

IN RE: PETITION FOR ADMIN. VARIANCE
S/S Highpasture Court, 435' E
of the c/l Hunting Tweed Drive
(5 Highpasture Court)
4th Election District
3rd Councilmanic District

James E. Young, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-109-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 5 Highpasture Court, located in the vicinity of Garrison Forest Road in Owings Mills. The Petition was filed by the owners of the property, James E. and Julie T. Young. The Petitioners seek relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 25 feet in lieu of the minimum required 50 feet in an R.C. 5 zone for a proposed two-car garage addition. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property has been duly posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented. 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 Deputy 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

ORDER RECEIVED FOR FILING

Date

By

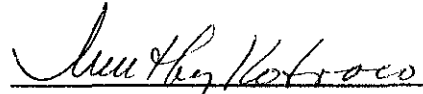
MICROFILMED

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 Deputy Zoning Commissioner for Baltimore County this 14th day of October, 1996 that the Petition for Administrative Variance seeking relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 25 feet in lieu of the minimum required 50 feet in an R.C. 5 zone for a proposed two-car garage addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 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.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 10/14/96
By [Signature]

MICROFILMED



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

October 14, 1996

Mr. & Mrs. James E. Young
5 Highpasture Court
Owings Mills, Maryland 21117

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Highpasture Court, 435' E of the c/l Hunting Tweed Drive
(5 Highpasture Court)
4th Election District - 3rd Councilmanic District
James E. Young, et ux - Petitioners
Case No. 97-109-A

Dear Mr. & Mrs. Young:

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 Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

✓
File

MICROFILMED

Affidavit in support of 97-109-A Administrative Variance

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

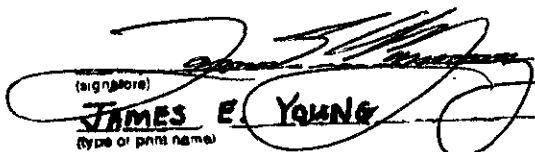
That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto

That the Affiant(s) ~~does~~/do presently reside at 5 HIGH PASTURE COURT
address
OWINGS MILLS MARYLAND 21117
City State Zip Code

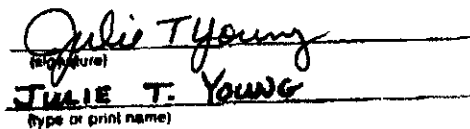
That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

The referenced Affiants purchased said property in its current condition in February of 1995. Accordingly, the Affiants are not responsible for their current position. As the Affiants are currently expecting their first child, they desire to add an attached two car garage to the existing improvements to eliminate the need to expose their children to environmental elements during transportation, particularly during inclement weather. The proposed addition is the most cost effective and efficient means in protecting their children from environmental elements and requires the side variance.

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)
JAMES E. YOUNG
(type or print name)




(signature)
JULIE T. YOUNG
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit.

I HEREBY CERTIFY, this 3rd day of September, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

James E. Young and Julie T. Young

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.

9/5/96
date


NOTARY PUBLIC

My Commission Expires 7/6/98

MICROFILMED

112

James E. & Julie T. Young
5 Highpasture Court
Owings Mills, Maryland 21117

97-109-A

Statement Attached to and Made Part of
Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County

The undersigned legal owners purchased said property in its current condition in February of 1995. Accordingly, the current legal owners are not responsible for their current position. As the legal owners are expecting their first child, they desire to add an attached garage to the existing improvements to eliminate the need to expose their children to environmental elements during transportation, particularly during inclement weather. The proposed addition is the most cost effective and efficient means in protecting their children from environmental elements and requires a side and back variance.

ORDER RECEIVED FOR FILING
Date 10/14/96
By [Signature]

Statement 1

MICROFILMED

112

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

No. 024867

DATE 9-10-96 ACCOUNT R-CC1-G15C

AMOUNT \$ 55.00

RECEIVED FROM: James J. Juice
010 R.D. Drink \$50
088 1 SIGN. \$33
FOR: CEBAE. 783
R.N.+ SIGN

MICROFILMED

DEPARTMENT OF HEALTH AND HUMAN SERVICES
OFFICE OF THE ASSISTANT SECRETARY FOR PUBLIC AFFAIRS
WASHINGTON, D.C. 20201
VALIDATION OR SIGNATURE OF CASHIER
\$85.00

113 5737

CERTIFICATE OF POSTING

RE: Case No.: 97-109-A

Petitioner/Developer: JAMES +

Julie Young

Date of Hearing/Closing: 10-7

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at

5 Highpasture Court

The sign(s) were posted on 9-20-96
(Month, Day, Year)

Sincerely,

(Signature of Sign Poster and Date)

MARK GAWEL
(Printed Name)

(Address)

(City, State, Zip Code)

X 3351
(Telephone Number)



Baltimore County
 Department of Permits and
 Development Management

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

97-109-A

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.: 112 Petitioner: JAMES E. & JULIE T. YOUNG

Location: 5 HIGH PASTURE COURT, OWINGS MILLS, MD 21117

PLEASE FORWARD ADVERTISING BILL TO:

NAME: JAMES YOUNG

ADDRESS: 5 HIGH PASTURE COURT OWINGS MILLS, MD
21117

PHONE NUMBER: (410) 654-0471

MICROFILMED

112.

Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: _____

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

Subdivision name: _____

plat book # _____, folio # _____, lot # _____, section # _____

OWNER: _____



North

date: _____
prepared by: _____

Scale of Drawing: 1" = _____



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"=200' scale map#: _____

Zoning: _____

Lot size: _____

acreage _____

square feet _____

SEWER: PUBLIC PRIVATE

WATER: YES NO

Chesapeake Bay Critical Area: YES NO

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____



Baltimore County
Department of Permits and
Development Management

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

September 25, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 97-109-A (Item 112)
5 Highpasture Court
S/S Highpasture Court, 435' E of c/l Hunting Tweed Drive
4th Election District - 3rd Councilmanic
Legal Owner(s): James E. Young and Julie T. Young

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 September 22, 1996. The closing date (October 7, 1996) 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.

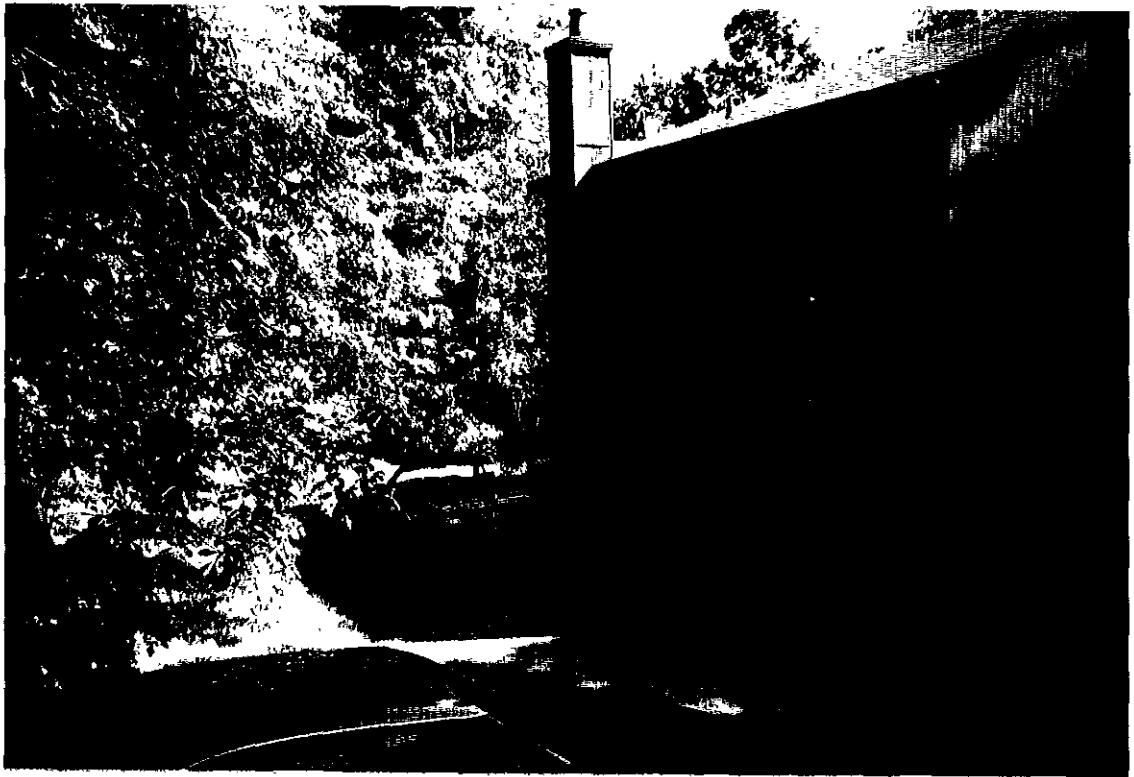
A handwritten signature in cursive script that reads "Arnold Jablon".

Arnold Jablon
Director

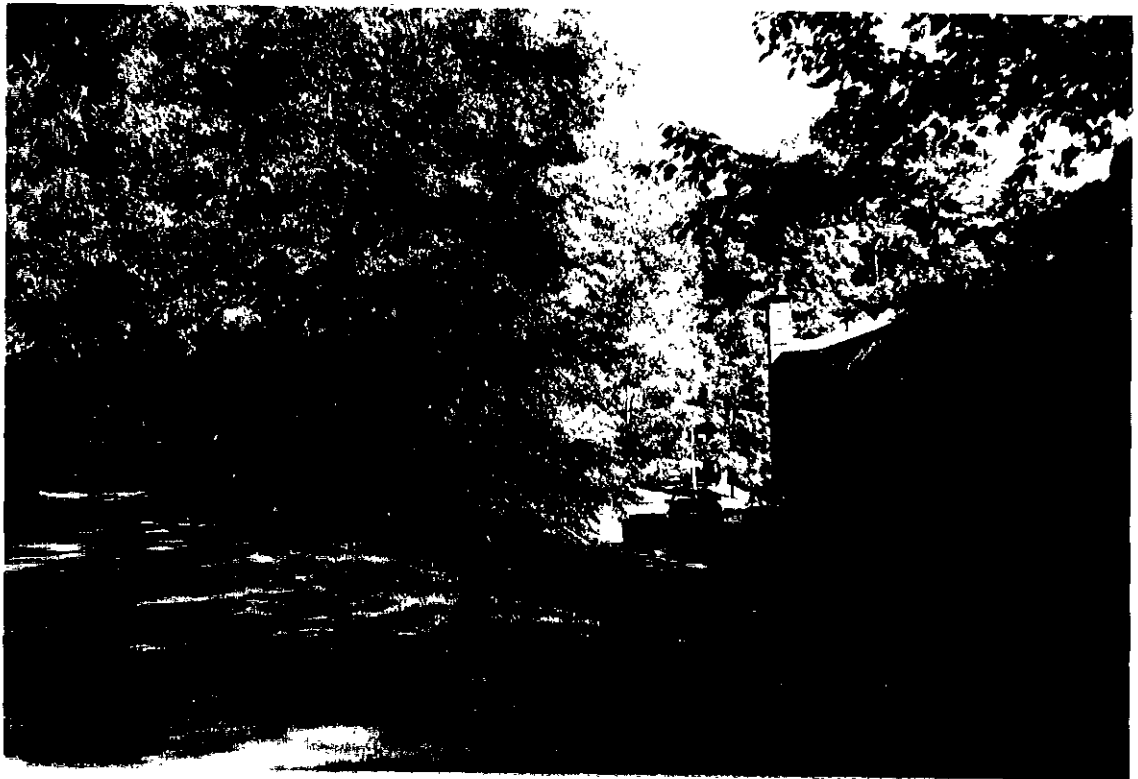
cc: James and Julie Young

MICROFILMED





97-109-A



MICROFILMED

112



A view of the Petitioners residence from their driveway. White house in the background is the residence of Marc and Iris Diamond of 7 Highpasture Court. Proposed addition would cover asphalt pad to the left of the residence, plus an area equal to approximately 5 feet beyond the leftmost edge of the asphalt pad.



Approximate location of proposed addition. It is anticipated that no trees will be removed to accommodate the addition. MICROFILMED (2)

97-109-1



97-109-A

MICROFILMED

102

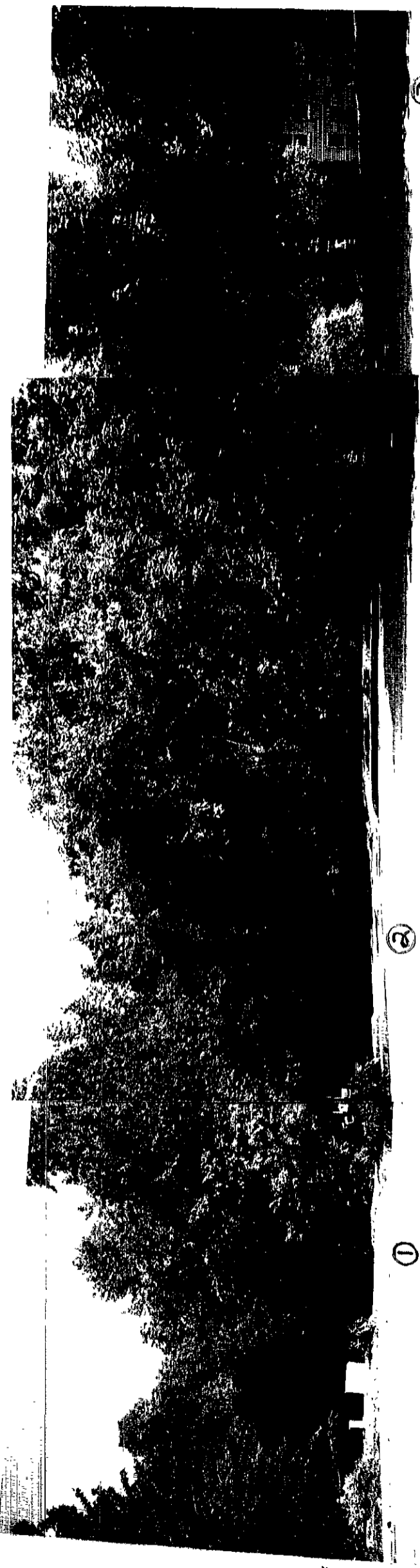
The pictures to the right were taken from the street on Highpasture Court.

① Entrance to 7 Highpasture Court. Residence of Marc and Iris Diamond.

② Entrance to Petitioners property at 5 Highpasture Court.

③ Residence of Michael and Cheryl Spedden. 3 Highpasture Court.

97-109-A



These pictures were taken from the rear property line of the petitioners residence.

At the location from where the pictures were taken, the Petitioners line adjoins the lot line of Marc and Iris Diamond of 7 Highpasture Court.

The proposed addition would be located where the Petitioners car is parked.



MICROFILMED

112

EXHIBIT

Plat to accompany Petition for Zoning Variance Special Hearing

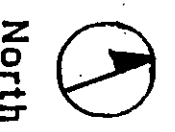
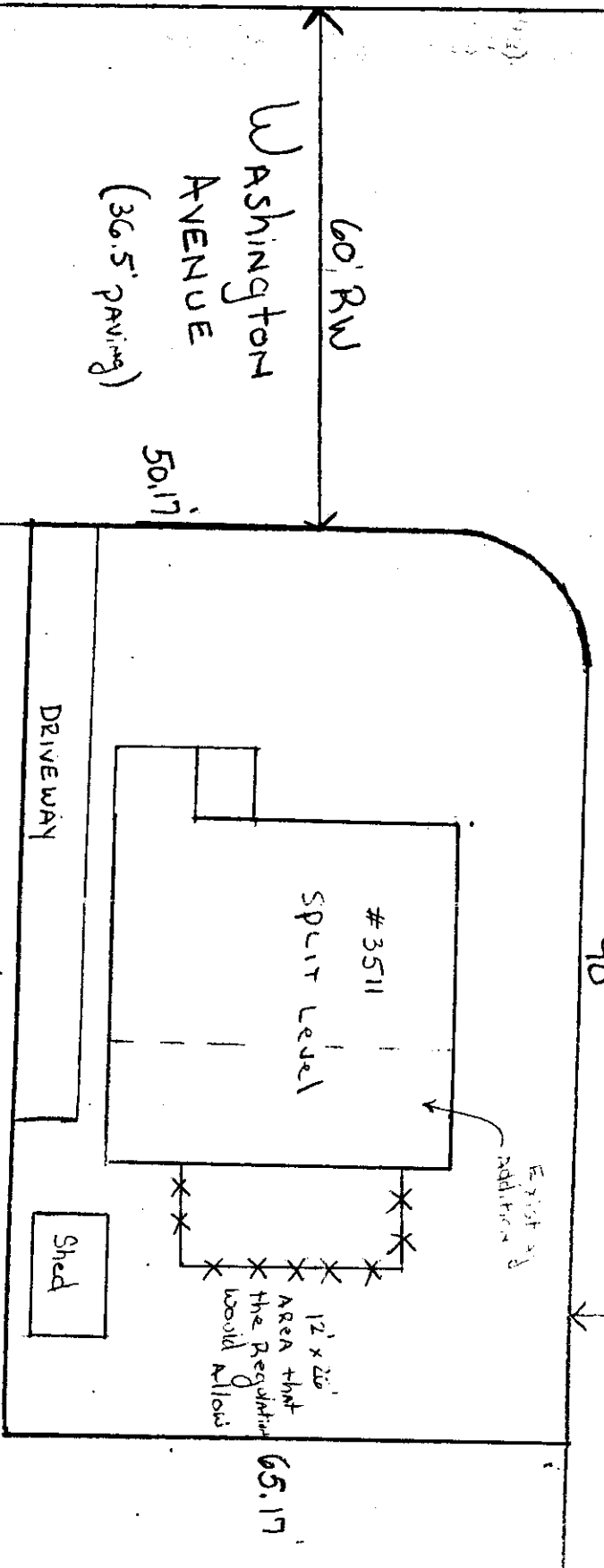
PROPERTY ADDRESS: 3511 Washington Ave see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: LYNN Acres

plat book # 20, folio # 133, lot # 48, section # 3

OWNER: Thomas E. Peirce

LYNN HAVEN
50' RW
(30' paving)

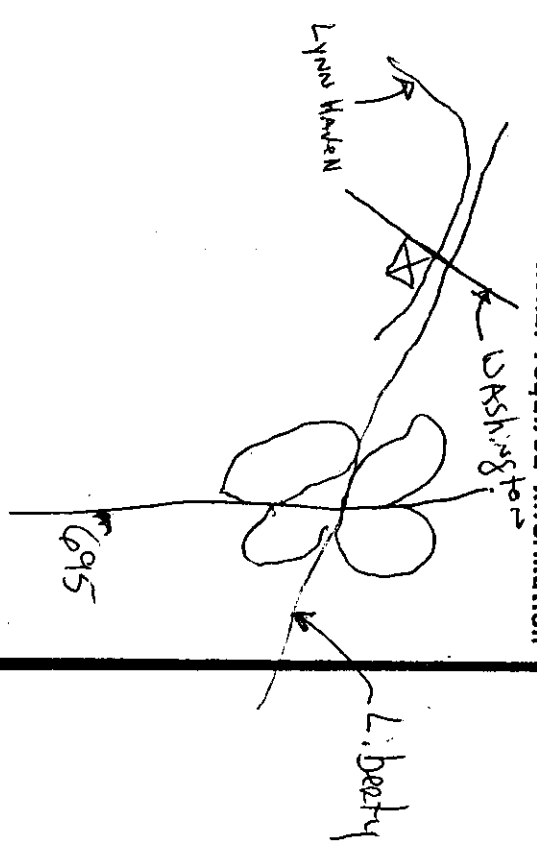


North

date: _____
prepared by: CAM

Scale of Drawing: 1" = 20'

Proposed location of the fence should the Variance be denied



LOCATION INFORMATION

Election District: 2

Councilmanic District: 2

1" = 200' scale map#: NW5.G

Zoning: DR5.S

Lot size: 14 6489.04
acreage square feet

SEWER: public private
WATER:

Chesapeake Bay Critical Area:

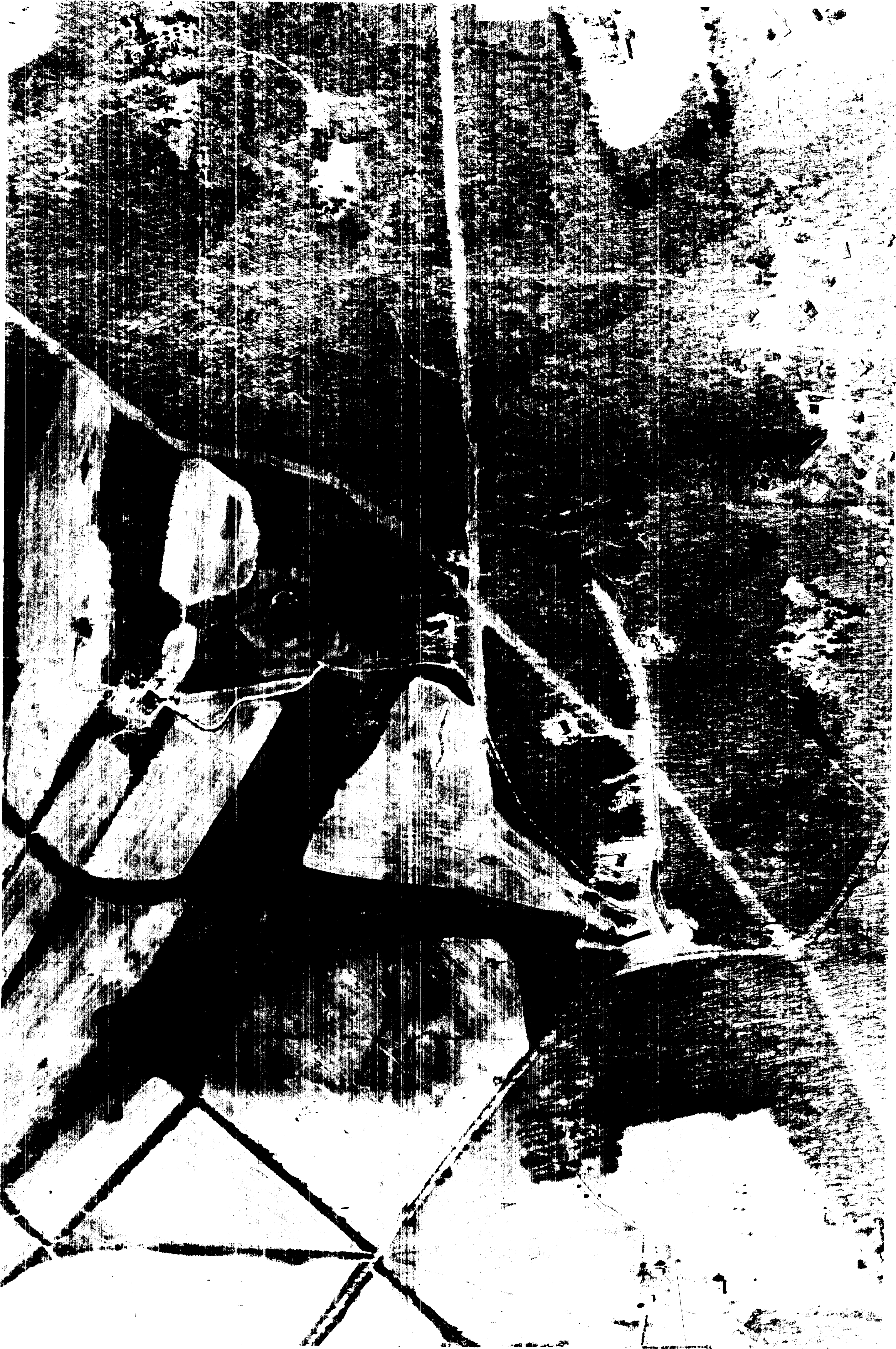
Prior Zoning Hearings:

Not in Flood Plain / No Easement

Zoning Office USE ONLY!
reviewed by: _____ ITEM #: _____ CASE #: _____

CAM

108



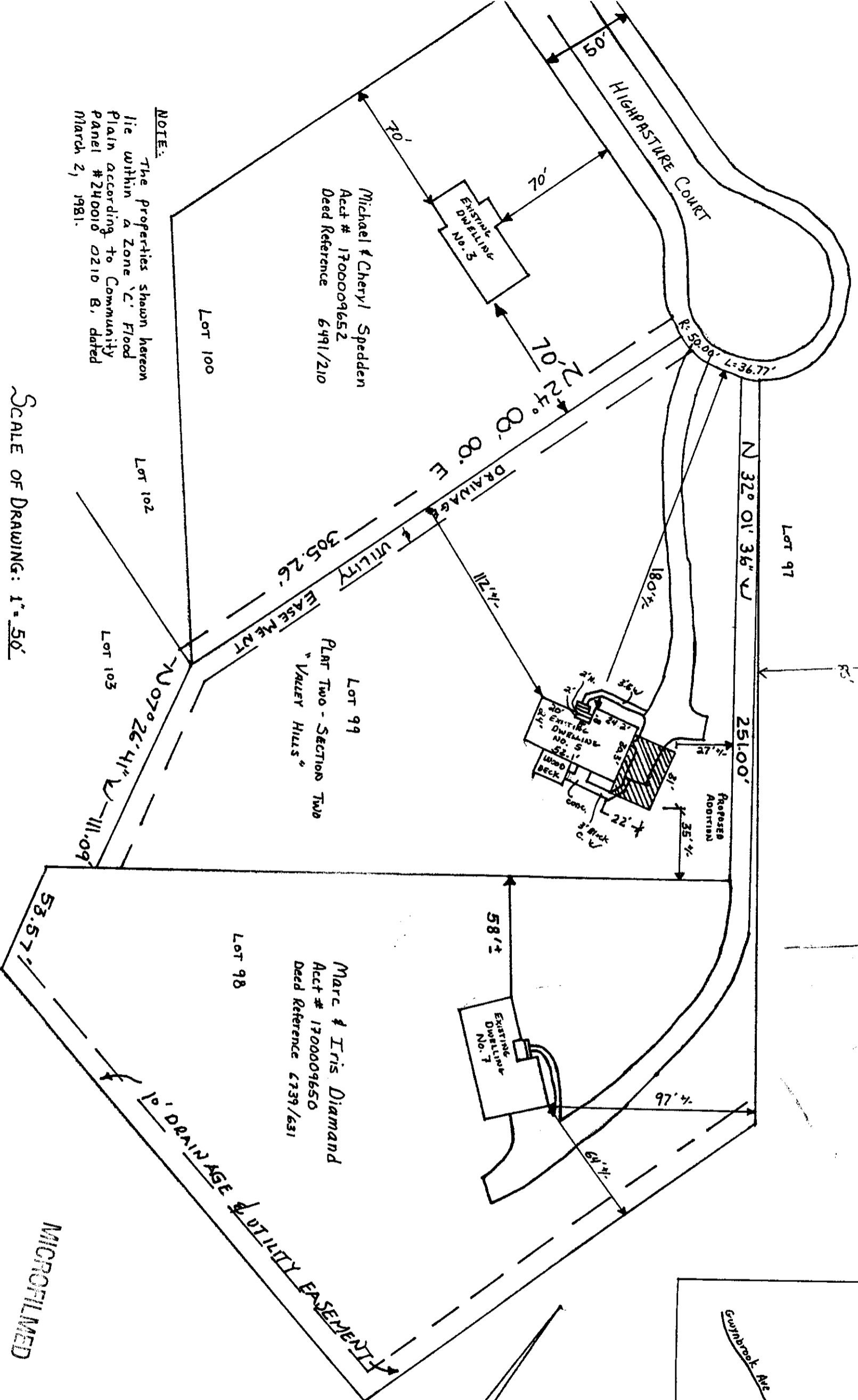
97-109-A
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE 1" = 200' ±
LOCATION THE CAVES
SHEET N.W. 14-6
DATE OF PHOTOGRAPHY JANUARY 1986

MICROFILMED

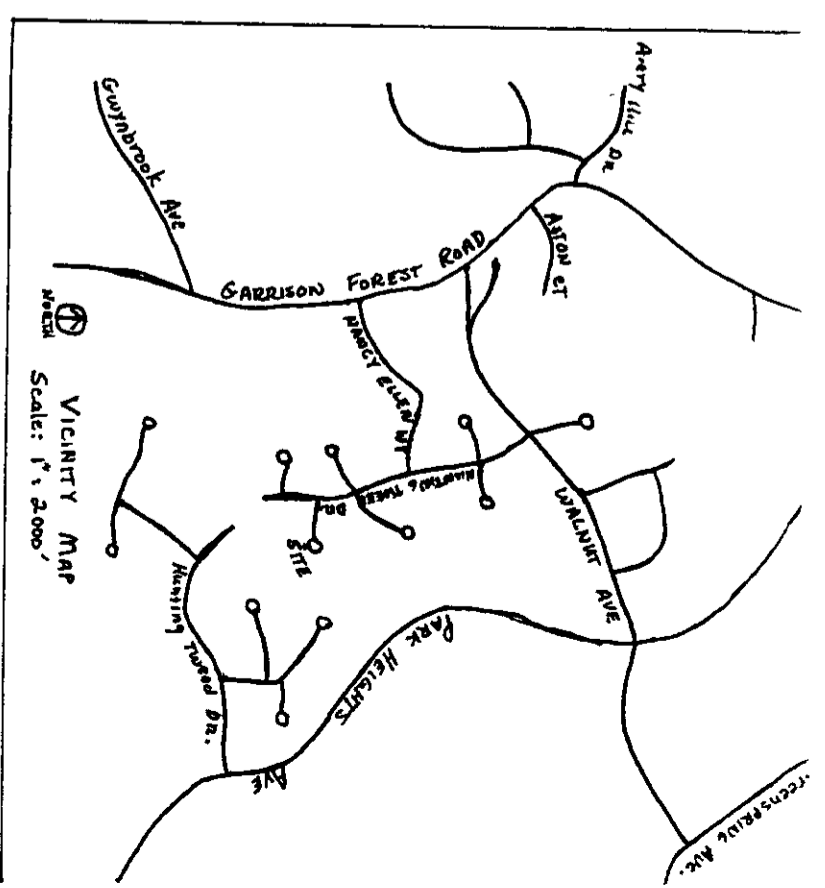
Plat to accompany Petition for Zoning Variance Special Hearing

Property Address: 5 HIGHPASTURE COURT
 Subdivision name: VALLEY HILLS
 Plat Book # 39, Folio # 88, Lot # 99 Section # 2
 OWNER: JAMES & JULIE YOUNG
 DATE: JUNE 15, 1986



NOTE: The properties shown hereon lie within a Zone 'C' Flood Plain according to Community Panel #240010 0210 B, dated March 2, 1981.

SCALE OF DRAWING: 1" = 50'

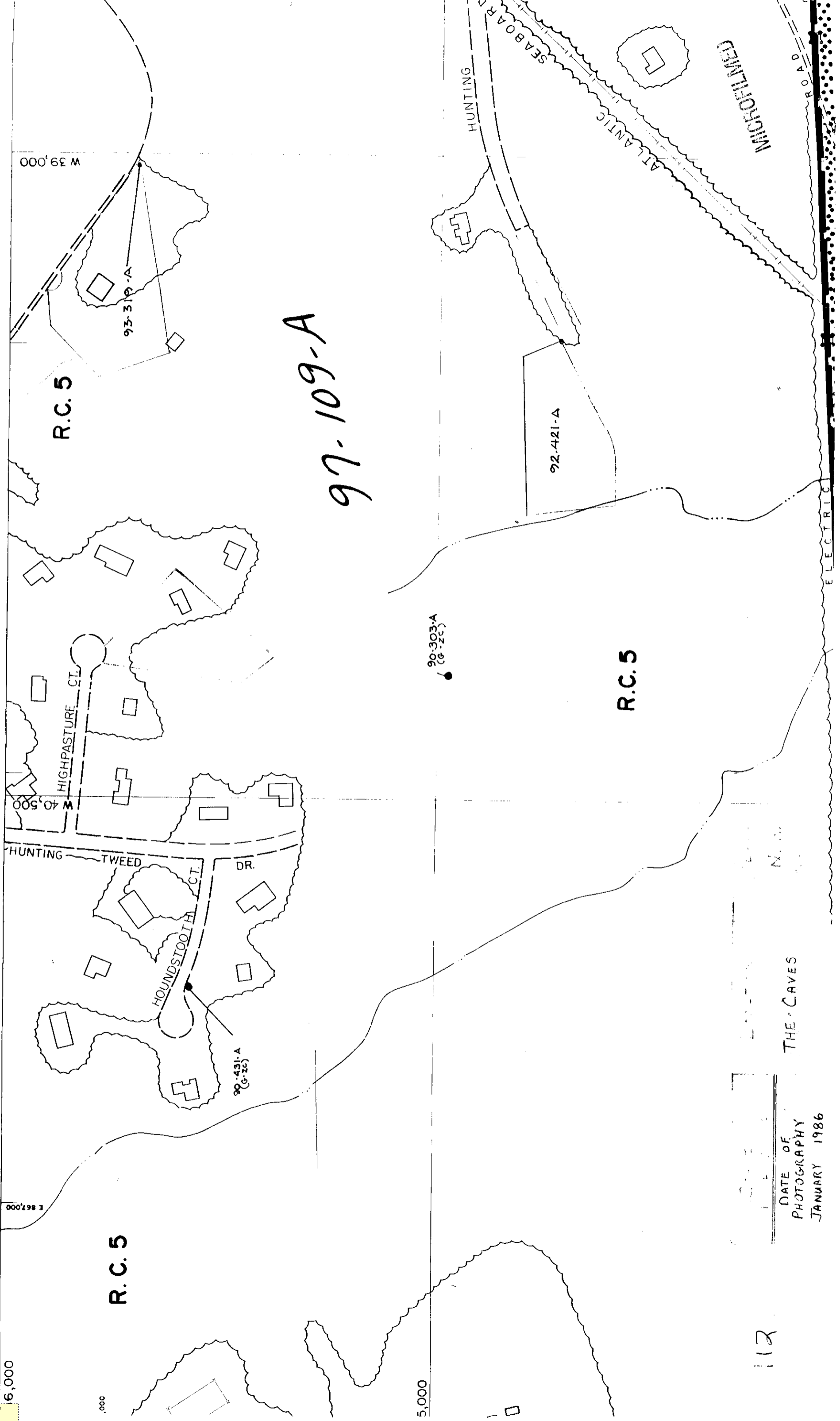


97-109-A

MICROFILMED

LOCATION INFORMATION	
C	D
Election District: 04	
1" = 200' Scale Map #: N.W. G-14	
Zoning: RC 5	
Lot Size: 1.99 acreage	56,192.4 square feet
Sewer: Private	Water: Private
Chesapeake Bay Critical Area: No	
Prior Zoning Hearings: None	
ZONING OFFICE USE ONLY / reviewed by: ITHW #:	
Case #:	

97-109-A



IN RE: PETITION FOR ADMIN. VARIANCE
 5/5 Highpasture Court, 435' E
 of the c/1 Hunting Tweed Drive
 (5 Highpasture Court)
 4th Election District
 3rd Councilmanic District
 James E. Young, et ux
 Petitioners

BEFORE THE
 DEPUTY ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 97-109-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 5 Highpasture Court, located in the vicinity of Garrison Forest Road in Owings Mills. The Petition was filed by the owners of the property, James E. and Julie T. Young. The Petitioners seek relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 25 feet in lieu of the minimum required 50 feet in an R.C. 5 zone for a proposed two-car garage addition. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property has been duly posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented. 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 Deputy 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 Deputy Zoning Commissioner for Baltimore County this 14th day of October, 1996 that the Petition for Administrative Variance seeking relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 25 feet in lieu of the minimum required 50 feet in an R.C. 5 zone for a proposed two-car garage addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 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.

Timothy M. Kotroco
 TIMOTHY M. KOTROCO
 Deputy Zoning Commissioner
 for Baltimore County

TMK:bjs



Baltimore County
 Zoning Commissioner
 Office of Planning and Zoning

Suite 112, Courthouse
 400 Washington Avenue
 Towson, Maryland 21284
 (410) 887-4336

October 14, 1996

Mr. & Mrs. James E. Young
 5 Highpasture Court
 Owings Mills, Maryland 21117

RE: PETITION FOR ADMINISTRATIVE VARIANCE
 S/S Highpasture Court, 435' E of the c/1 Hunting Tweed Drive
 (5 Highpasture Court)
 4th Election District - 3rd Councilmanic District
 James E. Young, et ux - Petitioners
 Case No. 97-109-A

Dear Mr. & Mrs. Young:

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 Permits and Development Management office at 887-3391.

Very truly yours,

Timothy M. Kotroco
 TIMOTHY M. KOTROCO
 Deputy Zoning Commissioner
 for Baltimore County

TMK:bjs

cc: People's Counsel

file



Petition for Administrative Variance
97-109-A
to the Zoning Commissioner of Baltimore County

for the property located at 5 HIGHPASTURE COURT, OWINGS MILLS
 which is presently zoned R.C. 5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owners 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 1A04.3.B.3 to Allow a 25 FT. SIDE YARD SETBACK IN LIEU OF THE REQUIRED 50 FT. IN AN R.C. 5 ZONE.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons. Indicate hardship or practical difficulty. See Attached Statement 1.

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.

ORDER RECEIVED FOR FILING
 Date 10/14/96
 By [Signature]

ONE to whom to issue and return, under the signature of one of the signers and the legal owner of the property, upon the date of filing of this petition.

Contact Person Name: JAMES E. YOUNG
 Title: [Signature]
 Signature: [Signature]
 Address: 5 HIGHPASTURE COURT
 City: OWINGS MILLS State: MD Zip: 21117
 Phone: 654-0471
 E-mail: [Signature]
 Other Address: [Signature]

RECEIVED BY: [Signature] DATE: 10-14-96 ITEM #: 112

Affidavit in support of 97-109-A
Administrative Variance

The undersigned hereby affirm 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) were competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.
 That the Affiant(s) presently reside at 5 HIGHPASTURE COURT
OWINGS MILLS MARYLAND 21117
MD

That based upon personal knowledge, the following are the facts upon which they have the request for an Administrative Variance at the above address: OWINGS MILLS, MARYLAND
The referenced Affiants purchased said property in its current condition in February of 1995. Accordingly, the Affiants are not responsible for their current position. As the Affiants are currently expecting their first child, they desire to add an attached two car garage to the existing improvements to eliminate the need to expose their children to environmental elements during transportation, particularly during inclement weather. The proposed addition is the most cost effective and efficient means in protecting their children from environmental elements and requires the side variance.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a re-posting and advertising fee and may be required to provide additional information.
 I HEREBY CERTIFY, this 14 day of October, 1996, before me, a Notary Public of the State of Maryland, in and for the County of Baltimore, personally appeared James E. Young and Julie T. Young
 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 hereinbefore set forth are true and correct to the best of his/her/his knowledge and belief.
 AS WITNESS my hand and Notarial Seal
10/14/96
 My Commission Expires 7/6/98

James E. & Julie T. Young
 5 Highpasture Court
 Owings Mills, Maryland 21117

97-109-A

Statement Attached to and Made Part of
 Petition for Administrative Variance
 to the Zoning Commissioner of Baltimore County

The undersigned legal owners purchased said property in its current condition in February of 1995. Accordingly, the current legal owners are not responsible for their current position. As the legal owners are expecting their first child, they desire to add an attached garage to the existing improvements to eliminate the need to expose their children to environmental elements during transportation, particularly during inclement weather. The proposed addition is the most cost effective and efficient means in protecting their children from environmental elements and requires a side and back variance.

BALTIMORE COUNTY, MARYLAND
 OFFICE OF REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 624007
 DATE 9-10-96 ACCOUNT [Signature]
 AMOUNT \$ 25
 RECEIVED FROM James E. Young & Julie T. Young
 FOR PN+ SIGN
 24491803-INTCHRD 885.00
 VALIDATION OR SIGNATURE REQUIRED
 PNC-AGENCY YELLOW QUESTION 112 5A71

Statement 1

CERTIFICATE OF POSTING

RE: Case No.: 97-109-A
 Petitioner/Developer: JAMES + Julie Young
 Date of Hearing/Closing: 10-7

Baltimore County Department of Permits and Development Management
 County Office Building, Room 111
 111 West Chesapeake Avenue
 Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

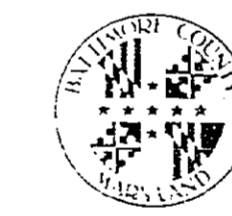
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 5 Highpasture Court

The sign(s) were posted on 9-20-96
 (Month, Day, Year)

Sincerely,

(Signature of Sign Poster and Date)
MARK GAWEL
 (Printed Name)
 (Address)
 (City, State, Zip Code)
X 3351
 (Telephone Number)



Baltimore County
 Department of Permits and Development Management

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

97-109-A

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

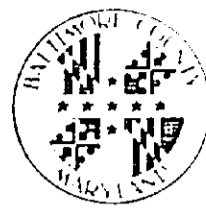
NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JARLON, DIRECTOR

For newspaper advertising:

Form No.: 112 Bill To: JAMES E. & JULIE T. YOUNG
 Location: 5 HIGHPASTURE COURT, OWINGS MILLS, MD 21117
 PLEASE FORWARD ADVERTISING BILL TO:
 NAME: JAMES YOUNG
 ADDRESS: 5 HIGHPASTURE COURT OWINGS MILLS, MD 21117
 PHONE NUMBER: (410) 654-0471

ORDER RECEIVED FOR FILING
 Date 10/14/96
 By [Signature]



Baltimore County
Department of Permits and
Development Management

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

September 25, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

RE: CASE NUMBER: 97-109-A (Item 112)
5 Highpasture Court
5/2 Highpasture Court, 435' E of C/3 Hunting Wood Drive
4th Election District - 3rd Councilmanic
Legal Owner(s): James E. Young and Julie T. Young

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 887-3331. This notice also serves as a reference regarding the administrative process.

- Your property will be posted on or before September 22, 1996. The closing date (October 7, 1996) 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.
- 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).
- 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 Johnson
Director



Mr. Bruce Donk
Gerhold, Cross &
320 E. Towsontown
Towson, Maryland

RE: PETITION FOR VARIANCE
E/S Providence Road, 500' SW of Cowpens Ave.
(1111 Providence Rd)
9th Election District - 6th Councilmanic
Michael O. Furman, et al - Petitioners
Case No. 96-109-A

Dear Mr. Donk:

In response to your faxed memo on December 11, 1995 concerning the recordation of a new deed in the above-captioned matter, the following comments are offered.

I recognize the fact that this project must undergo review through the minor subdivision process and that such review may take some time; at the least, longer than the sixty (60) days afforded you in my order to file a new deed for this property.

Therefore, I will modify my order to require recordation of the new deed within sixty (60) days of final approval of this project. Obvious that date will be determined based upon when the minor subdivision process is completed.

do not hesitate to contact me should you have any further subject.

Very truly yours

Timothy M. Kotrocc

TIMOTHY M. KOTROCC
Deputy Zoning Comm.
for Baltimore County

cc: Mr. Furman
1111
People

file

1111
Towson

D-C. 2.

Mr. Timothy
Deputy Zoning Commissioner
for Baltimore County
Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204

ZONING COMMISSIONER

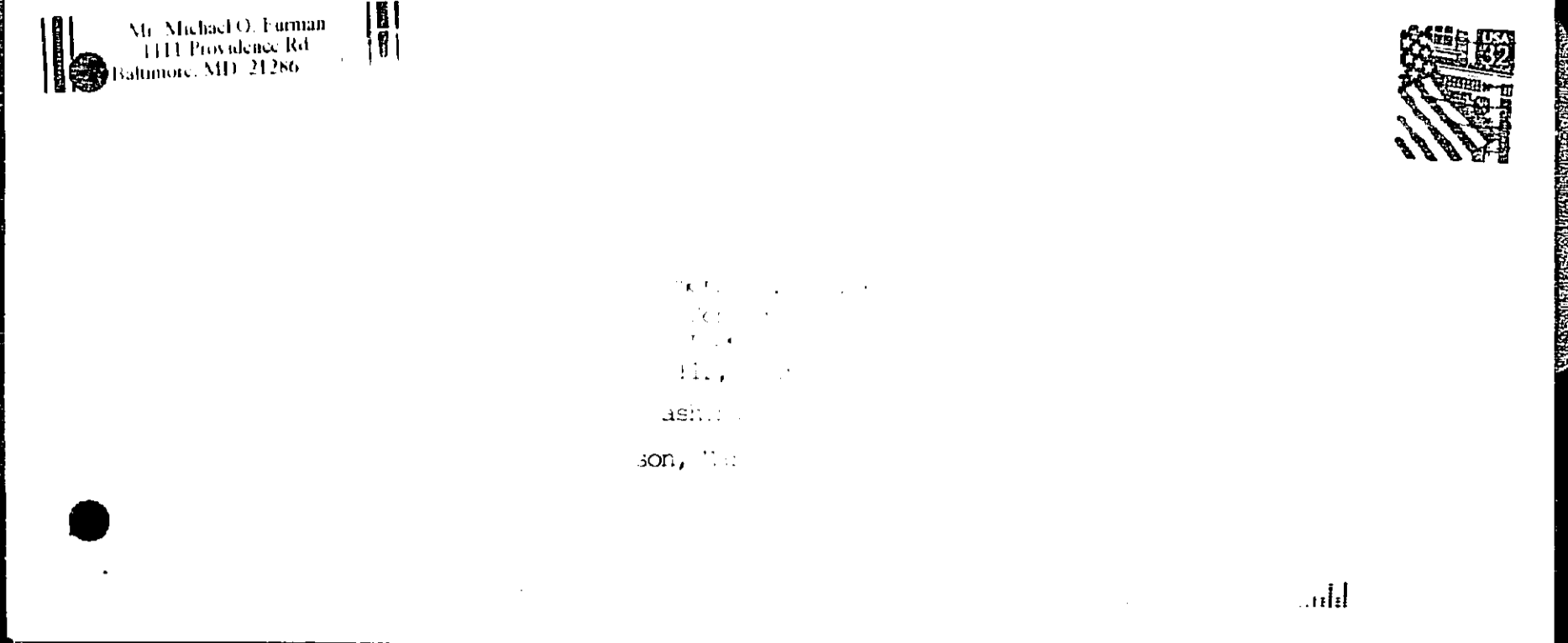
Re: Extension for recording deeds
Case No. 97-109-A
E/S Providence Road, 500' SW of Cowpens Ave.
(1111 Providence Rd)

Dear Mr. Kotrocc:

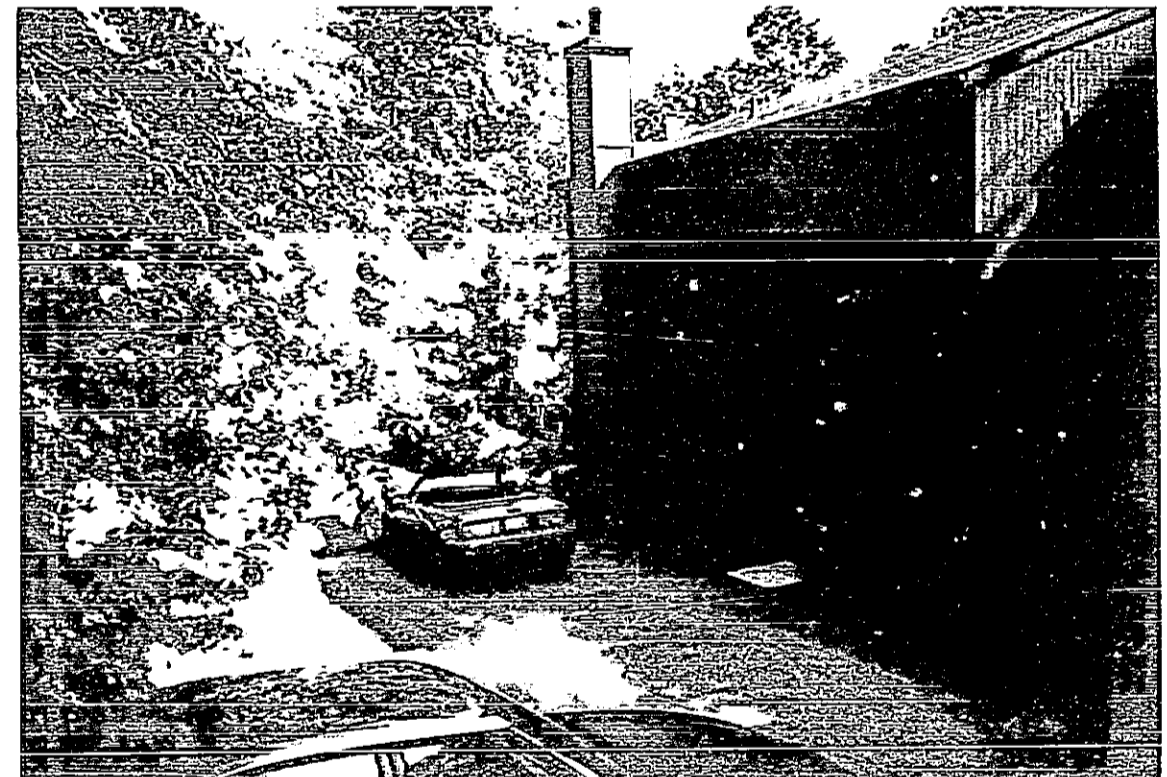
Confirming our telephone conversation of Nov. 27, 1996, you agree to allow an additional 30 days for the recording of deeds supplementing the initial 60 days as outlined in your letter of Dec. 12, 1995 (copy attached). Would you kindly sign and return the provided copy of this order in the furnished stamped self-addressed envelope for our records.

Michael O. Furman

Timothy M. Kotrocc



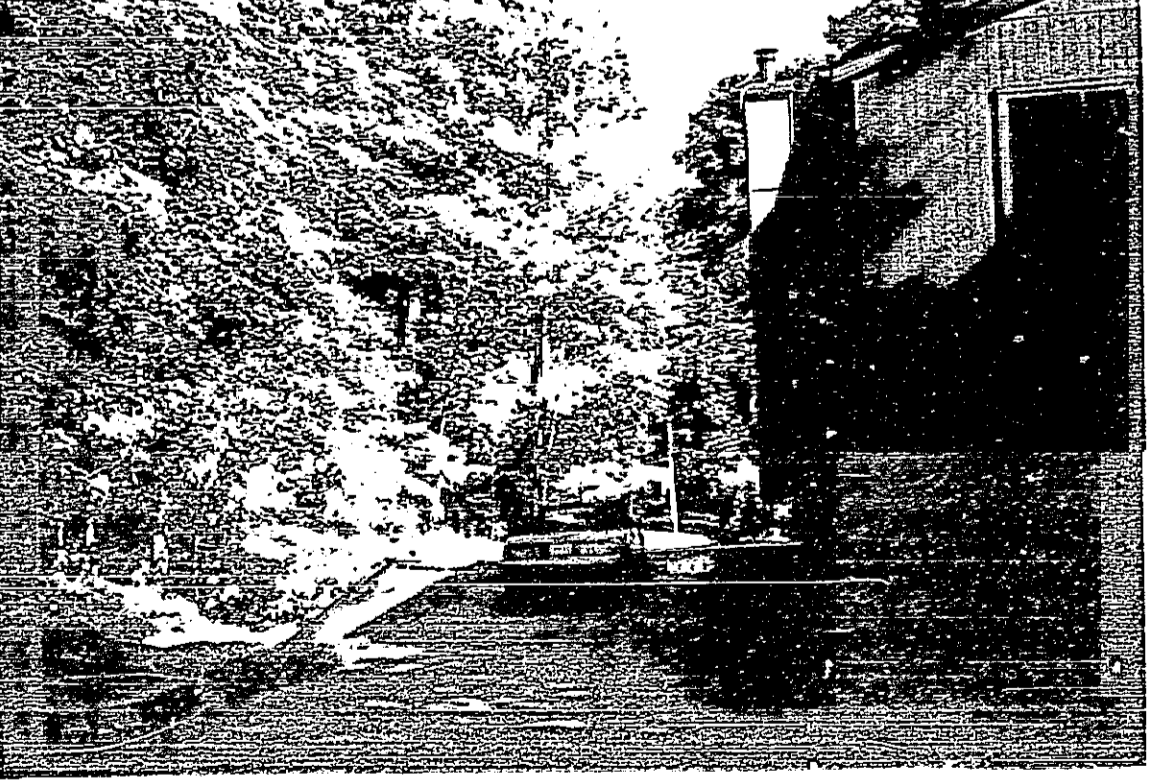
97-109-A



97-109-A

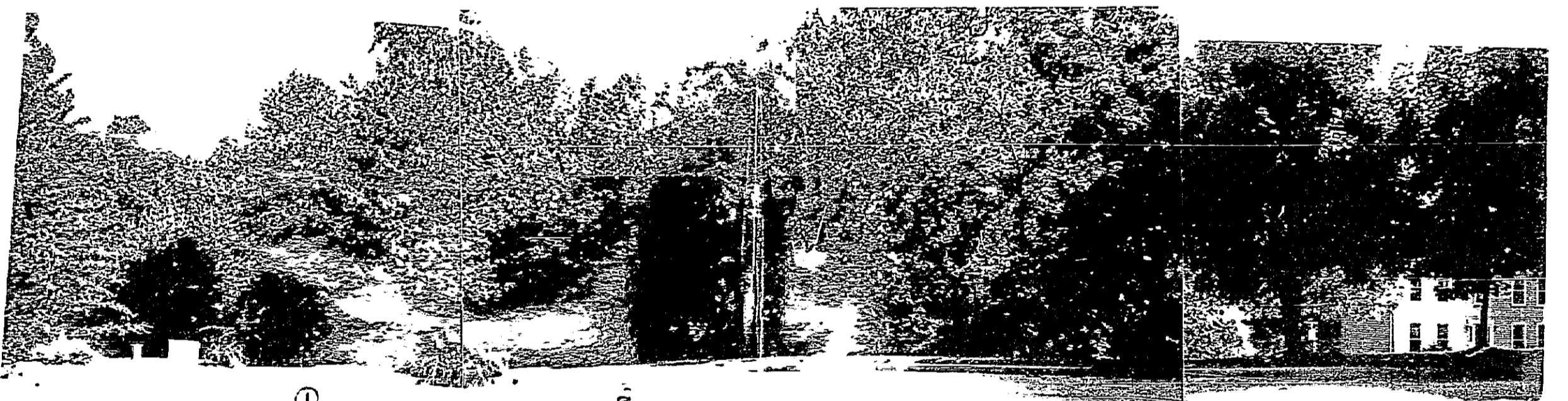


97-109-A



The pictures to the right were taken from the site on Highpasture Court.

- 1) Entrance to 7 Highpasture Court, Residence of Marc and Iris Diamond
- 2) Entrance to Petitioner's property at 5 Highpasture Court.
- 3) Residence of Michael and Cheryl Spedden, 3 Highpasture Court

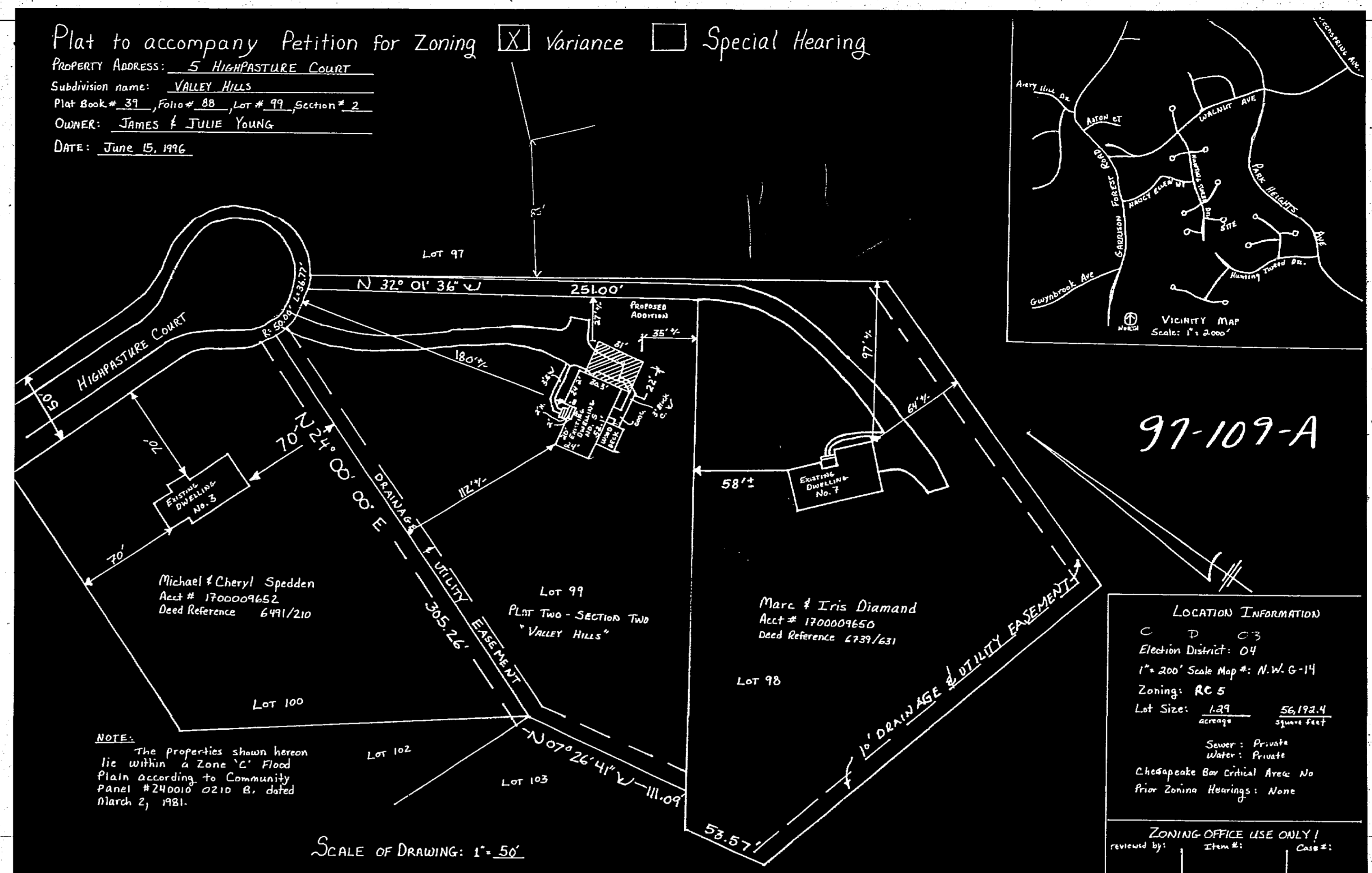
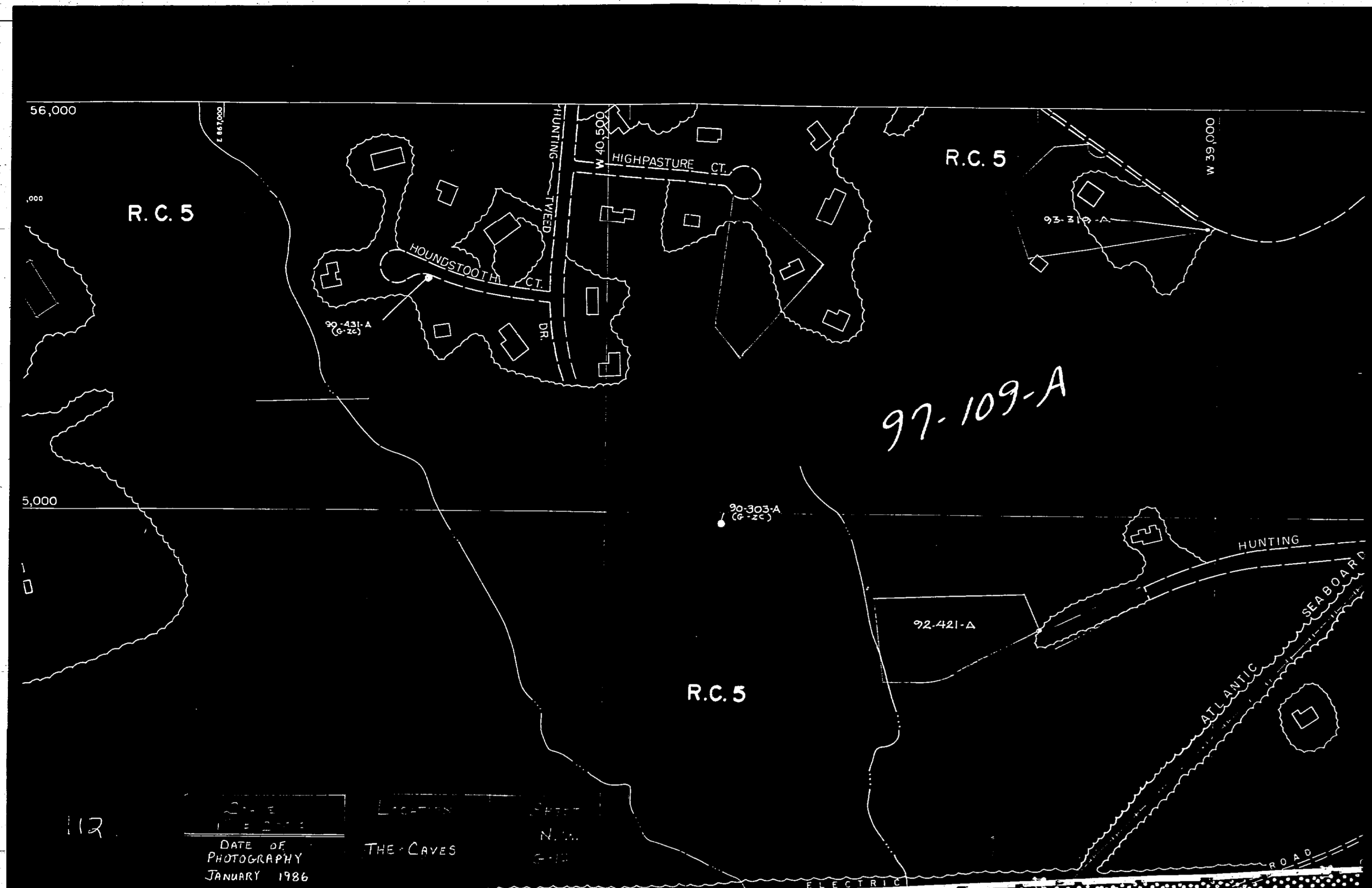


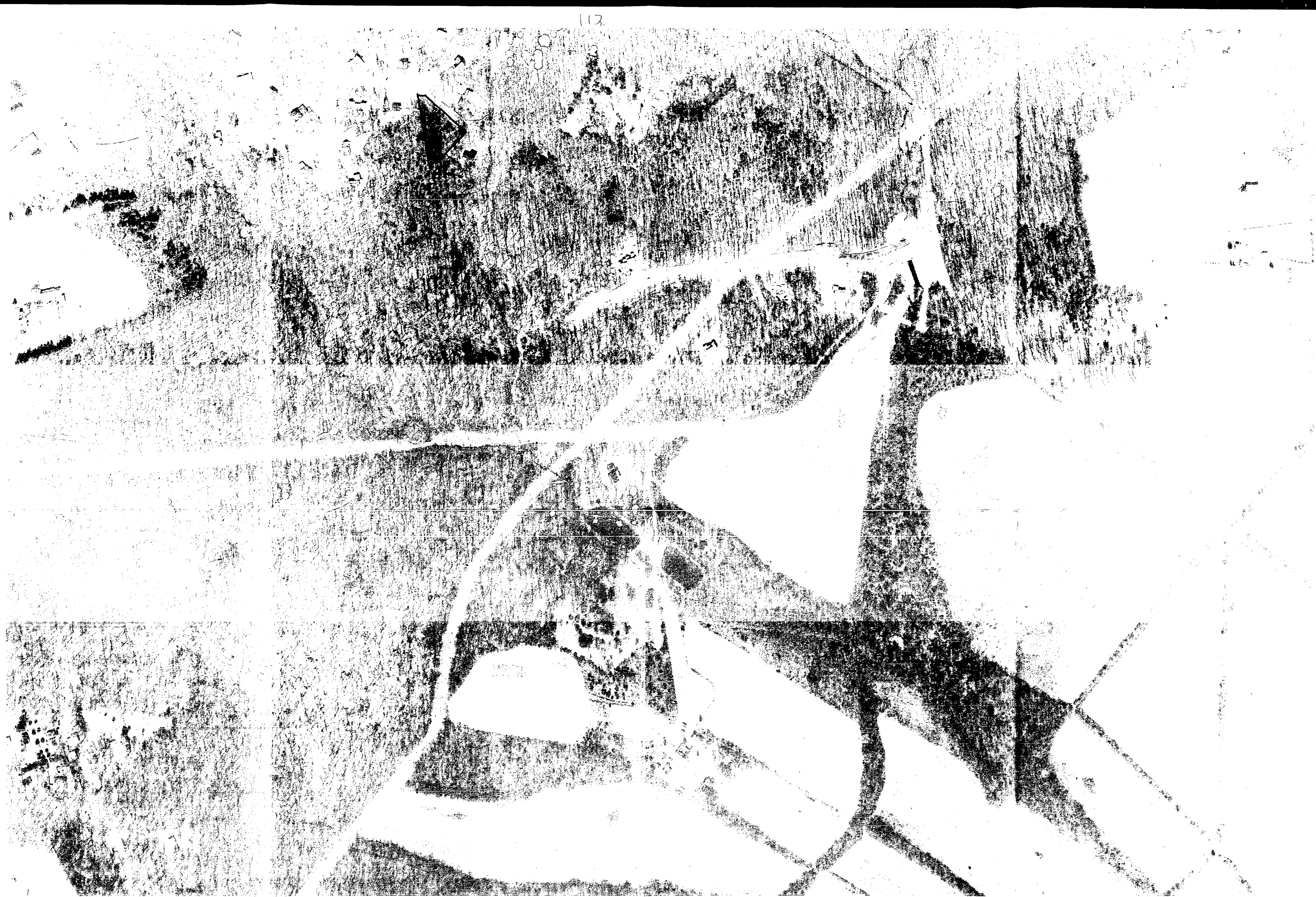
97-109-A

These pictures were taken from the rear property line of the Petitioner's residence.

At the location from where the pictures were taken, the Petitioner's lot line adjoins the lot line of Marc and Iris Diamond at 7 Highpasture Court.







97-109-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	THE CAVES	N.W. 14-G
DATE OF PHOTOGRAPHY		
JANUARY 1986		

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

MICROFILMED