

EXAMPLE 3 - Zoning Description - 3 copies

94-324-A

These copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

GENERAL DESCRIPTION FOR 2317 VELVET RIDGE DRIVE (address)
 Election District 03 Councilmanic District 3

Beginning at a point on the South side of _____
 (north, south, east or west)
Velvet Ridge Drive which is 50'
 (street on which property fronts) (number of feet of right-of-way width)
 side at a distance of 275' E WEST of the
 (number of feet) (north, south, east or west)
 centerline of the nearest improved intersecting street Park Heights Avenue
 (name of street)
 which is 50' wide. "Selling lot" 9
 (number of feet of right-of-way width)
 Block B, Section 2 in the subdivision of
Section Two Velvet Ridge as recorded in Baltimore County Plat
 (name of subdivision)
 Book CTQ #33, Folio 35, containing
56,068 Sq. Ft. 12871, 25565
 (square feet and acres)

*If your property is not recorded by Plat Book and Folio Number, then do NOT attempt to use the Lot, Block and Subdivision description as shown, but record it. *As recorded in deed Liber 10110 Folio 101 and include the measurements and direct line (notes and bounds only) here and on the plat in the correct location.

Example of notes and bounds: S.87°13'15"E. 321.1 ft., S.18°27'33"E. 87.2 ft., S.42°19'00"W. 318 ft., and S.08°15'22"W. 80 ft., to the place of beginning.

17E41#325

CERTIFICATE OF POSSESSION
 BALTIMORE COUNTY
 OFFICE OF ZONING ADMINISTRATION
 TOWSON, MARYLAND

Subject: 3rd Date of Filing: 3/4/94
 Petitioner: Paul & Susan Bloomberg
 Location of property: 2317 Velvet Ridge Dr., SP
 Location of Sign: Along road, on property being zoned
 Remarks: _____
 Petition by: Paul & Susan Bloomberg Date of return: 3/14/94
 Number of Signs: 1

Baltimore County Zoning Administration & Development Management
 111 West Chesapeake Avenue
 Towson, Maryland 21204

Account: R-01-4330 Number: 325

Date: 2/22/94

2317 VELVET RIDGE DR.

NO - VARIANCE - \$ 50.00
 OR - SIGN - \$ 25.00
 TOTAL - \$ 75.00

94-324-A

RECEIPT

RECEIVED 11/17/1994
 BALTIMORE COUNTY
 OFFICE OF ZONING ADMINISTRATION & DEVELOPMENT MANAGEMENT
 111 WEST CHESAPEAKE AVENUE
 TOWSON, MARYLAND 21204

Please Make Checks Payable To Baltimore County

Cashier Validation

BALTIMORE COUNTY, MARYLAND
 OFFICE OF ZONING ADMINISTRATION
 MISCELLANEOUS CASH RECEIPT

DATE: 3/14/94
 RECEIVED: 40.00
 FOR: Request for Hearing
 \$40.00

REQUEST FOR HEARING

ON THE ABOVE CASE/PROJECT FOR BALTIMORE COUNTY:

By Case Number: 94-324-A
 Petitioner(s): Paul & Susan Bloomberg
 Location: 2317 Velvet Ridge Dr.

Requester: Paul D. Trickett / Alvin H. Trickett
2317 Velvet Ridge Drive
Owings Mills, Md 21117 312-1111

which is located approximately 0 feet from the property which is the subject of the above petition, we hereby formally request that a public hearing be set in this matter.

Paul D. Trickett 3/1/94
 Alvin H. Trickett 3/1/94

Baltimore County Government
 Office of Zoning Administration
 and Development Management

111 West Chesapeake Avenue
 Towson, MD 21204

94-324-A

DUE DATE: CLOSING DATE OF HEARING DATE

INVOICE

Paul and Susan Bloomberg
 2317 Velvet Ridge Drive
 Owings Mills, Maryland 21117

CASE NUMBER/PROJECT NAME: 94-324-A

(1) Zoning Notice Sign and Post Set(s) @ \$60.00/set = \$60.00 Due*

(In lieu of payment, we ask that you make use of the following waiver)

INVOICE WAIVER

CASE NUMBER/PROJECT NAME: 94-324-A

Returned _____ Zoning Notice Sign and Post Set(s).

DATE _____ For EACH

*Amount Due waived upon return of the complete sign and post set(s). When you return same, bring this form with you.

TO: PETITIONER FOLLOWING COPY

March 14, 1994 Issue - Jefferson

Please forward billing to:

Paul and Susan Bloomberg
 2317 Velvet Ridge Drive
 Owings Mills, Maryland 21117
 410-364-4330

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-324-A (Item 325)
 2317 Velvet Ridge Drive
 675 Velvet Ridge Road, 875' from c/o Park Heights Avenue
 3rd Election District - 3rd Councilmanic
 Petitioner(s): Paul Bloomberg and Susan S. Bloomberg
 Petitioner(s): Paul Bloomberg and Susan S. Bloomberg
 HEARING/TIMING: APRIL 27, 1994 at 11:00 a.m., Room 118 Old Courthouse.

Variances to permit a side yard setback of 5 feet in line of the regulated 20 feet.

LAWRENCE E. SCHWARTZ
 ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 867-3363.
 (2) FOR INFORMATION CONCERNING THE FILE NUMBER HEARING, PLEASE CALL 867-3363.

Baltimore County Government
 Office of Zoning Administration
 and Development Management

111 West Chesapeake Avenue
 Towson, MD 21204

MARCH 24, 1994

(410) 867-3363

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

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Variances to permit a side yard setback of 5 feet in line of the regulated 20 feet.

Arnold Jablon
 Director

cc: Paul and Susan Bloomberg
 Paul and Alvin Trickett

NOTES: (1) HEARING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
 (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 867-3363.
 (3) FOR INFORMATION CONCERNING THE FILE NUMBER HEARING, CONTACT THE OFFICE AT 867-3363.

Baltimore County Government
 Office of Zoning Administration
 and Development Management

111 West Chesapeake Avenue
 Towson, MD 21204

March 17, 1994

(410) 867-3363

Mr. and Mrs. Bloomberg
 2317 Velvet Ridge Drive
 Owings Mills, Maryland 21117

RE: Case No. 94-324-A, Item No. 325
 Petitioner: Paul Bloomberg, et al.
 Petition for Administrative Variance

Dear Mr. and Mrs. Bloomberg:

The Zoning Planning Advisory Committee (ZAC) has reviewed the plan submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commission, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on February 23, 1994, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

BALTIMORE COUNTY, MARYLAND
 INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: March 14, 1994
 Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
 Developers Engineering Section

RE: Zoning Advisory Committee Meeting
 for March 14, 1994
 Item No. 325

The Developers Engineering Section has reviewed the subject zoning item. An existing 20-foot drainage and utility easement runs along the west property line of Lot 59, with 5 feet of the easement beyond the property line. A 27-inch storm drain pipe is located in this 20-foot easement, but is closer to Lots #10 and #11. Therefore, we see no conflict with the proposed variance as long as a setback of 5 feet is maintained.

RWB:av



Maryland Department of Transportation
State Highway Administration

O. James Lighthouse
Secretary
Vial Kazoff
Administrator

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No: 325 (87)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
DAVID H. KATZ, ACTING CHIEF
John Contestabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for impaired hearing or speech
1-800-735-2288 Maryland Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21202-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: March 11, 1994

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 325, 328, 332 and 333.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 867-3480.

Prepared by: *Jeffrey M. Long*
Division Chief: *Carol C. Lewis*

PK/JLW

SAC 325/PSBHC/SAC1

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 867-4500

DATE: 01/27/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the contents below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Prevention Bureau has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 325, 326, 327, 328 & 329.

RECEIVED
MAR 11 1994
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Prevention, PHONE 867-4801, MS-1106F

cc: File

Printed with Signature Ink
on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

MARCH 18, 1994

(410) 867-3353

Paul and Susan Bloembergen
2317 Velvet Ridge Drive
Owings Mills, Maryland 21117

Re: Case Number: 94-324-A

Dear Petitioners:

A formal REQUEST FOR PUBLIC HEARING has been filed in your case. Formal notification of the hearing date will be forwarded to you shortly.

As you recall, it now becomes necessary to report the property and run notice of the hearing in a newspaper of general circulation. This office will ensure that the legal requirements for posting and advertising are satisfied; the policy change will effect to whom and when these fees are paid.

Posting charges in the amount of \$ 35.00 are now due. Your check in this amount should be made payable to "Baltimore County, Maryland" and immediately mailed to this office.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

Plans be further advised that non-payment of fees will stay the issuance of the Zoning Commission's Order.

If you have any questions concerning this letter, you may contact Owen Stephens at 867-3391.

Very truly yours,

Arnold Jablon
ARNOLD JABLON, DIRECTOR

Printed with Signature Ink
on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 867-3353

March 1, 1994

94-324-A

OFFICE OF CASE NUMBER REQUEST

TO: Paul and Susan Bloembergen
2317 Velvet Ridge Drive
Owings Mills, Maryland 21117

Re: Case Number: 94-324-A (Item 325)
2317 Velvet Ridge Drive
Owings Mills, Maryland 21117
3/1/94
68

Please be advised that your Petition for Administrative Review has been assigned the above case number. Contact with this office regarding the status of this case should reference the case number and be directed to BCS-231. This notice also serves as a reference regarding administrative process.

1. Your property will be posted on or before March 6, 1994. The closing date (March 21, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commission. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. We will render written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2. In cases regarding public hearing (whether due to a neighbor's formal request or by Order of the Commission), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3. Please be advised that you must return the sign and post to this office. They are returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Arnold Jablon
Director

Office of Zoning and Development Management
111 West Chesapeake Avenue
Room 109
Towson, Maryland 21204

Attention: Mr. Arnold Jablon

Re: Administrative Review 94-324-A

Dear Mr. Jablon:

I reside at 2306 Velvet Ridge Drive which is diagonally across the street from 2317 Velvet Ridge Drive, for which the above-referenced Administrative Review is pending. As a neighboring property owner, I have personally viewed the building site for the third-car garage and storage room that I understand is proposed to be constructed under the above-referenced variance.

I am writing to advise you of my strenuous objection to the requested variance that would decrease the side setback requirement to a mere 5 feet. It is my opinion that such a minimal setback will be overly at odds with the aesthetics of the surrounding neighborhood and would be highly inconsistent with our understanding of the current zoning for our area. I further believe that the requested five foot setback will detrimentally impact upon the immediately adjoining property owner, Mr. and Mrs. Paul Trinchetti. In addition, the negative effects of the proposed construction upon the adjoining properties and the neighborhood at large cannot, in my opinion, be justified by the proposed purpose of the variance, to construct a third-car garage and to provide additional storage. Finally, it appears to me that the owners of the subject property can avail themselves of other practical alternatives for constructing the space that they seek without violating the side setback regulations.

For all of the above reasons, please be advised that I join with Mr. and Mrs. Paul Trinchetti in opposing the requested variance. I certainly hope that the Zoning Commission will act responsibly in preserving the aesthetic and monetary values of our neighborhood and will deny the requested variance.

Very truly yours,

Dr. Irvin I. Danics
Dr. Irvin I. Danics

RECEIVED
MAR 24 1994
ZADM

Paul and Marcia Pans
2306 Velvet Ridge Drive
Owings Mills, Maryland 21117
Telephone: 363-6905
March 22, 1994

Office of Zoning and Development Management
111 West Chesapeake Avenue
Room 109
Towson, Maryland 21204

Attention: Mr. Arnold Jablon

Re: Administrative Review 94-324-A

Dear Mr. Jablon:

We reside at 2306 Velvet Ridge Drive, the property immediately across the street from the property (2317 Velvet Ridge Drive) for which the above-referenced administrative review is pending.

We are writing to advise you of our objection to the requested variance that would decrease the side setback requirement to no more than 5 feet. It is our opinion that such a decrease will unduly burden the adjoining property owner, is completely out of context with the aesthetic nature of the surrounding neighborhood, and is contrary to our understanding of the applicable zoning regulations. We further believe that such negative impacts upon the adjoining properties and the neighborhood at large cannot be justified by the proposed purpose of the variance, which we understand to be to construct an converted third-car garage and a storage room. Accordingly, please be advised that we join with Mr. and Mrs. Paul Trinchetti in strenuously opposing the requested variance and join in their request that a hearing be convened to consider this matter in detail.

We hope that the County will take the appropriate action in this matter to preserve the integrity of our neighborhood.

Very truly yours,
Paul and Marcia Pans
Paul and Marcia Pans

RECEIVED
MAR 24 1994
ZADM

VELVET VALLEY NEIGHBORHOOD ASSOCIATION, INC.
3606 PARK HEIGHTS AVENUE
OWINGS MILLS, MARYLAND 21117

Mr. Arnold Jablon
Office of Zoning and Development Management
111 West Chesapeake Avenue
Room 109
Towson, Maryland
21204

Re: Administrative Review 94-324-A

Dear Mr. Jablon:

I am writing to you to express our concerns regarding the above referenced request for an Administrative Review.

After looking at the property, which is in our community, and surrounding properties generally, our Association opposes granting a request for relief. The proposed variance would compromise the aesthetic and monetary value of the property and the surrounding neighborhood. It is highly inconsistent with the character of the surrounding neighborhood at large, and would be in significant contrast to the BCS zoning that governs this area.

Our Association believes that the requested variance, submitted by the purpose of constructing an converted third-car garage and storage room, does not satisfy the legal criteria for the granting of such a variance. We further believe that such negative impacts upon the adjoining properties and the neighborhood at large cannot be justified by the proposed purpose of the variance, which we understand to be to construct an converted third-car garage and a storage room.

Accordingly, please be advised that our Association opposes the request for the above-referenced variance and requests that a hearing be convened to consider the merits of this matter in detail.

If you have any questions regarding this request, please feel free to contact us at my office (PH) 442-2400 or residence, (410) 426-2897.

Sincerely,
Mark K. Zim
Mark K. Zim
President

Paul and Marcia Pans forwarded request 7/27/94
Paul and Marcia Pans
2306 Velvet Ridge Drive
Owings Mills, Maryland 21117
Telephone: 363-6905
March 22, 1994

RECEIVED
MAR 21 1994
ZADM

BALTIMORE COUNTY
OF PLANNING AND ZONING

[illegible]

Doctor and Mrs. Herbert Gottlieb
 2327 Velvet Ridge Drive
 Owings Mills, Maryland 21107
 Tel. (410) 363-3444
 April 19, 1994

Office of Zoning and Development Management
 151 West Chesapeake Avenue
 Room 109
 Towson, Maryland 21204

Attention: Mr. Arnold Jablon

Re: Administrative Variance No. 94-3248

Dear Mr. Jablon:

My husband and I live at 2327 Velvet Ridge Drive which is several homes removed from the property for which the above-referenced variance has been requested. I am also a frequent stroller through the Velvet Ridge and Velvet Valley neighborhoods and thus have been quite familiar with many of the important neighborhood issues raised by the variance seeking to reduce the side setback requirement to a mere 5 feet. My husband and I would like to inform you of our strong opposition to the requested variance.

If you were to violate this neighborhood, you would note that it has many special characteristics. This is an area of spacious and expensive homes situated on large, mostly wooded lots. This neighborhood has achieved a very special look, even though it is only 3 miles outside the beltway—a feeling that you live in a beautiful ex-urban setting. I am sure that you feel due to the fact that the homes are generally spaced apart from each other and often are separated by trees and other plantings. I know from both personal observation and from general observations of the neighborhood that our residents have made substantial investments in constructing or purchasing, maintaining, and upgrading their homes. These investments were undoubtedly made with the expectation that the neighborhood would continue to maintain its special physical characteristics.

It is because of these special characteristics that we are particularly opposed to a variance that would reduce the side setback to 5 feet. We believe that such a setback is completely out of character with the physical nature of our area. It would be at odds with the substantial investments that the residents of this neighborhood have made in their properties. In addition, it appears to me that the owners of 2327 Velvet Ridge Drive could easily avoid themselves of other practical alternatives for

Protestant's
Exhibit 5A-5I
44-384-A





I. Looking ~~southwest~~ at 2319 Velvet Ridge Drive



G. ~~East~~ side of 2317 Velvet Ridge Drive



E. Looking west at 2317 from 2319 Velvet Ridge Drive



C. Dual driveway and present garage at 2319 Velvet Ridge Drive



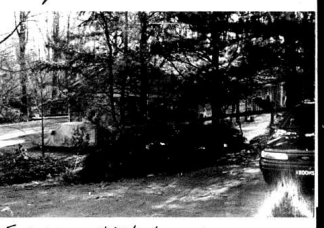
A. Looking south on driveway to 2317 Velvet Ridge Drive and 2319



J. Looking southwest at garage on west end of 2319 Velvet Ridge Drive



H. Storage shed at rear of 2317 Velvet Ridge Drive



F. Looking southwest at 2317 from 2319



D. Present side yards between 2317 and 2319 Velvet Ridge Drive



B. Present garage and side yard at 2317 Velvet Ridge Drive

Notes:
Sheet 10 11
" 30 32
and 34
photograph
in case
of 324 p



Sheet 15



Sheet 16



94-324-A

94-324-A



Back of house
1/4 500 Feet



Back of house to 1/4 500 Feet



Back of house to 1/4 500 Feet



Back of house to 1/4 500 Feet



Back of house to 1/4 500 Feet



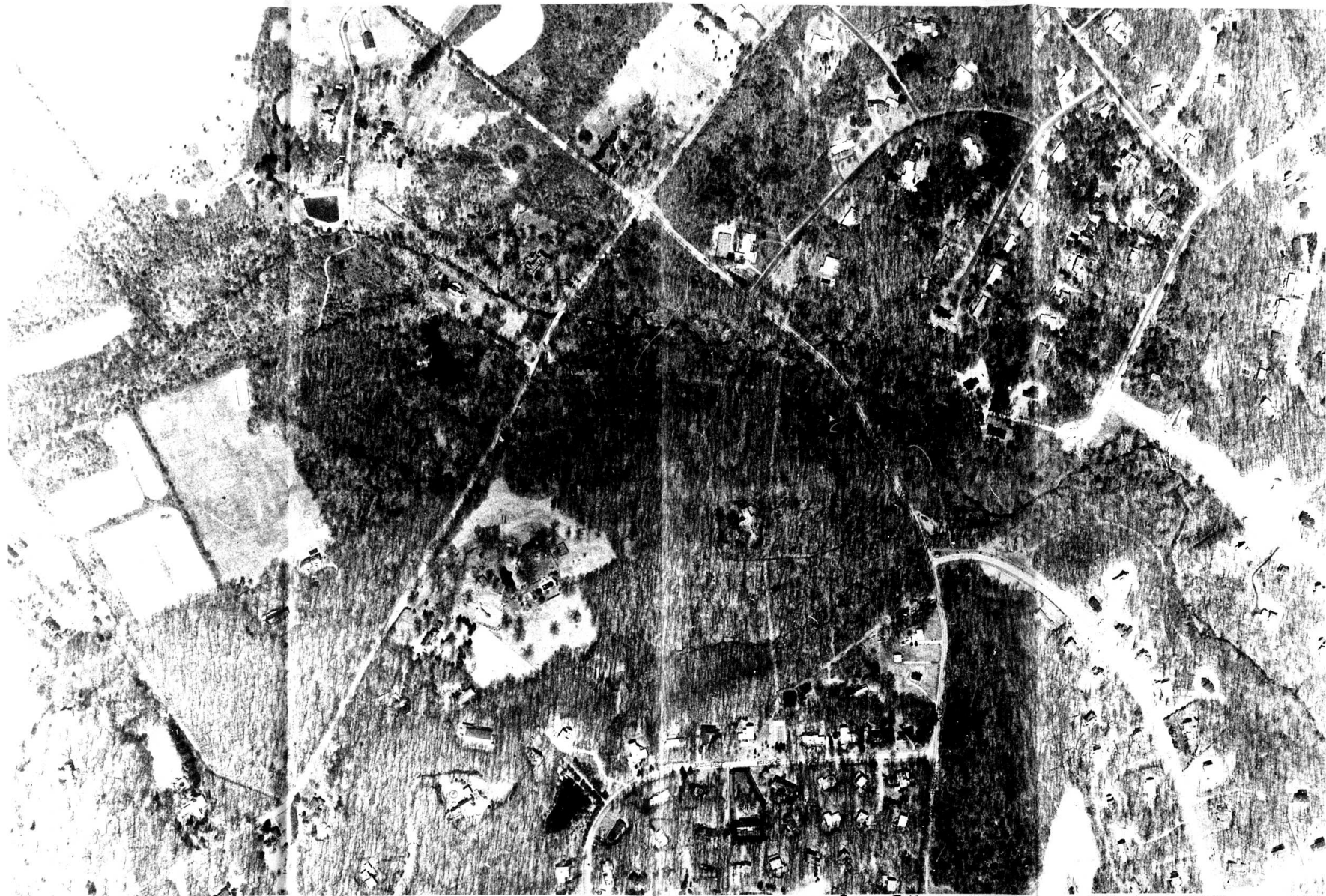
Back of house to 1/4 500 Feet



Back of house to 1/4 500 Feet



Back of house to 1/4 500 Feet



BALTIMORE COUNTY *94-324-A*
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200' ±
DATE
OF
PHOTOGRAPHY

LOCATION
THE CAVES

SHEET
NW
13-F