

M E M O R A N D U M

DATE: October 13, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0011-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on October 12, 2017. 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: PETITIONS FOR SPECIAL HEARING *

AND VARIANCE

(Wilson Road)

7th Election District

3rd Council District

Harold Jolle & John Grewe

Legal Owners

Masen Jolle

Contract Purchaser

Petitioners

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BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2018-0011-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of Harold Jolle & John Grewe, legal owners, and Masen Jolle, contract purchaser ("Petitioners"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve an accessory building (garage) as a temporary dwelling (with full kitchen and full bath) during the period of construction for the proposed principal use single family dwelling. In addition, a Petition for Variance seeks to permit an accessory building (garage) with a height of 28 ft. in lieu of the maximum allowed 15 ft.

A site plan was marked and accepted into evidence as Petitioners' Exhibit 1. At the hearing the contract purchaser indicated his septic contractor suggested the proposed garage be repositioned slightly to avoid interfering with the septic drainage field(s). An amended plan (See Ex. 3) was submitted which reflects this change.

Masen Jolle appeared in support of the requests. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the Baltimore

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Date

9/12/17

By

Sen

County Zoning Regulations. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning (DOP), the Bureau of Development Plans Review (DPR) and the Department of Environmental Protection and Sustainability (DEPS). The comments from those agencies will be included as conditions in the Order which follows.

SPECIAL HEARING

The subject property is approximately 73.4 acres in size and zoned RC-2. The property is in a rural setting in northern Baltimore County. The site is wooded and only a few other dwellings can be seen from the subject property. Petitioners plan to construct an accessory building to use as a temporary apartment while they construct the principal dwelling on the lot, which they estimated would take about two years. This is a reasonable request, especially on a parcel this size. As such the petition will be granted.

VARIANCE

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

The large parcel has irregular dimensions and is subject to an easement held by the Gunpowder Valley Conservancy. *See* Ex. 2. As such it is unique. If the Regulations were strictly interpreted Petitioners would experience a practical difficulty because they would be unable to construct the proposed accessory building. Finally, I find that the variances can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the absence of County and/or

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Date 9/12/17

By sen

community opposition. In addition, the Gunpowder Conservancy approved the request to construct a temporary apartment, with the understanding the living quarters in the garage will be dismantled upon completion of the principal dwelling. *See* Ex. 2.

THEREFORE, IT IS ORDERED this 12th day of **September, 2017**, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") to approve an accessory building (garage) as a temporary dwelling (with full kitchen and full bath) during the period of construction for the proposed principal use single family dwelling (for a period not to exceed three (3) years), be and is hereby GRANTED.

IT IS FURTHER ORDERED that the petition for variance to permit an accessory building (garage) with a height of 28 ft. in lieu of the maximum allowed 15 ft., be and is 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 must comply with the ZAC comments of DOP, DEPS and DPR, copies of which are attached hereto and incorporated herein.

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:slh

ORDER RECEIVED FOR FILING

Date 9/12/17

By slh

BEGINNING for a corner at a stone on the south side of Wilson Road, said stone being at the end of the twelfth line of the land described in a Deed From Bertha L. Hobsen, widow, to Eugene A. Servary and wife, dated February 29, 1956, and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2884, folio 115, and being marked "IM", and running thence binding reversely on the twelfth, eleventh, tenth, ninth, eighth and part of the seventh lines of said Deed, the following courses and distance as now surveyed, north 33 degrees 43 minutes 45 second east 469.49 feet, to cross cut in a stone, north 36 degrees 48 minutes 45 seconds east 156.09 feet to a steel pin, north 19 degrees 24 minutes 45 seconds east 360.80 feet to a steel pin, north 25 degrees 17 minutes 45 seconds west 360.97 feet to a steel pin, north 57 degrees 21 minutes 15 seconds east 1201.22 feet to a steel pin, north 69 degrees 44 minutes 45 seconds east 213.17 feet to a steel pin, north 88 degrees 20 minutes east 800.10 feet to a steel pin on the seventh line of the aforesaid deed at the distance of 503.2 feet from the beginning thereof, running thence for lines of division the following courses and distances, south 08 degrees 39 minutes 40 seconds east, 1561.99 feet to a railroad spike in Wilson Road; then, following Wilson Road the remainder of the courses, north 69 degrees 48 minutes west, 160.45 feet; then south 72 degrees 41 minutes west, 251.50 feet; thence south 83 degrees 26 minutes west 162.20 feet; then south 74 degrees 10 minutes west, 187.80 feet; then north 80 degrees 11 minutes 15 seconds west, 176.20 feet; then north 89 degrees 17 minutes 15 seconds west, 338.65 feet; then south 78 degrees 07 minutes 45 seconds west, 194.70 feet; then, south 80 degrees 38 minutes 45 seconds west, 204.20 feet; then, south 69 degrees 37 minutes 30 seconds west, 191.70 feet; then south 48 degrees 11 minutes west, 253.40 feet; then, south 89 degrees 32 minutes west 99.05; then south 71 degrees 37 minutes 45 seconds west 111.90 feet; then, north 83 degrees 40 minutes 15 seconds west, 186.80 feet; then north 67 degrees 10 minutes 15 seconds west, 146.80 feet to a stone marked "IM", the place of beginning. Containing 73.4068 acres, more or less, situate north of and traversed by Wilson Road.

2018-0011-SPHA



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

WE HEREBY CERTIFY, that the annexed advertisement of Order No 5125776

Sold To:

Masen Jolie - CU00613854
PO Box 324
Monkton, MD 21111-0324

Bill To:

Masen Jolie - CU00613854
PO Box 324
Monkton, MD 21111-0324

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

Aug 17, 2017

NOTICE OF ZONING HEARING

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

Case: # 2018-0011-SPHA
Wilson Road
N/s Wilson Road, 6700 ft. W/of McComas Road (1900 block of Wilson Road)
7th Election District - 3rd Councilmanic District
Legal Owners: Harold Jolie, John Grewe
Contract Purchaser(s): Masen Karl Jolie

Special Hearing to determine whether or not the Administrative Law Judge should approve an accessory building (garage) as a temporary dwelling (with full kitchen and full bath) during the period of construction for the proposed principal use single family dwelling. Variance to permit an accessory building (garage) with a height of 28 ft. in lieu of the maximum allowed 15 ft.

Hearing: Friday, September 8, 2017 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

8/066 Aug. 17 5125776

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

CERTIFICATE OF POSTING

Date: 8-17-17

RE: Case Number: 2018-0011 SPHA

ZONING NOTICE

CASE # 2018-0011 SPHA

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

JEFFERSON BLDG, TOWSON 21204

PLACE: 105 W. CHESAPEAKE AVE., ROOM 205

DATE AND TIME: FRI., SEPT 8, 2017 10AM

REQUEST: SPECIAL HEARING TO DETERMINE WHETHER
OR NOT THE ADMINISTRATIVE LAW JUDGE SHOULD APPROVE
AN ACCESSORY BUILDING (GARAGE) AS A TEMPORARY DWELLING
(WITH FULL KITCHEN AND FULL BATH) DURING THE PERIOD OF
CONSTRUCTION FOR THE PROPOSED PERMIT AN ACCESSORY
FAMILY DWELLING VARIANCE TO PERMIT AN ACCESSORY
BUILDING (GARAGE) WITH A HEIGHT OF 20 FT. IN REAR OF
THE MAXIMUM ALLOWED 15 FEET.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.

TO CONFIRM HEARING CALL 887-3391

TO CONFIRM HEARING UNDER PENALTY OF LAW

NOT TO BE REMOVED OR DESTROYED UNTIL DAY OF HEARING UNDER PENALTY OF LAW

necessary sign(s) required

700 Block Wilson Rd

(ear)

ee Pilson
of Sign Poster)

NCE PILSON
me of Sign Poster)

Barn Road
ress of Sign Poster)

MD 21120
ip Code of Sign Poster)

1443
nber of Sign Poster)



KEVIN KAMENETZ
County Executive

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

August 1, 2017

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2018-0011-SPHA

Wilson Road

N/s Wilson Road, 6700 ft. W/of McComas Road (1900 block of Wilson Road)

7th Election District – 3rd Councilmanic District

Legal Owners: Harold Jolle, John Grewe

Contract Purchaser: Masen Karl Jolle

Special Hearing to determine whether or not the Administrative Law Judge should approve an accessory building (garage) as a temporary dwelling (with full kitchen and full bath) during the period of construction for the proposed principal use single family dwelling. Variance to permit an accessory building (garage) with a height of 28 ft. in lieu of the maximum allowed 15 ft.

Hearing: Friday, September 8, 2017 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: John Grewe, 2601 Merrymans Mill Road, Phoenix 21131
Masen Karl Jolle, Harold Jolle, P.O. Box 324, Monkton 21111

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, AUGUST 19, 2017.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

TO: PATUXENT PUBLISHING COMPANY
Thursday, August 17, 2017 Issue - Jeffersonian

Please forward billing to:
Masen Jolle
P.O. Box 324
Monkton, MD 21111

443-416-2016

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2018-0011-SPHA

Wilson Road

N/s Wilson Road, 6700 ft. W/of McComas Road (1900 block of Wilson Road)

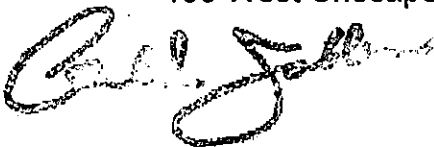
7th Election District – 3rd Councilmanic District

Legal Owners: Harold Jolle, John Grewe

Contract Purchaser: Masen Karl Jolle

Special Hearing to determine whether or not the Administrative Law Judge should approve an accessory building (garage) as a temporary dwelling (with full kitchen and full bath) during the period of construction for the proposed principal use single family dwelling. Variance to permit an accessory building (garage) with a height of 28 ft. in lieu of the maximum allowed 15 ft.

Hearing: Friday, September 8, 2017 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE *
Wilson Road; N/S Wilson Rd, 6700' W of * OF ADMINISTRATIVE
McComas Road (1900 Block of Wilson Rd) *
7th Election & 3rd Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Harold Jolle & John Grewe * BALTIMORE COUNTY
Contract Purchaser(s): Masen Karl Jolle *
Petitioner(s) * 2018-011-SPHA

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

RECEIVED

JUL 18 2017

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of July, 2017, a copy of the foregoing Entry of Appearance was mailed to Harold Jolle, P.O. Box 324, Monkton, Maryland 21111, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**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 twenty (20) 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: 2018-0011-SPHA
Property Address: ~~1900 Block Wilson Rd~~ Wilson Rd
Property Description: N/S of Wilson Road, ~~1900 Block Wilson Rd~~
6700 feet W of ~~1900~~ Mc Comas Road (1900 Block Wilson Rd)
Legal Owners (Petitioners): Harald Jolle ; John M Grewe
Contract Purchaser/Lessee: Masen K Jolle

PLEASE FORWARD ADVERTISING BILL TO:

Name: Masen K Jolle
Company/Firm (if applicable): _____
Address: PO Box 324
Monkton, MD 21111
Telephone Number: 443 416 2016

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

NO 154843

Date: 7/11/2018

Fund	Dept.	Unit	SubUnit	Obj	SubObj	DeptObj	BS Acct	Amount
001	806	0000		6150				150.00

Total: 150.00

Rec From: Harold Jolle; John M. Grewe
For: Special Hearing & Variance - 1900 Block of Wilson Rd.
2018-0011-CPHA (JOLLE/GREWE)

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME BOM
7/11/2017 7/11/2017 11:36:11 3

REG NG03 - WALKIN CAN
RECEIPT # 732217 7/11/2017 OFLI
Dept 5 528 ZONING VERIFICATION
CR NO. 154843

Recpt Tot 150.00
150.00 CK 1.00 CA
Baltimore County, Maryland

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

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

August 31, 2017

Harold Jolle
John M Grewe
2601 Merrymans Mill Road
Phoenix MD 21131

RE: Case Number: 2018-0011 SPHA, Address: Wilson Road.

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 11, 2017. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Masen Karl Jolle, Harold Roy Jolle, P O Box 324, Monkton MD 21111

BALTIMORE COUNTY, MARYLAND

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 21, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0011-SPHA
Address Wilson Road
(Jolle & Grewe Property)

Zoning Advisory Committee Meeting of **July 24, 2017**.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
- X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Reviewer: Thomas Panzarella
Environmental Impact Review

Date: August 21, 2017

ORDER RECEIVED FOR FILING

Date 9/12/17

By Sen

8/5 9-8 10 AM

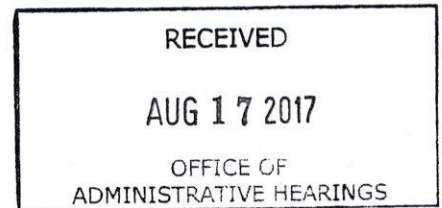
BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 8/14/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-011



INFORMATION:

Property Address: Wilson Road
Petitioner: Harald Jolle, John M. Grewe
Zoning: RC 2
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition to determine whether or not the Administrative Law Judge should approve a proposed accessory building (garage) as a temporary dwelling (with full kitchen and full bath) during the period of construction for the proposed principal use single family dwelling and also the petition for variance to permit an accessory building (garage) with a height of 28 feet in lieu of the maximum allowed 15 feet.

Please be advised that the property is under a Gunpowder Valley Conservancy (GVC) / Baltimore County easement. The GVC Executive Board has approved this request with the condition that the living quarters in the garage be dismantled upon the completion of the main dwelling on the property.

The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

- Upon completion of the main dwelling, all sleeping quarters, living areas, and kitchen facilities shall be removed from the garage.
- The garage shall not be used for commercial purposes.

For further information concerning the matters stated herein, please contact Kaylee Justice at 410-887-3480.

Prepared by:

Lloyd T. Moxley

Division Chief:

Kathy Schlabach

AVA/KS/LTM/ka
c: Kaylee Justice
Harald Jolle
Office of the Administrative Hearings
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING

Date 9/12/17
By Sen

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For July 24, 2017
Item No. 2018-0011-SPHA

DATE: August 11, 2017

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

There is an existing flood plain on the property. The plan does not show where the flood plain is located. The developer/engineer must show the flood plain on the plan.

* * * * *

VKD:CEN
cc:file

ORDER RECEIVED FOR FILING

Date 9/12/17

By sen

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 7/17/17

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. 2018-0011-SPHA.

*Special Hearing Variance
Harold Felle & John Grewe
Wilson 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, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

9-8

BALTIMORE COUNTY, MARYLAND

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 21, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0011-SPHA
Address Wilson Road
(Jolle & Grewe Property)

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Reviewer: Thomas Panzarella
Environmental Impact Review

Date: August 21, 2017

8/5 9-8 10 AM

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

DATE: 8/14/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-011



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Petitioner: Harald Jolle, John M. Grewe
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- The garage shall not be used for commercial purposes.

For further information concerning the matters stated herein, please contact Kaylee Justice at 410-887-3480.

Prepared by:

A handwritten signature in blue ink, appearing to be "L. Moxley", written over a horizontal line.

Lloyd T. Moxley

Division Chief:

A handwritten signature in dark ink, appearing to be "Kathy Schlabach", written over a horizontal line.

Kathy Schlabach

AVA/KS/LTM/ka

c: Kaylee Justice
Harald Jolle
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 11, 2017

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For July 24, 2017
Item No. 2018-0011-SPHA

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* * * * *

VKD:CEN
cc:file

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 8/14/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

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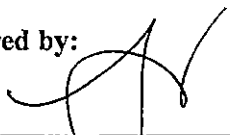
Please be advised that the property is under a Gunpowder Valley Conservancy (GVC) / Baltimore County easement. The GVC Executive Board has approved this request with the condition that the living quarters in the garage be dismantled upon the completion of the main dwelling on the property.

The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

- Upon completion of the main dwelling, all sleeping quarters, living areas, and kitchen facilities shall be removed from the garage.
- The garage shall not be used for commercial purposes.

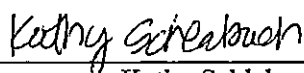
For further information concerning the matters stated herein, please contact Kaylee Justice at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Kaylee Justice
Harald Jolle
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

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 21, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0011-SPHA
Address Wilson Road
(Jolle & Grewe Property)

Zoning Advisory Committee Meeting of **July 24, 2017**.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
- X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Reviewer: Thomas Panzarella
Environmental Impact Review

Date: August 21, 2017

Case No.: 2018-0011-SPHA

Exhibit Sheet

Petitioner/Developer

Protestant

9/12/17
sen

10-13-17
DW

No. 1	Plan	
No. 2	Agreement w/ Gunpowder Conserv.	
No. 3	Amended site plan	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

CASE NAME Wilson Rd - MASEN JOIE
CASE NUMBER 2018-0011-SPHA
DATE 9-8-2017

[illegible]

CASE NAME _____
CASE NUMBER _____
DATE _____

[illegible]

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment8/11DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)Comment8/21DEPS
(if not received, date e-mail sent _____)Comment8/17FIRE DEPARTMENT
PLANNING
(if not received, date e-mail sent _____)no obj
w/condition7/17STATE HIGHWAY ADMINISTRATION
TRAFFIC ENGINEERINGno obj

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

8/17/17

SIGN POSTING

Date:

8/17/17

by

Pulson

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No

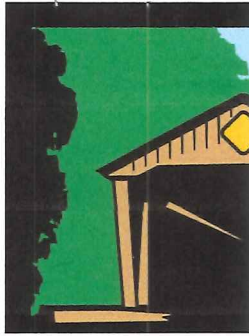


Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 10 Account Number - 1019051430							
Owner Information									
Owner Name:		GREWE JOHN M TRUSTEE HAROLD JOLLE			Use: Principal Residence:		AGRICULTURAL NO		
Mailing Address:		2601 MERRYMANS MILL RD PHOENIX MD 21131-1635			Deed Reference:		/21346/ 00154		
Location & Structure Information									
Premises Address:		WILSON RD 0-0000			Legal Description:		73.407 AC NS WILSON RD 6700FT W MCCOMAS RD		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:
0023	0001	0083		0000				2017	
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
						73.4000 AC		05	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of 01/01/2017		As of 07/01/2017		As of 07/01/2018	
Land:		13,700		13,700					
Improvements		0		0					
Total:		13,700		13,700		13,700		13,700	
Preferential Land:		13,700						13,700	
Transfer Information									
Seller: GREWE JOHN M				Date: 01/28/2005		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /21346/ 00154		Deed2:			
Seller: JOLLE HAROLD				Date: 10/21/1999		Price: \$100,000			
Type: ARMS LENGTH VACANT				Deed1: /14105/ 00337		Deed2:			
Seller: SMITH GORDON AG USE 86-87				Date: 09/16/1975		Price: \$40,000			
Type: ARMS LENGTH IMPROVED				Deed1: /05566/ 00486		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2017		07/01/2018			
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:		AGRICULTURAL TRANSFER TAX							
Homestead Application Information									
Homestead Application Status: No Application									



August 8, 2017

Subject: Grewe/Jolle Property - Wilson Rd, tax map 23, parcel 83 – 73.407 acres
Conservation Easement - 21--EGR-001, J.O. 217-0002-0005
Building primary residence

Dear Mr. Masen Jolle;

The GVC Executive Board approved, pending county approval, your intent, as stated in your letter dated July 12, 2017, to build a garage with an apartment above to serve as a temporary residence while you are constructing the permanent residence. Upon completion on main residence, garage will remain unchanged with the exception of the removal of the kitchen and full bathroom. The GVC and the County reserves the right to inspect the interior of the garage to verify that the apartment has been removed.

It is understood that you are in the process of obtaining approval from the County Office of Planning & Zoning for the construction of the garage with the temporary apartment.

Please sign the agreement below and return this to me for our records.

We look forward to working with you in your efforts to conserve & preserve this property for the intent of the conservation easement.

If you have any questions, please contact me.

Thanks,

Charles E. Conklin
Vice President – Operations
410-661-1233

Cc: Wally Lippincott, Ofc of Planning

I agree to these conditions and understand that failure to comply will be violation of the easement. I also agree that, if for some reason, we must transfer the property before the garage living quarters are dismantled, that this agreement is not transferable without the approval of the GVC Board.

August 8, 2017
Masen K. Jolle Date

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

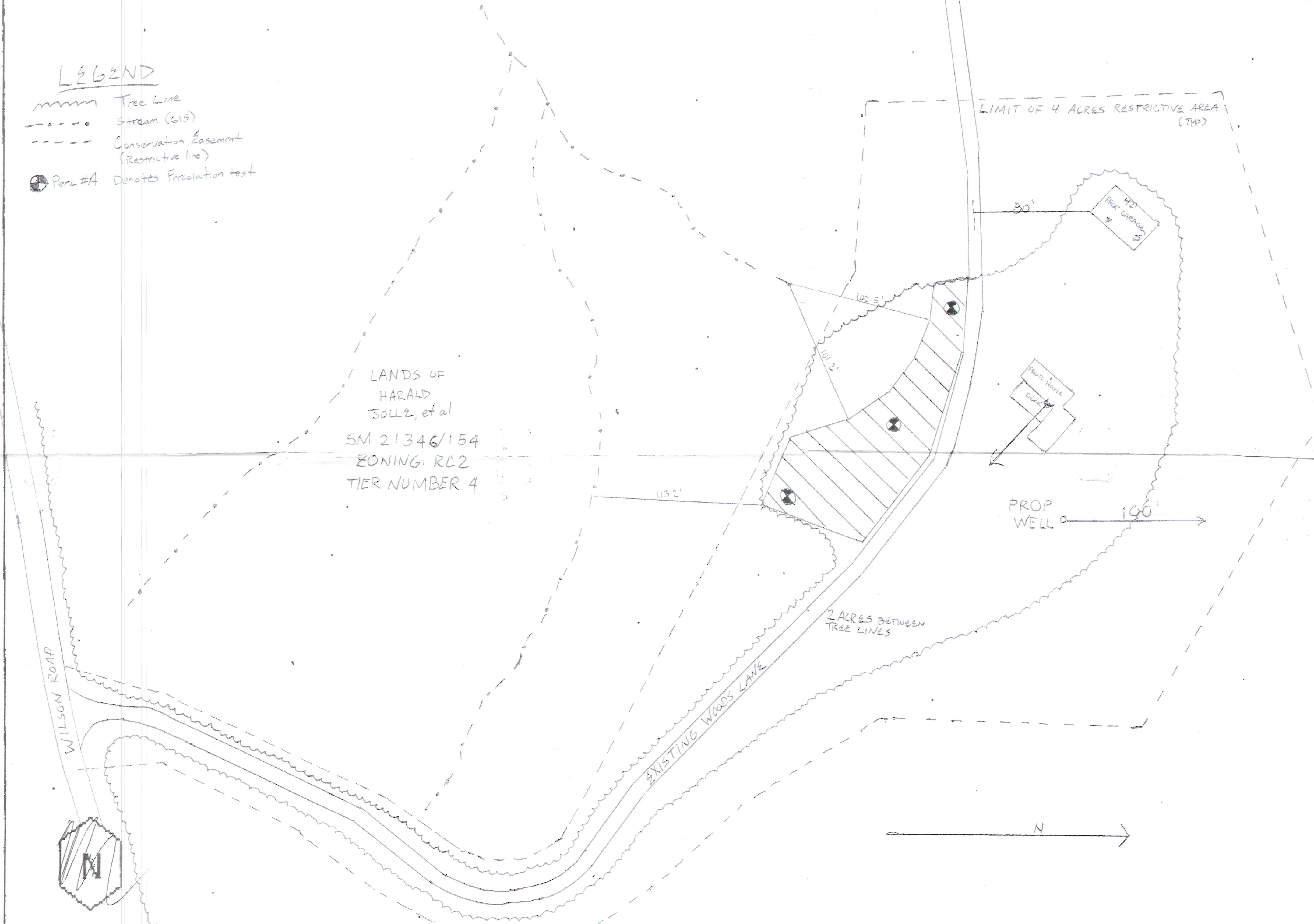
ADDRESS NS WILSON RD 6700 FT WILSON RD OWNER(S) NAME(S) HARALD JOLLE ; JOHN M GREWE

SUBDIVISION NAME _____ LOT # _____ BLOCK # _____ SECTION # _____

PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 1019051430 DEED REF. # 21346/00154

LEGEND

- Tree Line
- Stream (615)
- Conservation Easement (Restrictive line)
- Perc #A Denotes Percolation test



PLAN DRAWN BY Mason K Jelle DATE July 11, 2017 SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP

N



MAP IS NOT TO SCALE

ZONING MAP# 023A1

SITE ZONED RC-2

ELECTION DISTRICT 10ED

COUNCIL DISTRICT 3CD

LOT AREA ACREAGE 73.4

OR SQUARE FEET _____

HISTORIC? NO

IN CBCA? _____

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE X

SEWER IS:

PUBLIC _____ PRIVATE X

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

2018-0011-SPHA
Ex.1

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

ADDRESS 1900 BLOCK WILSON RD OR NS WILSON RD 6700 FT W. MCLOMAS RD OWNER(S) NAME(S) HARALD JOLLE ; JOHN M GREWE

SUBDIVISION NAME _____ LOT # _____ BLOCK # _____ SECTION # _____

PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 1 0 1 9 0 5 1 4 3 0 DEED REF. # 2 1 3 4 6 / 0 0 1 5 4

LEGEND

- Tree Line
- Stream (GIS)
- Conservation Easement (Restrictive line)
- Parc #4 Denotes Parcelation test

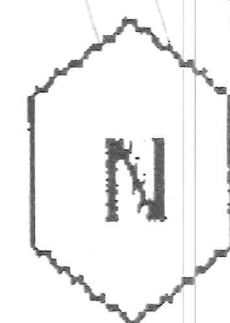
LANDS OF SUAN C. DUFFAU, et al
SM 18208/472
ZONING: RC2
TIER NUMBER: 4

WILSON ROAD

LANDS OF WILLIAM P. MARTIN, et al
JL 38546/292
ZONING: RC2
TIER NUMBER: 4

LANDS OF HARALD JOLLE, et al
SM 21346/154
ZONING: RC2
TIER NUMBER 4

LANDS OF SEAN C. BEZIAT, et al
JL 34085/169
ZONING: RC2
TIER NUMBER 4



PLAN DRAWN BY _____ DATE _____ SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP

N



MAP IS NOT TO SCALE

ZONING MAP# 023A1

SITE ZONED RC-2

ELECTION DISTRICT 103D

COUNCIL DISTRICT 3CD

LOT AREA: ACREAGE 73.4

OR SQUARE FEET _____

HISTORIC? NO

IN CBCA? _____

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE X

SEWER IS:

PUBLIC _____ PRIVATE X

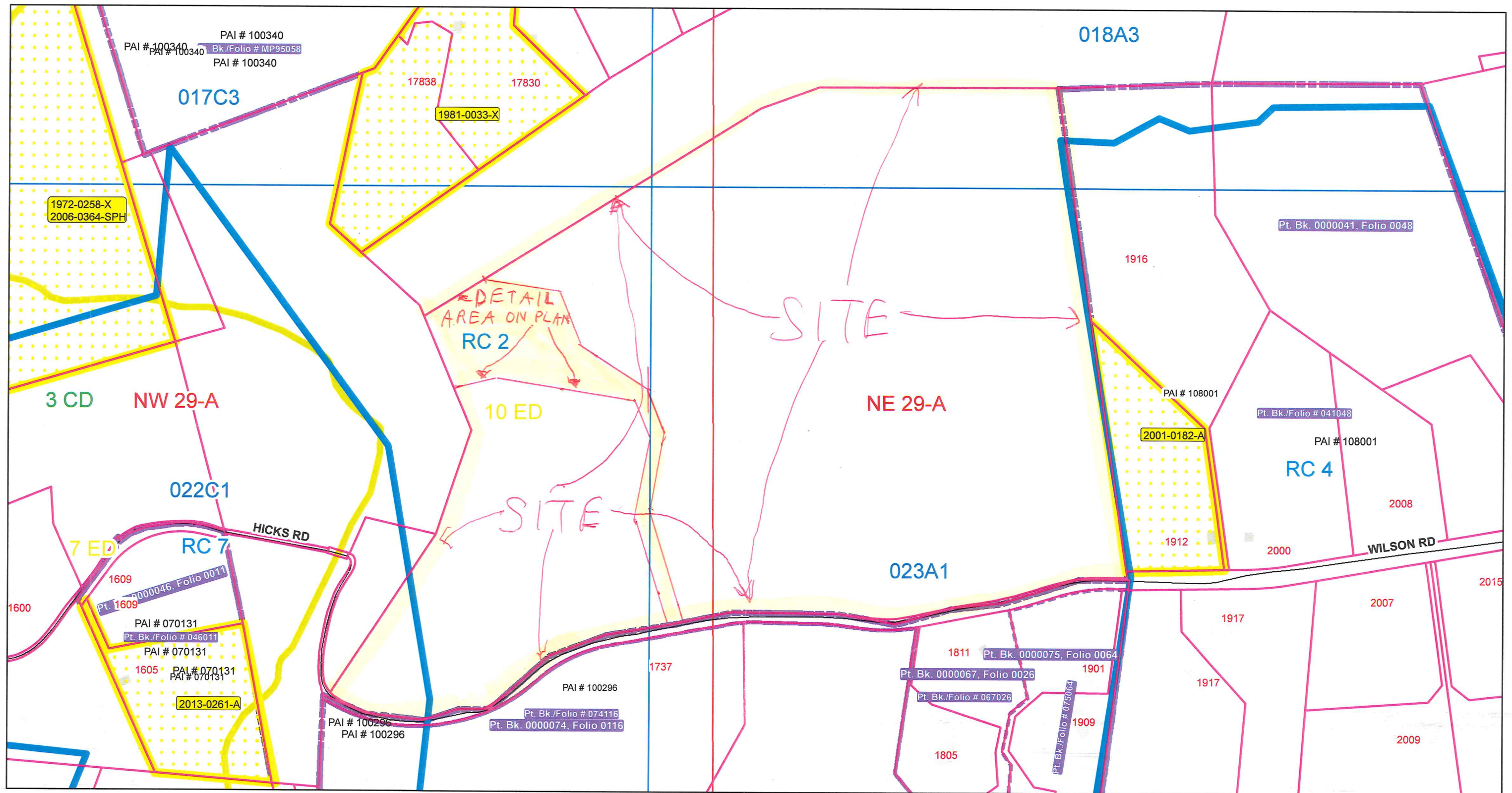
PRIOR HEARING? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

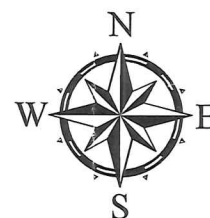
Enter Property Address Here



Publication Date: 7/12/2017



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



2018-0011-SPHA

0 80 160 320 480 640 Feet

1 in = 300 ft