

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
EC of inters. Westcroft Court
and Western Run Road
1 Westcroft Court
8th Election District
3rd Councilmanic District
Bernard Koman
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-215-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Bernard Koman, for that property known as 1 Westcroft Court in the Lambourne Downs subdivision of Baltimore County. The Petitioner/property owner herein seeks a variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to permit a pool to be located on the street side of the lot, in lieu of the required rear yard and third of the lot farthest removed from any street. The property and relief sought are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner 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 Petitioner 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

ORDER RECEIVED FOR FILING

Date

By

RECEIVED

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 Petitioner.

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 December, 1995 that the Petition for a Zoning Variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to permit a pool to be located on the street side of the lot, in lieu of the required rear yard and third of the lot farthest removed from any street, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner 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 12/22/95
By M. Grant

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

December 22, 1995

Mr. Bernard Koman
1 Westcroft Court
Hunt Valley, Maryland 21030

RE: Petition for Administrative Variance
Case No. 96-215-A
Property: 1 Westcroft Court

Dear Mr. Koman::

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,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".
Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.



Petition for Administrative Variance

96-215-A

to the Zoning Commissioner of Baltimore County

for the property located at

1 WESTCROFT COURT

which is presently zoned

RC-4

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) 400.1; BCZR, TO PERMIT

A POOL TO BE LOCATED ON THE STREET SIDE OF THE LOT IN LIEU OF THE REQUIRED ~~(THIRD)~~ REAR YARD AND THIRD OF THE LOT FARTHEST REMOVED FROM ANY STREET.

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

SEE REVERSE

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

Contract Purchaser/Lessee

BERNARD KOMAN

(Type or Print Name)

Signature

1 WESTCROFT COURT

Address

HUNT VALLEY, MD. 21030

City State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

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

Legal Owner(s)

BERNARD KOMAN

(Type or Print Name)

Signature

BERNARD KOMAN

(Type or Print Name)

Signature

1 WESTCROFT COURT 410-329-5003

Address

Phone No

HUNT VALLEY, MD. 21030

City

State

Zipcode

Name, Address and phone number of representative to be contacted

MORT SPERO

Name

9515 GERWIG LANE

410-995-6600

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: JCM

DATE: 11-22-95

Printed with Soybean Ink
on Recycled Paper

ITEM #: 219

ESTIMATED POSTING DATE: _____

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 1 WESTCROFT COURT
address
HUNT VALLEY, MD. 21030
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)

ACCORDING TO COUNTY REGULATIONS FOR A RESIDENTIAL CORNER LOT. A POOL
MUST BE PLACED IN THE REAR QUADRANT OF THE LOT FARTHEST FROM THE
ADJACENT SIDE STREET. SINCE THAT QUADRANT IS TOTALLY INVOLVED WITH
THE PROPERTY'S SEPTIC SYSTEM THE POOL CAN ONLY BE PLACED IN THE REAR
QUADRANT NEAREST THE ADJACENT SIDE STREET KNOWN AS WESTERN RUN ROAD.

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.

Bernard Koman
(signature)
BERNARD KOMAN
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22 day of NOV, 19 95, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

BERNARD KOMAN

the Affiants(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.

Nov. 22, 1995
date

Notary Public
NOTARY PUBLIC

My Commission Expires:

1 Dec 1998

EXAMPLE 3 Zoning Description

3 COPIES

96-215-A

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 1 WESTCROFT COURT
(address)

Beginning at a point on the SOUTH side of
(north, south, east or west)

WESTCROFT COURT which is
name of street on which property fronts (number of feet of right-of-way width)

wide at the distance of 25 WEST of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street WESTERN RUN RD.
(name of street)

which is 20 ft wide. *Being Lot # 9
(number of feet of right-of-way width)

Block _____, Section # _____ in the subdivision of LAMBOURNE DOWNS
(name of subdivision)

as recorded in Baltimore County Plat Book # 58, Folio # 54,

containing 9.06 ac.. Also known as 1 WESTCROFT COURT
(square feet or acres) (property address)

and located in the 8 Election District, 3 Councilmanic District.

*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, instead state: "As recorded in Deed Liber __, Folio __" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87° 12' 13" E. 321.1 ft., S.18° 27' 03" E.87.2 ft., S.62° 19' 00" W. 318 ft., and N.08° 15' 22" W. 80 ft. to the place of beginning.

219



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 219 Petitioner: BERNARD KOMAN

Location: 1 WESTCROFT Rd., HUNT VALLEY, MD. 21030

PLEASE FORWARD ADVERTISING BILL TO:

NAME: _____

ADDRESS: SAME

PHONE NUMBER: 329-5003





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 4, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-215-A (Item 219)
1 Westcroft Court
EC of intersection Westcroft Court and Western Run Road
8th Election District - 3rd Councilmanic
Legal Owner: Bernard Koman

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 December 3, 1995. The closing date (December 18k 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: Bernard Koman



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-215-A

District Tot

Date of Posting 12/1/95

Posted for: Varonica

Petitioner: Bernard Roman

Location of property: 1 Westcroft Court

Location of Signs: Facing road way on property being zoned

Remarks:

Posted by [Signature]
Signature

Date of return: 12/8/95

Number of Signs: 1



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

219

No.

0111118

DATE 11/22/95 ACCOUNT Pool-6150

96-215-A

AMOUNT \$

85.⁰⁰

RECEIVED
FROM:

BERNARD KOWAN - 1 WESTERHET RD.

Admin. UAE. 30.⁰⁰

FOR: POSTING 35.⁰⁰

03AF1#6081MICHRC

BA 0912133PM11-24-95

85⁰⁰

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 14, 1995

Bernard Koman
1 Westcroft Court
Hunt Valley, MD 21030

RE: Item No.: 219
Case No.: 96-215-A
Petitioner: B. Koman

Dear Mr. Koman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on November 22, 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 (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,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a faint, larger version of the same signature.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: December 11, 1995

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 217, 218, (219) 220, 223, 225, and 230

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 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Pat Keller

PK/JL

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: Dec. 8, 1995
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for December 11, 1995
Items 215, 216, 217 and 219

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:sw

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ~~ZADM~~ PDM - Joyce Watson

DATE: 12/12/95

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee

Agenda: 11/27/95 and 12/11/95
12/4/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

11/27/95

Item #'s: 205
207
209
213
214

12/11/95

220 thru 231
and
Rev. #195

12/4/95

215
217
218
219✓

LS:sp

LETTY2/DEPRM/TXTSBP



**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

12-5-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 219 (JCM)

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 affected by any State Highway Administration projects.

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/es

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

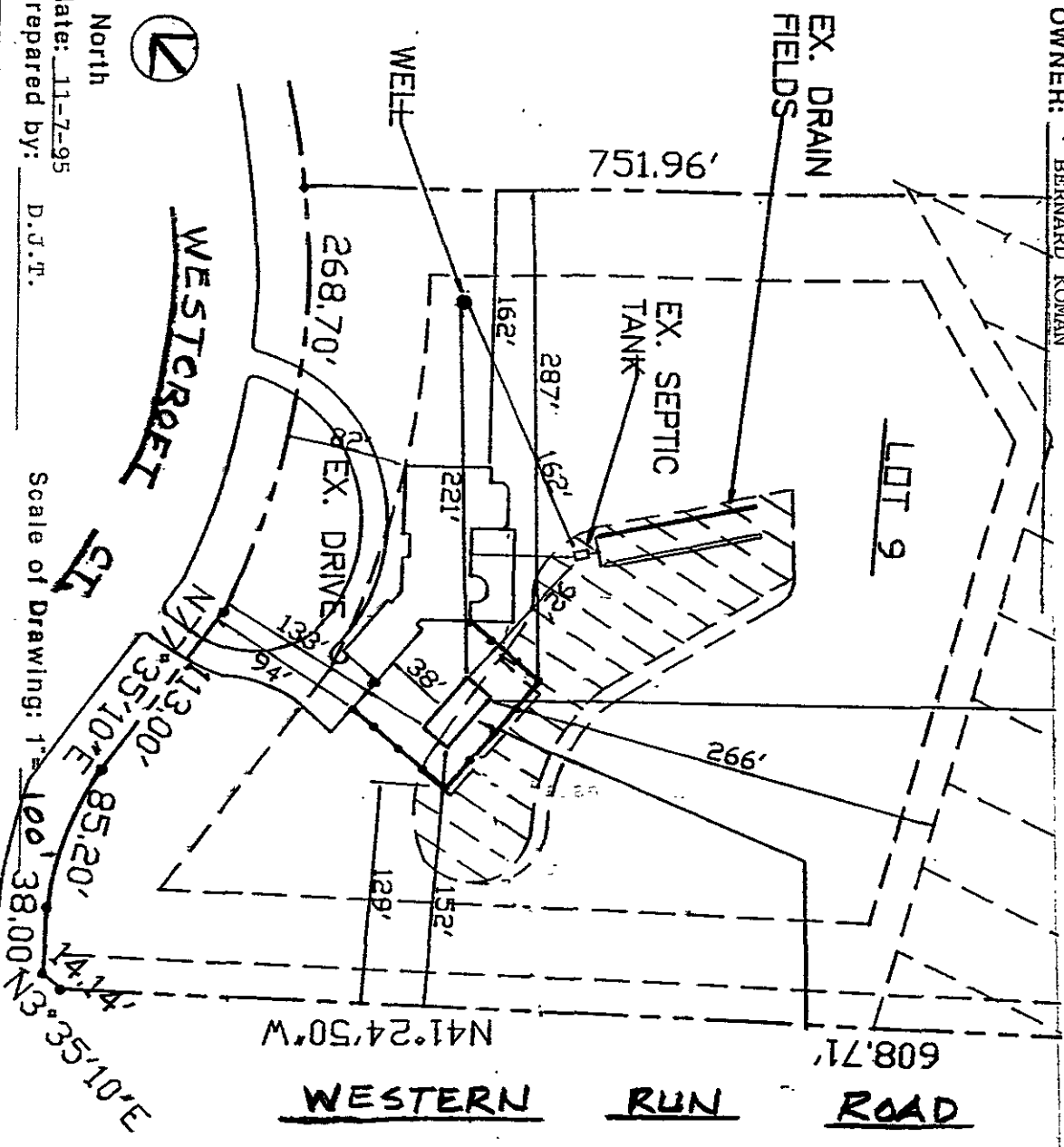
Petitioner's Ex #1

see pages 5 & 6 of the CHECKLIST for additional information

plat book # 58, folio # 54, lot # 9, section # _____

96-215-A

OWNER: BERNARD KOMAN



83
Election District:
Councilmanic District:

1"=200' scale map#; ~~0670~~ UW-210

Zoning: **RC-4**

Lot size: 9.06ac. 394, 654

acreage	square feet
100	43,560
200	87,120
300	130,680
400	174,240
500	217,800
600	261,360
700	304,920
800	348,480
900	392,040
1,000	435,600
1,100	479,160
1,200	522,720
1,300	566,280
1,400	609,840
1,500	653,400
1,600	696,960
1,700	740,520
1,800	784,080
1,900	827,640
2,000	871,200
2,100	914,760
2,200	958,320
2,300	1,001,880
2,400	1,045,440
2,500	1,089,000
2,600	1,132,560
2,700	1,176,120
2,800	1,219,680
2,900	1,263,240
3,000	1,306,800
3,100	1,350,360
3,200	1,393,920
3,300	1,437,480
3,400	1,481,040
3,500	1,524,600
3,600	1,568,160
3,700	1,611,720
3,800	1,655,280
3,900	1,698,840
4,000	1,742,400
4,100	1,785,960
4,200	1,829,520
4,300	1,873,080
4,400	1,916,640
4,500	1,960,200
4,600	2,003,760
4,700	2,047,320
4,800	2,090,880
4,900	2,134,440
5,000	2,178,000
5,100	2,221,560
5,200	2,265,120
5,300	2,308,680
5,400	2,352,240
5,500	2,395,800
5,600	2,439,360
5,700	2,482,920
5,800	2,526,480
5,900	2,570,040
6,000	2,613,600
6,100	2,657,160
6,200	2,700,720
6,300	2,744,280
6,400	2,787,840
6,500	2,831,400
6,600	2,874,960
6,700	2,918,520
6,800	2,962,080
6,900	3,005,640
7,000	3,049,200
7,100	3,092,760
7,200	3,136,320
7,300	3,179,880
7,400	3,223,440
7,500	3,267,000
7,600	3,310,560
7,700	3,354,120
7,800	3,397,680
7,900	3,441,240
8,000	3,484,800
8,100	3,528,360
8,200	3,571,920
8,300	3,615,480
8,400	3,659,040
8,500	3,702,600
8,600	3,746,160
8,700	3,789,720
8,800	3,833,280
8,900	3,876,840
9,000	3,920,400
9,100	3,963,960
9,200	4,007,520
9,300	4,051,080
9,400	4,094,640
9,500	4,138,200
9,600	4,181,760
9,700	4,225,320
9,800	4,268,880
9,900	4,312,440
10,000	4,356,000

Chesapeake Bay Critical Area:

	public	private
SEWER:	☐	☒
WATER:	☐	☒
	yes	no

Prior Zoning Hearings:

NON

Zoning Office USE ONLY!

	ITEM #.	CASE#
Reviewed by:		

ITEM #: CASE#:

8cm / 2.19

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE
EC of Inters. Westcroft Court and Western Run Road
1 Westcroft Court
8th Election District
3rd Councilmanic District
Bernard Koman
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-215-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Bernard Koman, for that property known as 1 Westcroft Court in the Lambourne Downs subdivision of Baltimore County. The Petitioner/property owner herein seeks a variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to permit a pool to be located on the street side of the lot, in lieu of the required rear yard and third of the lot farthest removed from any street. The property and relief sought are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner 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 Petitioner 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 B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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 December, 1995 that the Petition for a Zoning Variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to permit a pool to be located on the street side of the lot, in lieu of the required rear yard and third of the lot farthest removed from any street, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner 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

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

December 22, 1995

Mr. Bernard Koman
1 Westcroft Court
Hunt Valley, Maryland 21030

RE: Petition for Administrative Variance
Case No. 96-215-A
Property: 1 Westcroft Court

Dear Mr. Koman:

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
to the Zoning Commissioner of Baltimore County

for the property located at 1 WESTCROFT COURT
which is presently zoned NC-4

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) 400.1, 5 BCZR, TO PERMIT A POOL TO BE LOCATED ON THE STREET SIDE OF THE LOT IN LIEU OF THE REQUIRED REAR YARD AND THIRD OF THE LOT FARTEST REMOVED FROM ANY STREET.

SEE REVERSE

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.

Contract Purchaser/Owner
BERNARD KOMAN
Type or Print Name
Signature
1 WESTCROFT COURT
Address
HUNT VALLEY, MD. 21030
City State Zip Code
Attorney for Petitioner
Type or Print Name
Signature
Address
City State Zip Code
Legal Owner(s)
BERNARD KOMAN
Type or Print Name
Signature
BERNARD KOMAN
Type or Print Name
Signature
1 WESTCROFT COURT 410-329-5003
Address Phone No
HUNT VALLEY, MD. 21030
City State Zip Code
MORT SPERO
Name
9515 GERWIG LANE 410-995-6600
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, at two newspapers of general circulation throughout Baltimore County, and that the property be posted.

Reviewed by: CUM DATE 11-27-95
ESTIMATED POSTING DATE
Printed with Soybean Ink on Recycled Paper
ITEM #: 219

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) are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at
1 WESTCROFT COURT
HUNT VALLEY, MD. 21030
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. (include hardship or practical difficulty)

ACCORDING TO COUNTY REGULATIONS FOR A RESIDENTIAL CORNER LOT. A POOL MUST BE PLACED IN THE REAR QUADRANT OF THE LOT FARTEST FROM THE ADJACENT SIDE STREET. SINCE THAT QUADRANT IS TOTALLY INVOLVED WITH THE PROPERTY'S SEPTIC SYSTEM THE POOL CAN ONLY BE PLACED IN THE REAR QUADRANT NEAREST THE ADJACENT SIDE STREET KNOWN AS WESTERN RUN ROAD.

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.

BERNARD KOMAN
Type or Print Name
Signature
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 22 day of Nov 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

BERNARD KOMAN
Type or Print Name
Signature
I HEREBY CERTIFY, this 22 day of Nov 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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.

21 Dec 1995

My Commission Expires
1 Dec 1998

EXAMPLE 3 Zoning Description

3 COPIES 96-215-A

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 1 WESTCROFT COURT (address)

Beginning at a point on the SOUTH side of (north, south, east or west)

WESTCROFT COURT which is (number of feet of right-of-way width)

wide at the distance of 25 WEST of the (number of feet)

centerline of the nearest improved intersecting street WESTERN RUN RD. (name of street)

which is 2.07 wide. "Being Lot # 9 (number of feet of right-of-way width)

Block Section # in the subdivision of LAMBOURNE DOWNS (name of subdivision)

as recorded in Baltimore County Plat Book # 58, Folio # 54

containing 9.06 ac. Also known as 1 WESTCROFT COURT (property address)

and located in the 8 Election District, 3 Councilmanic District.

"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, instead state: "As recorded in Deed Liber Folio and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87 12' 13" E. 321.1 ft. S.18 27' 03" E.87.2 ft. S.62 19' 00" W. 318 ft. and N.08 15' 22" W. 80 ft. to the place of beginning.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 7th Date of Posting: 11/19/95

Posted for: Variance

Petitioner: Bernard Koman

Location of property: 1 Westcroft Court

Location of Sign: 1 Westcroft Court

Remarks:

Posted by: [Signature] Date of return: 12/19/95

Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 11/22/95 ACCOUNT 96-215-A

AMOUNT \$ 85.00

RECEIVED FROM BERNARD KOMAN - 1 WESTCROFT COURT

FOR: POSTING

NON-PAID VARIANCE 35.00

FOR: POSTING 50.00

63491800RINICHC

BA 0012: 330411-21-95

VALIDATION: 330411-21-95

PRINTED WITH SOYBEAN INK ON RECYCLED PAPER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No. 219 Petitioner: BERNARD KOMAN

Location: 1 WESTCROFT COURT, Hunt Valley, MD 21030

PLEASE FORWARD ADVERTISING BILL TO:

NAME: SAME

ADDRESS: SAME

PHONE NUMBER: 329-5003

Printed with Soybean Ink on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 4, 1995

OFFICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-215-A (Item 219)
1 Westcroft Court
22 of Intersection Westcroft Court and Western Run Road
8th Election District - 3rd Councilmanic
Legal Owner: Bernard Koman

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 December 3, 1995. The closing date (December 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 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.

Arnold Jablon

Arnold Jablon
Director

cc: Bernard Koman



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 14, 1995

Bernard Koman
1 Westcroft Court
Hunt Valley, MD 21030

RE: Item No.: 219
Case No.: 96-215-A
Petitioner: B. Koman

Dear Mr. Koman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on November 22, 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 (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)

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: December 11, 1995

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 217, 218, 219, 220, 223, 225, and 230

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 887-3480.

Prepared by: *Jeffrey M. Long*

Division Chief: *Emily L. Kern*

PK/JL

ITEM217/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for December 11, 1995
Items 215, 216, 217 and 219

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RNB:SW

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM - Joyce Watson DATE: 12/12/95
ZACM

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 11/27/95 and 12/11/95
12/4/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

11/27/95 12/11/95
Item #'s: 205 220 thru 231
207 and
209 Rev. #195
213
214

12/4/95

215
217
218
219

LS:sp

LETTY2/DEPRM/TXTS8P



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 219 (JCM)

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 affected by any State Highway Administration projects.

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/es

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

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1 WESTCROFT COURT See pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: LAMBOURNE DOWNS

plat book# 58, lot# 54, lot# 9, section# 96-215-A

OWNER: BERNARD KOMAN

LOT 9

EX. DRAIN FIELDS

EX. SEPTIC TANK

WELL

EX. DRIVE

WESTCROFT ST

608.71' ROAD

751.96'

287' 162'

221' 152'

268.70'

113.00'

85.20'

100' 38.00' 35.10'

North

date: 11-2-95

prepared by: D.J.T. Scale of Drawing: 1" = 38.00'

LOCATION INFORMATION

Election District: 8

Councilmanic District: 3

1"=200' scale map: City of BW-210

Zoning: RC-4

Lot size: 9.06 ac. 394, 654 square feet

Chesapeake Bay Critical Area: ☐

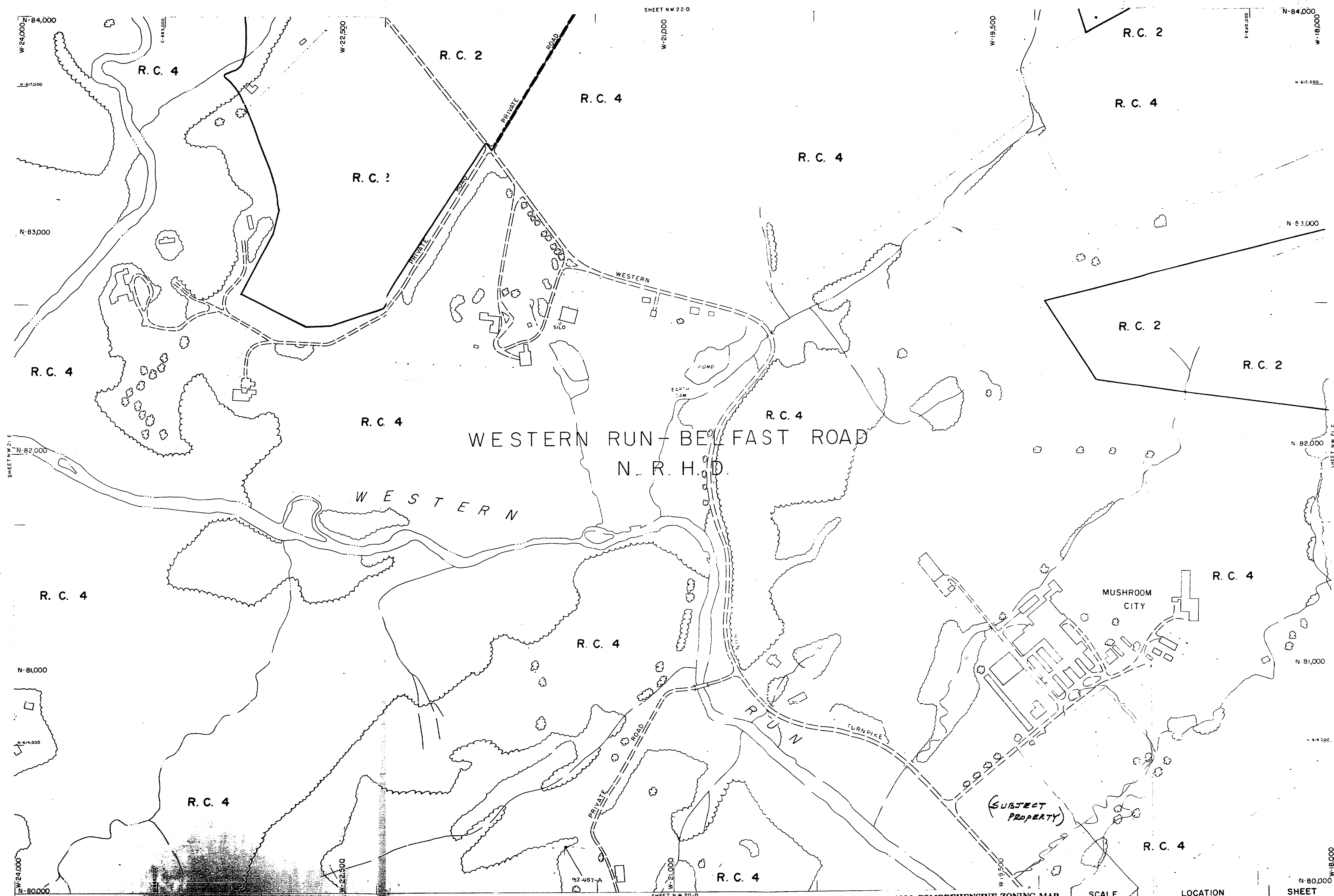
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: JCM

ITEM #: 219

CASE#:



DD-SW
V-NW

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

Map Nos. 144-00, 145-00, 146-00, 147-00, 148-00, 149-00, 150-00

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

William A. Howard IV
Chairman, County Council

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

Map Nos. 143-02, 144-02, 145-02, 146-02, 147-02, 148-02, 149-02, 150-02

William A. Howard IV
Chairman, County Council

SCALE
1" = 200'
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
NORTHWEST OF
WESTERN RUN

SHEET
NW
21-D

96-215-A

96-215-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

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

SCALE
1" = 200' ±

LOCATION

SHEET

DATE
OF
PHOTOGRAPHY
JANUARY
1986

NORTHWEST OF
WESTERN RUN

N.W.
21-D

MICROFILMED