

IN RE: PETITION FOR ADMIN. VARIANCE
NE/C Running Brook Court and
Harmony Woods Road
(One Running Brook Court)
8th Election District
3rd Councilmanic District

Bruce Ezrine, et ux
Petitioners

11/18
* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-191-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 One Running Brook Court, located in the vicinity of Ridge Valley Road in The Woods in Owings Mills. The Petition was filed by the owners of the property, Bruce and Wendy Ezrine. The Petitioners seek relief from Section 1A04.3.A.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side lot line setback of 30 feet in lieu of the required 50 feet for a proposed 24' x 36' garage addition and to amend the last approved Development Plan for Lot 43 of The Woods, accordingly. 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 variances 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 require-

ments 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 25th day of November, 1996 that the Petition for Administrative Variance seeking relief from Section 1A04.3.A.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side lot line setback of 30 feet in lieu of the required 50 feet for a proposed 24' x 36' garage addition and to amend the last approved Development Plan for Lot 43 of The Woods, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

2) The Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartments. Neither the garage or the proposed addition shall contain living or sleeping quarters, and no kitchen or bathroom facilities.

3) There shall be no automotive service work performed within or commercial use of the proposed garage or addition.

4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

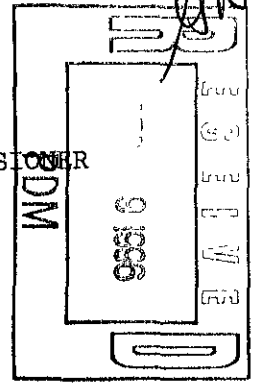

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

IN RE: PETITION FOR ADMIN. VARIANCE
NE/C Running Brook Court and
Harmony Woods Road
(One Running Brook Court)
8th Election District
3rd Councilmanic District

Bruce Ezrine, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-191-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 One Running Brook Court, located in the vicinity of Ridge Valley Road in The Woods in Owings Mills. The Petition was filed by the owners of the property, Bruce and Wendy Ezrine. The Petitioners seek relief from Section 1A04.3.A.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side lot line setback of 30 feet in lieu of the required 50 feet for a proposed 24' x 36' garage addition and to amend the last approved Development Plan for Lot 43 of The Woods, accordingly. 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 variances 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 require-

ments 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 25th day of November, 1996 that the Petition for Administrative Variance seeking relief from Section 1A04.3.A.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side lot line setback of 30 feet in lieu of the required 50 feet for a proposed 24' x 36' garage addition and to amend the last approved Development Plan for Lot 43 of The Woods, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartments. Neither the garage or the proposed addition shall contain living or sleeping quarters, and no kitchen or bathroom facilities.
- 3) There shall be no automotive service work performed within or commercial use of the proposed garage or addition.
- 4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs



12444

Petition for Administrative Variance

97-191-A

to the Zoning Commissioner of Baltimore County

for the property located at One Running Brook Court

which is presently zoned RC 5

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.A.3

TO PERMIT A SIDE LOT LINE SETBACK OF 30 FT. IN LIEU OF THE REQUIRED 50 FT. (FOR A PROPOSED GARAGE ADDITION) AND TO AMEND THE LAST APPROVED FINAL DEVELOPMENT PLAN FOR LOT 43 OF THE WOODS. 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.

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

Legal Owner(s)

(Type or Print Name)

Bruce Ezrine
(Type or Print Name)

Signature

Signature

Address

Wendy Ezrine
(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner

(Type or Print Name)

One Running Brook Ct. 561-3221

Address

Phone No

Owings Mills, MD 21117

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Signature

Address

Phone No

Innovative Design Group, Inc.

Name

720 S. Montford Ave. 276-8030

Address

21224

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: _____



Printed with Soybean Ink
on Recycled Paper

ITEM #: _____

ESTIMATED POSTING DATE

Affidavit in support of Administrative Variance

97-191-A

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 One Running Brook Ct.
address
Owings Mills, MD 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)

SEE ATTACHED

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.

Bruce Ezrine
(signature)
Bruce Ezrine
(type or print name)



Wendy Ezrine
(signature)
Wendy Ezrine
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of October, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Bruce Ezrine

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.

10/1/96
date

Barbara Fischer
NOTARY PUBLIC

My Commission Expires: 12/28/98

BARBARA FISCHER
NOTARY PUBLIC
Baltimore City, Maryland
My Commission Expires: 12/28/98

Practical Difficulty:

97-131-A

Existing residence was set on property at the minimal 50'-0" setback along North side of property. Desirable expansion of the exist. garage from a two car to a three car would encroach into the setback requirement by 20'-0". Relief of the setback requirement to 30'-0" in this case would not injure the spirit of the ordinance, in that the public safety and welfare will remain secure. Relief sought with this Petition would provide for continued use of the property in the fashion originally established by the zoning ordinance.

THIS IS THE ONLY SIDE TO EXPAND
THE GARAGE DUE TO SIDE THE
GARAGE IS ON. PROPERTY IS SKEWED
WHICH EFFECTS PROPOSED LAYOUT.

IN RE: PETITION FOR ADMIN. VARIANCE
NE/C Running Brook Court and
Harmony Woods Road
(One Running Brook Court)
8th Election District
3rd Councilmanic District

Bruce Ezrine, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-191-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 One Running Brook Court, located in the vicinity of Ridge Valley Road in The Woods in Owings Mills. The Petition was filed by the owners of the property, Bruce and Wendy Ezrine. The Petitioners seek relief from Section 1A04.3.A.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side lot line setback of 30 feet in lieu of the required 50 feet for a proposed 24' x 36' garage addition and to amend the last approved Development Plan for Lot 43 of The Woods, accordingly. 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 variances 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 require-

ORDER RECEIVED FOR FILING
Date 11/23/96
By [Signature]

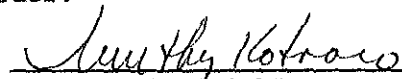
MICROFILMED

ments 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 25th day of November, 1996 that the Petition for Administrative Variance seeking relief from Section 1A04.3.A.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side lot line setback of 30 feet in lieu of the required 50 feet for a proposed 24' x 36' garage addition and to amend the last approved Development Plan for Lot 43 of The Woods, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartments. Neither the garage or the proposed addition shall contain living or sleeping quarters, and no kitchen or bathroom facilities.
- 3) There shall be no automotive service work performed within or commercial use of the proposed garage or addition.
- 4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


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 21204
(410) 887-4386

November 25, 1996

Mr. & Mrs. Bruce Ezrine
One Running Brook Court
Owings Mills, Maryland 21117

RE: PETITION FOR ADMINISTRATIVE VARIANCE
NE/C Running Brook Court and Harmony Woods Road
(One Running Brook Court)
8th Election District - 3rd Councilmanic District
Bruce Ezrine, et ux - Petitioners
Case No. 97-191-A

Dear Mr. & Mrs. Ezrine:

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 Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File



Petition for Administrative Variance

97-191-A

to the Zoning Commissioner of Baltimore County

for the property located at One Running Brook Court

which is presently zoned RC 5

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)

A SIDE LOT LINE SETBACK OF 30 FT. IN LIEU OF THE REQUIRED 50 FT. (FOR A PROPOSED GARAGE ADDITION) AND TO AMEND THE LAST APPROVED DEVEL. PLAN FOR LOT 43 OF THE WOODS.

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.

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:

(Type or Print Name)

Signature

Address

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):

Bruce Ezrine

(Type or Print Name)

Signature

Wendy Ezrine

(Type or Print Name)

Signature

One Running Brook Ct. 561-3221

Address

Phone No

Owings Mills, MD 21117

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Innovative Design Group, Inc.

Name

720 S. Montford Ave. 276-8030

Address

21224

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:

Printed with Soybean Ink
on Recycled Paper

ITEM #: _____

ESTIMATED POSTING DATE:

ORDER RECEIVED FOR FILING

Date

By

Affidavit in support of Administrative Variance

97-191-A

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 One Running Brook Ct.
address

Owings Mills, MD 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)

SEE ATTACHED.

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.

Bruce Ezrine
(signature)
(type or print name)



Wendy Ezrine
(signature)
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of October, 19 96, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Wendy Ezrine

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.

10/1/96
date

Barbara Fischer
NOTARY PUBLIC

My Commission Expires:

BARBARA FISCHER
NOTARY PUBLIC
Baltimore City, Maryland
My Commission Expires: 12/28/98

Practical Difficulty:

97-191-A

Existing residence was set on property at the minimal 50'-0" setback along North side of property. Desirable expansion of the exist. garage from a two car to a three car would encroach into the setback requirement by 20'-0". Relief of the setback requirement to 30'-0" in this case would not injure the spirit of the ordinance, in that the public safety and welfare will remain secure. Relief sought with this Petition would provide for continued use of the property in the fashion originally established by the zoning ordinance.

THIS IS THE ONLY SIDE TO EXPAND THE GARAGE DUE TO SIDE THE GARAGE IS ON. PROPERTY IS SKEWED WHICH EFFECTS PROPOSED LAYOUT.

ORDER RECEIVED FOR FILING

Date _____

By _____

MICROFILMED

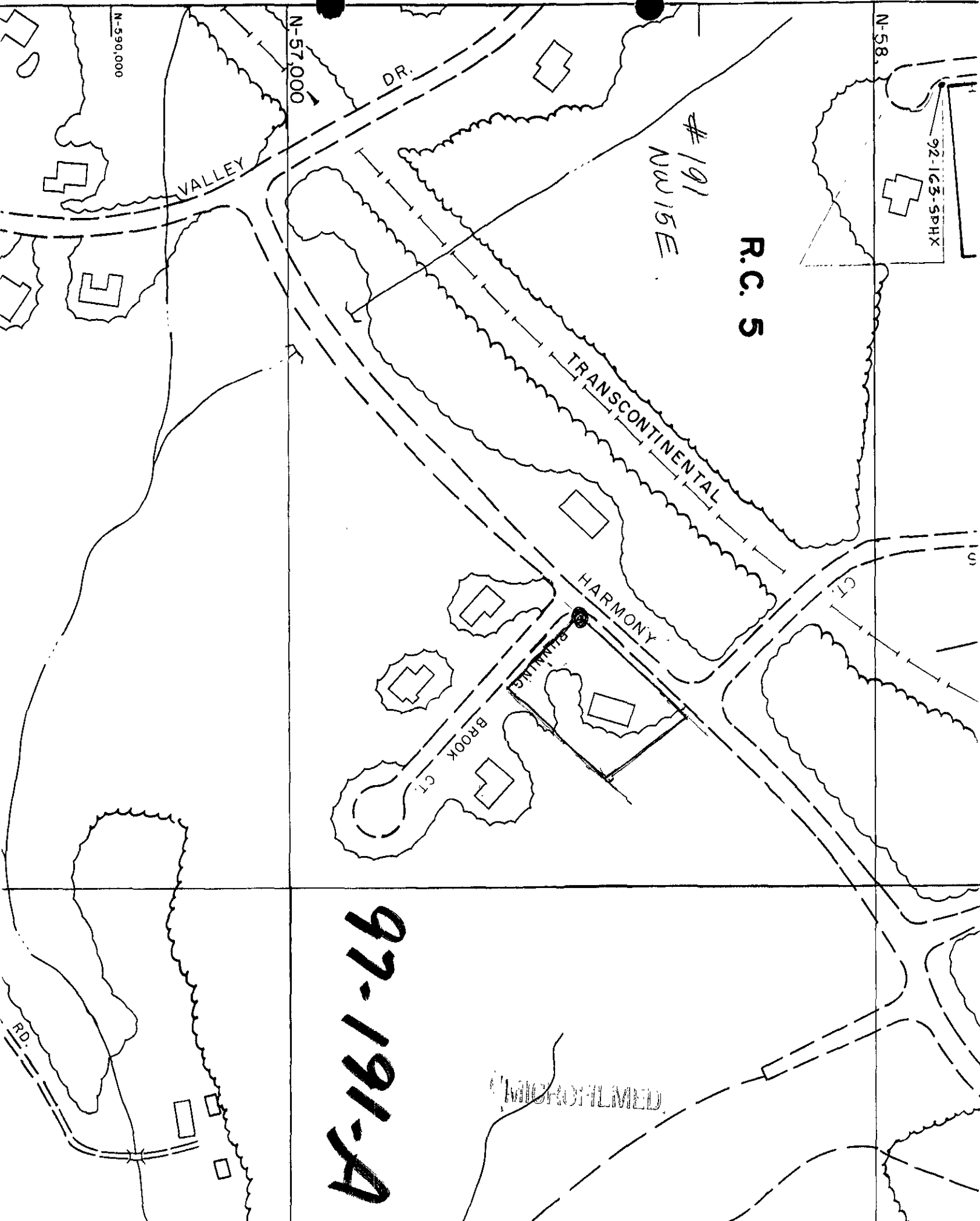
Zoning Description
for
One Running Brook Court

97-191-A

Bruce & Wendy Ezrine

Beginning at a point on the North side of Running Brook Ct. which is 50 ft. wide. Being Lot#42, in subdivision "The Woods" as recorded in Baltimore County Plat Book #49, Folio #97, containing 1.024 square feet. Also known as One Running Brook Court and located in the 8th Election District, 3rd Councilmanic District.

Typical metes and bounds: S45°22'35"E 55.00', S48°33'59"E 85.27', N41°26'01"E 240.00', N45°22'35"W 176.50', S44°37'25"W 235.61', and S00°22'35"E 14.44' to the place of beginning.



N-590,000

N-57,000

N-58,000

DR.

VALLEY

#191
NW 15E

R.C. 5

TRANSCONTINENTAL

HARMONY

BROOK CT.

SPRING

92-163-SPHX

97-191-A

MICROFILMED

CERTIFICATE OF POSTING

RE: Case No.: 97-191-A

Petitioner/Developer: BRUCE EERINE, ETAL

Date of Hearing/Closing: NOV. 18, 1996

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 #1 - RUNNING BROOK CT.

The sign(s) were posted on

11 / 13 / 96
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LA

(Address)

COCKEYSVILLE, MD. 21030

(City, State, Zip Code)

666-5366

(Telephone Number)

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 97-191-A

TO PERMIT 30 FOOT SIDE YARD IN LIEU OF 50 FOOT SIDE
YARD AS REQUIRED, TO ACHIEVE THE
FINAL DEVELOPMENT PLAN FOR
CONVERSION OF THE WOODS OF
THE 30 FT SIDE YARD SETBACK
FOR PROPOSED TOWNHOUSE ADDRESS

PUBLIC HEARING ?

PURSUANT TO SECTION 26-121(b)(1), BALTIMORE COUNTY ZONING
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
5:00 P.M. ON MON. NOV. 18, 1996.

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE. TEL. 887-3393
TOWSON, MD 21204

NOTHING IS HANDLED ACCESSIBLE



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 (responsibility of which, lies with the petitioner/applicant) 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 advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

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.: 121

Petitioner: BRUCE & WENDY EZZINE

Location: ONE RUNNING BROOK CT.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: BRUCE EZZINE

ADDRESS: ONE RUNNING BROOK CT.
BALTO. MD. 21117

PHONE NUMBER: 561-3221

AJ:ggs

(Revised 09/24/96)



MICROFILMED

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 11/03/96.

Format for Sign Printing, Black Letters on a White Background:

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 97-191-A

TO PERMIT A SIDE LOT LINE SETBACK OF 30 FT. IN LIEU OF THE
REQUIRED 50 FT. (FOR A PROPOSED GARAGE ADDITION) AND TO
AMEND THE LAST APPROVED FINAL DEVELOPMENT PLAN
FOR LOT # 43 OF THE WOODS.

PUBLIC HEARING ?

**PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON**

**ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391**

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

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

October 31, 1996

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-191-A (Item 191)
1 Running Brook Court
NEC Harmony Road and Running Brook Court
8th Election District - 3rd Councilmanic
Legal Owner(s): Bruce Ezrine and Wendy Ezrine
Post by Date: 11/03/96
Closing Date: 11/18/96

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, 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: Bruce and Wendy Ezrine

MICROFILMED



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

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

PROPERTY ADDRESS: ONE RUNNING BROOK CT.

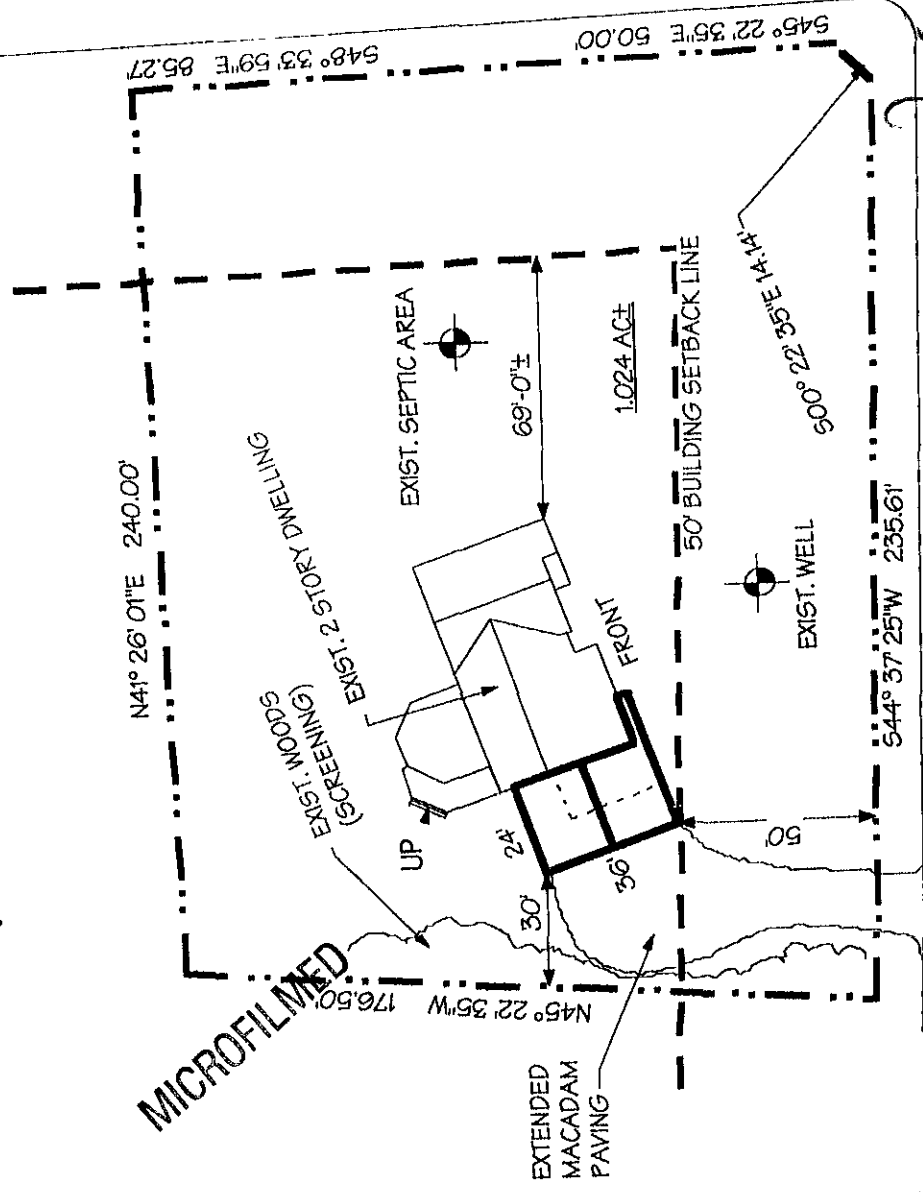
Subdivision name: THE WOODS

plat book # 49, folio # 91, lot # 42, section #

OWNER: BRUCE & WENDY GREENE

97-191-A

MICROFILMED



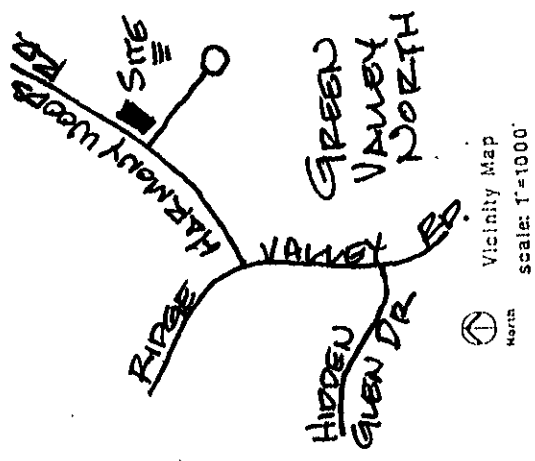
North

date: 9-20-90

prepared by: S.G. ANNIS

Scale of Drawing: 1" = 50'

PLAT 2



LOCATION INFORMATION

Election District: 8th
 Councilmanic District: 3RD
 1"=200' scale map #: NW 15E
 Zoning: RCS
 Lot size: 1.024 acreage
44009.4A square feet

public ☐ private ☒
 SEWER: ☐ WATER: ☒
 Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings:

NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:

191



Baltimore County
Department of Permits and
Development Management

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

November 19, 1996

Mr. and Mrs. Bruce Ezrine
One Running Brook Court
Owings Mills, MD 21117

RE: Item No.: 191
Case No.: 97-191-A
Petitioner: Bruce Ezrine, et ux

Dear Mr. and Mrs. Ezrine:

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 October 24, 1996.

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 Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

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

RE: Baltimore County 11.1.96
Item No. 191 (JLL)

Dear Ms. Eubanks:

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 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

P. J. 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

MICROFILMED

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

TO: PDM

DATE: Nov 1 96

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Nov. 4 1996

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

Item #'s:	183	190
	184	(191)
	186	193
	187	195
	188	

RBS:sp

BRUCE2/DEPRM/TXTSBP

MICROFILMED

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: November 4, 1996

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. 177, 183, 184, 186, 189, 190, 191, 192, 194, and 195

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 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol L. Cerns

PK/JL

*John
ALEXANDER*

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: November 14, 1996

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

SUBJECT: Zoning Advisory Committee Meeting
for November 12, 1996
Item Nos. 183, 186, 189, 190,
191, 192 and 195

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

RWB:HJO:jrb

cc: File

ZONE36

RECEIVED

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 11/14/96

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

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF NOV. 04, 1996.

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: 183, 184, 186, 189, 190, 191,
194 AND 195.

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

MICROFILMED

cc: File



PETITION PROBLEMS

#188 --- MJK

1. Petition is for variance; receipt says special exception for \$250.

#189 --- MJK

1. Notary section is incomplete.

#191 --- JLL

1. No item number on petition form.
2. Notary section invalid (no notary seal).

#192 --- CAM

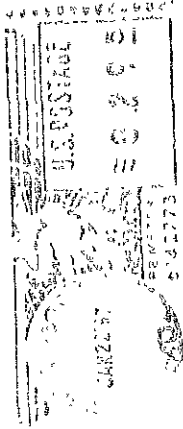
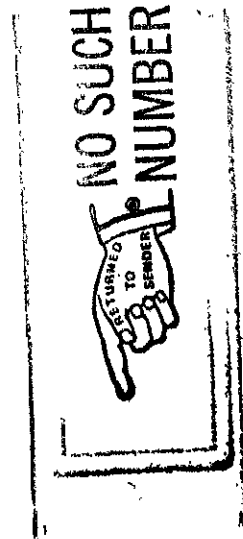
1. No review information on petition form.

#195 --- CAM

1. Notary section is incomplete.



Baltimore County
Department of Permits and
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204



INNOVATIVE DESIGN GROUP INC

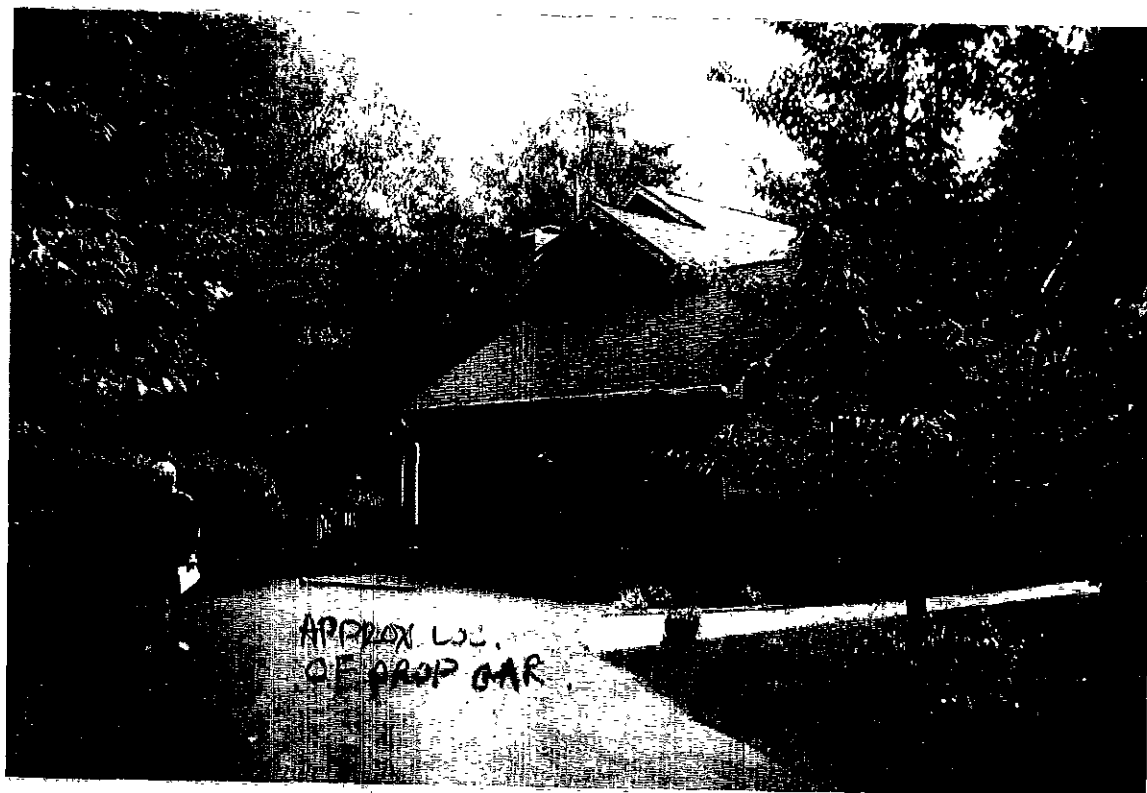
70 S MONIFORD AVE

BALTIMORE MD

MICROFILMED

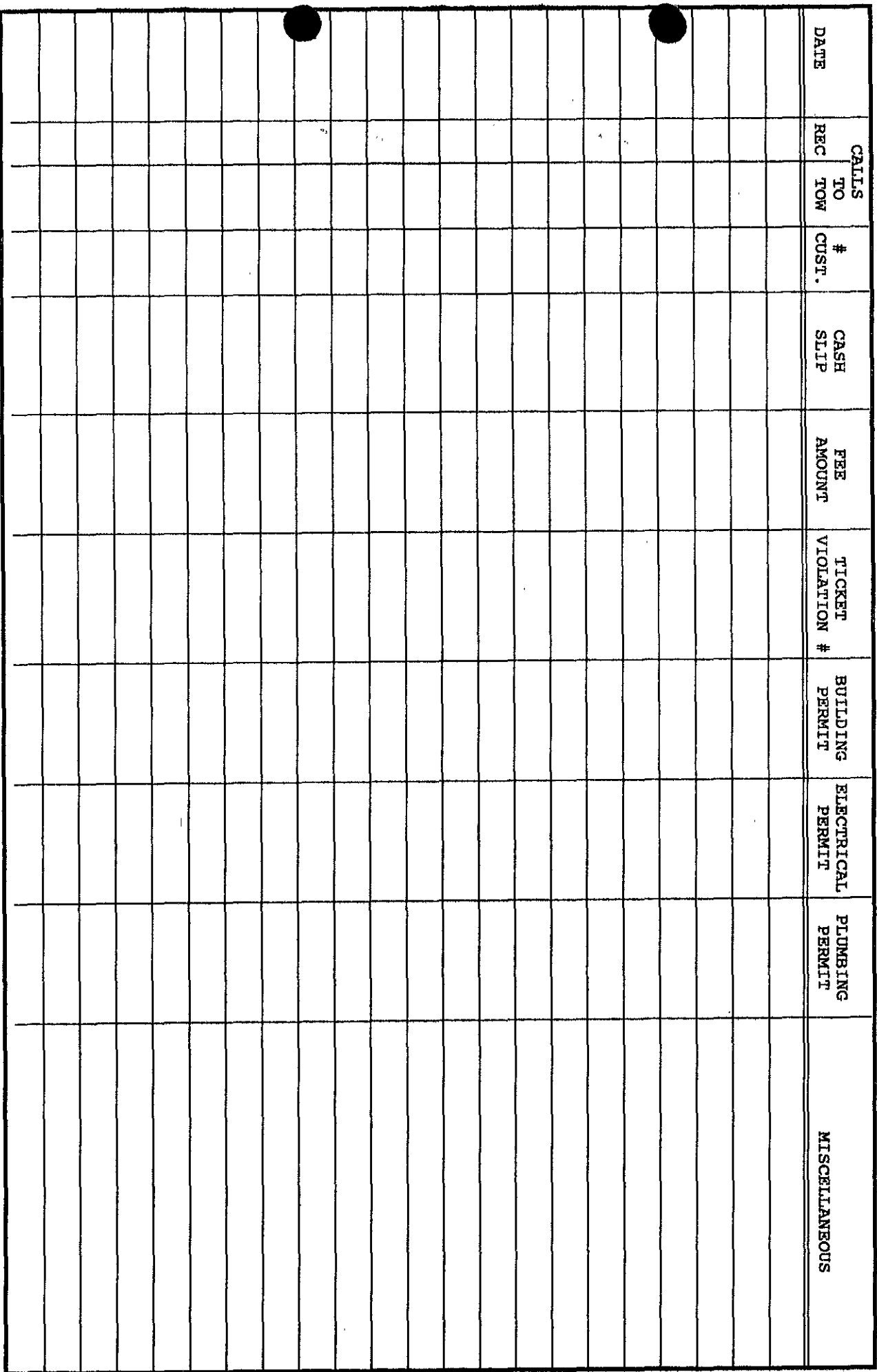
Printed with Soybean Ink

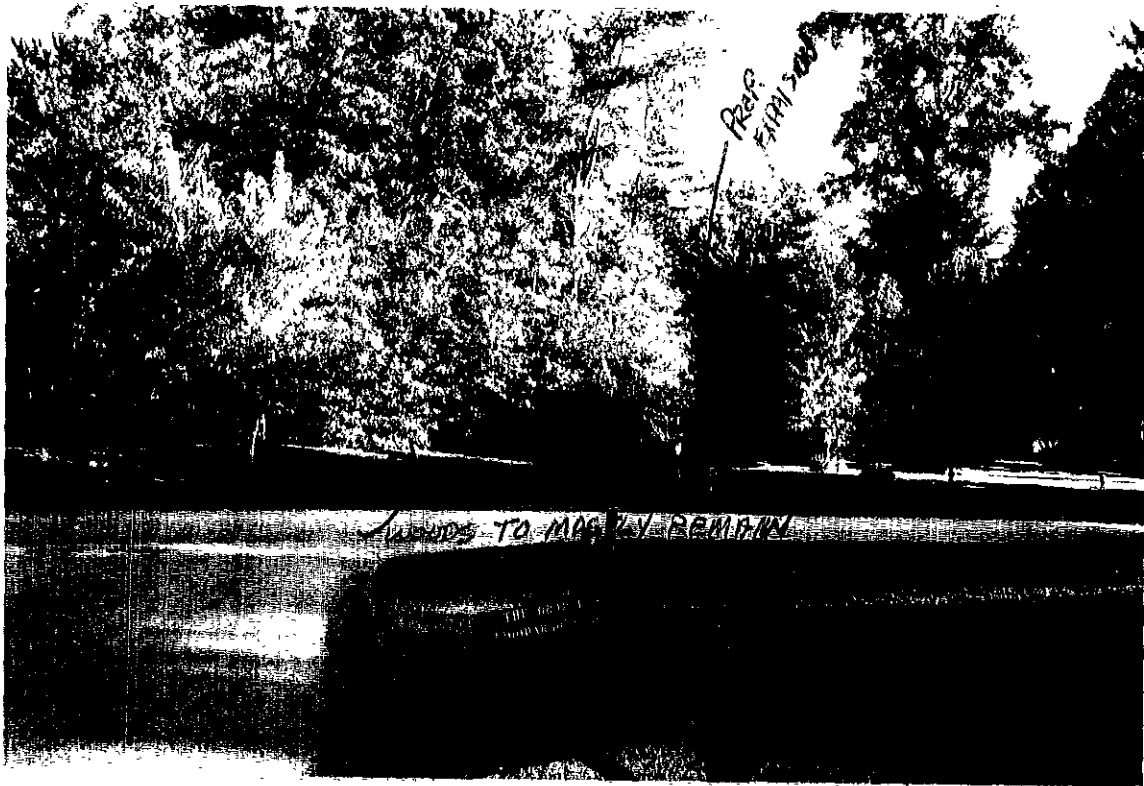
97-191-A



MICROFILMED

BRANCH OFFICE DAILY RECORD





MICROFILMED

97-191-A

BRANCH OFFICE DAILY RECORD

[illegible]



97-191-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200' ±

LOCATION
NORTH OF #191
CRONHARDT

DATE
OF
PHOTOGRAPHY
JANUARY
1986

SHEET
NW
15-E
MICROFILMED