

MEMORANDUM

DATE: March 5, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0203-A - Appeal Period Expired

The appeal period for the above-referenced case expired on March 4, 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.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE *
(10510 Burnside Farm Road)
3rd Election District *
2nd Council District *
John W. Greene, Jr. & *
Maria A. Bozzuto-Greene *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2019-0203-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, John W. Greene, Jr. and Maria A. Bozzuto-Greene (“Petitioners”). The Petitioners are requesting Variance relief pursuant to § 400.1 of the Baltimore County Zoning Regulations (“BCZR”) to permit a proposed accessory structure (swimming pool) to be located in the side yard in lieu of the required rear yard only and to amend the latest Final Development Plan (“FDP”) for Burnside Farm, Lot No. 3 only. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on January 11, 2019, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 2-1-19

Rv DW

the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the BCC and BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 1st day of **February, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.1 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed accessory structure (swimming pool) to be located in the side yard in lieu of the required rear yard only and to amend the latest Final Development Plan ("FDP") for Burnside Farm, Lot No. 3 only, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw
ORDER RECEIVED FOR FILING

Date 2-1-19

By pw



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 10510 Burnside Farm Rd.

Currently zoned RC2 & RC5

Deed Reference 1

10 Digit Tax Account # 2200019438

Owner(s) Printed Name(s) John & Lexie Greene

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ADMINISTRATIVE VARIANCE from Section(s) 400.1, B L 2 R, to permit a proposed accessory structure (swimming pool) to be located in the side yard in lieu of the required rear yard only and to amend the latest final development plan for of the zoning regulations of Baltimore County, to the zoning law of Baltimore County. Burnside Farm lot 3 only.

2. ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

John Greene

Lexie Greene

Name #1 - Type or Print

Name #2 - Type or Print

[Signature]

[Signature]

Signature #1

Signature #2

10510 Burnside Farm Rd Owings Mills MD

Mailing Address

City

State

21117

Zip Code

917-216-7059

Telephone #

Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Tyler Geschwiltm

Name - Type or Print

[Signature]

Signature

1431 Marlton Rd Marlton MD

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County this 2-1-19 day of Feb that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0203-A

Filing Date 1/4/2019

Estimated Posting Date 1/13/19

Reviewer CF

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 10510 Burnside Farm Rd. Owings Mills MD 21117
Print or Type Address of property City State Zip Code

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

There is no room in the rear of the property for a swimming pool
due to the rear set back behind the house. Mature trees, topography,
and the garage are not permitting of a pool being constructed in the rear.
Grade is also level on the east side of property making it an ideal
location.

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

Maria A B Greene
Signature of Owner (Affiant)

Maria A B Greene
Name- Print or Type

John Greene
Signature of Owner (Affiant)

John Greene
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

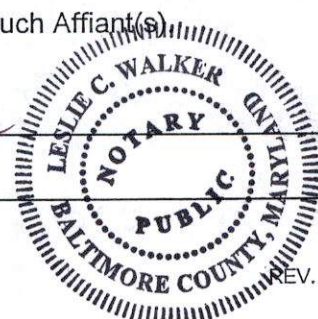
I HEREBY CERTIFY, this 3rd day of January, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: MARIA GREENE & JOHN GREENE

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

AS WITNESS my hand and Notaries Seal

Leslie C Walker
Notary Public
05/25/2021
My Commission Expires





ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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Address 10510 Burnside Farm Rd.

Currently zoned RC3 & RC5

Deed Reference /

10 Digit Tax Account # 2200019438

Owner(s) Printed Name(s) John & Lexie Greene

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

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2. ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

John Greene

Lexie Greene

Name #1 - Type or Print

Name #2 - Type or Print

[Signature]

[Signature] (Lexie)

Signature #1

Signature #2

10510 Burnside Farm Rd. Owings Mills MD

Mailing Address

City

State

21117

Zip Code

917-216-7059

Telephone #

Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Tyler Geschwilt

Name - Type or Print

[Signature]

Signature

1431 Marlton Rd Marlton MD

Mailing Address

City

State

21111

Zip Code

443-717-3302

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0203-A

Filing Date 1/4/2019

Estimated Posting Date 1/13/19

Reviewer CS

**ZONING DESCRIPTION FOR 10510 Burnside Farm Road, Owings Mills,
Maryland 21117**

Beginning at a point on the North side of Greenspring Valley Road, which is 50' wide at the distance of 270' West of the centerline of the nearest improved intersection street (Park Heights Avenue) which is 50' wide.

**SUBDIVISION LOT FOR 10510 Burnside Farm Road, Owings Mills, Maryland
21117**

Being Lot # 3, Block N/A, Section # 2 in the subdivision of Burnside Farm as recorded in Baltimore County Plat Book # 68, Folio # 70, containing 22.91 acres. Located in the 3rd Election District and 2nd Council District.

2019-0203-A



JOHN A. OLSZEWSKI, JR.
County Executive

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

January 29, 2019

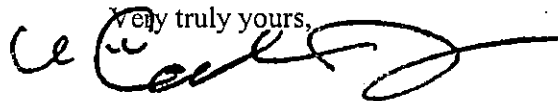
John Greene
10510 Burnside Farm Rd
Owings Mills MD 21117

RE: Case Number: 2019-0203-A, 10510 Burnside Farm Road
To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 4, 2019. 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,


W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Tyler Leschwilm 1431 Monkton Road Baltimore MD 21111

Date: 1/9/19

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

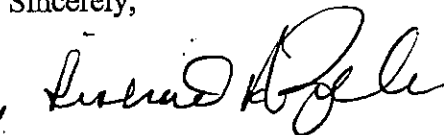
Dear Ms. Lewis:

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. 2019-0203-A

*Administrative Variance
John & Lexie Greepe
10510 Burnside Farm Road*

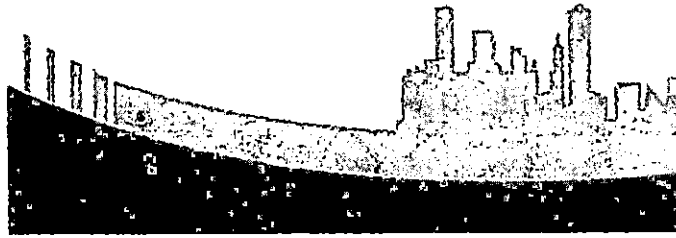
Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ



CERTIFICATE OF POSTING

January 13, 2019

Re:
Zoning Case No. 2019-0203-A
Legal Owner: John & Lexie Greene
Closing date: January 28, 2019

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

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at 10510 Burnside Farm Road.

The signs were initially posted on January 11, 2019.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2019-0203-A

10510 Burnside Farm Road

**REQUEST: TO PERMIT A PROPOSED
ACCESSORY STRUCTURE (SWIMMING
POOL) TO BE LOCATED IN THE SIDE YARD
IN LIEU OF THE REQUIRED REAR YARD
ONLY AND TO AMEND THE LATEST FINAL
DEVELOPMENT PLAN FOR BURNSIDE
FARM, LOT 3 ONLY.**

PUBLIC HEARING?

**PURSUANT TO SECTION 26-127(b)(1) BALTIMORE
COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP
MAY REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN
THE ZONING OFFICE BEFORE DECEMBER 31, 2018.**

**ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT 114 W.
CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391**

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2019-0203-A

10510 Burnside Farm Road

**REQUEST: TO PERMIT A PROPOSED
ACCESSARY STRUCTURE (SWIMMING
POOL) TO BE LOCATED IN THE SIDE YARD
IN LIEU OF THE REQUIRED REAR YARD
ONLY AND TO AMEND THE LATEST FINAL
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THE ZONING OFFICE BEFORE DECEMBER 31, 2018.**

**ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT (11 W.
CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3301)**

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: Feb 15, 2019

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 14, 2018
Item No. 2019-0192-A, 0193-A, 0194-A, 0195-A, 0196-A, 0197-A, 0198-A,
0199-A, 0200-SPH, 0201-A, 0202-SPH & 0203-A

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

*

*

*

*

*

VKD: cen
cc: file

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0203 -A Address 10510 Burnside Farm Rd
Contact Person: Christina Frank Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1-4-19 Posting Date: 1-13-19 Closing Date: 1-28-19

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2019- 0203 -A Address 10510 Burnside Farm Rd
Petitioner's Name John Greene Lexie Greene Telephone 917-216-7059
Posting Date: 1-13-19 Closing Date: 1-28-19
Wording for Sign: To Permit a proposed Accessory Structure (Swimming pool) to be located in the side yard only in lieu of the Required Rear Yard only and to Amend the latest Final Development plan for Burnside Farm, Lot 3 only

Revised 6/30/2019

**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: 2019-0203-A
Property Address: 10510 Burnside Farm Rd, Owings Mills, MD 21117
Property Description: NE Corner of Burnside Farm Rd. & Greenspring Valley Rd.
Legal Owners (Petitioners): John & Lexie Greene
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Arma-Gesch Building
Company/Firm (if applicable): Arma-Gesch Building
Address: 1431 Monahan Rd, Monahan MD 21111

Telephone Number: 443-717-3302

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

No. **178434**

PAID RECEIPT

Date: **1-4-19**

BUSINESS ACTUAL TIME
 1/07/2019 1/04/2019 09:35:42

REG 4505 WALKIN LRB
 >>RECEIPT # 590369 1/04/2019 OFE
 528 ZONING VERIFICATION

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806		0000		6150				150.00

Recpt Tot: \$ 150.00
 .00 OK 160.00 CA
 10.00 CG
 Baltimore County, Maryland

Total: **150.00**

Rec From: **Tyler Geschwilm**

For: **10510 BURNSIDE FARM RD**
ADMINISTRATIVE VARIANCE
2019-023A (GREENO)

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CASE NO. 2019-0203-A

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
1-9	STATE HIGHWAY ADMINISTRATION	No objection
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: 1-11-19 by Doak	
SIGN POSTING (2 nd)	Date: _____ by _____	
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	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		AGRICULTURAL TRANSFER TAX			
Account Identifier:		District - 03 Account Number - 2200019438			
Owner Information					
Owner Name:		GREENE JOHN WINAND JR GREENE MARIA ALESSANDRA BOZZUTO		Use:	AGRICULTURAL
Mailing Address:		10510 BURNSIDE FARM RD OWINGS MILLS MD 21117-4337		Principal Residence:	YES
				Deed Reference:	/39973/00294
Location & Structure Information					
Premises Address:		10510 BURNSIDE FARM RD OWINGS MILLS 21117-4337		Legal Description:	5.0262 AC PT LT 3 10510 BURNSIDE FRM RD WS BURNSIDE FARM
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0068	0002	0155		0000	2
					Block:
					3
					Assessment Year:
					2017
					Plat No:
					0068/0070
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1860		9,117 SF		5.0300 AC	
County Use				05	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2 1/2	YES	STANDARD UNIT	STUCCO	7 full	1 Carport
Last Major Renovation					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2017		07/01/2018	
		434,000		434,000	
Land:		434,000		434,000	
Improvements		11,800		11,800	
Total:		445,800		445,800	
Preferential Land:		2,000		2,000	
Transfer Information					
Seller: DEBELLA TORE T		Date: 02/22/2018		Price: \$1,800,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /39973/00294		Deed2:	
Seller: DEBELLA DEBORAH F		Date: 10/21/1997		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /12385/00592		Deed2:	
Seller: DEBELLA DEBORAH F		Date: 09/16/1997		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /11778/00503		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2018	
County:		000		0.00	
State:		000		0.00	
Municipal:		000		0.00 0.00	
Tax Exempt:		Special Tax Recapture:		07/01/2019	
Exempt Class:		AGRICULTURAL TRANSFER TAX		0.00 0.00	
Homestead Application Information					
Homestead Application Status: Approved 04/20/2018					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					

ZAC AGENDA

Case Number: 2019-0202-SPH **Reviewer:** Jason Seidelman
Existing Use: COMMERCIAL **Proposed Use:**
Type: SPECIAL HEARING
Legal Owner: Lion Brothers Co. Inc.
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 3 **Council Dist:** 4

Property Address: 10246 REISTERSTOWN RD

Location: Southwest side of Reisterstown Road, 118 ft. northeast of centerline of intersection with Rosewood Lane

Existing Zoning: BM

Area: 7.080 AC

Proposed Zoning:

SPECIAL HEARING:

If a structure fronting on a private roadway/street as defined in the BCZR is required to comply with BCZR Section 235.1 front yards, specifically in this instance; and such other items pertaining thereto, which will be presented at the hearing.

Attorney: J. Carroll Holzer, 508 Fairmount Avenue, Towson 21204

Prior Zoning Cases: R-1952-2387, R-1967-0248, R-1987-0285, R-1986-0344

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case Number: 2019-0203-A **Reviewer:** Christina Frink

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: John & Lexie Greene

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** Yes **Election Dist:** 3 **Council Dist:** 2

Property Address: 10510 BURNSIDE FARM RD

Location: Northeast corner of Burnside Farm Road and Greenspring Valley Road

Existing Zoning: RC2, RC5

Area: 22.91 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed accessory structure (swimming pool) to be located in the side yard in lieu of the required rear yard only and to amend the latest Final Development Plan for Burnside Farm, lot 3 only.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 01/28/2019

Miscellaneous Notes:



1. View west towards existing house from upper lawn terrace



2. View south from edge of Garden Lane towards proposed pool area

2019-0263-A



3. View east from existing house towards proposed pool area and neighbors



4. View north towards proposed pool area

2019-0203-A

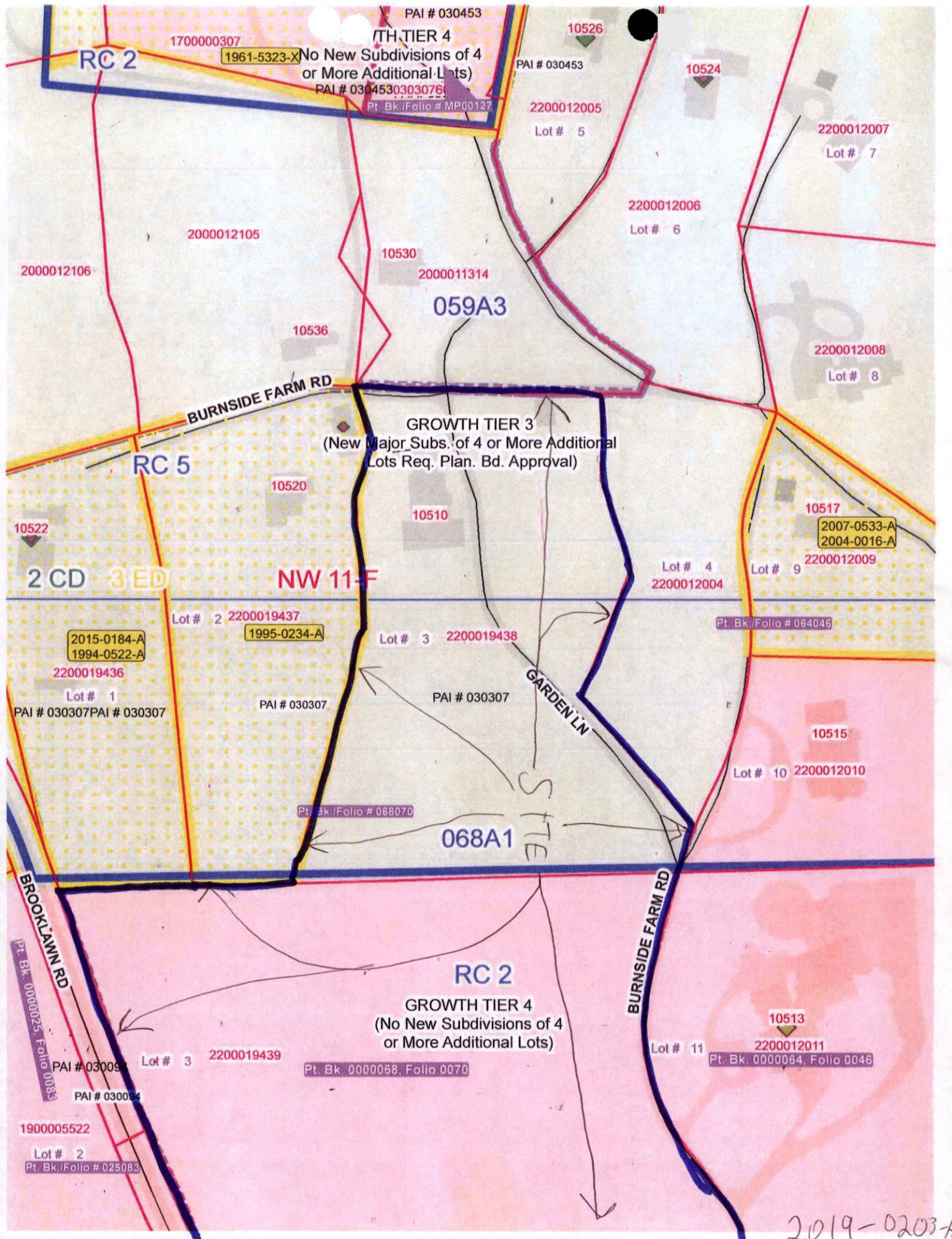


5. View northwest towards proposed pool area and neighbors



6. View from intersection of Burnside Farm Road and existing driveway towards proposed pool area

2019-0203-A



RC 2

1700000307

1961-5323-X

No New Subdivisions of 4 or More Additional Lots

PAI # 03045303076

Pt. Bk./Folio # MP00127

PAI # 030453

TH TIER 4

10526

PAI # 030453

10524

2200012005

Lot # 5

2200012007

Lot # 7

2200012006

Lot # 6

2000012105

2000012106

10530

2000011314

059A3

10536

2200012008

Lot # 8

BURNSIDE FARM RD

RC 5

GROWTH TIER 3
(New Major Subs. of 4 or More Additional Lots Req. Plan. Bd. Approval)

10520

10510

10517

2007-0533-A
2004-0016-A

2200012009

10522

2 CD 3 ED

NW 11-F

Lot # 4
2200012004

Lot # 9

Lot # 2 2200019437

1995-0234-A

Lot # 3 2200019438

Pt. Bk./Folio # 064046

2015-0184-A
1994-0522-A

2200019436

Lot # 1

PAI # 030307 PAI # 030307

PAI # 030307

PAI # 030307

GARDEN LN

Pt. Bk./Folio # 068070

068A1

10515

Lot # 10 2200012010

BROOKLAWN RD

Pt. Bk. 000025, Folio 0083

PAI # 030094

Lot # 3 2200019439

Pt. Bk. 000068, Folio 0070

PAI # 030094

1900005522

Lot # 2

Pt. Bk./Folio # 025083

BURNSIDE FARM RD

10513

2200012011

Lot # 11

Pt. Bk. 000064, Folio 0046

2019-0203-A





Mailing Address)
P.O. Box 100
Ridenwood
MD 21139

(Office Address)
326 St. Paul Place
Suite 201
Baltimore, MD 21202

(office) 410.685.5263
(fax) 410.685.5264

beechbrook@a.com

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DESIGN TEAM-

ZONING INFORMATION-

ZONING MAP #: 068A1
 SITE ZONED: RC2 & RC5
 ELECTION DISTRICT: 3RD
 COUNCIL DISTRICT: 2ND
 LOT AREA ACREAGE: 22.91 AC.
 SQUARE FEET: 997,959 SF
 HISTORIC? MARYLAND STATE
HISTORICAL SOCIETY SITE
 IN CBQA? NO
 IN FLOOD PLAIN? NO
 UTILITIES?
 WATER IS: PRIVATE
 SEWER IS: PRIVATE
 PRIOR HEARING? NO
 SO GIVE CASE NUMBER AND ORDER
 RESULT BELOW:

GREENE
RESIDENCE

BURNSIDE FARM
10510 BURNSIDE FARM ROAD
OWINGS MILLS, MD 21117

DRAWING TITLE-

PLAN TO ACCOMPANY PETITION FOR ADMINISTRATIVE VARIANCE

CALE-
100'-0"

SHEET NUMBER-
L0.01

-DATE-
DECEMBER 17, 2018

et.
Feb. 1

2019-0203-A



BEECHBROOK
landscape architecture

(Mailing Address) (Office Address)
P.O. Box 100 326 St. Paul Place
Riderwood Suite 201
MD 21139 Baltimore, MD 21202
(office) 410.685.5263
(fax) 410.685.5264
beechbrookla.com

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-DESIGN TEAM-

-ZONING INFORMATION-

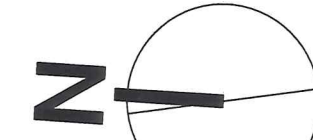
ZONING MAP #: 068A1
SITE ZONED: RC2 & RC5
ELECTION DISTRICT: 3RD
COUNCIL DISTRICT: 2ND
LOT AREA ACREAGE: 22.21 AC±
SQUARE FEET: 927,959 S.F.
HISTORIC? MARYLAND STATE
HISTORICAL SOCIETY SITE
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES?
WATER IS: PRIVATE
SEWER IS: PRIVATE
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER AND ORDER
RESULT BELOW:

GREENE
RESIDENCE

BURNSIDE FARM
10510 BURNSIDE FARM ROAD
OWINGS MILLS, MD 21117

-DRAWING TITLE-

PLAN TO ACCOMPANY
PETITION FOR
ADMINISTRATIVE VARIANCE



0' 50' 100' 200'

-SCALE-
1" = 100'-0"

-SHEET NUMBER-
L0.01

-DATE-
DECEMBER 17, 2018

2019-0203-A