

IN RE: PETITION FOR ADMIN. VARIANCE	* BEFORE THE
E/S Velvet Ridge Drive, 1070' E	
of the c/l of Verdant Road	* DEPUTY ZONING COMMISSIONER
(2405 Velvet Ridge Drive)	
3rd Election District	* OF BALTIMORE COUNTY
3rd Councilmanic District	
	* Case No. 97-493-A
Perry Snyder, et ux	
Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance for that property known as 2405 Velvet Ridge Drive, located in the vicinity of Caves Forest Road in Owings Mills. The Petition was filed by the owners of the property, Perry and Susan Snyder. The Petitioners seek relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a property line setback of 41 feet in lieu of the required 50 feet for a proposed addition, and an amendment to the last approved Final Development Plan for Verdant Woods, Lot 8 thereof, 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 having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. 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 surrounding community and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide

ORDER RECEIVED FOR FILING

Date 5/30/97

By [Signature]

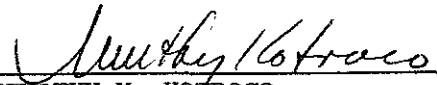
sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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 30th day of May, 1997 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 property line setback of 41 feet in lieu of the required 50 feet for a proposed addition, and an amendment to the last approved Final Development Plan for Verdant Woods, Lot 8 thereof, 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.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

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

May 30, 1997

Mr. & Mrs. Perry Snyder
2405 Velvet Ridge Drive
Owings Mills, Maryland 21117

RE: PETITION FOR ADMINISTRATIVE VARIANCE
E/S Velvet Ridge Drive, 1070' E of the c/l of Verdant Road
(2405 Velvet Ridge Drive)
3rd Election District - 3rd Councilmanic District
Perry Snyder, et ux - Petitioners
Case No. 97-493-A

Dear Mr. & Mrs. Snyder:

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

97-493-A
to the Zoning Commissioner of Baltimore County

for the property located at LOT #8, 2405 VELVET RIDGE DR.
which is presently zoned RC5

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

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04, 3.B.3 BCZR to

PERMIT A 41 FT. PROPERTY LINE SETBACK IN LIEU OF THE REQUIRED 50 FT.
AND TO AMEND THE LAST APPROVED FINAL DEVELOPMENT PLAN FOR VERMONT WOODS,

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or LOT 8 practical difficulty)

SEE AFFIDAVIT (OVER)

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

N/A
(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

(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)

PERRY SNYDER
(Type or Print Name)

Signature

SUSAN SNYDER
(Type or Print Name)

Susan Snyder Susan Snyder
Signature

2405 VELVET RIDGE DR. 363-4899
Address Phone No

DWINGS MILLS MD. 21117
City State Zipcode

Name Address and phone number of representative to be contacted

DIANE TORN, ARCHITECT
Name
3418 BIRCH HOLLOW RD. (410) 486-2086
Address Phone No.

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

Zoning Commissioner of Baltimore County

REVIEWED BY: _____ DATE: _____

ESTIMATED POSTING DATE: _____



Printed with Soybean Ink
on Recycled Paper

ITEM #: _____

ORDER RECEIVED FOR FILING
Date 5/23/99
By [Signature]

Affidavit in support of 97-493-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 2405 VELVET RIDGE DRIVE
address
BALTIMORE Co., MD 21117
City State Zip Code
OWINGS MILLS

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)

There are "practical difficulty" reasons to support the granting of this variance. The house was built on a steep (30°) wooded site, and located close to the front setback line, to minimize cut and fill of soil and disturbance of woods. The new garage addition to the front, right side of the house is the only location that would not involve major grading to support an attached secure garage. The two story addition will step back at the second floor to minimize height impact, (see photo). Adjacent homeowners are located a good distance away. Each home is architecturally unique, this new addition would not visually or physically impact any neighbor's view. This variance would allow owners intended use of property for custom homeowners.

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.

Perry Snyder
(signature)
PERRY SNYDER
(type or print name)



Susan Snyder
(signature)
SUSAN SNYDER
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit.

I HEREBY CERTIFY, this 9 day of APRIL, 19 97, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

in person.

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

4/9/97
date

Mary Pat Magee
NOTARY PUBLIC

My Commission Expires: 8/1/00

ORDER RECEIVED FOR FILING
5/2/97
BY

ZONING DESCRIPTION FOR
2405 Velvet Ridge Drive

97-493-A

Beginning at a point on the East side of Velvet Ridge Drive which is 50 feet wide at the distance of 750 feet East of the centerline of the nearest improved intersecting street Verdant Rd. which is 50 feet wide. Being Lot# 8, in the subdivision of Verdant Woods as recorded in Baltimore County Plat Book # 6579 Folio # 227 containing 1.64 acres. Also known as 2405 Velvet Ridge Drive and located in the 3 Election District, 11 Councilmanic District.

#28

#49 sur

97-493-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

JL 493

No.

036531

Paid RECEIPT

04/29/97 03 6 011 R 3095
Post 5 513 ZONING VERIFICATION
CR NO. 036531

ACCOUNT R0016150

DATE

4/29/97

AMOUNT \$

~~00000~~ \$100.00

\$100.00 OK P-A-I-D
Baltimore County Maryland
Office Of Budget & Finance

RECEIVED

FROM:

TORAN ARCH.

FOR:

R/C ADMIN

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case # 97-493-A

Petitioner/Developer:
(Perry Snyder)
Date of Hearing/Closing:
(May 27, 1997)

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

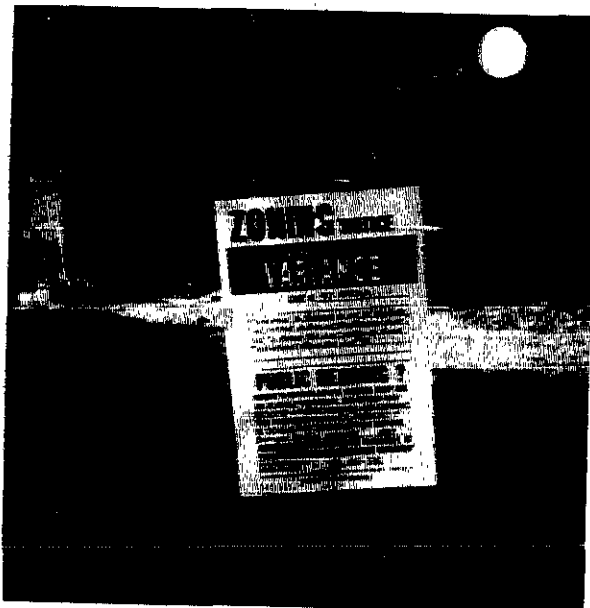
Attention: Ms. Gwendolyn Stephens

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 _____**

_____ 2405 Velvet Ridge Dr. Baltimore, Maryland 21117 _____

**The sign(s) were posted on _____ May 12, 1997 _____
(Month, Day, Year)**



Sincerely,


(Signature of Sign Poster & Date)

**_____ Thomas P. Ogle, Sr. _____
(Printed Name)**

**_____ 325 Nicholson Road _____
(Address)**

_____ Baltimore, Maryland 21221 _____

**_____ (410)-687-8405 _____
(Telephone Number)**

97-493-A



Baltimore County
Department of Permits and
Development Management

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

May 12, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-493-A
2405 Velvet Ridge Drive
E/S Velvet Ridge Drive, 1070' +/- E of Verdant Road
3rd Election District - 3rd Councilmanic
Legal Owner(s): Perry Snyder and Susan Snyder
Post by Date: 05/12/97
Closing Date: 05/27/97

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: Perry and Susan Snyder





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.: 493

Petitioner: SNYDER

Location: 2405 VELVET RIDGE DRIVE, OWINGS MILLS, MD.
21117

PLEASE FORWARD ADVERTISING BILL TO:

NAME: SNYDER M/MRS.

ADDRESS: 2405 VELVET RIDGE DRIVE
OWINGS MILLS, MD. 21117

PHONE NUMBER: (410)-363-4899

AJ:ggs

(Revised 09/24/96)



Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than * 5/12/97.

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

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 97-493-A

A VARIANCE TO PERMIT A 41 FT. PROPERTY LINE SETBACK IN LIEU
OF THE REQUIRED 50 FT. AND TO AMEND THE LAST APPROVED
FINAL DEVELOPMENT PLAN FOR LOT # 8.

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

* 5/27/97

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

May 28, 1997

Mr. and Mrs. Perry Snyder
2405 Velvet Ridge Drive
Owings Mills, MD 21117

RE: Item No.: 493
Case No.: 97-493-A
Petitioner: Perry Snyder, et ux

Dear Mr. and Mrs. Snyder:

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 April 29, 1997.

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 (410-887-3391).

Sincerely,

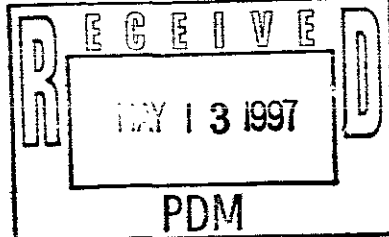
A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a circular stamp that contains the text "BALTIMORE COUNTY".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



Baltimore County Government
Fire Department



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

(410) 887-4500

May 12, 1997

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 May 12, 1997

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.

9. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

480, 482, 490, 491, 492, 493, 494, 495, 496, 497, and 499

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



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

TO: PDM

DATE: 5/12/97

FROM: R. Bruce Seeley *RBS/kr*
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: May 12th
J

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

Item #'s: 489

490

491

492

493

496

498

499

RBS:sp

BRUCE2/DEPRM/TXTSBP

5/9/97 97-2230
8 10:15 AM
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 8, 1997

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

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

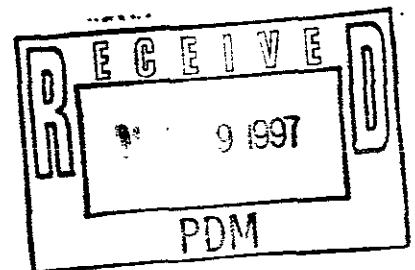
Item Nos. 488, 489, 490, 491, 492, 493, 494, and 499

If there should be any questions or if this office can provide additional information,
please contact Jeffrey Long in the Office of Planning at (401) 887-3495

Prepared by: Jeffrey W. Long

Division Chief: Carol L. Kears

AFK/JL





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 5 9-97
Item No. 493 JLL

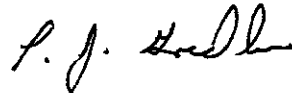
Dear Ms. Eubanks:

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 Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,


for Ronald Burns, Chief
Engineering Access Permits
Division

LG

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

LOT 3 MR. MILLARD BLOOM
7 BUCKSWAY ROAD
ACCT. No. 03-1000000376

PROPERTY IS
NOTE * NOT IN FLOODPLAIN

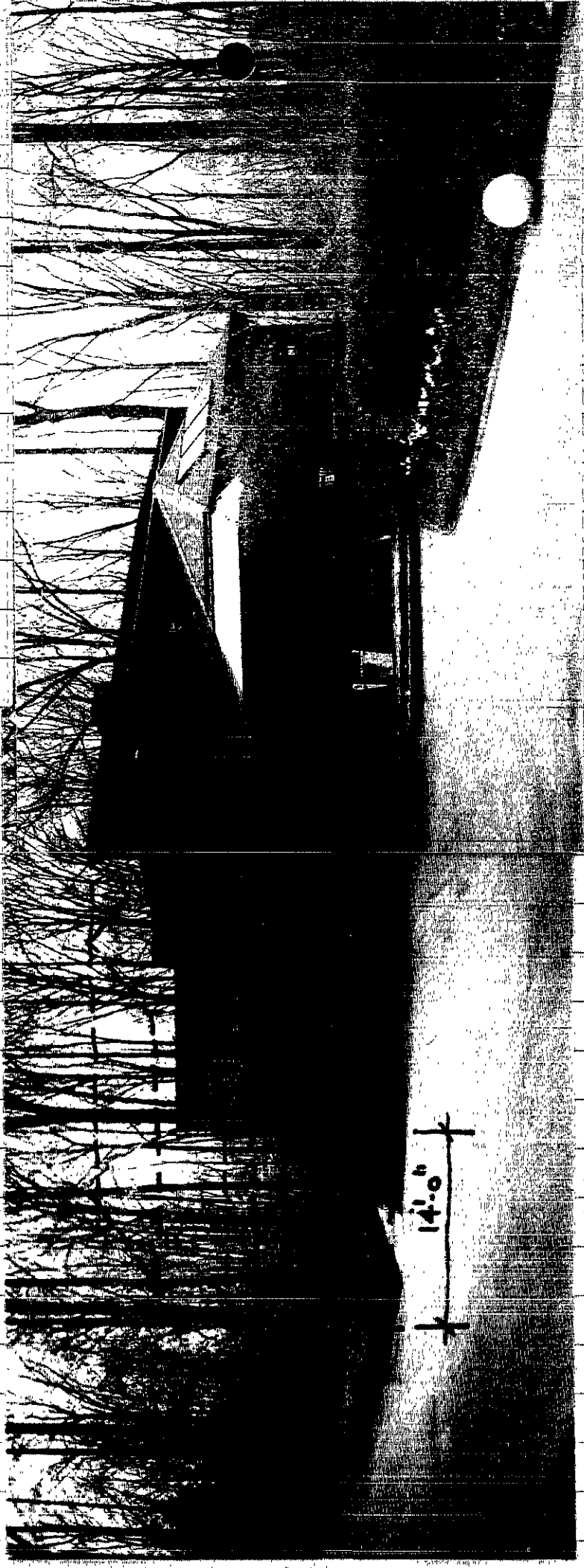


FRONT VIEW

EXISTING
HOUSE

LOT 9
*RONA & MARVIN LOVE
2407 VELVET RIDGE DR.
ACCT. NO. 03-1900006365

ADJACENT PROPERTY PHOTO



NEW 14' *
ADDITION

EXISTING HOUSE

97-~~293~~-A

NEW ADDITION: ADD 3RD CAR TO EXISTING 2-CAR GARAGE. SECOND FLOOR ABOVE NEW GARAGE TO "STEP BACK" FROM EXISTING FOOTPRINT, SO AS TO MINIMIZE HEIGHT OF SECOND FLOOR ADDITION.

LOT 8
PERRY & SUSAN SNYDER
2405 VELVET RIDGE DRIVE

"VELVET RIDGE"
SECTION THREE
33/124

97A93-A

LOT 5 MR. EDWIN SAIDNITZ
3 BUCKSWAY RD.
ACCT. NO. 03-1600000378

LOT 4 MR. ROBERT ROUBENOFF
5 BUCKSWAY ROAD
ACCT. NO. 03-1600000377

LOT 3 M
T
A

50'

361.23'

LOT 7

MR. & ARNOLD BOCKOFF
03 VELVET RIDGE DRIVE
ACCT. NO. 03 1900006363

470.42'



EXISTING
HOUSE

ADJACENT PROPERTY PHOTO



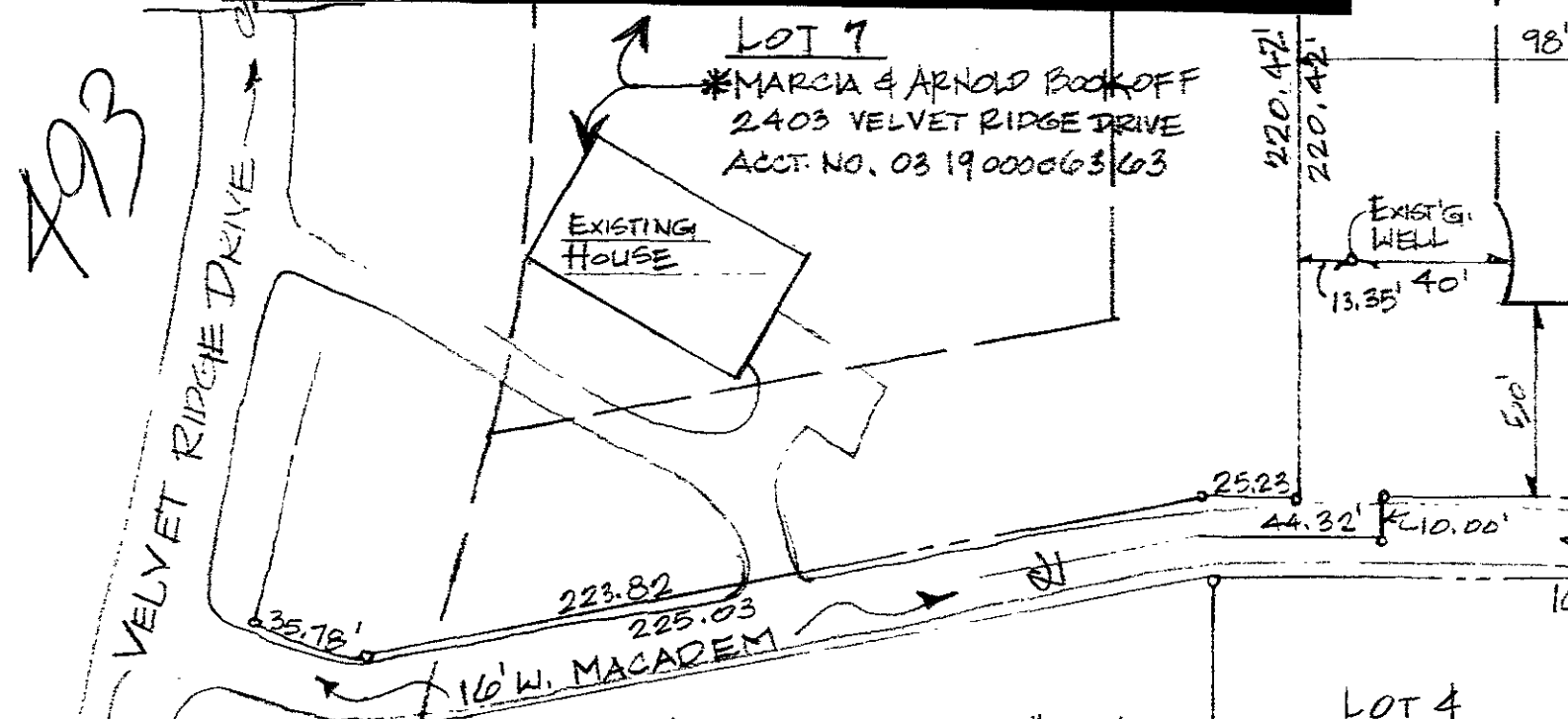
"VELVET R
SECTION T
33/192

ALONTZ
Y RD.
600000378

CAVIG FOREST
ROAD
VELVET
RIDGE DR.
Vic
SCALE

LOT

493



PLAT PLAN SCALE: 1" = 50'
LOT 8, VERDANT WOODS - SUBDIVISION
OWNERS: SUSAN & PERRY SNYDER
2405 VELVET RIDGE DRIVE
DISTRICT: 3 PRECINT: 11
APRIL 8, 1997
ADJACENT PROPERTY PHOTO

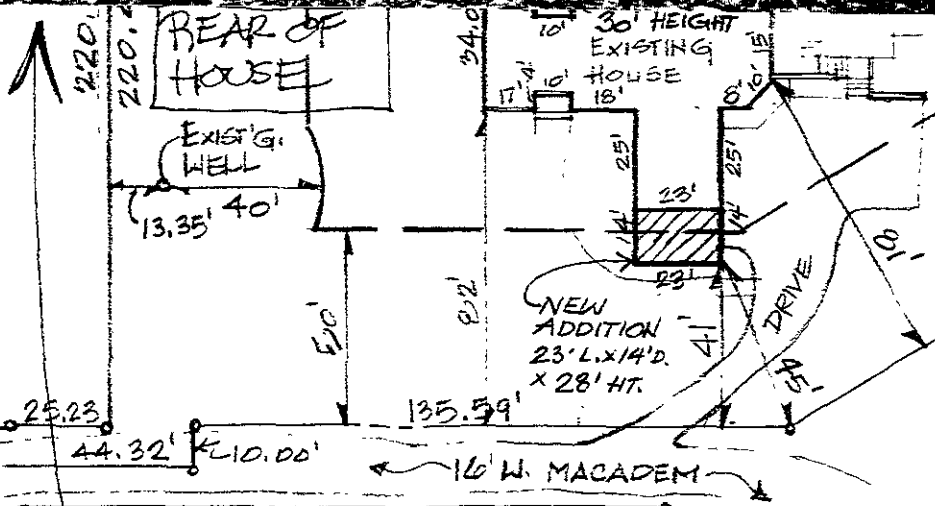
LOT 4
MR. & MRS. E
VELVET RID
ACCT. NO. 03-2

97-493-A

A black and white photograph of a wooded area. The foreground is a field of fallen leaves, with a few small, bare trees or shrubs scattered throughout. In the background, a dense forest of tall, bare trees stands against a light sky. The image is framed by a thick black border.

PERRY SNYDER
VET RIDGE DR
B-1900006364

493



SCALE: 1" = 50'

WOODS - SUBDIVISION

PERRY SNYDER
WET RIDGE DRIVE

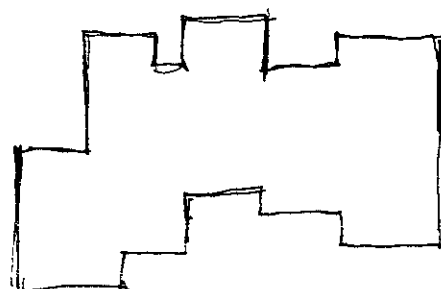
ECINT : 11

SEPTIC
WELL

~~*~~ LOT 4

MR. & MRS. ED PERL
VELVET RIDGE DRIVE
AUST. NO. 03-2000008969

REAR OF HOUSE



EXISTING
HOUSE

97-493-A

493

LOT 4 MR. ROBERT ROUBENOFF
5 BUCKSWAY ROAD
ACCT. No. 03-1600000377

LOT 3 MR. MILLARD BLOOM
7 BUCKSWAY ROAD
ACCT. NO. 03-1000000376

8 NOTE * PROPERTY IS NOT IN FLOODPLAIN

SUSAN & PERRY SNYDER
2405 VELVET RIDGE DR NE
ACCT. NO. 03-1900006364

EXIST'G POOL

"30' HEIGHT
EXISTING
HOUSE

NEW
ADDITION
23' L. x 14' D.
x 12'

FRONT

16' W. MACADEM-

7.00²

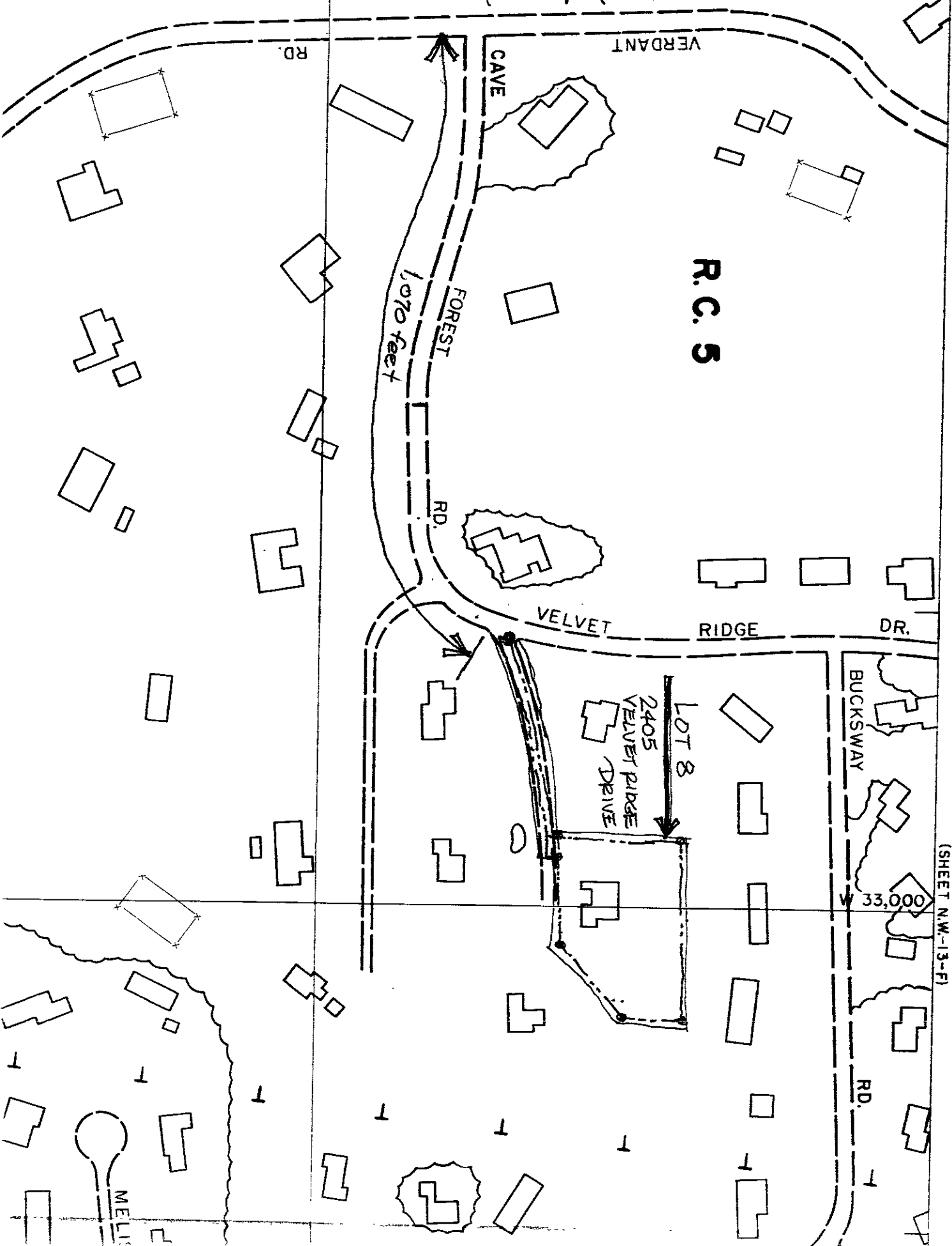
0 PERL
GE DRIVE
000008969

FRONT VIEW
OF HOUSE



97-1073A

W 34,500



(SHEET N.W.-13-F)

97-493-A "VELVET RIDGE"

SECTION THREE
33/134

