

044-457-A

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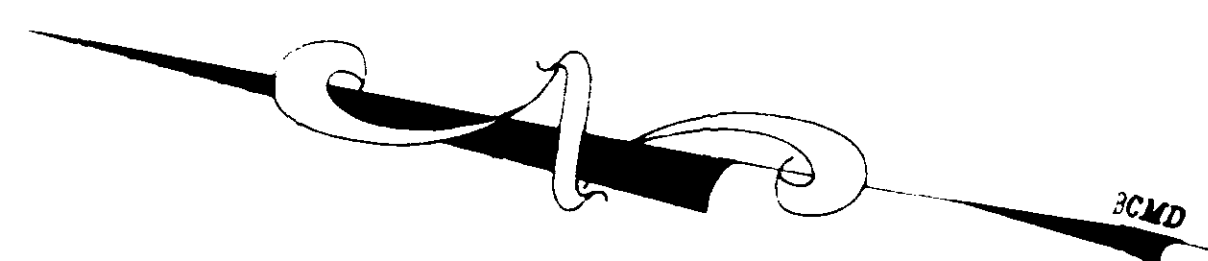
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
BARTTISBURG, W.V. 25401

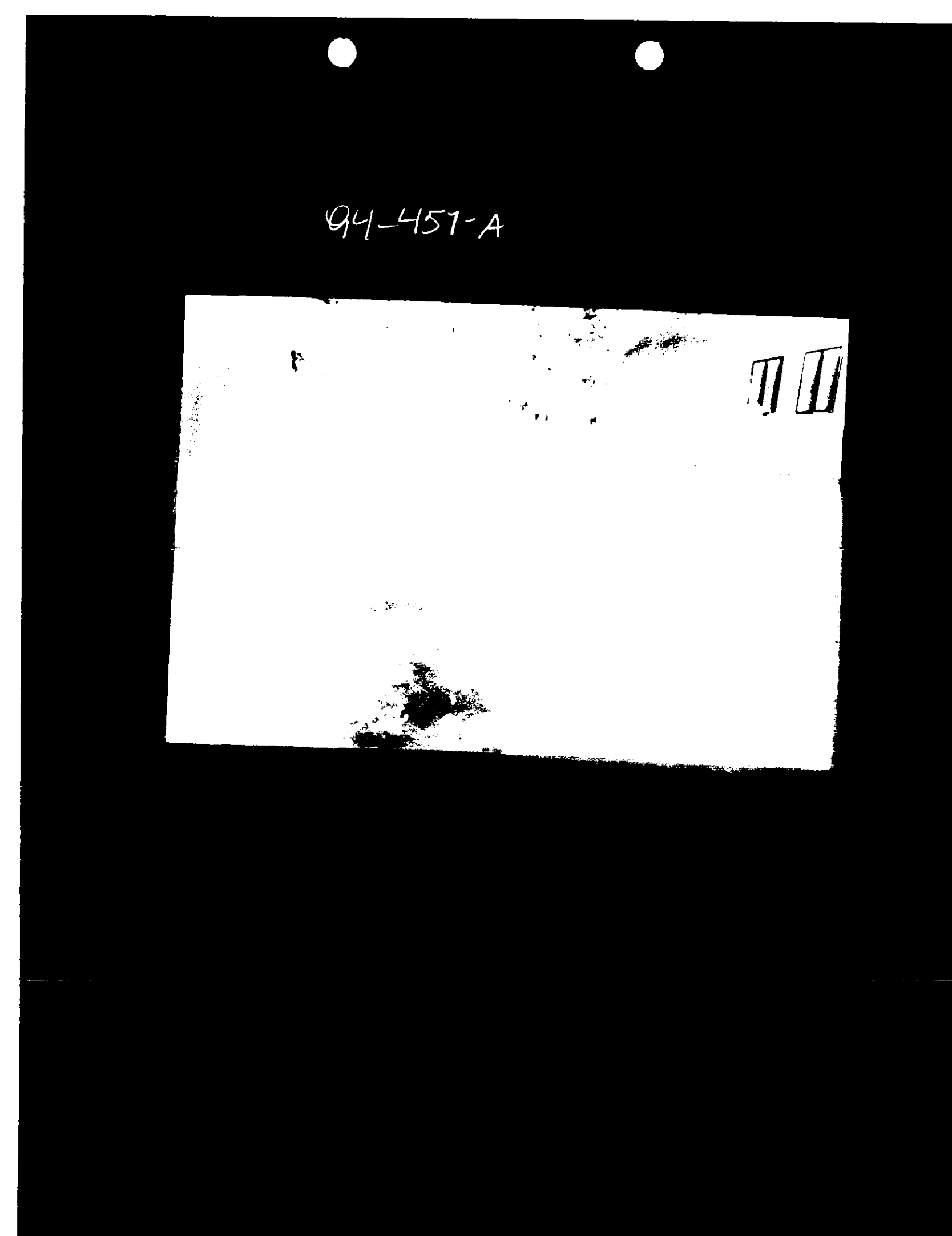
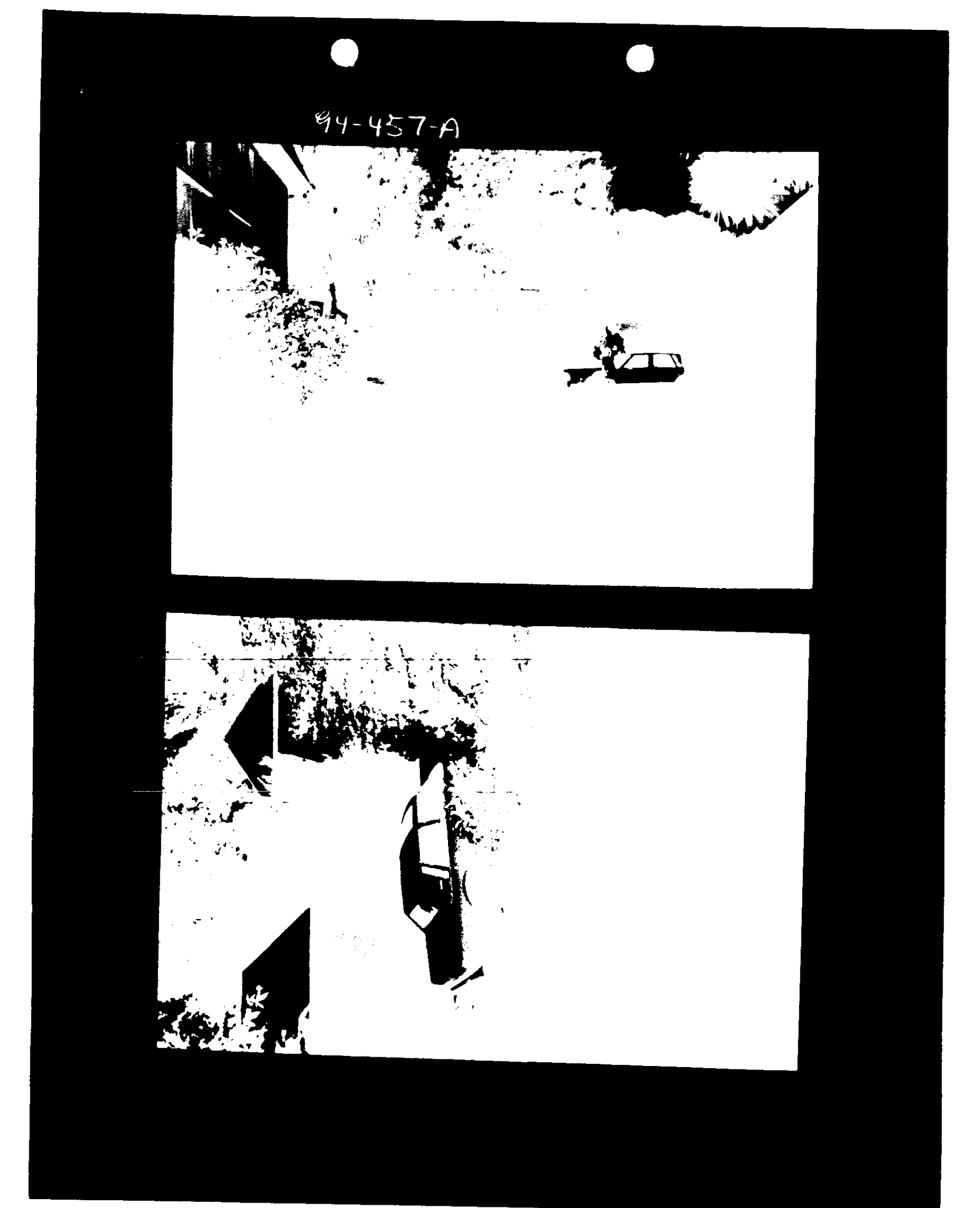
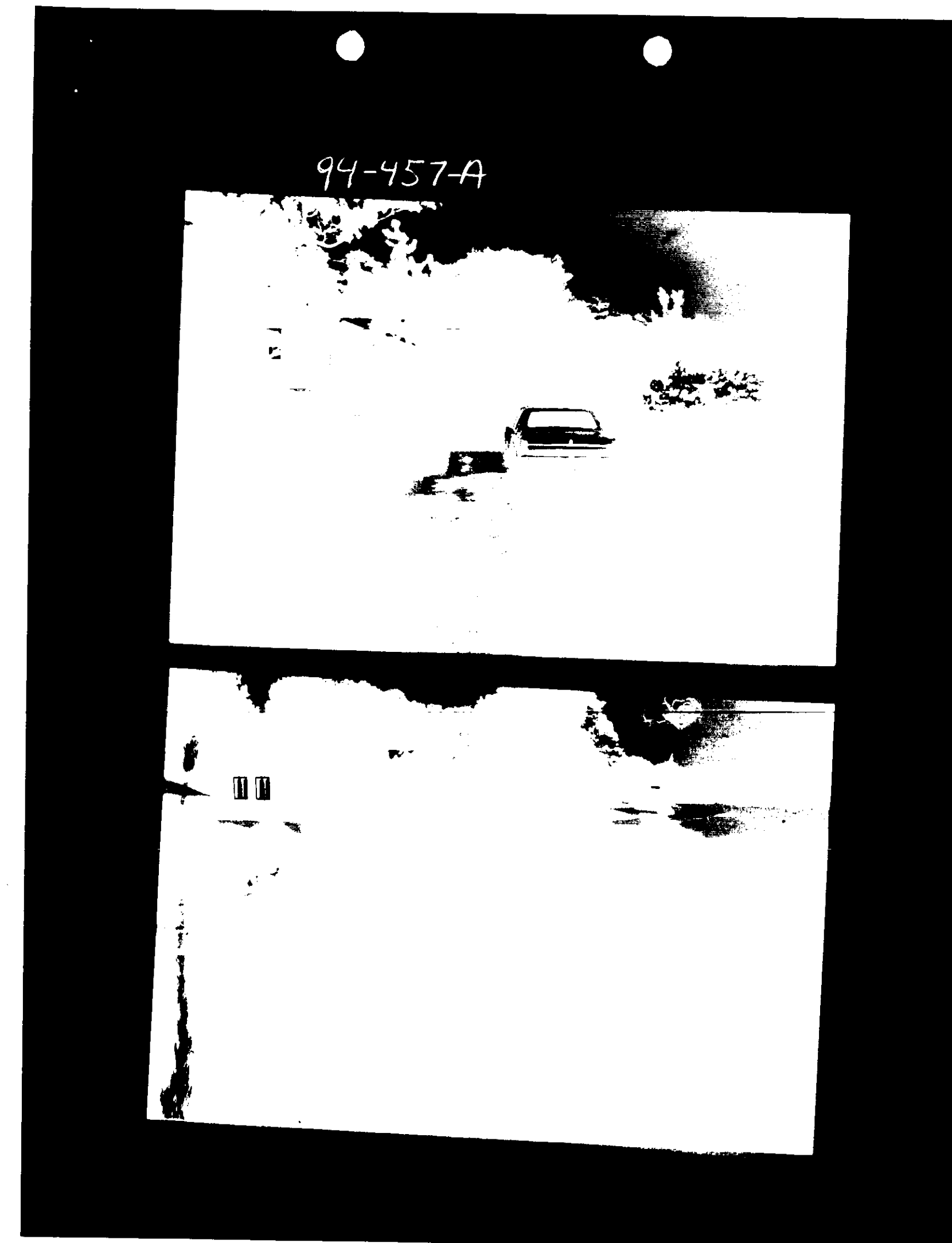
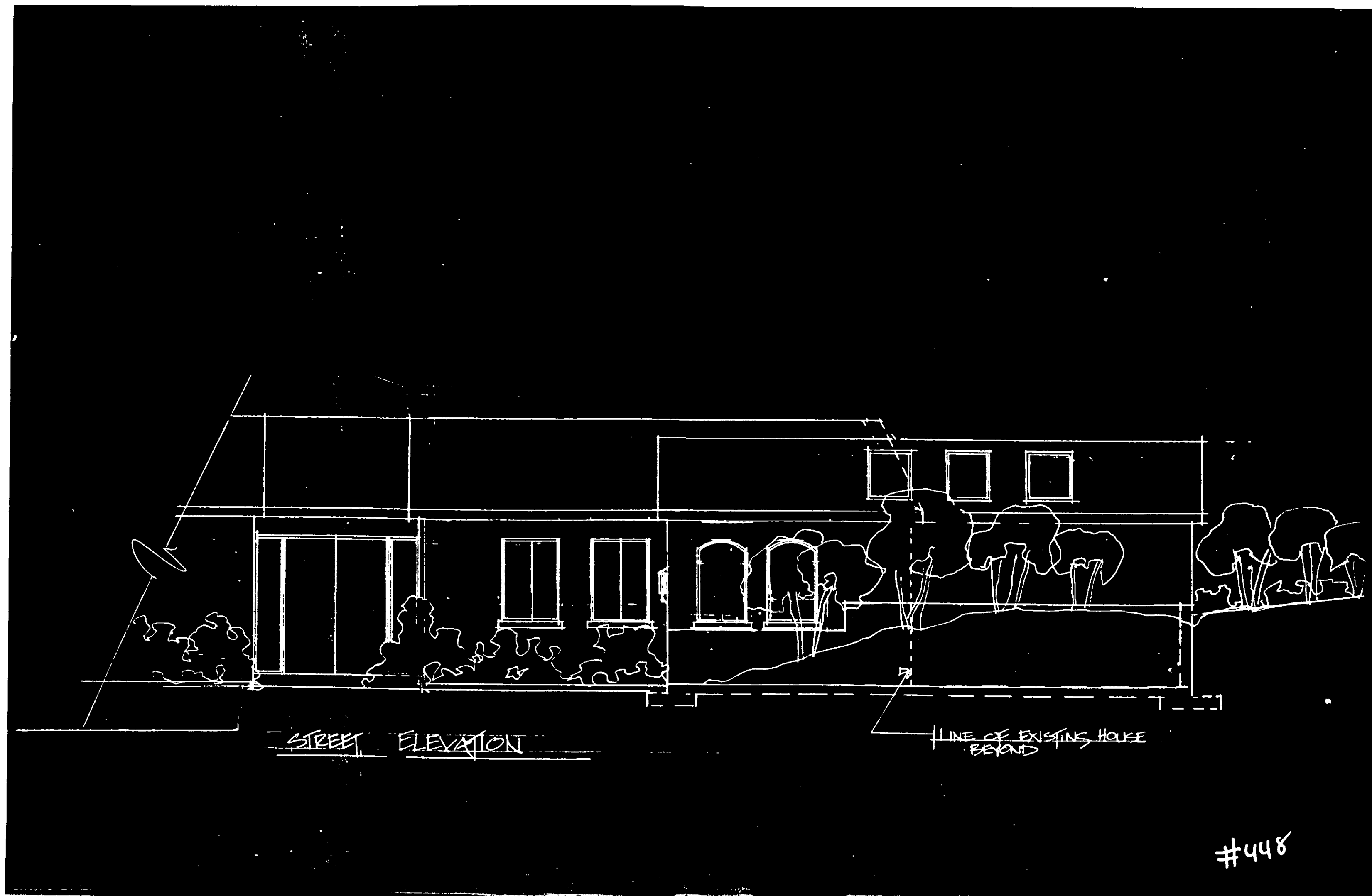
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1" = 200' ±
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OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
PIKESVILLE
AREA
#448

SHEET
N.W.
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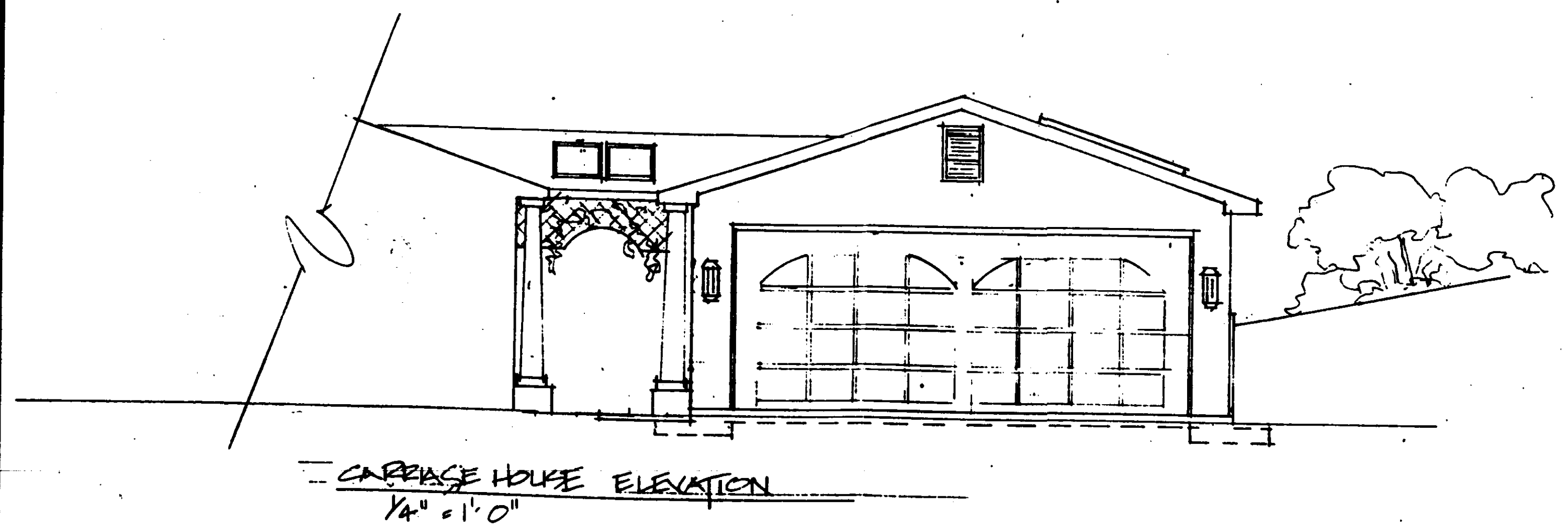
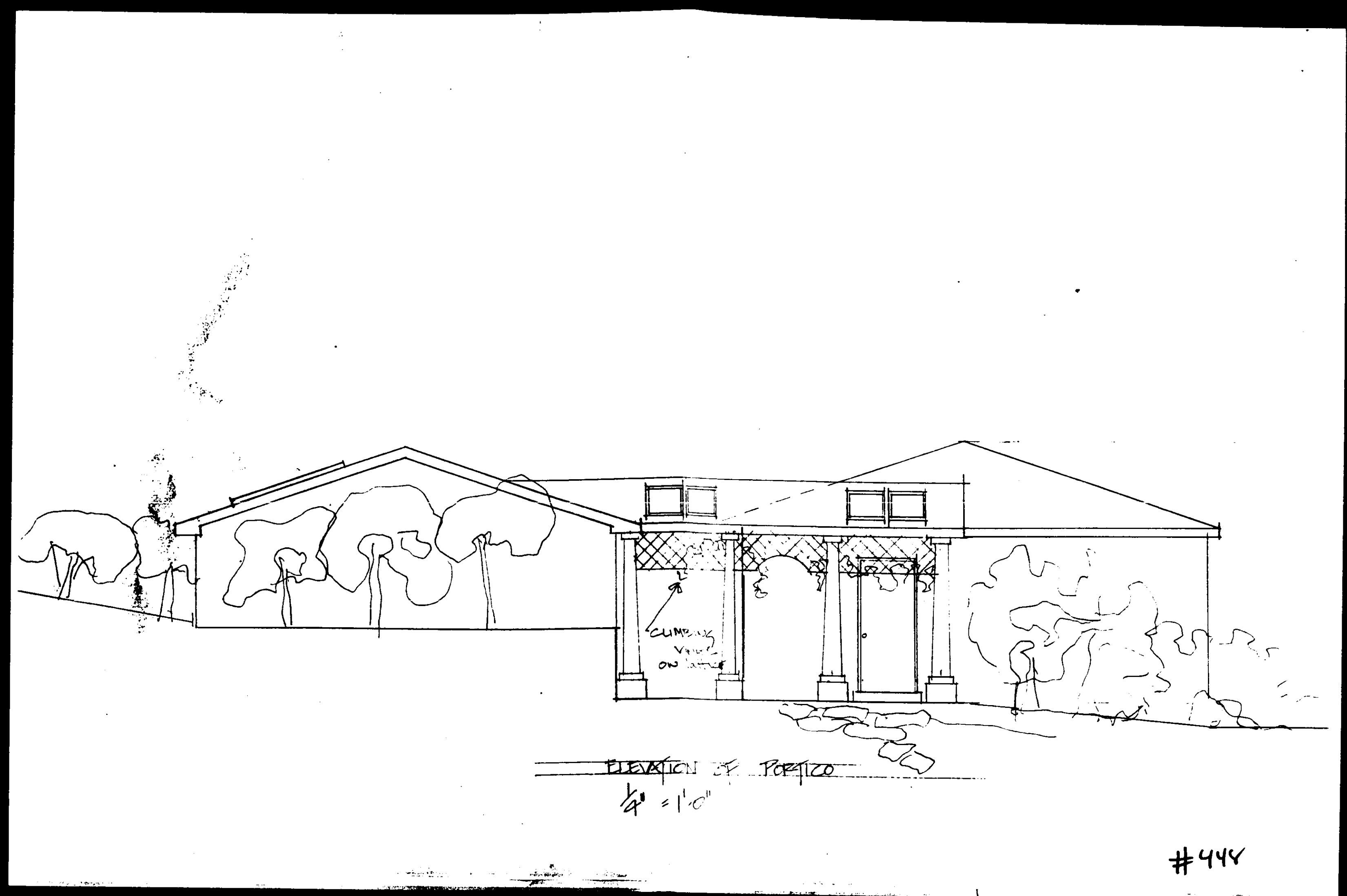
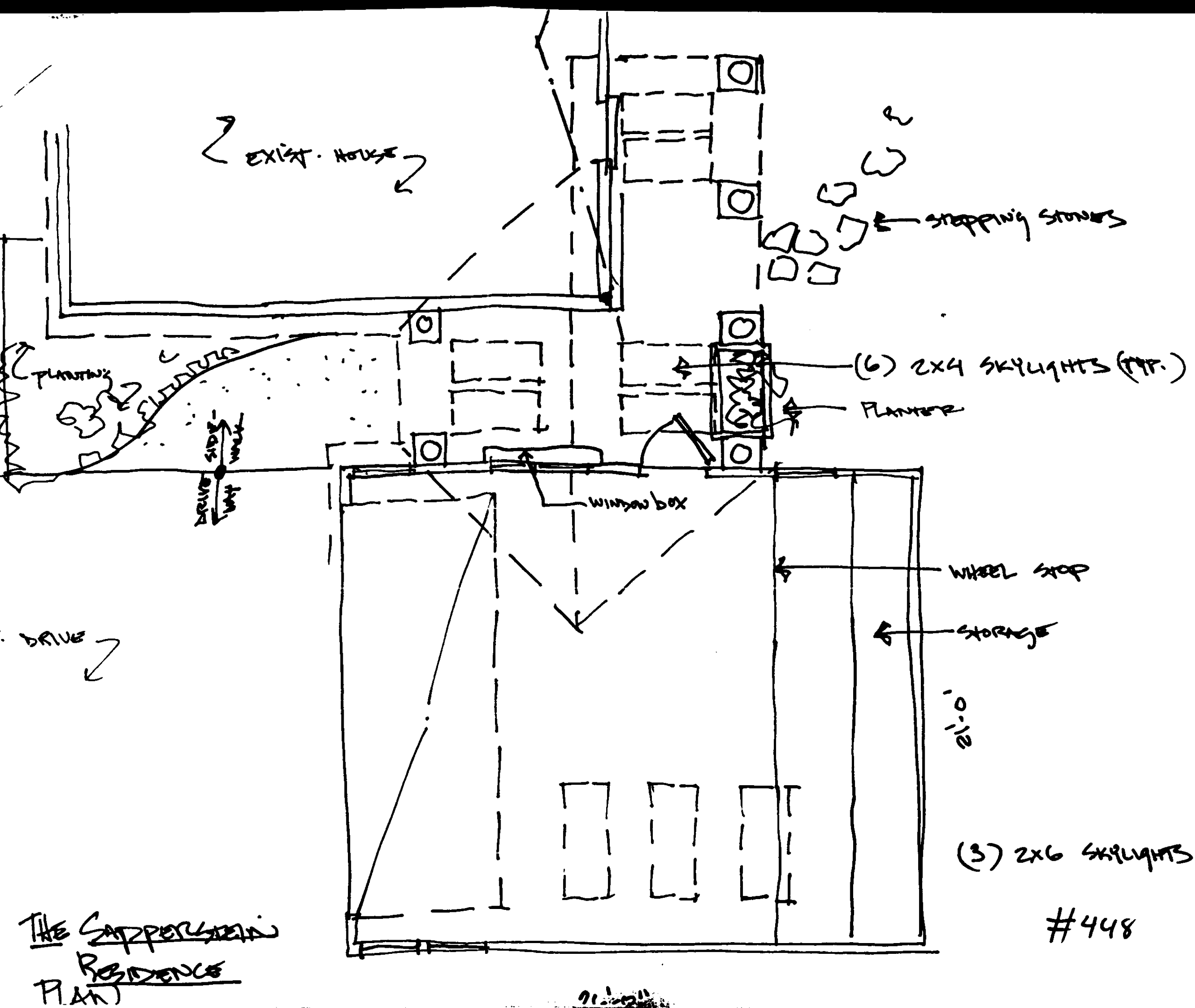


#448
94-457-A TOPOGRAPHIC WORKSHEET
SAPPERSTEIN PROPERTY
LOT 13 BLOCK "B"
PLAT 2 SECTION 1
GREEN GATE
SCALE 1"=10' MAY 14, 1994
JO #940025, CADD #94025TOP.DWG



94-457-A

94025
MAY 1994



Zoning Plans Advisory Committee Comments
Mr. and Mrs. Arnold Sapperstein
Date: June 3, 1994
Page 2

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If you have any questions concerning the enclosed comments, please feel free to contact Charlotte Minton in the zoning office at 897-3391 or the commenting agency.

Sincerely,
W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR:cmn



O. James Lighthizer
Secretary
Hal Kassoff
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.: * 448 (MJK)

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
for *DAVID N. RAMSEY, ACTING CHIEF*
John Contestabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department

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

(410) 887-4500

DATE: 05/25/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21209
MAIL STOP 11005

RE: Property Owner (SEE BELOW)

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

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

7. The Fire Marshall's Office has no comments at this time.
- IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 445, 446, 449, 450, 451, 452, 453, AND 454.

cc: File

Printed on Recycled Paper

RECEIVED
MAY 27 1994
ZADM

REVIEWER: LT. ROBERT P. SAUERHAUD
Fire Marshal Office, PHONE 887-4881, HS-1108F

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 26, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Arnold and Joyce Sapperstein
2304 Sugarcone Road
Baltimore, Maryland 21209

Re: CASE NUMBER: 94-457-A (Item 448)
2304 Sugarcone Road
N/S Sugarcone Road, 950' E of centerline of Mariposa Road
3rd Election District - 2nd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3353. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before May 29, 1994. The closing date (June 13, 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 Commissioner. 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. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), 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 may be 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.

Carl John
Arnold Jablon
Director

cc: Richard E. Metz, P.E.

Printed on Recycled Paper

RE: PETITION FOR SPECIAL HEARING
431 Academy Road
NE/S Academy Road, 580 feet NW of c/l
Edmondson Avenue, 1st Election Dist.,
1st Councilmanic Dist.
Paul E. Schafer, Jr. and Vivian VH Schafer*
Petitioners
BEFORE THE
ZONING COMMISSIONER
FOR BALTIMORE COUNTY
CASE NO.: 94-461-SPH

94-457-A ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 31st day of May, 1994, a copy of the foregoing Entry of Appearance was mailed to Paul E. Schafer, Jr. and Vivian VH Schafer, 125 Starhill Lane, Baltimore, MD 21228, Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

Baltimore County Department of Zoning
County Office Building
Towson, MD
Attn: Zoning Commissioner

Dear Zoning Commissioner:

We are writing in regards to the zoning variance being filed by our neighbors, Joyce and Arnold Sapperstein. I am writing to inform you that we have no objections to the plans for the garage proposed at 2304 Sugarcone Road.

Sincerely yours,

Robert & Marvin Levenson
Mr & Mrs Marvin Levenson
2302 Sugarcone Road
Baltimore, MD 21209

#448

Baltimore County Department of Zoning
County Office Building
Towson, MD
Attn: Zoning Commissioner

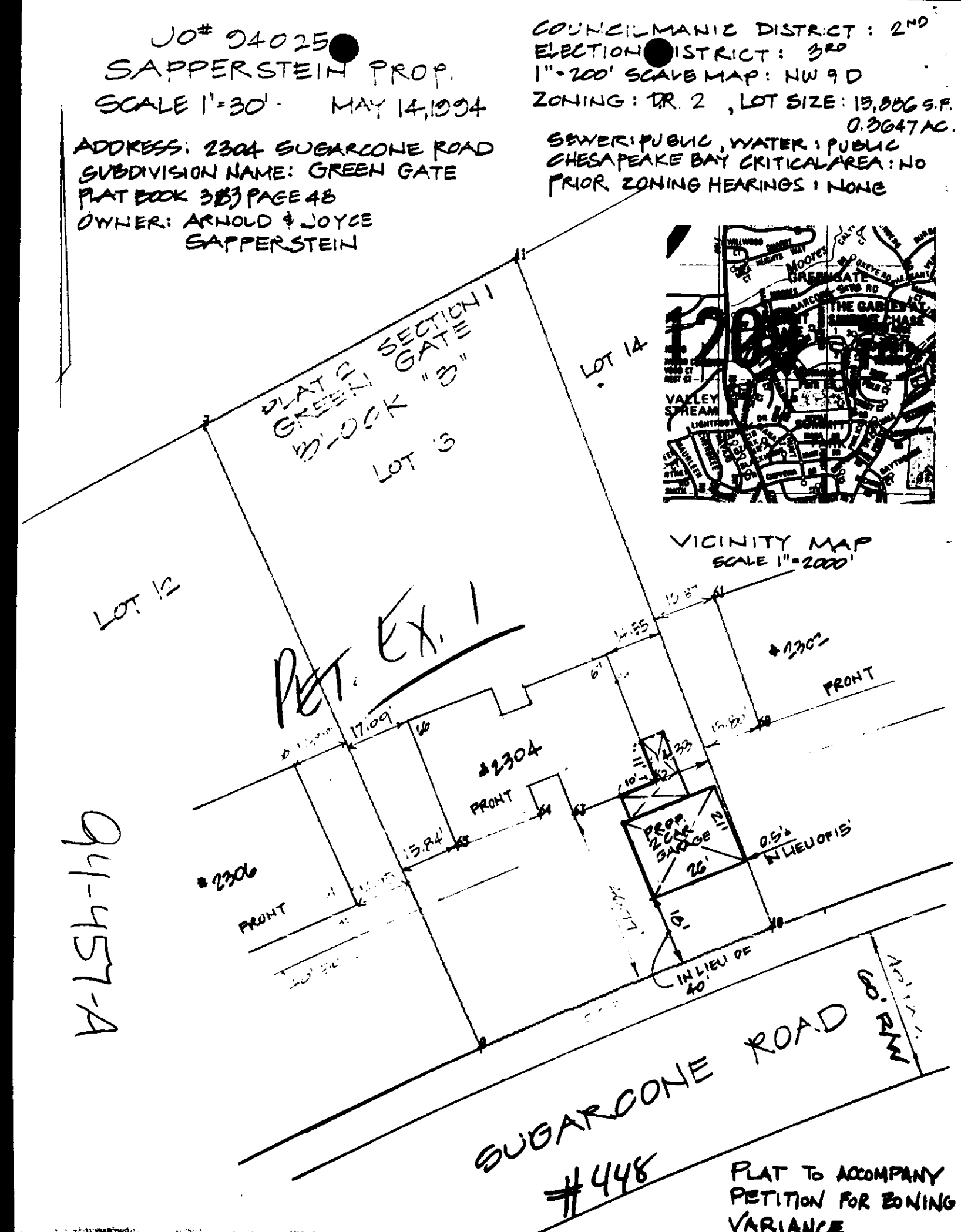
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Sincerely yours,

Mr & Mrs Harry Blum
Mr & Mrs Harry Blum
2306 Sugarcone Road
Baltimore, MD 21209

#448



IN RE: PETITION FOR ADMIN. VARIANCE
N/S Sugarcone Road, W of Green
Spring Avenue
(2304 Sugarcone Road)
3rd Election District
2nd Councilmanic District
Arnold Sapperstein, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-457-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance for that property known as 2304 Sugarcone Road, located in the Pikesville area of northern Baltimore County. The Petition was filed by the owners of the property, Arnold and Joyce Sapperstein. The Petitioners seek relief from Section 1802.3.B and C of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 0.5 feet in lieu of the required 15 feet and a front yard depth of 18 feet in lieu of the required 40 feet for a proposed garage addition in accordance with the plat submitted into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. 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 Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 15th day of June, 1994 that the Petition for Administrative Variance seeking relief from Section 1802.3.B and C of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 0.5 feet in lieu of the required 15 feet and a front yard depth of 18 feet in lieu of the required 40 feet for a proposed garage addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The Petitioners shall not allow or cause the proposed garage to be converted to a second dwelling unit and/or apartments. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LES:bjs

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113, Courthouse
401 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 15, 1994

Mr. & Mrs. Arnold Sapperstein
2304 Sugarcone Road
Baltimore, Maryland 21209

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Sugarcone Road, W of Green Spring Avenue
(2304 Sugarcone Road)
3rd Election District - 2nd Councilmanic District
Arnold Sapperstein, et ux - Petitioners
Case No. 94-457-A

Dear Mr. & Mrs. Sapperstein:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party 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 Zoning Administration and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Richard E. Matz
3723 Old Court Road, Suite 206, Baltimore, Md. 21208

People's Counsel

file



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2304 SUGARCONE ROAD

which is presently zoned D.R.2

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.B and C TO PERMIT A SIDE YARD OF 0.5 FT. IN LIEU OF THE REQUIRED 15 FT. AND TO PERMIT A FRONT YARD DEPTH OF 18 FT. IN LIEU OF THE REQUIRED 40 FT. (Sec 26-1, R. 26)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) AS THERE IS NO OTHER AREA PHYSICALLY CAPABLE OF PUTTING A GARAGE ON OUR HOUSE AND BECAUSE OF THE TOPOGRAPHY SUCH AN ADDITION WOULD NOT LOOK OUT OF PLACE AND BUILDING A CLOSED GARAGE WOULD OFFER RELIEF FROM FEAR OF CAR THEFT WHICH IS EXTREMELY HIGH IN GREENGATE DEVELOPMENT.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of the petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

After so receiving notice and affirm, under the penalties of perjury, that I am the legal owner(s) of the property which is the subject of this Petition

(Legal Owner)

Correct Petitioner(s)

(Type or Print Name)

Signature

Address

City

State

Zip Code

Attorney for Petitioner

(Type or Print Name)

Signature

Address

City

State

Zip Code

Phone No.

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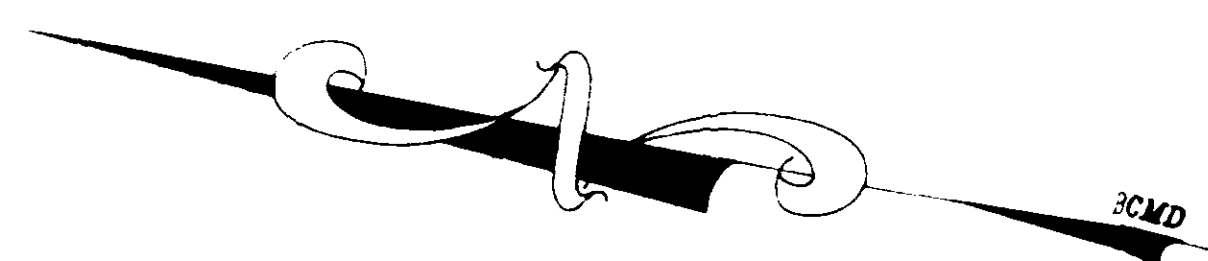
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OFFICE OF PLANNING AND ZONING
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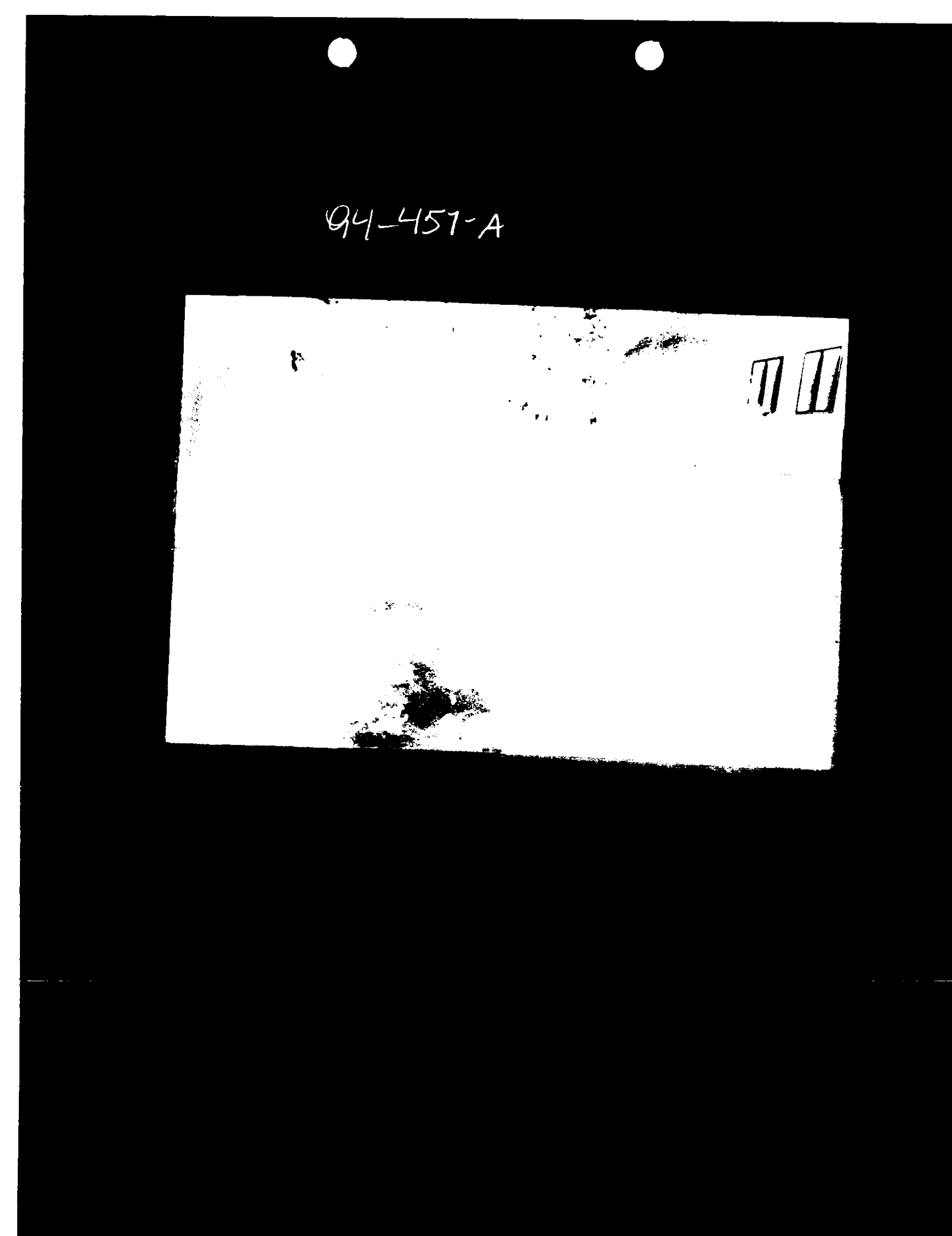
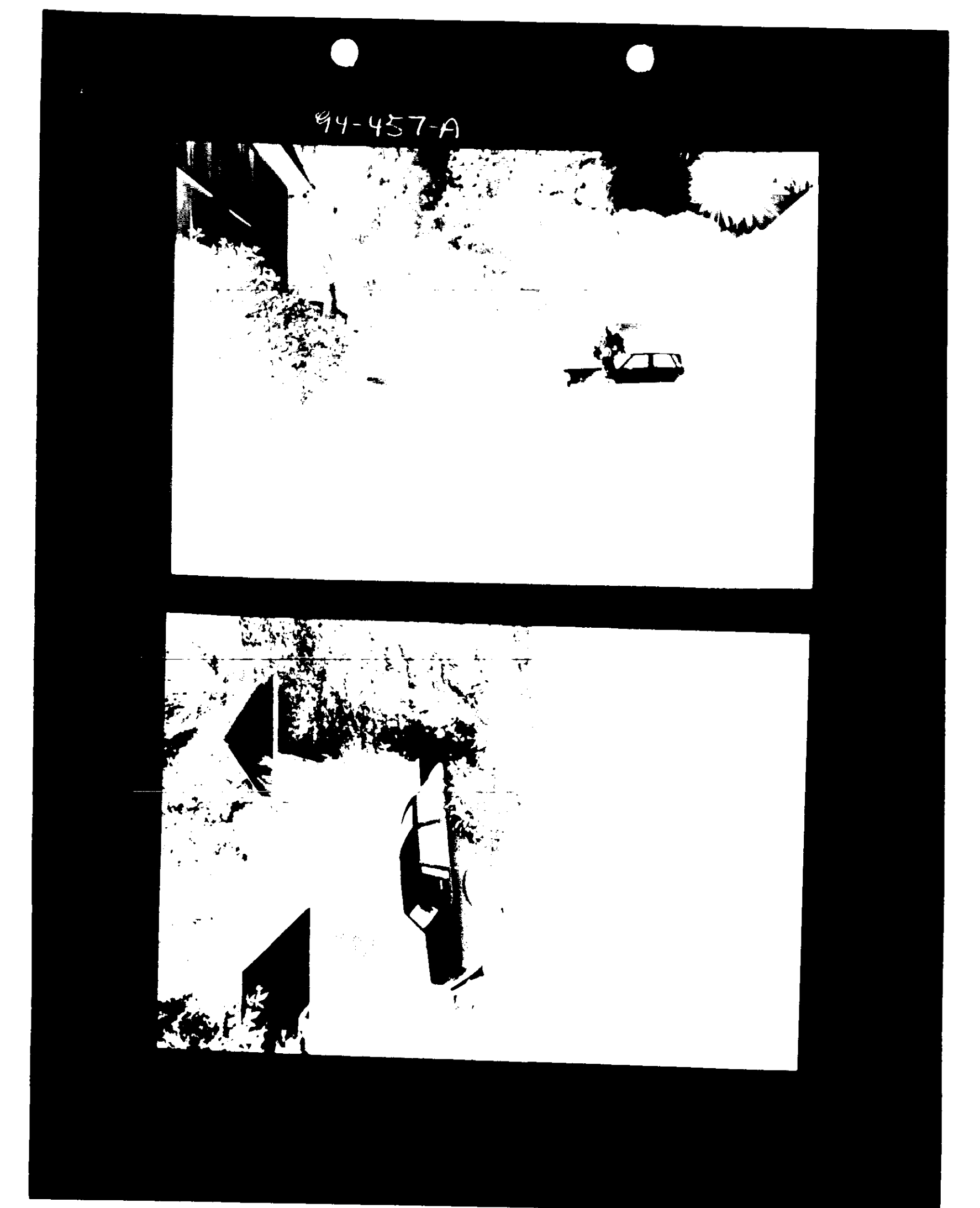
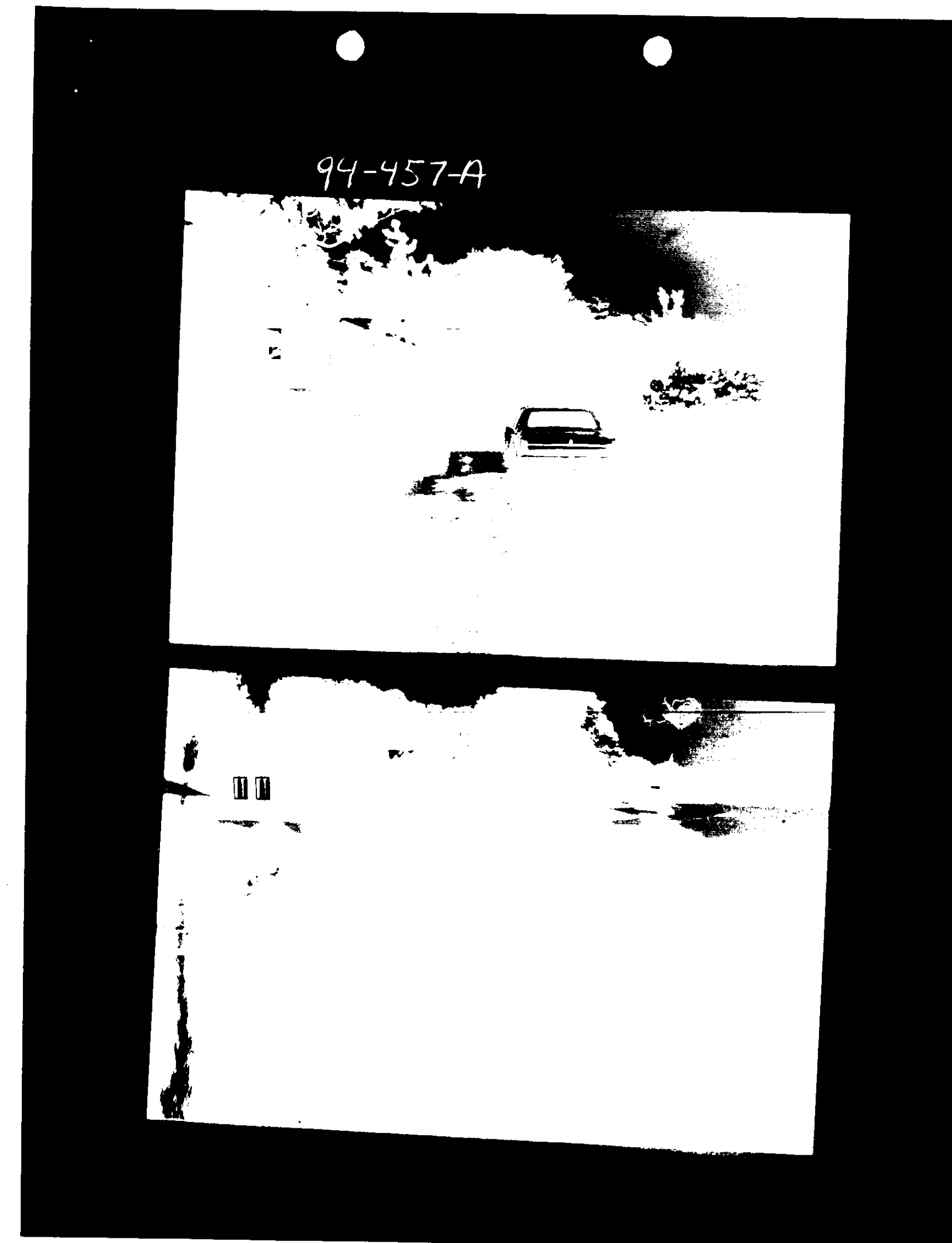
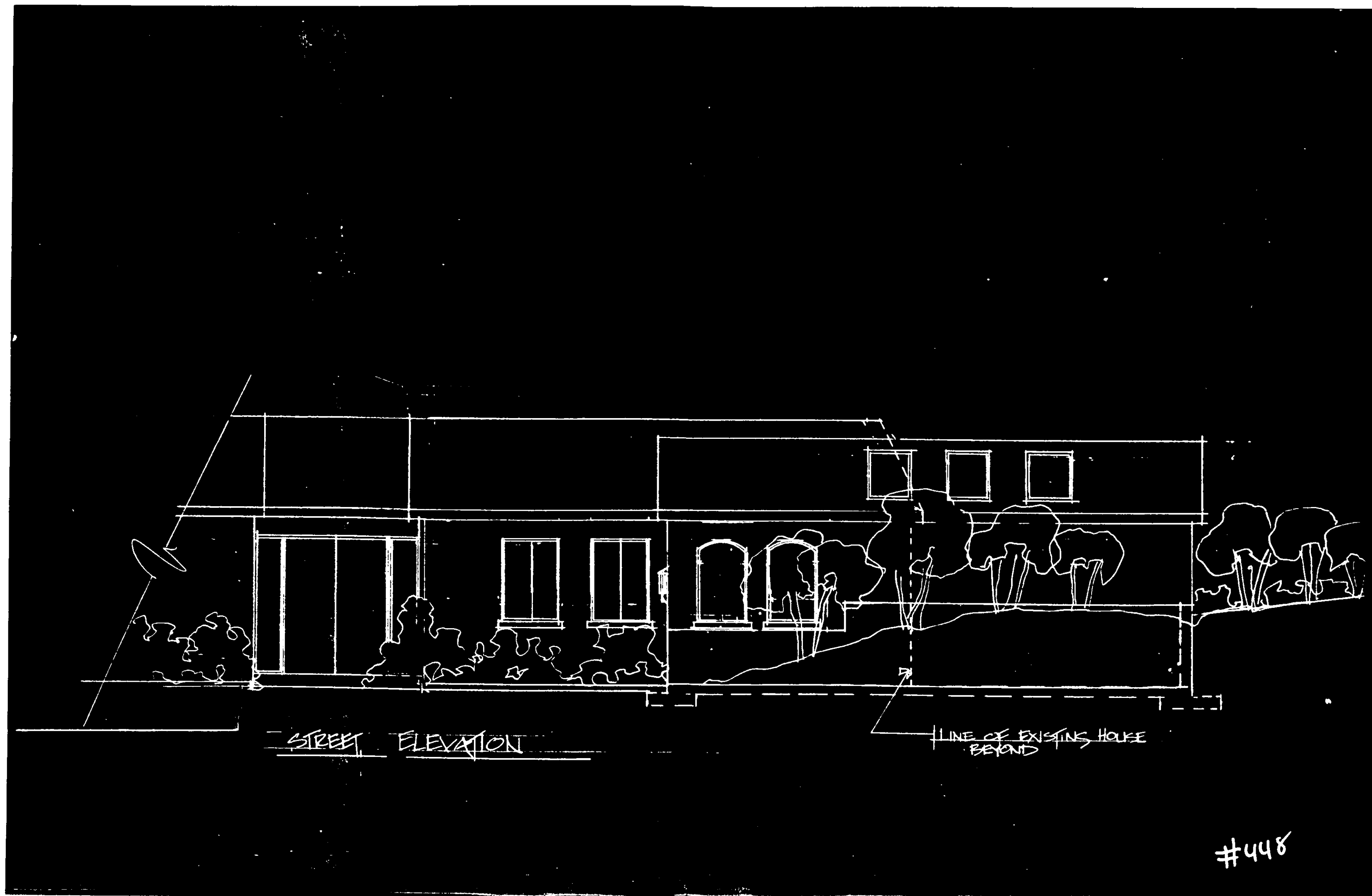
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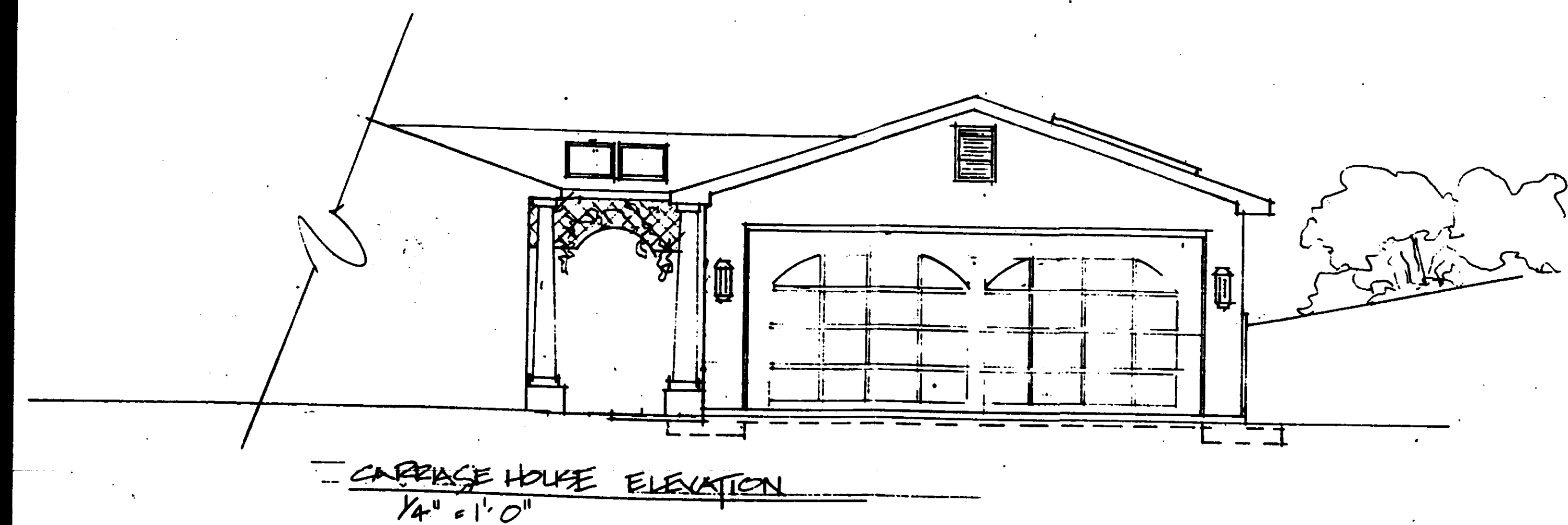
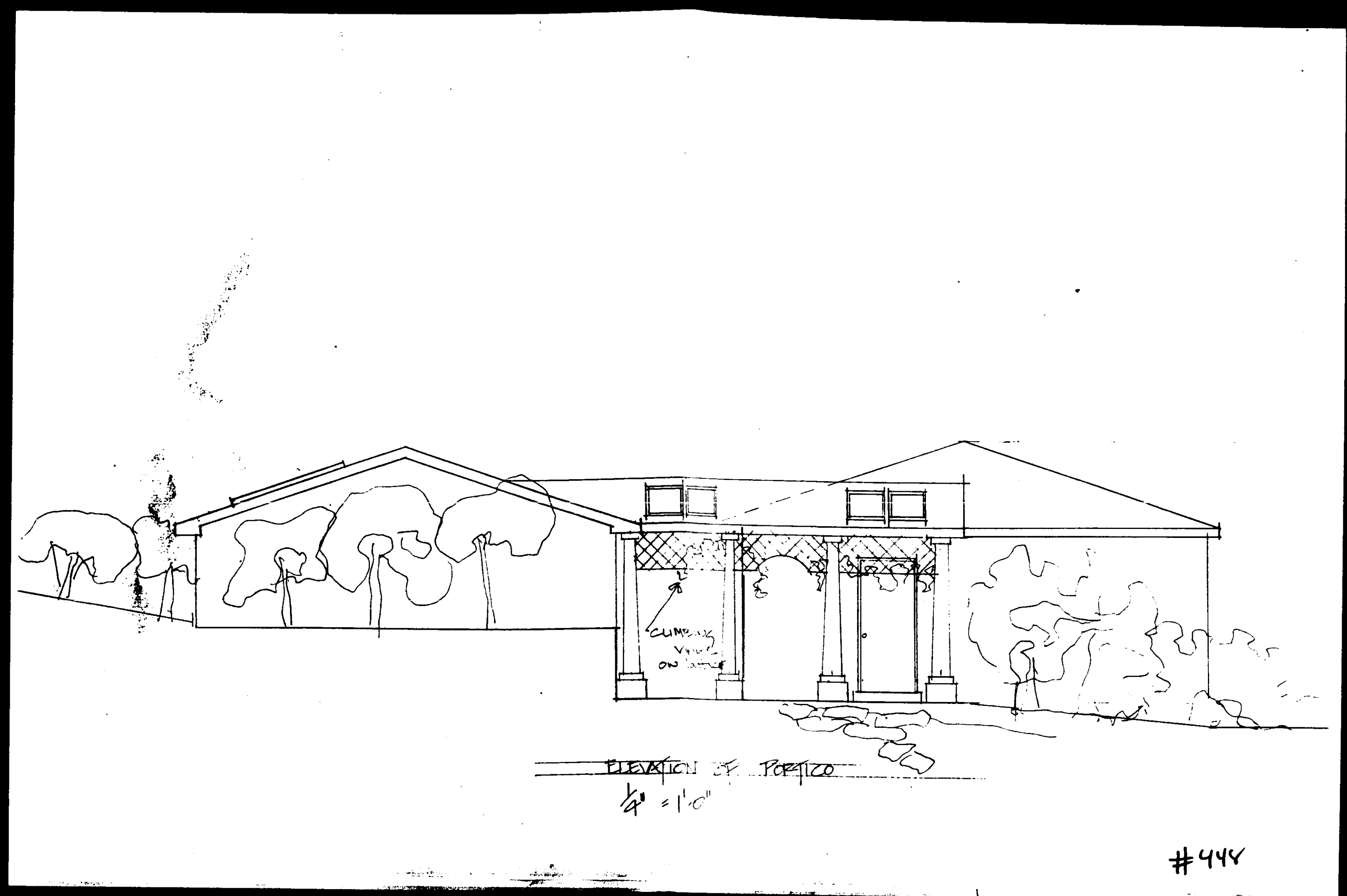
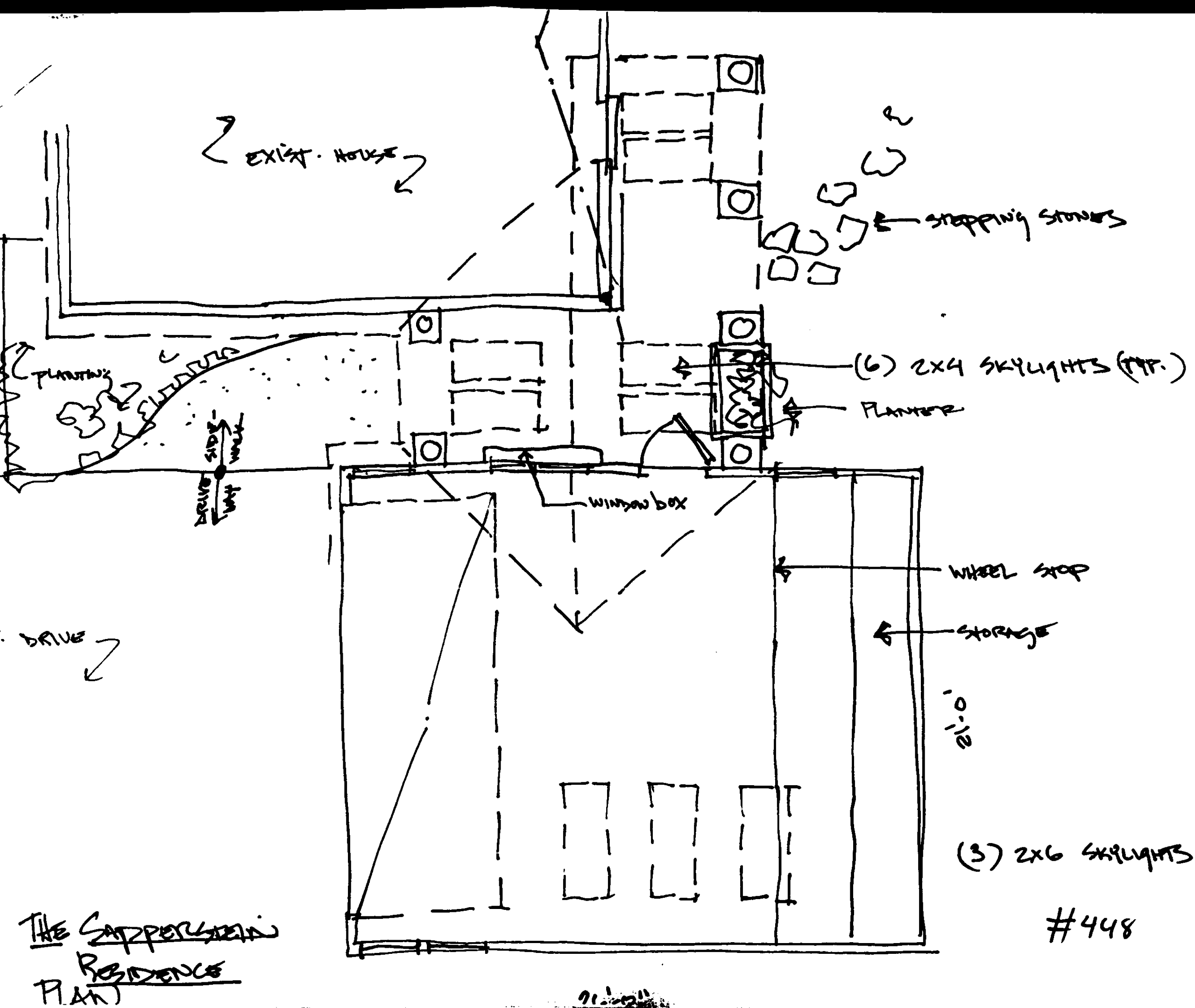


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SAPPERSTEIN PROPERTY
LOT 13 BLOCK "B"
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SCALE 1"=10' MAY 14, 1994
JO #940025, CADD #94025TOP.DWG



94-457-A

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Zoning Plans Advisory Committee Comments
Mr. and Mrs. Arnold Sapperstein
Date: June 3, 1994
Page 2

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Sincerely,
W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR:cmn



O. James Lighthizer
Secretary
Hal Kassoff
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.: * 448 (MJK)

Dear Ms. Minton:

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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
for *DAVID N. RAMSEY, ACTING CHIEF*
John Contestabile, Chief
Engineering Access Permits
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BS/

My telephone number is _____
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1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department

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

(410) 887-4500

DATE: 05/25/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP 11005

RE: Property Owner (SEE BELOW)

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agency:

Gentlemen:

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

7. The Fire Marshall's Office has no comments at this time.
- IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 445, 446, 449, 450, 451, 452, 453, AND 454.

cc: File

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RECEIVED
MAY 27 1994
ZADM

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 26, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Arnold and Joyce Sapperstein
2304 Sugarcone Road
Baltimore, Maryland 21209

Re: CASE NUMBER: 94-457-A (Item 448)
2304 Sugarcone Road
N/S Sugarcone Road, 950' E of centerline of Mariposa Road
3rd Election District - 2nd Councilmanic

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Carl John

Arnold Jablon
Director

cc: Richard E. Metz, P.E.

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RE: PETITION FOR SPECIAL HEARING
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NE/S Academy Road, 580 feet NW of c/l
Edmondson Avenue, 1st Election Dist.,
1st Councilmanic Dist.
Paul E. Schafer, Jr. and Vivian VH Schafer*
Petitioners
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CASE NO.: 94-461-SPH

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Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 31st day of May, 1994, a copy of the foregoing Entry of Appearance was mailed to Paul E. Schafer, Jr. and Vivian VH Schafer, 125 Starhill Lane, Baltimore, MD 21228, Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

Baltimore County Department of Zoning
County Office Building
Towson, MD
Attn: Zoning Commissioner

94-457-A

Dear Zoning Commissioner:

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Sincerely yours,

Carole S. Demilio
Mr & Mrs Marvin Levenson
2302 Sugarcone Road
Baltimore, MD 21209

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County Office Building
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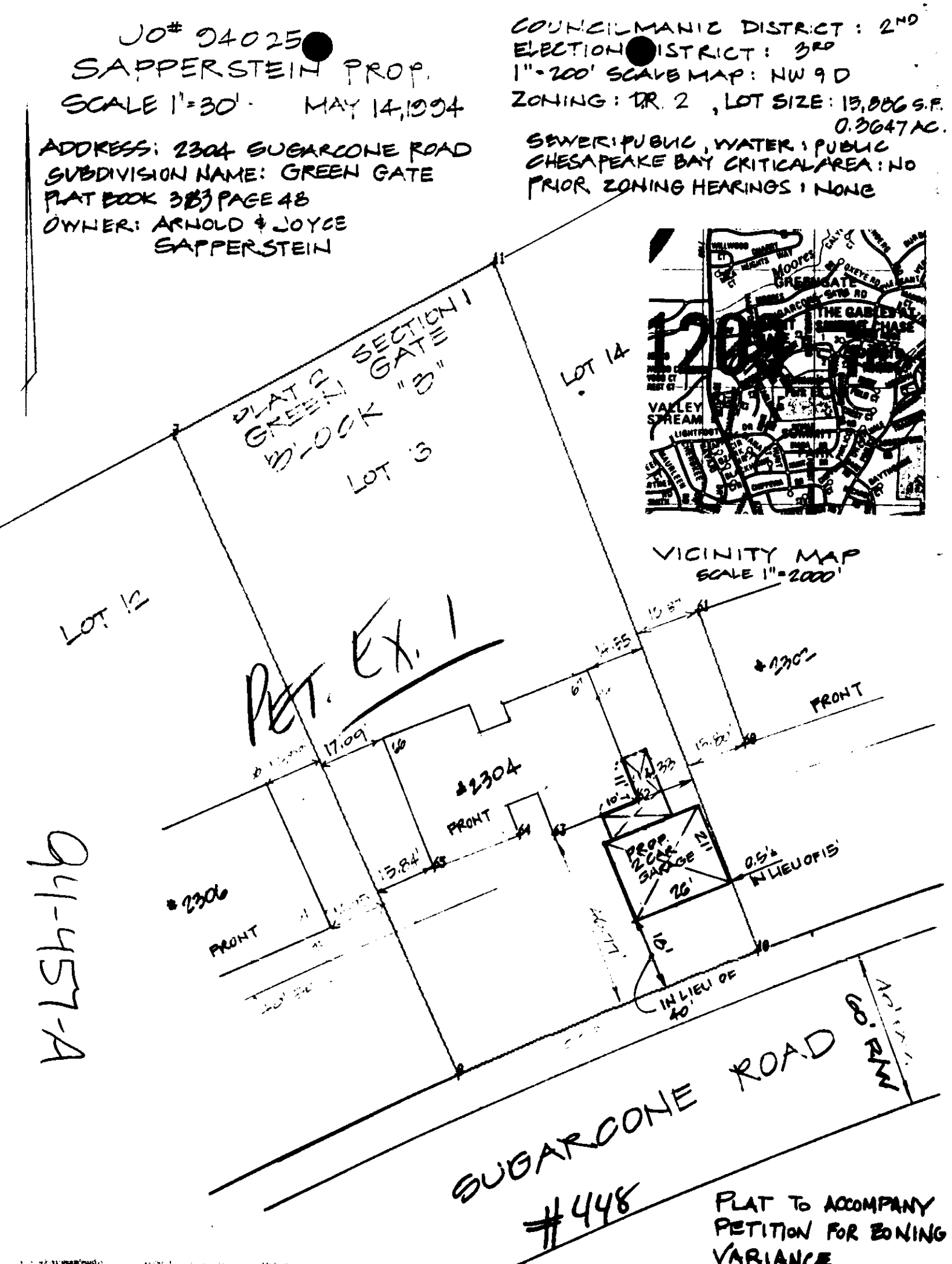
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Mr & Mrs Harry Blum
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N/S Sugarcone Road, W of Green
Spring Avenue
(2304 Sugarcone Road)
3rd Election District
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Arnold Sapperstein, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-457-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

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The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. 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 Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 15th day of June, 1994 that the Petition for Administrative Variance seeking relief from Section 1802.3.B and C of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 0.5 feet in lieu of the required 15 feet and a front yard depth of 18 feet in lieu of the required 40 feet for a proposed garage addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The Petitioners shall not allow or cause the proposed garage to be converted to a second dwelling unit and/or apartments. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LES:bjs

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113, Courthouse
401 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 15, 1994

Mr. & Mrs. Arnold Sapperstein
2304 Sugarcone Road
Baltimore, Maryland 21209

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Sugarcone Road, W of Green Spring Avenue
(2304 Sugarcone Road)
3rd Election District - 2nd Councilmanic District
Arnold Sapperstein, et ux - Petitioners
Case No. 94-457-A

Dear Mr. & Mrs. Sapperstein:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party 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 Zoning Administration and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Richard E. Matz
3723 Old Court Road, Suite 206, Baltimore, Md. 21208

People's Counsel

file

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County for the property located at 2304 SUGARCONE ROAD

which is presently zoned D.R.2

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.B and C TO PERMIT A SIDE YARD OF 0.5 FT. IN LIEU OF THE REQUIRED 15 FT. AND TO PERMIT A FRONT YARD DEPTH OF 18 FT. IN LIEU OF THE REQUIRED 40 FT. (Sec 20-7, R. 20)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) AS THERE IS NO OTHER AREA PHYSICALLY CAPABLE OF PUTTING A GARAGE ON OUR HOUSE AND BECAUSE OF THE TOPOGRAPHY SUCH AN ADDITION WOULD NOT LOOK OUT OF PLACE AND BUILDING A CLOSED GARAGE WOULD OFFER RELIEF FROM FEAR OF CAR THEFT WHICH IS EXTREMELY HIGH IN GREENGATE DEVELOPMENT.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of the petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Signature of Petitioner(s)

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