

M E M O R A N D U M

DATE: April 12, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0184-SPHA - Appeal Period Expired

The appeal period for the above-referenced case expired on April 11, 2019. 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

(10600 Park Heights Avenue) *

3rd Election District

2nd Council District *

A. Chapin Dupree & Franca S. Kraenzlin *

Legal Owners

Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2019-0184-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 A. Chapin Dupree & Franca S. Kraenzlin, legal owners (“Petitioners”). The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (“BCZR”) to approve an accessory apartment located in a detached structure (garage) on the property. In addition, a Petition for Variance was filed pursuant to BCZR Sections 400.3 and 400.1 to allow an existing accessory structure 25 ft. in height in lieu of the permitted 15 ft., located in the front yard in lieu of the rear yard, with an area of 2,406 sq. ft. in lieu of the maximum 1,200 sq. ft. A site plan was marked and accepted into evidence as Petitioners’ Exhibit 1.

Professional engineer Rick Richardson 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 BCZR. Substantive Zoning Advisory Committee (“ZAC”) comments were received from the Department of Environmental Protection and Sustainability (“DEPS”), and the Department of Planning (“DOP”). Neither of the reviewing agencies oppose the request.

By _____
Date _____
3/12/19
ORDER RECEIVED FOR FILING

SPECIAL HEARING

While an accessory apartment is permitted without a hearing when located within a single-family dwelling, a special hearing is required for such a use in an accessory building. BCZR §400.4. The subject property is split-zoned RC-2 and RC-5 and is approximately 13.6 acres in size. Mr. Richardson noted that due to the size of the parcel and the topography, the improvements are barely visible from Park Heights Avenue. There is no indication using the existing two-story garage for an accessory apartment would have any discernable impact upon the community. As such the petition will be granted.

VARIANCE

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

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

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

The large parcel has an irregular shape similar to an arrowhead, and is therefore unique. If the Regulations were strictly interpreted, Petitioners would experience a practical difficulty because they would be unable to use the existing structure for the accessory apartment. 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 County and/or community opposition.

THEREFORE, IT IS ORDERED this 12th day of **March, 2019**, by this Administrative Law Judge, that the Petition for Special Hearing to approve an accessory apartment located in a detached structure (garage) on the property, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

2 Date

By

3/12/19
sen

IT IS FURTHER ORDERED that the Petition for Variance pursuant to BCZR Sections 400.3 and 400.1 to allow an existing accessory structure (garage) 25 ft. in height in lieu of the maximum 15 ft., located in the front yard in lieu of the rear yard, with an area of 2,406 sq. ft. in lieu of the maximum 1,200 sq. 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 prior to issuance of permits comply with the ZAC comment submitted by DEPS, a copy of which is attached.
3. The accessory building (garage) shall not be used for principal residential or commercial purposes.
4. Prior to issuance of a use permit for the accessory apartment Petitioners must submit to the Department of Permits, Approvals & Inspections (on a form approved by that agency) and file among the land records in circuit court the Declaration of Understanding referenced in BCZR §400.4.

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:sln

ORDER RECEIVED FOR FILING

Date 3/12/19
By sln



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 10600 Park Heights Avenue which is presently zoned RC-2 & RC-5

Deed Reference 38780/342 10 Digit Tax Account # 2000005050 & 2000005051

Property Owner(s) Printed Name(s) A. Chapin Seiler Dupree & Franca Sara Kraenzlin

(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 detached accessory living structure on the property per Section 400.4

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) 400.3 to allow an existing accessory structure to be 25' tall in lieu of the permitted 15', and 400.1 to allow an existing accessory structure to be in the front yard in lieu of the rear yard. AND TO PERMIT AN AREA OF 2406^{sq} IN LIEU OF THE MAXIMUM PERMITTED 1200 SF

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 THE 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 _____

CASE NUMBER 2019-0184SPHA Filing Date 12/7/18

Legal Owners (Petitioners):

A. Chapin Dupree / Franca S. Kraenzlin
Name #1 - Type or Print Name #2 - Type or Print

Signature #1 _____ Signature #2 _____

10600 Park Heights Owings Mills, MD
Mailing Address City State

21117 / 617-230-7050 / chapin.dupree@gmail.com
Zip Code Telephone # Email Address

Representative to be contacted:

Richardson Engineering, LLC
Name - Type or Print

Signature _____

30 E. Padonia Road, Suite 500 Timonium MD
Mailing Address City State

21093 / 410-560-1502 / Rick@RichardsonEngineering.net
Zip Code Telephone # Email Address

Do Not Schedule Dates: _____ Reviewer SCM

REV. 10/4/11

REMOVED 1/9/19
Jar

**ZONING DESCRIPTION FOR
10600 PARK HEIGHTS AVENUE
THIRD ELECTION DISTRICT
2ND COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the northwest corner of the property;

(L1) South 81 degrees 56 minutes 05 seconds East 385.64 feet, (L2) South 07 degrees 36 minutes 55 seconds West 24.00 feet, (L3) South 82 degrees 23 minutes 05 seconds East 150.00 feet, (L4) North 07 degrees 36 minutes 55 seconds East 24.00 feet, (L5) South 82 degrees 23 minutes 05 seconds East 95.89 feet, to intersect the west side of Park Heights Avenue, approximately 1600 feet north of the intersection of Burnside Farm Road (L6) South 01 degrees 45 minutes 50 seconds West 692.73 feet, (L7) South 04 degrees 48 minutes 30 seconds West 51.31 feet, (L8) South 06 degrees 04 minutes 30 seconds West 49.42 feet, (L9) South 09 degrees 15 minutes West 73.81 feet, (L10) South 15 degrees 42 minutes West 48.12 feet, (L11) South 23 degrees 41 minutes West 47.78 feet, (L12) South 40 degrees 37 minutes 30 seconds West 47.99 feet, (L13) South 47 degrees 33 minutes 30 seconds West 48.47 feet, (L14) South 52 degrees 18 minutes 30 seconds West 48.96 feet, (L15) South 55 degrees 31 minutes 30 seconds West 49.64 feet, (L16) South 56 degrees 25 minutes 30 seconds West 50.23 feet, (L17) South 53 degrees 45 minutes 30 seconds West 51.14 feet, (L18) South 47 degrees 44 minutes 30 seconds West 51.53 feet, (L19) South 42 degrees 03 minutes 30 seconds West 51.22 feet, (L20) South 37 degrees 40 minutes 30 seconds West 51.29 feet, (L21) South 32 degrees 16 minutes 30 seconds West 51.48 feet, (L22) South 26 degrees 23 minutes 30 seconds West 51.41 feet, (L23) South 21 degrees 30 minutes 30 seconds West 51.18 feet, (L24) South 17 degrees 11 minutes 30 seconds West 51.08 feet, (L25) North 13 degrees 05 minutes 30 seconds West 51.06 feet, (L26) South 09 degrees 05 minutes 30 seconds West 10.62 feet, to the intersection of Burnside Farm Road with Park Heights Avenue (L27) North 08 degrees 11 minutes 30 seconds West 800.72 feet, (L28) North 00 degrees 25 minutes 40 seconds West 491.44 feet, (L29) North 00 degrees 25 minutes 40 seconds West 300.00 feet to the point of beginning;

Containing a net area of 700,924 square feet, or 16.09 acres of land, more or less.

The Daily Record

11 East Saratoga Street

Baltimore, MD 21202-2199

(443) 524-8100

<http://www.thedailyrecord.com>

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in: **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

2/8/2019



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Order #: 11686923
Case #: 2019-0184-SPH
Description:

NOTICE OF ZONING HEARING CASE NUMBER:
2019-0184-SPH

Baltimore County

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: 2019-0184-SPH

10600 Park Heights Avenue

N/corner of Park Heights Avenue and Burnside Farm Road

3rd Election District - 2nd Councilmanic District

Legal Owners: A. Chapin Dupree, Franca Kraenzlin

Special Hearing to permit a detached accessory living structure on the property. Variance to allow an existing accessory structure to be 25 ft. tall in lieu of the permitted 15 ft. and to allow an existing accessory structure to be in the front yard in lieu of the rear yard; and to permit an area of 2406 sq. ft. in lieu of the maximum permitted 1200 sq. ft.

Hearing: Friday, March 1, 2019 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Mike Mohler

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.

JS

183 2:12:11
10 AM

Debra Wiley

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Sunday, February 24, 2019 4:55 PM
To: Rick Richardson; Administrative Hearings
Subject: Recertification's For 2019-0184-SPHA
Attachments: Re-Cert 1 2019-0184-SPHA.doc; Re-Cert 2 2019-0184-SPHA.doc

Recertification's for 10600 Park Heights Avenue

CERTIFICATE OF POSTING

2019-0184-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

A> Chapin Dupree, Franca Kraenzlin

March 1, 2019

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

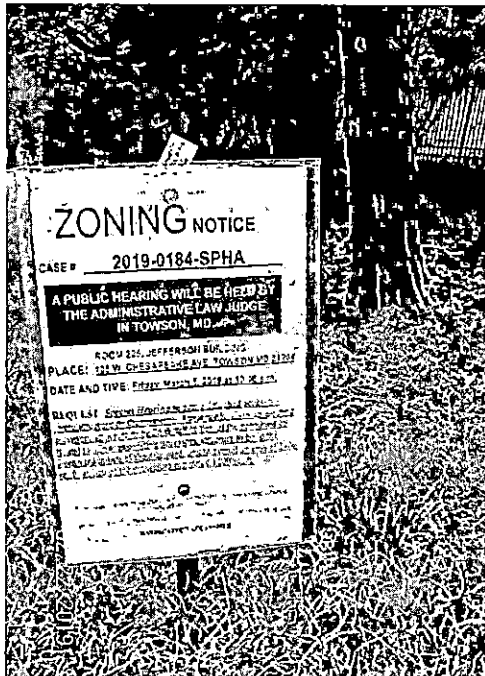
Ladies and Gentlemen:

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

10600 Park Heights Avenue **SIGN 1 Recertification**

February 9, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

February 22, 2019

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0184-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

A> Chapin Dupree, Franca Kraenzlin

March 1, 2019

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

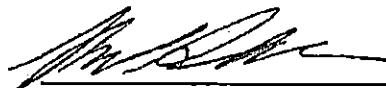
10600 Park Heights Avenue **SIGN 2 Recertification**

February 9, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,


(Signature of Sign Poster)

February 22, 2019
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0184-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

A> Chapin Dupree, Franca Kraenzlin

March 1, 2019

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

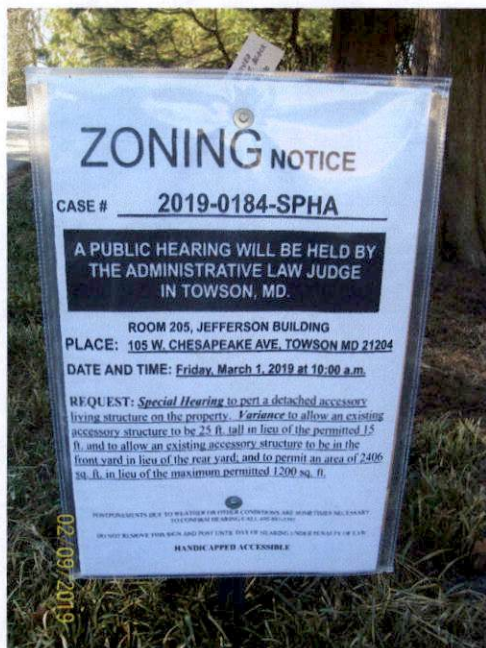
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

10600 Park Heights Avenue

SIGN 1

February 9, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

February 9, 2019

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0184-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

A> Chapin Dupree, Franca Kraenzlin

March 1, 2019

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

10600 Park Heights Avenue

SIGN 2

February 9, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

February 9, 2019

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0184-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

A> Chapin Dupree, Franca Kraenzlin

March 1, 2019

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

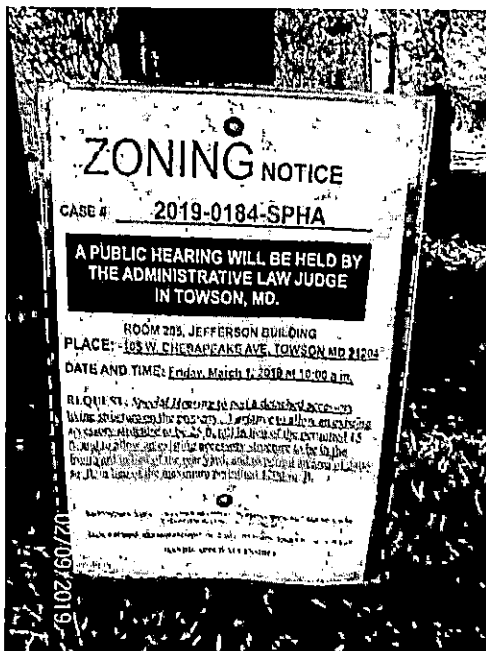
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

10600 Park Heights Avenue

SIGN 2

February 9, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

February 9, 2019

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410)-282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0184-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

A> Chapin Dupree, Franca Kraenzlin

March 1, 2019

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

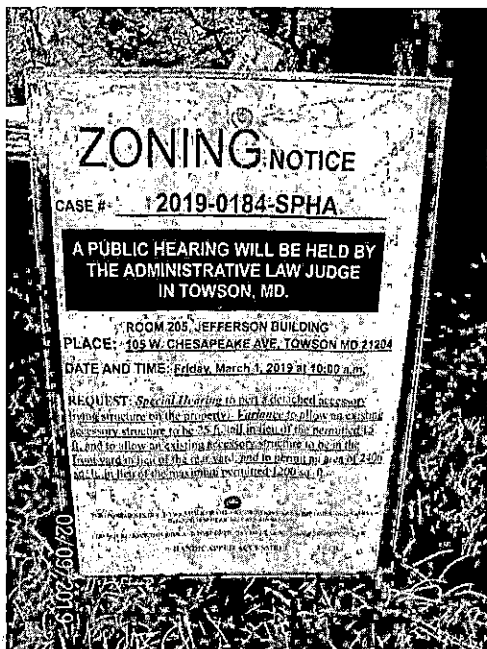
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

10600 Park Heights Avenue

SIGN 1

February 9, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

February 9, 2019

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

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

No. **1784**

PAID RECEIPT

Date:

1/9/19

BUSINESS ACTUAL TIME DRW

1/10/2019 1/09/2019 10:13:29 1

REG WSO1 WALKIN LJR

>>RECEIPT # 828877 1/09/2019 OFLN

Dept 5 528 ZONING VERIFICATION

CA # 178464

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					100.00

Recpt Tot \$ 100.00

.00 CK 100.00 CA

Baltimore County, Maryland

Total:

100.00

Rec

From:

DUPREE

For:

18600 Park Heights Ave.

REVISION CASE # 2019-0184-0040

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

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

No: **177726**

Date: **11/30/18**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 11/30/2018 11/30/2018 09:35:10

REG NS05 WALKIN LRG
 >>RECEIPT 904760 11/30/2018 OFLN

Fund	Dept	Unit	Sub Unit	Obj	Sub.Obj	Dept	Obj	BS Acct	Amount	\$
001	806	0000		6150					150.00	
									150.00	

528 ZOWING VERIFICATION
 1726
 Receipt Tot \$150.00
 \$150.00 CK \$1.00 CA
 Baltimore County, Maryland

Total: **150.00**

Rec From: **CHAPIN DUPREE**

For: **RET. FOR VAD & SPH**
2019-0184-SPHA

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

**CASHIER'S
 VALIDATION**



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, *Director*
Department of Permits,
Approvals & Inspections

January 28, 2019

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: 2019-0184-SPHA

10600 Park Heights Avenue
N/corner of Park Heights Avenue and Burnside Farm Road
3rd Election District – 2nd Councilmanic District
Legal Owners: A. Chapin Dupree, Franca Kraenzlin

Special Hearing to pert a detached accessory living structure on the property. Variance to allow an existing accessory structure to be 25 ft. tall in lieu of the permitted 15 ft. and to allow an existing accessory structure to be in the front yard in lieu of the rear yard; and to permit an area of 2406 sq. ft. in lieu of the maximum permitted 1200 sq. ft.

Hearing: Friday, March 1, 2019 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 "Mike Mohler".

Mike Mohler
Director

AJ:kl

C: A. Chapin Dupree, Franca Kraenzlin, 10600 Park Heights Avenue, Owings Mills 21117
Richardson Engineering, 30 E. Padonia Road, Ste. 500, Timonium 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, FEBRUARY 9, 2019.**
- (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: THE DAILY RECORD
Friday, February 8, 2019 - Issue

Please forward billing to:
Chapin Dupree
10600 Park Heights Avenue
Owings Mills, MD 21117

617-230-7050

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: 2019-0184-SPH

10600 Park Heights Avenue
N/corner of Park Heights Avenue and Burnside Farm Road
3rd Election District – 2nd Councilmanic District
Legal Owners: A. Chapin Dupree, Franca Kraenzlin

Special Hearing to pert a detached accessory living structure on the property. Variance to allow an existing accessory structure to be 25 ft. tall in lieu of the permitted 15 ft. and to allow an existing accessory structure to be in the front yard in lieu of the rear yard; and to permit an area of 2406 sq. ft. in lieu of the maximum permitted 1200 sq. ft.

Hearing: Friday, March 1, 2019 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Mike Mohler
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		
10600 Park Heights Avenue; N corner of Park	*	OF ADMINSTRATIVE
Heights Ave & Burnside Farm Road		
3 rd Election & 2 nd Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): A Chapin Seiler Dupree		
& Franca Sara Kraenzlin	*	BALTIMORE COUNTY
Petitioner(s)		
	*	2019-184-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.

RECEIVED

DEC 18 2018

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of December, 2018, a copy of the foregoing Entry of Appearance was mailed to Richardson Engineering, LLC, 30 East Padonia Road, Suite 500, Timonium, Maryland 21093, 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: 2019-0184-SPHA
Property Address: 10600 PARK HEIGHTS AVENUE
Property Description: THAT PROPERTY LOCATED ON THE NORTHERLY
COR. OF THE INTERSECTION OF PARK HTS. AVE.
AND BURNSIDE FARM RD
Legal Owners (Petitioners): A CHAPIN DUPREE FRANCA S. KRAENZLIN
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: CHAPIN DUPREE
Company/Firm (if applicable): _____
Address: 10600 PARK HEIGHTS AVE
OWINGS MILLS, MD 21117
Telephone Number: 617-238-7050



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, *Director*
Department of Permits,
Approvals & Inspections

February 22, 2019

Chapin A. Dupree & Franca S. Kraenzlin
10600 Park Heights
Owings Mills MD 21117

RE: Case Number: 2019-0184-SPHA, 10600 Park Heights Avenue

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on December 07, 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, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Richardson Engineering, LLC 30 E. Padonia Road, Suite 500 Timonium MD 21093

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Mike Mohler
Acting Director, Permits, Approvals and Inspections

DATE: 2/25/2019

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-184 (Revised)



INFORMATION:

Property Address: 10600 Park Heights Avenue
Petitioner: A. Chapin Dupree, Franca S. Kraenzlin
Zoning: RC 2, RC 5
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should approve a detached accessory living structure on the property and the petition for variance to allow an existing accessory structure to be 25 feet tall, situated in the front yard having an area of 2,406 square feet in lieu of the permitted 15 feet tall, rear yard and 1,200 square feet respectively.

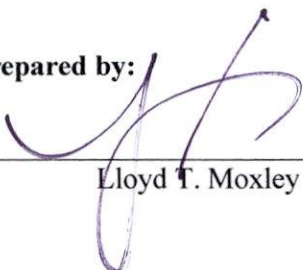
A site visit was conducted on December 20, 2018.

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

- The accessory structure shall not be used for commercial nor principal residential purposes.
- Confirm with the department of Permits, Approvals and Inspections as to the requirement for a Declaration of Understanding pursuant to BCZR§ 400.4.

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

Prepared by:


Lloyd T. Moxley

Division Chief:


Jenifer G. Nugent

JM/JGN/LTM/

c: Bill Skibinski
Richardson Engineering LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

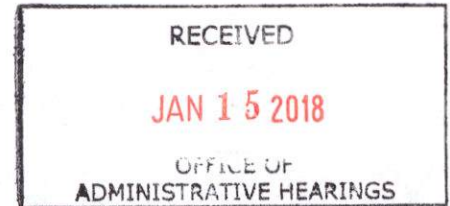
INTER-OFFICE MEMORANDUM

TO: Mike Mohler
Acting Director, Permits, Approvals and Inspections

DATE: 1/9/2019

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-184



INFORMATION:

Property Address: 10600 Park Heights Avenue
Petitioner: A. Chapin Dupree, Franca S. Kraenzlin
Zoning: RC 2, RC 5
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should permit a detached accessory living structure on the property and also the petition for variance to allow an existing accessory structure to be 25 feet tall and located in the front yard in lieu of the permitted 15 feet tall and rear yard respectively.

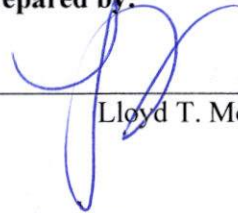
A site visit was conducted on December 20, 2018. Pursuant to BCZR § 400.4, a declaration of understanding is required. As of the date of these comments no such declaration has been received by this Department in support of the petition.

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

- The detached accessory living structure shall not exceed the scope of BCZR §400.4.B and shall be subject to the conditions set forth in of BCZR § 400.4.C.
- Petitioners shall demonstrate to the satisfaction of the Administrative Law judge that the requirement of a declaration of understanding has been met.

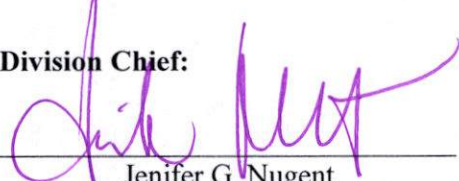
For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jennifer G. Nugent

JM/JGN/LTM/

c: Bill Skibinski
Patrick C. Richardson, Jr., Richardson Engineering, Inc.
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Mike Mohler
Acting Director, Permits, Approvals and Inspections

DATE: 1/9/2019

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-184

INFORMATION:

Property Address: 10600 Park Heights Avenue
Petitioner: A. Chapin Dupree, Franca S. Kraenzlin
Zoning: RC 2, RC 5
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should permit a detached accessory living structure on the property and also the petition for variance to allow an existing accessory structure to be 25 feet tall and located in the front yard in lieu of the permitted 15 feet tall and rear yard respectively.

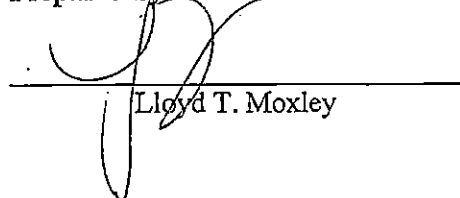
A site visit was conducted on December 20, 2018. Pursuant to BCZR § 400.4, a declaration of understanding is required. As of the date of these comments no such declaration has been received by this Department in support of the petition.

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

- The detached accessory living structure shall not exceed the scope of BCZR §400.4.B and shall be subject to the conditions set forth in of BCZR § 400.4.C.
- Petitioners shall demonstrate to the satisfaction of the Administrative Law judge that the requirement of a declaration of understanding has been met.

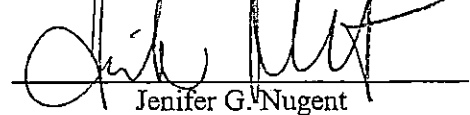
For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

JM/JGN/LTM/

c: Bill Skibinski
Patrick C. Richardson, Jr., Richardson Engineering, Inc.
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Michael Mohler, Acting Director
Department of Permits, Approvals

DATE: Jan 17, 2019

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 10, 2018
ItemNo.2019-0165-A, 0175-A, 0176-A, 0178-A, 0179-A, 0180-A, 0181-A,
0182-A, 0184-SPHA, 0185-A, 0188-SPHX and 0190-A

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

*

*

*

*

*

VKD: cen
cc: file

Date: 1/28/19

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

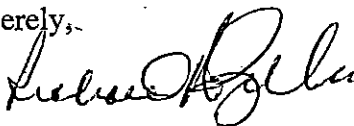
Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 1/28/19. A field inspection and internal review reveals that an entrance onto MD129 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Special Hearing, Case Number 2019-0184-SPHA

*A. Chapin Seiler Dupree
Franca Sara Kracznik
10600 Park Heights Avenue
MD 129*

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) X 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: December 26, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0184-SPHA
Address 10600 Park Heights Avenue
(Dupree & Kraenzlin Property)

Zoning Advisory Committee Meeting of **December 24, 2018**.

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

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

Reviewer: Libby Errickson

Additional Comments:

1. Groundwater Management must review any building permit for an accessory living structure, since it will be served by well and septic.

Reviewer: Dan Esser

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Mike Mohler
Acting Director, Permits, Approvals and Inspections

DATE: 2/25/2019

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-184 (Revised)

INFORMATION:

Property Address: 10600 Park Heights Avenue
Petitioner: A. Chapin Dupree, Franca S. Kraenzlin
Zoning: RC 2, RC 5
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should approve a detached accessory living structure on the property and the petition for variance to allow an existing accessory structure to be 25 feet tall, situated in the front yard having an area of 2,406 square feet in lieu of the permitted 15 feet tall, rear yard and 1,200 square feet respectively.

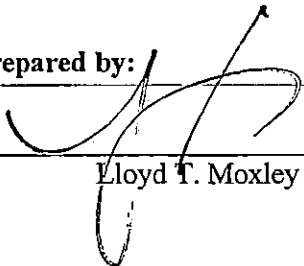
A site visit was conducted on December 20, 2018.

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

- The accessory structure shall not be used for commercial nor principal residential purposes.
- Confirm with the department of Permits, Approvals and Inspections as to the requirement for a Declaration of Understanding pursuant to BCZR§ 400.4.

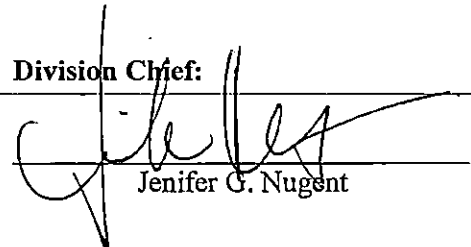
For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

JM/JGN/LTM/

c: Bill Skibinski
Richardson Engineering LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: December 26, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0184-SPHA
Address 10600 Park Heights Avenue
(Dupree & Kraenzlin Property)

Zoning Advisory Committee Meeting of **December 24, 2018**.

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

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

Reviewer: Libby Errickson

Additional Comments:

1. Groundwater Management must review any building permit for an accessory living structure, since it will be served by well and septic.

Reviewer: Dan Esser

ORDER RECEIVED FOR FILING

Date

3/12/19

By

Sen

CASE NAME 2019-184-SPTA
CASE NUMBER _____
DATE _____

[illegible]

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment1/17DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)No Comments12/25DEPS
(if not received, date e-mail sent _____)Comment2/25FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)No Objection
w/ conditions1/28STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERINGNo Objection_____
COMMUNITY ASSOCIATION_____
ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 2/8/19SIGN POSTING (1st) Date: 2/9/19by SSG BlackSIGN POSTING (2nd) Date: 2/22/19by SSG BlackPEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search

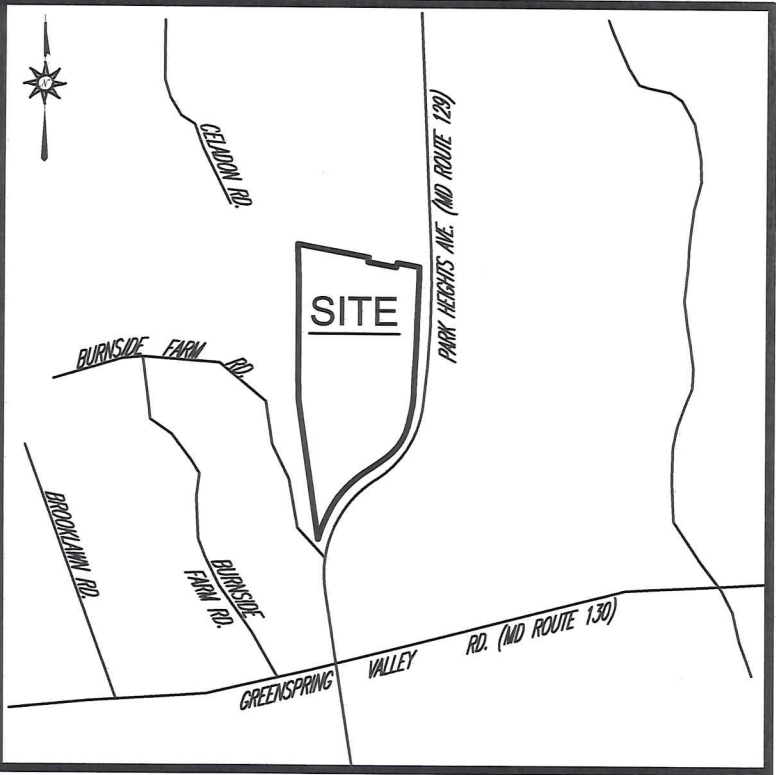
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 03 Account Number - 2000005050			
Owner Information					
Owner Name:		DUPREE A CHAPIN SEILER		Use:	RESIDENTIAL
		KRAENZLIN FRANCA SARA		Principal Residence:	YES
Mailing Address:		10600 PARK HEIGHTS AVE		Deed Reference:	/40519/ 00007
		OWINGS MILLS MD 21117-4310			
Location & Structure Information					
Premises Address:		10600 PARK HEIGHTS AVE		Legal Description:	13.6398 AC WS
		OWINGS MILLS 21117-4310			10600 PARK HEIGHTS AVE
					1450 N VALLEY RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0059	0020	0192		0000	
				Block:	Lot:
				Assessment Year:	Plat No:
				2017	
				Plat Ref:	
Special Tax Areas:					
Town:					
Ad Valorem:					
Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1902		5,204 SF		13.6300 AC	
Property Land Area		County Use			
13.6300 AC		04			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2 1/2	YES	STANDARD UNIT	STUCCO	5 full/ 3 half	2 Detached
Last Major Renovation					
2000					
Value Information					
Base Value		Value		Phase-In Assessments	
		As of		As of	
		01/01/2017		07/01/2018	
				As of	
				07/01/2019	
Land:	1,162,000	1,162,000			
Improvements	1,432,900	1,458,600			
Total:	2,594,900	2,620,600		2,612,033	2,620,600
Preferential Land:	0				0
Transfer Information					
Seller: WALTON ANDREW SCOTT		Date: 07/31/2018		Price: \$3,240,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /40519/ 00007		Deed2:	
Seller: MASON ALEXANDER TAYLOR		Date: 04/17/2013		Price: \$3,200,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /33494/ 00369		Deed2:	
Seller: ELKINS ROBERT N		Date: 09/08/1998		Price: \$2,100,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /13133/ 00373		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2018		07/01/2019	
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 12/13/2018					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption			View GroundRent Registration			
Tax Exempt: Exempt Class:			Special Tax Recapture: NONE						
Account Identifier:			District - 03 Account Number - 2000005051						
Owner Information									
Owner Name:			DUPREE A CHAPIN SEILER KRAENZLIN FRANCA SARA			Use: Principal Residence:		RESIDENTIAL NO	
Mailing Address:			10600 PARK HEIGHTS AVE OWINGS MILLS MD 21117-4310			Deed Reference:		/40519/ 00007	
Location & Structure Information									
Premises Address:			PARK HEIGHTS AVE OWINGS MILLS 21117-			Legal Description:		2.314 AC WS PARK HEIGHTS AVE 1450 S BURNSIDE LA	
Map: 0059	Grid: 0020	Parcel: 0503	Sub District:	Subdivision: 0000	Section:	Block:	Lot:	Assessment Year: 2017	Plat No: Plat Ref:
Special Tax Areas:					Town: Ad Valorem: Tax Class:		NONE		
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area 2.3100 AC		County Use 04	
Stories	Basement	Type	Exterior	Full/Half Bath		Garage	Last Major Renovation		
Value Information									
		Base Value		Value As of 01/01/2017		Phase-In Assessments As of 07/01/2018		As of 07/01/2019	
Land:		475,700		475,700					
Improvements		0		0					
Total:		475,700		475,700		475,700		475,700	
Preferential Land:		0						0	
Transfer Information									
Seller: WALTON ANDREW SCOTT Type: ARMS LENGTH MULTIPLE				Date: 07/31/2018 Deed1: /40519/ 00007		Price: \$3,240,000 Deed2:			
Seller: MASON ALEXANDER TAYLOR Type: ARMS LENGTH MULTIPLE				Date: 04/17/2013 Deed1: /33494/ 00369		Price: \$3,200,000 Deed2:			
Seller: ELKINS ROBERT N Type: ARMS LENGTH MULTIPLE				Date: 09/08/1998 Deed1: /13133/ 00373		Price: \$2,100,000 Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2018		07/01/2019			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt: Exempt Class:			Special Tax Recapture: NONE						
Homestead Application Information									
Homestead Application Status: No Application									
Homeowners' Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application						Date:			



- GENERAL NOTES:**
- OWNER/DEVELOPER:
A. CHAPIN SEILER DUPREE
FRANCA SARA KRAENZLIN
10600 PARK HEIGHTS AVE.
OWINGS MILLS MD 21117
 - EXISTING: EXISTING SINGLE FAMILY DWELLING, DETACHED GARAGE
PROPOSED: SFD WITH ACCESSORY DETACHED INLAW SUITE
 - UTILITIES:
PRIVATE WATER.
PRIVATE SEWER.
 - DEED REF: 40519/7
 - TAX ACCOUNT: #2000005050 & 2000005051
 - EXISTING ZONING: RC 2 & RC 5
(PER 200 SCALE GIS TILE # 059A3)
 - TAX MAP #59, GRID #20, PARCEL #192 & 503
 - PLAT REF: N/A
 - NO PREVIOUS PERMITS LOCATED IN COUNTY FILES.
 - THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
 - THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
 - BASIC SERVICE MAPS (2017)
TYPE DEFICIENT (Y/N) NOTE
WATER N -
SEWER N -
TRANSPORTATION N -
NO PREVIOUS ZONING CASES LOCATED ON COUNTY FILE.
 - SITE DOES NOT LIE WITHIN A FLOODPLAIN PER FLOOD INSURANCE RATE MAP (FIRM) PANEL #2400100240F.
 - BUILDING SETBACKS
TYPE REQUIRED PROVIDED
FRONT 75' (FROM CL) 319±
SIDE 35' 177±
REAR 35' 116±

LINE TABLE	
LINE	BEARING DISTANCE
1	S81°26'05"E 305.64
2	S07°36'05"W 24.00
3	S82°23'05"E 150.00
4	N07°36'55"E 24.00
5	S82°23'05"E 85.89
6	S01°45'50"W 692.73
7	S04°48'30"W 51.31
8	S06°04'30"W 49.42
9	S09°15'00"W 73.81
10	S15°42'00"W 48.12
11	S23°41'00"W 47.78
12	S40°37'30"W 47.89
13	S47°33'30"W 48.47
14	S52°18'30"W 48.86
15	S55°31'30"W 49.84
16	S58°45'30"W 50.23
17	S63°45'30"W 51.14
18	S47°44'30"W 51.53
19	S42°03'30"W 51.22
20	S37°40'30"W 51.29
21	S32°18'30"W 51.48
22	S26°23'30"W 51.41
23	S21°40'30"W 51.18
24	S17°11'30"W 51.08
25	S13°05'30"W 51.06
26	S09°05'30"W 10.82
27	N08°11'30"W 800.72
28	N00°25'40"W 491.44
29	N00°25'40"W 300.00

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION
FOR

DUPREE BUILDING
ADDITION

10600 PARK HIEGHTS AVENUE
OWINGS MILLS, 21117

BALTIMORE COUNTY
3RD ELECTION DISTRICT

MARYLAND
2ND COUNCILMANIC DISTRICT

REVISIONS 1/9/19

DRAWN BY:
CLB

CHECKED BY:
PCR

SCALE:
1" = 60'

DATE:
9/24/18

JOB NO.:
18105

SHEET NO.:
1 OF 1

2019-0104-SPHA



- GENERAL NOTES:**
- OWNER/DEVELOPER:
A. CHAPIN SEILER DUPREE
FRANCA SARA KRAENZLIN
10600 PARK HEIGHTS AVE.
OWINGS MILLS MD 21117
SITE AREA
GROSS: 751,411 Sq.Ft. or 17.25 Ac.±
NET: 700,924 Sq.Ft. or 16.09 Ac.±
USE
 - EXISTING: EXISTING SINGLE FAMILY DWELLING, DETACHED GARAGE
PROPOSED: SFD WITH ACCESSORY DETACHED INLAW SUITE
 - UTILITIES
PRIVATE WATER
PRIVATE SEWER
 - DEED REF: 40519/7
 - TAX ACCOUNT: #2000005050 & 2000005051
 - EXISTING ZONING: RC 2 & RC 5
(PER 200 SCALE GS TILE # 059A3)
 - TAX MAP #59, GRID #20, PARCEL #192 & 503
 - PLAT REF: N/A
 - NO PREVIOUS PERMITS LOCATED IN COUNTY FILES.
 - THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA
 - THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC
 - BASIC SERVICE MAPS (2017)
TYPE DEFICIENT (Y/N) NOTE
WATER N
SEWER N
TRANSPORTATION N
NO PREVIOUS ZONING CASES LOCATED ON COUNTY FILE.
 - SITE DOES NOT LIE WITHIN A FLOODPLAIN PER FLOOD INSURANCE RATE MAP (FIRM) PANEL #2400100240F.
 - BUILDING SETBACKS
TYPE REQUIRED PROVIDED
FRONT 75' (FROM CL) 319'±
SIDE 35' 177'±
REAR 35' 116'±

LINE TABLE

LINE	BEARING	DISTANCE
L1	S81°56'05"E	138.84'
L2	S07°36'55"W	24.00'
L3	S82°23'05"E	150.00'
L4	N07°36'55"E	24.00'
L5	S82°23'05"E	95.80'
L6	S01°45'50"W	692.73'
L7	S04°48'30"W	51.31'
L8	S03°04'30"W	48.42'
L9	S05°15'00"W	73.81'
L10	S15°42'00"W	48.12'
L11	S25°41'00"W	47.78'
L12	S42°37'30"W	47.89'
L13	S47°33'30"W	48.47'
L14	S52°18'30"W	48.96'
L15	S55°31'30"W	48.64'
L16	S59°25'30"W	50.23'
L17	S53°45'30"W	51.14'
L18	S47°44'30"W	51.53'
L19	S42°03'30"W	51.22'
L20	S37°40'30"W	51.29'
L21	S32°16'30"W	51.48'
L22	S26°23'30"W	51.41'
L23	S21°40'30"W	51.18'
L24	S17°11'30"W	51.08'
L25	S13°05'30"W	51.08'
L26	S08°05'30"W	110.62'
L27	N08°11'30"W	800.72'
L28	N00°25'40"W	481.44'
L29	N00°25'40"W	300.00'

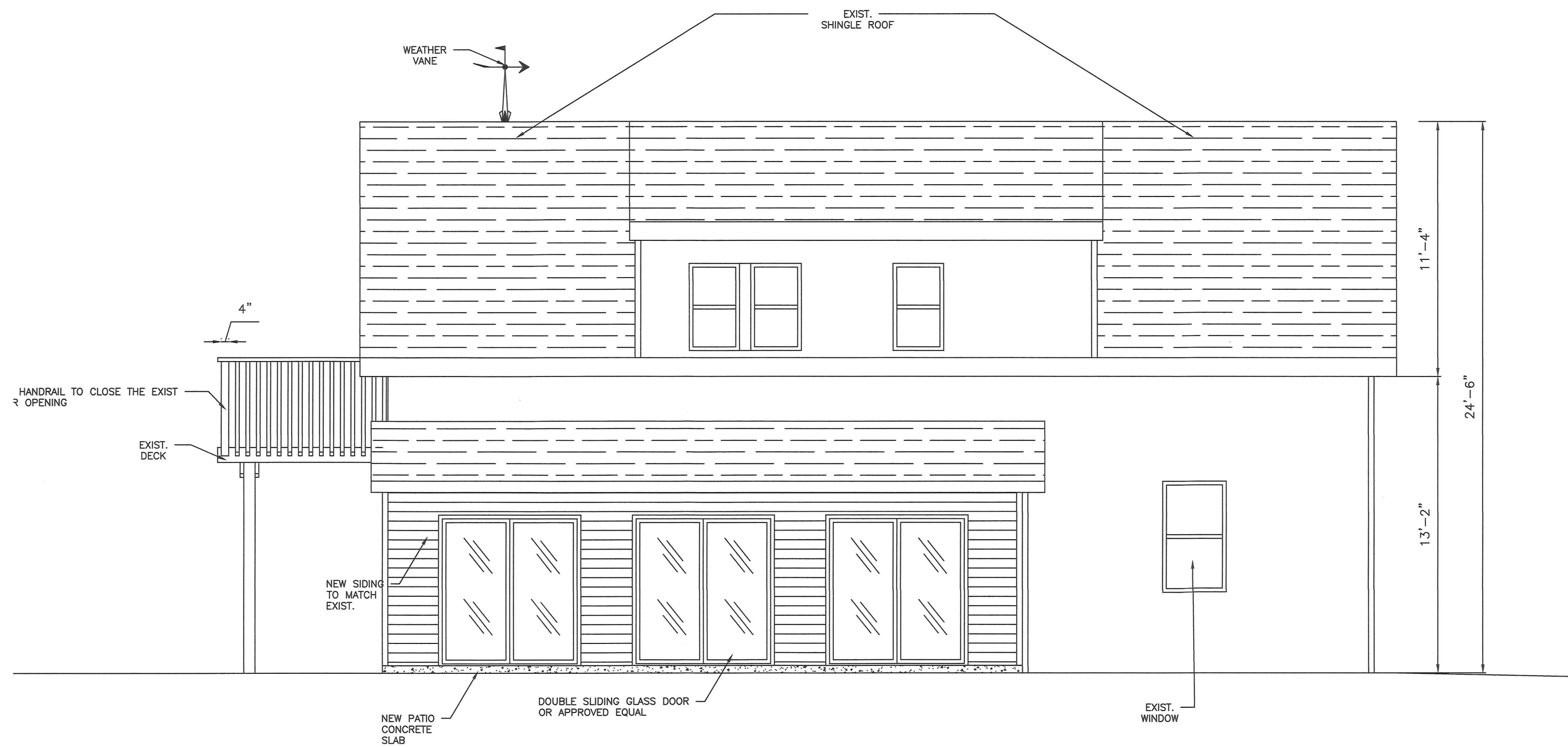
Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION
FOR
**DUPREE BUILDING
ADDITION**
10600 PARK HIEGHTS AVENUE
OWINGS MILLS, 21117

BALTIMORE COUNTY MARYLAND
3RD ELECTION DISTRICT 2ND COUNCILMANIC DISTRICT

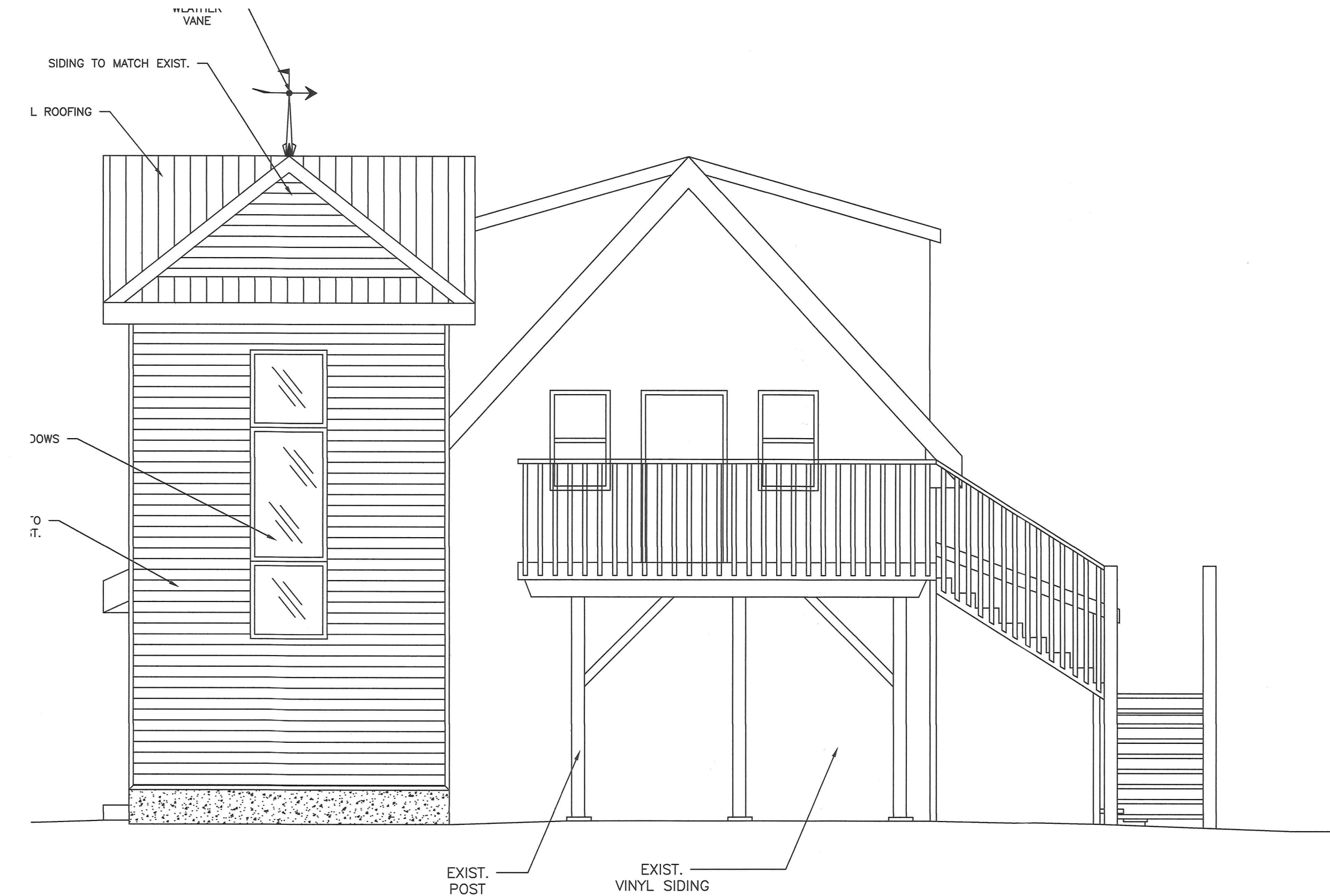
REVISIONS 1/9/19	DRAWN BY: CLB	CHECKED BY: PCR	SCALE: 1" = 60'
DATE: 9/24/18	JOB NO.: 18105	SHEET NO.: 1 OF 1	



RIGHT-ELEVATION

SCALE: 1/4" = 1'-0"

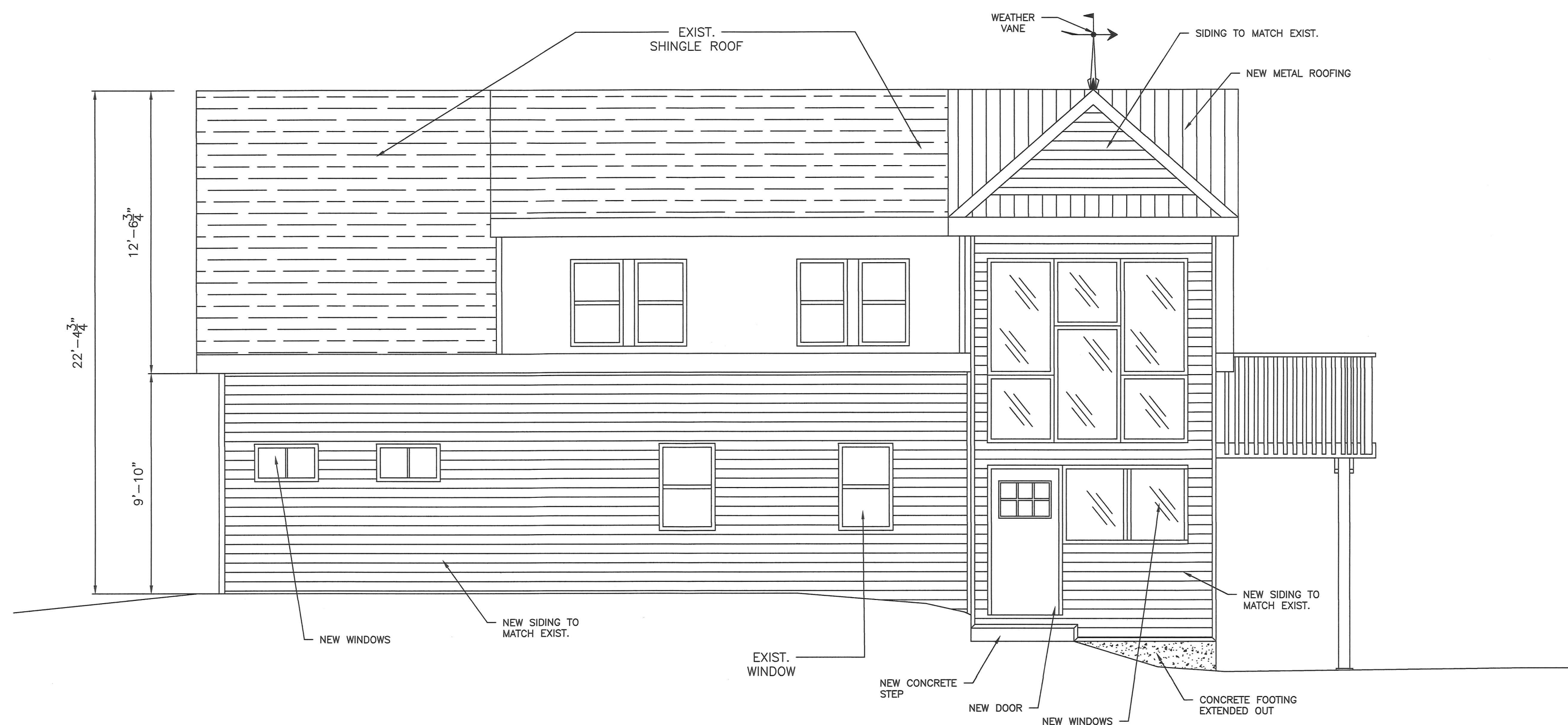
ALL DIMENSIONS ARE ±



FRONT-ELEVATION

SCALE: 1/4" = 1'-0"

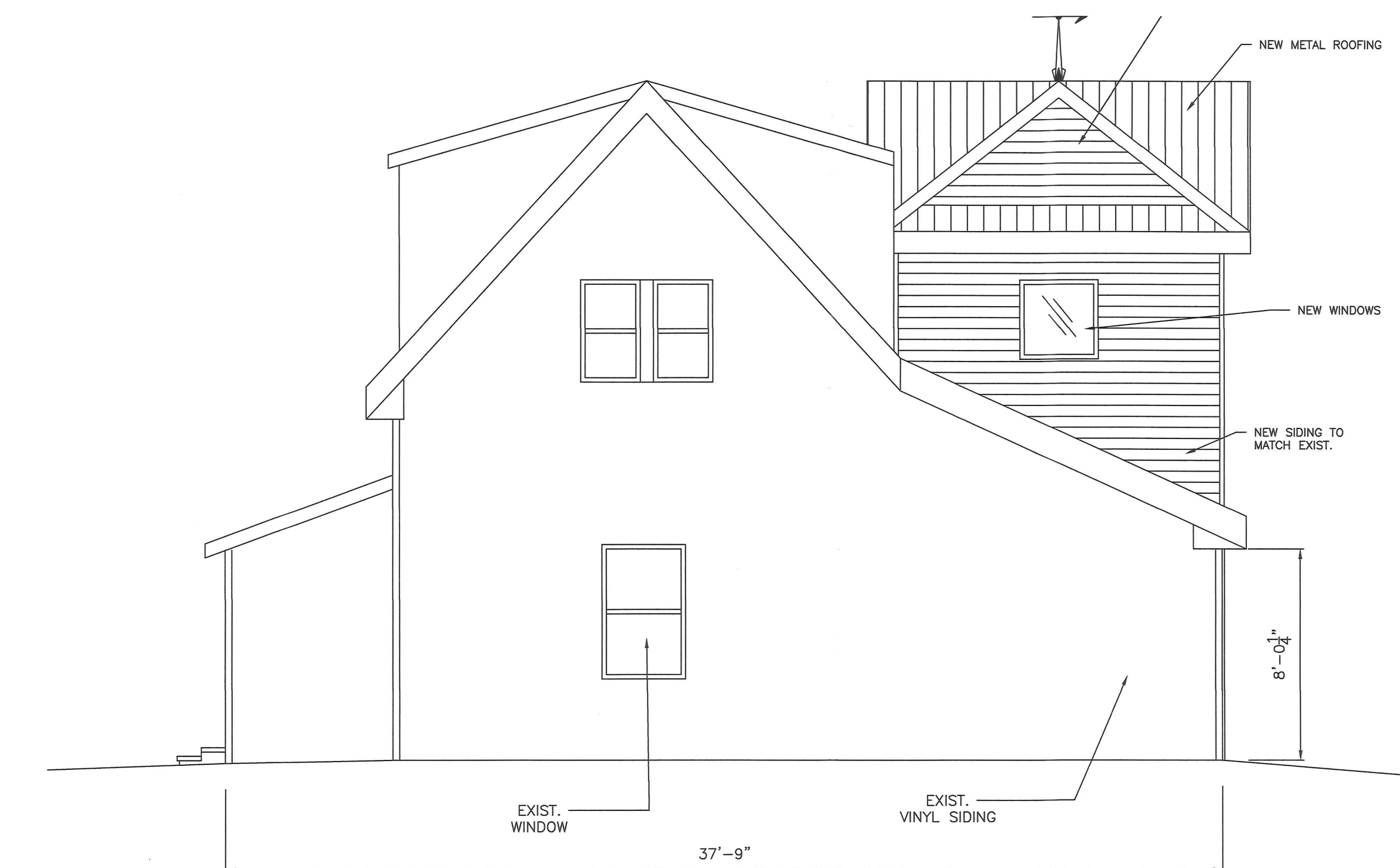
ALL DIMENSIONS ARE ±



LEFT-ELEVATION

SCALE: 1/4" = 1'-0"

ALL DIMENSIONS ARE ±



BACK-ELEVATION

SCALE: 1/4" = 1'-0"

ALL DIMENSIONS ARE ±

REVISONS:	DESCRIPTION	DATE	FOR REVIEW	FOR PERMIT	FOR CONSTRUCTION
1		10-30-18			

☒	FOR REVIEW
☐	NOT RELEASED FOR CONSTRUCTION
☐	FOR PERMIT
☐	FOR CONSTRUCTION

DRAWN BY: KSV
REVIEWED BY: WPT
PROJECT NO. 2018.79-PB
DATE: 09-12-2018
SCALE: AS SHOWN
DWG:

ELEVATIONS

SHEET NO.:
A-2.0