
From: Michael Mallinoff
Sent: Wednesday, December 16, 2020 9:53 AM
To: Jeffrey N Perlow
Subject: FW: ATTORNEY-CLIENT PRIVILEGE LEGAL ADVICE 1526 Greenspring Valley Road

Jeff:

Please proceed per Ms. Grossi's analysis and Mr. Vetter's direction.

Thank you and Joe Merry for your hard work on this matter.

Let me know when the applicant is notified.

Mike

From: Drew Vetter <dvetter@baltimorecountymd.gov>
Sent: Wednesday, December 16, 2020 9:45 AM
To: Amy Hicks Grossi <agrossi@baltimorecountymd.gov>; Michael Mallinoff <mmallinoff@baltimorecountymd.gov>
Subject: RE: ATTORNEY-CLIENT PRIVILEGE LEGAL ADVICE 1526 Greenspring Valley Road

I am just following up to determine whether the loop has been closed here.

Has any decision been communicated back to the applicant or his counsel?

From: Amy Hicks Grossi <agrossi@baltimorecountymd.gov>
Sent: Friday, December 11, 2020 11:28 AM
To: Michael Mallinoff <mmallinoff@baltimorecountymd.gov>
Cc: Drew Vetter <dvetter@baltimorecountymd.gov>
Subject: ATTORNEY-CLIENT PRIVILEGE LEGAL ADVICE 1526 Greenspring Valley Road

Mike-

You have asked for verification that the proposed accessory structure at 1526 Greenspring Valley Road does not require a zoning hearing or variance, in response to the email from Carl Richards to Bruce Doak, dated October 8, 2020, and attached hereto.

To that end, I requested from counsel for the applicant a response to Mr. Richards's interpretation of the BCZR. It is also attached.

It is my understanding that staff in the Zoning Office has followed up with counsel for the applicant and cleared up some factual matters that were not fully vetted in October when Mr. Richards initially opined on the application. Some of the below items were resolved and confirmed by the Zoning staff, including rear yard location, setbacks and above grade height.

Upon review of the Baltimore County Zoning Regulations, the Zoning Commissioners Policy Manual, plans, and the correspondence in this matter, the application specifications appear to be consistent with the plain language of sections 101 (definition of accessory structure) and 400 (provisions specific to accessory structures) of the Baltimore County Zoning Regulations and relevant sections of the Zoning Policy Manual, which define "accessory structure", state specific requirements for accessory structures, and further identify a specific list of improvements that are acknowledged by

policy to be accessory structures. The application for 1526 Greenspring Ave tennis court/barn satisfies all elements of Sections 101 and 400 of the BCZR, and as a tennis court/barn for personal use, the Zoning Policy Manual 400.1.e, "Swimming Pools and Tennis Courts." In so satisfying all these elements, and in the absence of any other law or regulation that may bear on the plain language of these provisions, there does not appear to be a requirement for a special hearing or variance for this permit application.

Section 101 Definition

ACCESSORY USE OR STRUCTURE — A use or structure which: (a) is customarily incident and subordinate to and serves a principal use or structure; (b) is subordinate in area, extent or purpose to the principal use or structure; (c) is located on the same lot as the principal use or structure served; and (d) contributes to the comfort, convenience or necessity of occupants, business or industry in the principal use or structure served; except that, where specifically provided in the applicable regulations, accessory off-street parking need not be located on the same lot. An accessory building, as defined above, shall be considered an accessory structure. A trailer may be an accessory use or structure if hereinafter so specified. An ancillary use shall be considered as an accessory use; however, a use of such a nature or extent as to be permitted as a "use in combination" (with a service station) shall be considered a principal use.

The tennis use is incident and subordinate to the residential principal use or structure. The tennis court/barn is subordinate in area, extent or purpose to the principal residential use of the property. The tennis court/ barn is located on the same lot. The tennis court/barn contributes to the convenience of the occupant.

§ 400.1. - Location; lot coverage.

Accessory buildings in residence zones, other than farm buildings (Section 404) shall be located only in the rear yard and shall occupy not more than 40 percent thereof. On corner lots they shall be located only in the third of the lot farthest removed from any street and shall occupy not more than 50 percent of such third. In no case shall they be located less than 2½ feet from any side or rear lot lines, except that two private garages may be built with a common party wall straddling a side interior property line if all other requirements are met. The limitations imposed by this section shall not apply to a structure which is attached to the principal building by a covered passageway or which has one wall or part of one wall in common with it. Such structure shall be considered part of the principal building and shall be subject to the yard requirements for such a building.

§ 400.2. - Setback.

[Bill No. 2-1992]

Accessory buildings, including parking pads, shall be set back not less than 15 feet from the center line of any alley on which the lot abuts.

§ 400.3. - Height.

The height of accessory buildings, except as noted in Section 300, shall not exceed 15 feet.

The tennis court/ barn is in the rear yard and is not more than 40% of the area.

The site plan shows that tennis court/barn satisfies the setbacks.

The site for the structure will be excavated and it will be in part below grade, such that the above grade height of the building as shown on the plan and represented by counsel for the applicant complies with the height restriction.

The Zoning Commissioners Policy Manual section 400.1.3 is also attached as a pdf above. The "Unusual and/or Large Structures or Uses" section by its own terms applies to structures "not listed above". "Tennis Courts" are listed above. Therefore, the permissive language for the special hearing does not pertain to tennis courts.

For the reasons stated above, the permit application for the tennis court/ barn at 1526 Greenspring Valley Road . complies with the plain reading of the relevant provisions of the BCZR for accessory structures without the requirement of a special hearing or variance.

TIME: 09:46:55 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 10/01/2020
DATE: 12/09/2020 GENERAL PERMIT APPLICATION DATA AB 12:15:45

PERMIT #: B975234 PROPERTY ADDRESS
RECEIPT #: A827555 1526 GREENSPRING VALLEY RD
CONTROL #: GR SUBDIV: 2900 NE COR NACIREMA LA
XREF #: B975234 TAX ACCOUNT #: 0310000275 DISTRICT/PRECINCT 03 01
OWNERS INFORMATION (LAST, FIRST)
FEE: 54.00 NAME: CORDISH DAVID S
PAID: 54.00 ADDR: 1526 GREENSPRING VALLEY RD, LUTHERVILLE TIMONIUM MD
PAID BY: APPL

DATES APPLICANT INFORMATION
APPLIED: 10/01/2020 NAME: DANIELLE DRECCHIO
ISSUED: COMPANY: BOHLER
OCCPNY: ADDR1: 901 DULANEY VALLEY RD STE 801
FINAL INSPECT: ADDR2: TOWSON MD 21204
INSPECTOR: 03R PHONE #: 410-821-7900 LICENSE #:
NOTES: AB

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

TIME: 09:47:01 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 10/07/2020
DATE: 12/09/2020 BUILDING DETAIL 1 JCM 10:55:09

DRC#

PERMIT # B975234 PLANS: CONST 00 PLOT 4 PLAT 0 DATA 0 EL 2 PL 2
TENANT

BUILDING CODE: CONTR: TBD
IMPRV 7 ENGNR:
USE 07 SELLR:

FOUNDATION BASE WORK: GRADING FOR PROPOSED TENNIS BARN LOD: 38436SF
THIS PERMIT EXPIRES TWO YEARS FROM ISSUE DATE.
CONSTRUC FUEL SEWAGE WATER REFER TO B974479 FOR PROPOSED TENNIS BARN.
ISSUANCE OF THIS GRADING PERMIT DOES GUARANTEE
CENTRAL AIR H THE ISSUANCE OF ANY OTHER BLDG PERMITS.

ESTIMATED COST

50K PROPOSED USE: SFD AND GRADING

OWNERSHIP: 1 EXISTING USE: SFD

RESIDENTIAL CAT: 1

#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS:

1 FAMILY BEDROOMS: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

TIME: 09:47:05 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 10/07/2020
DATE: 12/09/2020 BUILDING DETAIL 2 JCM 10:55:09

PERMIT #: B975234	BUILDING SIZE	LOT SIZE AND SETBACKS
	FLOOR: 38436SF	SIZE: 0000.00 X 0000.00
	WIDTH:	FRONT STREET:
GARBAGE DISP:	DEPTH:	SIDE STREET:
POWDER ROOMS:	HEIGHT:	FRONT SETB: NC
BATHROOMS:	STORIES:	SIDE SETB: NC
KITCHENS:		SIDE STR SETB:
	LOT NOS:	REAR SETB: NC
	CORNER LOT:	

ZONING INFORMATION

DISTRICT:	BLOCK:	ASSESSMENTS
PETITION:	SECTION:	LAND: 0823800.00
DATE:	LIBER:	IMPROVEMENTS: 1365800.00
MAP:	FOLIO:	TOTAL ASS.:
	CLASS: 05	

PLANNING INFORMATION

MSTR PLAN AREA: SUBSEWER: CRIT AREA: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

TIME: 09:47:11 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 11/25/2020
DATE: 12/09/2020 APPROVALS DETAIL SCREEN ENV 15:02:49

PERMIT #: B975234 CONTROL #: GR

AGENCY	DATE	CODE	COMMENTS
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SEDI CTL	10/28/2020	12	SC-X3226 D-N S-N
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ZONING	10/07/2020	01	JCM
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PUB SERV

ENVRMNT	10/28/2020	12	EA-X3514...SEC-X3514...EIR-X3980
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PERMITS	10/01/2020	10	H4PMT
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01 THRU 09 INDICATES AN "APPROVAL" ** 10 THRU 99 INDICATES A "DISAPPROVAL"

ENTER - GENERAL PERMIT PF4 - ISSUE PERMIT

PF3 - INSPECTIONS PF8 - GENERAL SCREEN W/NEXT PERMIT CLEAR - MENU

TIME: 09:46:05 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 10/01/2020
DATE: 12/09/2020 GENERAL PERMIT APPLICATION DATA AB 11:47:36

PERMIT #: B975229 PROPERTY ADDRESS
RECEIPT #: A827554 1526 GREENSPRING VALLEY RD
CONTROL #: SWM SUBDIV: 2900 NE COR NACIREMA LA
XREF #: B975229 TAX ACCOUNT #: 0310000275 DISTRICT/PRECINCT 03 01
OWNERS INFORMATION (LAST, FIRST)
FEE: 57.00 NAME: CORDISH DAVID S
PAID: 57.00 ADDR: 1526 GREENSPRING VALLEY RD, LUTHERVILLE TIMONIUM MD
PAID BY: APPL

DATES APPLICANT INFORMATION
APPLIED: 10/01/2020 NAME: DANIELLE DRECCHIO
ISSUED: COMPANY: BOHLER
OCCPNY: ADDR1: 901 DULANEY VALLEY RD STE 801
FINAL INSPECT: ADDR2: TOWSON MD 21204
INSPECTOR: 03B PHONE #: 410-821-7900 LICENSE #:
NOTES: AB

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

TIME: 09:46:12 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 10/07/2020
DATE: 12/09/2020 BUILDING DETAIL 1 JCM 11:00:18

DRC#

PERMIT # B975229 PLANS: CONST 00 PLOT 4 PLAT 0 DATA 0 EL 2 PL 2
TENANT

BUILDING CODE: CONTR: TBD

IMPRV 7 ENGNR:

USE 07 SELLR:

FOUNDATION BASE WORK: STORM WATER MANAGEMENT FOR PROPOSED TENNIS
BARN. LIMIT OF DISTURBANCE 0.88AC. THIS PERMIT
CONSTRUC FUEL SEWAGE WATER EXPIRES TWO YEARS FROM ISSUE DATE. REFER TO
2E 2E B974479 FOR PROPOSED TENNIS BARN. ISSUANCE OF
CENTRAL AIR H THIS SWM PERMIT DOES NOT GUARANTEE THE ISSUANCE
ESTIMATED COST OF ANY FUTURE BLDG. PERMITS.

75K PROPOSED USE: SFD AND SWM

OWNERSHIP: 1 EXISTING USE: SFD

RESIDENTIAL CAT: 1

#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS:

1 FAMILY BEDROOMS: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

TIME: 09:46:18 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 10/07/2020
DATE: 12/09/2020 BUILDING DETAIL 2 JCM 11:00:18

PERMIT #: B975229 BUILDING SIZE LOT SIZE AND SETBACKS
FLOOR: 0.88AC SIZE: 38.060AC
WIDTH: FRONT STREET:
GARBAGE DISP: DEPTH: SIDE STREET:
POWDER ROOMS: HEIGHT: FRONT SETB: NC
BATHROOMS: STORIES: SIDE SETB: NC
KITCHENS: SIDE STR SETB:
LOT NOS: REAR SETB: NC
CORNER LOT:

ZONING INFORMATION

DISTRICT: BLOCK: LAND: 0823800.00
PETITION: SECTION: IMPROVEMENTS: 1365800.00
DATE: LIBER: TOTAL ASS.:
MAP: FOLIO:
CLASS: 05

ASSESSMENTS

PLANNING INFORMATION

MSTR PLAN AREA: SUBSEWER: CRIT AREA: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

TIME: 09:46:26 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 10/28/2020
DATE: 12/09/2020 APPROVALS DETAIL SCREEN SCC 15:39:12

PERMIT #: B975229 CONTROL #: SWM

AGENCY	DATE	CODE	COMMENTS
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SEDI CTL	10/28/2020	12	SC-X3226 D-N
ZONING	10/07/2020	01	JCM
PUB SERV	10/06/2020	01	OK-VKD OK-JVH
ENVRMNT	10/28/2020	12	SEC-X3514...EA-X3514
PERMITS	10/01/2020	10	H4PMT

01 THRU 09 INDICATES AN "APPROVAL" ** 10 THRU 99 INDICATES A "DISAPPROVAL"

ENTER - GENERAL PERMIT PF4 - ISSUE PERMIT
PF3 - INSPECTIONS PF8 - GENERAL SCREEN W/NEXT PERMIT CLEAR - MENU

TIME: 09:45:11 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 10/01/2020
DATE: 12/09/2020 GENERAL PERMIT APPLICATION DATA WHS 11:06:06

PERMIT #: B974479 PROPERTY ADDRESS
RECEIPT #: A826311 1526 GREENSPRING VALLEY RD
CONTROL #: MR SUBDIV: 2900 NE COR NACIREMA LA
XREF #: B974479 TAX ACCOUNT #: 0310000275 DISTRICT/PRECINCT 03 01
OWNERS INFORMATION (LAST, FIRST)

FEE: 142.00 NAME: CORDISH DAVID S
PAID: 142.00 ADDR: 1526 GREENSPRING VALLEY RD, LUTHERVILLE TIMONIUM MD
PAID BY: APPL

DATES

APPLICANT INFORMATION

APPLIED: 09/15/2020 NAME: CHRIS SWARTZ
ISSUED: COMPANY: PETERS CONTRACTING INC
OCCPNY: ADDR1: 3816 SCHALK RD #2
FINAL INSPECT: ADDR2: MANCHESTER MD 21102
INSPECTOR: 03R PHONE #: 410-960-9982 LICENSE #:
NOTES: WHS..PMT-20-10610

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

TIME: 09:42:37 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 10/16/2020
DATE: 12/09/2020 GENERAL PERMIT APPLICATION DATA EDW 11:43:07

PERMIT #: B973601 PROPERTY ADDRESS
RECEIPT #: A825037 1526 GREENSPRING VALLEY RD
CONTROL #: MR SUBDIV: 2900 NE COR NACIREMA LA
XREF #: B973601 TAX ACCOUNT #: 0310000275 DISTRICT/PRECINCT 03 01
OWNERS INFORMATION (LAST, FIRST)
FEE: 135.00 NAME: CORDISH DAVID 410-977-7587
PAID: 135.00 ADDR: 1526 GREENSPRING VALLEY RD TIMONIUM MD 21093-3623
PAID BY: APPL

DATES

APPLICANT INFORMATION

APPLIED: 08/26/2020 NAME: CHRIS SWARTZ
ISSUED: COMPANY:
OCCPNY: ADDR1: 3816-B SCHALK RD #2
FINAL INSPECT: ADDR2: MANCHESTER MD 21102
INSPECTOR: 03R PHONE #: 410-960-9982 LICENSE #:
NOTES: EDW RECEIVED SITE PLANS 9/3/2020.ONLINE PAYMENT PMT-20-10794 10/1/2020
EDW

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

TIME: 09:42:53 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 09/10/2020
DATE: 12/09/2020 BUILDING DETAIL 1 EDW 08:45:36

DRC#

PERMIT # B973601 PLANS: CONST 2S PLOT 4 PLAT 0 DATA 0 EL 2 PL 2
TENANT

BUILDING CODE: CONTR: CORDISH DAVID
IMPRV 1 ENGNR: MCLAREN ENGINEERING
USE 07 FOUNDATION SELLR:

FOUNDATION BASE WORK: CONSTRUCT FOUNDATION FOR PROPOSED MULTI-PURPOSE
3 3 BARN 126'X149'11"=15,372SF (IRREGULAR SHAPE).
CONSTRUC FUEL SEWAGE WATER SEPARATE PERMIT REQUIRED TO COMPLETE BUILDING.
2E 2E ISSUED AT PERMIT HOLDER'S RISK.ISSUANCE OF THIS
CENTRAL AIR PERMIT DOES NOT COMMIT BALTIMORE COUNTY TO
ESTIMATED COST ISSUE ANY FURTHER PERMITS.

75,000.00 PROPOSED USE: SFD & MULTI-PURPOSE BARN FOUNDATION
OWNERSHIP: 1 EXISTING USE: SFD, POOL, POOL HOUSE, 2 GARAGES
RESIDENTIAL CAT: 1

#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS:
1 FAMILY BEDROOMS: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

TIME: 09:43:05 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 09/10/2020
DATE: 12/09/2020 BUILDING DETAIL 2 EDW 08:45:36

PERMIT #: B973601	BUILDING SIZE	LOT SIZE AND SETBACKS
	FLOOR: 15372	SIZE: 38.060AC
	WIDTH: 126'	FRONT STREET:
GARBAGE DISP:	DEPTH: 149'11	SIDE STREET:
POWDER ROOMS:	HEIGHT:	FRONT SETB: 810'
BATHROOMS:	STORIES:	SIDE SETB: 625'/140'
KITCHENS:		SIDE STR SETB:
	LOT NOS:	REAR SETB: 203'
	CORNER LOT:	

ZONING INFORMATION		ASSESSMENTS
DISTRICT:	BLOCK:	LAND: 0823800.00
PETITION:	SECTION:	IMPROVEMENTS: 1365800.00
DATE:	LIBER:	TOTAL ASS.:
MAP:	FOLIO:	
	CLASS: 05	

PLANNING INFORMATION

MSTR PLAN AREA: SUBSEWER: CRIT AREA: PASSWORD:

ENTER - NEXT DETAIL	PF2 - APPROVALS	PF7 - PREV. SCREEN	PF9 - SAVE
PF1 - GENERAL PERMIT	PF3 - INSPECTIONS	PF8 - NEXT SCREEN	CLEAR - MENU

TIME: 09:43:12 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 12/09/2020
DATE: 12/09/2020 APPROVALS DETAIL SCREEN ALB 09:24:43

PERMIT #: B973601 CONTROL #: MR

AGENCY DATE CODE COMMENTS

BLD PLAN	12/09/2020	01	TK/ALB 10/14/20
ZONING	09/30/2020	10	NEED SITE PLAN REVIEW:RJ:JM
ENVRMNT	09/14/2020	12	GWM-9/14-DJE..EIR-11/25 GES/MB..SC-X3226
PLANNING	08/31/2020	01	JN/EDW
PERMITS	08/26/2020	10	NEED ACCESSORY LETTER

01 THRU 09 INDICATES AN "APPROVAL" ** 10 THRU 99 INDICATES A "DISAPPROVAL"

ENTER - GENERAL PERMIT PF4 - ISSUE PERMIT

PF3 - INSPECTIONS PF8 - GENERAL SCREEN W/NEXT PERMIT CLEAR - MENU

TIME: 09:45:22 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 10/01/2020
DATE: 12/09/2020 BUILDING DETAIL 1 KLC 11:56:47

DRC#

PERMIT # B974479 PLANS: CONST 02 PLOT 5 PLAT 0 DATA 0 EL 1 PL 1
TENANT

BUILDING CODE: CONTR: PETERS CONTRACTING INC
IMPRV 1 ENGR: MCLAREN ENGINEERING
USE 07 SELLR:

FOUNDATION BASE WORK: CONST MULTI-PURPOSE TENNIS FACILITY ON
EX SFD 152'X149'4"X44'2"=18,561.8SF WITH INDOOR
CONSTRUC FUEL SEWAGE WATER TENNIS COURT, MEZZAINE AREA, STORAGE AREA AND
2E 2E UPPER LEVEL VIEWING AREA. IRREGULAR IN SHAPE
CENTRAL AIR ACCESSORY STRUCTURE LETTER ATTACHED.
ESTIMATED COST REFER TO B973601 FOR CONSTRUCTION OF FOUNDATION
250,000 PROPOSED USE: SFD W/MULTI-PURPOSE TENNIS FACILITY
OWNERSHIP: 1 EXISTING USE: SFD W/FOUNDATION REFER TO B973601
RESIDENTIAL CAT: 1
#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS:
1 FAMILY BEDROOMS: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

TIME: 09:45:28 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 10/01/2020
DATE: 12/09/2020 BUILDING DETAIL 2 KLC 11:56:47

PERMIT #: B974479	BUILDING SIZE	LOT SIZE AND SETBACKS
	FLOOR: 18561.8SF	SIZE: 38.06AC
	WIDTH: 152'	FRONT STREET:
GARBAGE DISP:	DEPTH: 149'4"	SIDE STREET:
POWDER ROOMS:	HEIGHT: 44'2"	FRONT SETB: 810'
BATHROOMS:	STORIES: 2	SIDE SETB: 625'/140'
KITCHENS:		SIDE STR SETB:
	LOT NOS:	REAR SETB: 203'
	CORNER LOT:	

ZONING INFORMATION

DISTRICT:	BLOCK:	ASSESSMENTS
PETITION:	SECTION:	LAND: 0823800.00
DATE:	LIBER:	IMPROVEMENTS: 1365800.00
MAP:	FOLIO:	TOTAL ASS.:
	CLASS: 05	

PLANNING INFORMATION

MSTR PLAN AREA: SUBSEWER: CRIT AREA: PASSWORD:

ENTER - NEXT DETAIL	PF2 - APPROVALS	PF7 - PREV. SCREEN	PF9 - SAVE
PF1 - GENERAL PERMIT	PF3 - INSPECTIONS	PF8 - NEXT SCREEN	CLEAR - MENU

TIME: 09:45:33 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 11/25/2020
DATE: 12/09/2020 APPROVALS DETAIL SCREEN ENV 15:05:46

PERMIT #: B974479 CONTROL #: MR

AGENCY	DATE	CODE	COMMENTS
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BLD PLAN	10/05/2020	01	ALB
ZONING	10/01/2020	12	HEARING REQUIRED PER WCR/JCM/JNP
ENVRMNT	10/06/2020	12	GWM-X2762..EIR-11/25 GES/MB
PLANNING	10/01/2020	01	MRM FINAL
PERMITS	09/15/2020	10	ISSUE W/B973601 FOUNDATION

01 THRU 09 INDICATES AN "APPROVAL" ** 10 THRU 99 INDICATES A "DISAPPROVAL"

ENTER - GENERAL PERMIT	PF4 - ISSUE PERMIT
PF3 - INSPECTIONS	PF8 - GENERAL SCREEN W/NEXT PERMIT CLEAR - MENU

Subject: Cordish Zoning Issue
Location: Webex

Start: Thu 12/3/2020 10:30 AM
End: Thu 12/3/2020 11:00 AM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Lisa Morris
Required Attendees: Drew Vetter; Amy Hicks Grossi; Michael Mallinoff; Kristin King; DKarceski@Venable.com; RAHoffman@Venable.com; Samantha O'Neil; Jeffrey N Perlow

-- Do not delete or change any of the following text. --

Join meeting in my Webex Personal Room

Meeting number (access code): 731 411 851

[Join meeting](#)

Tap to join from a mobile device (attendees only)

+1-415-655-0001,,731411851## US Toll

+1-415-655-0001,,731411851## US Toll

Join by phone

+1-415-655-0001 US Toll

+1-415-655-0001 US Toll

Access code: 731 411 851

Global call-in numbers

Join from a video conferencing system or application

Dial dvetter@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

If you are the host, you can also enter your host PIN in your video conferencing system or application to start the meeting.

Need help? Go to <http://help.webex.com>

From: Drew Vetter
Sent: Tuesday, December 01, 2020 9:05 AM
To: Lisa Morris; Michael Mallinoff; Amy Hicks Grossi; Kristin King; DKarceski@Venable.com; RAHoffman@Venable.com
Cc: Jeffrey N Perlow; Samantha O'Neil
Subject: RE: Cordish Zoning Issue

Adding Sam O. also.

From: Lisa Morris <lmorris@baltimorecountymd.gov>
Sent: Tuesday, December 1, 2020 8:57 AM
To: Michael Mallinoff <mmallinoff@baltimorecountymd.gov>; Amy Hicks Grossi <agrossi@baltimorecountymd.gov>; Kristin King <kking@baltimorecountymd.gov>; DKarceski@Venable.com; RAHoffman@Venable.com; Drew Vetter <dvetter@baltimorecountymd.gov>
Cc: Jeffrey N Perlow <JPerlow@baltimorecountymd.gov>
Subject: Re: Cordish Zoning Issue

Will do.

Sent from my T-Mobile 4G LTE Device
Get [Outlook for Android](#)

From: Drew Vetter <dvetter@baltimorecountymd.gov>
Sent: Tuesday, December 1, 2020 8:54:06 AM
To: Michael Mallinoff <mmallinoff@baltimorecountymd.gov>; Lisa Morris <lmorris@baltimorecountymd.gov>; Amy Hicks Grossi <agrossi@baltimorecountymd.gov>; Kristin King <kking@baltimorecountymd.gov>; DKarceski@Venable.com <DKarceski@Venable.com>; RAHoffman@Venable.com <RAHoffman@Venable.com>
Cc: Jeffrey N Perlow <JPerlow@baltimorecountymd.gov>
Subject: RE: Cordish Zoning Issue

Sounds good. Thanks Mike.

From: Michael Mallinoff <mmallinoff@baltimorecountymd.gov>
Sent: Tuesday, December 1, 2020 8:54 AM
To: Lisa Morris <lmorris@baltimorecountymd.gov>; Drew Vetter <dvetter@baltimorecountymd.gov>; Amy Hicks Grossi <agrossi@baltimorecountymd.gov>; Kristin King <kking@baltimorecountymd.gov>; DKarceski@Venable.com; RAHoffman@Venable.com
Cc: Jeffrey N Perlow <JPerlow@baltimorecountymd.gov>
Subject: RE: Cordish Zoning Issue

I would like to add Jeff Perlow to the call. He is acting Zoning Chief.

Mike

-----Original Appointment-----

From: Lisa Morris <lmorris@baltimorecountymd.gov>
Sent: Monday, November 30, 2020 8:31 PM
To: Drew Vetter; Amy Hicks Grossi; Michael Mallinoff; Kristin King; DKarceski@Venable.com; RAHoffman@Venable.com

Subject: Cordish Zoning Issue

When: Thursday, December 3, 2020 10:30 AM-11:00 AM (UTC-05:00) Eastern Time (US & Canada).

Where: Webex

-- Do not delete or change any of the following text. --

Join meeting in my Webex Personal Room

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Tap to join from a mobile device (attendees only)

+1-415-655-0001,,731411851## US Toll

+1-415-655-0001,,731411851## US Toll

Join by phone

+1-415-655-0001 US Toll

+1-415-655-0001 US Toll

Access code: 731 411 851

Global call-in numbers

Join from a video conferencing system or application

Dial dvetter@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

If you are the host, you can also enter your host PIN in your video conferencing system or application to start the meeting.

Need help? Go to <http://help.webex.com>

From: Amy Hicks Grossi
Sent: Tuesday, November 24, 2020 9:55 AM
To: Carl Richards Jr; Michael Mallinoff; Jeffrey N Perlow
Subject: RE: Cordish Property- 1526 Greenspring Valley Road

I do not believe I have any authority under the Code or otherwise to sign permits.

From: Carl Richards Jr <CRichards@baltimorecountymd.gov>
Sent: Tuesday, November 24, 2020 9:54 AM
To: Michael Mallinoff <mmallinoff@baltimorecountymd.gov>; Jeffrey N Perlow <JPerlow@baltimorecountymd.gov>; Amy Hicks Grossi <agrossi@baltimorecountymd.gov>
Subject: RE: Cordish Property- 1526 Greenspring Valley Road

To all,
Since I'm retiring, I think Amy should sign and approve the permit.

From: Michael Mallinoff
Sent: Tuesday, November 24, 2020 9:28 AM
To: Carl Richards Jr <CRichards@baltimorecountymd.gov>; Jeffrey N Perlow <JPerlow@baltimorecountymd.gov>
Subject: FW: Cordish Property- 1526 Greenspring Valley Road

Please reveiw

From: Amy Hicks Grossi <agrossi@baltimorecountymd.gov>
Sent: Monday, November 23, 2020 1:04 PM
To: Michael Mallinoff <mmallinoff@baltimorecountymd.gov>
Subject: FW: Cordish Property- 1526 Greenspring Valley Road

Mike-

Attached is the written response to Carl Richards's email to Bruce Doak. Carl had asserted that the permit application for an accessory structure at the above referenced address required a variance and zoning hearing in order to be approved. Mr. Richards referred to sections 400.1 and 400.3 as the basis for his opinion. In the attached letter, property owner's counsel argues that the specs of the proposed project are consistent with the requirements of those sections to be processed as an Accessory Structure as defined in Section 101 of the BCZR, such that the application may be approved without a variance or hearing. Their argument is well-reasoned and addresses the code sections Mr. Richards cited. They relied on both the facts of the property and the plain language of the Code. I am not aware of any other code sections or policies that would impact this application, and none were cited by Mr. Richards. As such and without any indication to the contrary, the permit appears to comply with the definition of Accessory Structure without any further variance or hearing requirements to approve the permit.

From: Karceski, David H. <DKarceski@Venable.com>
Sent: Monday, November 23, 2020 12:41 PM
To: Amy Hicks Grossi <agrossi@baltimorecountymd.gov>

Cc: Rosenblatt, Adam M. <AMRosenblatt@Venable.com>
Subject: RE: Cordish Property- 1526 Greenspring Valley Road

CAUTION: This message from DKarceski@venable.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Amy

Attached is the revised letter addressed to Mr. Mallinoff.

Thanks

David

From: Karceski, David H.
Sent: Monday, November 23, 2020 9:49 AM
To: Amy Grossi (agrossi@baltimorecountymd.gov) <agrossi@baltimorecountymd.gov>
Cc: 'arosenblatt@venable.com' <arosenblatt@venable.com>
Subject: RE: Cordish Property- 1526 Greenspring Valley Road

Hi.Amy

Attached is the revised letter for countersignature by Mr. Mallinoff.

Thank you,

David

From: Amy Hicks Grossi <agrossi@baltimorecountymd.gov>
Sent: Wednesday, November 18, 2020 12:07 PM
To: Karceski, David H. <DKarceski@Venable.com>
Cc: Rosenblatt, Adam M. <AMRosenblatt@Venable.com>
Subject: RE: Cordish Property- 1526 Greenspring Valley Road

Caution: External Email

David-

Please address BCZR 400.3 specifically and make sure the sign off is the Department Director.

From: Karceski, David H. <DKarceski@Venable.com>
Sent: Monday, November 16, 2020 10:40 AM
To: Amy Hicks Grossi <agrossi@baltimorecountymd.gov>
Cc: Rosenblatt, Adam M. <AMRosenblatt@Venable.com>
Subject: RE: Cordish Property- 1526 Greenspring Valley Road

CAUTION: This message from DKarceski@venable.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Good Morning Amy

Attached is our revised letter that also addresses BCZR Section 400.1, as you requested.

Thanks

David

From: Karceski, David H.
Sent: Friday, November 6, 2020 2:35 PM
To: Amy Grossi (agrossi@baltimorecountymd.gov) <agrossi@baltimorecountymd.gov>
Cc: 'arosenblatt@venable.com' <arosenblatt@venable.com>
Subject: Cordish Property- 1526 Greenspring Valley Road

Amy

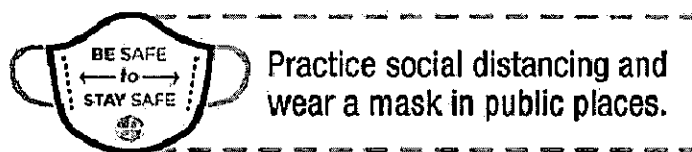
Please see our attached letter regarding the accessory use/structure (tennis barn).

We have not received a copy of the building permit application sheet from the Office of Permit Processing yet and have requested it. However, the building permit number is referenced in the letter and is B974479.

Thank you,

David

This electronic mail transmission may contain confidential or privileged information. If you believe you have received this message in error, please notify the sender by reply transmission and delete the message without copying or disclosing it.



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     www.baltimorecountymd.gov

This electronic mail transmission may contain confidential or privileged information. If you believe you have received this message in error, please notify the sender by reply transmission and delete the message without copying or disclosing it.

From: Carl Richards Jr
Sent: Monday, November 23, 2020 10:36 AM
To: Michael Mallinoff; Jeffrey N Perlow
Subject: RE: Cordish Property- 1526 Greenspring Valley Road

Mike,
Just smoke making a ALJ argument to you.

From: Michael Mallinoff
Sent: Monday, November 23, 2020 9:59 AM
To: Carl Richards Jr <CRichards@baltimorecountymd.gov>; Jeffrey N Perlow <JPerlow@baltimorecountymd.gov>
Subject: FW: Cordish Property- 1526 Greenspring Valley Road

Keeps on coming. Can you give me your opinion please.

Mike

From: Amy Hicks Grossi <agrossi@baltimorecountymd.gov>
Sent: Monday, November 23, 2020 9:49 AM
To: Michael Mallinoff <mmallinoff@baltimorecountymd.gov>
Subject: FW: Cordish Property- 1526 Greenspring Valley Road

fyi

From: Karceski, David H. <DKarceski@Venable.com>
Sent: Monday, November 23, 2020 9:49 AM
To: Amy Hicks Grossi <agrossi@baltimorecountymd.gov>
Cc: Rosenblatt, Adam M. <AMRosenblatt@Venable.com>
Subject: RE: Cordish Property- 1526 Greenspring Valley Road

CAUTION: This message from DKarceski@venable.com originated from a non-Baltimore County Government or non-BCPL email system. Hover over any links before clicking and use caution opening attachments.
--

Hi Amy

Attached is the revised letter for countersignature by Mr. Mallinoff.

Thank you,

David

From: Amy Hicks Grossi <agrossi@baltimorecountymd.gov>
Sent: Wednesday, November 18, 2020 12:07 PM
To: Karceski, David H. <DKarceski@Venable.com>

Cc: Rosenblatt, Adam M. <AMRosenblatt@Venable.com>
Subject: RE: Cordish Property- 1526 Greenspring Valley Road

Caution: External Email

David-

Please address BCZR 400.3 specifically and make sure the sign off is the Department Director.

From: Karceski, David H. <DKarceski@Venable.com>
Sent: Monday, November 16, 2020 10:40 AM
To: Amy Hicks Grossi <agrossi@baltimorecountymd.gov>
Cc: Rosenblatt, Adam M. <AMRosenblatt@Venable.com>
Subject: RE: Cordish Property- 1526 Greenspring Valley Road

CAUTION: This message from DKarceski@venable.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Good Morning Amy

Attached is our revised letter that also addresses BCZR Section 400.1, as you requested.

Thanks

David

From: Karceski, David H.
Sent: Friday, November 6, 2020 2:35 PM
To: Amy Grossi (agrossi@baltimorecountymd.gov) <agrossi@baltimorecountymd.gov>
Cc: 'arosenblatt@venable.com' <arosenblatt@venable.com>
Subject: Cordish Property- 1526 Greenspring Valley Road

Amy

Please see our attached letter regarding the accessory use/structure (tennis barn).

We have not received a copy of the building permit application sheet from the Office of Permit Processing yet and have requested it. However, the building permit number is referenced in the letter and is B974479.

Thank you,

David

This electronic mail transmission may contain confidential or privileged information. If you believe you have received this message in error, please notify the sender by reply transmission and delete the message without copying or disclosing it.

November 23, 2020

David H. Karceski

T 410.494.6285
F 410.821.0147
dkarceski@Venable.com

Via Electronic Transmission

Michael D. Mallinoff, Director
Department of Permits, Approvals and Inspections
111 West Chesapeake Avenue, Room 105
Towson, Maryland 21204

Re: 1526 Greenspring Valley Road
Building Permit for Accessory Structure

Dear Mr. Mallinoff:

I am writing in support of a building permit application for the construction of an accessory structure (tennis barn) on the above-referenced property, which is located in the Lutherville-Timonium area (the "Property"). For your reference, the permit application number is B974479. David S. Cordish is the legal owner of the Property, and his children and grandchildren are avid tennis players. His three children all played in college at a very high level. Mr. Cordish is pursuing this tennis barn to share time with his family in all weather conditions and enjoy a sport they love. Plus, to have a barn for indoor storage of material and feed for the horses immediately adjacent to the barn.

The purpose of this letter is to explain how the proposed barn is in compliance with Sections 101 and 400 of the Baltimore County Zoning Regulations ("Zoning Regulations" or "BCZR"). The proposed barn meets the definition of "Accessory Use or Structure", as that term is defined in Section 101.1 of the Zoning Regulations. Section 101.1 of the BCZR defines an accessory use or structure as a use or structure which:

- (a) is customarily incident and subordinate to and serves a principal use or structure;
- (b) is subordinate in area, extent or purpose to the principal use or structure; (c) is located on the same lot as the principal use or structure served; and (d) contributes to the comfort, convenience or necessity of occupants, business or industry in the principal use or structure served; except that, where specifically provided in the applicable regulations, accessory off-street parking need not be located on the same lot. An accessory building, as defined above, shall be considered an accessory structure. A trailer may be an accessory use or structure if hereinafter so specified. An ancillary use shall be considered as an accessory use; however, a use

November 23, 2020

Page 2

of such a nature or extent as to be permitted as a "use in combination" (with a service station) shall be considered a principal use.

A copy of the definition for accessory use or structure is enclosed with this letter. Each element of this definition is addressed individually below.

A. The athletics and storage barn is customarily incident and subordinate to and serves a principal use or structure on the Property.

The Property contains Mr. Cordish's principal residence, and he will continue to reside on the Property. As previously stated, the purpose of the barn is primarily to allow him to share time with his family in all weather conditions enjoying a sport that his children and grandchildren love. In order to ensure that the barn remains subordinate to the primary use of the Property as a single-family residence, Mr. Cordish is willing to put a number of restrictions on the use of the barn:

1. The barn may only be used by family members and guests and may not be used by any team, school group, or for any commercial enterprise, including non-profits – the barn may only be used for recreational use by family and guests of family;
2. No doors, windows, or openings will be installed on the north side of the barn;
3. No amplified sound may be used in the barn that can be heard outside the property;
4. There will be no vehicle parking at the barn, and all vehicle parking must be in the existing parking areas of the house; and
5. All construction vehicles and commercial vehicles coming to or leaving the property may only use the paved driveway at Greenspring Valley Road and construction may only occur Monday through Friday from 8:00 a.m. to 6:00 p.m.

These conditions will ensure that the barn remains subordinate to the principal use of the Property and does not become a second principal use. There are no showers, no kitchen, no bathrooms in the barn.

B. The barn is subordinate in area, extent or purpose to the principal use or structure.

The purpose of the barn is simply to allow Mr. Cordish to enjoy the sport of tennis and other athletics with his family and for storage of animal feed and accessories. As outlined in the above-referenced conditions, the use of the barn will be limited to use by family members and guests of

November 23, 2020

Page 3

Mr. Cordish. This will ensure that the purpose of the tennis barn remains subordinate to the principal use of the Property, which is Mr. Cordish's residence. There will be no bedrooms or sleeping accommodations in the barn.

C. The barn is located on the same lot as the principal use or structure served.

The Property is a single lot that contains 38 acres of land. The proposed barn will, therefore, be located on the same lot as the principal residence.

D. The barn will contribute to the comfort, convenience or necessity of occupants, business or industry in the principal use or structure served.

The proposed barn will provide comfort and convenience to Mr. Cordish by allowing him to play tennis with his family throughout the year. The restrictions placed on the use of the barn will ensure that the barn provides this comfort and convenience, without becoming a second or separate principal use on the Property.

As explained herein, the proposed barn, with the voluntary restrictions that Mr. Cordish is willing to place on his building permit application, meets all elements of an accessory use or structure, as defined in Section 101.1 of the Zoning Regulations. Clearly, the barn, as an accessory use, is not a "tennis facility" as that term is described in Section 406A of the Zoning Regulations.

In addition, this project will comply with Section 400 of the Zoning Regulations. This section includes a limitation that accessory buildings in the rear yard may not occupy more than 40 percent of the rear yard area. Tunnie Ping, a Professional Engineer and Director of Engineering with The Cordish Companies, measured the total square footage of the rear yard of the Property, which is 632,143 square feet in size. Mr. Ping confirmed that the existing accessory buildings in the rear yard and the proposed tennis barn are 21,755 square feet in total, which amount covers only 3.44 percent of the rear yard. Shellie Curry, a licensed architect and President of Curry Architects, measured the height of the proposed structure by application of the definition of "Building Height" contained in Section 101.1 of the Zoning Regulations and confirmed it will not exceed the permitted height for an accessory building, which is provided in Section 400.3.

Please confirm on behalf of the Department of Permits, Approvals and Inspections, by countersignature below, that the proposed tennis barn as described above in this letter is an accessory use to the principal use of the Property by Mr. Cordish in compliance with Sections 400 and 101 of the Zoning Regulations, addresses an email sent by Carl Richards, Jr., Supervisor for the Zoning Office, on October 8, 2020 (attached) and that the permit filed for the tennis barn is approved by your Department as complying with zoning requirements.

Thank you for your time and consideration of this request.

November 23, 2020
Page 4

Very truly yours,

A handwritten signature in black ink, appearing to be 'DK', written over a horizontal line.

David H. Karceski

AGREED AND ACCEPTED

Michael D. Mallinoff, Director
Department of Permits, Approvals and Inspections

§ 101.1. - Word usage; definitions.

[Bill No. 149-1987]

Words used in the present tense include the future; words in the singular number include the plural number; the word "shall" is mandatory. For the purposes of these regulations, certain terms and words are defined below.

Any word or term not defined in this section shall have the ordinarily accepted definition as set forth in the most recent edition of Webster's Third New International Dictionary of the English Language, Unabridged.

ACCESSORY APARTMENT — A second living quarters within a principal single-family detached dwelling or within an accessory building situated on the same lot as the principal single-family detached dwelling and in compliance with Section 400, with dedicated bathing and cooking facilities, and located on owner-occupied property, subject to the following:

[Bill No. 49-2011]

- A. The owner may occupy either the principal dwelling or the accessory apartment;
- B. The occupant(s) of the accessory apartment and the occupant(s) of the principal single-family detached dwelling shall be immediate family, related as grandparents, parents, or parents' children by blood, marriage or adoption;
- C. The accessory apartment is provided without compensation; and
- D. The accessory apartment, whether located within the principal dwelling or in the accessory building, shall comply with all laws, regulations, and codes affecting residential occupancy.

ACCESSORY BUILDING — One which is subordinate and customarily incidental to and on the same lot with a main building. A trailer shall not be considered an accessory building. A structure connected to a principal building by a covered passageway or with one wall in common shall not be considered an accessory building.

ACCESSORY USE OR STRUCTURE — A use or structure which: (a) is customarily incident and subordinate to and serves a principal use or structure; (b) is subordinate in area, extent or purpose to the principal use or structure; (c) is located on the same lot as the principal use or structure served; and (d) contributes to the comfort, convenience or necessity of occupants, business or industry in the principal use or structure served; except that, where specifically provided in the applicable regulations, accessory off-street parking need not be located on the same lot. An accessory building, as defined above, shall be considered an accessory structure. A trailer may be an accessory use or structure if hereinafter so specified. An ancillary use shall be considered as an accessory use; however, a use of such a nature or extent as to be permitted as a "use in combination" (with a service station) shall be considered a principal use.

From: Michael Mallinoff
Sent: Friday, November 06, 2020 3:29 PM
To: Carl Richards Jr; Jeffrey N Perlow
Cc: wcrjr2410@gmail.com
Subject: RE: Cordish Property- 1526 Greenspring Valley Road

Yeah. They use the term barn quite loosely. I suspect they then may try to exempt from permits.

Mike

From: Carl Richards Jr <CRichards@baltimorecountymd.gov>
Sent: Friday, November 6, 2020 3:25 PM
To: Michael Mallinoff <mmallinoff@baltimorecountymd.gov>; Jeffrey N Perlow <JPerlow@baltimorecountymd.gov>
Cc: wcrjr2410@gmail.com
Subject: RE: Cordish Property- 1526 Greenspring Valley Road

Mike,

Obviously it is not subordinate in area and it doesn't meet section 400 BCZR. Now if would be exclusively an agricultural building and the Ag Board confirms this we could approve. Otherwise zoning conflicts are proposed.

From: Michael Mallinoff
Sent: Friday, November 06, 2020 3:00 PM
To: Jeffrey N Perlow <JPerlow@baltimorecountymd.gov>
Cc: Carl Richards Jr <CRichards@baltimorecountymd.gov>; wcrjr2410@gmail.com
Subject: FW: Cordish Property- 1526 Greenspring Valley Road

FYI. Let me know your thoughts.

Mike

From: Amy Hicks Grossi <agrossi@baltimorecountymd.gov>
Sent: Friday, November 6, 2020 2:55 PM
To: Michael Mallinoff <mmallinoff@baltimorecountymd.gov>
Cc: Peggy White <pwhite@baltimorecountymd.gov>
Subject: Fwd: Cordish Property- 1526 Greenspring Valley Road

Mike
From David Karceski

Sent from my iPhone

Begin forwarded message:

From: "Karciski, David H." <DKarciski@Venable.com>
Date: November 6, 2020 at 2:34:50 PM EST
To: Amy Hicks Grossi <agrossi@baltimorecountymd.gov>
Cc: "Rosenblatt, Adam M." <AMRosenblatt@Venable.com>
Subject: Cordish Property- 1526 Greenspring Valley Road

CAUTION: This message from DKarciski@venable.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Amy

Please see our attached letter regarding the accessory use/structure (tennis barn).

We have not received a copy of the building permit application sheet from the Office of Permit Processing yet and have requested it. However, the building permit number is referenced in the letter and is B974479.

Thank you,

David

This electronic mail transmission may contain confidential or privileged information. If you believe you have received this message in error, please notify the sender by reply transmission and delete the message without copying or disclosing it.

November 6, 2020

David H. Karceski

T 410.494.6285

F 410.821.0147

dkarceski@Venable.com

Via Electronic Transmission

Amy Grossi, Supervisor
Real Estate Compliance
Department of Permits, Approvals and Inspections
111 West Chesapeake Avenue, Room 127
Towson, Maryland 21204

Re: 1526 Greenspring Valley Road
Building Permit for Accessory Structure

Dear Ms. Grossi:

I am writing in support of a building permit application for the construction of an accessory structure (tennis barn) on the above-referenced property, which is located in the Lutherville-Timonium area (the "Property"). For your reference, the permit application number is B974479. David S. Cordish is the legal owner the Property, and his children and grandchildren are avid tennis players. His three children all played in college at a very high level. Mr. Cordish is pursuing this tennis barn to share time with his family in all weather conditions and enjoy a sport they love. Plus, to have a barn for indoor storage of material and feed for the horses immediately adjacent to the barn.

The purpose of this letter is to explain how the proposed barn meets the definition of "Accessory Use or Structure", as that term is defined in Section 101.1 of the Baltimore County Zoning Regulations ("BCZR" or "Zoning Regulations"). Section 101.1 of the BCZR defines an accessory use or structure as a use or structure which:

- (a) is customarily incident and subordinate to and serves a principal use or structure;
- (b) is subordinate in area, extent or purpose to the principal use or structure; (c) is located on the same lot as the principal use or structure served; and (d) contributes to the comfort, convenience or necessity of occupants, business or industry in the principal use or structure served; except that, where specifically provided in the applicable regulations, accessory off-street parking need not be located on the same lot. An accessory building, as defined above, shall be considered an accessory structure. A trailer may be an accessory use or structure if hereinafter so specified. An ancillary use shall be considered as an accessory use; however, a use of such a

Amy Grossi, Supervisor
November 6, 2020
Page 2

nature or extent as to be permitted as a "use in combination" (with a service station) shall be considered a principal use.

A copy of the definition for accessory use or structure is enclosed with this letter. Each element of this definition is addressed individually below.

A. The athletics and storage barn is customarily incident and subordinate to and serves a principal use or structure on the Property.

The Property contains Mr. Cordish's principal residence, and he will continue to reside on the Property. As previously stated, the purpose of the barn is primarily to allow him to share time with his family in all weather conditions enjoying a sport that his children and grandchildren love. In order to ensure that the barn remains subordinate to the primary use of the Property as a single-family residence, Mr. Cordish is willing to put a number of restrictions on the use of the barn:

1. The barn may only be used by family members and guests and may not be used by any team, school group, or for any commercial enterprise, including non-profits – the barn may only be used for recreational use by family and guests of family;
2. No doors, windows, or openings will be installed on the north side of the barn;
3. No amplified sound may be used in the barn that can be heard outside the property;
4. There will be no vehicle parking at the barn, and all vehicle parking must be in the existing parking areas of the house; and
5. All construction vehicles and commercial vehicles coming to or leaving the property may only use the paved driveway at Greenspring Valley Road and construction may only occur Monday through Friday from 8:00 a.m. to 6:00 p.m.

These conditions will ensure that the barn remains subordinate to the principal use of the Property and does not become a second principal use. There are no showers, no kitchen, no bathrooms in the barn.

B. The barn is subordinate in area, extent or purpose to the principal use or structure.

The purpose of the barn is simply to allow Mr. Cordish to enjoy the sport of tennis and other athletics with his family and for storage of animal feed and accessories. As outlined in the above-referenced conditions, the use of the barn will be limited to use by family members and guests of

Amy Grossi, Supervisor
November 6, 2020
Page 3

Mr. Cordish. This will ensure that the purpose of the tennis barn remains subordinate to the principal use of the Property, which is Mr. Cordish's residence. There will be no bedrooms or sleeping accommodations in the barn.

C. The barn is located on the same lot as the principal use or structure served.

The Property is a single lot that contains 45 acres of land. The proposed barn will, therefore, be located on the same lot as the principal residence.

D. The barn will contribute to the comfort, convenience or necessity of occupants, business or industry in the principal use or structure served.

The proposed barn will provide comfort and convenience to Mr. Cordish by allowing him to play tennis with his family throughout the year. The restrictions placed on the use of the barn will ensure that the barn provides this comfort and convenience, without becoming a second or separate principal use on the Property.

As explained herein, the proposed barn, with the voluntary restrictions that Mr. Cordish is willing to place on his building permit application, meets all elements of an accessory use or structure, as defined in Section 101.1 of the Zoning Regulations. Clearly, the barn, as an accessory use, is not a "tennis facility" as that term is described in Section 406A of the Zoning Regulations.

Please confirm on behalf of the Department of Permits, Approvals and Inspections that the proposed tennis barn is an accessory use to the principal use of the Property by Mr. Cordish.

Thank you for your time and consideration of this request.

Very truly yours,



David H. Karceski

AGREED AND ACCEPTED

Amy Grossi, Supervisor
Real Estate Compliance
Department of Permits, Approvals and Inspections

From: Michael Mallinoff
Sent: Thursday, October 08, 2020 1:27 PM
To: Carl Richards Jr; Jeffrey N Perlow
Subject: FW: 1526 Greenspring Valley Road--Proposed indoor tennis barn (16945Sq.ft.)

What comes next? The hearing and when do you think?

Mike

From: Drew Vetter <dvetter@baltimorecountymd.gov>
Sent: Thursday, October 8, 2020 12:51 PM
To: Michael Mallinoff <mmallinoff@baltimorecountymd.gov>
Cc: Kristin King <kking@baltimorecountymd.gov>
Subject: RE: 1526 Greenspring Valley Road--Proposed indoor tennis barn (16945Sq.ft.)

Thanks. This did come up just today actually. It says variance or special zoning hearing. What is the next step?

From: Michael Mallinoff <mmallinoff@baltimorecountymd.gov>
Sent: Thursday, October 8, 2020 12:34 PM
To: Drew Vetter <dvetter@baltimorecountymd.gov>
Cc: Kristin King <kking@baltimorecountymd.gov>
Subject: FW: 1526 Greenspring Valley Road--Proposed indoor tennis barn (16945Sq.ft.)

FYI. This is a heads up because it is owned by David Cordish who will likely reach out or through Venable. This is required as the structure is larger than the large home and is essentially a tournament tennis facility.

Mike

From: Carl Richards Jr <CRichards@baltimorecountymd.gov>
Sent: Thursday, October 8, 2020 12:23 PM
To: BDOAK@BRUCEEDOAKCONSULTING.COM; dhkarcieski@venable.com
Cc: Michael Mallinoff <mmallinoff@baltimorecountymd.gov>; Jeffrey N Perlow <JPerlow@baltimorecountymd.gov>; Joseph C Merrey <JMerrey@baltimorecountymd.gov>
Subject: 1526 Greenspring Valley Road--Proposed indoor tennis barn (16945Sq.ft.)

Bruce,

This office has reviewed your site plan (including notes) and proposal for a large tennis barn on the above referenced property. We cannot approve the building permit until after a variance and/or special zoning hearing is granted. Variance issues include compliance with section 400 BCZR and special hearing issues include compliance with zoning for an accessory building larger than the principal dwelling (Section 101).

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Gregory Slater
Secretary
Tim Smith, P.E.
Acting Administrator

Date: May 12, 2020

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 the petition for variance on the subject of the Case number referenced below, which was received on **5/11/20**. A field inspection and internal review reveals that an entrance onto **MD 130** consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for **Administrative Variance**, Case Number **2020-0057-A**.

David S. Cordish
1526 Greenspring Valley Road
MD 130

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@mdot.maryland.gov).

Sincerely,



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

WW/RAZ

Date 4/16/20

COMMENTS **1526 Greenspring
Valley Road
Case 2020-0057-A**

[illegible]

Amended Petition Wording & Amended Site Plans

AMENDED 4/15/20 TO REMOVE HEIGHT VARIANCE REQUEST

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0057 -A Address 1526 Greenspring Valley Road
Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 2/24/2020 Posting Date: 3/8/2020 Closing Date: 3/23/2020

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 (on the reverse side of this form) 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 an 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 zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The 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 zoning or deputy zoning commissioner), 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 2020- 0057 -A Address: 1526 Greenspring Valley Road
Petitioner's Name: David Cordish Telephone: _____
Posting Date: 3/8/2020 Closing Date: 3/23/2020

Wording for Sign:

To permit an accessory structure (tennis court) to be located in the front yard in lieu of the required rear yard (as shown on the site plan filed in the case).

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0057 -A Address 1526 Greenspring Valley Road

Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2/24/2020 Posting Date: 3/8/2020 Closing Date: 3/23/2020

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

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(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2020- 0057 -A Address: 1526 Greenspring Valley Road

Petitioner's Name: David Cordish Telephone: _____

Posting Date: 3/8/2020 Closing Date: 3/23/2020

Wording for Sign:

To permit an accessory structure (tennis court) to be located in the front yard in lieu of the required rear yard (as shown on the site plan filed in the case) and if necessary, to permit the height of an accessory

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

structure (tennis court) to be 32 feet in lieu of the maximum allowed 15 feet.

**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 fifteen (15) 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: 2020-0057-A
Property Address: 1526 GREENSPRING VALLEY ROAD
Property Description: 38.068 AC. NORTH SIDE OF GREENSPRING VALLEY ROAD
Legal Owners (Petitioners): DAVID S. CORDISH
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAVID S. CORDISH
Company/Firm (if applicable): C/O JOHN POTURS
Address: 601 E. PRATT STREET
6TH FLOOR
BALTIMORE MD 21202
Telephone Number: 410-977-7587 (JOHN POTURS)

Revised 5/20/2014



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 1526 Greenspring Valley Road

Currently zoned RC 2, RC 5

Deed Reference 12286 / 101

10 Digit Tax Account # 0310000275

Owner(s) Printed Name(s) David S. Cordish

(SELECT THE HEARING(S) BY MARKING ☒ 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)

SEE ATTACHED SHEET #1

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

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):

David S. Cordish

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

1526 Greenspring Valley Rd., Lutherville Timonium MD

Mailing Address

City

State

21093

david@cordish.com

Zip Code

Telephone #

Email Address

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

David H. Karceski, Esq.

Name- Type or Print

Signature

210 W. Pennsylvania Ave., Suite 500, Towson, MD

Mailing Address

City

State

21204

4104946285

dhkarceski@venable.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

Bruce E. Doak

Name – Type or Print

Signature

3801 Baker Schoolhouse Road, Freeland, MD

Mailing Address

City

State

21053

4439005535

bdoak@brucedoakconsulting.com

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ 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

2020-0057-A

Filing Date

2/24/2020

Estimated Posting Date

3/8/2020

Reviewer

JNP

REVISION TO ATTACHMENT #1

Rev 5/5/2016

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

Address:	1526 Greenspring Valley Rd.,	Lutherville Timonium	MD	21093
	Print or Type Address of property	City	State	Zip Code

SEE ATTACHED SHEET #2


Signature of Owner (Affiant)

Signature of Owner (Affiant)

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

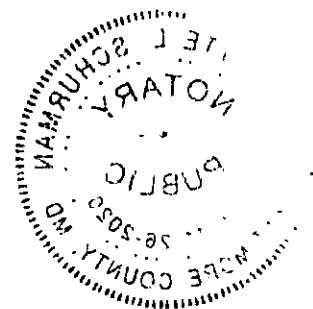
Print name(s) here: David S Cordish

AS WITNESS my hand and Notaries Seal



Charlotte L. Schum
Notary Public

My Commission Expires 11/26/2020



ATTACHMENT #1 TO PETITION FOR
ADMINISTRATIVE VARIANCE

PETITIONER IS SEEKING THE FOLLOWING VARIANCES:

1. FROM SECTION 400.1 OF THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR) TO PERMIT AN ACCESSORY STRUCTURE FOR TENNIS TO BE LOCATED IN THE FRONT YARD IN LIEU OF THE REQUIRED REAR YARD, AS SHOWN ON THE SITE PLAN FILED IN THE CASE, IF NECESSARY.

REVISED

ATTACHMENT #2 TO PETITION FOR
ADMINISTRATIVE VARIANCE

Facts to support variance request:

I live at 1526 Greenspring Valley Road on approximately 38 acres of land, which is zoned R.C.2 and R.C.5. I request approval to construct an accessory indoor tennis barn on the northwest portion of the property, directly to the east of the existing athletic field. The tennis barn will be fully enclosed, and the specifics of the proposed improvements and location are shown on the attached plan to accompany a zoning petition. Tennis is one of the great things I have shared with my children and I want to continue to share this great sport with my grandchildren. I am so lucky to be able to afford this on such a personal level.

As I understand it, the Zoning Regulations only permit accessory buildings to be located in the rear yard in residential zones, with a maximum height of 15 feet. I am, therefore, requesting a variance to permit this accessory use, as described above, to be in the front yard, rather than the rear yard, and with a height of 32 feet, rather than the required 15 feet.

It is important to note that there are several physical characteristics of the property that make it unique in ways that relate to the requested variances for building height and yard location. These unique features also cause a practical difficulty in complying with the applicable provisions of the Zoning Regulations for the proposed tennis barn. Although the tennis barn is somewhat large, it will clearly be subordinate in extent and purpose as required by the definition for "accessory use or structure" contained in Section 101 of the Zoning Regulations. Technically, it may be that the "rear yard" of my property is in front of my house in-between it and Greenspring Valley Road because my front door is on the north façade of the house. As a result, from a zoning perspective, the "rear yard" of my property has approximately 1,500 feet of linear frontage on Greenspring Valley Road and acres of land that have been used as a horse pasture visible from this roadway, which is consistent with the area's reputation. Due to the rear yard's steep slopes, it is more than likely that the tennis barn could be built into the hillside of the horse pasture without the need for a variance. I am committed to preserving Greenspring Valley's scenery, and locating a sports facility in the rear yard – which is viewable from Greenspring Valley Road – would be inconsistent with the pasture use and interrupt the scenic views along Greenspring Valley Road for those driving on this roadway. As indicated on the enclosed Photograph "A," the proposed location of the tennis barn will shield it from the view of vehicles traveling on Greenspring Valley Road.

Furthermore, Greenspring Valley is a National Register Historic District (*see* Master Plan 2020, Page 96), and Greenspring Valley Road is both a Baltimore County Scenic Route (*see* Master Plan 2020, Page 100) and a Maryland Scenic Byway (Greenspring Valley Road is part of the "Falls Road Scenic Byway"), which also contribute to the uniqueness of the property. The Baltimore County Master Plan 2020 outlines policies to protect and preserve historic resources and scenic corridors and views, and locating the tennis barn in the rear yard, as required by the Zoning Regulations, would detract from the historic nature of the district and the subject property and be inconsistent with preservation of the scenic view.

Finally, my property is also unique in that it is the site of a landmark on the Baltimore County Final Landmarks List and Maryland Historic Trust inventory. My home, otherwise known as

"*Villa Pace*," was the home of Rosa Ponselle, a world-renowned opera star. I have been a staunch steward of the Ponselle historic structure and hope that such stewardship allows me to provide the tennis barn for my family. I believe the proposed location, which is offset approximately 400 feet from *Villa Pace*, is the best location to buffer the view to and from it.

These unique features of the site create a practical difficulty in complying with the applicable height and yard regulations of the Zoning Regulations from which variances are requested. With the (1) historic designation of the dwelling on the property and its location within the overall historic Greenspring Valley district, (2) the property's location along the scenic Greenspring Valley Road, and (3) the odd relationship of the property to the road, with its rear yard facing this designated scenic route, there is clearly a difficulty in complying with the Zoning Regulations. Specifically, the proposed location has less slope than the Greenspring Valley Road frontage generating the need for the height variance and placement in the front yard respects the historic and scenic elements of this part of the property.

If the requested relief is granted, there will be no injury to the public health, safety or general welfare of the surrounding area. The tennis barn will never be used for commercial purposes and will be solely restricted to use by my family and friends. Again, the proposed tennis barn will be located a significant distance from Greenspring Valley Road and built into an existing slope on the property to shield it from view from this roadway. As shown and indicated on the architectural elevations enclosed with this application, this accessory structure will be designed to have a barn-like feel and, therefore, mesh with the existing character of my property in an appropriate way without any adverse effects on the surrounding area. It is also important to note that my property is located on the opposite side of Greenspring Valley Road from Villa Julie College, which is an institutional use supported by approximately 60 acres of land. Historically, it has operated as a college since the 1960s and is improved with multiple large structures that serve the college and its students. In my opinion, my request to construct this tennis barn, in the location shown on the site plan as designed by my architect, is in line with both the County and State's historic and scenic preservation goals.

I respectfully ask that the requested zoning relief be granted for the reasons outlined above. If you find it appropriate to restrict use of the tennis barn to use by my family and friends and not for any commercial purposes, I do not object to such a restriction. If you require any additional materials or details related to the requested zoning variances and/or proposed tennis barn, I will provide them to you as soon as possible.



Zoning Description

1526 Greenspring Valley Road- 38.068 Acre Parcel
Third Election District Second Councilmanic District
Baltimore County, Maryland

Beginning for the same on the north side of Greenspring Valley Road (State Route 130) and on the west side of Nacirema Lane, thence leaving Greenspring Valley Road and running on the west side of Nacirema Lane and running and binding on the outlines of the subject property,

- 1) North 6 degrees 51 minutes East 1057 feet, thence leaving Nacirema Lane and continuing to run with and bind on the outlines of the subject property,
- 2) South 85 degrees 54 minutes East 255.6 feet
- 3) South 75 degrees 46 minutes East 116 feet
- 4) North 67 degrees 16 minutes East 50 feet
- 5) South 58 degrees 04 minutes East 47.79 feet
- 6) South 45 degrees 36 minutes East 25 feet
- 7) North 44 degrees 54 minutes East 402.73 feet
- 8) South 82 degrees 59 minutes East 837.27 feet
- 9) South 858.93 feet and
- 10) South 27 degrees 18 minutes West 421.86 feet to the north side of Greenspring Valley Road, thence running on the north side of Greenspring Valley Road and continuing to run with and bind on the outlines of the subject property,
- 11) North 65 degrees 45 minutes West 47.3 feet
- 12) North 65 degrees 58 minutes West 478.51 feet
- 13) Westerly by a line curving to the left R=213.22 feet L=116.24 feet
Chord North 81 degrees 35 minutes West 114.81 feet and
- 14) South 82 degrees 48 minutes West 940.5 feet

Saving & Excepting the 30' wide Nacirema Lane

Saving & Excepting the Perlow Property - 1 acre
JLE 33826/ 63

North 86 degrees 33 minutes 21 seconds East 126.45 feet
South 03 degrees 26 minutes 39 seconds East 195.00 feet
South 27 degrees 32 minutes 50 seconds West 46.11 feet
South 14 degrees 05 minutes 00 seconds West 49.71 feet
South 20 degrees 00 minutes 00 seconds West 73.00 feet
South 36 degrees 00 minutes 00 seconds West 60.00 feet
North 55 degrees 00 minutes 00 seconds West 48.80 feet and
North 00 degrees 40 minutes 30 seconds West 365.32 feet



Containing 38.068 acres, more or less.

This description is part of a zoning petition and is not intended for any conveyance purposes.

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road Freeland, MD 21053 410-419-4906

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

No. **195505**

Date: **2/24/2020**

PAY RECEIPT

BUSINESS ACTUAL TIME DRN
 2/24/2020 10:56:46 3

Rev Sub
 Source/ Rev/

REG 1503

MALKIN CAM

>>RECEIPT#

053121 2/24/2020 OFLN

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount	
001	806	0000		615				75.00	195505

Recd Tot \$ 75.00

75.00 CK

Baltimore County, Maryland

Total: **75.00**

Rec From: **Bruce Poate Consulting**

For: **#2020-0057-A FROM BRUCE E DOAR CONSULTING**

#1526 GREENSPRING VALLEY ROAD (Adm. Var

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



Carl Richards Jr

From: Carl Richards Jr
Sent: Friday, March 20, 2020 12:41 PM
To: 'robin.kramer@rimonlaw.com'
Cc: Jeffrey N Perlow; Michael Mallinoff
Subject: RE: Administrative Zoning Petition - 1526 Greenspring Valley Road

Robin/Herb

Without the demand \$60.00 filing fee, a public hearing is not guaranteed. The letter will be included in the file otherwise.

From: Michael Mallinoff
Sent: Friday, March 20, 2020 12:31 PM
To: Carl Richards Jr <CRichards@baltimorecountymd.gov>
Cc: Jeffrey N Perlow <JPerlow@baltimorecountymd.gov>
Subject: FW: Administrative Zoning Petition - 1526 Greenspring Valley Road

FYI. Please handle.

MM

From: Robin Kramer <**To:** Michael Mallinoff <mmallinoff@baltimorecountymd.gov>
Cc: Carl Richards Jr <CRichards@baltimorecountymd.gov>; Herbert Burgunder III <herbert.burgunder@rimonlaw.com>
Subject: Administrative Zoning Petition - 1526 Greenspring Valley Road

CAUTION: This message from robin.kramer@rimonlaw.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Mr. Mallinoff:

Please see the attached Letter regarding the above referenced matter.

Thank you,

Robin Kramer | Legal Secretary

RIMÓN LAW

+1 208-578-6196 | robin.kramer@rimonlaw.com
420 W. Main Street, Suite 101B, Boise, ID 83702

www.rimonlaw.com | [See Our 30 International Offices](#) | [Read Our Insights](#)

[Follow us on Twitter](#) | [Connect on LinkedIn](#) | [Like us on Facebook](#)

This e-mail is sent by a law firm and contains information that may be confidential or privileged. If you have received this communication in error, please reply to the sender (only) and then please delete this message from your inbox as well as any copies. Thank you.

March 20, 2020

RECEIVED

MAR 20 2020

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

BY HAND-DELIVERY AND

E-MAIL(mmallinoff@baltimorecountymd.gov)

Michael D. Mallinoff, Director
Permits, Approvals and Inspections
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Administrative Zoning Petition – 1526 Greenspring Valley Road

2020-0057-A

Dear Mr. Mallinoff:

On behalf of The Homeowners of Greenspring, Ltd. and the individual owners of properties within the homeowners' association that lie within 1,000 feet of the lot in question, including Mr. and Mrs. Mark R. Eber, we request a public hearing on the petition for two variances: the first to permit an accessory structure in the front yard and the second to permit an accessory structure to be 32 feet in lieu of the required 15 feet.

Please let me know the date of the hearing.

Sincerely,



Herbert Burgunder III

HB3:bh

cc: The Honorable Paul M. Mayhew (by e-mail)
The Homeowners of Greenspring, Ltd. (by e-mail)
Mr. and Mrs. Mark R. Eber (by e-mail)
David Karceski, Esquire (by e-mail)
Mr. Bruce E. Doak (by e-mail)

March 20, 2020

BY

E-MAIL(mmallinoff@baltimorecountymd.gov)

Michael D. Mallinoff, Director
Permits, Approvals and Inspections
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

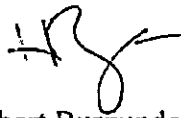
Re: Administrative Zoning Petition – 1526 Greenspring Valley Road

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Please let me know the date of the hearing.

Sincerely,



Herbert Burgunder III

HB3:bh

cc: The Honorable Paul M. Mayhew (by e-mail)
The Homeowners of Greenspring, Ltd. (by e-mail)
Mr. and Mrs. Mark R. Eber (by e-mail)
David Karceski, Esquire (by e-mail)
Mr. Bruce E. Doak (by e-mail)



March 20, 2020

BY

E-MAIL(mmallinoff@baltimorecountymd.gov)

Michael D. Mallinoff, Director
Permits, Approvals and Inspections
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Administrative Zoning Petition – 1526 Greenspring Valley Road

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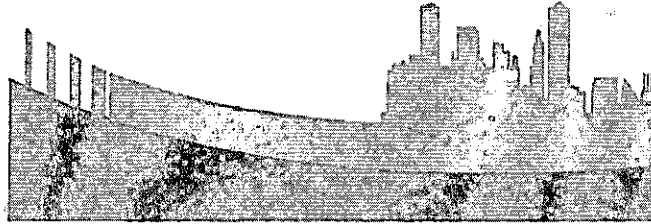
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Sincerely,

Herbert Burgunder III

HB3:bh

cc: The Honorable Paul M. Mayhew (by e-mail)
The Homeowners of Greenspring, Ltd. (by e-mail)
Mr. and Mrs. Mark R. Eber (by e-mail)
David Karceski, Esquire (by e-mail)
Mr. Bruce E. Doak (by e-mail)



CERTIFICATE OF POSTING

March 8, 2020

Re:

Zoning Case No. 2020-0057-A

Legal Owner: David Cordish

Closing date: March 23, 2020

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

Attention: Jenae Johnson

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 **1526 Greenspring Valley Road**.

The signs were posted on **March 8, 2020**.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)

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. 2020-0057-A

1526 Greenspring Valley Road

**REQUEST: TO PERMIT AN ACCESSORY
STRUCTURE (TENNIS COURT) TO BE LOCATED
IN THE FRONT YARD IN LIEU OF THE
REQUIRED REAR YARD (AS SHOWN ON THE
SITE PLAN FILED IN THE CASE), AND IF
NECESSARY, TO PERMIT THE HEIGHT OF AN
ACCESSORY STRUCTURE (TENNIS COURT) TO
BE 32 FEET IN LIEU OF THE MAXIMUM
ALLOWED 15 FEET.**

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 MARCH 23, 2020.**

**ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W.
CHESAPEAKE AVENUE TOWSON, MD 21204 410-587-3391**

1520A

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2020-0057-A

1526 Greenspring Valley Road

REQUEST: TO PERMIT AN ACCESSORY
STRUCTURE (TENNIS COURT) TO BE LOCATED
IN THE FRONT YARD IN LIEU OF THE
REQUIRED REAR YARD (AS SHOWN ON THE
SITE PLAN FILED IN THE CASE), AND IF
NECESSARY, TO PERMIT THE HEIGHT OF AN
ACCESSORY STRUCTURE (TENNIS COURT) TO
BE 32 FEET IN LIEU OF THE MAXIMUM
ALLOWED 15 FEET.

PUBLIC HEARING

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COUNTY CODE, AN ELIGIBLE INDIVIDUAL
MAY REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THAT HE OR SHE
THE ZONING OFFICE BEFORE MARCH 25, 2021.

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT UNIT
CHESAPEAKE AVENUE TOWSON, MD 21204 410-087-9551

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION

STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Gregory Slater
Acting Secretary
Tim Smith, P.E.
Acting Administrator

Date: 3/4/20

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 the petition for variance on the subject of the Case number referenced below, which was received on 3/4/20. A field inspection and internal review reveals that an entrance onto MD130 consistent with current State Highway

Administration guidelines is not required. Therefore, SHA has no objection to approval for Administrative Variance, Case Number 2020-0057-A.

David S. Cordish
1526 Greenspring Valley Road
MD130

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@mdot.maryland.gov).

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**

DATE: February 24, 2020

TO: Paul Mayhew, Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeffrey Perlow, Planner II, Zoning Review Office
Department of Permits, Approvals & Inspections

SUBJECT: Notification Regarding Zoning Case # 2020-0057-A

Prior to the February 24, 2020 Administrative Variance petition filing, a meeting was held with Property Owner's (Petitioner's) Attorney and Surveyor. At that meeting, I advised the attorney and surveyor that since the building footprint of the accessory building/structure (indoor tennis court) was larger than the building footprint of the principal use dwelling, that a Special Hearing would be required in addition to the Variances. Since the administrative variance petition procedure does not provide for a "special hearing" option (other than for historic buildings and properties), I advised the attorney and surveyor that a petition for a public hearing (for both the variances and special hearing) would be the required procedure. The attorney chose not to file this zoning case petition in that manner, and therefore, the Zoning Review Office is of the opinion that this is an incomplete and incorrect petition filing.

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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 1526 Greenspring Valley Road Currently zoned RC 2, RC 5
Deed Reference 12286 / 101 10 Digit Tax Account # 0310000275
Owner(s) Printed Name(s) David S. Cordish

(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. X **ADMINISTRATIVE VARIANCE** from Section(s)

SEE ATTACHED SHEET #1

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

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):

David S. Cordish

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

1526 Greenspring Valley Rd., Lutherville Timonium MD

Mailing Address

City

State

21093

david@cordish.com

Zip Code

Telephone #

Email Address

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

David H. Karceski, Esq.

Name- Type or Print

Signature

210 W. Pennsylvania Ave., Suite 500, Towson, MD

Mailing Address

City

State

21204

4104946285

dhkarceski@venable.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

Bruce E. Doak

Name – Type or Print

Signature

3801 Baker Schoolhouse Road, Freeland, MD

Mailing Address

City

State

21053

4439005535

bdoak@brucedoakconsulting.com

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ 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 2020-0057-A Filing Date 2/24/2020 Estimated Posting Date 3/8/2020 Reviewer JNP

REVISION TO ATTACHMENT #1

Rev 5/5/2016

Affidavit in Support of Administrative Variance

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

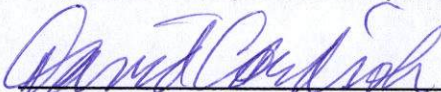
The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in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

Address: 1526 Greenspring Valley Rd., Lutherville Timonium MD 21093
Print or Type Address of property City State Zip Code

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

SEE ATTACHED SHEET #2

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


Signature of Owner (Affiant)

David S. Cordish

Name- Print or Type

Signature of Owner (Affiant)

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:

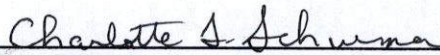
I HEREBY CERTIFY, this 14th day of February, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: David S Cordish

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

AS WITNESS my hand and Notaries Seal




Notary Public

11/26/2020
My Commission Expires

REV. 5/5/2016

2020-0057-A

ATTACHMENT #1 TO PETITION FOR
ADMINISTRATIVE VARIANCE

PETITIONER IS SEEKING THE FOLLOWING VARIANCES:

1. FROM SECTION 400.1 OF THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR) TO PERMIT AN ACCESSORY STRUCTURE FOR TENNIS TO BE LOCATED IN THE FRONT YARD IN LIEU OF THE REQUIRED REAR YARD, AS SHOWN ON THE SITE PLAN FILED IN THE CASE, IF NECESSARY.

REVISED

ATTACHMENT #2 TO PETITION FOR
ADMINISTRATIVE VARIANCE

Facts to support variance request:

I live at 1526 Greenspring Valley Road on approximately 38 acres of land, which is zoned R.C.2 and R.C.5. I request approval to construct an accessory indoor tennis barn on the northwest portion of the property, directly to the east of the existing athletic field. The tennis barn will be fully enclosed, and the specifics of the proposed improvements and location are shown on the attached plan to accompany a zoning petition. Tennis is one of the great things I have shared with my children and I want to continue to share this great sport with my grandchildren. I am so lucky to be able to afford this on such a personal level.

As I understand it, the Zoning Regulations only permit accessory buildings to be located in the rear yard in residential zones, with a maximum height of 15 feet. I am, therefore, requesting a variance to permit this accessory use, as described above, to be in the front yard, rather than the rear yard, and with a height of 32 feet, rather than the required 15 feet.

It is important to note that there are several physical characteristics of the property that make it unique in ways that relate to the requested variances for building height and yard location. These unique features also cause a practical difficulty in complying with the applicable provisions of the Zoning Regulations for the proposed tennis barn. Although the tennis barn is somewhat large, it will clearly be subordinate in extent and purpose as required by the definition for "accessory use or structure" contained in Section 101 of the Zoning Regulations. Technically, it may be that the "rear yard" of my property is in front of my house in-between it and Greenspring Valley Road because my front door is on the north façade of the house. As a result, from a zoning perspective, the "rear yard" of my property has approximately 1,500 feet of linear frontage on Greenspring Valley Road and acres of land that have been used as a horse pasture visible from this roadway, which is consistent with the area's reputation. Due to the rear yard's steep slopes, it is more than likely that the tennis barn could be built into the hillside of the horse pasture without the need for a variance. I am committed to preserving Greenspring Valley's scenery, and locating a sports facility in the rear yard – which is viewable from Greenspring Valley Road – would be inconsistent with the pasture use and interrupt the scenic views along Greenspring Valley Road for those driving on this roadway. As indicated on the enclosed Photograph "A," the proposed location of the tennis barn will shield it from the view of vehicles traveling on Greenspring Valley Road.

Furthermore, Greenspring Valley is a National Register Historic District (*see* Master Plan 2020, Page 96), and Greenspring Valley Road is both a Baltimore County Scenic Route (*see* Master Plan 2020, Page 100) and a Maryland Scenic Byway (Greenspring Valley Road is part of the "Falls Road Scenic Byway"), which also contribute to the uniqueness of the property. The Baltimore County Master Plan 2020 outlines policies to protect and preserve historic resources and scenic corridors and views, and locating the tennis barn in the rear yard, as required by the Zoning Regulations, would detract from the historic nature of the district and the subject property and be inconsistent with preservation of the scenic view.

Finally, my property is also unique in that it is the site of a landmark on the Baltimore County Final Landmarks List and Maryland Historic Trust inventory. My home, otherwise known as

"*Villa Pace*," was the home of Rosa Ponselle, a world-renowned opera star. I have been a staunch steward of the Ponselle historic structure and hope that such stewardship allows me to provide the tennis barn for my family. I believe the proposed location, which is offset approximately 400 feet from *Villa Pace*, is the best location to buffer the view to and from it.

These unique features of the site create a practical difficulty in complying with the applicable height and yard regulations of the Zoning Regulations from which variances are requested. With the (1) historic designation of the dwelling on the property and its location within the overall historic Greenspring Valley district, (2) the property's location along the scenic Greenspring Valley Road, and (3) the odd relationship of the property to the road, with its rear yard facing this designated scenic route, there is clearly a difficulty in complying with the Zoning Regulations. Specifically, the proposed location has less slope than the Greenspring Valley Road frontage generating the need for the height variance and placement in the front yard respects the historic and scenic elements of this part of the property.

If the requested relief is granted, there will be no injury to the public health, safety or general welfare of the surrounding area. The tennis barn will never be used for commercial purposes and will be solely restricted to use by my family and friends. Again, the proposed tennis barn will be located a significant distance from Greenspring Valley Road and built into an existing slope on the property to shield it from view from this roadway. As shown and indicated on the architectural elevations enclosed with this application, this accessory structure will be designed to have a barn-like feel and, therefore, mesh with the existing character of my property in an appropriate way without any adverse effects on the surrounding area. It is also important to note that my property is located on the opposite side of Greenspring Valley Road from Villa Julie College, which is an institutional use supported by approximately 60 acres of land. Historically, it has operated as a college since the 1960s and is improved with multiple large structures that serve the college and its students. In my opinion, my request to construct this tennis barn, in the location shown on the site plan as designed by my architect, is in line with both the County and State's historic and scenic preservation goals.

I respectfully ask that the requested zoning relief be granted for the reasons outlined above. If you find it appropriate to restrict use of the tennis barn to use by my family and friends and not for any commercial purposes, I do not object to such a restriction. If you require any additional materials or details related to the requested zoning variances and/or proposed tennis barn, I will provide them to you as soon as possible.



Zoning Description

1526 Greenspring Valley Road- 38.068 Acre Parcel
Third Election District Second Councilmanic District
Baltimore County, Maryland

Beginning for the same on the north side of Greenspring Valley Road (State Route 130) and on the west side of Nacirema Lane, thence leaving Greenspring Valley Road and running on the west side of Nacirema Lane and running and binding on the outlines of the subject property,

- 1) North 6 degrees 51 minutes East 1057 feet, thence leaving Nacirema Lane and continuing to run with and bind on the outlines of the subject property,
- 2) South 85 degrees 54 minutes East 255.6 feet
- 3) South 75 degrees 46 minutes East 116 feet
- 4) North 67 degrees 16 minutes East 50 feet
- 5) South 58 degrees 04 minutes East 47.79 feet
- 6) South 45 degrees 36 minutes East 25 feet
- 7) North 44 degrees 54 minutes East 402.73 feet
- 8) South 82 degrees 59 minutes East 837.27 feet
- 9) South 858.93 feet and
- 10) South 27 degrees 18 minutes West 421.86 feet to the north side of Greenspring Valley Road, thence running on the north side of Greenspring Valley Road and continuing to run with and bind on the outlines of the subject property,
- 11) North 65 degrees 45 minutes West 47.3 feet
- 12) North 65 degrees 58 minutes West 478.51 feet
- 13) Westerly by a line curving to the left R=213.22 feet L=116.24 feet
Chord North 81 degrees 35 minutes West 114.81 feet and
- 14) South 82 degrees 48 minutes West 940.5 feet

Saving & Excepting the 30' wide Nacirema Lane

Saving & Excepting the Perlow Property - 1 acre
JLE 33826/ 63

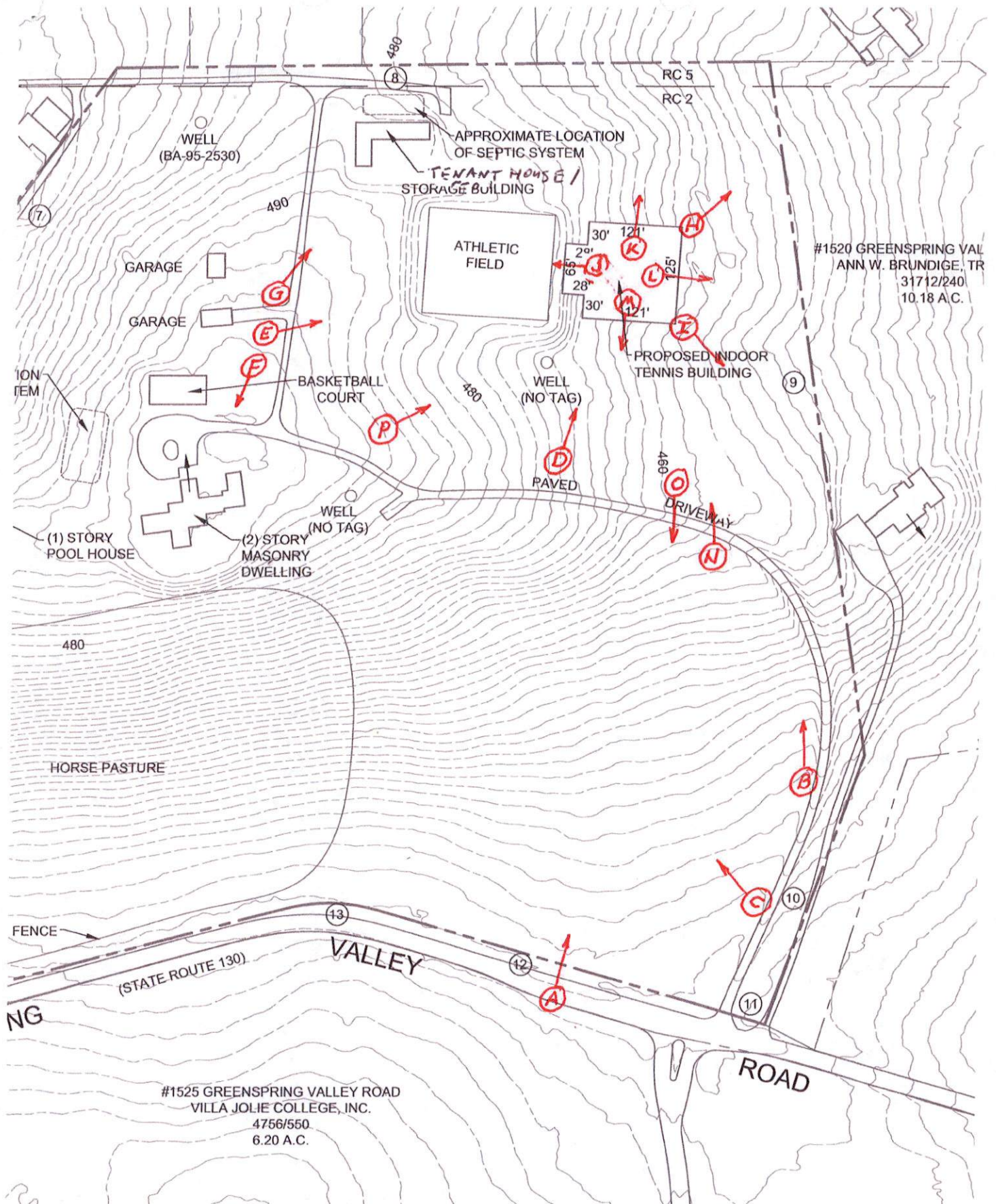
North 86 degrees 33 minutes 21 seconds East 126.45 feet
South 03 degrees 26 minutes 39 seconds East 195.00 feet
South 27 degrees 32 minutes 50 seconds West 46.11 feet
South 14 degrees 05 minutes 00 seconds West 49.71 feet
South 20 degrees 00 minutes 00 seconds West 73.00 feet
South 36 degrees 00 minutes 00 seconds West 60.00 feet
North 55 degrees 00 minutes 00 seconds West 48.80 feet and
North 00 degrees 40 minutes 30 seconds West 365.32 feet



Containing 38.068 acres, more or less.

This description is part of a zoning petition and is not intended for any conveyance purposes.

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road Freeland, MD 21053 410-419-4906



PLAN TO ACCOMPANY SITE PHOTOS

2020-0057-A

2/11/20
B. DOAK



A



3



D















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7



M



2





P



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0057 -A Address 1526 Greenspring Valley Road

Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2/24/2020 Posting Date: 3/8/2020 Closing Date: 3/23/2020

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

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) 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.
- DEADLINE:** The closing date is the deadline for an 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.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- 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 zoning or deputy zoning commissioner), 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 2020- 0057 -A Address: 1526 Greenspring Valley Road

Petitioner's Name: David Cordish Telephone: _____

Posting Date: 3/8/2020 Closing Date: 3/23/2020

Wording for Sign:

To permit an accessory structure (tennis court) to be located in the front yard in lieu of the required rear yard (as shown on the site plan filed in the case), and if necessary, to permit the height of an accessory

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

structure (tennis court) to be 32 feet in lieu of the maximum allowed 15 feet.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0057 -A Address 1526 Greenspring Valley Road

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Planner, Please Print Your Name

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ADMINISTRATIVE VARIANCE

PETITIONER IS SEEKING THE FOLLOWING VARIANCES:

1. FROM SECTION 400.1 OF THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR) TO PERMIT AN ACCESSORY STRUCTURE FOR TENNIS TO BE LOCATED IN THE FRONT YARD IN LIEU OF THE REQUIRED REAR YARD, AS SHOWN ON THE SITE PLAN FILED IN THE CASE, IF NECESSARY.
2. FROM SECTION 400.3 OF THE BCZR TO PERMIT THE HEIGHT OF AN ACCESSORY STRUCTURE FOR TENNIS TO BE 32 FEET IN LIEU OF THE REQUIRED 15 FEET.

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BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Millanoff, Director
Department of Permits, Approvals

DATE: 05/26/2020

FROM: *EFC for VKD*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For March 23, 2020
Item No. 2020-0057-A, 0058-A, 0099-A & 0100-SPH

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

*

*

*

*

*

VKD: cen
cc: file

GENERAL SITE INFORMATION

- Ownership: David S. Cordish
1526 Greenspring Valley Road Lutherville, MD 21093
- Address: 1526 Greenspring Valley Road Lutherville, MD 21093
- Deed references: SM 12286/ 101
- Area: 38.068 acres (per SDAT)
- Tax Map / Parcel / Tax account #: 59 / 79 / 03-10-000275
- Election District: 3 Councilmanic District: 2
ADC Map: 4577H2 GIS tile: 059C2 Position sheet: 47NW17
- The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 059C2 and the information provided by Baltimore County on the Internet.
- Improvements: Two single family dwellings & accessory buildings. The existing dwellings and buildings will remain.

OFFICE OF ZONING

Zoning: R.C. 2
Previous zoning case: 1984-0154-X- granted & rescinded

R.C. 2 Setbacks for Accessory Buildings

Front: 2.5 feet from the property line
Side / Rear: 2.5 feet from the property line

ENVIRONMENTAL IMPACT

Watershed: Jones Falls URDL land type: 1

- The existing dwellings are served by private wells and septic systems.
- There are no underground storage tanks on the subject property.
- The subject property is not in the Chesapeake Bay Critical Area.
- The subject property is not located within a 100 year flood plain.

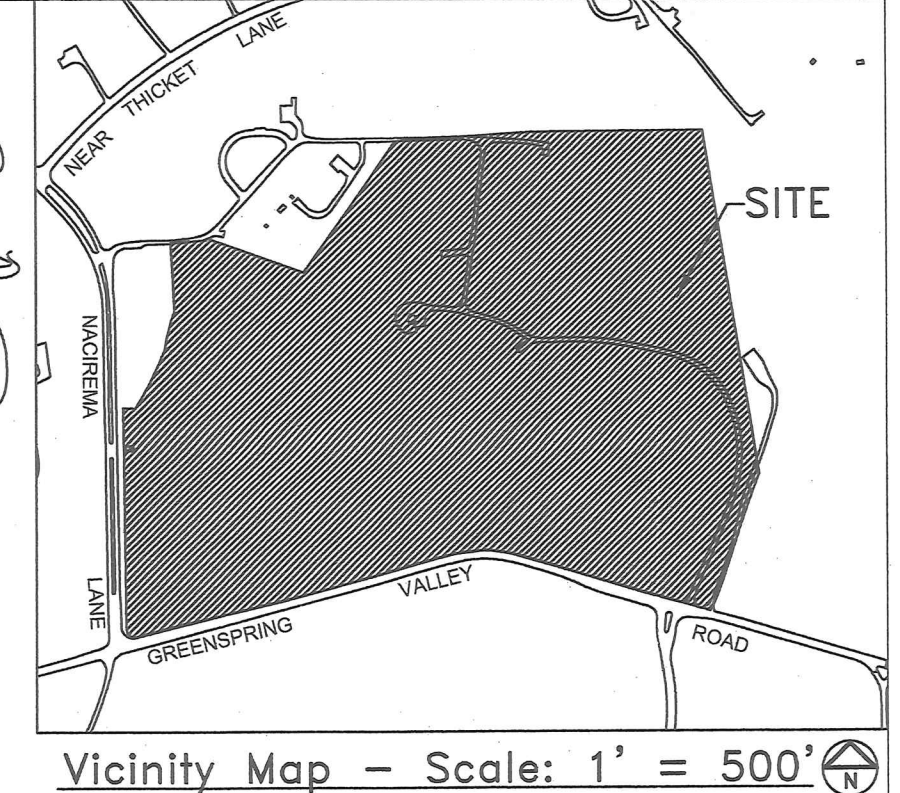
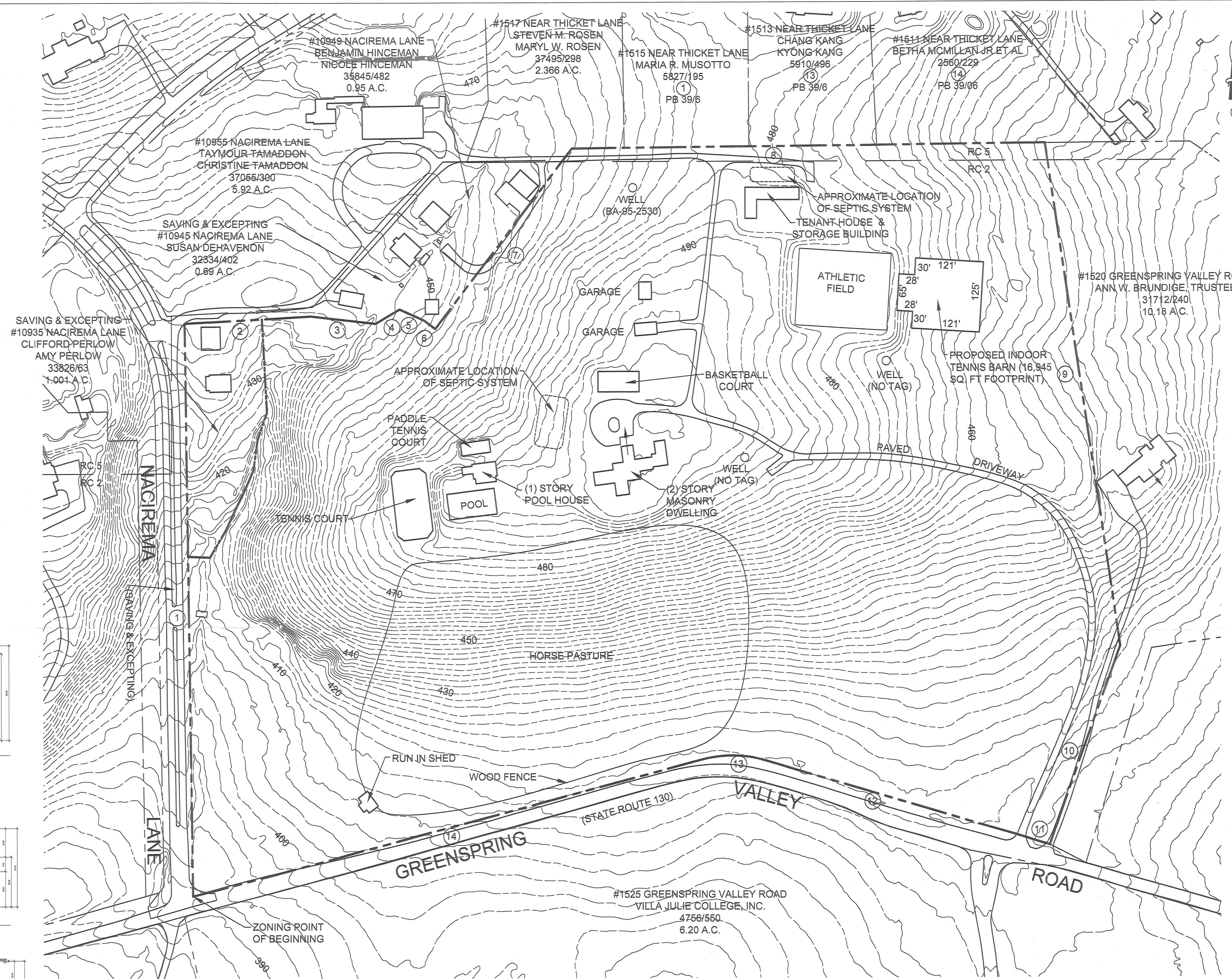
DEPARTMENT OF PLANNING

Regional Planning District: Pikesville District Code: 313

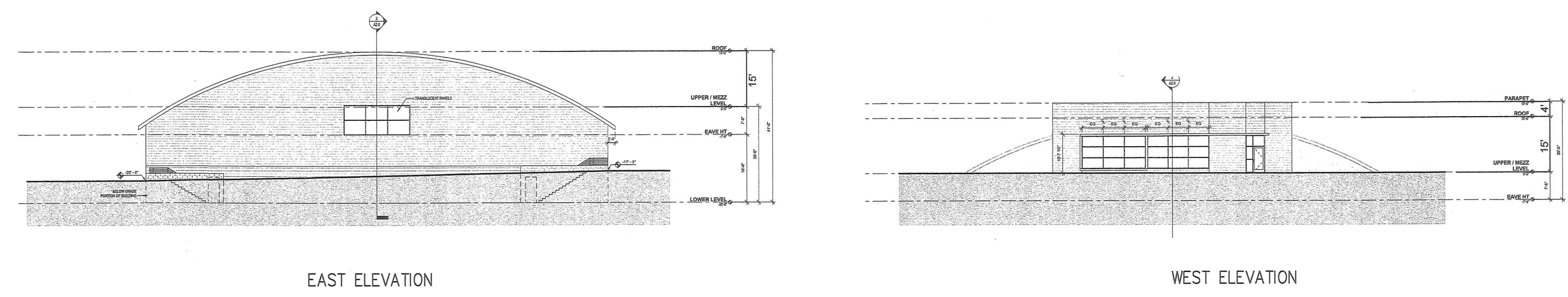
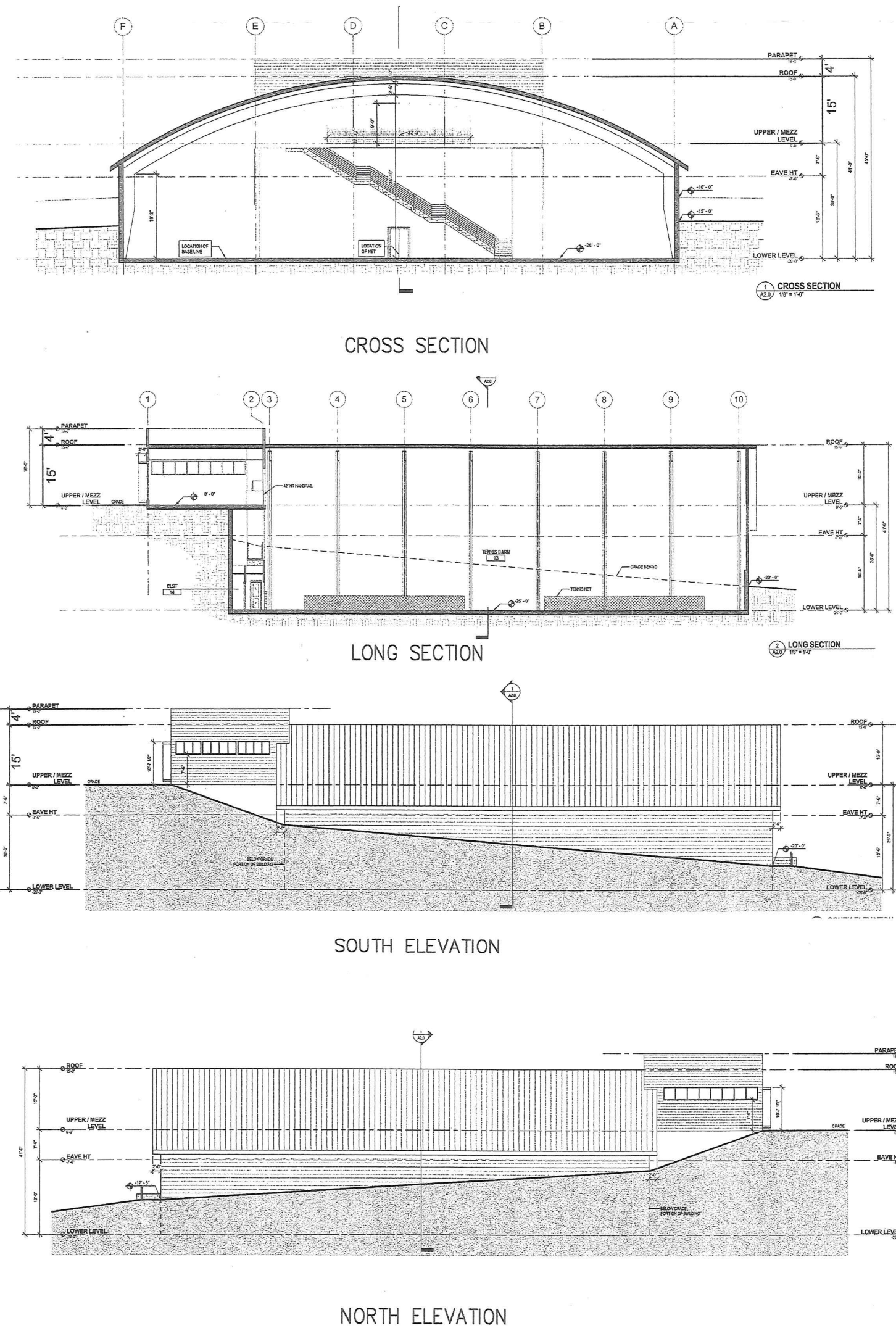
- The dwelling is Villa Pace (Rosa Ponselle Jackson's House); MHP #01608
- The subject property is in the Greenspring Valley National Historic District.

PROPOSED DEVELOPMENT

To construct a personal indoor tennis barn



- Subject Property Courses and Distances
- North 6 degrees 51 minutes East 1057'
 - South 85 degrees 54 minutes East 256.6'
 - South 75 degrees 46 minutes East 116'
 - North 67 degrees 16 minutes East 50'
 - South 58 degrees 04 minutes East 47.79'
 - South 45 degrees 36 minutes East 25'
 - North 44 degrees 54 minutes East 402.73'
 - South 82 degrees 59 minutes East 837.27'
 - South 858.93'
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 - North 65 degrees 58 minutes West 478.51'
 - Westerly by a line curving to the left R=213.22' L=116.24'
 - Chord North 81 degrees 35 minutes West 114.81'
 - South 82 degrees 48 minutes West 940.5'
- Saving & Excepting the 30' wide Nacirema Lane
- Saving & Excepting the Perlow Property - 1 acre
- JLE 33826/ 63
- North 58 degrees 33 minutes 21 seconds East 126.45'
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- South 27 degrees 32 minutes 50 seconds West 48.11'
- South 14 degrees 05 minutes 00 seconds West 49.71'
- South 20 degrees 00 minutes 00 seconds West 73.00'
- South 38 degrees 00 minutes 00 seconds West 60.00'
- North 55 degrees 00 minutes 00 seconds West 48.80'
- North 00 degrees 40 minutes 30 seconds West 365.32'



0' 100' 200' 300'

REVISION

4/15/20 Amend the elevations of the proposed building reflecting a height of 15'.

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#1526 GREENSPRING VALLEY ROAD

BALTIMORE COUNTY, MARYLAND
3rd ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT

Date: 2/22/2020
Scale: 1"= 100'

STATE OF MARYLAND
BRUCE E. DOAK
REGISTERED
LAND SURVEYOR
#10000

REVISED 2020-0057-A