IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE

E/S Mays Chapel Rd., 320 ft. * ZONING COMMISSIONER
S of Seminary Avenue
10939 Mays Chapel Road * OF BALTIMORE COUNTY
8th Election District
3rd Councilmanic District
Hildebert F. Criste, et al * Case No. 97-317-A
Petitioners

****

ORDER OF DISMISSAL

The Petitioners herein requested a Petition for Administrative Variance from Section 504 of the BCZR to permit window to property line setbacks of as close as 9-1/2 ft., in lieu of the required 15 ft., and to amend the last approved Final Development Plan for lot 1 of the Meadows of Greenspring and,

WHEREAS, correspondence dated February 3, 1997 was received in the Office of Permits and Development Management from Ken Trionfo Associates, AIA, who represented the Petitioners, requesting that the Office of Permits withhold the processing of the above matter for three weeks and that the Office of Permits would be notified of the Petitioners' intentions shortly thereafter. The Office of Permits and Development Management was never informed by the Petitioners, or their representative, to proceed with the request for the Administrative Variance.

IT IS THEREFORE ORDERED by the Zoning Commissioner for Baltimore County this 31st day of March, 1998 that the hereinabove Petition for Administrative Variance, be and is hereby DISMISSED without prejudice.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 3/31/98
By

LES:mmn

Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

March 27, 1998

Mr. and Mrs. H.F. Bert Criste
10939 Mays Chapel Road
Timonium, Maryland 21093

RE: Case No. 98-317-A
Petition for Administrative Variance

Dear Mr. and Mrs. Criste:

Attached hereto please find an Order of Dismissal regarding the above captioned matter. This case has been dismissed without prejudice.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

Petition for Administrative Variance

97-317-A

to the Zoning Commissioner of Baltimore County

for the property located at ✓ 10939 MAYS CHAPEL RD.

which is presently zoned ✓ D.R.2

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

The undersigned, legal owner(s) of the property 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) 504 BCZR AS IT REFERENCES V.B.6.b (C.M.D.P.) ~~AND~~ 1971-1992 REGULATIONS, TO PERMIT ~~A~~ WINDOW TO PROPERTY LINE SETBACKS OF AS CLOSE AS 9½ FT. IN LIEU OF THE REQUIRED 15 FT. AND TO AMEND THE LAST APPROVED FINAL DEVELOPMENT PLAN FOR ~~A~~ LOT 1 OF THE MEADOWS OF GREENSPRING.

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

SEE ~~[illegible]~~ DESCRIPTION/EXPLANATION ON OTHER SIDE.

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

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

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

Legal Owner(s):

✓ Hildebert F. Criste
(Type or Print Name)

✓ Hildebert F. Criste
Signature

✓ Mary Ellen Criste
(Type or Print Name)

Mary Ellen Criste
Signature

✓ 10939 Mays Chapel Rd 583-1022
Address Phone No.

Timonium MD 21093
City State Zipcode

Name, Address and phone number of representative to be contacted

KEN TRONFO, ASSOC. AIA.
Name

8198 PLEASANT VALLEY RD. 717-993-9538
Address Phone No.

STEWARTSTOWN PA 17363

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: _____

ESTIMATED POSTING DATE: _____

Printed with Soybean Ink on Recycled Paper

ITEM #: 317

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 ✓ 10939 Mays Chapel Rd
address

Timonium MD 21093
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)

1) HOUSE WAS INCORRECTLY PLACED ON THE PROPERTY BY THE BUILDER/DEVELOPER AT 13.5 FT. FROM PROPERTY LINE. THE OWNER HAD NOTHING TO DO WITH THIS INITIAL CONDITION.

(2) IN ORDER FOR THE NEW ADDITION TO FUNCTION WITH THE EXISTING HOME ONE WINDOW NEEDS TO BE PLACED 9½ FT. FROM THE PROPERTY LINE AND THE OTHER WINDOWS SHALL BE IN LINE WITH THE EXISTING HOUSE AND ARE FORCED TO BE WITHIN THE 15' WINDOW TO PROPERTY LINE SETBACK DUE TO THE HOUSE HAVING BEEN ORIGINALLY PLACED @ 13.5 FT. INCORRECTLY.

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.

✓ Hildebert F Criste
(signature)
✓ Hildebert F Criste
(type or print name)

BALTIMORE COUNTY MARYLAND

Mary Ellen Criste
(signature)
✓ Mary Ellen Criste
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 31 day of DECEMBER, 19 96, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Hildebert F + Mary Ellen Criste

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

AS WITNESS my hand and Notarial Seal.

12-31-96
date

Walter J. Galbraith
NOTARY PUBLIC

My Commission Expires: July 1, 1998

97-317-A

ZONING DESCRIPTION for #10939 Mays Chapel Road

Beginning at the point on the East side of Mays Chapel road which has a 25' right of way at a distance of 320' south of the intersection of Seminary road which is 24' wide from the centerline.

Being Lot #1 Section 1 Plat 1 in the subdivision of "the Meadows of Greenspring" as recorded in Baltimore County Plat book #EHK jr. #49 Folio #123 containing 0.52 Acres. Also known as #10939 Mays Chapel Road and located in the 8th election district, and the Councilmanic district.

317

Exhibit A

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 2/9/97

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

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 97-317-A

TO PERMIT WINDOW TO PROPERTY LINE SETBACKS OF AS CLOSE AS 9½ FT. IN LIEU OF THE REQUIRED 15 FT. AND TO AMEND THE LAST APPROVED FINAL DEVELOPMENT PLAN FOR LOT 1 OF THE MEADOWS OF GREENSPRING.

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 2-24-97.

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

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.: 317 Petitioner: MR. BERT CRISTE

Location: 10939 MAYS CHAPEL RD.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: MR. BERT CRISTE

ADDRESS: THE SHORE #118
5757 GULF OF MEXICO DR.
LONG BOAT KEY FLA. 34228

PHONE NUMBER: 941-383-7220

062312

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

No. 317 JLL

DATE 1/30/97 ACCOUNT R001 6150

AMOUNT $ $100.00

RECEIVED FROM: Mr Christmas Inc

FOR: 1 Rev filing Admin var 50.00
1 filing Supplemental 50.00

$100.00

BA C001:29PM01-30-97

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

COPY

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-317-A
10939 Mays Chapel Road
E/S Mays Chapel Road, 320' S of Seminary Road
8th Election District - 3rd Councilmanic
Legal Owner(s): Hildebert F. Criste and Mary Ellen Criste
Post by Date: 2/9/97
Closing Date: 2/24/97

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: Hildebert F. Criste and Mary Ellen Criste

Baltimore County
Department of Permits and
Development Management

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

ABOUT YOUR ADMINISTRATIVE VARIANCE

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Arnold Jablon
Director

cc: Hildebert F. Criste and Mary Ellen Criste

Baltimore County
Department of Permits and
Development Management

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

April 18, 1997

Mr. H. F. Bert Criste
10939 Mays Chapel Road
Timonium, Maryland 21093

Re: Case Number: 97-317-A

Dear Mr. Criste:

Your correspondence of February 3, 1997 directed our office to hold processing of the above matter for a period of three weeks. It also specified that you would notify us of your intentions shortly thereafter.

Please be advised that this case will be dismissed should we not hear from you before May 16, 1997.

Very truly yours,

G. G. Stephens
(410) 887-3391

GGS:mf

PETITION PROBLEMS

#311 --- JCM

1. Wording on the sign form is incorrect.

#312 --- RT

1. Notary section is incomplete.

#313 --- JCM

1. Wording on the sign form is incorrect.
2. Need title of person signing for contract purchaser.
3. Name of person signing for legal owner is illegible.
4. Need telephone number for legal owner.

#316 --- JRA

1. Need authorization for attorney to sign for legal owners.

#317 --- JLL

1. No review information on bottom of petition form.
2. No zoning indicated on folder.

#318 --- JCM

1. No zoning indicated on petition form.

February 6, 1997

H.F. Bert Criste
The Meadows
10939 Mays Chapel Road
Timonium, MD 21093
(410) 583-1022

97-317-A

Janu[illegible] 1997
Mr. William Ca[illegible]
Chai[illegible]
The Me[illegible]
[illegible] Qu[illegible] Ro[illegible]
[illegible], M[illegible]

RE: [illegible]

[illegible]

[illegible] showing the [illegible] Floor [illegible]

317

97-438

H.F. Bert Criste
[illegible]
[illegible]
[illegible]
[illegible]

To: Gwen
Postpone
2/3/97 ucc

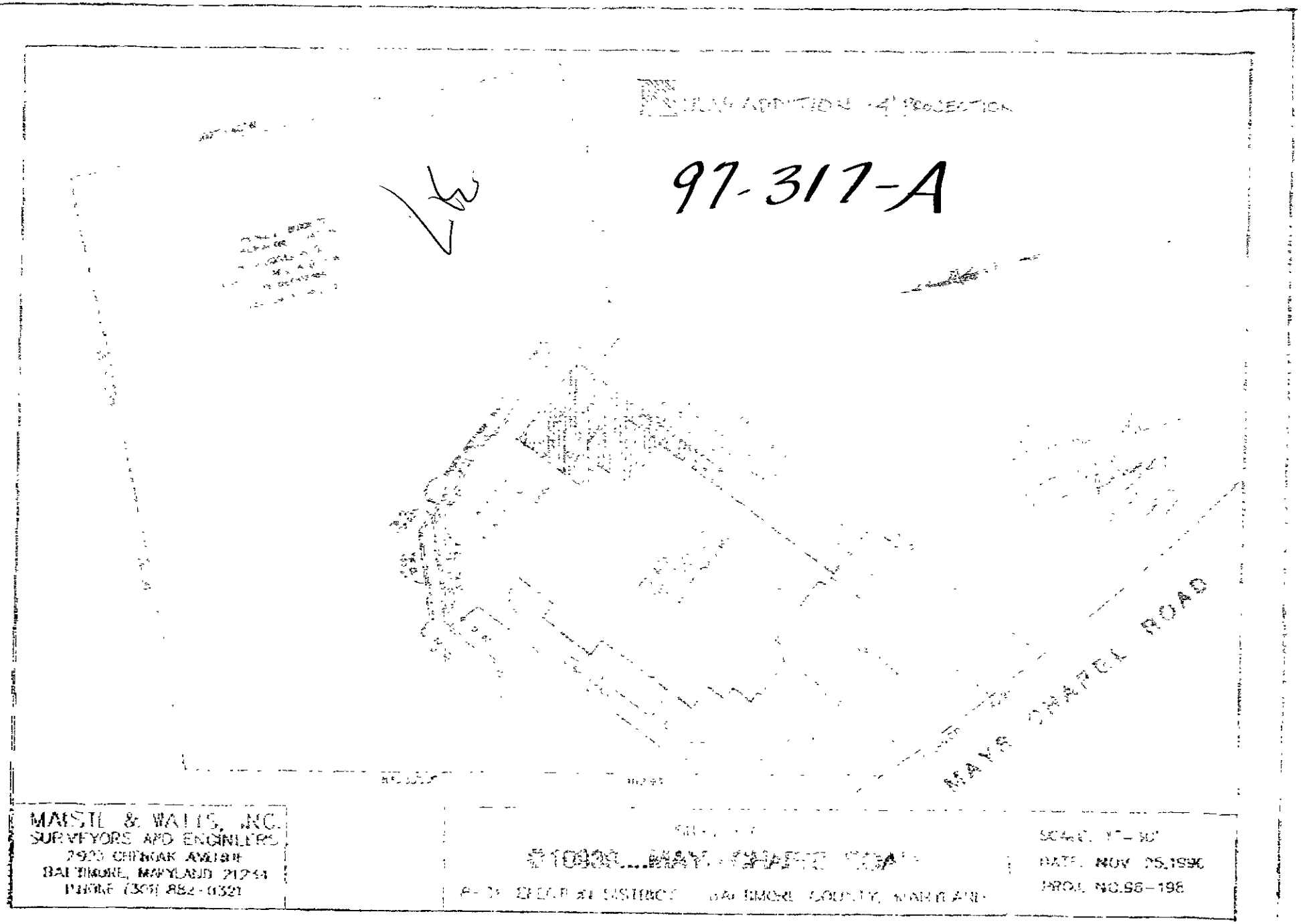
[illegible]

[illegible]

[illegible]

[illegible]

[illegible]


ZONING ADDITION "A" PROJECTION
97-317-A
MAYS CHAPEL ROAD
MAISTE & WALLS, INC.
SURVEYORS AND ENGINEERS
2920 CHENOAK AVENUE
BALTIMORE, MARYLAND 21244
PHONE (301) 882-0321
SCALE: 1"=50'
DATE: NOV 25,1996
PROJ. NO.96-198

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

PROPERTY ADDRESS: 10939 MAYFS CHAPEL RD

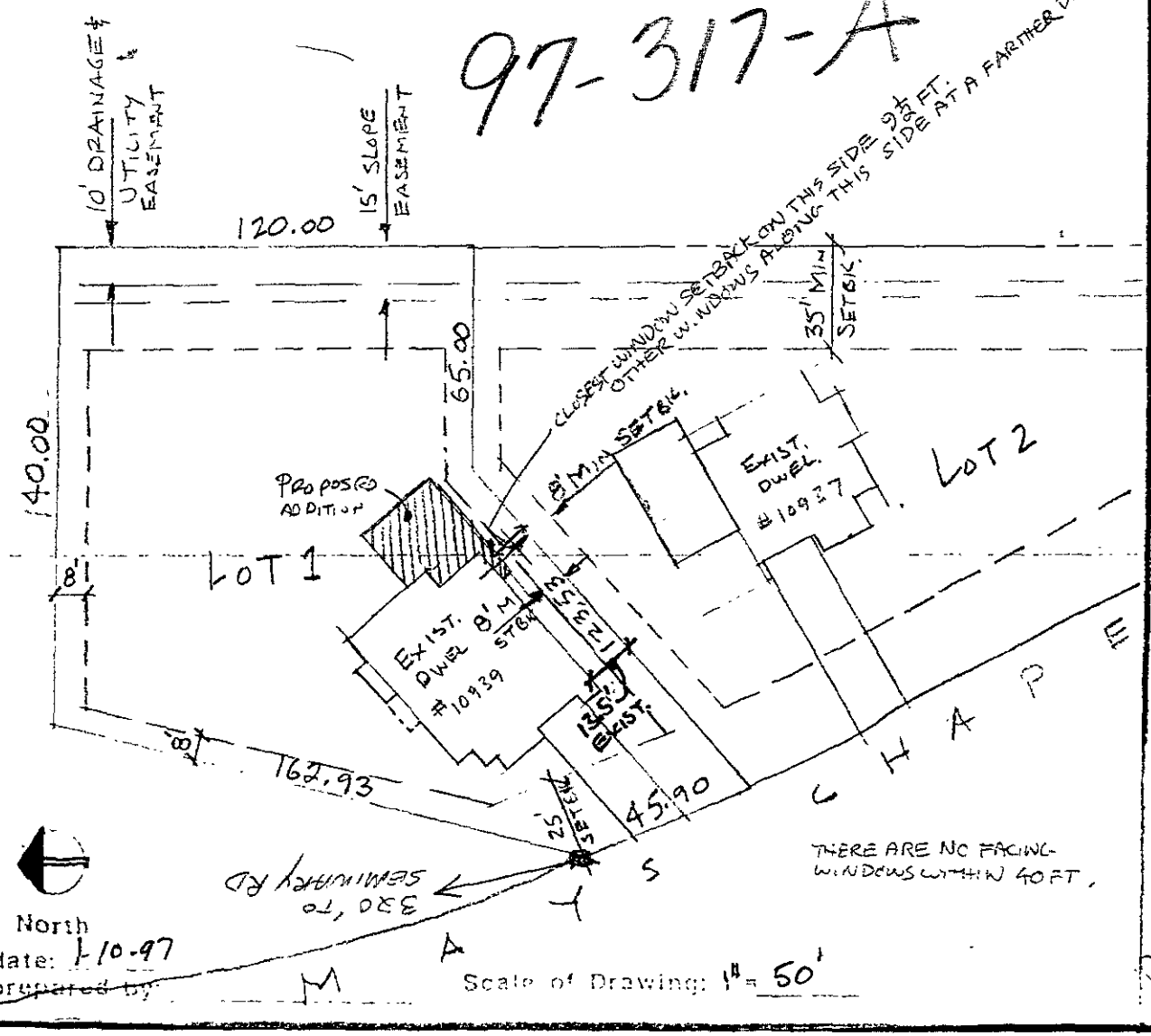
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: THE MEADOWS OF GREENSPRING

plat book# EHK JR, folio# 49 Folio 123, lot# 1, section# 1 PLAT 1

OWNER: H.F. CRISTE AND MARY ELLEN CRISTE HIS WIFE

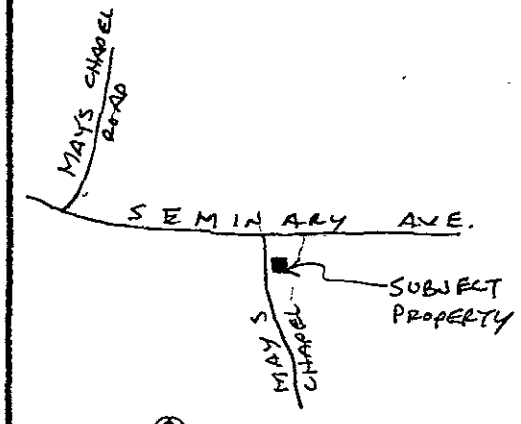
97-317-A



date: 1-10-97

prepared by: M

Scale of Drawing: 1" = 50'



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: #8

Councilmanic District: 3

1"=200' scale map#: NW 12-C

Zoning: D.R. 2

Lot size: 0.52 acreage 22,710 square feet

	public	private
SEWER:	[X]	[ ]
WATER:	[X]	[ ]

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

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

Reviewed by:	ITEM #:	CASE#:
SL	317	

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

PROPERTY ADDRESS: 10939 MAYES CHAPEL RD

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

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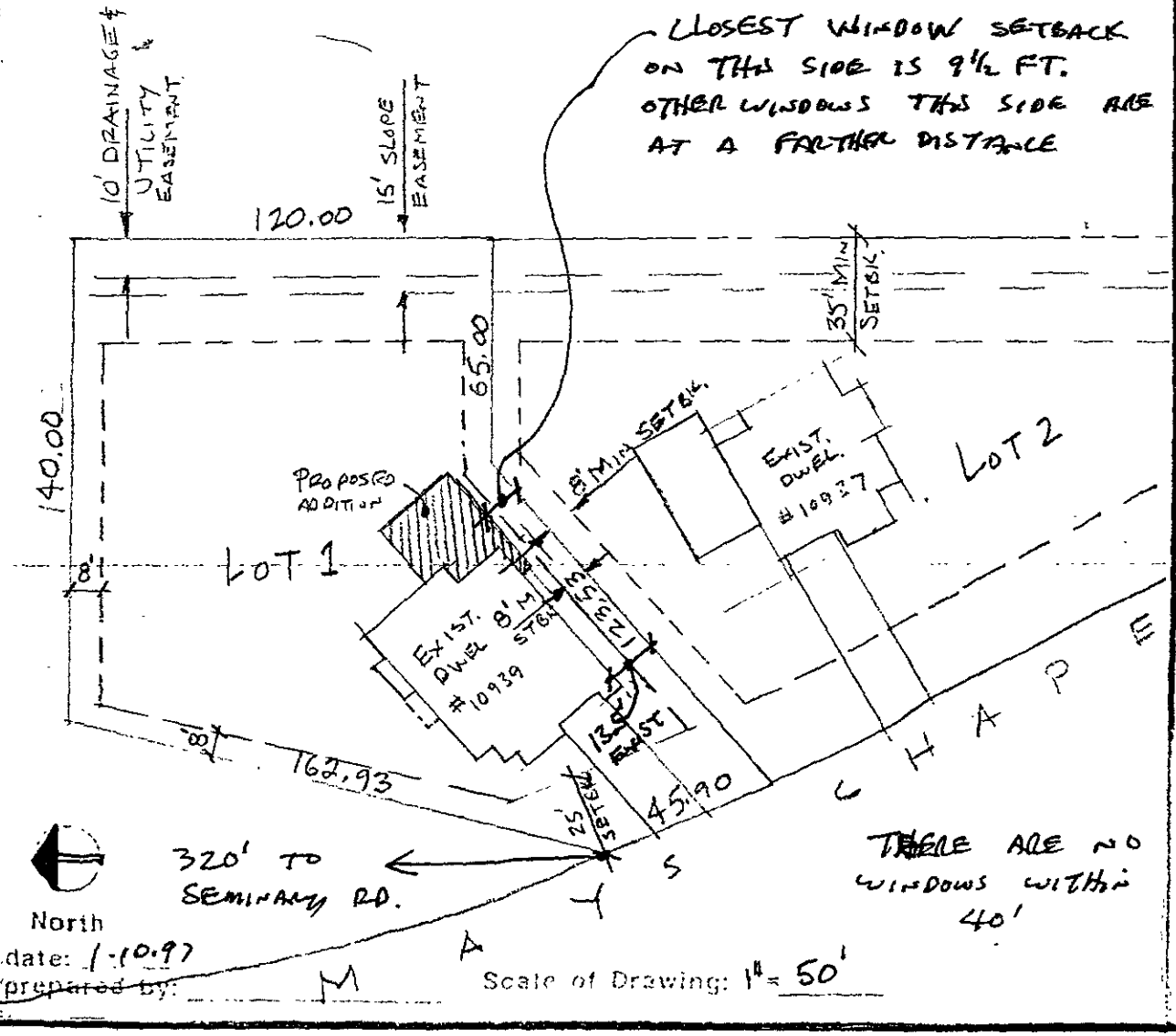
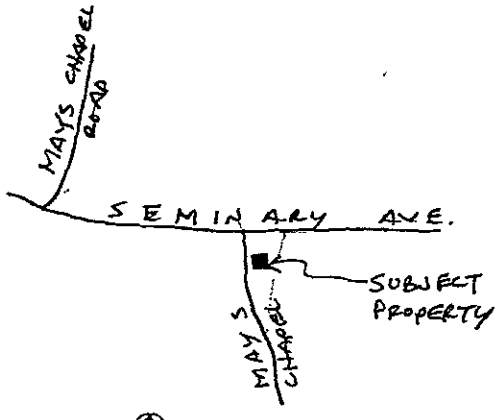
plat book# EHK JR, folio# 49 (Folio 123), lot# 1, section# 1 PLAT 1

97-317-A

OWNER: H.F. CRISTE AND MARY ELLEN CRISTE HIS WIFE





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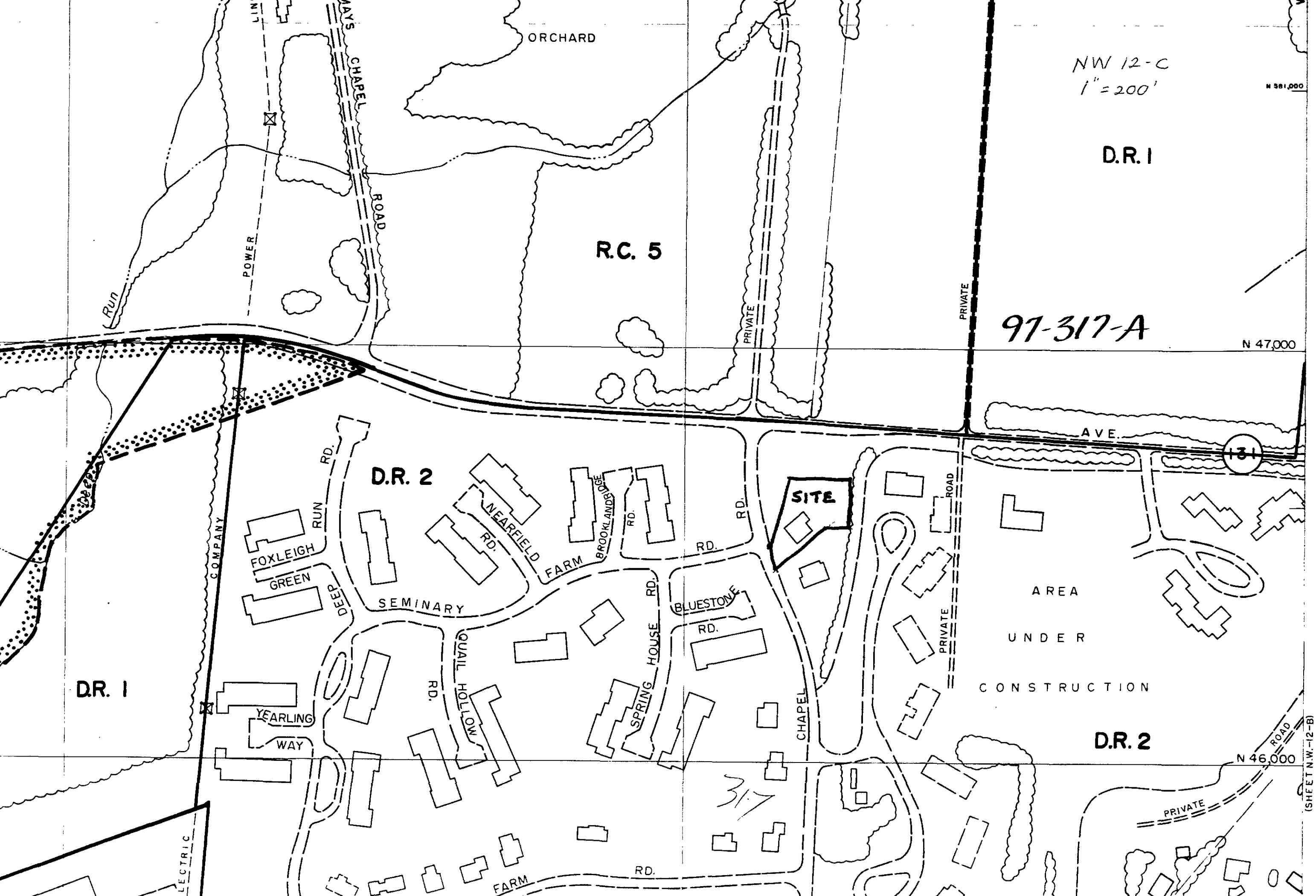
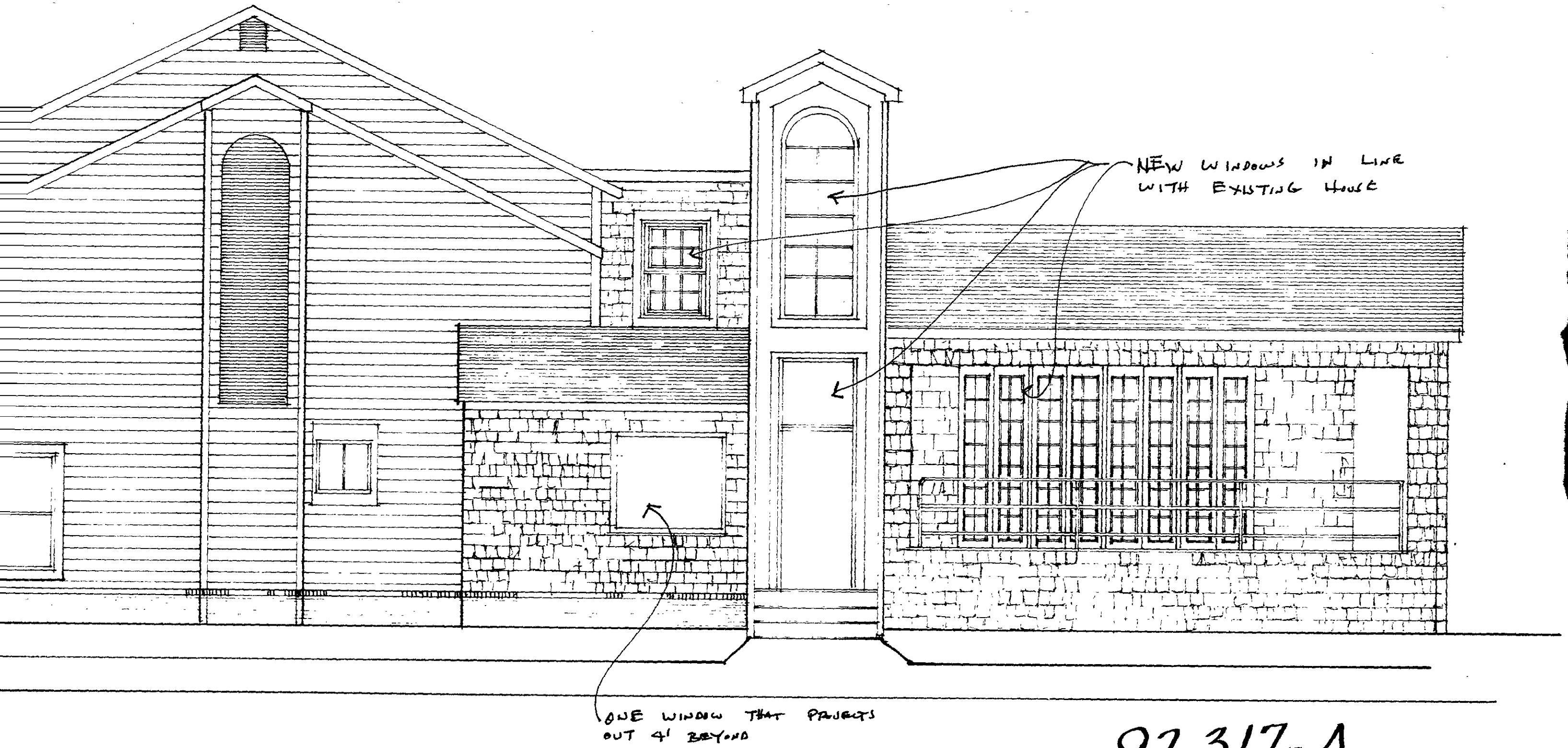
date: 1-10-97

prepared by: M

Zoning Office USE ONLY!

reviewed by:	ITEM #:	CASE#:
JL	317	


NW 12-C
1" = 200'
N 581,000
D.R. 1
97-317-A
N 47,000
ORCHARD
R.C. 5
PRIVATE
POWER
CHAPEL
ROAD
Run
AVE.
131
D.R. 2
SITE
RD.
NEARFIELD
FARM
BROOKLANDBRIDGE
FOXLEIGH
RUN
GREEN
DEEP
SEMINARY
QUAIL HOLLOW
SPRING HOUSE
BLUESTONE
CHAPEL
ROAD
AREA
UNDER
CONSTRUCTION
COMPANY
YEARLING
WAY
N 46,000
317
PRIVATE
(SHEET N.W.-12-B)
ELECTRIC

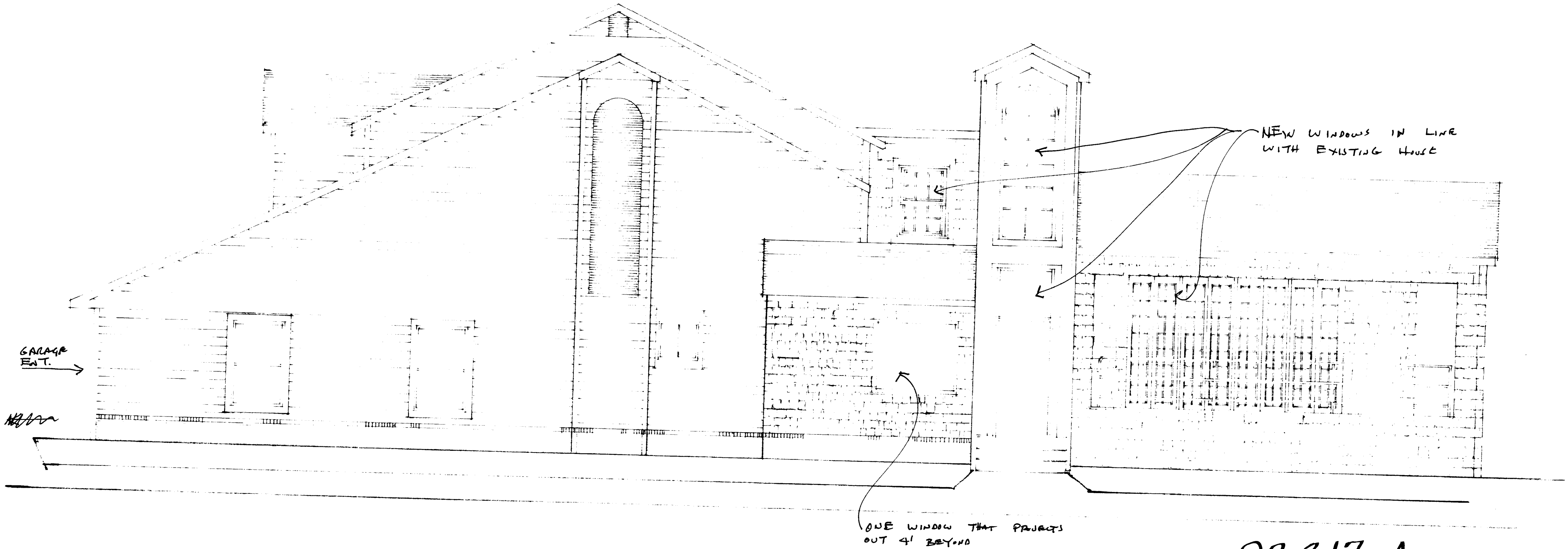

NEW WINDOWS IN LINE
WITH EXISTING HOUSE
ONE WINDOW THAT PROJECTS
OUT 4' BEYOND

97-317-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

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

SCALE	LOCATION	SHEET
1" = 200'±	BROOKLANDVILLE	N.W. 12-C
DATE OF PHOTOGRAPHY JANUARY 1986		


NEW WINDOWS IN LINE WITH EXISTING HOUSE
GARAGE ENT.
ONE WINDOW THAT PROJECTS OUT 4' BEYOND

97-317-A