

## **M E M O R A N D U M**

DATE: September 26, 2017  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2018-0035-A – Appeal Period Expired

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The appeal period for the above-referenced case expired on September 25, 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: PETITION FOR ADMIN. VARIANCE \* BEFORE THE  
(11106 Greenspring Avenue) \*  
3<sup>rd</sup> Election District \* OFFICE OF ADMINISTRATIVE  
2<sup>nd</sup> Council District \*  
Charles A. & Giovanna E. Gilman \* HEARINGS FOR  
Petitioners \*  
\* BALTIMORE COUNTY  
\* CASE NO. 2018-0035-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, Charles A. & Giovanna E. Gilman (“Petitioners”). The Petitioners are requesting variance relief from § 1A04.3.B.2.b of the Baltimore County Zoning Regulations (“B.C.Z.R.”) to permit a lot line setback of 3 ft. (side) and 10 ft. (rear) in lieu of 50 ft. each for a proposed garage addition. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no adverse ZAC comments submitted by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 3, 2017, 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 8-25-17

By OW

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.

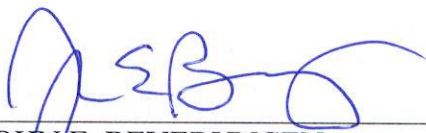
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 25<sup>th</sup> day of **August, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a lot line setback of 3 ft. (side) and 10 ft. (rear) in lieu of 50 ft. each for a proposed garage addition, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

  
\_\_\_\_\_  
JOHN E. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 8-25-17

By DLW





# 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 11106 Greenspring Avenue Currently zoned RC5  
 Deed Reference 21890 1500442 10 Digit Tax Account # 24 00 00 56 88  
 Owner(s) Printed Name(s) Charles A. & Giovanna E. Gilman

(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:

- X ADMINISTRATIVE VARIANCE from Section(s) 1A04.3.B.2.b. to permit a lot line setback of 3 feet (side) and 10 feet (rear) in lieu of 50 feet for a proposed garage addition.

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

- 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.

ORDER RECEIVED FOR FILING  
 8-25-17  
 Date 8-25-17

By Adam M. Rosenblatt, Esq. Venable LLP  
 Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

210 W. Pennsylvania Ave, Ste 500, Towson  
 Mailing Address City State

21204 410-494-6271 AMRosenblatt@Venable.com  
 Zip Code Telephone # Email Address

Owner(s)/Petitioner(s):

Charles A. Gilman Giovanna E. Gilman  
 Name #1 - Type or Print Name #2 - Type or Print

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

11106 Greenspring Ave, Lutherville MD  
 Mailing Address City State

21093 [Telephone] [Email]  
 Zip Code Telephone # Email Address

Representative to be contacted:

Mitchell J. Kellman  
 Name - Type or Print

Signature

DMW, 501 Fairmount Ave, Ste 300 MD  
 Mailing Address City State

21286 410-296-3333 M.Kellman@dmw.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 25 day of August, 2017 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 2018-0035-A Filing Date 7/27/17 Estimated Posting Date 8/6/17 Reviewer gh

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: 11106 Greenspring Avenue Lutherville MD 21093  
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

The Owners are seeking variances to construct an attached garage to the side of their existing residence. The property is uniquely shaped and constricted by existing environmental areas including a well and septic reserve area that limit the potential location of a garage. Due to the unique shape and layout of the property, a practical difficulty results and the Owners will not be able to construct a garage absent the requested variances.

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

Signature of Owner (Affiant)

Charles A. Gilman

Name- Print or Type

Signature of Owner (Affiant)

Giovanna E. Gilman

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 20<sup>th</sup> day of July, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

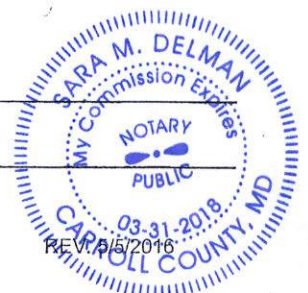
Print name(s) here: Charles A. Gilman Giovanna Gilman

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

AS WITNESS my hand and Notaries Seal

Sara M. Delman  
Notary Public

My Commission Expires





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

**ZONING PROPERTY DESCRIPTION FOR  
11106 GREENSPRING AVENUE  
BALTIMORE COUNTY, MARYLAND**

Beginning at a point in the center of Greenspring Avenue at the distance of 490 feet, more or less, northwest of the centerline of Highview Drive. Thence running

- 1) South 43 degrees 54 minutes 00 seconds West, 190.00 feet,
- 2) North 46 degrees 06 minutes 00 seconds West, 45.91 feet,
- 3) South 43 degrees 54 minutes 00 seconds West, 175.99 feet,
- 4) North 46 degrees 06 minutes 00 seconds West, 110.09 feet,
- 5) North 43 degrees 54 minutes 00 seconds East, 365.99 feet, and
- 6) South 46 degrees 06 minutes 00 seconds East, 156.00 feet, to the point of beginning.

Containing 49,015 square feet or 1.125 acres, more or less.

Deed: Liber S.M. 21890, folio 442.

Located in the 3rd Election District and 2nd Councilmanic District.



2018-0035-A

2018-0035-A

# CERTIFICATE OF POSTING

Date: 8-3-17

RE: Case Number: 2018-0035-A

# NOTICE

# VARIANCE

CASE # 2018-0035-A

TO PERMIT A LOT LINE SETBACK OF 3 FEET  
SIDE SET BACK AND A 10-FOOT REAR SETBACK IN LIEU OF  
THE REQUIRED SETBACK FOR A PROPOSED GARAGE  
ADDITION

## PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,  
AN ELIGIBLE INDIVIDUAL OR GROUP MAY

REQUEST A PUBLIC HEARING CONCERNING

THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON 8/2/82.

5:00 P.M. ON 8/21/78

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391. DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW.

essary sign(s) required

11066 Reenspring Ave

ear)

of Sign Poster)

NCE PILSON

me of Sign Poster)

Barn Road

ress of Sign Poster)

MD 21120

ip Code of Sign Poster)

1443

Number of Sign Poster)



BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS  
ZONING REVIEW OFFICE

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 2018- 0035 -A Address 11106 Greenspring Ave  
Contact Person: Gary Hucik Phone Number: 410-887-3391  
Planner Please Print Your Name  
Filing Date: 7/27/17 Posting Date: 8/6/17 Closing Date: 8/21/17

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 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 a neighbor (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 Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written 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 Administrative Law Judge), 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 2018- 0035 -A Address 11106 Greenspring Ave  
Petitioner's Name Charles A Gilman Telephone \_\_\_\_\_  
Posting Date: 8/6/17 Closing Date: 8/21/17  
Wording for Sign: To Permit a lot line set back of 3 feet  
side set back, and a 10 foot rear set back in  
lieu of the required 50 feet for a proposed  
garage addition

Revised 6/30/2018

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 2018- 0035 -A Address 11106 Greenspring Ave  
Contact Person: Gary Hucik Phone Number: 410-887-3391  
Planner Please Print Your Name  
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Petitioner's Name Charles A Gilman Telephone \_\_\_\_\_  
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Wording for Sign: To Permit a lot line set back of 3 feet  
side set back, and a 10 feet rear set back in  
lieu of the required 50 feet for a proposed  
garage addition

Revised 6/30/2018

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

**NO 154867**

Date:

**7/27/17**

Rev Sub  
Source/ Rev/

| Fund | Dept | Unit | Sub Unit | Obj  | Sub Obj | Dept Obj | BS Acct | Amount |
|------|------|------|----------|------|---------|----------|---------|--------|
| 071  | 206  | 0001 |          | 6155 |         |          |         | 75.00  |
|      |      |      |          |      |         |          |         |        |
|      |      |      |          |      |         |          |         |        |
|      |      |      |          |      |         |          |         |        |
|      |      |      |          |      |         |          |         |        |
|      |      |      |          |      |         |          |         |        |

Total:

**75.00**

Rec  
From:

**Venale**

For:

**Administrative Variance**

**2018-0035-A**

**11100 Greenspring Ave**

**DISTRIBUTION**

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**PAID RECEIPT**

PAID RECEIPT  
7/27/2017 7/27/2017 10:42:52 5  
MAG MILES MILEAGE LRS  
RECEIPT # 900719 7/27/2017 0517  
Dept 5 520 JOURNAL VERIFICATION  
CR NO. 154867  
Receipt Int 75.00  
175.00 CR 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 22, 2017

Charles A & Giovanna E Gilman  
11106 Greenspring Avenue  
Lutherville MD 21093

RE: Case Number: 2018-0035 A, Address: 11106 Greenspring Avenue

Dear Mr. & Ms. Gilman:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 27, 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 that reads "W. Carl Richards, Jr." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel  
Adam M Rosenblatt, Esquire, 210 W Pennsylvania Avenue, Suite 500, Towson MD 21204  
Mitchell J Kellman, DMW, 501 Fairmount Avenue, Suite 300, Towson MD 21286



Date: 8/2/17

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. *2018-0035-A*

*Administrative Variance  
Charles A. & Giovanna E. Gilman  
11106 Greenspring Avenue*

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

**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 4, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0035-A  
Address 11106 Greenspring Avenue  
(Gilman Property)

Zoning Advisory Committee Meeting of **August 7, 2017**.

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

Reviewer: Steve Ford Date: 8-4-2017

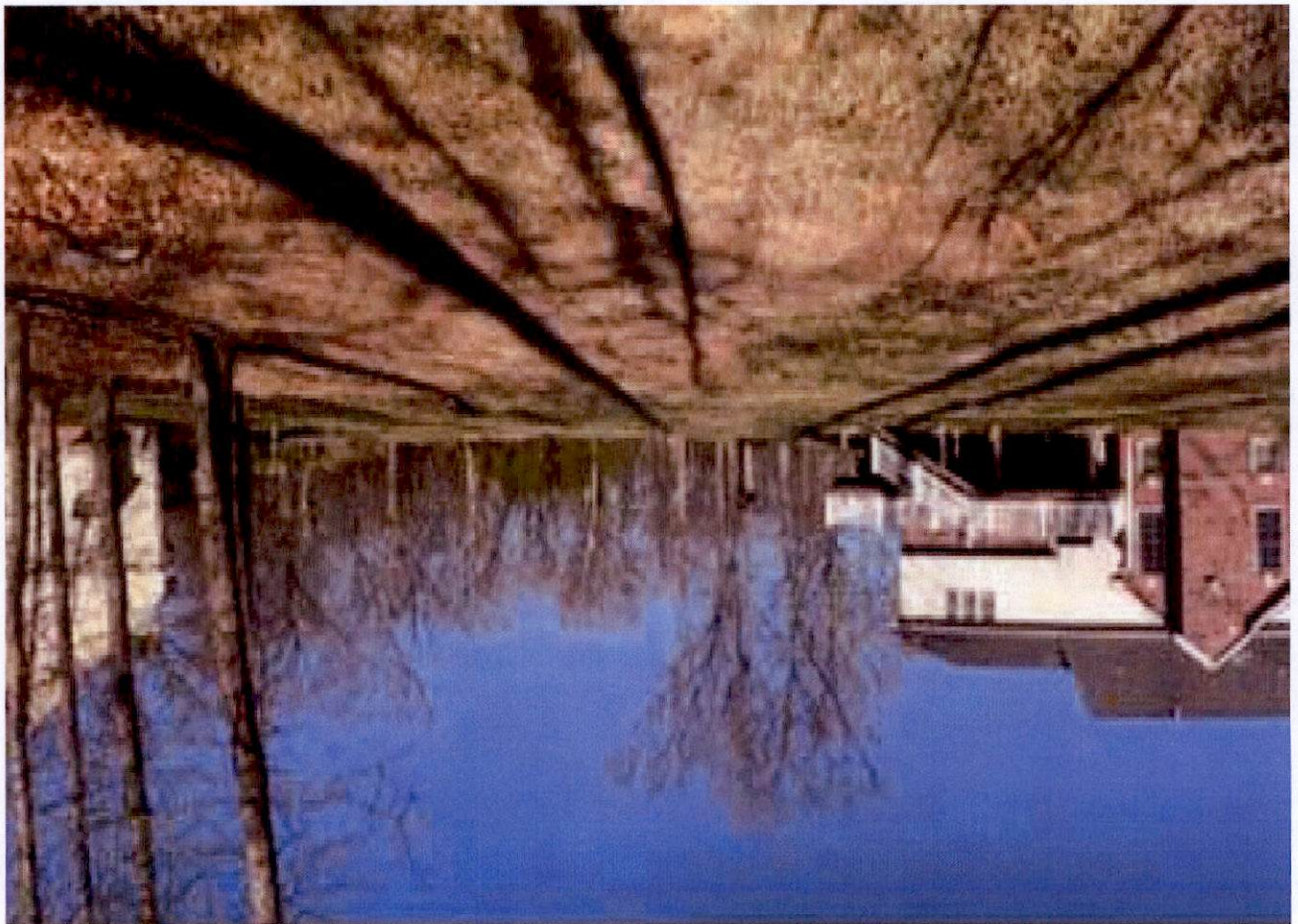
CHECKLIST

| <u>Comment Received</u>         | <u>Department</u>                                                     | <u>Support/Oppose/ Conditions/ Comments/ No Comment</u> |
|---------------------------------|-----------------------------------------------------------------------|---------------------------------------------------------|
| _____                           | DEVELOPMENT PLANS REVIEW<br>(if not received, date e-mail sent _____) | _____                                                   |
| <u>8-4</u>                      | DEPS<br>(if not received, date e-mail sent _____)                     | <u>NC</u>                                               |
| _____                           | FIRE DEPARTMENT                                                       | _____                                                   |
| _____                           | PLANNING<br>(if not received, date e-mail sent _____)                 | _____                                                   |
| <u>8-2</u>                      | STATE HIGHWAY ADMINISTRATION                                          | <u>No objection</u>                                     |
| _____                           | TRAFFIC ENGINEERING                                                   | _____                                                   |
| _____                           | COMMUNITY ASSOCIATION                                                 | _____                                                   |
| _____                           | ADJACENT PROPERTY OWNERS                                              | _____                                                   |
| <hr/>                           |                                                                       |                                                         |
| ZONING VIOLATION                | (Case No. _____)                                                      |                                                         |
| PRIOR ZONING                    | (Case No. <u>2017-0267-A +</u><br><u>2009-0045-A</u> )                |                                                         |
| <hr/>                           |                                                                       |                                                         |
| NEWSPAPER ADVERTISEMENT         | Date: _____                                                           |                                                         |
| SIGN POSTING                    | Date: <u>8-3</u>                                                      | by <u>P. Rison</u>                                      |
| <hr/>                           |                                                                       |                                                         |
| PEOPLE'S COUNSEL APPEARANCE     | Yes <input type="checkbox"/> No <input type="checkbox"/>              |                                                         |
| PEOPLE'S COUNSEL COMMENT LETTER | Yes <input type="checkbox"/> No <input type="checkbox"/>              |                                                         |
| <hr/>                           |                                                                       |                                                         |
| Comments, if any: _____         |                                                                       |                                                         |
| _____                           |                                                                       |                                                         |
| _____                           |                                                                       |                                                         |



2018-0035-A

Rear of Dwelling  
Proposed Garage located  
to right side,  
Distances Between  
Dwellings







Rear of Dwelling  
Proposed Garage located  
to right side

2018-0035-A

2014-0035-A

Front of Dwelling





2018-0035-A

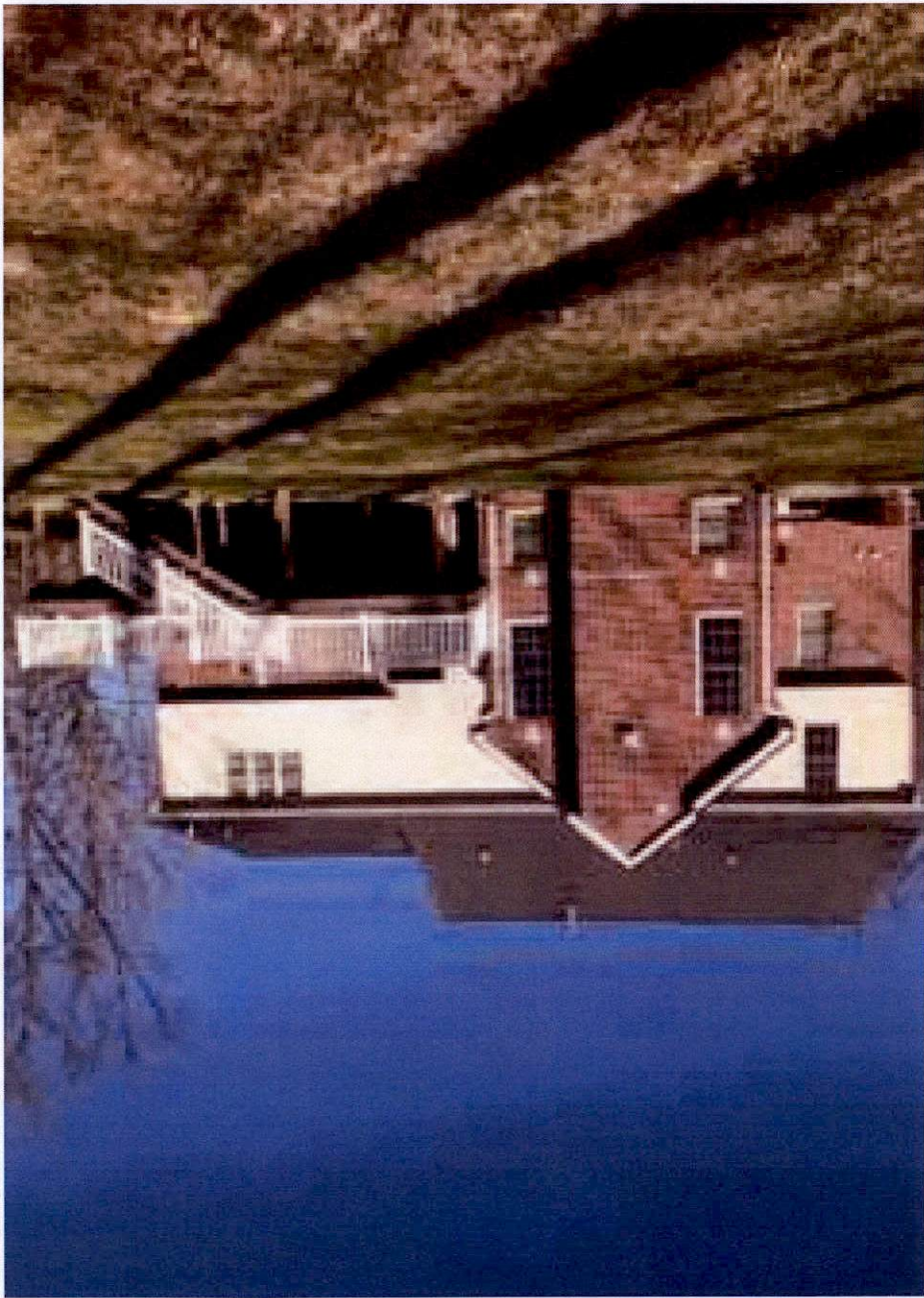
Front of Dwelling  
w/ Driveway &  
Distances between adjacent  
Dwelling





2018-0035-A

Rear of Dwelling





2018-0035-A

Other (Northwest)  
Side of Building



Prior  
Zoning

MS (AV) 4-24-17

5-1-17 Granted

|                                     |   |                          |
|-------------------------------------|---|--------------------------|
| IN RE: PETITION FOR ADMIN. VARIANCE | * | BEFORE THE               |
| (11106 Greenspring Avenue)          |   |                          |
| 3 <sup>rd</sup> Election District   | * | OFFICE OF ADMINISTRATIVE |
| 2 <sup>nd</sup> Council District    |   |                          |
| Charles A. & Giovanna E. Gilman     | * | HEARINGS FOR             |
| Petitioners                         |   |                          |
|                                     | * | BALTIMORE COUNTY         |
|                                     | * | CASE NO. 2017-0267-A     |

\* \* \* \* \*

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, Charles A. & Giovanna E. Gilman ("Petitioners"). The Petitioners are requesting Variance relief pursuant to §§ 1A04.3.A, 1A04.3.B.2.b, and 301.1.A of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit an existing principal building with a height of 37 ft. in lieu of the maximum 35 ft., to permit a lot line yard setback of 3 ft. in lieu of the required 50 ft. (principal building), and to permit an existing deck to have a lot line setback of 3 ft. in lieu of 37.5 ft. (open projection deck). The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments submitted by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 9, 2017, 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.

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 1<sup>st</sup> day of **May, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to §§ 1A04.3.A, 1A04.3.B.2.b, and 301.1.A of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit an existing principal building with a height of 37 ft. in lieu of the maximum 35 ft., to permit a lot line yard setback of 3 ft. in lieu of the required 50 ft. (principal building), and to permit an existing deck to have a lot line setback of 3 ft. in lieu of 37.5 ft. (open projection deck), 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.

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

IN RE: PETITION FOR VARIANCE

S/S of Greenspring Avenue,  
520 ft. S of Woodland Drive  
3rd Election District  
2nd Councilmanic District  
**(11108 Greenspring Avenue)**

Woodside Homes, Inc.,  
By: Cheryl J. Faust, President,  
*Legal Owners and*  
Cheryl J. & Michael P. Faust,  
*Contract Purchasers*  
*Petitioners*

*Print*  
*Zoning*  
*10-1-03*  
*Granted*  
\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* **CASE NO. 04-045-A**

\* \* \* \* \*

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Woodside Homes, Inc., by Cheryl J. Faust, President and the contract purchasers, Cheryl J. and Michael P. Faust. The Petitioners are requesting variance relief for property located at 11108 Greenspring Avenue in the northwestern area of Baltimore County. The variance request is from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 40 ft. in lieu of the required 50 ft. for a proposed dwelling.

The property was posted with Notice of Hearing on September 9, 2003, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on September 11, 2003 to notify any interested persons of the scheduled hearing date.

### Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where



special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

#### **Zoning Advisory Committee Comments**

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

#### **Interested Persons**

Appearing at the hearing on behalf of the variance request were Cheryl and Michael Faust. There were no Protestants or others in attendance. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

#### **Testimony and Evidence**

Testimony and evidence indicated that the property, which is the subject of this variance request contains 2.3 Acres and is zoned RC 5. The property is 150 feet wide and 668 feet long located in a rural area off of Greenspring Avenue. The Petitioners testified that Michael Faust, who appeared at the hearing in a wheel chair, was severely injured in a high school accident in which he was paralyzed from the waist down. He is completely unable to walk and so requires the use of a wheel chair at all times to move about.

The Petitioners ask for variance relief on the side yard setback requirement of 50 feet applicable in the RC 5 zones. They indicated that they wish to build a home for themselves on

the property but that because of Mr. Faust disability, they need extra wide rooms and hallways. They also need a design on one floor so that he can have access to the whole house. They testified that they had tried several different designs for homes which would not have required a side yard variance but had been unable to find any means of providing the extra wide facilities, one level layout and fit it within the septic reserve areas shown on Petitioner's Exhibit No. 1. They contacted the adjacent property owners who indicated that they were not opposed to the request. They testified that the nearest home was 400 feet distance from the proposed home, buffered by extensive trees, and that a 10 foot variance would have insignificant effect on the enjoyment of their neighbors of their property.

**Findings of fact and conclusions of law**

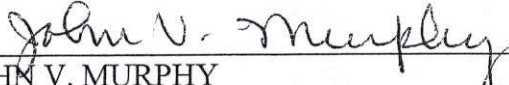
I find that there are special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations was requested. Finally, I find that the requested variances can be granted in strict harmony with the spirit and intent of said regulations, and in a manner as to grant relief without injury to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED, this 1<sup>st</sup> day of October, 2003, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 40 ft. in lieu

of the required 50 ft. for a proposed dwelling, be and it is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition;

  
\_\_\_\_\_  
JOHN V. MURPHY  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

JVM:raj



## Real Property Data Search

## Search Result for BALTIMORE COUNTY

| View Map                         |          |                         | View GroundRent Redemption                                     |                        |                      | View GroundRent Registration |                     |                                                               |           |    |
|----------------------------------|----------|-------------------------|----------------------------------------------------------------|------------------------|----------------------|------------------------------|---------------------|---------------------------------------------------------------|-----------|----|
| Account Identifier:              |          |                         | District - 03 Account Number - 2400005688                      |                        |                      |                              |                     |                                                               |           |    |
| Owner Information                |          |                         |                                                                |                        |                      |                              |                     |                                                               |           |    |
| Owner Name:                      |          |                         | GILMAN CHARLES A<br>GILMAN GIOVANNA E                          |                        |                      | Use:<br>Principal Residence: |                     | RESIDENTIAL<br>YES                                            |           |    |
| Mailing Address:                 |          |                         | 11106 GREENSPRING AVE<br>LUTHERVILLE TIMONIUM MD<br>21093-3507 |                        |                      | Deed Reference:              |                     | /21890/ 00442                                                 |           |    |
| Location & Structure Information |          |                         |                                                                |                        |                      |                              |                     |                                                               |           |    |
| Premises Address:                |          |                         | 11106 GREENSPRING AVE<br>0-0000                                |                        |                      | Legal Description:           |                     | 1.125 AC<br>11106 GREENSPRING AVE<br>2800FT NW GRNSPNG VLY RD |           |    |
| Map:                             | Grid:    | Parcel:                 | Sub District:                                                  | Subdivision:           | Section:             | Block:                       | Lot:                | Assessment Year:                                              | Plat No:  | MS |
| 0059                             | 0017     | 0162                    |                                                                | 0000                   |                      |                              | 1                   | 2017                                                          | Plat Ref: |    |
| Special Tax Areas:               |          |                         |                                                                | Town:                  |                      |                              | NONE                |                                                               |           |    |
|                                  |          |                         |                                                                | Ad Valorem:            |                      |                              |                     |                                                               |           |    |
|                                  |          |                         |                                                                | Tax Class:             |                      |                              |                     |                                                               |           |    |
| Primary Structure Built          |          | Above Grade Living Area |                                                                | Finished Basement Area |                      | Property Land Area           |                     | County Use                                                    |           |    |
| 2005                             |          | 4,056 SF                |                                                                |                        |                      | 1.1300 AC                    |                     | 04                                                            |           |    |
| Stories                          | Basement | Type                    | Exterior                                                       | Full/Half Bath         | Garage               | Last Major Renovation        |                     |                                                               |           |    |
| 2                                | YES      | STANDARD UNIT           | BRICK                                                          | 3 full/ 1 half         | 1 Attached           |                              |                     |                                                               |           |    |
| Value Information                |          |                         |                                                                |                        |                      |                              |                     |                                                               |           |    |
|                                  |          |                         | Base Value                                                     | Value                  | Phase-in Assessments |                              |                     |                                                               |           |    |
|                                  |          |                         |                                                                | As of<br>01/01/2017    | As of<br>07/01/2017  |                              | As of<br>07/01/2018 |                                                               |           |    |
| Land:                            |          |                         | 250,700                                                        | 250,700                |                      |                              |                     |                                                               |           |    |
| Improvements                     |          |                         | 368,800                                                        | 435,200                |                      |                              |                     |                                                               |           |    |
| Total:                           |          |                         | 619,500                                                        | 685,900                | 641,633              |                              | 663,767             |                                                               |           |    |
| Preferential Land:               |          |                         | 0                                                              |                        |                      |                              | 0                   |                                                               |           |    |
| Transfer Information             |          |                         |                                                                |                        |                      |                              |                     |                                                               |           |    |
| Seller: WOODSIDE HOMES INC       |          |                         |                                                                | Date: 05/19/2005       |                      | Price: \$300,000             |                     |                                                               |           |    |
| Type: ARMS LENGTH VACANT         |          |                         |                                                                | Deed1: /21890/ 00442   |                      | Deed2:                       |                     |                                                               |           |    |
| Seller: WOODSIDE HOMES INC       |          |                         |                                                                | Date: 03/31/2004       |                      | Price: \$0                   |                     |                                                               |           |    |
| Type: NON-ARMS LENGTH OTHER      |          |                         |                                                                | Deed1: /19818/ 00025   |                      | Deed2:                       |                     |                                                               |           |    |
| Seller:                          |          |                         |                                                                | Date:                  |                      | Price:                       |                     |                                                               |           |    |
| Type:                            |          |                         |                                                                | Deed1:                 |                      | 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:                    |          |                         |                                                                | NONE                   |                      |                              |                     |                                                               |           |    |

Homestead Application Information

**Homestead Application Status:** Approved 04/30/2008

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Homeowners' Tax Credit Application Information

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**Homeowners' Tax Credit Application Status:** No Application

**Date:**

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# ZAC AGENDA

Case Number: 2018-0034-A

Primary Use: RESIDENTIAL

Reviewer: TsuiAaron

Type: ADMISTRATIVE VARIANCE

Legal Owner: Geraldine E & Joseph W Bonner Sr.

Contract Purchaser

Critical Area : No Flood Plain: No Historic No Election Dist Fourth

Councilmanic Dist Fourth

Property Address: 1003 Nicodemus ROAD

Location: S/S of Nicodemus Road, 113 ft. E of the centerline of Timber Springs Court.

Existing Zoning: RC 4

Area: 0.960 acre

Proposed Zoning: ADMISTRATIVE VARIANCE:

To permit a proposed accessory building in rear yard of an existing dwelling with a height of 17 ft. in lieu of the maximum allowed 15 ft.; to permit an existing storage shed to be located in the side yard of the dwelling and with a rear and side yard setback of 1.5 ft. in lieu of required in the rear yard and with a 2.5 ft. setback, respectively.

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date: 8/21/2017 12:00:00AM

Miscellaneous:

Case Number: 2018-0035-A

Primary Use: RESIDENTIAL

Reviewer: HucikGary

Type: ADMISTRATIVE VARIANCE

Legal Owner: Charles A & Giovanna E Gilman

Contract Purchaser

Critical Area : No Flood Plain: No Historic No Election Dist Third

Councilmanic Dist Second

Property Address: 11106 Greenspring AVENUE

Location: S/S of Greenspring Avenue, NW 490 ft. to the centerline of Highview Avenue

Existing Zoning: RC 5

Area: 49,015 sq. ft.

Proposed Zoning: ADMISTRATIVE VARIANCE:

To permit a lot line setback of 3 ft. (side) and 10 ft. (rear) in lieu of 50 ft. each for a proposed garage addition.

Attorney: Adam M Rosenblatt, 210 W Pennsylvania Ave., Ste. 500, Towson MD 21204

Prior Zoning Cases: 2004-0045-A

Concurrent Cases:

2017-0267-A

Violation Cases:

Closing Date: 8/21/2017 12:00:00AM

Miscellaneous:



8-21

**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 4, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0035-A  
Address 11106 Greenspring Avenue  
(Gilman Property)

Zoning Advisory Committee Meeting of **August 7, 2017**.

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

Reviewer: Steve Ford Date: 8-4-2017



February 28, 2018

Mr. Arnold Jablon, Director  
Baltimore County Department of Permits,  
Approvals, and Inspections (PAI)  
C/O The Zoning Review Office  
111 West Chesapeake Avenue, Room 111  
Towson, MD 21204

Re Spirit and Intent Request  
Zoning Case No. 2018-0035-A  
Charles Gilman Property  
11106 Greenspring Avenue  
3<sup>rd</sup> Election District, 2<sup>nd</sup> Councilmanic District  
Project No. 17005

Dear Mr. Jablon:

Daft-McCune-Walker, Inc. (DMW) represents the owners of the referenced property, and we are assisting them with zoning approvals of various improvements to their single family dwelling. Most recently, an administrative variance was approved for a 3-foot side and 10-foot rear setback for a proposed garage addition. We are requesting that a proposed minor building footprint modification to the variance-approved addition is within the "spirit and intent" of the referenced zoning case.

With this request, we are submitting the plan approved in Zoning Case No. 2018-0035-A with the revised garage addition shown in red (red-line) atop the original garage addition shown in black (black-line). The red-lined garage shows a slightly different building footprint, but still honors the setbacks approved by the administrative variance.

We feel that this modification is well within the spirit and intent of the referenced zoning case and hope you could consider the same. Please confirm that you agree with co-signing in space provided below.

Sincerely,

A handwritten signature in blue ink, appearing to read 'M. Kellman', with a long horizontal flourish extending to the right.

Mitchell J. Kellman  
Vice President - Director of Zoning Services

MJK/bah

Enclosure

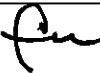
cc: Adam Rosenblatt, Esquire

Mr. Arnold Jablon, Director  
Page 2  
February 28, 2018

I agree that the red-line garage addition is within the spirit and intent of Zoning Case  
No. 2018-0035-A

  
\_\_\_\_\_  
Arnold Jablon, Director

3/7/18





|                                            |   |                             |
|--------------------------------------------|---|-----------------------------|
| <b>IN RE: PETITION FOR ADMIN. VARIANCE</b> | * | BEFORE THE                  |
| <b>(11106 Greenspring Avenue)</b>          |   |                             |
| 3 <sup>rd</sup> Election District          | * | OFFICE OF ADMINISTRATIVE    |
| 2 <sup>nd</sup> Council District           |   |                             |
| Charles A. & Giovanna E. Gilman            | * | HEARINGS FOR                |
| Petitioners                                |   |                             |
|                                            | * | BALTIMORE COUNTY            |
|                                            | * | <b>CASE NO. 2018-0035-A</b> |

\* \* \* \* \*

### **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, Charles A. & Giovanna E. Gilman (“Petitioners”). The Petitioners are requesting variance relief from § 1A04.3.B.2.b of the Baltimore County Zoning Regulations (“B.C.Z.R.”) to permit a lot line setback of 3 ft. (side) and 10 ft. (rear) in lieu of 50 ft. each for a proposed garage addition. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no adverse ZAC comments submitted by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 3, 2017, 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

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.

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 25<sup>th</sup> day of **August, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a lot line setback of 3 ft. (side) and 10 ft. (rear) in lieu of 50 ft. each for a proposed garage addition, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

Signed  
JOHN E. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

JEB:dlw



February 28, 2018

Mr. Arnold Jablon, Director  
Baltimore County Department of Permits,  
Approvals, and Inspections (PAI)  
C/O The Zoning Review Office  
111 West Chesapeake Avenue, Room 111  
Towson, MD 21204

Re Spirit and Intent Request  
Zoning Case No. 2018-0035-A  
Charles Gilman Property  
11106 Greenspring Avenue  
3<sup>rd</sup> Election District, 2<sup>nd</sup> Councilmanic District  
Project No. 17005

Dear Mr. Jablon:

Daft-McCune-Walker, Inc. (DMW) represents the owners of the referenced property, and we are assisting them with zoning approvals of various improvements to their single family dwelling. Most recently, an administrative variance was approved for a 3-foot side and 10-foot rear setback for a proposed garage addition. We are requesting that a proposed minor building footprint modification to the variance-approved addition is within the "spirit and intent" of the referenced zoning case.

With this request, we are submitting the plan approved in Zoning Case No. 2018-0035-A with the revised garage addition shown in red (red-line) atop the original garage addition shown in black (black-line). The red-lined garage shows a slightly different building footprint, but still honors the setbacks approved by the administrative variance.

We feel that this modification is well within the spirit and intent of the referenced zoning case and hope you could consider the same. Please confirm that you agree with co-signing in space provided below.

Sincerely,

Mitchell J. Kellman  
Vice President - Director of Zoning Services

MJK/bah

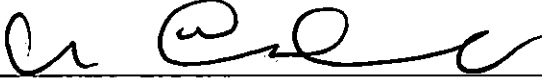
Enclosure

cc: Adam Rosenblatt, Esquire



Mr. Arnold Jablon, Director  
Page 2  
February 28, 2018

I agree that the red-line garage addition is within the spirit and intent of Zoning Case  
No. 2018-0035-A

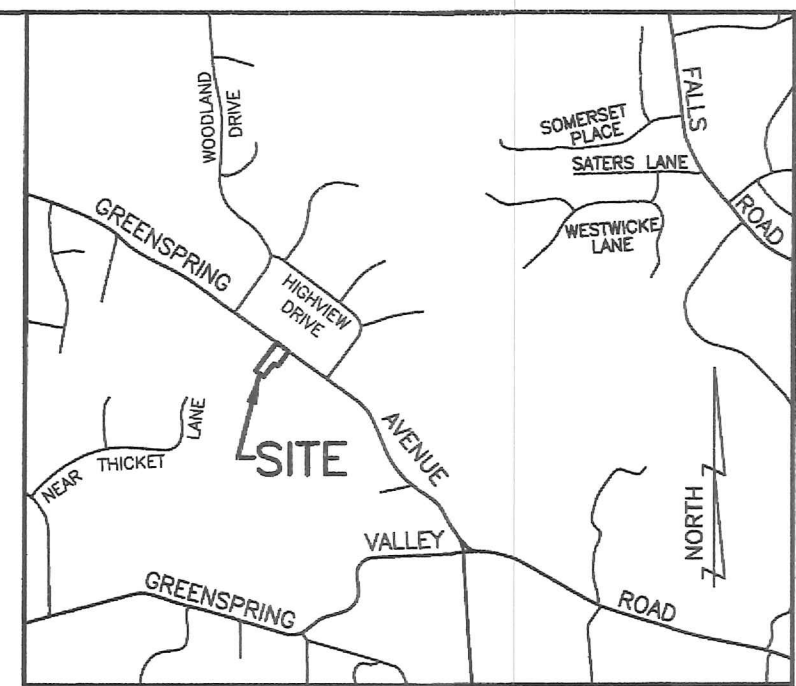
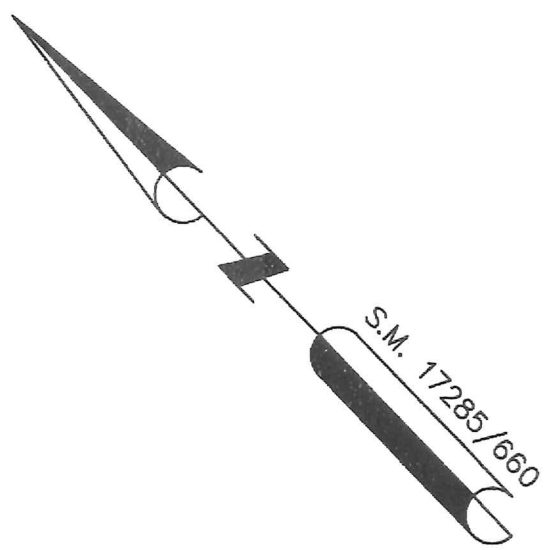
  
\_\_\_\_\_  
Arnold Jablon, Director

3/7/18



GROWTH TIER 4  
(No New Subdivisions of 4  
or More Additional Lots)





**VICINITY MAP**  
SCALE: 1" = 2000'

EXISTING RIGHT-OF-WAY  
COUNTY COMMISSIONERS  
OF BALTIMORE COUNTY  
G.L.B. 2522/309

LOT 4, SECTION 1, GREENWOOD, PLAT G.L.B. 18/32  
#11109 GREENSPRING AVENUE  
T.M. 59, P. 311  
TAX ACCT. NO.: 08-19-048180  
RONALD L. SLIMMER, JR.  
& CLAIRE J. SLIMMER  
DEED: 4633/411

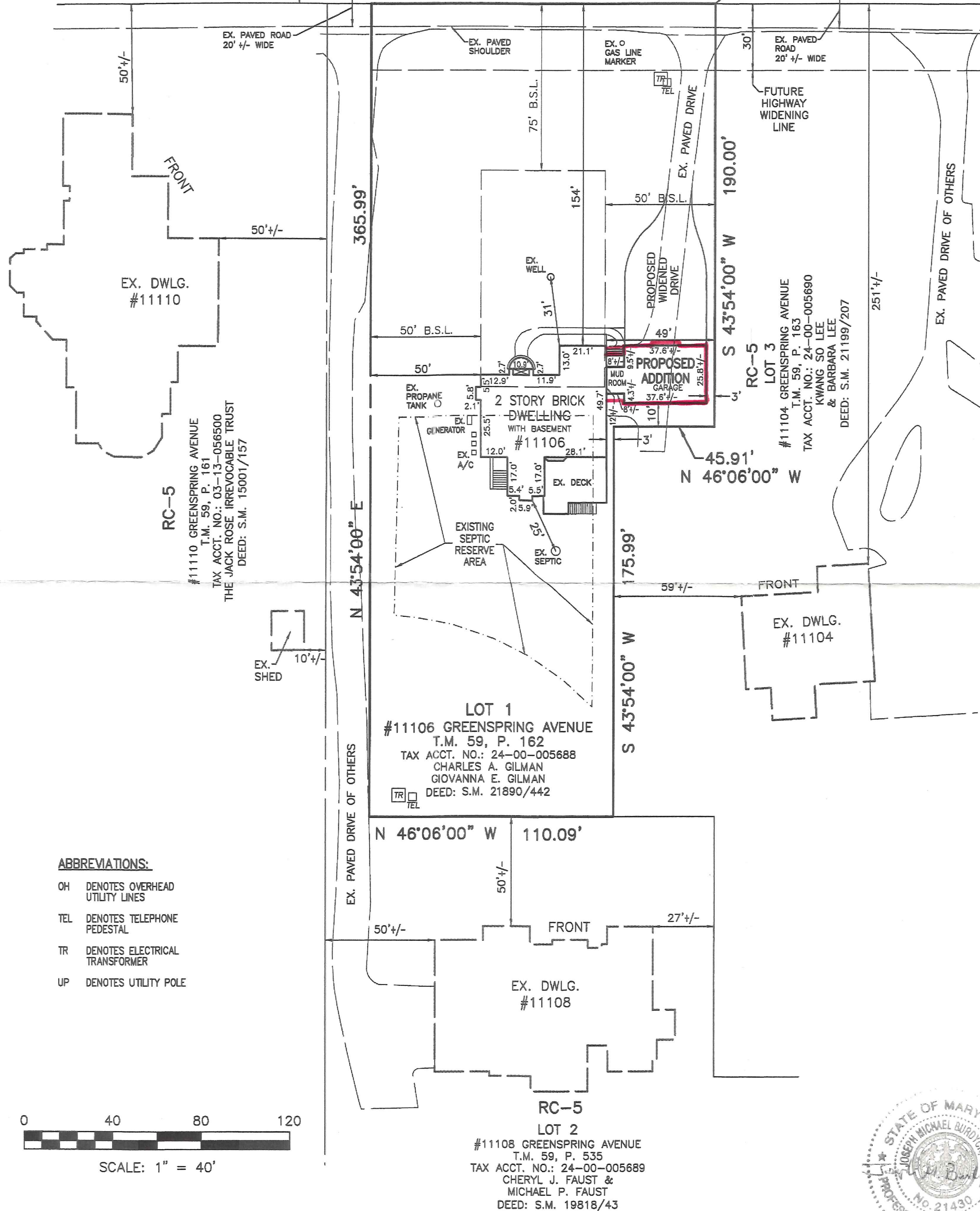
RC-5

**GREENSPRING AVENUE**

POINT OF BEGINNING

490' +/- TO CENTER OF HIGHVIEW DRIVE

S 46°06'00" E 156.00'



**ABBREVIATIONS:**

- OH DENOTES OVERHEAD UTILITY LINES
- TEL DENOTES TELEPHONE PEDESTAL
- TR DENOTES ELECTRICAL TRANSFORMER
- UP DENOTES UTILITY POLE



SCALE: 1" = 40'

**NOTES:**

- EXISTING ZONING: RC-5
- OWNER: CHARLES A. GILMAN  
GIOVANNA E. GILMAN  
#11106 GREENSPRING AVENUE  
TIMONIUM, MD 21093
- DEED REFERENCE: S.M. 21890/442
- TAX MAP 0059, GRID 0017, PARCEL 0162
- TAX ACCOUNT NO.: 24-00-005688
- SITE AREA: 49,015 S.F. +/- OR 1.125 AC. +/-
- 200 SCALE ZONING MAP NO. 059C2
- THIS SITE IS NOT IN THE CBCA.
- THIS SITE IS NOT IN A 100 YEAR FLOOD PLAIN.
- THIS SITE IS NOT HISTORIC.
- EXISTING SITE USE IS RESIDENTIAL.
- THIS SITE IS SERVED BY A PRIVATE WELL AND PRIVATE SEPTIC SYSTEM.
- EXISTING BUILDING HEIGHT = 37'  
PROPOSED ADDITION HEIGHT = 20' +/-  
(AS MEASURED FROM THE PEAK OF THE ROOF TO THE HIGHEST ADJACENT GRADE BEING AT THE FRONT ENTRANCE TO THE DWELLING)
- PRIOR ZONING CASE NO. 04-045-A  
DATE OF ORDER: OCTOBER 1, 2003  
ORDER: TO PERMIT A SIDE YARD SETBACK OF 40 FT. IN LIEU OF THE REQUIRED 50 FT. FOR A PROPOSED DWELLING.
- PRIOR ZONING CASE NO. 2017-0267-A  
DATE OF ORDER: MAY 1, 2017  
ORDER: TO PERMIT AN EXISTING BUILDING WITH A HEIGHT OF 37 FT. IN LIEU OF THE MAXIMUM 35FT., TO PERMIT A LOT LINE YARD SETBACK OF 3 FT. IN LIEU OF THE REQUIRED 50 FT. (PRINCIPAL BUILDING), AND TO PERMIT AN EXISTING DECK TO HAVE A LOT LINE SETBACK OF 3 FT. IN LIEU OF 37.5 FT. (OPEN PROJECTION DECK).
- BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PERFORMED BY POLARIS LAND CONSULTANTS, LLC IN MARCH & APRIL 2016.
- IMPROVEMENTS ON THE SUBJECT PROPERTY, INCLUDING THE EXISTING DWELLING, DRIVEWAY, WELL AND SEPTIC, WERE FIELD LOCATED IN MARCH 2016.
- IMPROVEMENTS ON THE ADJOINING PROPERTIES ARE FROM BALTIMORE COUNTY GIS DATA.
- THE SUBJECT PROPERTY (LOT 1, #11106 GREENSPRING AVENUE) AND TWO OF THE ADJOINING PROPERTIES (LOT 2, #11108 GREENSPRING AVENUE AND LOT 3, #11104 GREENSPRING AVENUE) ARE SHOWN ON A PLAN TITLED "SDP AND DRC AMENDED PLAN, 11104-11106-11108 GREENSPRING AVENUE", DATED 01-1-2004.
- BUILDING SETBACK LINES (B.S.L.) AND THE FUTURE HIGHWAY WIDENING LINE OF GREENSPRING AVENUE ARE AS SHOWN ON THE PLAN TITLED "SDP AND DRC AMENDED PLAN, 11104-11106-11108 GREENSPRING AVENUE", DATED 01-1-2004 AND ATTACHED TO THE DEED RECORDED IN S.M. 19818/34.
- THE EXISTING SEPTIC RESERVE AREA IS AS SHOWN ON PLANS FROM THE FILES OF BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY, GROUND WATER MANAGEMENT SECTION.
- THERE ARE NO EXISTING OR IMPENDING FAILURES OF THE BASIC SERVICES MAPS FOR THIS SITE.
- THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- THIS PLAN HAS BEEN PREPARED TO ACCOMPANY A PETITION FOR ZONING VARIANCE AND SHALL NOT BE USED FOR BUILDING PERMIT APPLICATION OR CONSTRUCTION.



07-14-2017  
L.C. Exp / Renewal 01-21-19

REASON FOR REDLINE:  
TO AMEND THE LAYOUT  
OF THE PROPOSED ADDITION  
PER THE CURRENT  
ARCHITECTURAL PLANS.

**REDLINE**  
**PLAN TO ACCOMPANY**  
**PETITION FOR ZONING VARIANCE**  
**#11106 GREENSPRING AVENUE**

TAX MAP 59, PARCEL 162  
DEED REFERENCE: S.M. 21890/442

BEING LOT 1  
SDP AND DRC AMENDED PLAN  
11104-11106-11108 GREENSPRING AVENUE

3RD ELECTION DISTRICT 2ND COUNCILMANIC DISTRICT  
BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 40'

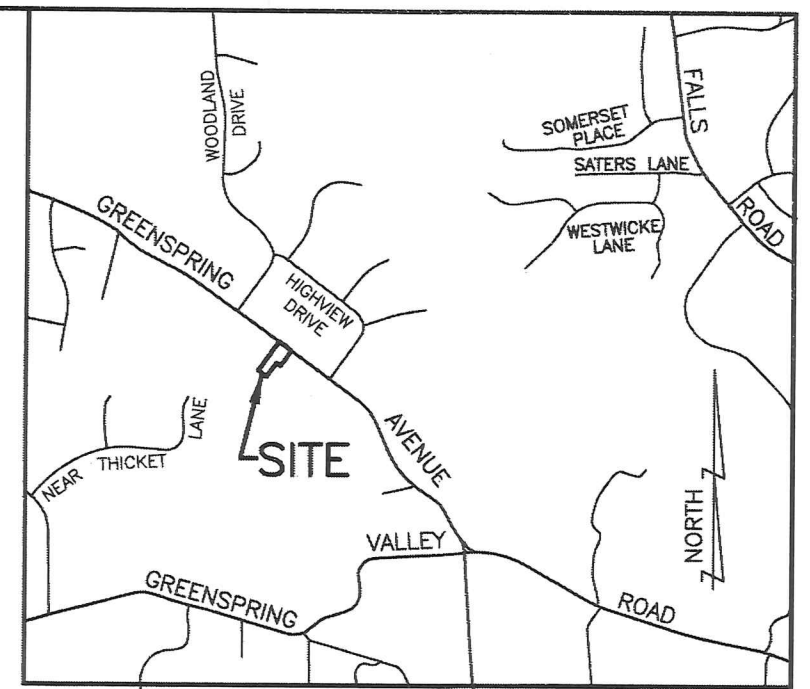
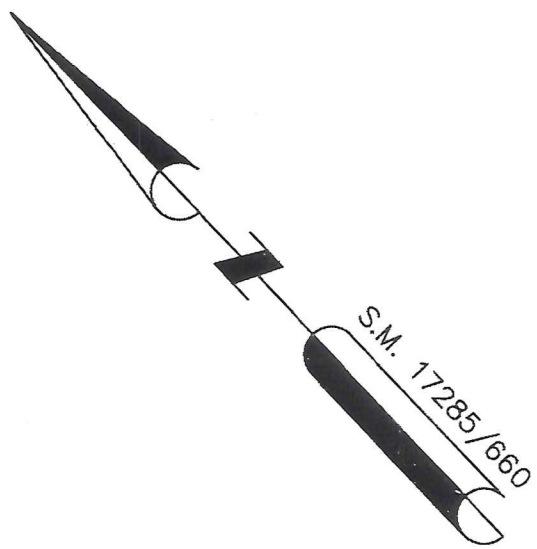
DATE: JULY 14, 2017  
REDLINED: 02-22-2018

JOB No.: 16-019



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





**VICINITY MAP**  
SCALE: 1" = 2000'

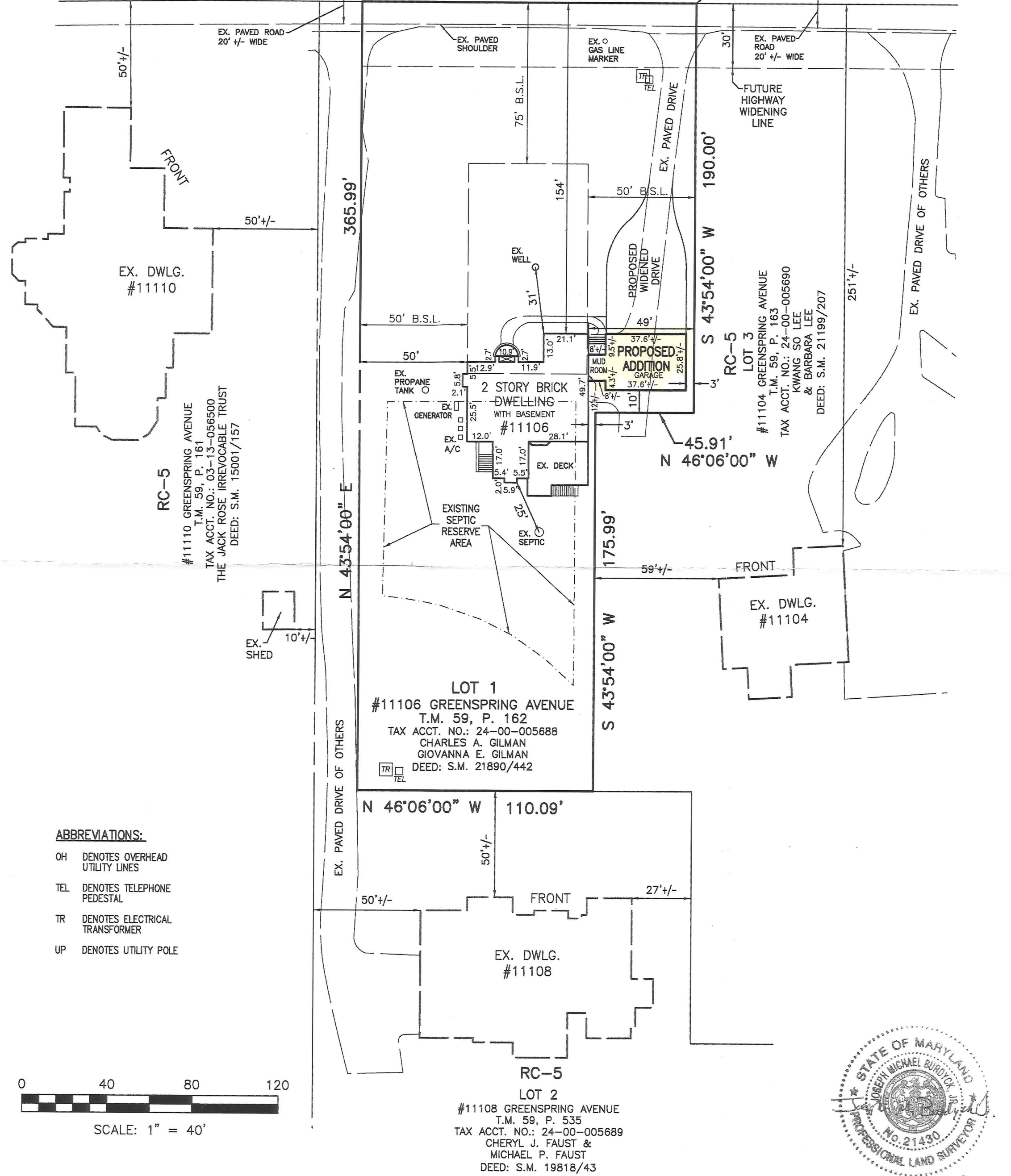
LOT 4, SECTION 1, GREENWOOD, PLAT G.L.B. 18/32  
#11109 GREENSPRING AVENUE  
T.M. 59, P. 311  
TAX ACCT. NO.: 08-19-048180  
RONALD L. SLIMMER, JR.  
& CLAIRE J. SLIMMER  
DEED: 4633/411  
RC-5

EXISTING RIGHT-OF-WAY  
COUNTY COMMISSIONERS  
OF BALTIMORE COUNTY  
G.L.B. 2522/309

**GREENSPRING AVENUE**

POINT OF BEGINNING  
490' +/- TO CENTER OF HIGHVIEW DRIVE

S 46°06'00" E 156.00'



**ABBREVIATIONS:**

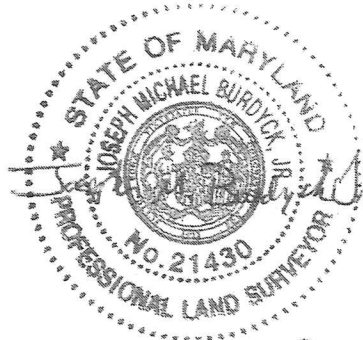
OH DENOTES OVERHEAD  
UTILITY LINES  
TEL DENOTES TELEPHONE  
PEDESTAL  
TR DENOTES ELECTRICAL  
TRANSFORMER  
UP DENOTES UTILITY POLE



SCALE: 1" = 40'

**NOTES:**

1. EXISTING ZONING: RC-5
2. OWNER: CHARLES A. GILMAN  
GIOVANNA E. GILMAN  
#11106 GREENSPRING AVENUE  
TIMONIUM, MD 21093
3. DEED REFERENCE: S.M. 21890/442
4. TAX MAP 0059, GRID 0017, PARCEL 0162
5. TAX ACCOUNT NO.: 24-00-005688
6. SITE AREA: 49,015 S.F. +/- OR 1.125 AC. +/-
7. 200 SCALE ZONING MAP NO. 059C2
8. THIS SITE IS NOT IN THE CBCA.
9. THIS SITE IS NOT IN A 100 YEAR FLOOD PLAIN.
10. THIS SITE IS NOT HISTORIC.
11. EXISTING SITE USE IS RESIDENTIAL.
12. THIS SITE IS SERVED BY A PRIVATE WELL AND PRIVATE SEPTIC SYSTEM.
13. EXISTING BUILDING HEIGHT = 37'  
PROPOSED ADDITION HEIGHT = 20' +/-  
(AS MEASURED FROM THE PEAK OF THE ROOF TO THE HIGHEST ADJACENT GRADE BEING AT THE FRONT ENTRANCE TO THE DWELLING)
14. PRIOR ZONING CASE NO. 04-045-A  
DATE OF ORDER: OCTOBER 1, 2003  
ORDER: TO PERMIT A SIDE YARD SETBACK OF 40 FT. IN LIEU OF THE REQUIRED 50 FT. FOR A PROPOSED DWELLING.
15. PRIOR ZONING CASE NO. 2017-0267-A  
DATE OF ORDER: MAY 1, 2017  
ORDER: TO PERMIT AN EXISTING BUILDING WITH A HEIGHT OF 37 FT. IN LIEU OF THE MAXIMUM 35FT., TO PERMIT A LOT LINE YARD SETBACK OF 3 FT. IN LIEU OF THE REQUIRED 50 FT. (PRINCIPAL BUILDING), AND TO PERMIT AN EXISTING DECK TO HAVE A LOT LINE SETBACK OF 3 FT. IN LIEU OF 37.5 FT. (OPEN PROJECTION DECK).
16. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PERFORMED BY POLARIS LAND CONSULTANTS, LLC IN MARCH & APRIL 2016.
17. IMPROVEMENTS ON THE SUBJECT PROPERTY, INCLUDING THE EXISTING DWELLING, DRIVEWAY, WELL AND SEPTIC, WERE FIELD LOCATED IN MARCH 2016.
18. IMPROVEMENTS ON THE ADJOINING PROPERTIES ARE FROM BALTIMORE COUNTY GIS DATA.
19. THE SUBJECT PROPERTY (LOT 1, #11106 GREENSPRING AVENUE) AND TWO OF THE ADJOINING PROPERTIES (LOT 2, #11108 GREENSPRING AVENUE AND LOT 3, #11104 GREENSPRING AVENUE) ARE SHOWN ON A PLAN TITLED "SDP AND DRC AMENDED PLAN, 11104-11106-11108 GREENSPRING AVENUE", DATED 01-1-2004.
20. BUILDING SETBACK LINES (B.S.L.) AND THE FUTURE HIGHWAY WIDENING LINE OF GREENSPRING AVENUE ARE AS SHOWN ON THE PLAN TITLED "SDP AND DRC AMENDED PLAN, 11104-11106-11108 GREENSPRING AVENUE", DATED 01-1-2004 AND ATTACHED TO THE DEED RECORDED IN S.M. 19818/34.
21. THE EXISTING SEPTIC RESERVE AREA IS AS SHOWN ON PLANS FROM THE FILES OF BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY, GROUND WATER MANAGEMENT SECTION.
22. THERE ARE NO EXISTING OR IMPENDING FAILURES OF THE BASIC SERVICES MAPS FOR THIS SITE.
23. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
24. THIS PLAN HAS BEEN PREPARED TO ACCOMPANY A PETITION FOR ZONING VARIANCE AND SHALL NOT BE USED FOR BUILDING PERMIT APPLICATION OR CONSTRUCTION.



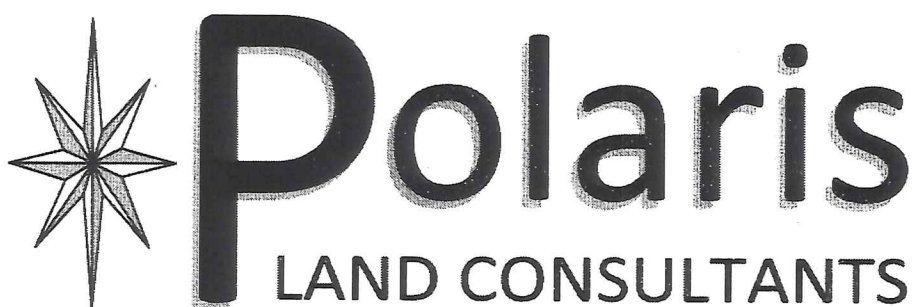
Lic. Exp./Renewal 01-21-19

**PLAN TO ACCOMPANY  
PETITION FOR ZONING VARIANCE  
#11106 GREENSPRING AVENUE**

TAX MAP 59, PARCEL 162  
DEED REFERENCE: S.M. 21890/442

BEING LOT 1  
SDP AND DRC AMENDED PLAN  
11104-11106-11108 GREENSPRING AVENUE

3RD ELECTION DISTRICT 2ND COUNCILMANIC DISTRICT  
BALTIMORE COUNTY, MARYLAND  
SCALE: 1" = 40' DATE: JULY 14, 2017



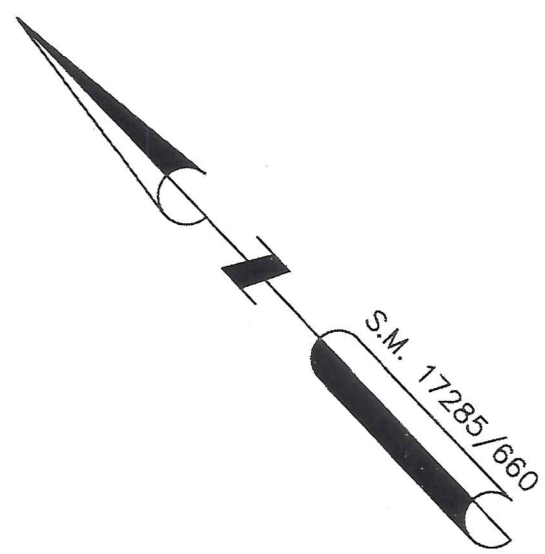
10 GERARD AVENUE, SUITE 101  
TIMONIUM, MARYLAND 21093  
PHONE: (410) 252-4444, FAX: (410) 252-4493  
WWW.POLARISLC.COM

Pet. Exp. 1

2018-0035-12

JOB No.: 16-019



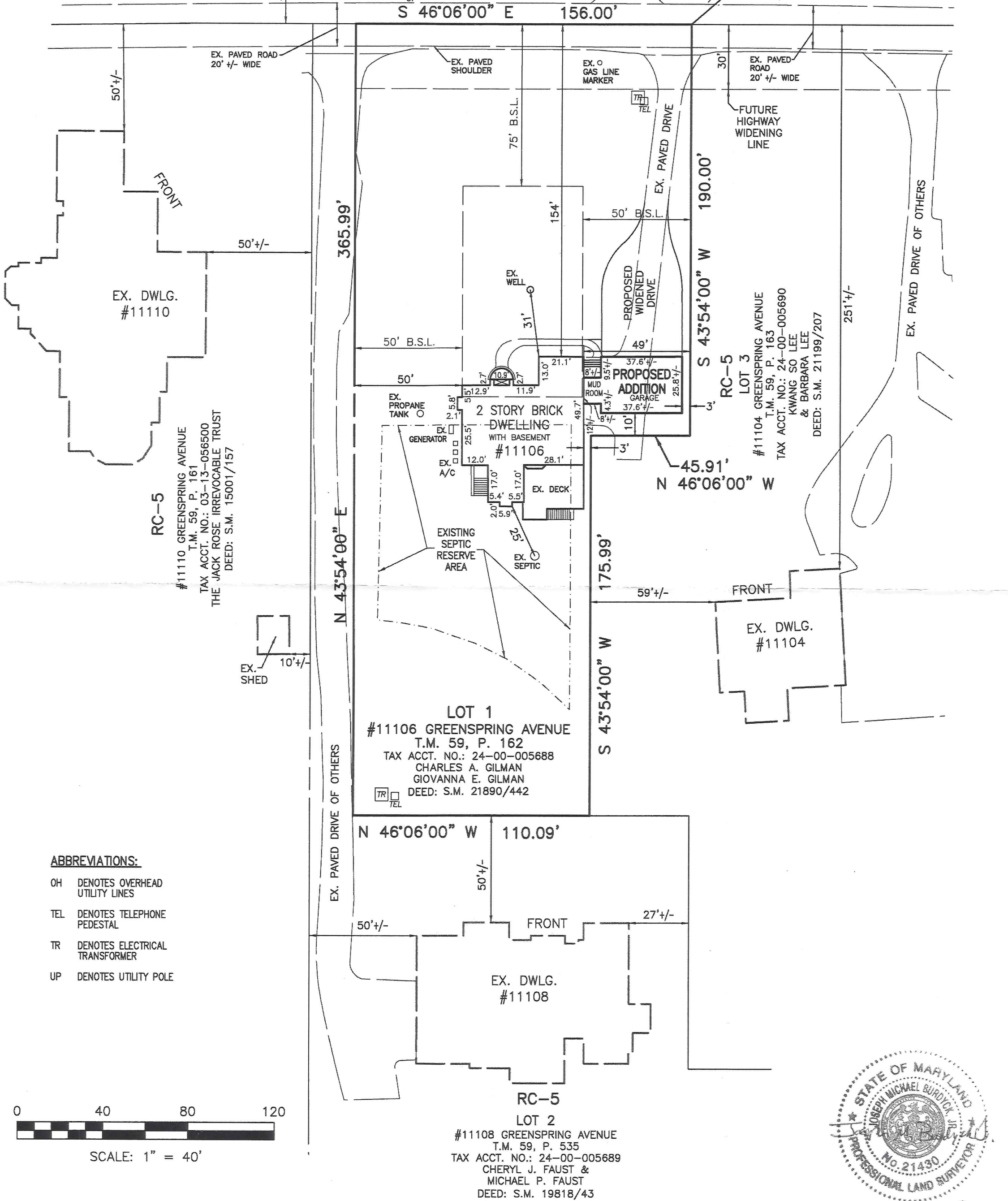


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## GREENSPRING AVENUE

POINT OF BEGINNING  
490'± TO CENTER OF HIGHVIEW DRIVE

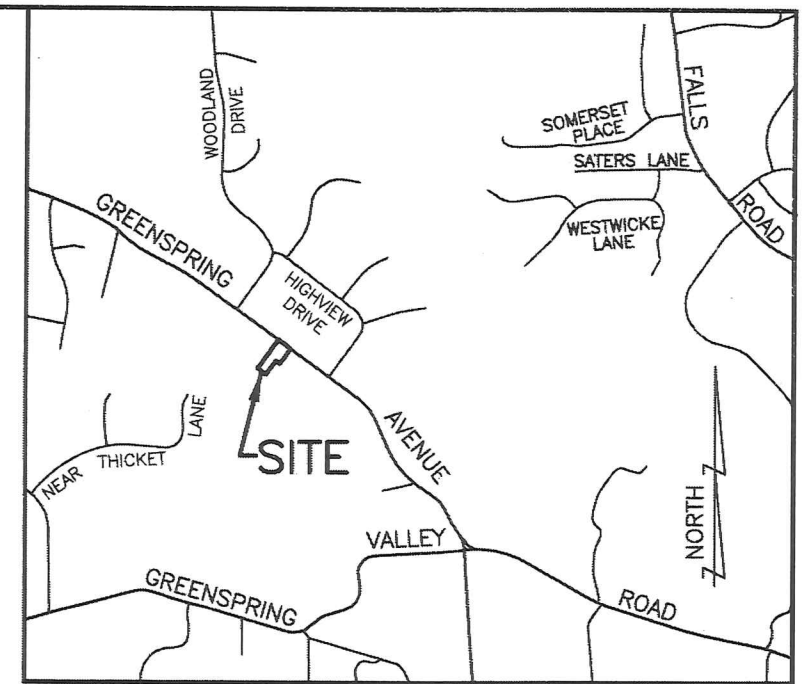


### ABBREVIATIONS:

- OH DENOTES OVERHEAD UTILITY LINES
- TEL DENOTES TELEPHONE PEDESTAL
- TR DENOTES ELECTRICAL TRANSFORMER
- UP DENOTES UTILITY POLE



SCALE: 1" = 40'

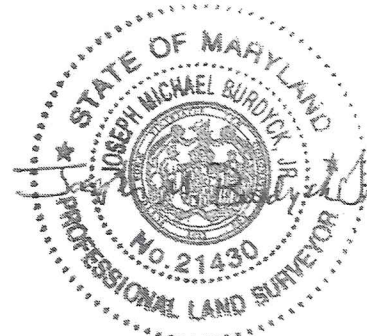


### VICINITY MAP

SCALE: 1" = 2000'

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07-14-2017  
Lic. Exp./Renewal 01-21-19

## PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE

## #11106 GREENSPRING AVENUE

TAX MAP 59, PARCEL 162

DEED REFERENCE: S.M. 21890/442

BEING LOT 1

SDP AND DRC AMENDED PLAN  
11104-11106-11108 GREENSPRING AVENUE

3RD ELECTION DISTRICT

2ND COUNCILMANIC DISTRICT

BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 40'

DATE: JULY 14, 2017



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2018-0035-A