



JOHN A. OLSZEWSKI, JR.
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

February 6, 2024

Mark Powers – mpowers@powershomes.com
12412 Hunters Glen
Owings Mills, MD 21117

RE: Petition for Variance
Case No. 2023-0260-A
Property: 12412 Hunters Glen

Dear Petitioner:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), "a person aggrieved or feeling aggrieved" by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in dark ink, appearing to read "AMB", is written over a horizontal line that extends to the right.

ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:dlm
Enclosure
c: Bruce E. Doak – bdoak@bruceedoakconsulting.com

**IN RE: PETITION FOR VARIANCE
(12412 Hunters Glen)**

4th Election District

2nd Council District

Mark Powers

Legal Owner

Petitioner

*

BEFORE THE

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OFFICE OF ADMINISTRATIVE

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HEARINGS OF

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BALTIMORE COUNTY

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CASE NO. 2023-0260-A

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OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Variance filed by the legal owner, Mark Powers (“Petitioner”) for property located at 12412 Hunters Glen, Owings Mills (the “Property”). The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”) § 400.3 to permit an accessory building (garage) to have a height of 22 ft., in lieu of the required maximum height of 15 ft.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. The Petitioner appeared in support of the Petition along with Bruce E. Doak, a licensed surveyor, of Bruce E. Doak Consulting, LLC, who prepared and sealed a site plan (the “Site Plan”). (Pet. Ex. 1). There were no Protestants or other interested persons who appeared at the hearing.

Zoning Advisory Comments were received from the Department of Planning (“DOP”) and from the Department of Plans Review (“DPR”)/Department of Public Works & Transportation (“DPW&T”). DOP had no opposition, while DPW&T commented that they were in opposition due to the proposed garage’s location depicted on Petitioner’s plan and its proximity to a 10-foot drainage and utility easement on the property.

The Property is 1.5 acres +/- on which a 2-story residential dwelling is now under

construction. The property is located in the RC 5 zone in the Worthington Valley area. The Petitioner testified that he had purchased the lot ten years prior in a subdivision that is now approximately 15 years old. Petitioner testified that he has communicated with his surrounding neighbors who are not in opposition to his proposed garage. There were no neighbors in attendance at the hearing in opposition to the proposed relief.

As proffered by Mr. Doak, the Petitioner is proposing a three-bay garage that will reach a maximum height of 22 ft. (Pet. Ex. 7) There will be no second story. As explained by Mr. Doak, approximately 11 ft. of the 22 ft. height will consist of the gabled roof that has been designed to match the roof pitch of the principal structure. (Pet. Ex. 7) Additionally, Mr. Doak noted using the method for determining height found in the Zoning Commissioner's Policy Manual, if such a calculation was taken using the highest point at grade for the proposed garage, the maximum height would only be approximately 17 ft. (Pet. Ex. 8) High grading presently exists around the rear and side of the proposed garage's foundation, making it appear to be lower to the surrounding neighbors. (Pet. Ex. 5J) Also, as noted by Mr. Doak the location of the proposed garage will be completely screened by large pine trees on the neighboring property. (Pet. Ex. 5I)

In response to the DPW&T comment regarding the location of the proposed garage in relation to the existing drainage and utility easement on the property, Mr. Doak proffered that he has addressed this concern and the foundation of the garage has been placed in keeping with DPW&T comments. (Pet. Ex. 6)

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

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

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

I find that the Property is unique due to the sloping topography in the area in which the proposed garage will be located. This sloping topography results in the rear and sides of the proposed structure to be surrounded by higher grading, thus resulting in a reduction in visible height by the surrounding properties. Additionally, the proposed height of the garage is in keeping with the pitch of the principal dwelling now under construction. The Petitioner explained that the higher garage will be used for the storage of larger vehicles and that practical difficulty would exist if the requested variance relief were to be denied.

THEREFORE, IT IS ORDERED, this 6th day of **February 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from BCZR § 400.3 to permit an accessory building (garage) to have a height of 22 ft., in lieu of the required maximum height of 15 ft. be, and they are each hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Petitioner and/or subsequent owners shall not convert the accessory structure/garage into a dwelling unit or apartment. The proposed accessory structure/garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The accessory structure/garage shall also not be used for commercial or industrial purposes.
4. The accessory structure/garage shall not have a separate utility or electric connection and shall connect to the electrical/utility in the home. The accessory structure/garage shall not have separate water connection and shall connect to the water in the home.

5. The Petitioner must comply with the DPR/DPW&T ZAC comment of which is attached hereto and made a part hereof.

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



ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB/dlm



PETITION FOR ZONING HEARING(S)

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

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

Address 12412 HUNTERS GLEN which is presently zoned RC5
Deed References: 29376/253 10 Digit Tax Account # 2500001513
Property Owner(s) Printed Name(s) MARK POWERS

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

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

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

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

3. X a Variance from Section(s)

SEE ATTACHED PAGE

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

TO BE PRESENTED AT THE HEARING

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Name #1 - Type or Print

Signature #1

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2023-0260-A Filing Date 12/13/2023 Do Not Schedule Dates: Reviewer MTA

Zoning Hearing Petitions Being Requested

Variance to permit an accessory building (garage) to have height of 22 feet in lieu of the required maximum height of 15 feet per Section 400.3 BCZR



Zoning Description

12412 Hunters Glen
Fourth Election District Second Councilmanic District
Baltimore County, Maryland

Beginning at a point on the southwesterly side of Hunters Glen, northwesterly 975 feet, more or less, from the centerline extension of Worthington Road

Being Lot 36 as shown on the plat dated September 21, 2006 and entitled "First Amended Final Plat One Worthington Valley" recorded in the Baltimore County Land Records in Plat Book SM 78, page 166.

Containing 1.4998 acres of land, more or less.

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



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

2023-0260-A

**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/neighborhood 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: 2023-0260-A
Property Address: 12412 HUNTERS GLEN
Property Description: LOT 36 PG 78/166

Legal Owners (Petitioners): MARK POWERS
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: BRUCE E. DOAK
Company/Firm (if applicable): BRUCE E. DOAK CONSULTING LLC
Address: 3801 BAKER SCHOOLHOUSE ROAD
FREELAND MO 21053

Telephone Number: 410-419-4906

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

No. 229438

Date: 12/13/2023

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	806	0000		6150					\$ 75.00

Total: \$ 75.00

Rec
From:

Bruce Doak

For:

Zoning Variance

12412 Hunters Glen

Zoning Case No. 2023-0260-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

MSA

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OFFICE OF BUDGET AND FINANCE
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No. 229438

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Zoning Case No. 2023-0260-A

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CASHIER'S
VALIDATION

MSA

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 9, 2024
Item No. 2023-0260-A

DATE: January 9, 2024

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPW-T: DPWT feels the variance should be denied. The plan shows a 10-foot drainage and utility easement on the property that contains an existing 15" storm drain found on Baltimore County Drawing Number 2005-2043. The proposed garage and retaining wall are shown right up to the easement boundary. The proposed garage and wall with their respective foundations must be moved so that the zone of influence is not in the easement. The proposed garage and wall and their respective foundations must also be a minimum distance from the closest edge of the storm drain using the following formula: the depth of the storm drain times 2 plus 3-feet. These two distances should be compared and the greater must be used.

DPR: N/C

Landscape: N/C

Rec & Parks: N/C & No Greenways affected

VKD: JK
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: January 9, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

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DPR: N/C

Landscape: N/C

Rec & Parks: N/C & No Greenways affected

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

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

DATE: January 9, 2024

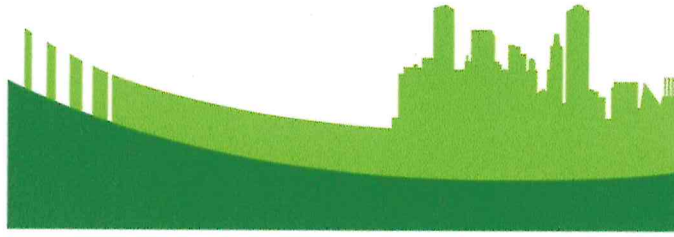
SUBJECT: DEPS Comment for Zoning Item # 2023-0260-A
Address: 12412 HUNTERS GLEN
Legal Owner: Mark Powers

Zoning Advisory Committee Meeting of January 9, 2024.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Additional Comments:

Reviewer: Earl D. Wrenn



CERTIFICATE OF POSTING

January 9, 2024

_____ amended for second inspection

Re:

Zoning Case No. 2023-0260-A

Legal Owner: Mark Powers

Hearing date: February 5, 2024

Baltimore County Department of Permits, Approvals & Inspections

County Office Building

111 West Chesapeake Avenue, Room 111

111 West Chesapeake Avenue Towson, MD 21204

Attention: Jeff Perlow

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 **12412 Hunters Glen**.

The signs were initially posted on **January 8, 2024**.

The subject property was also inspected on _____.

Sincerely,

A handwritten signature in blue ink that reads "Bruce E. Doak".

Bruce E. Doak

MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road

Freeland, MD 21053

410-419-4906 cell / 443-900-5535 office

bdoak@bruceedoakconsulting.com

ZONING NOTICE

CASE NO. 2023-0260-A

12412 Hunters Glen

THE ADMINISTRATIVE LAW JUDGE OF BALTIMORE COUNTY, BY
AUTHORITY OF THE ZONING ACT AND REGULATIONS OF
BALTIMORE COUNTY, WILL HOLD A VIRTUAL HEARING
(VIA WEBEX) ON THE PROPERTY IDENTIFIED HEREIN AS FOLLOWS:

DATE & TIME:

MONDAY FEBRUARY 5, 2024 1:30 PM

FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARINGS,
PLEASE VISIT THE WEB SITE ADDRESS BELOW NO LATER THAN
48 HOURS PRIOR TO THE HEARING:

WWW.BALTIMORECOUNTYMD/GOV/ADMINHEARINGS.

YOU WILL BE ASKED TO PROVIDE YOUR CONTACT INFORMATION
AND THE CASE NUMBER PROVIDED ABOVE. YOU MAY ALSO CALL
410-887-3868, EXT. 0 OR SEND AN EMAIL TO

ADMINISTRATIVEHEARINGS@BALTIMORECOUNTYMD.GOV

REQUEST:

**VARIANCE PER BALTIMORE COUNTY ZONING REGULATIONS
(BCZR), SECTION 400.3 TO PERMIT AN ACCESSORY BUILDING
(GARAGE) TO HAVE A HEIGHT OF 22 FEET IN LIEU OF THE
REQUIRED MAXIMUM HEIGHT OF 15 FEET.**

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 1/5/2024

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-260-A

INFORMATION:

Property Address: 12412 Hunters Glen

Petitioner: Mark Powers

Zoning: RC 5

Requested Action: Variance

The Department of Planning has reviewed the petition for the following:

Variance:

1. To permit an accessory building (garage) to have a height of 22 feet in lieu of the required maximum height of 15 feet per Section 400.3 BCZR.

The subject property is located in the Owings Mills area of Baltimore County. The property consists of an approximately 1.49+/- acre parcel undergoing construction for a 2-story residential dwelling. Rural residential dwellings, forest conservation and farms surround the property.

The R.C.5 zoning classification was established in response to concerns over wasteful and disorderly rural-residential development and inadequate lot sizes for on-lot sewer and water systems. These issues could result in undue financial hardships and negatively affect the safety and welfare of citizens. In identifying specific areas suitable for rural-residential development, the aim is to direct future growth towards these areas and prevent disorderly development patterns. The R.C.5 zoning classification serves to provide suitable areas for rural-residential development, minimize encroachments on natural resource areas, and provide a minimum lot size for proper on-lot sewer and water system functioning.

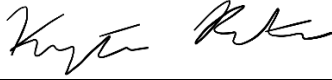
According to the Representative, the proposed 22 feet garage does not have a second story.

The proposed development does not alter the character of the RC5 zone. It should be noted that this site is subject to the RC 5 performance standards as listed in Section 1A04.4 BCZR. The Department recommends approval based on the following conditions:

1. The Petitioners or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area or kitchen facilities.
2. The accessory structure shall not be used for commercial or industrial purposes.

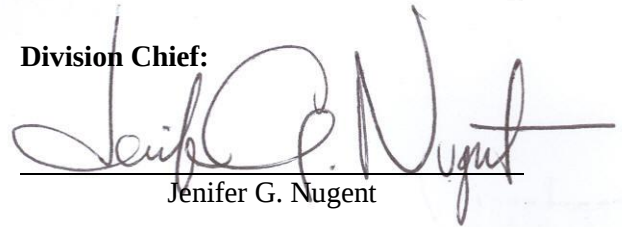
For further information concerning the matters stated herein, please contact Henry Ayakwah at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Bruce Doak, Bruce E Doak Consulting LLC. - Representative
Abigail Rogers, Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 04 Account Number - 2500001513

Owner Information

Owner Name: POWERS MARK Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 113 WESTMINSTER RD Deed Reference: /29376/ 00253
REISTERSTOWN MD 21136-1026

Location & Structure Information

Premises Address: 12412 HUNTERS GLEN Legal Description: 1.4998 AC
0-0000 12412 HUNTERS GLEN SS
WORTHINGTON VALLEY

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 1
0050 0013 0010 4050043.04 0000 36 2022 Plat Ref: 0078/ 0166

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1.5000 AC 04

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements

Value Information

	Base Value	Value As of 01/01/2022	Phase-in Assessments As of 07/01/2023	As of 07/01/2024
Land:	382,500	382,500		
Improvements	0	0		
Total:	382,500	382,500	382,500	382,500
Preferential Land:	0	0		

Transfer Information

Seller: LEELAND RICHARD W	Date: 04/19/2010	Price: \$400,000
Type: ARMS LENGTH VACANT	Deed1: /29376/ 00253	Deed2:
Seller: WORTHINGTON C C LLC	Date: 05/08/2007	Price: \$600,000
Type: ARMS LENGTH VACANT	Deed1: /25596/ 00211	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments: Class	07/01/2023	07/01/2024
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2023-0260-A

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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For Newspaper Advertising:

Case Number: 2023-0260-A
Property Address: 12412 HUNTERS GLEN
Property Description: LOT 36 PG 78/166

Legal Owners (Petitioners): MARK POWERS
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: BRUCE E. DOAK
Company/Firm (if applicable): BRUCE E. DOAK CONSULTING LLC
Address: 3801 BAKER SCHOOLHOUSE ROAD
FREELAND MO 21053

Telephone Number: 410-419-4906

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 04 Account Number - 2500001513

Owner Information

Owner Name: POWERS MARK Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 113 WESTMINSTER RD Deed Reference: /29376/ 00253
REISTERSTOWN MD 21136-1026

Location & Structure Information

Premises Address: 12412 HUNTERS GLEN Legal Description: 1.4998 AC
0-0000 12412 HUNTERS GLEN SS
WORTHINGTON VALLEY

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 1
0050 0013 0010 4050043.04 0000 36 2022 Plat Ref: 0078/ 0166

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1.5000 AC 04

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2023	07/01/2024
Land:	382,500	382,500		
Improvements	0	0		
Total:	382,500	382,500	382,500	382,500
Preferential Land:	0	0		

Transfer Information

Seller: LEE LAND RICHARD W	Date: 04/19/2010	Price: \$400,000
Type: ARMS LENGTH VACANT	Deed1: /29376/ 00253	Deed2:
Seller: WORTHINGTON C C LLC	Date: 05/08/2007	Price: \$600,000
Type: ARMS LENGTH VACANT	Deed1: /25596/ 00211	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments: Class	07/01/2023	07/01/2024
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2023-0260-A

Baltimore County - My Neighborhood



Baltimore County - My Neighborhood



GENERAL SITE INFORMATION

- Ownership: Mark Powers
113 Westminster Road Reisterstown, MD 21136
- Subject property address: 12412 Hunters Glen Owings Mills, MD 21117
- Deed reference: SM 29376/253
- Property area: 1.50 acres (per "Worthington Valley" Plat Book 78/166)
- Election District: 4th Councilmanic District: 2nd
- Tax Map 50 Grid 13 Parcel 10 Lot 36 Tax Acc. # 25-00-001513
- ADC Map Grid:
- Position Sheet: 61NW25
- GIS Tile Numbers: 049C2
- Regional Planning District: Chestnut Ridge Regional Planning Dist. Code: 307
- Growth Tier: 3 Growth Tier Description: Large lot developments on septic
- Watershed Name: Loch Raven Reservoir
- URDL Land Type: 1
- School Districts: Fort Garrison ES Pikesville MS Owings Mills HS
- Census Block: 24005404900 Census Tract: 404900
- The boundary shown hereon is from "Worthington Valley" Plat Book 78/166.
- The topography shown hereon is from GIS tile 049C2

GROUND WATER MANAGEMENT

- The proposed dwelling shown hereon will be served by a private septic system and the existing private well.
- There are no underground fuel tanks on the subject property.
- A grinder pump will be installed for the basement plumbing.

ENVIRONMENTAL IMPACT

- No forest exists on the subject property.

Forest Buffer

- No wetlands exist on the subject property.
- No flood plain is shown on the current FEMA FIRM Map.
- The subject property is not located within a 100 year flood plain.
- The subject property is not in the Chesapeake Bay Critical Area.

OFFICE OF ZONING

Current Zoning RC 5

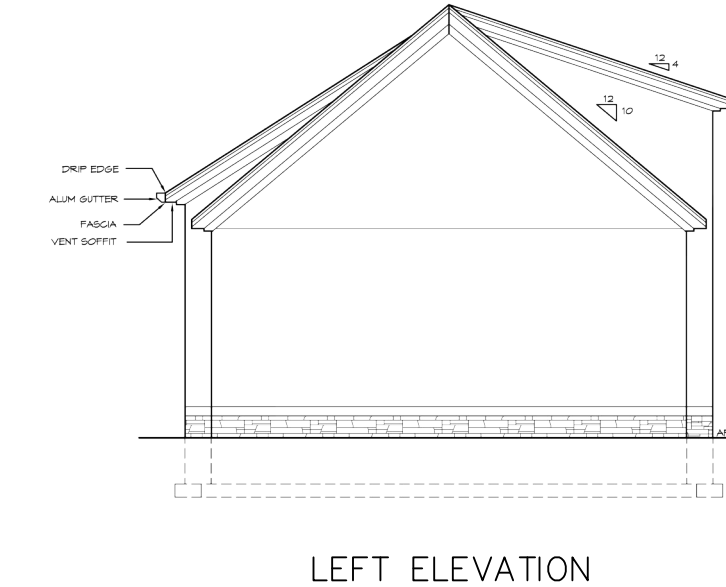
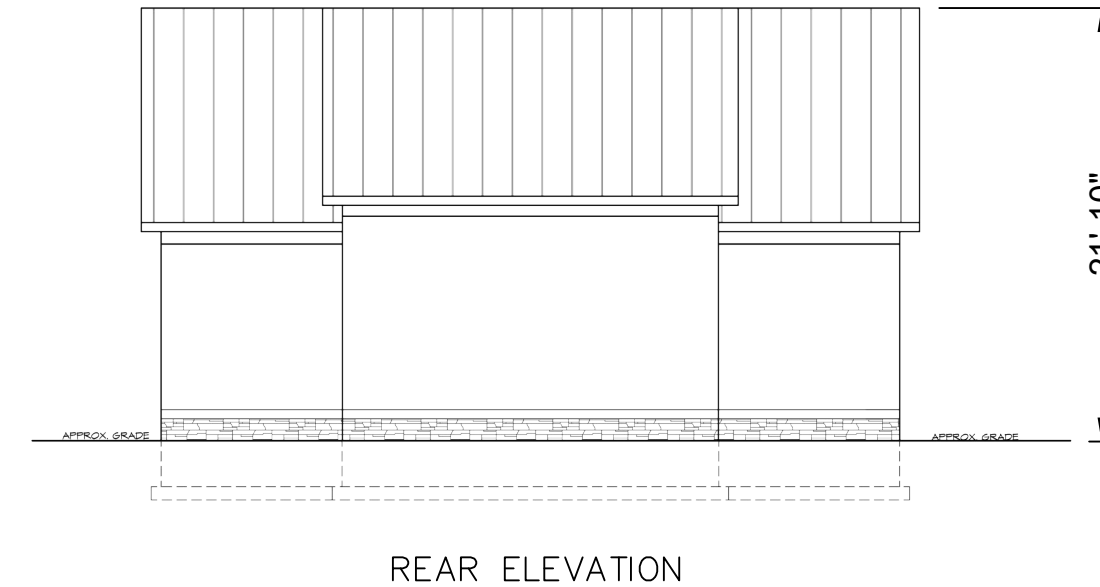
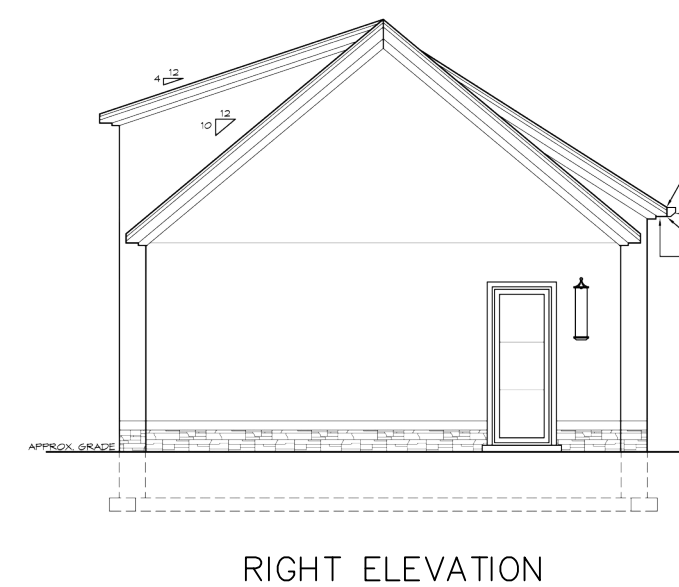
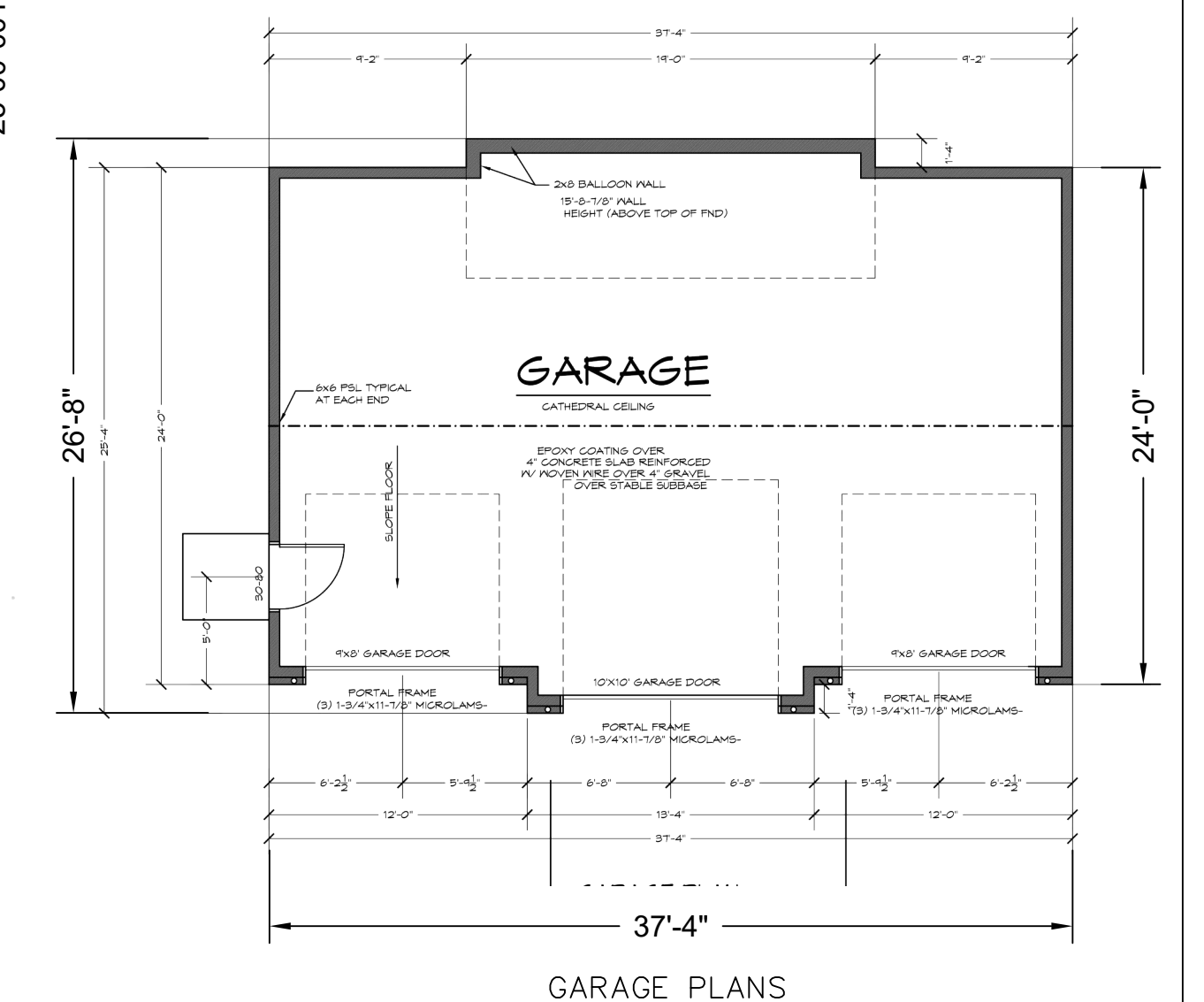
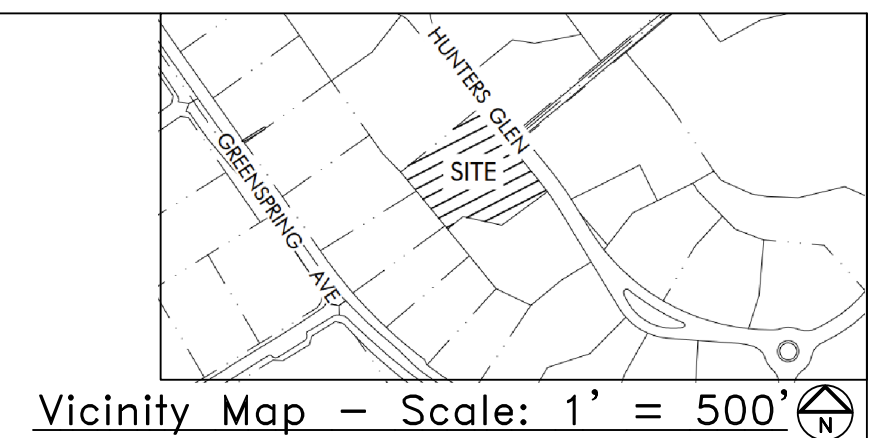
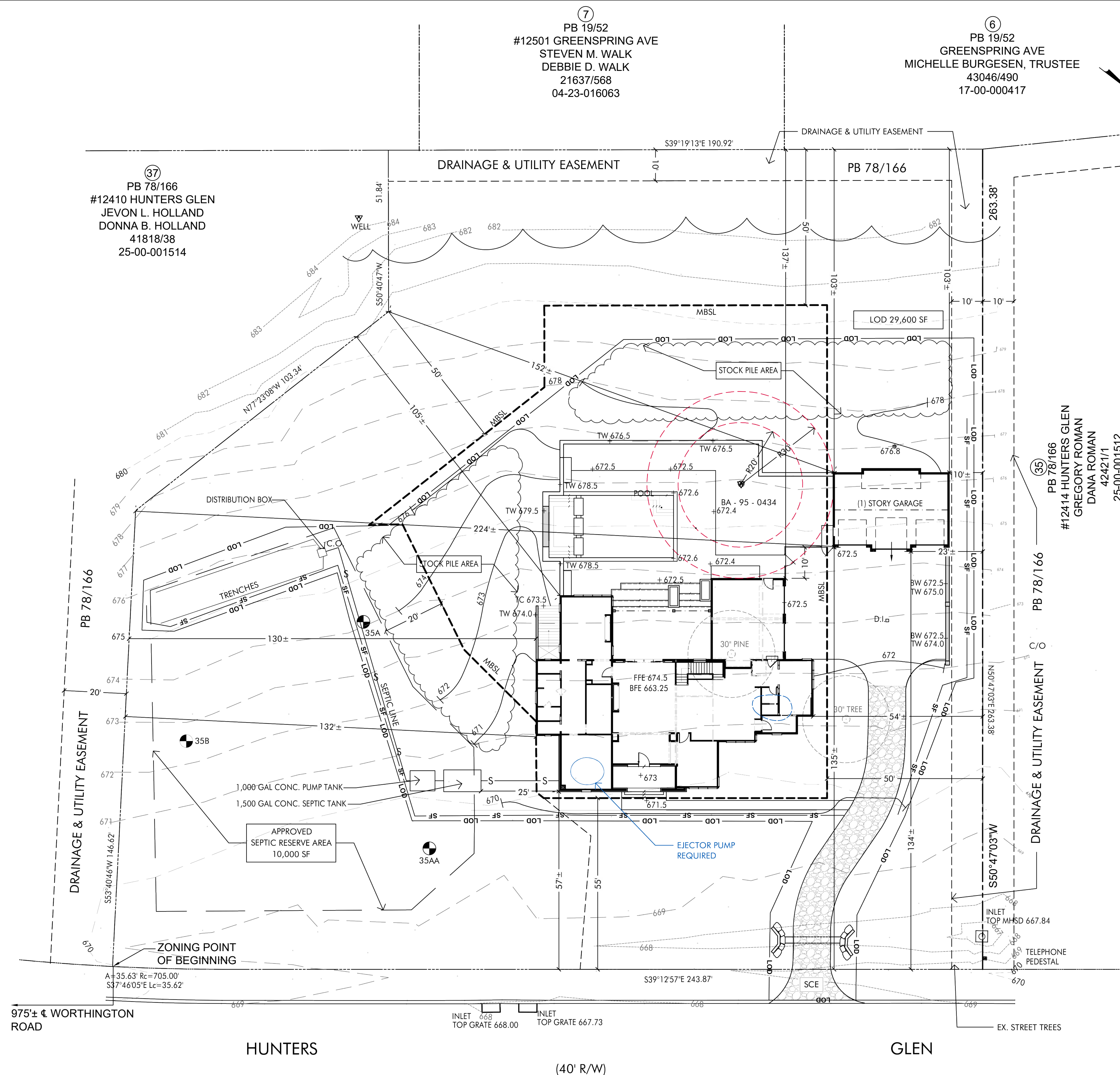
R.C. 5 Setbacks for Residential Single Family Dwellings

Front: 75 feet from the centerline of any street or road
Side / Rear: 50 feet from any lot line other than a street or road line

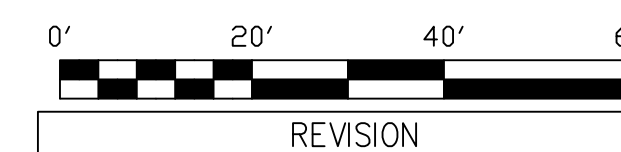
Setback for an accessory structure: 2.5 feet to the property line
There have been no prior zoning cases for the subject lot.

OFFICE OF PLANNING

- The subject property is not located in a Historic District.
- Hunters Glen is not designated as a Baltimore County scenic road.



GARAGE ELEVATIONS



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
#12412 HUNTERS GLEN

BALTIMORE COUNTY, MARYLAND
4th ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT

Date: 12/3/2023

Scale: 1" = 20'