IN RE: PETITION FOR ADMINISTRATIVE ZONING VARIANCE E/S end Pine Pep Road, 475 ft. to c/l Tailsman Road 2009 Pine Pep Road 8th Election District 3rd Councilmanic District F. Calvin Raver, et ux Petitioners	* BEFORE THE * ZONING COMMISSIONER * OF BALTIMORE COUNTY * Case No. 95-369-A	

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by F. Calvin Raver and Sharon V. Raver, his wife, for that property known as 2009 Pine Pep Road in the Jackson Property subdivision of Baltimore County. The Petitioners herein seeks a variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 30 ft., for a proposed addition, in lieu of the minimum required 50 ft.; and to amend the latest approved development plan of "Jackson Property", lot No. 7 to allow a projection outside the building envelope. All as more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, 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 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 variance 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, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

Section 307.1 of the BCZR. 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 Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 22nd day of May, 1995 that the Petition for a Zoning Variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 30 ft., for a proposed addition, in lieu of the minimum required 50 ft.; and, to amend the latest approved development plan of "Jackson Property", lot No. 7 to allow a projection outside the building envelope, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

> 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:mmn

ORDER RECEIVED FOR FILING
Date 5/22/95
By M. Nowak

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

May 18, 1995

Mr. and Mrs. F. Calvin Raver
2009 Pine Pep Road
Reisterstown, Maryland 21136

RE: Petition for Administrative Variance
Case No. 95-369-A
Property: 2009 Pine Pep Road

Dear Mr. and Mrs. Raver:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

Petition for Administrative Variance

95-369-A

to the Zoning Commissioner of Baltimore County

for the property located at 2009 Pine Pep Road

which is presently zoned RC5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate 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) 1A04.3.B.3 -- To allow a side yard setback of 30 feet (for a proposed addition) in lieu of the minimum required 50 feet and To amend the latest approved development plan of "Jackson Property", Lot 7 to allow projection outside the building envelope.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

House is located on 2-1/2 +/- acres; due to flood plain and septic reserve area addition can only be located as proposed.

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 this 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.

I/We do 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 Petition.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address Phone No

City State Zipcode

Legal Owner(s)

F. Calvin Raver

(Type or Print Name)

F. Calvin Raver

Signature

Sharon V. Raver

(Type or Print Name)

Sharon V. Raver

Signature

2009 Pine Pep Road (W) 683-3160 (H) 252-5751

Address Phone No

Reisterstown, MD 21236

City State Zipcode

Name, Address and phone number of representative to be contacted

Same as above

Name

Address Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: DATE: 4-21-95

ESTIMATED POSTING DATE: 4/30

Printed with Soybean Ink on Recycled Paper

ITEM #: 373

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2009 Pine Pep Road
address

Reisterstown, MD 21136
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

House is located on 2-1/2 +/- acres; due to flood plain and septic reserve, addition can only be located as proposed.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

(signature)
F. Calvin Raver
(type or print name)

(signature)
Sharon V. Raver
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of April, 19 95, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

F. Calvin Raver and Sharon V. Raver

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

April 4, 1995
date

NOTARY PUBLIC

My Commission Expires:

7/9/97

373
95-369-A

ZONING DESCRIPTION
2009 Pine Pep Rd. 8th E.D.

Beginning at appint at the end of Pine Pep Rd (on the east side) at the distance 475 ft ± S of the centerline of Talisman Rd. Being Known as lot 7 in the subdivision of Jackson Property as recorded in plat book 58 folio 72 containing 2.50 acres ±.

95-369-A

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 8th

Date of Posting: 4/28/95

Posted for: Variance

Petitioner: Colin & Sharon Rarer

Location of property: 2009 Pine Pappy Rd

Location of Signs: Facing rd & Way on property being zoned

Remarks:

Posted by: [signature] Signature

Date of return: 5/5/95

Number of Signs: 1

MICROFILMED

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

receipt

95-369-A

Account: R-001-6150

Item Number 373

Taken in by:

Date 4-21-95

Owner: F Calvin Sharon V. Raver

Site: 2009 Pine Rip Rd

#010	Residential Variance (ADMN) fee	$ 50.00
#080	Sign & posting	35.00
#100	Amendment to Development Plan (Amended) Jackson Property	50.00
	Total	$ 135.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 28, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-369-A (Item 373)
2009 Pine Pep Road
E/S end Pine Pep Road, 475' to c/l Tailsman Road
8th Election District - 3rd Councilmanic
Legal Owner(s): F. Calvin Raver and Sharon V. Raver

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 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before April 30, 1995. The closing date (May 15, 1995) 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 reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting 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.

Arnold Jablon
Director

cc: F. Calvin Raver and Sharon V. Raver

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 11, 1995

Mr. and Mrs. F. Calvin Raver
2009 Pine Pep Road
Reisterstown, Maryland 21236

RE: Item No.: 373
Case No.: 95-369-A
Petitioner: F. Calvin Raver, et ux

Dear Mr. and Mrs. Raver:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on April 21, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

5-2-95

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

Re: Baltimore County
Item No.: 373 (JJS)

Dear Ms. Watson:

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 Ronald Burns, Chief
Engineering Access Permits
Division

BS/

Baltimore County Government
Fire Department

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

(410) 887-4500

DATE: 05/05/95

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

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF MAY 1, 1995.

Item No.: SEE BELOW Zoning Agenda:

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.

8. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 362, 363, 364, 365, 366, 367, 369, 370, 371, 372, 373, 373, 375, 376 and 377.

RECEIVED
MAY 8 1995
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: May 8, 1995
Zoning Administration and Development Management

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

RE: Zoning Advisory Committee Meeting
for May 8, 1995
Items 362, 363, 364, 366, 367, 369, 372, 373,
374 and 375 and Case No. 95-308-X

The Developers Engineering Section has reviewed the subject zoning item and we have no comments.

RWB:sw

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

RECEIVED
MAY 15 1995
ZONING COMMISSIONER

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: May 9, 1995

SUBJECT: 2009 Pine Pep Road

late Closing 5/15

INFORMATION:

95-369A

Item Number: 373

Petitioner: Raver Property

Property Size:

Zoning: RC-5

Requested Action: Variance

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

The applicant requests a variance to allow a side yard setback of 30 feet in lieu of the minimum required 50 feet and to amend the development plan for Jackson Ridge.

Based upon a review of the information provided, staff offers the following comment:

Pursuant to Section 1b01.3A7.b(1) of the Baltimore County Zoning Regulations, an analysis of the subject request reveals that this minor amendment is in accordance with the specific standards and requirements of (BCZR) Article (1B), as required by sub-section 7.b(2).

Notwithstanding the finding that the amendment is in accordance with the appropriate sections of the BCZR and CMDP, staff believes that the applicant will need to prove hardship or practical difficulty to justify the location of the proposed addition.

Prepared by: Jeffrey W. Long

Division Chief: Carl L. Kenn

MICROFILMED

PK/JL

ITEM373/PZONE/ZAC1

Plat to accompany Petition for Zoning [x] Variance [ ] Special Hearing

PROPERTY ADDRESS: 2009 Pine Pep Road, Reisterstown, MD 21136

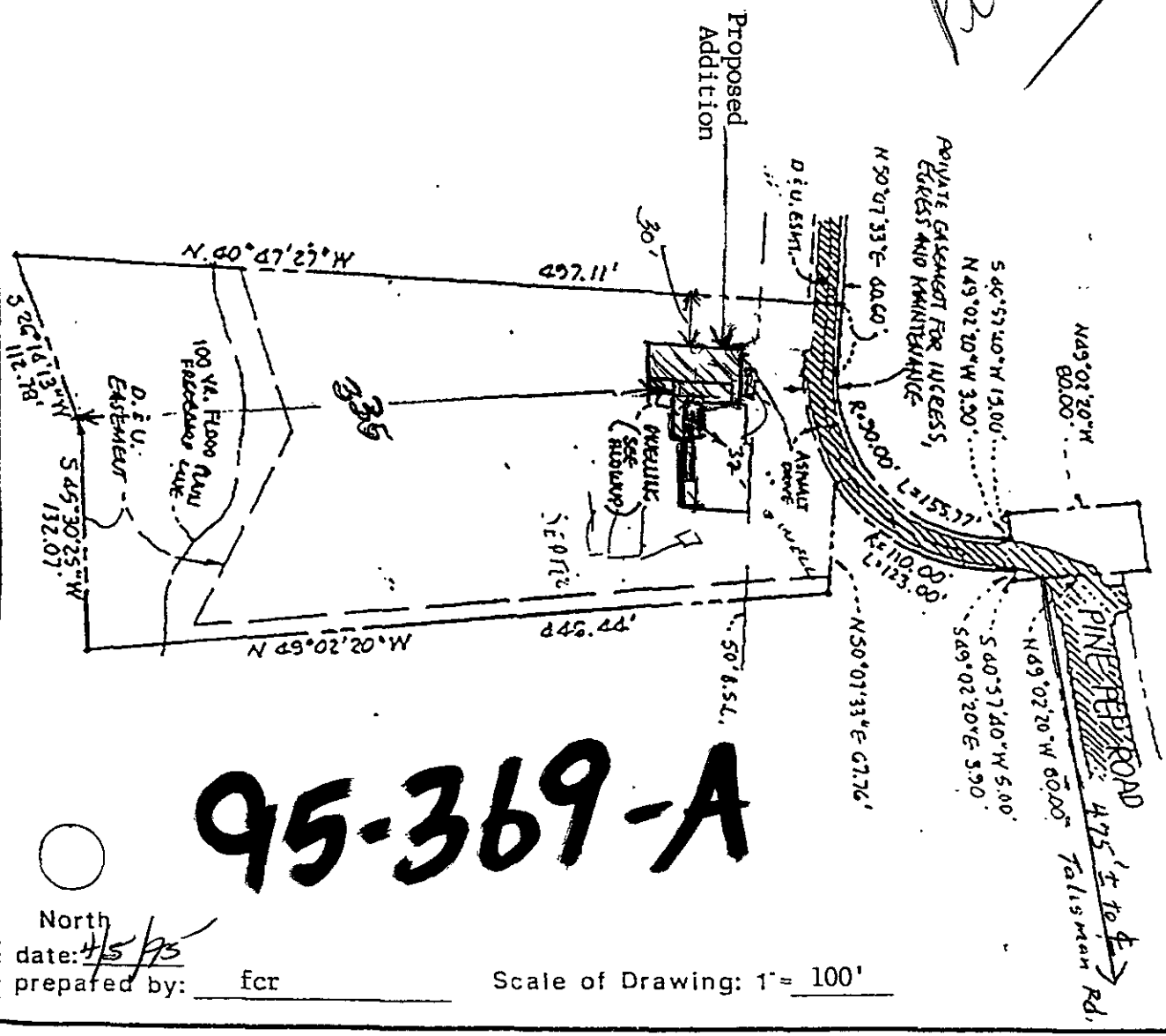
see pages 5 & 6 of the CHECKLIST for additional required information

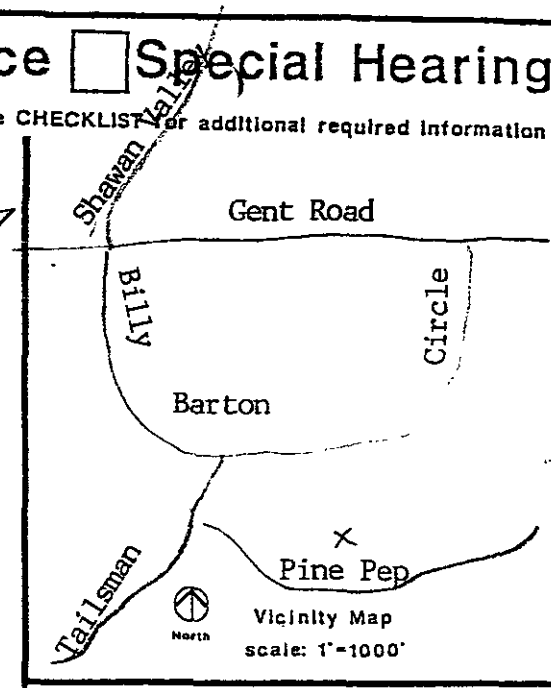
Subdivision name: Jackson Property

plat book# 58, folio# 72, lot# 7, section# —

OWNER: F. Calvin and Sharon V. Raver

Plat No 1





LOCATION INFORMATION

Election District: 8

Councilmanic District: 3

1"=200' scale map#: NW17E

Zoning: RC5

Lot size: 2-1/2 acres (acreage) ____ (square feet)

	public	private
SEWER:	[ ]	[XX]
WATER:	[ ]	[XX]

	yes	no
Chesapeake Bay Critical Area:	[ ]	[XX]

Prior Zoning Hearings: None

Zoning Office USE ONLY!

reviewed by:	ITEM #:	CASE#:
[signature]	373	

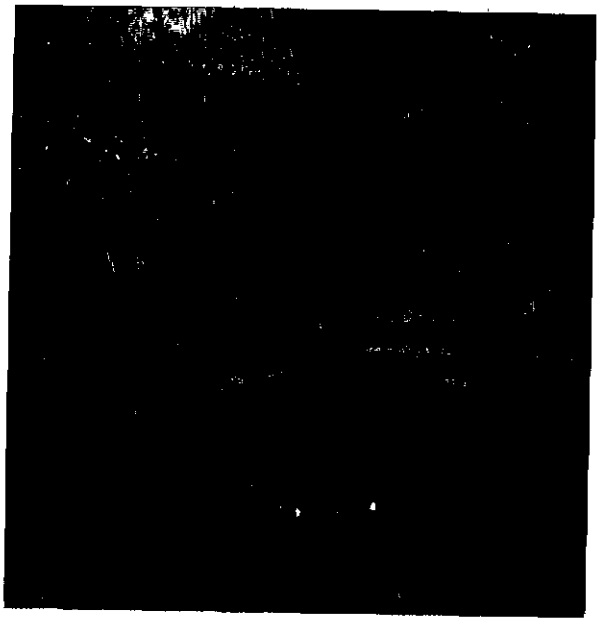
date: 4/5/95

prepared by: fcr

Scale of Drawing: 1" = 100'

12

95-369-A



369

IN RE: PETITION FOR ADMINISTRATIVE ZONING VARIANCE
E/S end Pine Pep Road, 475 ft. to c/l Tailsman Road
2009 Pine Pep Road
8th Election District
3rd Councilmanic District
F. Calvin Raver, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-369-A

* * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by F. Calvin Raver and Sharon V. Raver, his wife, for that property known as 2009 Pine Pep Road in the Jackson Property subdivision of Baltimore County. The Petitioners herein seeks a variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 30 ft., for a proposed addition, in lieu of the minimum required 50 ft.; and to amend the latest approved development plan of "Jackson Property", lot No. 7 to allow a projection outside the building envelope. All as more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, 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 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 variance 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, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

Section 307.1 of the BCZR. 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 Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 22nd day of May, 1995 that the Petition for a Zoning Variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 30 ft., for a proposed addition, in lieu of the minimum required 50 ft.; and, to amend the latest approved development plan of "Jackson Property", lot No. 7 to allow a projection outside the building envelope, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:mmn

CERTIFICATE REQUIRED FOR FILING
Date ____
By ____

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

May 18, 1995

Mr. and Mrs. F. Calvin Raver
2009 Pine Pep Road
Reisterstown, Maryland 21136

RE: Petition for Administrative Variance
Case No. 95-369-A
Property: 2009 Pine Pep Road

Dear Mr. and Mrs. Raver:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

Printed with Soybean Ink on Recycled Paper

Petition for Administrative Variance

95-367-A

to the Zoning Commissioner of Baltimore County

for the property located at 2009 Pine Pep Road
which is presently zoned RC5

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situate 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) 1A04.3.B.3 — To allow a side yard setback of 30 feet (for a proposed addition) in lieu of the minimum required 50 feet and To amend the latest approved development plan of "Jackson Property", Lot 7 to allow projection outside the building envelope.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

House is located on 2-1/2 +/- acres; due to flood plain and septic reserve area addition can only be located as proposed.

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 this 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.

We do 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 Petition.

Contract Purchaser/Lessee
(Type or Print Name)
Signature
Address
City State Zipcode
Attorney for Petitioner
(Type or Print Name)
Signature
Address Phone No
City State Zipcode

Legal Owner(s):
F. Calvin Raver
(Type or Print Name)
F. Calvin Raver
Signature
Sharon V. Raver
(Type or Print Name)
Sharon V. Raver
Signature
2009 Pine Pep Road (W) 683-3160 (H) 252-5751
Address Phone No
Reisterstown, MD 21236
City State Zipcode
Name, Address and phone number of representative to be contacted
Same as above
Name
Address Phone No

A public hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of ____, 19__, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: ___ DATE: 4-21-95
ESTIMATED POSTING DATE: 4/30

Printed with Soybean Ink on Recycled Paper

ITEM #: 373

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2009 Pine Pep Road
address
Reisterstown, MD 21136
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty)

House is located on 2-1/2 +/- acres; due to flood plain and septic reserve, addition can only be located as proposed.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

(signature) F. Calvin Raver
(type or print name)
(signature) Sharon V. Raver
(type or print name) Sharon V. Raver

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of April, 19 95, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared F. Calvin Raver and Sharon V. Raver

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

April 4, 1995
date

NOTARY PUBLIC
My Commission Expires:
7/9/97

#373
95-369-A

ZONING DESCRIPTION
2009 Pine Pep Rd. 8th E.D.

Beginning at appoint at the end of Pine Pep Rd (on the east side) at the distance 475 ft± S of the centerline of Talisman Rd. Being Known as lot 7 in the subdivision of Jackson Property as recorded in plat book 58 fol. 072 containing 2.50 acres ±.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-369-A

District 8th
Date of Posting 4/28/95
Posted for: Variance
Petitioner: Calvin & Sharon Raver
Location of property: 2009 Pine P.P.Rd, E/S
Location of Signs: Facing Rd. approx 20' Wsp. on prop. being 2009 Pine
Remarks:
Posted by ___ Signature
Date of return: 5/5/95
Number of Signs: 1

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

receipt
95-369-A

Account: R-001-6150
Item Number 373
Taken in by: JRP

Date 4-21-95
Owner: F. Calvin & Sharon V. Raver
Site: 2009 Pine P.P. Rd.

010	Residential Variance (ADMIN) fee	$50.00
080	Sign & posting	35.00
100	Amendment to Development Plan Jackson Property	50.00
	Total	$135.00

DBA02 B003PM01PMC $135.00
Rec'd from: F. Calvin & Sharon V. Raver
For: Jackson Property
District: 8th
Acct: R-001-6150
Amount: $135.00
Cashier: Mary

Please Make Checks Payable to: Baltimore County

Baltimore County Government
Office of Zoning Administration and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 28, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-369-A (Item 373)
2009 Pine Pep Road
E/S end Pine Pep Road, 475' to c/l Tailsman Road
8th Election District - 3rd Councilmanic
Legal Owner(s): F. Calvin Raver and Sharon V. Raver

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 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before April 30, 1995. The closing date (May 15, 1995) 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 reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting 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 $50.00 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
Director

cc: F. Calvin Raver and Sharon V. Raver

Printed with Soybean Ink on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 11, 1995

Mr. and Mrs. F. Calvin Raver
2009 Pine Pep Road
Reisterstown, Maryland 21136

RE: Item No.: 373
Case No.: 95-369-A
Petitioner: F. Calvin Raver, et ux

Dear Mr. and Mrs. Raver:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on April 21, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Zoning Supervisor

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

5-2-95

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

Re: Baltimore County
Item No.: 373 (JJS)

Dear Ms. Watson:

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 Ronald Burns, Chief
Engineering Access Permits
Division

BS/

Baltimore County Government
Fire Department

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

(410) 887-4500

DATE: 05/08/95

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

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF MAY 1, 1995.

Item No.: SEE BELOW Zoning Agenda:

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.

6. The Fire Marshal's Office has no comments at this time IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:362,363,364,365,366,367, 369,370,371,372,373,374,375 and 377.

RECEIVED
MAY 8 1995
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: May 8, 1995
Zoning Administration and Development Management

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

RE: Zoning Advisory Committee Meeting
for May 8, 1995
Items 362, 363, 364, 366, 367, 369, 372, 373, 374 and 375 and Case No. 95-308-X

The Developers Engineering Section has reviewed the subject zoning item and we have no comments.

RWB:sw

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

RECEIVED
MAY 15 1995
ZONING COMMISSIONER

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: May 9, 1995

SUBJECT: 2009 Pine Pep Road

INFORMATION:

late Closing 5/15

95-369A

Item Number: 373

Petitioner: Raver Property

Property Size:

Zoning: RC-5

Requested Action: Variance

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

The applicant requests a variance to allow a side yard setback of 30 feet in lieu of the minimum required 50 feet and to amend the development plan for Jackson Ridge.

Based upon a review of the information provided, staff offers the following comment:

Pursuant to Section 1b01.3A7.b(1) of the Baltimore County Zoning Regulations, an analysis of the subject request reveals that this minor amendment is in accordance with the specific standards and requirements of (BCZR) Article (1B), as required by sub-section 7.b(2).

Notwithstanding the finding that the amendment is in accordance with the appropriate sections of the BCZR and CMDP, staff believes that the applicant will need to prove hardship or practical difficulty to justify the location of the proposed addition.

Prepared by:

Division Chief:

PK/JL

ITEM373/PZONE/ZAC1

Plat to accompany Petition for Zoning [x] Variance [ ] Special Hearing

PROPERTY ADDRESS: 2009 Pine Pep Road, Reisterstown, MD 21136

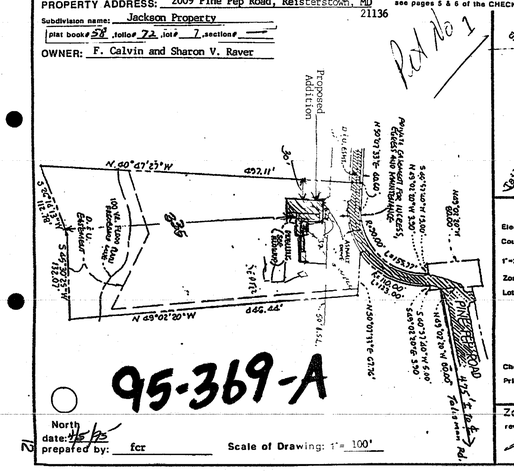
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Jackson Property

plat book# 58, folio# 72, lot# 7, section# ___

OWNER: F. Calvin and Sharon V. Raver

Plat No 1



95-369-A

LOCATION INFORMATION

Election District: 8

Councilmanic District: 3

1"=200' scale map#: NW17E

Zoning: RC5

Lot size: 2-1/2 acres
acreage square feet

	public	private
SEWER:	[ ]	[x]
WATER:	[ ]	[x]

Chesapeake Bay Critical Area: yes [ ] no [x]

Prior Zoning Hearings: None

Zoning Office USE ONLY!

reviewed by:	ITEM #:	CASE#:
	373	

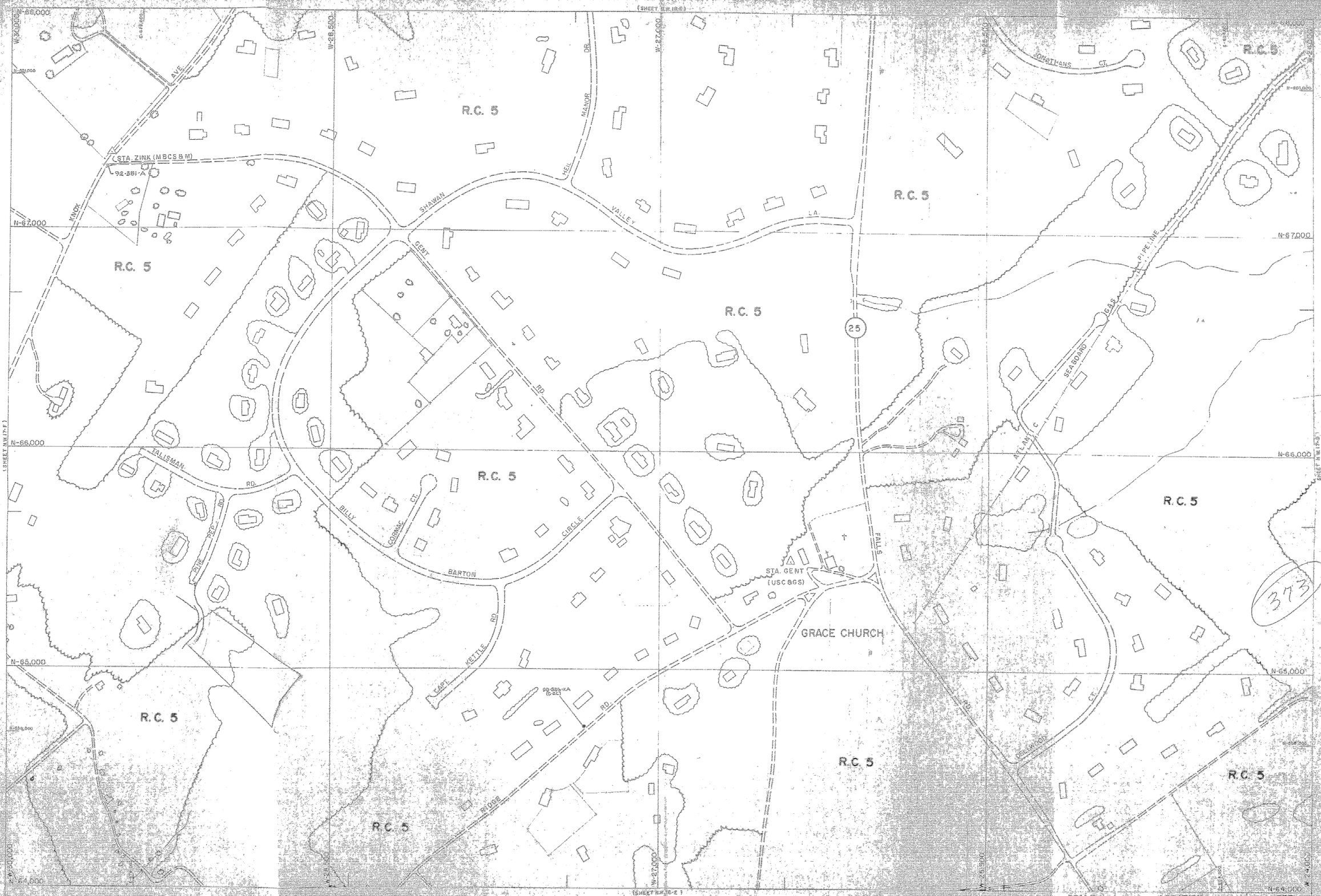
North
date: 4/5/95
prepared by: fcr

Scale of Drawing: 1"= 100'

95-369-A

[redacted]

369



95-369-A

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Bill Nos. 144-88, 145-88

Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY SUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

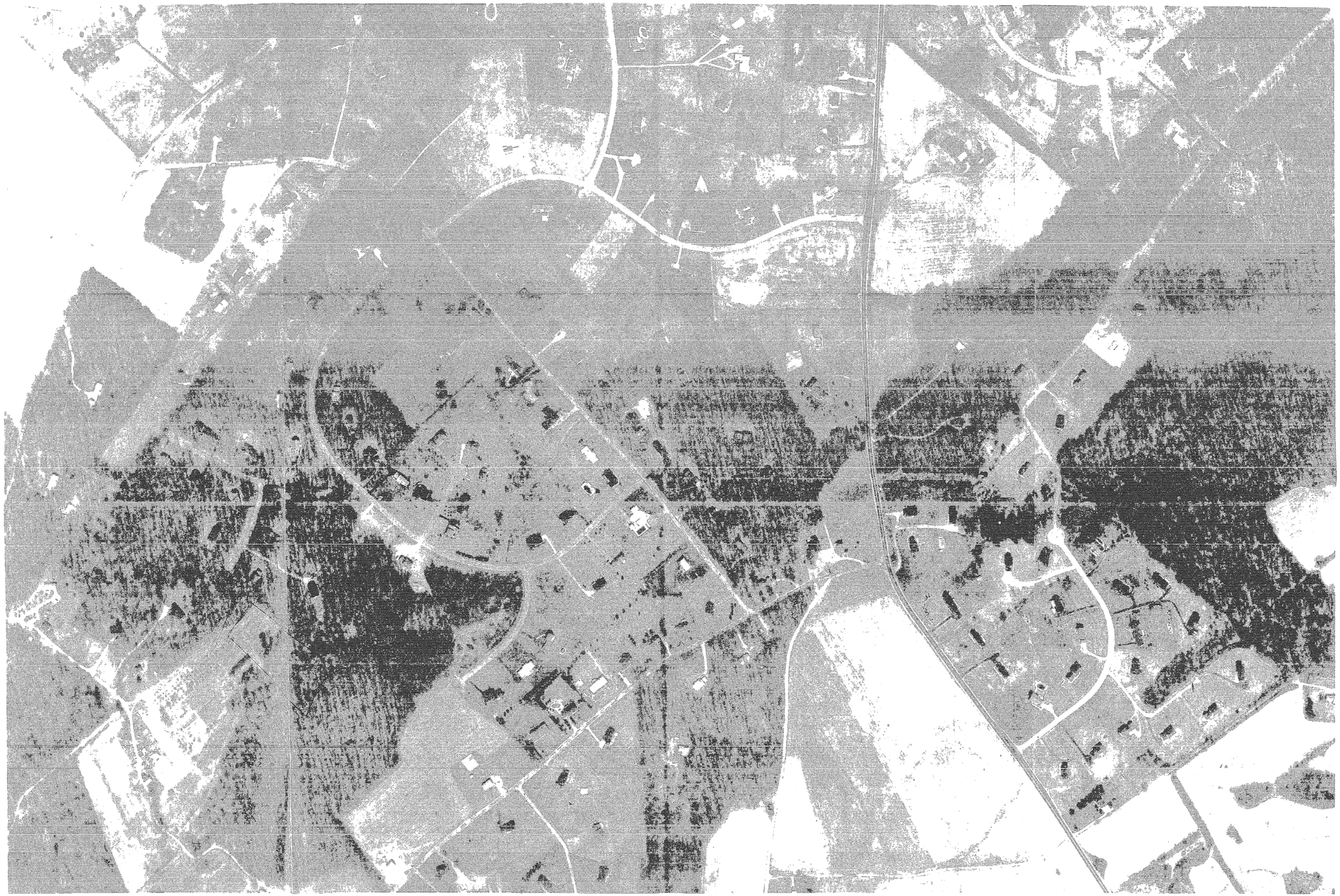
1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Bill Nos. 53-92, 54-92, 55-92, 56-92, 57-92, 58-92, 59-92

County Council

SCALE	LOCATION	SHEET
1" = 200'	GRACE CHURCH	N.W.
DATE OF PHOTOGRAPHY JANUARY 1988		17-E

95-369-A

373



SCALE	LOCATION	SHEET
1" = 200'±	GRACE CHURCH	N.W. 17-E
DATE OF PHOTOGRAPHY JANUARY 1986		

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

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