

M E M O R A N D U M

DATE: May 4, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0216-A – Appeal Period Expired

The appeal period for the above-referenced case expired on May 3, 2018. 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 VARIANCE

(6111 Hutschenreuter Road)

11th Election District

5th Council District

Robert & Sharon Stark

Legal Owners

Petitioners

*

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2018-0216-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by Robert & Sharon Stark, the legal owners of the subject property (“Petitioners”). The Petition seeks variance relief from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (“BCZR”) to permit a proposed replacement dwelling with a street centerline setback of 49 ft. in lieu of the minimum required 75 ft. A site plan was marked as Petitioners’ Exhibit 1.

R. Craig Rodgers appeared in support of the petition. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. A substantive Zoning Advisory Committee (“ZAC”) comment was received from the Department of Environmental Protection and Sustainability (“DEPS”).

The site is approximately 43,743 sq. ft. in size and zoned RC-2. The property was improved with a single-family dwelling constructed in 1973, although that dwelling was razed in 2013. See Exhibit 2. Petitioners propose to construct a replacement dwelling in essentially the same location on the lot, although zoning relief is needed for the front street line setback.

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

ORDER RECEIVED FOR FILING

Date 4/3/18

By Sen

- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

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

The property has an irregular, triangular shape and is therefore unique. If the Regulations were strictly interpreted Petitioners would experience a practical difficulty because they would be unable to construct the proposed dwelling. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, 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 community and/or Baltimore County opposition.

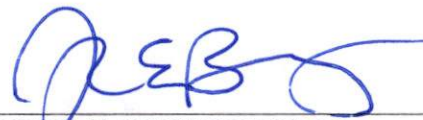
THEREFORE, IT IS ORDERED, this 3rd day of **April, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance to permit a proposed replacement dwelling with a street centerline setback of 49 ft. in lieu of the minimum required 75 ft., be and is hereby GRANTED.

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 comment of DEPS, a copy of which is attached.

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

JEB:slh



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 4/13/18
By slh



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 6111 HUTSCHENREUTER RD which is presently zoned RC2
 Deed References: 39624/00194 10 Digit Tax Account # 4101029060
 Property Owner(s) Printed Name(s) ROBERT & SHARON STARK

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. X a **Variance** from Section(s) 1A01.3.B.3, BCZR, to permit a proposed replacement dwelling with a street centerline setback of 49 feet in lieu of the minimum required 75 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT HEARING

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

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

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

ROBERT STARK / SHARON STARK

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

2117 SWEETBRIER LA. TIMONIUM, MD.

Mailing Address City State

21093 / 410-867-2650 / RMSTARK@ROCKETMAN.COM

Zip Code Telephone # Email Address

Representative to be contacted:

R. CRAIG RODGERS

Name - Type or Print

Signature

7024 GREEN BANK RD. BALTIMORE, MD

Mailing Address City State

21220 / 443-677-2007 / craigrodgers200@gmail.com

Zip Code Telephone # Email Address

CASE NUMBER 2018-0216-A

Filing Date 2/29/2018

Do Not Schedule Dates: _____

Reviewer JNP

ZONING PROPERTY DESCRIPTION FOR:
6111 HUTSCHENREUTER ROAD

Beginning at a point in the centerline of Hutschenreuter Road (which has no right-of-way width) at the distance of 520 feet east of the centerline of Harford Road, MD Rte. 147, which is fifty feet wide, thence the following courses and distances in Hutschenreuter Road, 1.) S51°14'48"E 89.10, 2.) S32°44'48"E 135.92', 3.) S09°37'48"E 95.78', thence leaving said road, 4.) S77°35'22"W 60.00', 5.) S62°39'41"W 189.08', 6.) N10°30'12"E 370.45', back to the point of beginning as recorded in Deed Liber 39624, Folio 194, containing 1.0042 acres. Located in the 11th Election District and 5th Council District.

2018-0216-A



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 5495495

Sold To:

Robert Stark - CU00642782
2117 Sweetbrier Ln
Lutherville Timonium, MD 21093-3418

Bill To:

Robert Stark - CU00642782
2117 Sweetbrier Ln
Lutherville Timonium, MD 21093-3418

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

Mar 13, 2018

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: # 2018-0216-A
6111 Hutschenreuter Road
SW/s Hutschenreuter Road, southeast of Harford Road
11th Election District - 5th Councilmanic District
Legal Owner(s) Robert & Sharon Stark

Variance: to permit a proposed replacement dwelling with a street centerline setback of 49 ft. in lieu of the minimum required 75 ft.

Hearing: Monday, April 2, 2018 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.

JT 3/652 March 13 5495495

The Baltimore Sun Media Group

By

S. Wilkinson

Legal Advertising

CERTIFICATE OF POSTING

Date: MARCH 13, 2018

RE: Project Name: 6111 HUTSCHENREUTER ROAD
Case Number /PAI Number: 2018-0216-A
Petitioner/Developer: ROBERT AND SHARON STARK
Date of Hearing/Closing: APRIL 2, 2018

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 6111 HUTSCHENREUTER ROAD

The sign(s) were posted on MARCH 13, 2018
(Month, Day, Year)

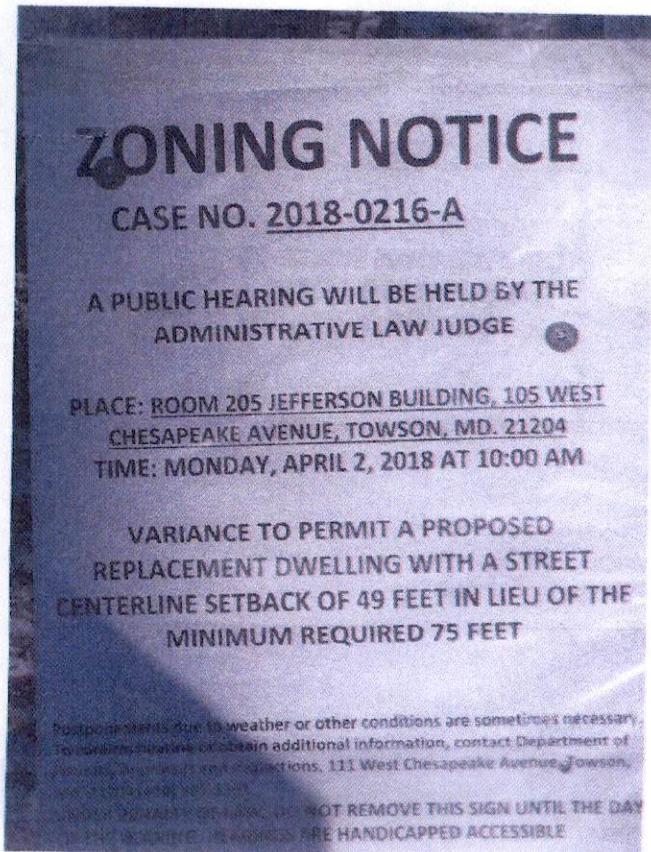
David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)





KEVIN KAMENETZ
County Executive

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

February 28, 2018

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: 2018-0216-A

6111 Hutschenreuter Road
SW/s Hutschenreuter Road, southeast of Harford Road
Legal Owners: Robert & Sharon Stark
11th Election District – 5th Councilmanic District

Variance to permit a proposed replacement dwelling with a street centerline setback of 49 ft. in lieu of the minimum required 75 ft.

Hearing: Monday, April 2, 2018 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: Mr. & Mrs. Stark, 2117 Sweetbrier Lane, Timonium 21093
R. Craig Rodgers, 7024 Greenbank Road, Baltimore 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MARCH 13, 2018.**
- (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
Tuesday, March 13, 2018 Issue - Jeffersonian

Please forward billing to:

Robert Stark
2117 Sweetbriar Lane
Timonium, MD 21093

410-867-2650

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: 2018-0216-A

6111 Hutschenreuter Road

SW/s Hutschenreuter Road, southeast of Harford Road

Legal Owners: Robert & Sharon Stark

11th Election District – 5th Councilmanic District

Variance to permit a proposed replacement dwelling with a street centerline setback of 49 ft. in lieu of the minimum required 75 ft.

Hearing: Monday, April 2, 2018 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

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- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
6111 Hutschenreuter Road; SW/S Hutschenreuter *
Road, 520; SE of Harford Road * OF ADMINISTRATIVE
11th Election & 5th Councilmanic Districts *
Legal Owner(s): Robert & Sharon Stark * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2018-216-A

* * * * *

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

FEB 26 2018

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 26th day of February, 2018, a copy of the foregoing Entry of Appearance was mailed to R. Craig Rodgers, 7024 Greenbank Road, Baltimore, Maryland 21220, Representative for 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: 2018-0216 -A

Property Address: 6111 Hutschenreuter Road

Property Description: SW/S of Hutschenreuter Road, 520' SE of
Harford Road

Legal Owners (Petitioners): Robert & Sharon Stark

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: ROBERT STARK

Company/Firm (if applicable): _____

Address: 2117 SWEETBRIER LA.

TIMONIUM, MD. 21093

Telephone Number: 410-867-2650

Revised 7/9/2015

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

№ 166105

Date: 2/20/2018

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	206	000		6150					75.00

Total: 75.00

Rec From: Greenspring Valley Homes, LLC

For: Variance - 2111 Hutschenreuter Rd.
2018-0216-A (STARK)

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME TERM
2/20/2018 2/20/2018 10:43:45 3
REG 0503 WALKTH CAN
RECEIPT # 763327 2/20/2018 0FLN
Dept 5-528 ZONING VERIFICATION
CR NO 166105
Recpt Tot \$75.00
\$75.00 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

March 27, 2018

Robert & Sharon Stark
2117 Sweetbrier Lane
Timonium MD 21093

RE: Case Number: 2018-0216 A, Address: 6111 Hutschenreuter Road

Dear Mr. & Ms. Stark:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 20, 2018. 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 dark ink, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
R. Craig Rodgers, 7024 Greenbank Road, Baltimore MD 21220



Date: 2/26/18

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

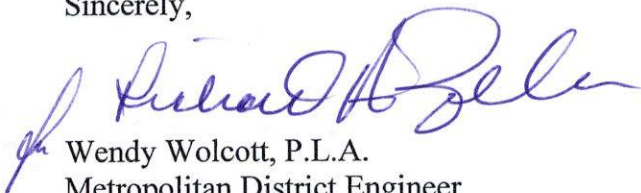
Dear Ms. Lewis:

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. 2018-0216-A

*Variance
Robert & Sharon Stark
6111 Hutschenreuter 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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
VKD
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

DATE: March 28, 2018

SUBJECT: Zoning Advisory Committee Meeting
For March 5, 2018
Item No. 2018-0212-A, 0213-A, 0216-A and 0217-A

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

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

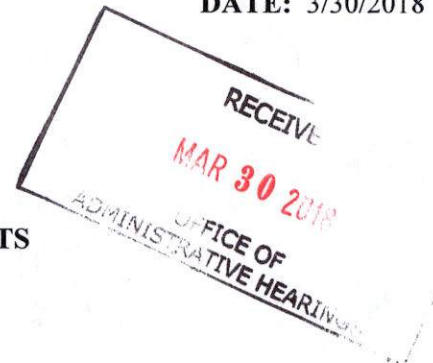
INTER-OFFICE MEMORANDUM

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

DATE: 3/30/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-216



INFORMATION:

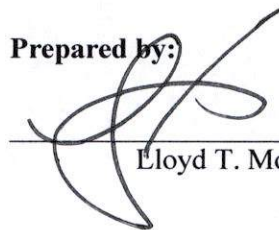
Property Address: 6111 Hutschenreuter Road
Petitioner: Robert Stark
Zoning: RC 2
Requested Action: Variance

The Department of Planning has reviewed the petition for variance to allow a single family detached dwelling to have a street centerline setback of 49 feet in lieu of the minimum required 75 feet.

The Department has no objection to granting the petitioned zoning relief.

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

Prepared by:


Lloyd T. Moxley

Director:


Andrea Van Arsdale

AVA/KS/LTM/

c: Wally Lippincott
R. Craig Rodgers
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



4-2
10Am
RECEIVED

MAR 06 2018

OFFICE OF
ADMINISTRATIVE HEARINGS

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: March 6, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0216-A
Address 6111 Hutschenreuter Road
(Stark Property)

Zoning Advisory Committee Meeting of **March 5, 2018**.

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

- X Development of this property must comply with Baltimore County Code Article 33. Environmental Protection And Sustainability, Title 3. Protection of Water Quality, Streams, Wetlands, and Floodplains.
- X Development of this property must comply with Baltimore County Code Article 33. Environmental Protection And Sustainability, Title 6. Forest Conservation.

Reviewer: Paul Dennis, Environmental Impact Review

Additional Comments:

Ground Water Management must review any building permit to replace the house, since it's on well and septic. The septic system will especially have to be evaluated (inspected) if the intention is to continue to use the old system.

Reviewer: Dan Esser, GWM

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

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Reviewer: Dan Esser, GWM

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



4-2
10km
RECEIVED

MAR 06 2018

OFFICE OF
ADMINISTRATIVE HEARINGS

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Office of Administrative Hearings

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Sustainability (EPS) - Development Coordination

DATE: March 6, 2018

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Reviewer: Dan Esser, GWM

ORDER RECEIVED FOR FILING

Date 4/3/18

By sen

CASE NAME STARK-GILL HUTSCHEN REUTER
CASE NUMBER 2018-0216A RD
DATE 4/2/18

NAME _____

CITY, STATE, ZIP

E - MAIL

[illegible]

CASE NO. 2018- 0216-A

C H E C K L I S T

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

3/28

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

No Comment

3/6

DEPS
(if not received, date e-mail sent _____)

Comment

FIRE DEPARTMENT

3/30

PLANNING
(if not received, date e-mail sent _____)

No Obj

2/26

STATE HIGHWAY ADMINISTRATION

No Objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: 3/13/18

SIGN POSTING

Date: 3/13/18

by Beelingsley

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 - 11 Account Number - 1101029060							
Owner Information									
Owner Name:		STARK ROBERT M STARK SHARON R ET AL				Use: Principal Residence:		RESIDENTIAL NO	
Mailing Address:		2117 SWEETBRIER LN TIMONIUM MD 21093-3418				Deed Reference:		/39624/ 00194	
Location & Structure Information									
Premises Address:		6111 HUTSCHENREUTER RD GLEN ARM 21057-9334				Legal Description:		1 AC WS HUTSCHENREUTER RD 500 E OF HARFORD ROAD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0054	0021	0432		0000				2018	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	
						1.0000 AC		04	
Stories	Basement	Type	Exterior	Full/Half Bath		Garage	Last Major Renovation		
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2018		07/01/2017		07/01/2018	
Land:		120,000		120,000					
Improvements		0		0					
Total:		120,000		120,000		120,000		120,000	
Preferential Land:		0						0	
Transfer Information									
Seller: STARK STANLEY				Date: 11/13/2017		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /39624/ 00194		Deed2:			
Seller: AIREY WILLIAM H,SR				Date: 12/03/1985		Price: \$86,550			
Type: ARMS LENGTH IMPROVED				Deed1: /07052/ 00706		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: No Application									

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No
Application

Date:

Case No.: 2018-0216-A 6111 Hutschenreuter
Rd.

Exhibit Sheet

Petitioner/Developer

DW
5-4-18

Protestants

Sen
4-3-18

No. 1	Site plan	
No. 2	Razing permit	
No. 3	Elevation/drawing	
No. 4	Photo Exhibit	
No. 5		
No. 6	Emails re: floodplain	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

APPLICATION FOR BUILDING PERMIT (RAZING) 2013

PERMIT #: B816724 CONTROL #: RA DIST: 11 PREC: 01

LOCATION: 6111 HUTSCHENREUTER RD
SUBDIVISION: 500 E OF HARFORD ROAD
TAX ASSESSMENT #: 1101029060

OWNERS INFORMATION

NAME: STARK, STANLEY
ADDR: 6111 HUTSCHENREUTER RD., 21057

APPLICANT INFORMATION

NAME: DAVE BILLINGSLEY
COMPANY:
ADDR1: 601 CHARWOOD CT.
ADDR2: EDGEWOOD, MD 21040
PHONE #: 410-679-8719 LICENSE #:NOTES
AF/VLC

DRC#

PLANS: CONST 00 PLOT 0 R PLAT 0 DATA 0 ELEC NO PLUM NO

TENANT:

CONTR: GAST CONSTRUCTION CO., INC.

ENGNR:

SELLR:

WORK: RAZE SFD. T/B TORN DOWN. DEBRIS T/B HAULED TO
APPROVED SANITARY LANDFILL IN ACCORDANCE W/
APPLICABLE COUNTY SITE REGS. BUILT 1973.
1188SF. PERMIT EXPIRES 90 DAYS FROM DATE OF
ISSUE. SEPTIC TO REMAIN FOR NEW SFD.

PROPOSED USE: VACANT

EXISTING USE: SFD

BLDG. CODE:

RESIDENTIAL CATEGORY:

OWNERSHIP: PRIVATELY OWNED

ESTIMATED COST OF MATERIAL AND LABOR: 5000.00

TYPE OF IMPRV: WRECKING

USE: ONE FAMILY

FOUNDATION:

SEWAGE: PRIV. EXISTS

CONSTRUCTION:

CENTRAL AIR:

BASEMENT:

WATER: PRIV. EXISTS

FUEL:

SINGLE FAMILY UNITS

TOTAL 1 FAMILY BEDROOMS

MULTI FAMILY UNITS

EFFICIENCY (NO SEPARATE BEDROOMS): NO. OF 1 BEDROOM:

NO. OF 2 BEDROOMS: NO. OF 3 BEDROOMS OR MORE:

TOTAL NO. OF BEDROOMS: TOTAL NO. OF APARTMENTS:

PERMIT #: B816724

DIMENSIONS - INSTALL FIXTURES

GARBAGE DISP: BUILDING SIZE
POWDER ROOMS: FLOOR: 1188SF
BATHROOMS: WIDTH:
KITCHENS: DEPTH:
HEIGHT:
STORIES:

LOT NOS:
CORNER LOT:

LOT SIZE AND SETBACKS
SIZE: 0564.02 X 0000.00
FRONT STREET:
SIDE STREET:
FRONT SETB:
SIDE SETB:
SIDE STR SETB:
REAR SETB:

ZONING INFORMATION

DISTRICT: BLOCK:
PETITION: SECTION:
DATE: LIBER:
MAP: FOLIO:
CLASS: 04

ASSESSMENTS

LAND: 0120000.00
IMPROVEMENTS: 0102100.00
TOTAL ASS.:

PLANNING INFORMATION

MASTER PLAN AREA: SUBSEWERSHED: CRITICAL AREA:

DATE APPLIED: 05/20/2013 INSPECTOR INITIALS: 11R
FEE: \$10.00 PAID: \$10.00 RECEIPT #: A675533
PAID BY: APPL

(I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE. AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT AND WILL REQUEST ALL REQUIRED INSPECTIONS)

COMPANY OR OWNER

DATE

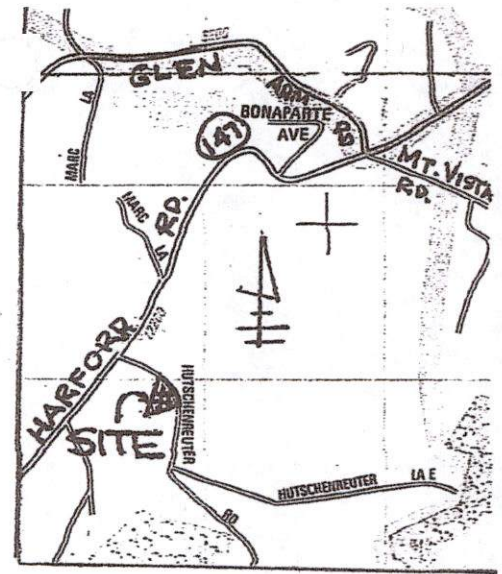
ADDRESS

AGENT ____
OWNER ____

SIGNATURE OF APPLICANT

PHONE

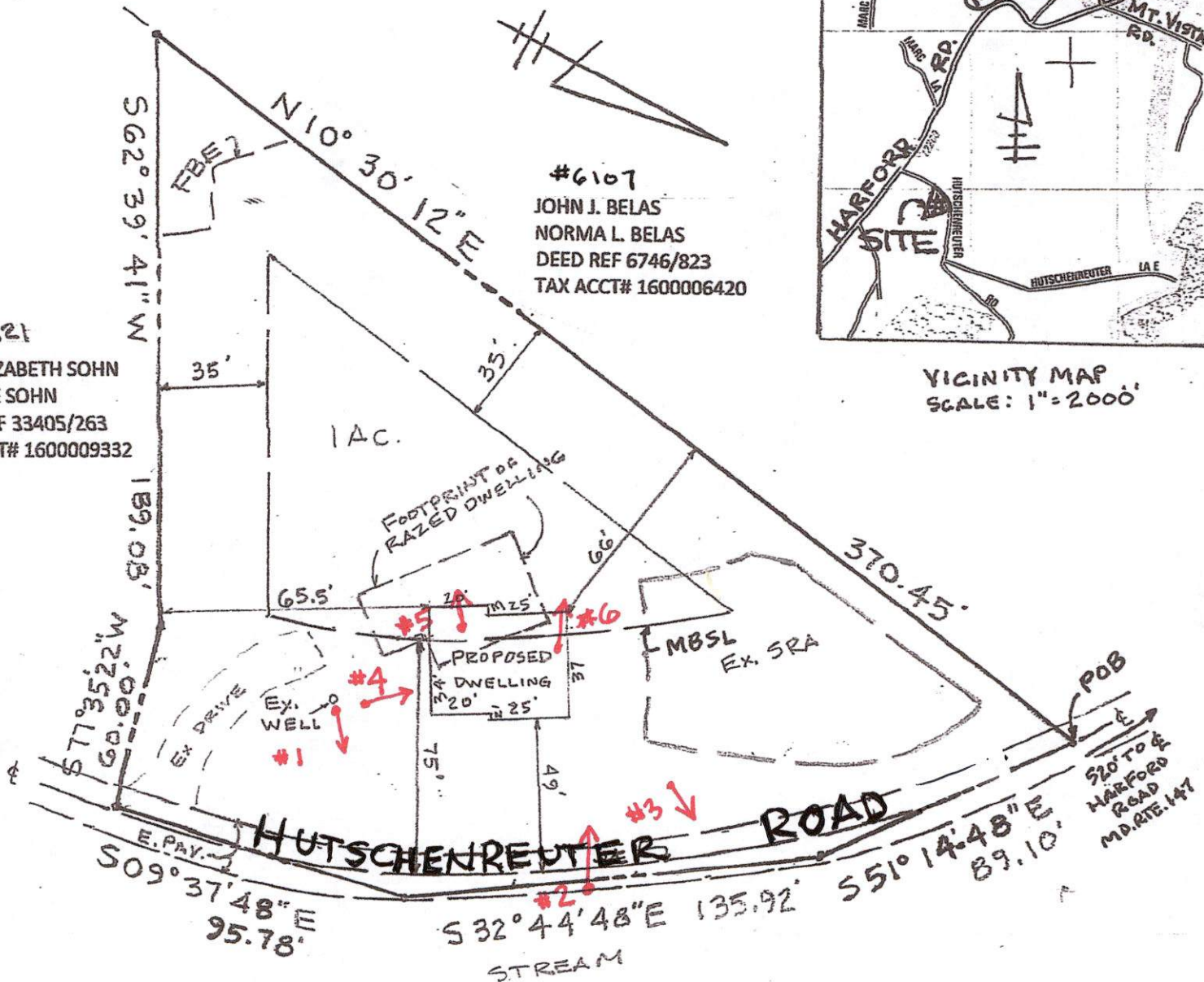
EXHIBIT #4



VICINITY MAP
SCALE: 1"=2000'

#6121
KOK ELIZABETH SOHN
HAN GEE SOHN
DEED REF 33405/263
TAX ACCT# 1600009332

#6107
JOHN J. BELAS
NORMA L. BELAS
DEED REF 6746/823
TAX ACCT# 1600006420



ZONING HEARING PLAN FOR VARIANCE
ADDRESS: 6111 HUTSCHENREUTER RD.
OWNERS: ROBERT & SHARON STARK
TAX MAP 54 GRID 21 PARCEL 432
TAX ACCT NO. 1101029060
DEED REF: 39624/194

PREPARED BY:
CRAIG CONSULTING, LLC
7024 GREENBANK RD.
BALTIMORE, MD 21220
SCALE: 1"=50' DATE 1/19/18

PHOTO EXHIBIT

GENERAL NOTES

ZONING MAP# 054B3
SITE ZONED: RC2
ELECTION DISTRICT: 11
COUNCIL DISTRICT: 5
LOT AREA ACREAGE: 1.0042
OR SQUARE FEET: 43,743
HISTORIC: NO
IN CBCA: NO
IN FLOOD PLAIN: NO
WATER IS:
PUBLIC PRIVATE X
SEWER IS:
PUBLIC PRIVATE X
PRIOR HEARING? NO

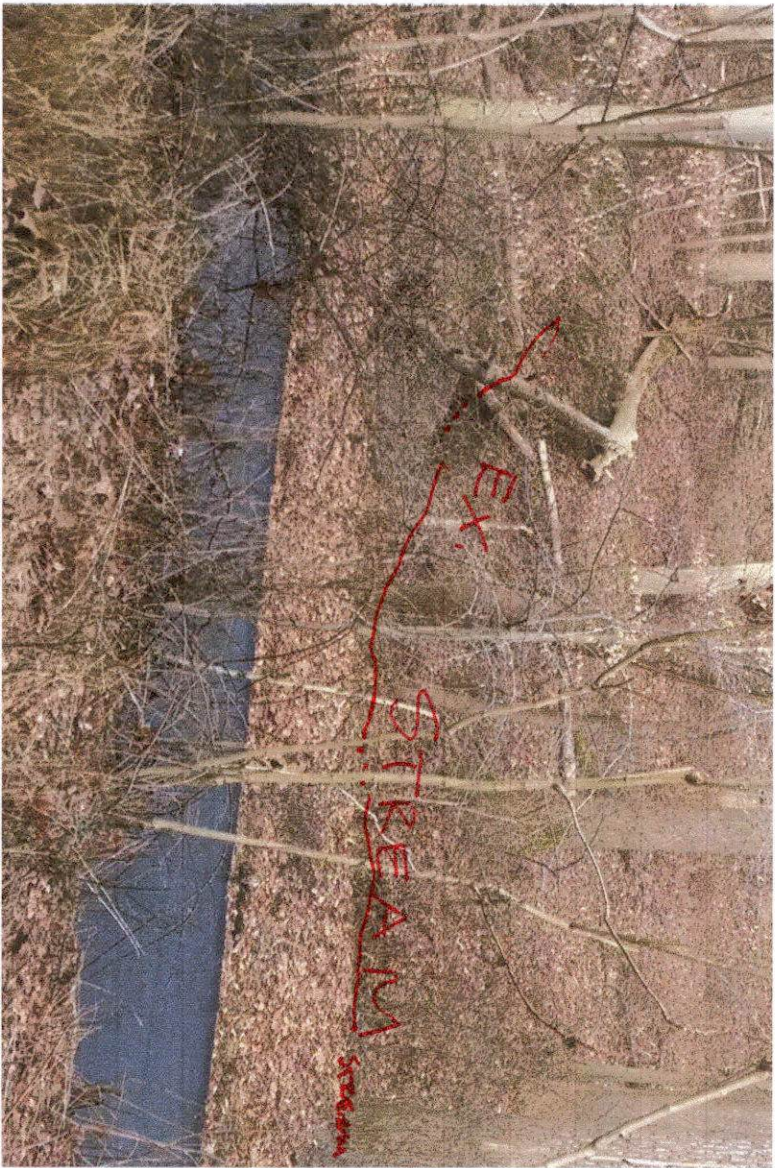


WELL

1



#2



#3

ROAD BANK



4

OWELL

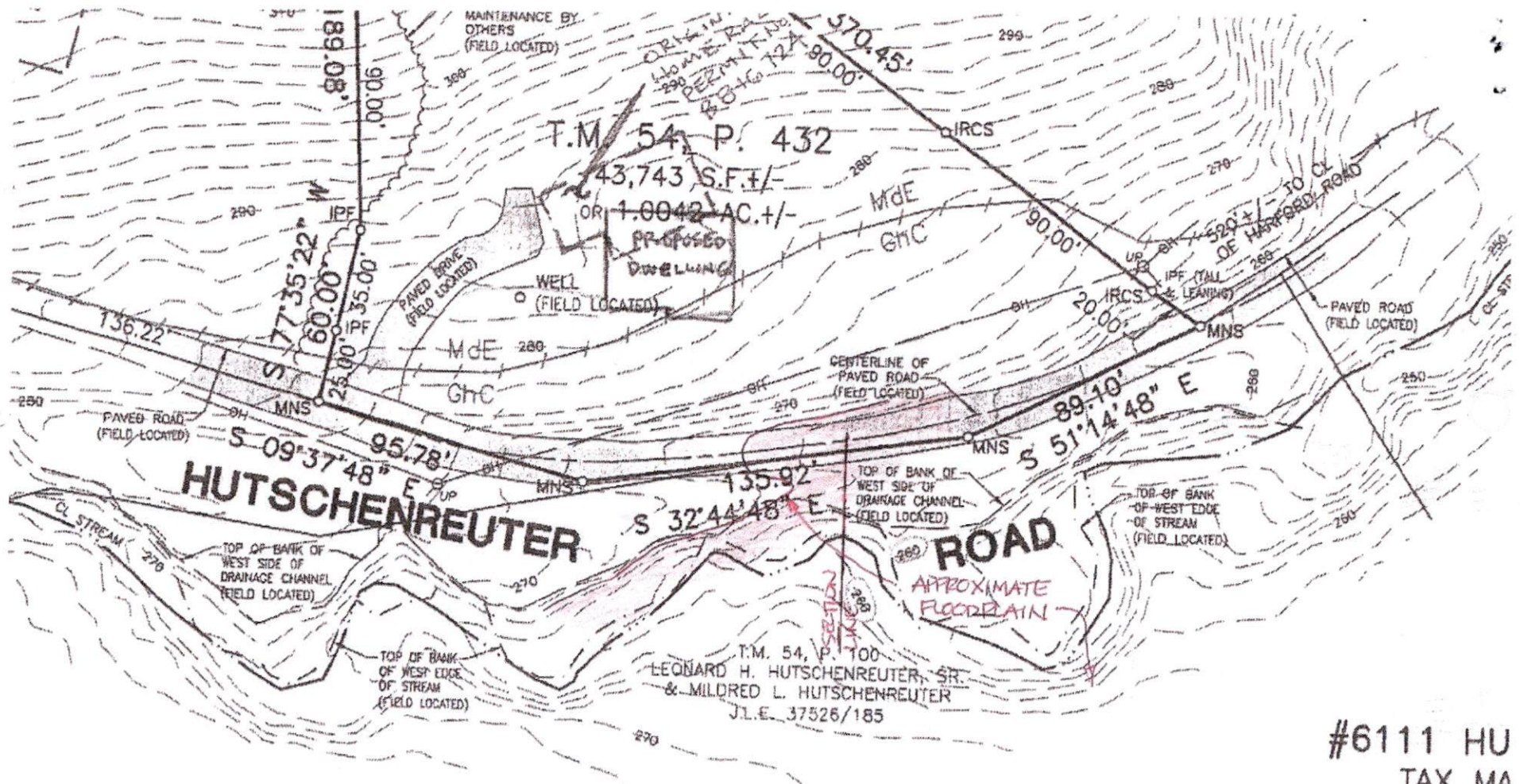


#5 LEFT REAR PROPOSED DWELLING



#6

RIGHT REAR PROPOSED DW.



#6111 HU
TAX MA

DEED REFERENCE
11th ELECTION DISTRICT
SCALE: 1" = 50'

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

BOTTOM SWALE: 260.0±
DEPTH FLOW (100 YR): 2.2
FREE BOARD: 5.0
267.2±

Hydraulic Analysis Report

Project Data

Project Title: 6111 Hutschenreuter Road

Designer:

Project Date: Tuesday, March 27, 2018

Project Units: U.S. Customary Units

Notes:

Channel Analysis: Channel Analysis

Notes:

Input Parameters

Channel Type: Triangular

Side Slope 1 (Z1): 2.5000 ft/ft

Side Slope 2 (Z2): 8.0000 ft/ft

Longitudinal Slope: 0.0350 ft/ft

Manning's n: 0.0350

Flow: 202.0000 cfs

Result Parameters

Depth: 2.1618 ft

Area of Flow: 24.5351 ft²

Wetted Perimeter: 23.2497 ft

Hydraulic Radius: 1.0553 ft

Average Velocity: 8.2331 ft/s

Top Width: 22.6988 ft

Froude Number: 1.3955

Critical Depth: 2.6337 ft

Critical Velocity: 5.5469 ft/s

Critical Slope: 0.0122 ft/ft

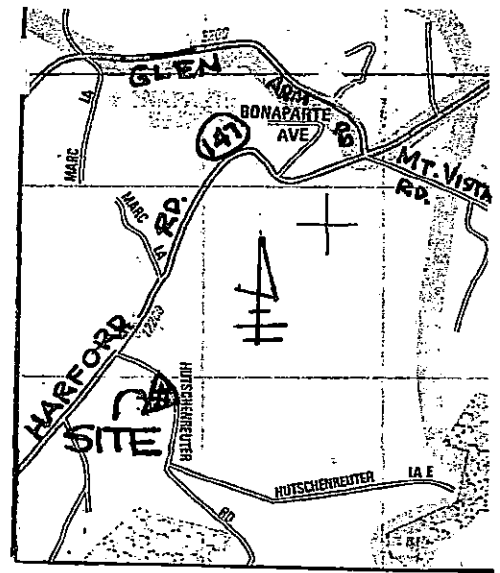
Critical Top Width: 38.11 ft

Calculated Max Shear Stress: 4.7214 lb/ft²

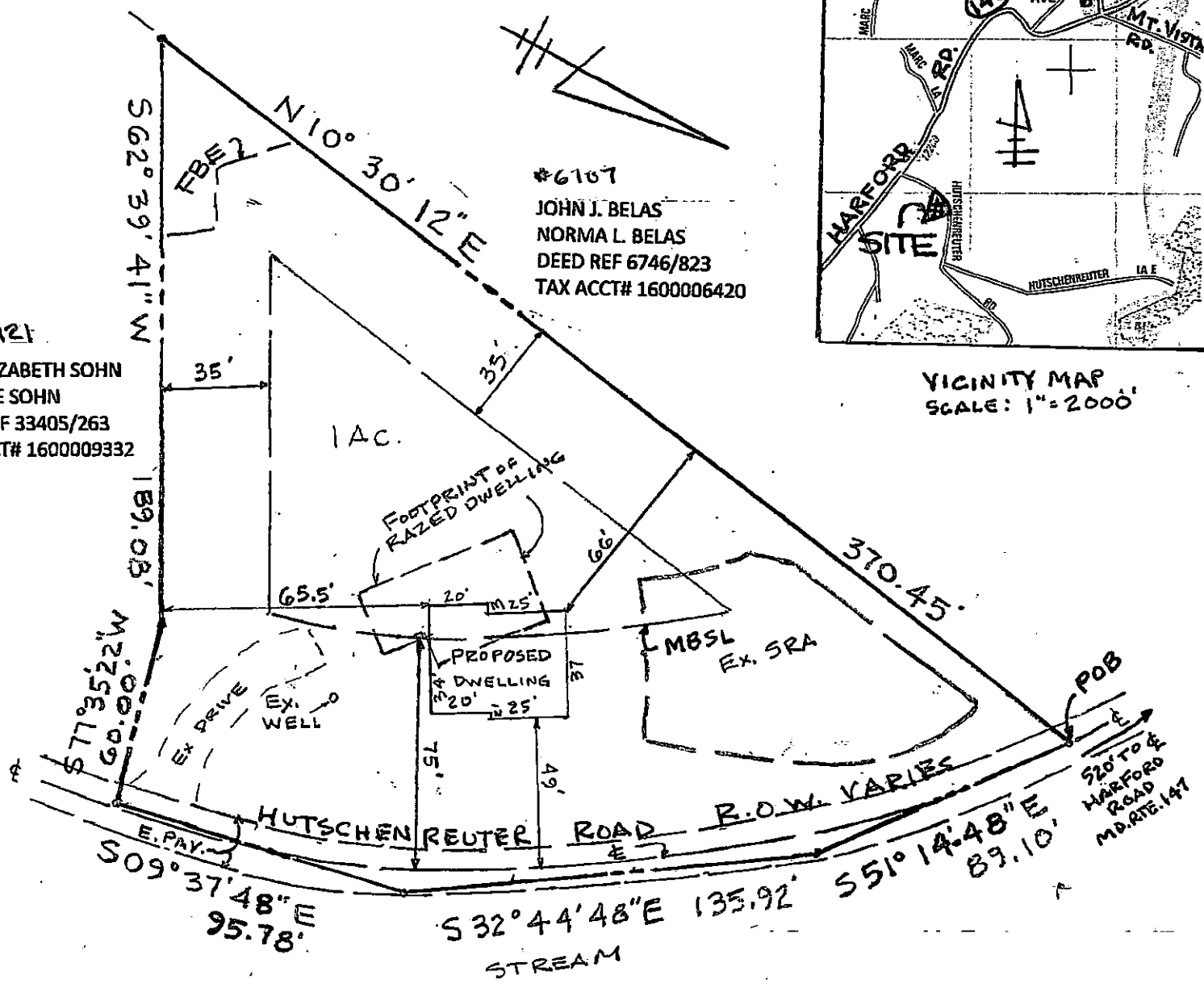
Calculated Avg Shear Stress: 2.3047 lb/ft²

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VICINITY MAP
 SCALE: 1"=2000'



ZONING HEARING PLAN FOR VARIANCE
 ADDRESS: 6111 HUTSCHENREUTER RD.
 OWNERS: ROBERT & SHARON STARK
 TAX MAP 54 GRID 21 PARCEL 432
 TAX ACCT NO. 1101029060
 DEED REF: 39624/194

GENERAL NOTES

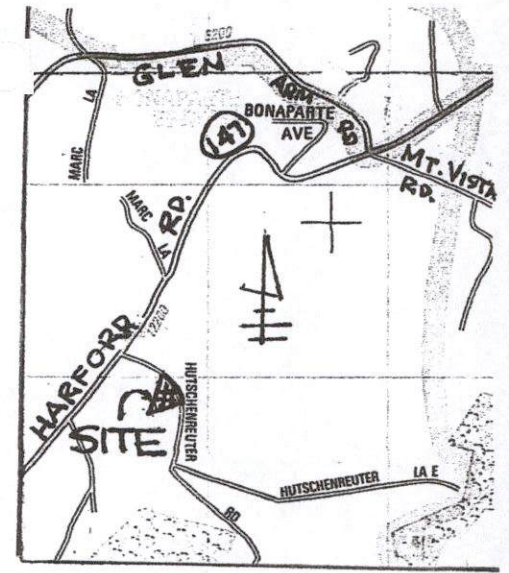
ZONING MAP# 05483
 SITE ZONED: RC2
 ELECTION DISTRICT: 11
 COUNCIL DISTRICT: 5
 LOT AREA ACREAGE: 1.0042
 OR SQUARE FEET: 43,743
 HISTORIC: NO
 IN CBCA: NO
 IN FLOOD PLAIN: NO
 WATER IS:
 PUBLIC PRIVATE X
 SEWER IS:
 PUBLIC PRIVATE X
 PRIOR HEARING? NO

PREPARED BY:
 CRAIG CONSULTING, LLC
 7024 GREENBANK RD.
 BALTIMORE, MD 21220
 SCALE: 1"=50' DATE 1/19/18

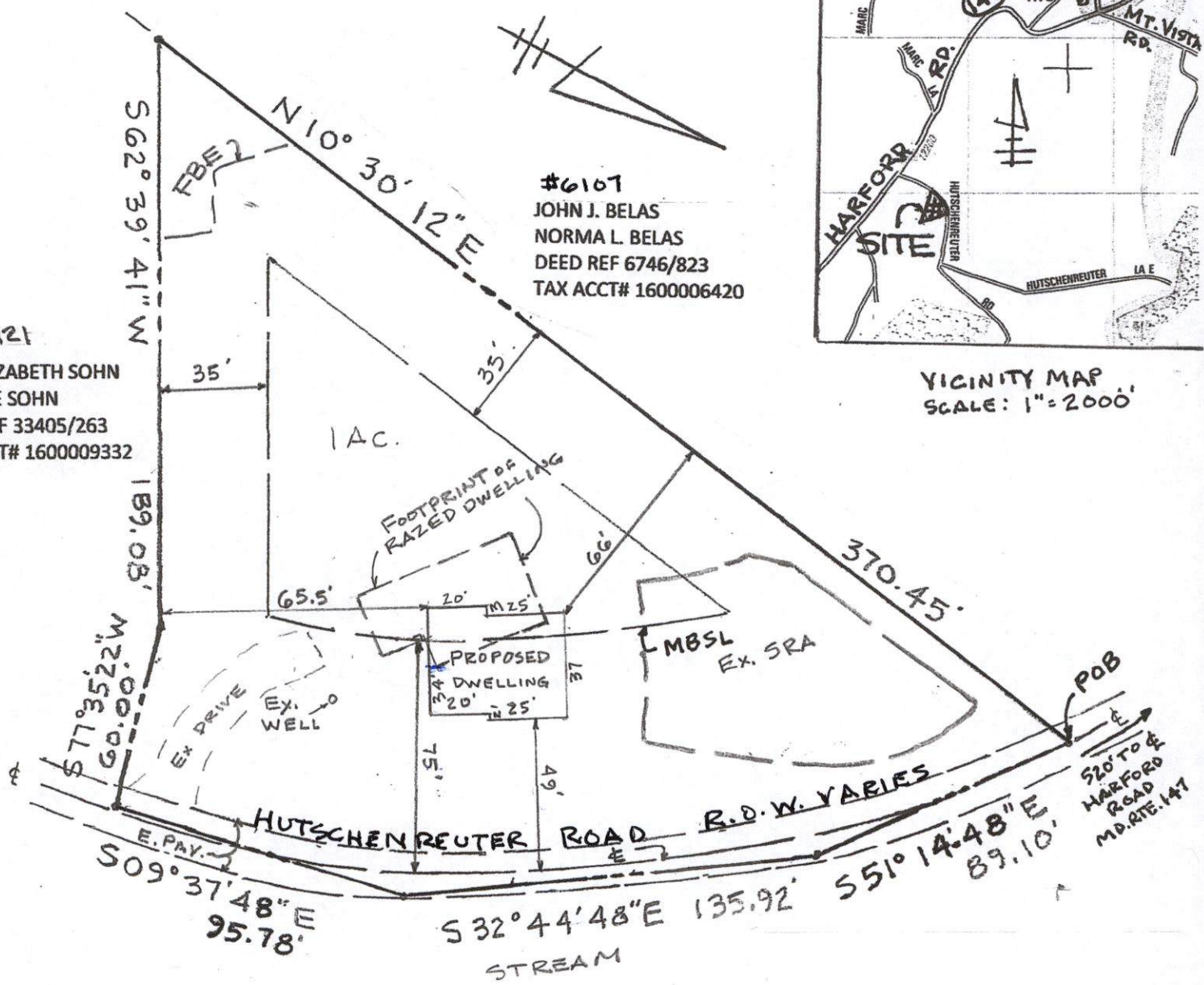
2018-0216-A

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VICINITY MAP
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ZONING HEARING PLAN FOR VARIANCE
 ADDRESS: 6111 HUTSCHENREUTER RD.
 OWNERS: ROBERT & SHARON STARK
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 TAX ACCT NO. 1101029060
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 WATER IS:
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 SEWER IS:
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 PRIOR HEARING? NO

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2018-0216-A

1115000125

1119073450

1600006420

6107

054B3

RC 2

11 ED

NE 15-H

5 CD

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

1101029060

SITE

HUTSCHENREUTER RD

1600009332

6121

1119076050

2200025432

1102024200

2018-0216-A