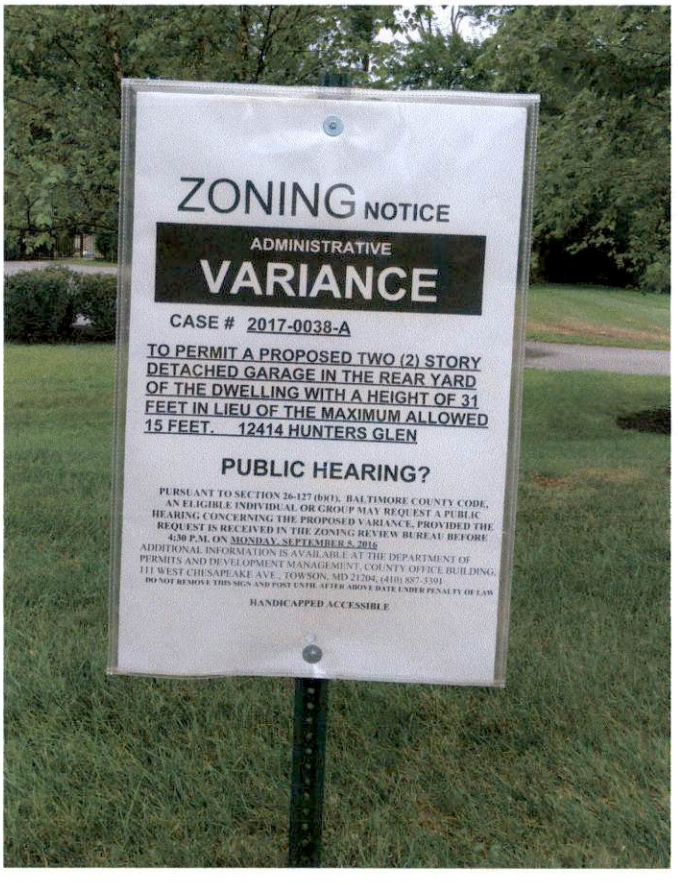
2017-0038-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS
DATE: 8/21/2016
Case Number: 2017-0038-A
Petitioner / Developer: PHILIP GELSO
Date of Hearing (Closing): SEPTEMBER 5, 2016

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:
12414 HUNTERS GLEN

The sign(s) were posted on: AUGUST 21, 201



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 – 666 – 5366
(Telephone Number of Sign Poster)

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0038 - A Address 12414 Hunters Glen

Contact Person: Aaron Tsui Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 08/05/2016 **Posting Date:** 08/14/16 **Closing Date:** 08/029/16

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- 0038 -A Address 12414 Hunters Glen

Petitioner's Name Philip Gelso Telephone 410-963-0547

Posting Date: 08/14/16 **Closing Date:** 08/29/16

Wording for Sign: To permit a proposed two (2) story detached garage in the rear yard of the dwelling with a height of 31 feet in lieu of the maximum allowed 15 feet

Revised 8/5/16

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

No. 142815

Date: 8/5/16

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				$75—
							Total:	$75—

Rec From: PHILIP GELSO

For: 12414 HUNTERS GLEN

2017-0038-A

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

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
8/05/2016	8/05/2016	10:26:09	4

806 806 WALKIN KMS
RECEIPT # 694454 8/05/2016 OFLR
Dept 5 528 ZONING VERIFICATION
Ck NO. 142815
Recpt Tot $75.00
$75.00 CK. 4.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

KEVIN KAMENETZ
County Executive

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

August 30, 2016

Philip Gelso & Jacqueline McCusker
12414 Hunters Glen
Owings Mills MD 21117

RE: Case Number: 2017-0038 A, Address: 12414 Hunters Glen

Dear Mr. Gelso & Ms. McCusker:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 5, 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
DRS & Associates, Daniel Staley, 52 Winters Street, Westminster MD 21157

8-24-16
closing

BALTIMORE COUNTY, MARYLAND

OFFICE OF ADMINISTRATIVE HEARINGS
AUG 15 2016
RECEIVED

Inter-Office Correspondence

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and Sustainability (EPS) - Development Coordination

DATE: August 15, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0038-A
Address 12414 Hunters Glen
(Gelso & McCusker Property)

Zoning Advisory Committee Meeting of **August 22, 2016.**

X The Department of Environmental Protection and Sustainability has no comment on the above-referenced zoning item.

Reviewer: Steve Ford Date: 08-15-2016

C:\Users\snuffer\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\WPHS9SSK\ZAC 17-0038-A 12414 Hunters Glen.doc

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: 8/15/16

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. 2017-0038-A
Administrative Variance
Phillip Gelso & Jacqueline McCusker
12414 Hunsters Lane

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,

for Richard A Zeller

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

WW/RAZ

RECEIVED
AUG 22 2016
DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 17, 2016

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

DAK

SUBJECT: Zoning Advisory Committee Meeting
For August 22, 2016
Item No. 2017-0038

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DAK:CEN
Cc:file
ZAC-ITEM NO 16-0038-08222016.doc

RECEIVED
AUG 2 2 2015
DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

BALTIMORE COUNTY, MARYLAND

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Office of Administrative Hearings

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C:\Users\jwisnom\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\XEGA1Q0V\ZAC 17-0038-A 12414 Hunters Glen.doc

CASE NO. 2017- 0038-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
8-17	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	C
8-15	DEPS (if not received, date e-mail sent _____)	NC
	FIRE DEPARTMENT	
	PLANNING (if not received, date e-mail sent _____)	
8-15	STATE HIGHWAY ADMINISTRATION	No objection
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 8-21-16 by O'Keefe

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

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** - 04 **Account Number** - 2500001512

Owner Information

Owner Name:	GELSO PHILIP S MCCUSKER JACQUELINE F	**Use:** **Principal Residence:**	RESIDENTIAL YES
Mailing Address:	12414 HUNTERS GLEN OWINGS MILLS MD 21117-	**Deed Reference:**	/37272/ 00447

Location & Structure Information

Premises Address:	12414 HUNTERS GLEN OWINGS MILLS 21117-	**Legal Description:**	1.7898 AC 12414 HUNTERS GLEN SS WORTHINGTON VALLEY

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	1
0050	0013	0010		0000			35	2016	Plat Ref:	0078/ 0166

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

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
2013	8,342 SF	2000 SF	1.7900 AC	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
2	YES	STANDARD UNIT	STUCCO	7 full/ 3 half	1 Attached	

Value Information

	Base Value	Value As of 01/01/2016	Phase-in Assessments As of 07/01/2016	As of 07/01/2017
Land:	550,200	550,200		
Improvements	1,398,300	1,654,200		
Total:	1,948,500	2,204,400	2,033,800	2,119,100
Preferential Land:	0			0

Transfer Information

Seller: MONROE EUGENE C Type: ARMS LENGTH IMPROVED	Date: 03/10/2016 Deed1: /37272/ 00447	Price: $2,650,000 Deed2:
Seller: 764 WASHINGTON BOULEVARD II LLC Type: ARMS LENGTH IMPROVED	Date: 05/13/2014 Deed1: /34962/ 00194	Price: $2,325,000 Deed2:
Seller: SASLOW HOMES INC Type: NON-ARMS LENGTH OTHER	Date: 12/21/2012 Deed1: /32960/ 00316	Price: $1,700,000 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	0.00|0.00

Tax Exempt: **Special Tax Recapture:**
Exempt Class: NONE

Homestead Application Information

Homestead Application Status: No Application

From: Phil Gelso
Sent: Tue, Aug 9, 2016 at 2:37 pm
To: shannon@broadleafcap.com

IMG_0460.JPG (148.6 KB)

Sent from my iPad

Real Property Data Search (w4) Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Account Identifier: **District - 04 Account Number - 2500001512**

Owner Information

Owner Name:	GELSO PHILIP S MCCUSKER JACQUELINE F	**Use:** **Principal Residence:**	RESIDENTIAL YES
Mailing Address:	12414 HUNTERS GLEN OWINGS MILLS MD 21117-	**Deed Reference:**	/37272/ 00447

Location & Structure Information

Premises Address:	12414 HUNTERS GLEN OWINGS MILLS 21117-	**Legal Description:**	1.7898 AC 12414 HUNTERS GLEN SS WORTHINGTON VALLEY

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	1
0050	0013	0010		0000			35	2016	Plat Ref:	0078/ 0166

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

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
2013	8,342 SF	2000 SF	1.7900 AC	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
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Value Information

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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

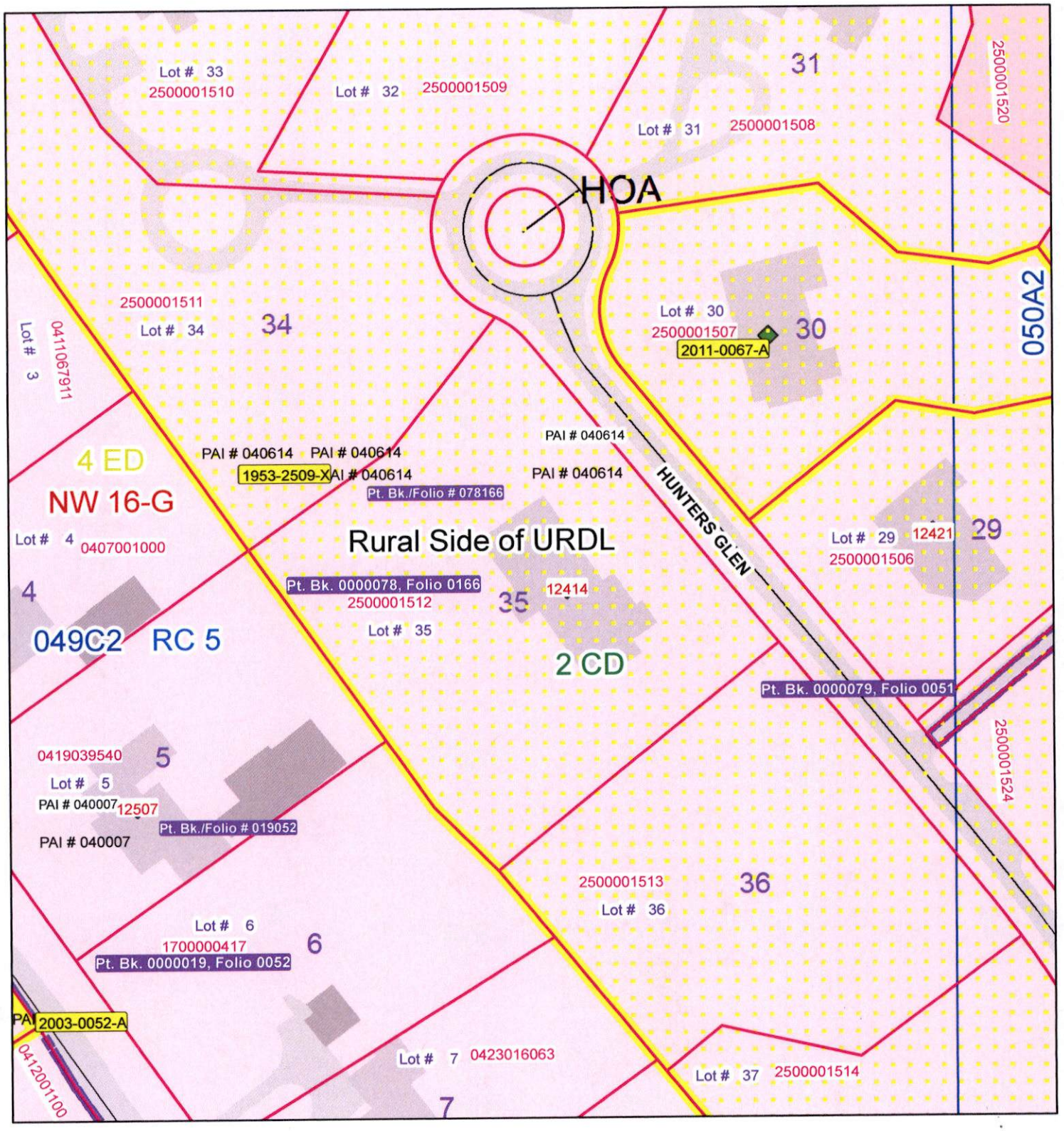
Homestead Application Status: No Application

1. This screen allows you to search the Real Property database and display property records.
2. Click here for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

2017-0038-A

SCIC-00384

12414 Hunters Glen



Publication Date: 8/2/2016

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

N W E S

0 25 50 100 150 200 Feet

1 inch = 100 feet

2017-0038-A

My Neighborhood Map

Created By
Baltimore County
My Neighborhood

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Printed 2016-07-25

2017-0038-A

From: Phil Gelso
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IMG_0460.JPG (148.6 KB)

Sent from my iPad

From: Phil Gelso
Sent: Tue, Aug 9, 2016 at 2:37 pm
To: shannon@broadleafcap.com

IMG_0460.JPG (148.6 KB)

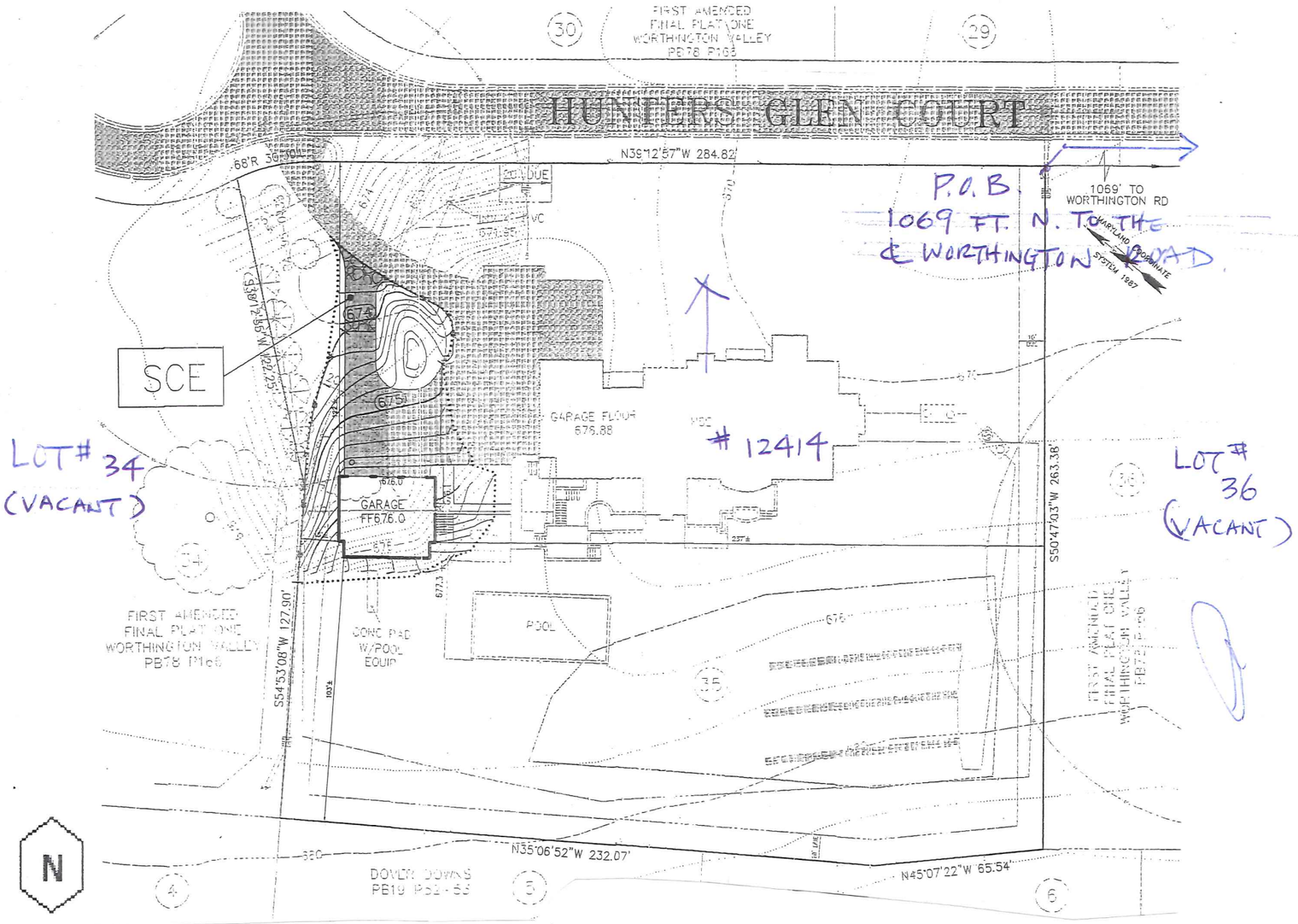
Sent from my iPad

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

ADDRESS 12414 Hunters Glen OWNER(S) NAME(S) PHILIP GELSO & JACQUELINE MCCUSKER

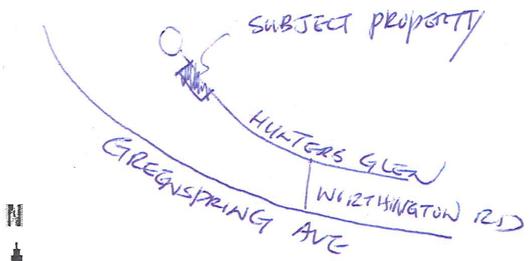
SUBDIVISION NAME Worthington Valley LOT # 35 BLOCK # - SECTION # -

PLAT BOOK # 78 FOLIO # 166 10 DIGIT TAX # 2500001512 DEED REF. # 37272/00447



PLAN DRAWN BY _____ DATE _____ SCALE: 1 INCH = 50 FEET

SITE VICINITY MAP



N

MAP IS NOT TO SCALE

ZONING MAP# 049C2

SITE ZONED RC5

ELECTION DISTRICT 4th

COUNCIL DISTRICT 2nd

LOT AREA ACREAGE 1.790

OR SQUARE FEET _____

HISTORIC ? NO

IN CBCA ? NO

IN FLOOD PLAIN ? NO

UTILITIES ? MARK WITH X

WATER IS:

PUBLIC ____ PRIVATE ✓

SEWER IS:

PUBLIC ____ PRIVATE ✓

PRIOR HEARING ? _____

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

NO

VIOLATION CASE INFO:

NO

2017-0038-A

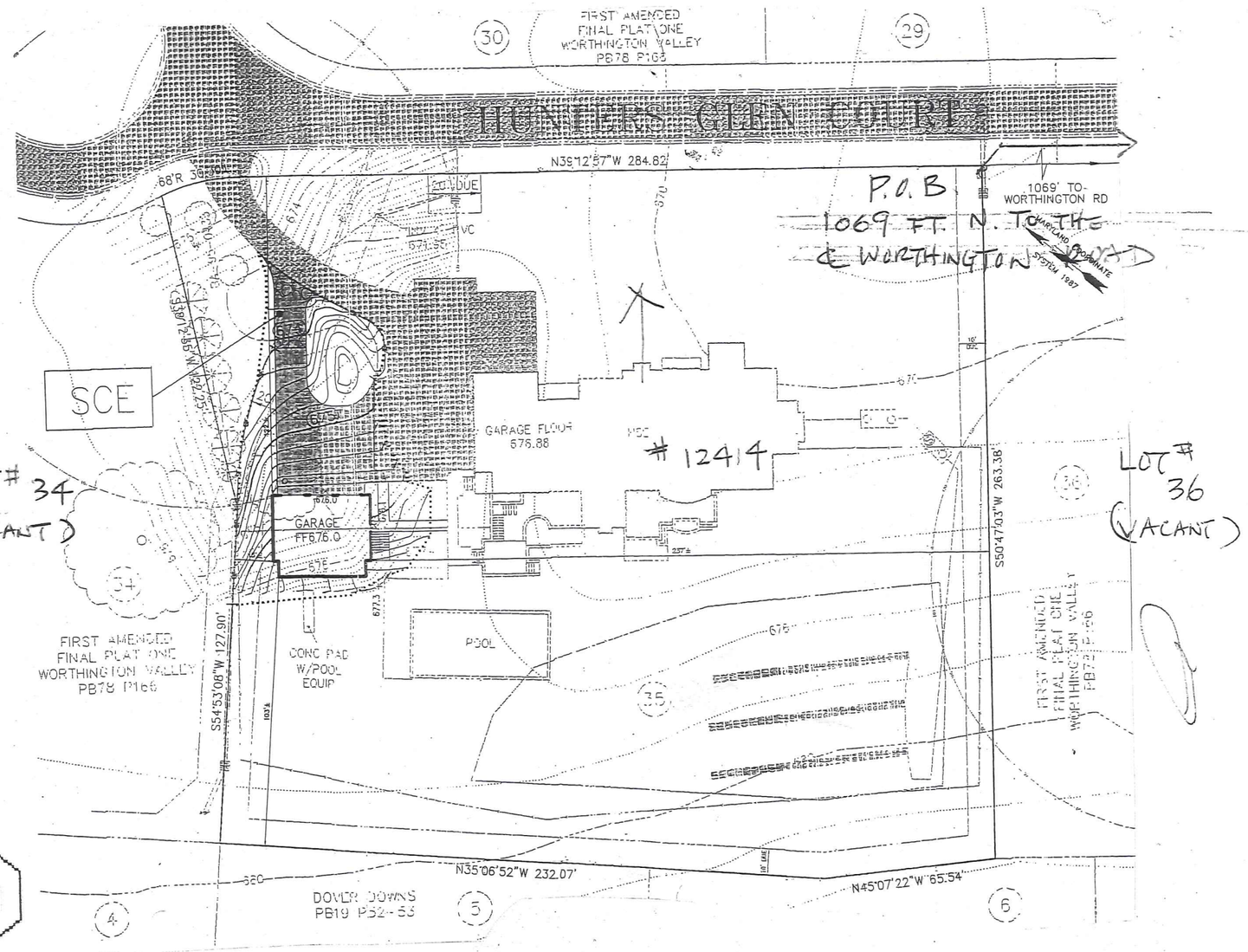
Pet. Exh. 1

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

ADDRESS 12414 Hunters Glen OWNER(S) NAME(S) PHILIP GELSO & JACQUELINE MCCUSKER

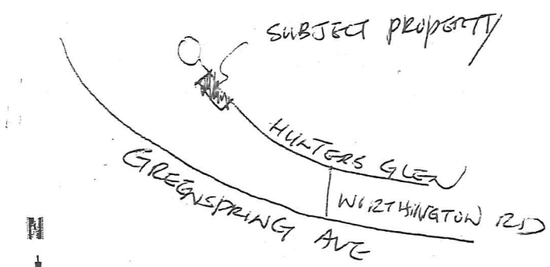
SUBDIVISION NAME Worthington Valley LOT # 35 BLOCK # - SECTION # -

PLAT BOOK # 78 FOLIO # 166 10 DIGIT TAX # 2500001512 DEED REF. # 37272/00447



PLAN DRAWN BY _____ DATE _____ SCALE: 1 INCH = 50 FEET

SITE VICINITY MAP



N

MAP IS NOT TO SCALE

ZONING MAP# 049C2

SITE ZONED RC5

ELECTION DISTRICT 4th

COUNCIL DISTRICT 2nd

LOT AREA ACREAGE 1.790

OR SQUARE FEET _____

HISTORIC ? NO

IN CBCA ? NO

IN FLOOD PLAIN ? NO

UTILITIES ? MARK WITH X

WATER IS:

PUBLIC ____ PRIVATE ✓

SEWER IS:

PUBLIC ____ PRIVATE ✓

PRIOR HEARING ? _____

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

NO

VIOLATION CASE INFO:

NO

2017-0038-A

GELSO

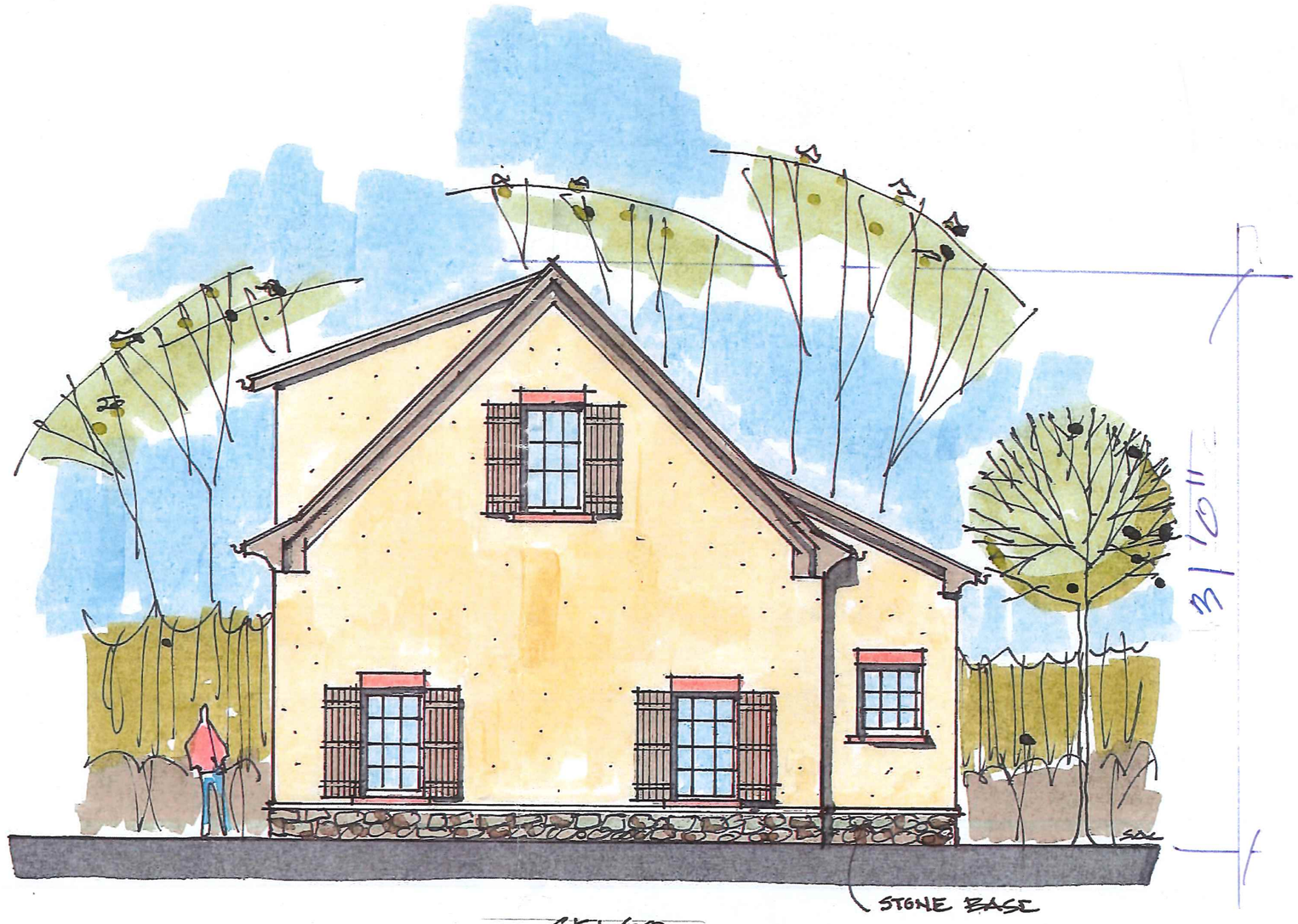
FRONT ELEVATION

SCALE: 3/16" = 1'-0"

NOTE:
ALL MATERIALS TO MATCH EXISTING GARAGE.

Curry Architects

2017-0038-A

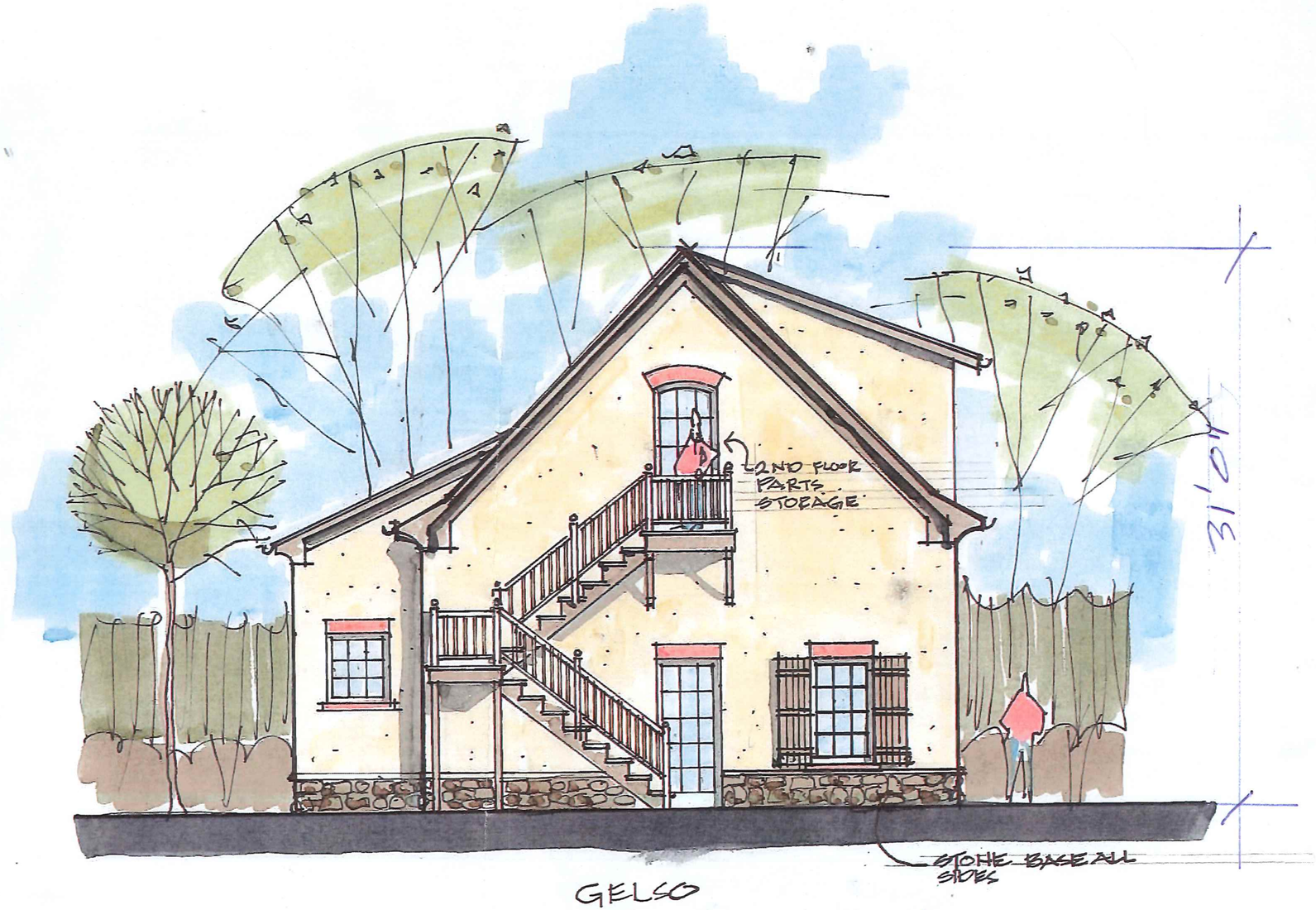


GELSO

RIGHT SIDE / NEIGHBOR'S ELEVATION

Curry Architects

2017-0038-A



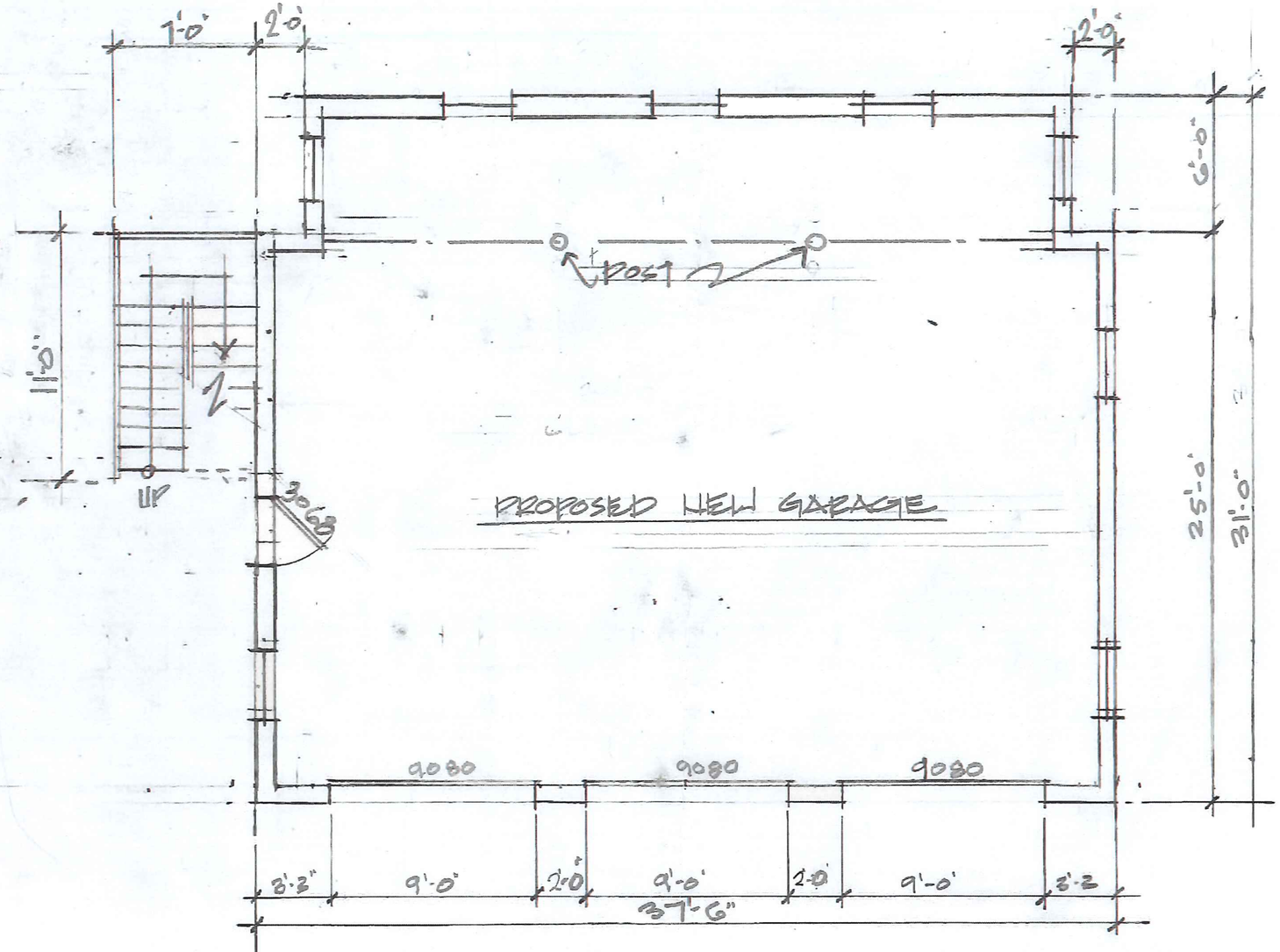
GELSO

POOL SIDE ELEVATION

SCALE: 3/16 = 1-0"

Curry Architects

2017-0038-A



FLOOR PLAN
3/16" = 1'-0"

CURRY Architects 6/15/16
410-321-9602

2017-0038-A

SITE GRADING AND SEDIMENT CONTROL PLAN

FOR

Lot 35 Worthington Valley

GELSO PROPERTY

LOCATED ON HUNTERS GLEN COURT OWINGS MILLS
4th ELECTION DISTRICT BALTIMORE COUNTY, MD.

OWNERS

PHILIP GELSO
JACQUELINE F. McCUSKER
12414 HUNTERS GLEN COURT
OWINGS MILLS, MARYLAND 21117
(410) 963-0547

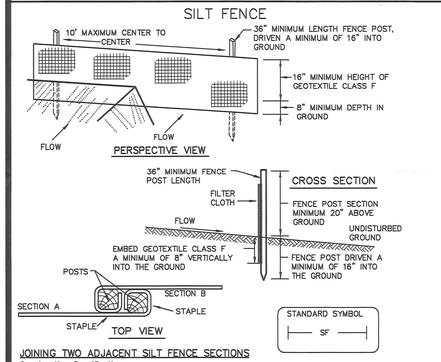
LEGEND

Existing / Proposed

Cable Line
Center Line Rd
Curb
Easement
Electric
Edge of Rd
Edge of Shoulder
Feature separation distance in feet
Fenceline
100 Yr. Flood Boundry
Forest
Flow Line (Swale, Ditch, Waterway)
Gas Line
Guardrail
Lot Line
Overhead Lines
Plat Outline
Right-Of-Way Line
Set Back Line
Sewer Line
Storm Drain Line
Stream
Telephone
Underground Cable
Water Line
Bit. Conc. Pav.
Concrete
Rip-Rap/Gravel
Soil/Sand Mix
Wetlands
Slope Easement
Grass Shoulder
Igress Egress Easement
Matting

	Existing	Proposed
Point ID		
Cable Marker		
Clean Out, Sewer/Drain		
Coniferous Tree		
Deciduous Tree		
Discharge Flow (to swale, ditch, waterway)		
Dry Well	DW	DW
Electric Transformer		
Fire Hydrant		
Flow Upon Ground		
Inlet		
Soil Test Boring		
Storm Drain Structure	SD	SD
Mail Box		
Manhole		
Pole Light		
Shrub		
Sign		
Water Resource Protection Easement Sign		WR
Specimen		
Candidate Tree		
Spring		
Structure		
Telephone Pedestal		
Water Curb Box		
Water Meter		
Water Valve		
Utility Pole		
Utility Pole w/Guy Wire		
Water Line Construction Item		WL
Utility Crossing		UX

SILT FENCE



JOINING TWO ADJACENT SILT FENCE SECTIONS

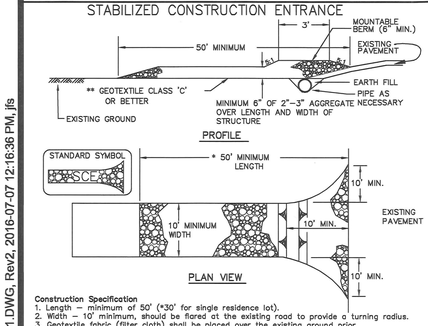
Construction Specifications

1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 11/2" x 11/2" square (minimum) cut, or 13/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighting not less than 1.00 pound per linear foot.
2. Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal/ft /minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

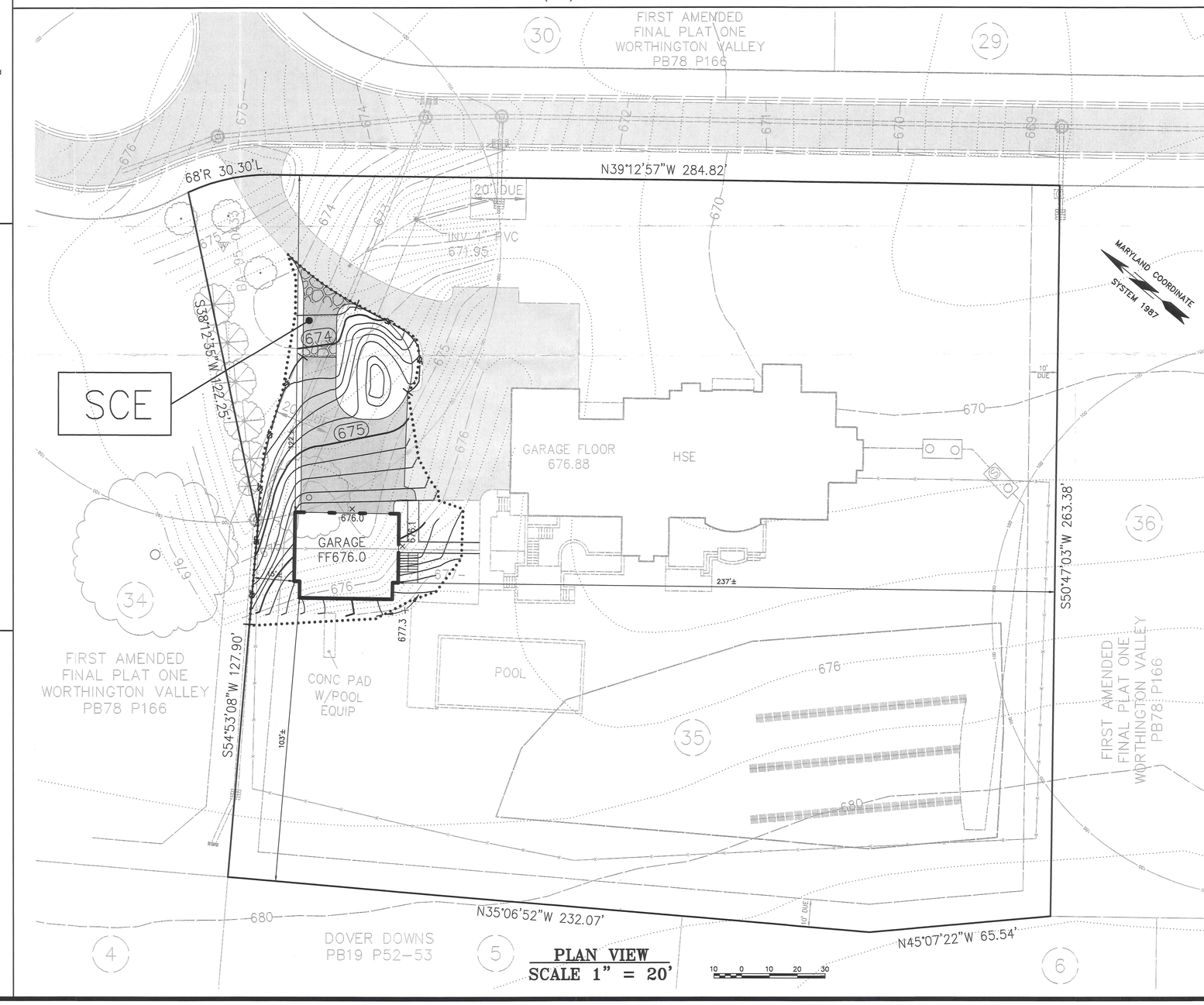
3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.
4. Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

STABILIZED CONSTRUCTION ENTRANCE

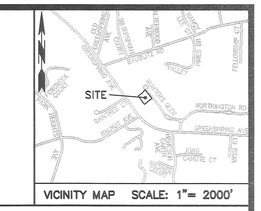


Construction Specification

1. Length – minimum of 50' (*30' for single residence lot).
2. Width – 10' minimum, should be flared at the existing road to provide a turning radius.
3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. **The plan approval authority may not require single family residences to use geotextile.
4. Stone – crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
5. Surface Water – all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.
6. Location – A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.



PLAN VIEW
SCALE 1" = 20'



VICINITY MAP SCALE: 1"= 2000'

General Notes

1. Current Title Reference:
   Owners: Philip S. Gelso
   Jacqueline F. McCusker
   Deed Reference: Liber 37272 Folio 447
   Date: 2016-03-10
   Grantor: Eugene C. Monroe
2. Tax Map 50, Block 13, Parcel 10
3. Zoning District: RC-5
4. The topography shown hereon is Lidar Data based on NAVD88 U.S.Feet.
5. The horizontal datum shown hereon is based on NAD83 U.S.Feet.
6. Total area of lot: 1.7898 Ac±

TEMPORARY SEEDING NOTES

Scope: Planting short term (no more than 1 year) vegetation to temporarily stabilize any areas where soil disturbance has occurred, until the area can be permanently stabilized with vegetative or non-vegetative practices.

Standards: The following notes shall conform to the "1994 Maryland Standards and Specifications for Erosion and Sediment Control" published jointly by the Maryland Department of Environment-Water Management Administration, the National Resource Conservation Service, and the State Soil Conservation Committee.

The seed bed shall be prepared by loosening the soil to a depth of 3 to 5 inches and incorporating the lime and fertilizer into this loosened layer of soil. See G-20 Sec. 1-C.

Fertilizer shall consist of a mixture of 10-10-10 and be applied at a rate of 600 lbs. per acre (15 lb per 1000 Sq. Ft.) and will meet the requirements in G-20 Sec. 1-B.

Lime shall be applied at a rate of 2 tons per acre (100 lbs. per 1000 Sq. ft.) and shall meet the requirements in G-20 Sec. 1-B.

Seed tags shall be made available to the inspector to verify the type and rate of seed used. The seed must meet the requirements in G-20 Sec. 1-C.

Mulching will be applied immediately after seeding and will need to meet the requirements in G-20 Sec. 1-F, G & H.

Seeding mixtures shall be selected from or will be equal to those on Table 26.

TEMPORARY SEEDING SUMMARY

Seed Mixture Hardiness Zone 6b (G-20 Figure 5)

No.	Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depths
2	Barley or Rye & Foxtail Millet	150lbs/acre	3/1-11/15	1"

PERMANENT SEEDING NOTES

Scope: Planting permanent, long lived vegetative cover on graded and/or cleared areas and areas that have been in temporary vegetation for more than one year.

Standards: The following notes shall conform to the "1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL", published jointly by the Maryland Department of Environment-Water Management Administration, the National Resource Conservation Service, and the State Soil Conservation Committee.

The seed bed shall be prepared by loosening the soil to a depth of 3 to 5 inches and incorporating the lime and fertilizer into this loosened layer of soil. See G-20 Sec. 1-C.

For sites over 5 acres soil tests will be performed to determine the exact mixture and application rates for both lime and fertilizer. Soils test will be prepared by the University of Maryland or a recognized commercial laboratory. If the existing soil does not meet the minimum conditions as stated in G-20 Sec. 1-C-II, then topsoil will need to be obtained that meets these conditions and applied so as to meet the requirements in G-21.

For sites of 5 acres or less of disturbance, the following fertilizer and lime rates shall apply. Fertilizer shall consist of a mixture of 10-20-20 and applied at a rate per acre which will provide the following amounts of N-P205-K20: N= 90 lb per acre (2 lb per 1000 sq.ft.), P205= 175 lb per acre (4 lb per 1000 sq. ft.), K20= 175 lb per acre (4 lb per 1000 sq.ft.). Fertilizer shall meet the requirements in G-20 Sec. 1-B. Lime shall be applied at a rate of 2 tons per acre (100 lb per 1000 sq.ft.) and shall meet the requirements in G-20 Sec. 1-B.

Seed tags shall be made available to the inspector to verify the type and rate of seed used. The seed must meet the requirements in G-20 Sec. 1-C.

Mulching will be applied immediately after seeding and will need to meet the requirements in G-20 Sec. 1-F, G, & H.

Refer to G-20 Sec. 1-E for Methods of Seeding Specifications.
Refer to G-20 Sec. 4 for Sod Specifications.
Refer to G-20 Sec. 5 for Turfgrass Establishment Specifications.

PERMANENT SEEDING SUMMARY

Fertilizer mixture and application rates: To be determined by soil test.
N P205 K20
Lime Application Rate: To be determined by soil test.
Seed Mixture Hardiness Zone: 6b

		Application Rate (lb/ac)	Seeding Dates	Seeding Depths
1	Tall Fescue(75%) Canada Bluegrass(10%) Kentucky Bluegrass(10%)	150 lbs/acre	3/1 – 5/15 8/15 – 10/15	1/4" – 1/2"
3	Tall Fescue(85%) Perennial Ryegrass(10%) Kentucky Bluegrass(5%)	125 lbs/acre 15 lbs/acre 10 lbs/acre	3/1 – 5/15 8/15 – 10/15	1/4" – 1/2"

REMARKS: Use mix No. #1 on steep slopes greater than 3:1.
Use mix No. #3 on areas less than 3:1 slope.

SITE ANALYSIS

1. Total area of site: 1.7898 Ac
2. Total disturbed area: 6,591 Sq. Ft.

REQUIRED SEQUENCE OF CONSTRUCTION FOR SEDIMENT CONTROL

1. Contact the Sediment Control Inspector 24 hours prior to any work being done. All protection fencing and signage required must be installed PRIOR to the pre-construction meeting with the Sediment Control Inspector.
2. Install work zone Traffic Control Devices in accordance with MUTCD, Part VI.
3. Install Stabilized Contruction Entrance and all perimeter Sediment Control measures.
4. Grub, clear and grade site.
5. Begin construction of garage.
6. Permanently stabilize all disturbed areas.
7. Upon approval of sediment control inspector, remove all temporary sediment control measures & permanetly stabilize all remaining disturbed areas.

D.R.S. & ASSOCIATES
LAND DESIGN CONSULTANTS
52 WINTERS STREET WESTMINSTER, MARYLAND 21157
410-848-4060 410-876-6040 F. 410-848-8818

REV.No.	DATE	BY	DESCRIPTION
1	2016-05-24	DRS/slm	———
2	2016-06-15	DRS/jfs	ADD SETBACK AREA

DATE: 2016-04-14
SCALE: 1"=20'
SHT.NO.:1 OF 1
DWG.: ST01-01
BA.CO. FILE NO.

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(FOR INFORMATION ONLY) 2017-0038-A

KBE - 03235-97638 - ST01-01-Rev2.plt - 07-08-2016 - 15:39
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