

MEMORANDUM

DATE: August 20, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0313-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on August 17, 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: **PETITIONS FOR SPECIAL HEARING *
AND VARIANCE**

(11638 Greenspring Avenue) *
3rd Election District *
2nd Council District *

Joshua & Ashley Hines *
Legal Owners *
Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2018-0313-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of Joshua & Ashley Hines, legal owners ("Petitioners"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("BCZR") to approve a proposed dwelling addition with a side yard setback of 3 ft. in lieu of the minimum required 50 ft. In addition, a petition for Variance seeks to permit an existing accessory building (detached garage) to be located in the side and rear in lieu of the required rear yard. A site plan was marked and accepted into evidence as Petitioners' Exhibit 1.

Joshua and Ashley Hines appeared in support of the requests. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. A substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Environmental Protection and Sustainability ("DEPS"). That agency did not oppose the requests.

SPECIAL HEARING

The subject property is approximately 1.59 acres in size and zoned RC-5. The property is improved with a single-family dwelling constructed in 1946 and a detached garage. Petitioners

ORDER RECEIVED FOR FILING

Date 7/18/18

By Sen

propose to construct a 2-story addition (approximately 32' x 22') off the rear of the dwelling. The existing single-family dwelling is situated approximately 3-4' from the property boundary and the new addition would be constructed in line with the side foundation wall and would maintain the 3-4' setback. As such the petition for special hearing will be granted.

VARIANCE

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

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

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

Petitioners must contend with long-existing site improvements and thus the property is unique. If the Regulations were strictly interpreted Petitioners would experience a practical difficulty because they would be unable to construct the proposed dwelling addition. 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 lack of community and/or Baltimore County opposition.

THEREFORE, IT IS ORDERED this 18th day of **July, 2018**, by this Administrative Law Judge, that the Petition for Special Hearing pursuant to § 500.7 of the Baltimore County Zoning Regulations ("BCZR") to approve a proposed dwelling addition with a side yard setback of 3 ft. in lieu of the minimum required 50 ft., be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance to permit an existing accessory building (detached garage) to be located in the side and rear in lieu of the required rear yard, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

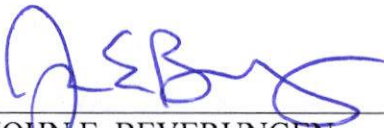
Date 7/18/18

By Sen

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. Petitioners or subsequent owners shall not convert the detached garage into a dwelling unit or apartment. The detached garage shall not contain any sleeping quarters, living area, kitchen and/or bathroom facilities.
3. The detached garage shall not be used for commercial purposes.
4. Petitioners must comply with the ZAC comment from DEPS, a copy of which is attached hereto and made a part hereof.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slm

ORDER RECEIVED FOR FILING

Date 7/18/18
By slm

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

MAY 22 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: May 22, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0313-SPHA
Address 11638 Greenspring Avenue
(Hines Property)

Zoning Advisory Committee Meeting of **May 28, 2018**.

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

1. Ground Water Management must review any proposed building permit(s) for a garage, since the house is served by well and septic.

Reviewer: Dan Esser

ORDER RECEIVED FOR FILING

Date 7/18/18

By Sen



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 11638 Greenspring Ave Lutherville, MD 21093 which is presently zoned RC-5
 Deed References: 3681/00475 10 Digit Tax Account # 03200001970/003200001971
 Property Owner(s) Printed Name(s) Joshua Hines, Ashley Hines

(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. X a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve a proposed dwelling addition with a side yard setback of 3 feet in lieu of the minimum required 50 feet pursuant to Sections 1A04.3.B.1.b(1) and 1A04.3.B.2.b, BC2R.

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) 400.1, BC2R, to permit an existing accessory building (detached garage) to be located in the side and rear in lieu of the required rear yard only,

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):

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name - Type or Print

Signature

Date

Mailing Address

City

State

By

Zip Code

Telephone #

Email Address

CASE NUMBER 2018-0313-JPHA Filing Date 5/15/18

Do Not Schedule Dates: Reviewer JF

Exhibit A

AS TO PARCEL NO. 1: Tax ID# 03-0320001970

BEGINNING FOR THE SAME IN THE CENTER OF THE GREEN SPRING AVENUE (FORMERLY DOVER ROAD) AT THE BEGINNING OF THE PARCEL OF LAND WHICH BY DEED DATED JUNE 5, 1934 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER C.W.B.JR. NO. 931, FOLIO 428 WAS CONVEYED BY MILDRED H. LIPS, UNMARRIED, TO CLARENCE W. ROBINSON AND WIFE, RUNNING THENCE BINDING IN THE CENTER OF SAID ROAD AND ON THE FIRST OF SOUTH 21 DEGREES 25 MINUTES EAST 223.88 FEET LINE OF SAID LAND SOUTH 21 DEGREES 25 MINUTES EAST 55 FEET, RUNNING THENCE FOR A LINE OF DIVISION SOUTH 69 DEGREES 56 MINUTES WEST 443.51 FEE TO INTERSECT THE THIRD OR NORTH 25 DEGREES 13 MINUTES WEST 237.10 FOOT LINE OF THE LAND HEREINBEFORE REFERRED TO, RUNNING THENCE BINDING ON SAID LAND NORTH 25 DEGREES 13 MINUTES WEST 55 FEET TO THE END THEREOF, RUNNING THENCE NORTH 69 DEGREES 56 MINUTES EAST 447.17 FEET TO THE PLACE OF BEGINNING. CONTAINING 56/100THS OF AN ACRE MORE OR LESS.

AS TO PARCEL NO. 2: TAX ID# 03-0320001971

BEGINNING FOR THE SAME IN THE CENTER OF GREEN SPRING AVENUE (FORMERLY DOVER ROAD) AND AT THE END OF THE FIRST LINE IN A DEED DATED JUNE 5, 1934 AN RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER CWB JR NO. 931 FOLIO 421 FROM CLARENCE W. ROBINSON AND WIFE TO ALVIN E. ROBINSON AND WIFE, AND RUNNING THENCE FROM SAID PLACE OF BEGINNING AND BINDING ON THE SECOND LINE OF THE SAID DEED, SOUTH 69 DEGREES 56 MINUTES WEST 447.17 FEET TO A STAKE, THENCE RUNNING WITH A PORTION OF THE THIRD LINE OF SAID DEED, NORTH 25 DEGREES 13 MINUTES WEST 100 FEET, MORE OR LESS AND THENCE LEAVING THE OUTLINE OF SAID DEED AND RUNNING FOR A LINE OF DIVISION NOW MADE AND INTENDED TO BE PARALLEL WITH THE FIRST LINE OF THIS DESCRIPTION, NORTH 69 DEGREES 56 MINUTES EAST 448 FEET, MORE OR LESS, TO THE CENTER ON GREEN SPRING AVENUE AND TO A POINT IN THE SAID FIRST OR SOUTH 21 DEGREES 25 MINUTES EAST 223.88 FEET LINE IN THE SAID DEED FROM ROBINSON TO ROBINSON, WHICH POINT IS 100 FEET FROM THE END THEREOF AND THENCE RUNNING WITH AND BINDING ON THE SAID LINE AND IN THE CENTER OF GREEN SPRING AVENUE, SOUTH 21 DEGREES 25 MINUTES EAST 100 FEET TO THE END OF THE SAID LINE AND TO THE PLACE OF BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY:



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 5654316

Sold To:

Ashley Hines - CU00660395
11638 Greenspring Ave
Lutherville Timonium, MD 21093-1410

Bill To:

Ashley Hines - CU00660395
11638 Greenspring Ave
Lutherville Timonium, MD 21093-1410

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

Jun 26, 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: 2018-0313-SPHA
11638 Greenspring Avenue
SW/s Greenspring Avenue, 67 ft. S/of centerline of Broadway Road 3rd
Election District - 2nd Councilmanic District
Legal Owners: Joshua & Ashley Hines
Special Hearing to determine whether or not the Administrative Law Judge should approve a proposed dwelling addition with a side yard setback of 3 ft. in lieu of the minimum required 50 ft. Variance to permit an existing accessory building (detached garage) to be located in the side and rear in lieu of the required rear yard only.
Hearing: Tuesday, July 17, 2018 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204
/s/ 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.
JEFFERSONIAN 6/26/2018 #5654316

The Baltimore Sun Media Group

By

S. Wilkinson

Legal Advertising

Debra Wiley

JB 7-17-18
11 Am

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Sunday, July 15, 2018 10:38 PM
To: Administrative Hearings
Subject: Certification Case # 2018-0313-SPHA
Attachments: Cert. Greenspring Ave..jpeg; 2nd Sign Case# 2018-0313-SPHA.docx

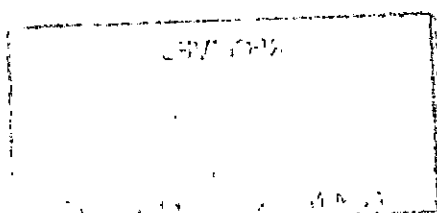
Hi Sherry,

Just a note to let you know the signs were rephotographed on July 15, 2018 for Case # 2018-0313-SPHA @ 11638 Greenspring Avenue. The Certs are attached.
Have a nice day,

Linda

Linda O'Keefe
523 Penny Lane
Hunt Valley MD 21030
Phone # 410-666-5366
Cell# 443-604-6431
Fax# 410-666-0929
luckylinda1954@yahoo.com





SECOND CERTIFICATE OF POSTING

ATTENTION: SHERRY NUFFER

DATE: 7/15/2018

Case Number: 2018-0313-SPHA

Petitioner / Developer: JOSHUA & ASHLEY HINES

Date of Hearing: JULY 17, 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:
11638 GREENSPRING AVENUE

The sign(s) were posted on: JUNE 21, 2018

The sign(s) were re-photographed on: JULY 15, 2018



Linda O'Keefe
(Signature of Sign Poster)

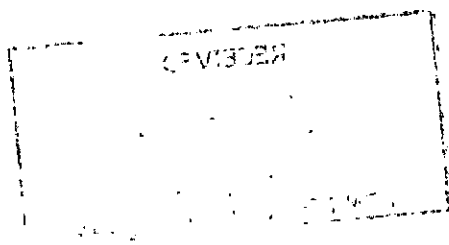
Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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

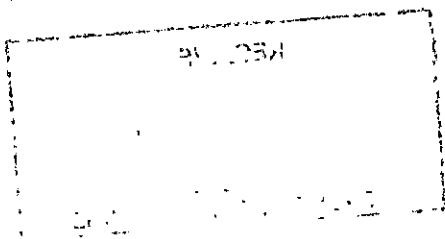






2nd Sign Case # 2018-0313-SPHA @ 11638 Greenspring Ave.
Re-Photographed on 7/15/2018





CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 6/21/2018

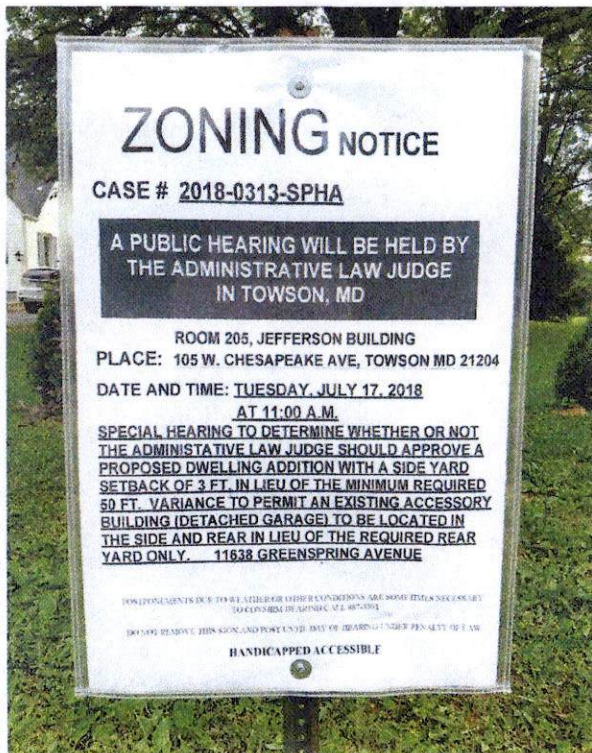
Case Number: 2018-0313-SPHA

Petitioner / Developer: JOSHUA & ASHLEY HINES

Date of Hearing: JULY 17, 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:
11638 GREENSPRING AVENUE

The sign(s) were posted on: JUNE 21, 2018



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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



Background Photos Sign # (1) & Sign # (2) Case # 2018-0313-SPHA
11638 Greenspring Avenue



KEVIN KAMENETZ
County Executive

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

June 5, 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: 2018-0313-SPHA

11638 Greenspring Avenue

SW/s Greenspring Avenue, 67 ft. S/of centerline of Broadway Road

3rd Election District – 2nd Councilmanic District

Legal Owners: Joshua & Ashley Hines

Special Hearing to determine whether or not the Administrative Law Judge should approve a proposed dwelling addition with a side yard setback of 3 ft. in lieu of the minimum required 50 ft. Variance to permit an existing accessory building (detached garage) to be located in the side and rear in lieu of the required rear yard only.

Hearing: Tuesday, July 17, 2018 at 11:00 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: Joshua & Ashley Hines, 11638 Greenspring Avenue, Lutherville 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JUNE 27, 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.**

Joshua & Ashley Hines 1954@yahoo.com

TO: PATUXENT PUBLISHING COMPANY
Tuesday, June 26, 2018 Issue - Jeffersonian

Please forward billing to:

Ashley Hines
11638 Greenspring Avenue
Lutherville, MD 21093

443-537-3534

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: 2018-0313-SPHA

11638 Greenspring Avenue
SW/s Greenspring Avenue, 67 ft. S/of centerline of Broadway Road
3rd Election District – 2nd Councilmanic District
Legal Owners: Joshua & Ashley Hines

Special Hearing to determine whether or not the Administrative Law Judge should approve a proposed dwelling addition with a side yard setback of 3 ft. in lieu of the minimum required 50 ft. Variance to permit an existing accessory building (detached garage) to be located in the side and rear in lieu of the required rear yard only.

Hearing: Tuesday, July 17, 2018 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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

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

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE * OF ADMINISTRATIVE
11638 Greenspring Ave.; SW/S of Greenspring*
Avenue, 67' S of c/line of Broadway Road * HEARINGS FOR
3rd Election & 2nd Councilmanic Districts * BALTIMORE COUNTY
Legal Owner(s): Joshua & Ashley Hines *
Petitioner(s) *
* 2018-313-SPHA

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

RECEIVED

MAY 23 2018

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 23rd day of Ma, 2018, a copy of the foregoing Entry of Appearance was mailed to Joshua & Ashley Hines, 11638 Greenspring Avenue, Lutherville, Maryland 21093, 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: 2018-0313-SPHA
Property Address: 11638 Greenspring Avenue
Property Description: SW/s of Greenspring Avenue, 67 feet SE of
Broadway
Legal Owners (Petitioners): Joshua & Ashley Hines
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Ashley Hines
Company/Firm (if applicable): _____
Address: 11638 Greenspring Ave
Lutherville, MD 21093
Telephone Number: 410-537-3534



DONALD I. MOHLER III
County Executive

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

July 12, 2018

Joshua & Ashley Hines
11638 Greenspring Avenue
Lutherville MD 21093

RE: Case Number: 2018-0313 SPHA, Address: 11638 Greenspring Avenue

Dear Mr. & Ms. Hines:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 15, 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 black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel



STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor

Boyd K. Rutherford
Lt. Governor

Pete K. Rahn
Secretary

Gregory Slater
Administrator

Date: 5/25/18

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. 2018-0313-SHA.

*Special Hearing, Variance
Joshua & Ashley Hines
11638 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

7-17

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 6/11/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-313



INFORMATION:

Property Address: 11638 Greenspring Avenue
Petitioner: Joshua Hines, Ashley Hines
Zoning: RC 5
Requested Action: Special Hearing, Variance

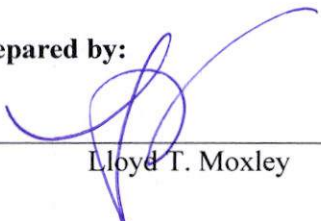
The Department of Planning has reviewed the petition for a special hearing to approve a proposed dwelling addition with a side yard setback of three feet in lieu of the minimum required 50 feet pursuant to Section 1A04.3.B.1.b (1) and 1A04.3.B.2.b, BCZR (Baltimore County Zoning Regulations) and a variance from section 400.1, BCZR, to permit an existing accessory building (detached garage) to be located on the side and rear in lieu of the required rear yard only.

A site visit was conducted on June 6, 2018. The site is currently occupied by a single family residential dwelling. The structure is located approximately 93 feet from the front of the lot off of Greenspring Avenue. The plan proposes a two story frame addition to the back of the dwelling as well as a detached garage.

The Department of Planning has no objections to this request

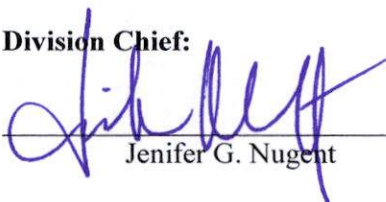
For further information concerning the matters stated herein, please contact Wally Lippincott at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

AVA/JGN/LTM/

c: Wally Lippincott
Ashley Hines
Office of the Administrative Hearings
People's Counsel for Baltimore County



[Handwritten signature]

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: June 18, 2018

FROM: *MD*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 28, 2018
Item No. 2018-0312-A, 0313-SPHA, 0314-A, 0315-A and 0318-A

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

*

*

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*

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VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

MAY 22 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: May 22, 2018

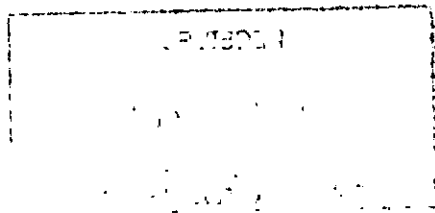
SUBJECT: DEPS Comment for Zoning Item # 2018-0313-SPHA
Address 11638 Greenspring Avenue
(Hines Property)

Zoning Advisory Committee Meeting of **May 28, 2018**.

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

1. Ground Water Management must review any proposed building permit(s) for a garage, since the house is served by well and septic.

Reviewer: Dan Esser



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 6/11/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-313

INFORMATION:

Property Address: 11638 Greenspring Avenue
Petitioner: Joshua Hines, Ashley Hines
Zoning: RC 5
Requested Action: Special Hearing, Variance

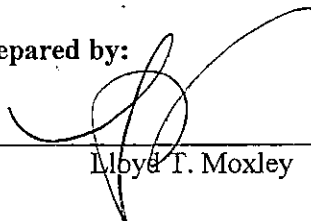
The Department of Planning has reviewed the petition for a special hearing to approve a proposed dwelling addition with a side yard setback of three feet in lieu of the minimum required 50 feet pursuant to Section 1A04.3.B.1.b (1) and 1A04.3.B.2.b, BCZR (Baltimore County Zoning Regulations) and a variance from section 400.1, BCZR, to permit an existing accessory building (detached garage) to be located on the side and rear in lieu of the required rear yard only.

A site visit was conducted on June 6, 2018. The site is currently occupied by a single family residential dwelling. The structure is located approximately 93 feet from the front of the lot off of Greenspring Avenue. The plan proposes a two story frame addition to the back of the dwelling as well as a detached garage.

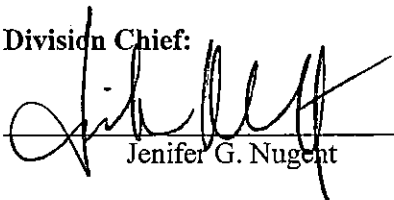
The Department of Planning has no objections to this request

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

Prepared by:


Mbye T. Moxley

Division Chief:


Jenifer G. Nugent

AVA/JGN/LTM/

c: Wally Lippincott
Ashley Hines
Office of the Administrative Hearings
People's Counsel for Baltimore County

CASE NAME 2018-0313-SPHA
CASE NUMBER _____
DATE 7-17-2018

[illegible]

C H E C K L I S TComment ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment6/18DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)No Comment5/22DEPS
(if not received, date e-mail sent _____)Comment

FIRE DEPARTMENT

6/11PLANNING
(if not received, date e-mail sent _____)No obj5/25

STATE HIGHWAY ADMINISTRATION

No Objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 6/26/18SIGN POSTING (1st) Date: 6/21/18 by O'KeefeSIGN POSTING (2nd) Date: 7/15/18 by O'KeefePEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

2018-02-13-
SF-11A

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 03 Account Number - 0320001970			
Owner Information					
Owner Name:	HINES ASHLEY HINES JOSHUA		Use:	RESIDENTIAL	
Mailing Address:	11638 GREENSPRING AVE LUTHERVILLE MD 21093-		Principal Residence:	YES	
			Deed Reference:	/36841/ 00475	
Location & Structure Information					
Premises Address:	11638 GREENSPRING AVE LUTHERVILLE 21093-1410		Legal Description:	* WS GREENSPRING AVE 5 OF CAVES RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0059	0003	0282		0000	
					Assessment Year: 2017
					Plat No: 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	
1946	1,497 SF	600 SF	24,472 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1 1/2	YES	STANDARD UNIT	SIDING	2 full	1 Detached
					Last Major Renovation
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2017	07/01/2017	07/01/2018	
Land:	95,100	95,100			
Improvements	125,100	174,100			
Total:	220,200	269,200	236,533	252,867	
Preferential Land:	0			0	
Transfer Information					
Seller: SADIK ZANE A		Date: 11/04/2015		Price: \$284,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /36841/ 00475		Deed2:	
Seller: TARBET JAMES P		Date: 04/06/2011		Price: \$251,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /30845/ 00103		Deed2:	
Seller:		Date:		Price: \$0	
Type:		Deed1: /04187/ 00076		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:			

Real Property Data Search (w3)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 03 Account Number - 0320001970			
Owner Information					
Owner Name:	HINES ASHLEY HINES JOSHUA		Use:	RESIDENTIAL	
Mailing Address:	11638 GREENSPRING AVE LUTHERVILLE MD 21093-		Principal Residence:	YES	
			Deed Reference:	/36841/ 00475	
Location & Structure Information					
Premises Address:		11638 GREENSPRING AVE LUTHERVILLE 21093-1410		Legal Description:	* WS GREENSPRING AVE 5 OF CAVES RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0059	0003	0282		0000	
				Assessment Year:	Plat No:
				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	
1946	1,497 SF	600 SF	24,472 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1 1/2	YES	STANDARD UNIT	SIDING	2 full	1 Detached
Last Major Renovation					
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2017	07/01/2017	07/01/2018
Land:		95,100	95,100		
Improvements		125,100	174,100		
Total:		220,200	269,200	236,533	252,867
Preferential Land:		0			0
Transfer Information					
Seller: SADIK ZANE A		Date: 11/04/2015		Price: \$284,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /36841/ 00475		Deed2:	
Seller: TARBET JAMES P		Date: 04/06/2011		Price: \$251,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /30845/ 00103		Deed2:	
Seller:		Date:		Price: \$0	
Type:		Deed1: /04187/ 00076		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 06/29/2016					
Homeowners' Tax Credit Application Information					

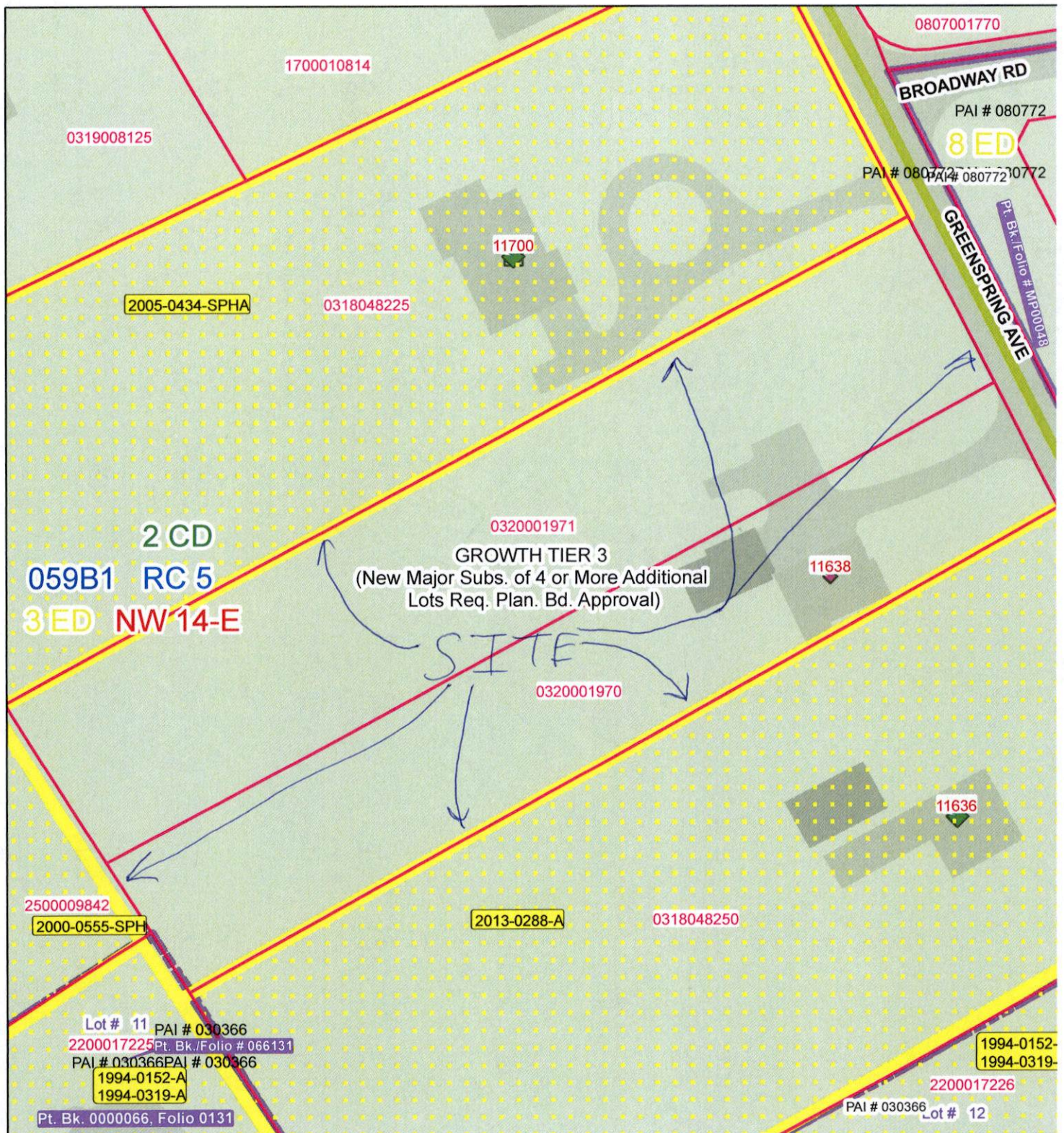
Real Property Data Search (w3)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 03 Account Number - 0320001971			
Owner Information					
Owner Name:	HINES ASHLEY HINES JOSHUA		Use:	RESIDENTIAL	
Mailing Address:	11638 GREENSPRING AVE LUTHERVILLE MD 21093-		Principal Residence:	NO	
			Deed Reference:	/36841/ 00475	
Location & Structure Information					
Premises Address:		GREENSPRING AVE LUTHERVILLE 21093-0000		Legal Description:	1.03 AC WS GREENSPRING AV 2640 S OF CAVES RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0059	0003	0281		0000	
				Assessment Year:	Plat No:
				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	
			1.0300 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
			01/01/2017	07/01/2017	07/01/2018
Land:		10,300	10,100		
Improvements		0	0		
Total:		10,300	10,100	10,100	10,100
Preferential Land:		0			0
Transfer Information					
Seller: SADIK ZANE A		Date: 11/04/2015		Price: \$2,840,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /36841/ 00475		Deed2:	
Seller:		Date: 05/27/2011		Price: \$251,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /30845/ 00103		Deed2:	
Seller:		Date:		Price: \$0	
Type:		Deed1: /04187/ 00078		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:					

44,867
24,472
69,339

138 Greenspring Avenue



Publication Date: 5/4/2018



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



0 15 30 60 90 120 Feet

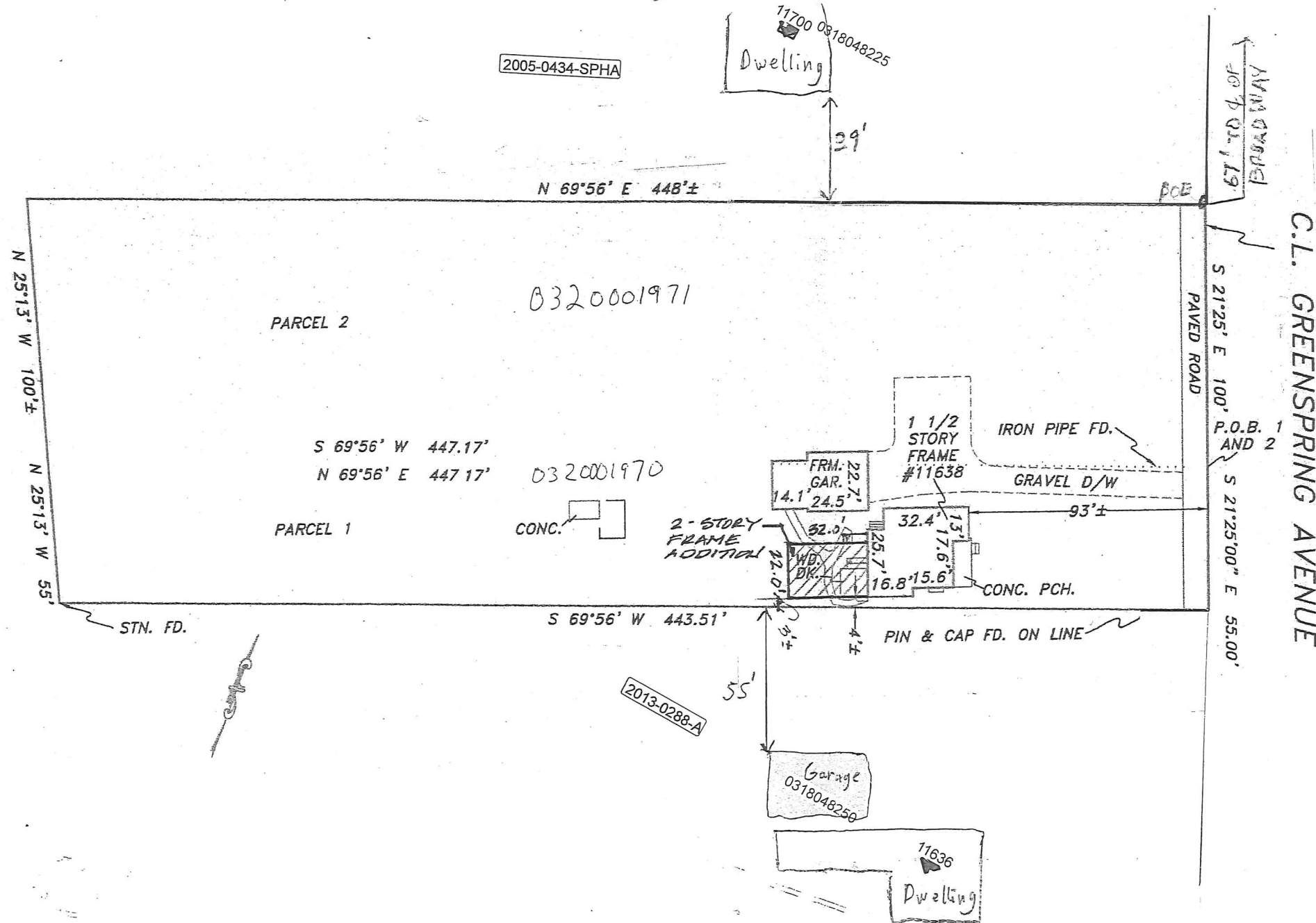
1 inch = 60 feet

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

ADDRESS 11638 Greenspring Avenue OWNER(S) NAME(S) Joshua & Ashley Hines

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

PLAT BOOK# _____ FOLIO# _____ 10 DIGIT TAX# 0320001971 DEED REF.# 36841/00476
0320001970 36841/00470

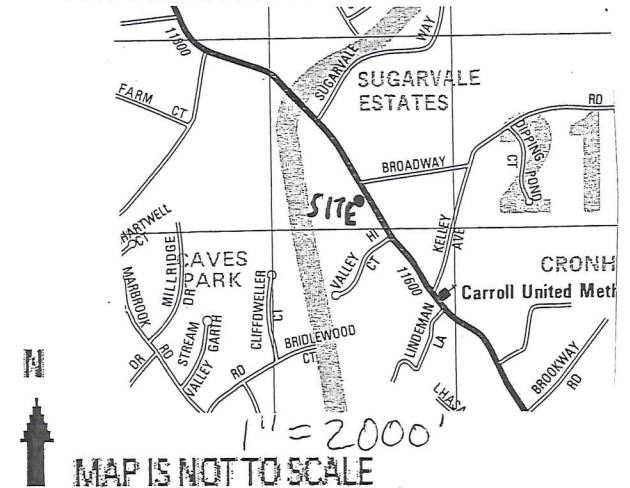


PLAN DRAWN BY Ashley Hines

DATE 5-10-18

SCALE: 1 INCH = 50 FEET

SITE VICINITY MAP



ZONING MAP# 05981

SITE ZONED RC5

ELECTION DISTRICT 3

COUNCIL DISTRICT 2

LOT AREA ACREAGE 1.59

OR SQUARE FEET 69,339

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE X

SEWER IS:

PUBLIC _____ PRIVATE X

PRIOR HEARING? NONE

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

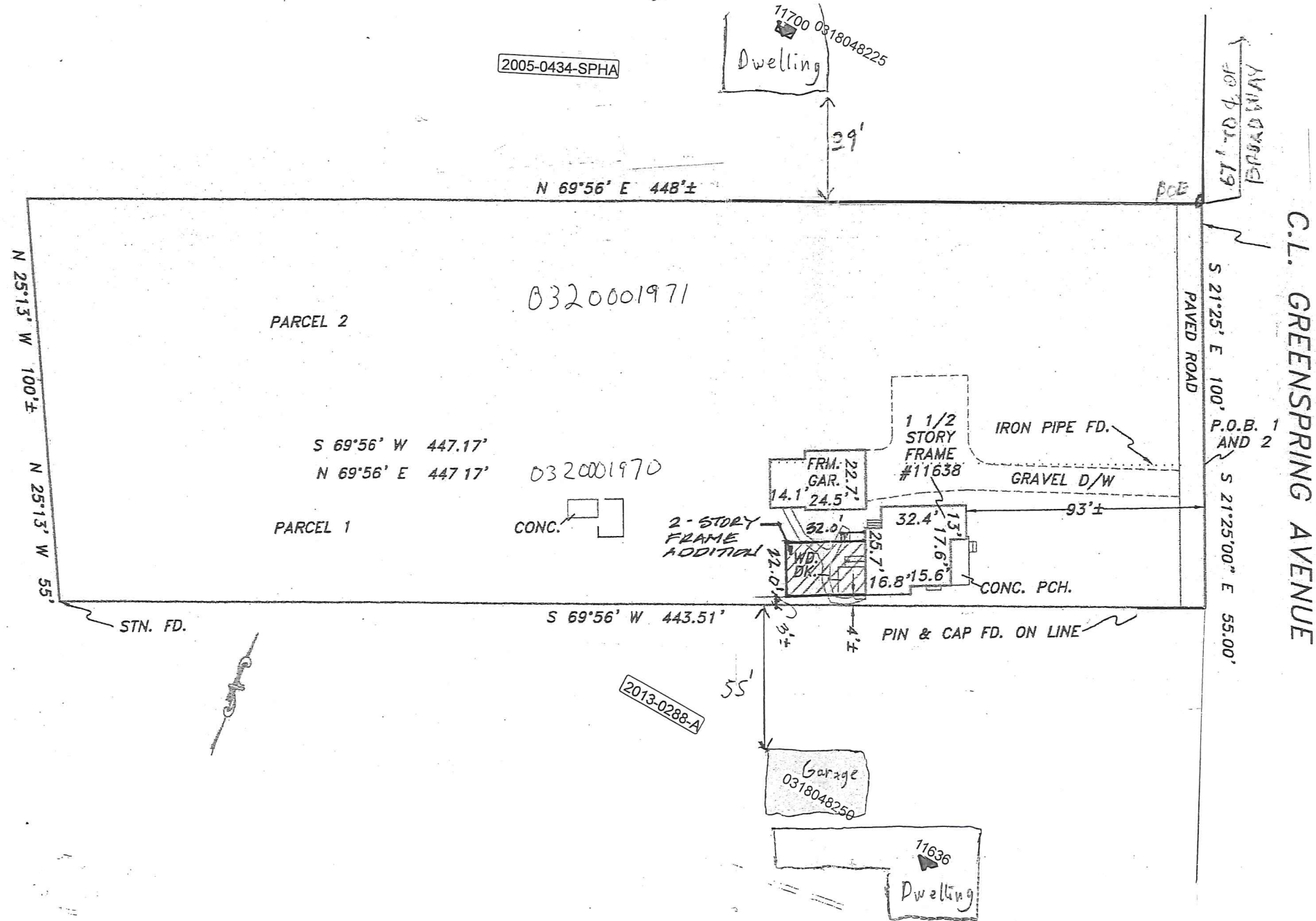
VIOLATION CASE INFO:

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

ADDRESS 11638 Greenspring Avenue OWNER(S) NAME(S) Joshua & Ashley Hines

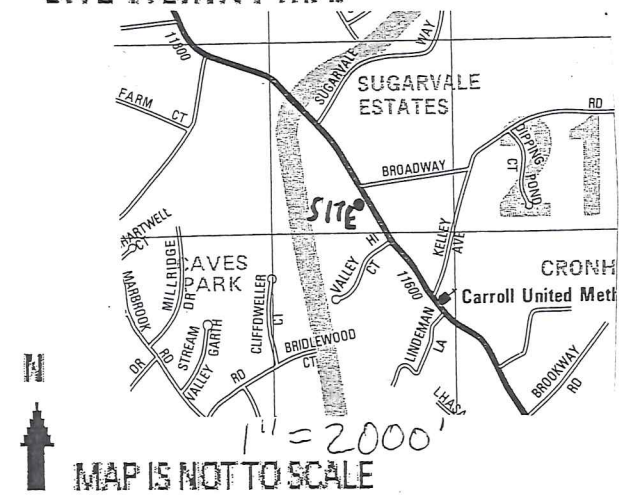
SUBDIVISION NAME _____ LOT# _____ BLOCK# _____ SECTION# _____

PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 0320001971 DEED REF. # 36841/00416
0320001970 36841/00470



PLAN DRAWN BY Ashley Hines DATE 5-10-18 SCALE: 1 INCH = 50 FEET

SITE VICINITY MAP



ZONING MAP# 05981

SITE ZONED RC5

ELECTION DISTRICT 3

COUNCIL DISTRICT 2

LOT AREA ACREAGE 1.59

OR SQUARE FEET 69,339

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE X

SEWER IS:

PUBLIC _____ PRIVATE X

PRIOR HEARING? NONE

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PETS-NO.1