

IN RE: <b>PETITION FOR SPECIAL HEARING</b>	*	BEFORE THE
<b>(6200 Hutschenreuter Lane)</b>		
11 <sup>th</sup> Election District	*	OFFICE OF
5 <sup>th</sup> Council District		
Leonard & Mildred Hutschenreuter	*	ADMINISTRATIVE HEARINGS
<i>Legal Owners</i>		
Petitioners	*	FOR BALTIMORE COUNTY
	*	<b>Case No. 2015-0179-SPH</b>

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed on behalf of Leonard and Mildred Hutschenreuter, legal owners (“Petitioners”). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations (“B.C.Z.R.”) to approve the non-density transfer of 12.161 acres, more or less, between the same owners.

Appearing at the public hearing in support of the requests were Leonard and Mildred Hutschenreuter, owners, and Scott A. Lindgren, a professional land surveyor from Gerhold, Cross & Etzel, Ltd., the firm that prepared the plan. There were no Protestants or interested citizens in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. A Zoning Advisory Committee (ZAC) comment was received from the Department of Planning (DOP), which supports the request.

The subject property is zoned RC 2. The Petitioners propose to donate to the Maryland Agricultural Land Preservation Foundation (MALPF) approximately 97 acres of land. At present, the land is split into two parcels: 85+/- acres and 12+/- acres. The MALPF requires the property to be in one parcel, and the sole purpose of this request is to facilitate that transfer.

THEREFORE, IT IS ORDERED this 20<sup>th</sup> day of April, 2015, by this Administrative Law Judge, that the Petition for Special Hearing pursuant to § 500.7 of the Baltimore County Zoning Regulations (“B.C.Z.R) to approve the non-density transfer of 12.161 acres, more or less, between the same owners, Leonard and Mildred Hutschenreuter, be and is hereby GRANTED.

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

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Signed \_\_\_\_\_  
JOHN E. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

JEB/sln