



Katherine Klausmeier
County Executive

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

January 22, 2025

Stephen & Kelly Bellone – sbellone@me.com
11042 Greenspring Avenue
Lutherville, MD 21093

RE: Petition for Administrative Variance
Case No. 2024-0258-A
Property: 11042 Greenspring Avenue

Dear Mr. and Mrs. Bellone:

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 blue ink signature of Derek J. Baumgardner, consisting of a stylized 'D' and 'B' intertwined.

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlw
Enclosure

c: Jamie Brown – jbrown@beechbrookla.com
Bruce Doak – bdoak@brucedoakconsulting.com

Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103 / Towson, Maryland 21204 / Phone 410-887-3868
www.administrativehearings@baltimorecountymd.gov

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(11042 Greenspring Avenue)		
3 rd Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Stephen & Kelly Bellone	*	HEARINGS FOR
Petitioners	*	BALTIMORE COUNTY
	*	CASE NO. 2024-0258-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Stephen and Kelly Bellone (“Petitioners”) for the property located at 11042 Greenspring Avenue, Lutherville (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), Section 400.1, to approve an accessory building (hot tub and pool) in side yard in lieu of the required rear yard only.

The Property and requested relief are more fully depicted on the site plan that was marked and accepted into evidence (the “Site Plan”). (Pet. Ex. 1). Street view photographs of the property was provided. (Pet. Ex. 2A-2D).

There were no adverse Zoning Advisory Committee (“ZAC”) comments contained in the case file.

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on December 14, 2024, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented. The Petitioners have filed the supporting affidavit as required by Baltimore County Code (“BCC”), Section 32-3-303. There is no evidence in the file to indicate that the requested variance would adversely affect the health,

safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the Site Plan, photographs, and affidavit submitted provide sufficient facts that comply with the requirements of BCZR, Section 307.1. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED, this 22nd day of **January, 2025**, by the Administrative Law Judge for Baltimore County Zoning Regulations ("BCZR"), Section 400.1, to approve an accessory building (hot tub and pool) in side yard in lieu of the required rear yard only, be and is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. The Site Plan, (Pet. Ex. 1) a copy of which is attached hereto, is incorporated herein.

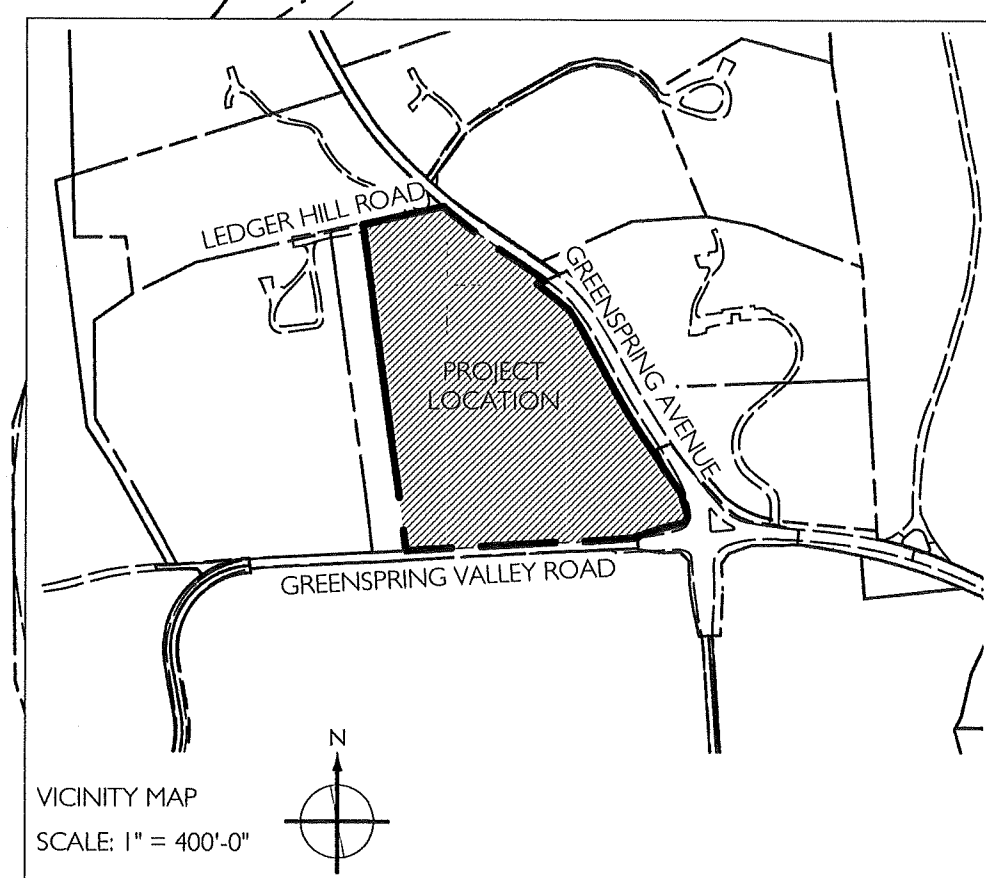
Any appeal of this decision must be made within thirty (30) days of the date of this Order.



DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlw

BELLONE CD26.VWX



IVY HILL PARTNERSHIP LLC
11039 GREENSPRING AVENUE
LUTHERVILLE-TIMONIUM, MD 21093-0000
TAX ACCOUNT #: 0809095001
MAP 0059 GRID 0018 PARCEL 0571
± 3.34 ACRES

MARLENE ADKINS
11045 GREENSPRING AVENUE
LUTHERVILLE-TIMONIUM, MD 21093
TAX ACCOUNT #: 2300004300
MAP 0059 GRID 0018 PARCEL 0570
± 4.96 ACRES
LOT 1

MARY GREENWOOD HOWARD
GREENSPRING AVE
0-0000
TAX ACCOUNT #: 2200011217
MAP 0059 GRID 0017 PARCEL 055A
± 4.54 ACRES

STEPHEN G. GLOVER
SANDRA S. GLOVER
1230 GREENSPRING VALLEY ROAD
LUTHERVILLE-TIMONIUUM, MD 21093-362
TAX ACCOUNT #: 1800012572
MAP 0059 GRID 0018 PARCEL 0212
± 3.56 ACRES
LOT 2

STEPHEN G. GLOVER
SANDRA S. GLOVER
1222 GREENSPRING VALLEY ROAD
0-0000
TAX ACCOUNT #: 1800012571
MAP 0059 GRID 0018 PARCEL 0212
± 2.47 ACRES
LOT 1

MARY GREENWOOD HOWARD
GREENSPRING AVE
0-0000
TAX ACCOUNT #: 0309092085
MAP 0059 GRID 0018 PARCEL 0169
± 6.90 ACRES

BEECHBROOK
landscape architecture

beechbrookla.com

mailing address	office location
P.O. Box 100	233 E. Redwood Street
Riderwood MD 21139	Suite 600A
	Baltimore, MD 21202
	410-685-5263

-OWNERSHIP & USE OF DOCUMENTS-

THESE DRAWINGS AND SPECIFICATIONS AND THE IDEAS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF BEECHBROOK LANDSCAPE ARCHITECTURE. NO PART THEREOF SHALL BE COPIED OR USED IN CONNECTION WITH ANY WORK OR PROJECT OR BY ANY OTHER PERSON FOR ANY PURPOSE OTHER THAN FOR THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF BEECHBROOK LANDSCAPE ARCHITECTURE.

-ZONING INFORMATION-

ZONING MAP #: 059C1
SITE ZONED: RC2
ELECTION DISTRICT: 3RD
COUNCIL DISTRICT: 2ND
LOT AREA ACREAGE: 7.599 AC±
SQUARE FEET: 331,012 SF±
HISTORIC? YES
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES:
WATER IS: PRIVATE
SEWER IS: PRIVATE
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER AND ORDER
RESULT BELOW:

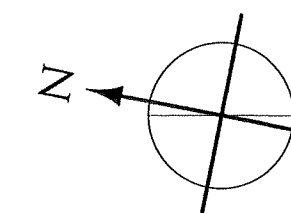
BELLONE
RESIDENCE

CONSTRUCTION
DOCUMENTS

11042 GREENSPRING AVENUE
LUTHERVILLE, MD 21093

-DRAWING TITLE-

PLAN TO ACCOMPANY PETITION FOR ADMINISTRATIVE VARIANCE



-SCALE-
1" = 40'-0"

-ISSUE-

REVIEW SE

-REVISIONS

-SHEET NUMBER-

L0.10

-DATE-
JUNE 6, 2024



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 11042 Greenspring Avenue, Lutherville, MD 21093 Currently Zoned RC-2 Deed Reference 36860 / 00381

10 Digit Tax Account # 0308068921 Owner(s) Printed Name(s) Stephen K. Bellone & Kelly P. Bellone

(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): Article 4 - Section 400.1 - Accessory Structure Location: placing four accessory structures in the side yard (in-ground swimming pool, in-ground hot tub, pergola, and shed to house pool equipment).

BCZR 400.1 to approve an accessory building (Hot tub and pool) in side yard in lieu of the required rear yard only.

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

of the zoning regulations of Baltimore County, to the zoning 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):

Stephen P. Bellone / P. Kelly Bellone

Name #1 – Type or Print

Name # 2 – Type or Print

[Signature]

[Signature]

Signature #1

Signature # 2

11042 Greenspring Avenue
Mailing Address

Lutherville
City

MD
State

21093
Zip Code

410-404-7002
Telephone #'s (Cell and Home)

sbellone@me.com
Email Address

Landscape Architect for Owner(s)/Petitioner(s):

Jamie Brown

Name - Type or Print

[Signature]

Signature

P.O. Box 100
Mailing Address

Riderwood
City

MD
State

21093
Zip Code

410-685-5263
Telephone #

jbrown@beechbrookla.com
Email Address

Representative to be Contacted:

Jamie Brown

Name - Type or Print

[Signature]

Signature

P.O. Box 100
Mailing Address

Riderwood
City

MD
State

21093
Zip Code

410-685-5263
Telephone #

jbrown@beechbrookla.com
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 2024-0258-A Filing Date 12 / 2 / 24 Estimated Posting Date 12 / 15 / 24 Reviewer TZ

Closing 12/30/24

Revised 8/2022

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: 11042 Greenspring Avenue Lutherville 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)**

The rear of the site is an open field on a steep hillside that is visible from Greenspring Valley Road. The existing house sits at the top of the hill, next to an adjacent walled garden in the rear. Placing any pool and associated structures (hot tub, pergola, and small structure for pool equipment) in the rear yard would create the need for grading on a steep hillside and creation of retaining walls that would detract from the overall aesthetic, rural nature of the Greenspring Valley. Applicant is proposing to place to pool and associated structures (hot tub and pergola) in the side yard next to the house and hidden from view from neighboring property the west. The proposed location for pool and associated accessory structures is far away from any neighbors on this large, rural property, and its location directly adjacent to the w4st side of the house keeps a compact development footprint on this rural property.

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

[Signature]
Signature of Owner (Affiant)

Stephen P. Bellone
Name - Print or Type

[Signature]
Signature of Owner (Affiant)

P. Kelly P. Bellone
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 9 day of October, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

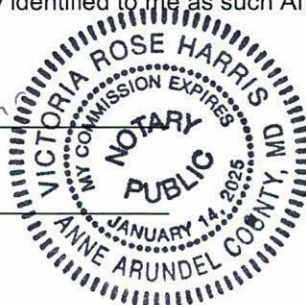
Print name(s) here: Stephen and Kelly Bellone

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

1-14-25
My Commission Expires



2024-0258-A

**ZONING PROPERTY DESCRIPTION FOR 11042 Greenspring Avenue,
Lutherville, MD 21093**

Beginning at a point on the North side of Greenspring Valley Road, which is 30' wide at the distance of 600' West of the centerline of the nearest improved intersection street (Greenspring Avenue – formerly Dover Road) which is 30' wide.

SUBDIVISION LOT FOR 11042 Greenspring Avenue, Lutherville, MD 21093

Thence the following courses and distances: (1st POC) N 88.25° W 669', thence N 3° W 655, thence N 3° W 15', thence N 83.50° W 203'9", thence S 41.50° E 5'9", thence S 49° E 297', thence S 27.25° E 594' back to point of beginning as recorded in Deed Liber: 36860 Folio: 381, containing 7.86 acres in lot. Located in the 3rd Election District, and 2nd Council District

2024-0258-A

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024 - 0258 -A Address 11042 Greenspring Ave

Contact Person: TYLER COX Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 12/2/24 Posting Date: 12/15/24 Closing Date: 12/30/24

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

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

Petitioner: This Part of the Form is for the Sign Poster Only (Detach Along Dotted Line)

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number: 2024 - 0258 -A Address _____

Petitioner's Name: Stephen / Kelly Bellone Telephone (Cell) _____

Posting Date: _____ Closing Date: _____

Wording for Sign: To Permit _____

BCZR 400.1 to approve an accessory building (Hot tub and pool) in side yard in lieu of the required rear yard only.

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

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Wording for Sign: To Permit _____

BCZR 400.1 to approve an accessory building (Hot tub and pool) in side yard in lieu of the required rear yard only.

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: December 16, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0258-A

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

DPR: No comment.

DPW-T: No Exception taken.

Landscaping: No comment.

Recreations & Parks: No comment LOS & 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: December 19, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0258-A
Address: 11042 GREENSPRING AVENUE
Legal Owner: Stephen & Kelly Bellone

Zoning Advisory Committee Meeting of December 20, 2024.

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

Additional Comments:

Reviewer: Earl D. Wrenn

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
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Special Tax Recapture: AGRICULTURAL TRANSFER TAX

Account Identifier: District - 03 **Account Number -** 0308068921

Owner Information

Owner Name:	BELLONE STEPHEN P BELLONE P KELLY	Use:	AGRICULTURAL
Mailing Address:	11042 GREENSPRING AVE LUTHERVILLE MD 21093-	Principal Residence:	NO
		Deed Reference:	/36860/ 00381

Location & Structure Information

Premises Address:	11042 GREENSPRING AVE LUTHERVILLE 21093-	Legal Description:	7.599 AC NS GREENSPRING VALLEY RD NW COR GRNSPRG AV
--------------------------	---	---------------------------	---

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0059	0017	0331	3010001.04	0000				2023	
									Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2018	6,011 SF	2000 SF	7.5900 AC 33

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1	1/2	YES	STANDARD UNIT	FRAME/7	5 full/ 3 half	1Att/1Det	

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2024	07/01/2025
Land:	422,300	411,600		
Improvements	1,261,100	1,580,900		
Total:	1,683,400	1,992,500	1,889,467	1,992,500
Preferential Land:	800	800		

Transfer Information

Seller: ARNOLD CHARLES J	Date: 11/09/2015	Price: \$2,180,000
Type: ARMS LENGTH IMPROVED	Deed1: /36860/ 00381	Deed2:

Seller: IVY HILL INC AG USE 89-90	Date: 09/20/1977	Price: \$165,000
Type: ARMS LENGTH IMPROVED	Deed1: /05804/ 00412	Deed2:

Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: AGRICULTURAL TRANSFER TAX

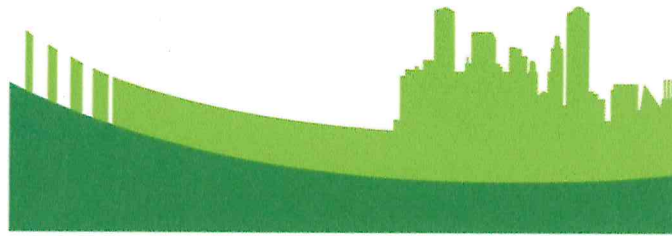
Homestead Application Information

Homestead Application Status: Denied 09/17/2024

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

2024-0258-A



CERTIFICATE OF POSTING

December 14, 2024

_____ amended for second inspection

Re:

Zoning Case No. 2024-0258-A

Legal Owner: Stephen P Bellone & P. Kelly Bellone

Closing date: December 30, 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 **11042 Greenspring Avenue**.

The signs were initially posted on **December 14, 2024**.

The subject property was also inspected on _____.

Sincerely,

A handwritten signature in blue ink that reads "Bruce E. Doak". The signature is stylized with a large "B" and "D".

Bruce E. Doak

MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road

Freeland, MD 21053

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

bdoak@bruceedoakconsulting.com

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2024-0258-A

11042 Greenspring Avenue

**REQUEST: BCZR 400.1 TO APPROVE AN
ACCESSORY BUILDING (HOT TUB AND
POOL) IN SIDE YARD IN LIEU OF THE
REQUIRED REAR YARD ONLY.**

PUBLIC HEARING?

**PURSUANT TO SECTION 26-127(b)(1) BALTIMORE
COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP
MAY REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT IS DONE
IN THE ZONING OFFICE BEFORE DECEMBER 30,
2024.**

**ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111
W. CHESAPEAKE AVENUE TOWSON, MD 21204 410-857-3391**

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2024-0258-A

11042 Greenspring Avenue

**REQUEST: BCZR 400.1 TO APPROVE AN
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IN THE ZONING OFFICE BEFORE DECEMBER 30,
2024.**

**ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111
W. CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391**



1. View south towards existing house from Ledger Hill Road. Neighboring accessory building to west can be seen on right side of photo.

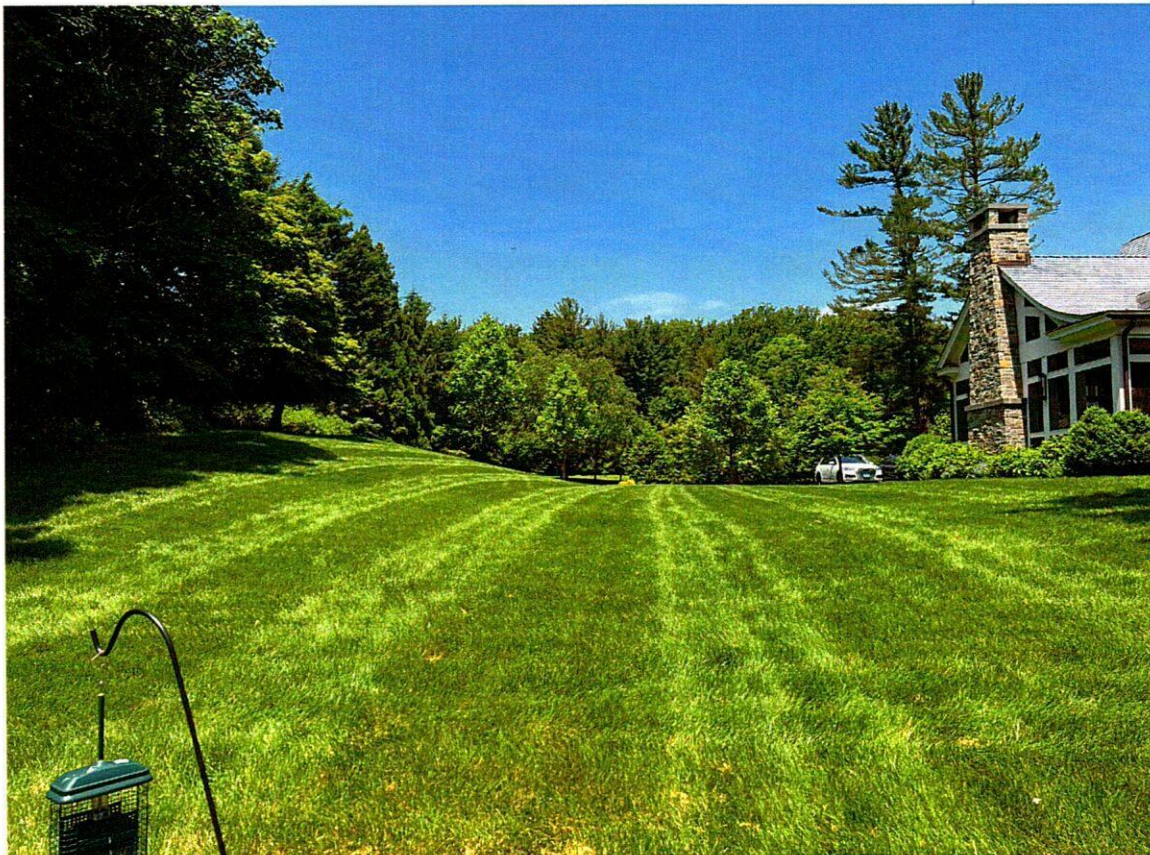


2. View southwest towards neighboring property. Wide planted buffer between subject property and neighbor to west.

2024-0258-A



3. View south towards proposed pool area. Wide planted buffer to west towards westerly neighbor.



4. View north towards proposed pool area. Wide planted buffer to west towards westerly neighbor.

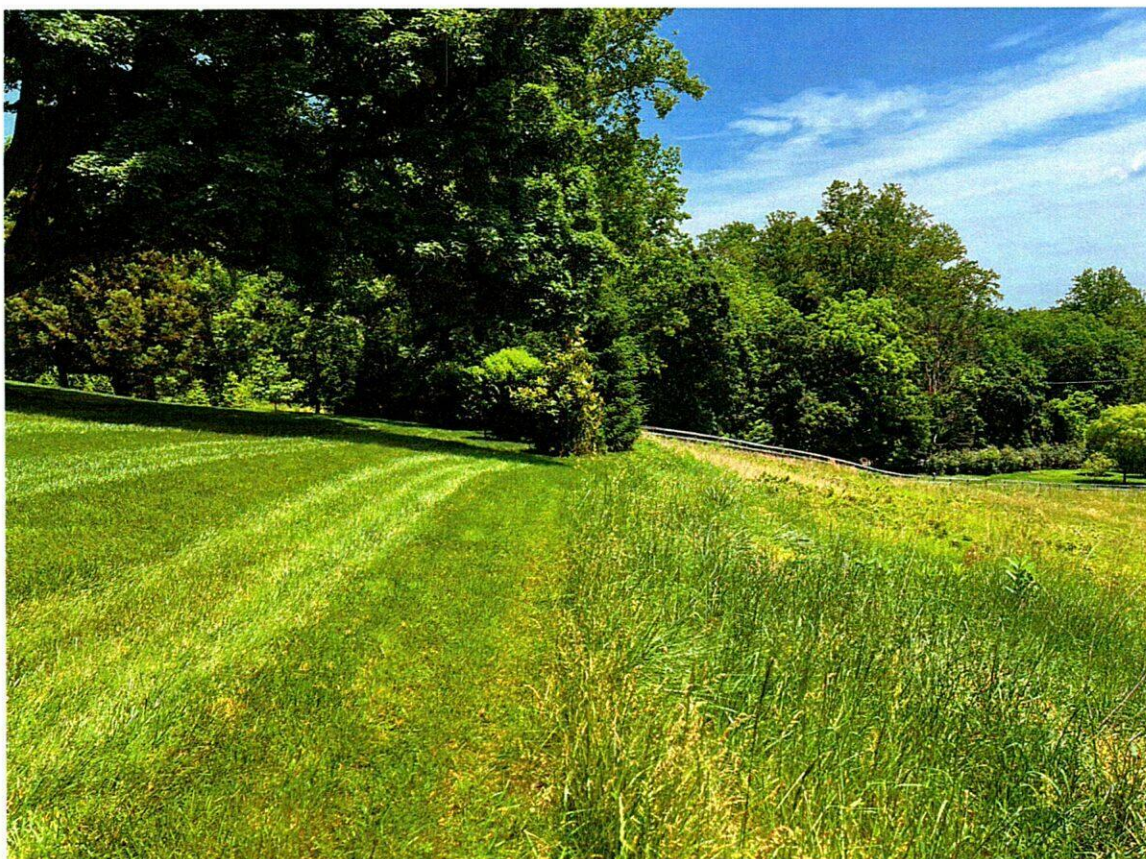


5. View east towards existing walls and steep slopes in rear

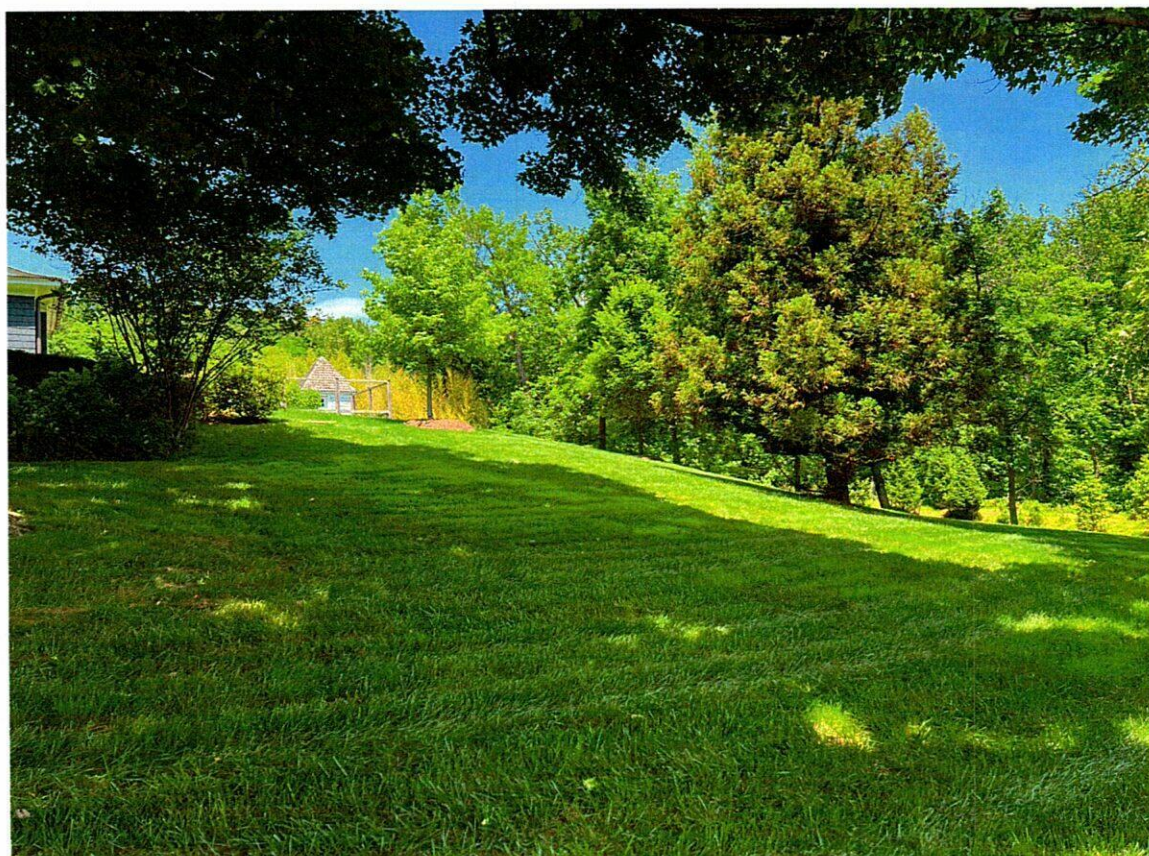


6. View east towards existing walls and steep slopes in rear

2024-0255-A



7. View east across steep hillside in rear that runs down to Greenspring Valley Road. Hillside is very visible from Greenspring Valley Road.



8. View northeast towards steep slopes in rear.

2009-0202-SF
1995-0435-K
1998-0305-SF
1945-0429-X
2006-0128-SF

0308066477

0809095000

PAI # 080651

PAI # 080651

PAI # 080709

PAI # 080709

PAI # 080709

PAI # 080709

Pt. Bk./Folio # MP97084

Lot # 1

99999

11045

8 ED

0809015102

2016-0319-A
2005-0097-A

0809095001

11039

059C2

2200011217

DRIVEWAY

11040

11042

11044

11044

2 CD

NW 12-D RC 2

0308066475

220011216

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

0308068921

Lot # 2

1800012572
Pt. Bk. 0000045, Folio 0124

1230

PAI # 080302

PAI # 080302

Pt. Bk./Folio # 045124A

PAI # 080302

Lot # 1

1800012571

ROAD

3 ED

GREENSPRING VALLEY RD

059C3

0309092086

0309092085

UP-1991-0001BB

2000003349

1980-0132-X
1996-0230-SPH
1990-0355-SPH
1999-0333-SPH
1950-1745-X
2000-0181-SPH

1987-0201-SPH

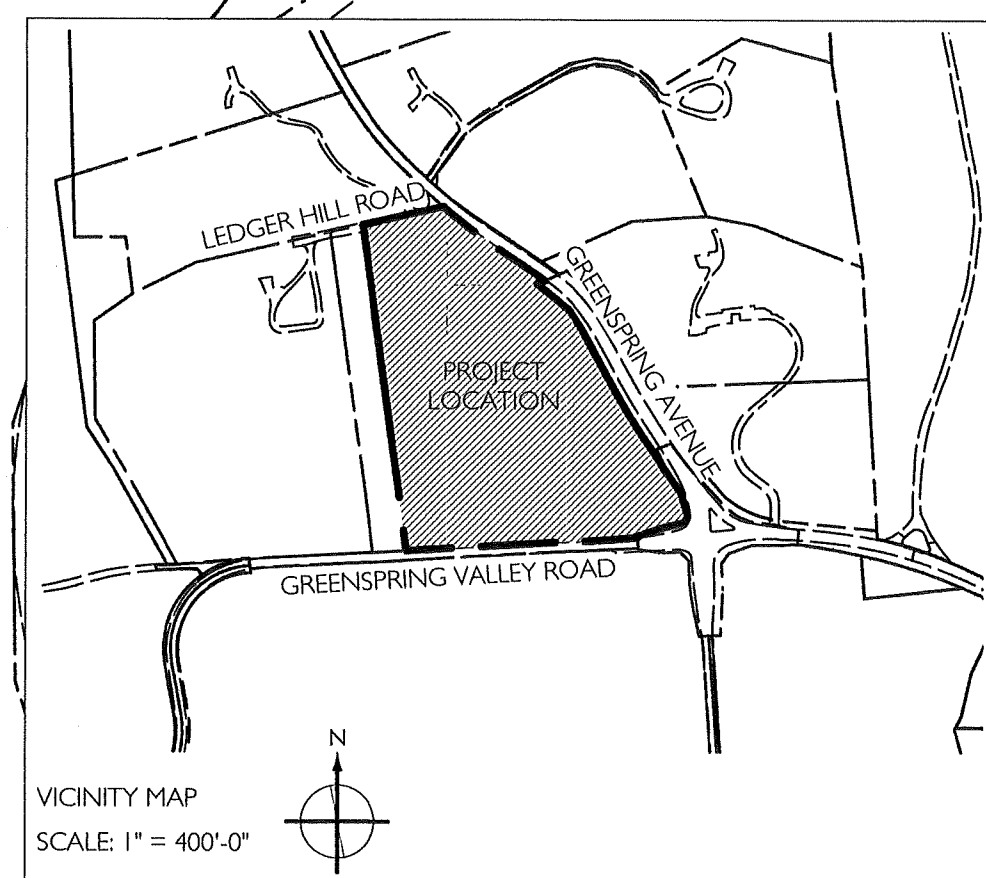
2100000674

GREENSPRING AVE

1600001788

2024-0268-X1

BELLONE CD26.VWX



IVY HILL PARTNERSHIP LLC
11039 GREENSPRING AVENUE
LUTHERVILLE-TIMONIUM, MD 21093-0000
TAX ACCOUNT #: 0809095001
MAP 0059 GRID 0018 PARCEL 0571
± 3.34 ACRES

MARLENE ADKINS
11045 GREENSPRING AVENUE
LUTHERVILLE-TIMONIUM, MD 21093
TAX ACCOUNT #: 2300004300
MAP 0059 GRID 0018 PARCEL 0570
± 4.96 ACRES
LOT 1

MARY GREENWOOD HOWARD
GREENSPRING AVE
0-0000
TAX ACCOUNT #: 2200011217
MAP 0059 GRID 0017 PARCEL 055A
± 4.54 ACRES

STEPHEN G. GLOVER
SANDRA S. GLOVER
1230 GREENSPRING VALLEY ROAD
LUTHERVILLE-TIMONIUUM, MD 21093-362
TAX ACCOUNT #: 1800012572
MAP 0059 GRID 0018 PARCEL 0212
± 3.56 ACRES
LOT 2

STEPHEN G. GLOVER
SANDRA S. GLOVER
1222 GREENSPRING VALLEY ROAD
0-0000
TAX ACCOUNT #: 1800012571
MAP 0059 GRID 0018 PARCEL 0212
± 2.47 ACRES
LOT 1

MARY GREENWOOD HOWARD
GREENSPRING AVE
0-0000
TAX ACCOUNT #: 0309092085
MAP 0059 GRID 0018 PARCEL 0165
± 6.90 ACRES

BEECHBROOK
landscape architecture

beechbrookla.com

mailing address	office location
P.O. Box 100	233 E. Redwood Street
Riderwood, MD 21139	Suite 600A
	Baltimore, MD 21202
	410-685-5263

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-ZONING INFORMATION-

ZONING MAP #: 059C1
SITE ZONED: RC2
ELECTION DISTRICT: 3RD
COUNCIL DISTRICT: 2ND
LOT AREA ACREAGE: 7.599 AC.
SQUARE FEET: 331,012 SF
HISTORIC? YES
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES:
WATER IS: PRIVATE
SEWER IS: PRIVATE
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER AND ORDER
RESULT BELOW:

BELLONE
RESIDENCE

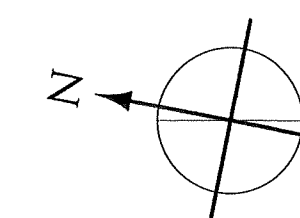
CONSTRUCTION
DOCUMENTS

JOHN D. HOWARD
MARGARET H. MAHER
GREENSPRING VALLEY ROAD
STEVENSON, MD 21111-1719
TAX ACCOUNT #: 0309092086
MAP 0059 GRID 0017 PARCEL 055:
± 20.31 ACRES

11042 GREENSPRING AVENUE
LUTHERVILLE, MD 21093

-DRAWING TITLE-

PLAN TO ACCOMPANY
PETITION FOR
ADMINISTRATIVE VARIANCE



-SCALE-
1" = 40'-0"

-ISSUE-

REVIEW SET

-REVISIONS

-SHEET NUMBER

L0.10

-DATE-
JUNE 6, 2024