

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
SW/Corner Summer Fields Court and *
Fieldstream Court * ZONING COMMISSIONER
(8 Summer Fields Court)
8th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District *
Case No. 98-50-A
David M. Gray and Jodi L. Orloff *
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, David M. Gray and Jodi L. Orloff. The Petitioners seek relief from Section V.B.6.b of the Comprehensive Manual of Development Policies (C.M.D.P.) and Section 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a window to property line setback of 13 feet in lieu of the required 15 feet for an existing bay window and a rear property line setback of 0.5 feet in lieu of the required 11.25 feet for an existing open deck. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked 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 Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient

ORDER RECEIVED FOR FILING

Date 9/15/97

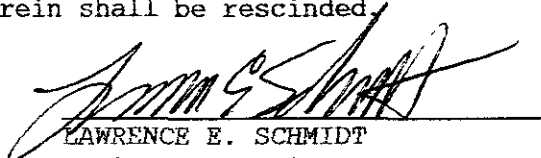
By [Signature]

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 Zoning Commissioner for Baltimore County this 4th day of September, 1997 that the Petition for Administrative Variance seeking relief from Section V.B.6.b of the Comprehensive Manual of Development Policies (C.M.D.P.) and Section 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a window to property line setback of 13 feet in lieu of the required 15 feet for an existing bay window and a rear property line setback of 0.5 feet in lieu of the required 11.25 feet for an existing open deck, 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 9/11/97
BY [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

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

September 4, 1997

Mr. David M. Gray and Ms. Jodi L. Orloff
8 Summer Fields Court
Lutherville, Maryland 21093

RE: PETITION FOR ADMINISTRATIVE VARIANCE
SW/Corner Summer Fields Court and Fieldstream Court
(8 Summer Fields Court)
8th Election District - 3rd Councilmanic District
David M. Gray and Jodi L. Orloff - Petitioners
Case No. 98-50-A

Dear Mr. Gray & Ms. Orloff:

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 black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Herbert Sadtler
2205 Boxmere Road, Timonium, Md. 21093

People's Counsel

File





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at #8 Summer Fields Court

which is presently zoned DR 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) VB6b of the CMDP and 301.1A of the BCZR to permit a window to property line setback of 13' in lieu the required 15' and an open deck setback of 0.5' from the property line in lieu of the required 11.25' (A variance of 2' and 10.75').

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

See 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.

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):

David M. Gray

(Type or Print Name)

Signature

Jodi L. Orloff

(Type or Print Name)

Signature

8 Summer Fields Court

Address

Phone No

Lutherville, Maryland

21093

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Herbert & Diane Sadtler

Name

2205 Boxmere Road

(410) 308-2205

Address

Phone No

Timonium, Maryland 21093

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: ML

DATE: 8/8/97

ESTIMATED POSTING DATE: 8/12/97



Printed with Soybean Ink
on Recycled Paper

ITEM #: 50

ORDER RECEIVED FOR FILING

Date 9/9/97

By [Signature]

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 8 Summer Fields Court
address
Lutherville Maryland 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. The existing dwelling was a "spec." house which was purchased by the Sadtlers with a rear setback of 15' from the property line. The bay window located on the 1st floor was projecting into the rear yard by 2'.
2. The Sadtlers had a contractor build the deck in the rear yard. ~~The contractor~~. There is no record in the county of the contractor obtaining a permit
3. The house was purchased and the ~~fence~~ ^{deck} installed in 1990.

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.

David M. Gray
(signature)
David M. Gray
(type or print name)



Jodi L. Orloff
(signature)
Jodi L. Orloff
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of August, 19 97, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

David M. Gray. AND Jodi L. Orloff

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.

8/1/97
date

Thomas W. Dea
NOTARY PUBLIC

My Commission Expires: THOMAS W. DEA
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires February 22, 1998

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David M. Gray
(signature)
David M. Gray
(type or print name)



Jodi L. Orloff
(signature)
Jodi L. Orloff
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of August, 19 94, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

DAVID M. GRAY AND JODI L. ORLOFF

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

8/1/94
date

[Signature]
NOTARY PUBLIC

My Commission Expires

THOMAS W. DEA
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires February 22, 1998



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at #8 Summer Fields Court

which is presently zoned DR 2

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

See 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)

David M. Gray

(Type or Print Name)

Signature

Jodi L. Orloff

(Type or Print Name)

Signature

8 Summer Fields Court

Address Phone No

Lutherville, Maryland 21093

City State Zipcode

Name, Address and phone number of representative to be contacted

Herbert & Diane Sadtler

Name

2205 Boxmere Road (410) 308-2205

Address Phone No

Timonium, Maryland 21093

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: MM DATE 8/8/97

ESTIMATED POSTING DATE: 8/17/97



Printed with Soybean Ink
on Recycled Paper

ITEM #: 50

Paul Lee, P.E.

Paul Lee Engineering Inc.

304 W. Pennsylvania Ave.

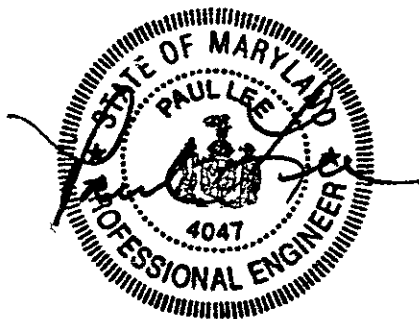
Towson, Maryland 21204

410-821-5941

ZONING DESCRIPTION FOR

#8 SUMMER FIELDS COURT

Beginning at a point on the ^{WEST}~~east~~ side of Summer Fields Court which is 50 feet wide at a distance of 35 feet ⁺~~±~~ south of the centerline of the nearest improved intersecting street Fieldstream Court which is 50 feet wide. Being Lot #23, 2nd Amended Plat 1 of " The Fields at Seminary " as recorded in Baltimore County Plat Book #57, folio #39, containing 9,800 square feet or 0.225 acres.⁺ Also known as #8 Summer Fields Court and located in the 8th Election District and 4th Councilmanic District.



50

Engineers — Surveyors — Site Planners

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 042711

DATE 8/18/97 ACCOUNT 01-615

By: MDX AMOUNT \$ 50.00
Item: 50

RECEIVED FROM: Sattler, Herbert - 8 Summit Fields Ct

FOR: G10-Res Vac. 1 \$ 50.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
8/08/1997 8/08/1997 09:07:01
REG #504 CASHIER LSHD LXS DEPAUL
5 MIDDELLANDS CASH RECEIPT
Receipt # 017010 0119
CR NO. 042711 50.00 CASH
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case # 98-50-A

Petitioner/Developer:
(Bert Saddler)

Date of Hearing/Closing:
(September 2, 1997)

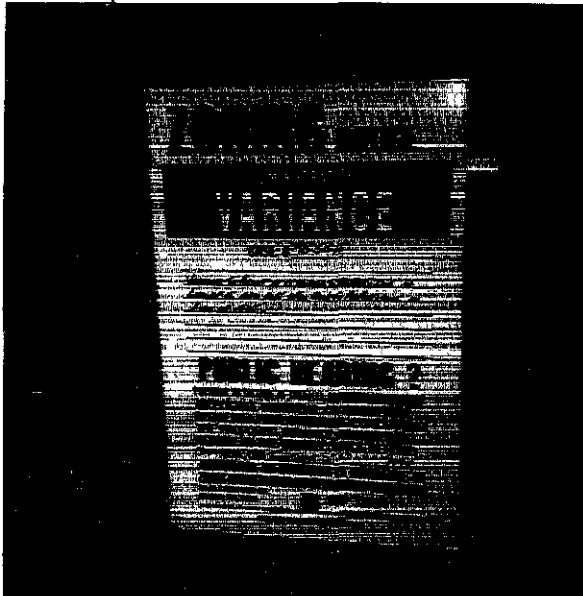
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

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 _____
8 Summer fields Court Baltimore, Maryland 21093 _____

The sign(s) were posted on _____ August 18, 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)

98-50-A



Baltimore County
Department of Permits and
Development Management

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

August 18, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 98-50-A
8 Summer Fields Court
corner SW/S Summer Fields Court, E/S Fieldstream Court
8th Election District - 3rd Councilmanic
Legal Owner(s): David M. Gray and Jodi L. Orloff
Post by Date: 08/18/97
Closing Date: 09/02/97

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: David Gray and Jodi Orloff
Herbert and Diane Sadtler



Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than * 8/17/97.

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

Item # 50

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 98-50-A.

variance to permit a 13' window to property line
in lieu of 15' and 0.5' open deck to property line
in lieu of 11.25'

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

*

9/01/97

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 Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

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

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

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed 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.: 50

Petitioner: HERBERT & DIANE T. SADTLER

Location: *B SUMMER FIELDS COURT

PLEASE FORWARD ADVERTISING BILL TO:

NAME: HERBERT SADTLER

ADDRESS: 2205 FOXMERE ROAD

TIMONIUM, MD. 21093

PHONE NUMBER: (410) 308-2205

AJ:ggs

(Revised 04/09/93)





Baltimore County
Department of Permits and
Development Management

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

August 27, 1997

Mr. David Gray & Ms. Jodi Orloff
8 Summer Fields Court
Lutherville, MD 21093

RE: Item No.: 50
Case No.: 98-50-A
Petitioner: David Gray, et al

Dear Mr. Gray and Ms. Orloff:

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 August 8, 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).

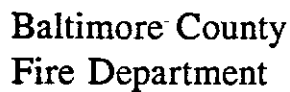
Sincerely,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)





21 -

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

Location: DISTRIBUTION MEETING OF August 25, 1997

Zoning Agenda:

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 plan for the property.

1. The following information was received from the Office of the Attorney General, State of New York, on 10/10/68:

347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840. 841. 842. 843. 844. 845. 846. 847. 848. 849. 850. 851. 852. 853. 854. 855. 856. 857. 858. 859. 860. 861. 862. 863. 864. 865. 866. 867. 868. 869. 870. 871. 872. 873. 874. 875. 876. 877. 878. 879. 880. 881. 882. 883. 884. 885. 886. 887. 888. 889. 890. 891. 892. 893. 894. 895. 896. 897. 898. 899. 900. 901. 902. 903. 904. 905. 906. 907. 908. 909. 910. 911. 912. 913. 914. 915. 916. 917. 918. 919. 920. 921. 922. 923. 924. 925. 926. 927. 928. 929. 930. 931. 932. 933. 934. 935. 936. 937. 938. 939. 940. 941. 942. 943. 944. 945. 946. 947. 948. 949. 950. 951. 952. 953. 954. 955. 956. 957. 958. 959. 960. 961. 962. 963. 964. 965. 966. 967. 968. 969. 970. 971. 972. 973. 974. 975. 976. 977. 978. 979. 980. 981. 982. 983. 984. 985. 986. 987. 988. 989. 990. 991. 992. 993. 994. 995. 996. 997. 998. 999. 1000. 1001. 1002. 1003. 1004. 1005. 1006. 1007. 1008. 1009. 1010. 1011. 1012. 1013. 1014. 1015. 1016. 1017. 1018. 1019. 1020. 1021. 1022. 1023. 1024. 1025. 1026. 1027. 1028. 1029. 1030. 1031. 1032. 1033. 1034. 1035. 1036. 1037. 1038. 1039. 1040. 1041. 1042. 1043. 1044. 1045. 1046. 1047. 1048. 1049. 1050. 1051. 1052. 1053. 1054. 1055. 1056. 1057. 1058. 1059. 1060. 1061. 1062. 1063. 1064. 1065. 1066. 1067. 1068. 1069. 1070. 1071. 1072. 1073. 1074. 1075. 1076. 1077. 1078. 1079. 1080. 1081. 1082. 1083. 1084. 1085. 1086. 1087. 1088. 1089. 1090. 1091. 1092. 1093. 1094. 1095. 1096. 1097. 1098. 1099. 1100. 1101. 1102. 1103. 1104. 1105. 1106. 1107. 1108. 1109. 1110. 1111. 1112. 1113. 1114. 1115. 1116. 1117. 1118. 1119. 1120. 1121. 1122. 1123. 1124. 1125. 1126. 1127. 1128. 1129. 1130. 1131. 1132. 1133. 1134. 1135. 1136. 1137. 1

[illegible]

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

TO: PDM
FROM: R. Bruce Seeley .
Permits and Development Review
DEPRM
SUBJECT: Zoning Advisory Committee
Meeting Date: Aug 12, 97

DATE: 8/26/97

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

Item #'s: 42
46
47
48
49
50
51

RBS:sp

BRUCE2/DEPRM/TXTSBP



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 8-14-97
Item No. 050 MJK

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,

P. J. Gredlein
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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 15, 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. 23, 42, 43, 46, 47, 48, 49, 50, and 51

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 Kerns

AFK/JL

2205 Boxmere Road
Timonium, Maryland 21093
August 7, 1997

Mr. Lawrence Schmidt
Zoning Commissioner
Baltimore County
401 Bosley Avenue
Towson, Maryland 21204

Re: #8 Summer Fields Court

Dear Mr. Schmidt:

I am writing to you with regards to a petition that I am filing for variances for #8 Summer Fields Court.

In May, 1990, my husband I purchased #8 Summer Fields Court which was a spec house by the builder of the subdivision. During the summer we contracted to have a deck built on the rear of our house. The house is a walkout elevation at the rear basement entrance. The deck which was built extends from the kitchen area of the first floor with steps down to the ground in the rear.

Early this year, my husband and I moved from this location, and our house was sold to Mr. David Gray and Miss Jodi Orloff. At the settlement, the buyers were concerned with the deck location and whether or not there were any violations with regards to the construction and location. As part of our settlement, we were to investigate that there were no problems with the deck in the rear yard and that there were no violations. If there were any violations, we would be responsible for correcting them.

I engaged the engineering firm of Paul Lee Engineering, Inc. to determine whether or not this house which was built by the original contractor was built in accordance with the zoning regulations of Baltimore County. Mr. Lee informed me that the house location was built in accordance with the approved Development Plan, and the rear yard dimension from the back of the house to the property line was 15 feet, as permitted. However, he informed me that the development approval permitted 15 feet setback from a window to the property line, and that the bay window which exists from the kitchen on the first floor actually is located 13 feet from the property line, and that this was a violation of the rear yard setback of 2 feet. In addition, he checked the location of the size of the deck to determine the permitted setbacks for the deck from the rear property line, and he was told that the contractor obviously did not take out a permit for the construction of this deck and that it would be necessary to obtain a setback variance from the existing deck to the rear property line.

My husband and I were not aware that the deck contractor did not take out a permit for the deck, and we have always assumed that the deck was constructed properly, and were were unaware that the deck was in any violation.

Mr. Lawrence Schmidt
August 7, 1997
Page 2

Mr. Lee has prepared the necessary papers required for submittal for an Administrative Variance. It was brought to our attention that there was a variance granted to #3 Field Stream Court, which the rear of our house faces the rear and side of their house, and that there was a variance granted to permit their house to be within 3 feet of our property line.

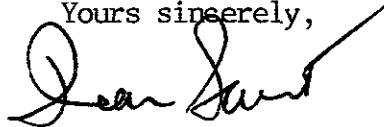
We have no problems with any of our neighbors and, until this occurred, did not know that we had any violations.

As you will note from the request and the pictures that are enclosed, the deck and the area that we are talking about do not appear to be any problem with regard to overcrowding and privacy.

We would appreciate anything that your office can do to consider our request for the two variances. If there is any additional information which you need, you may contact Mr. Lee at 410-821-5941 or me at 410-308-2205.

Thank you for your help and assistance in this matter.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Diane Sadtler", with a long, sweeping horizontal stroke extending to the right.

Diane Sadtler
(Mrs. Herbert Sadtler)

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 8 SUMMER FIELDS CT.

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

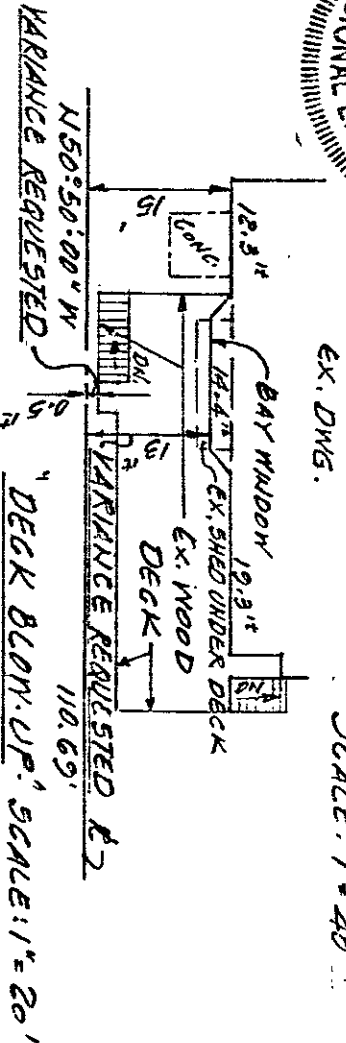
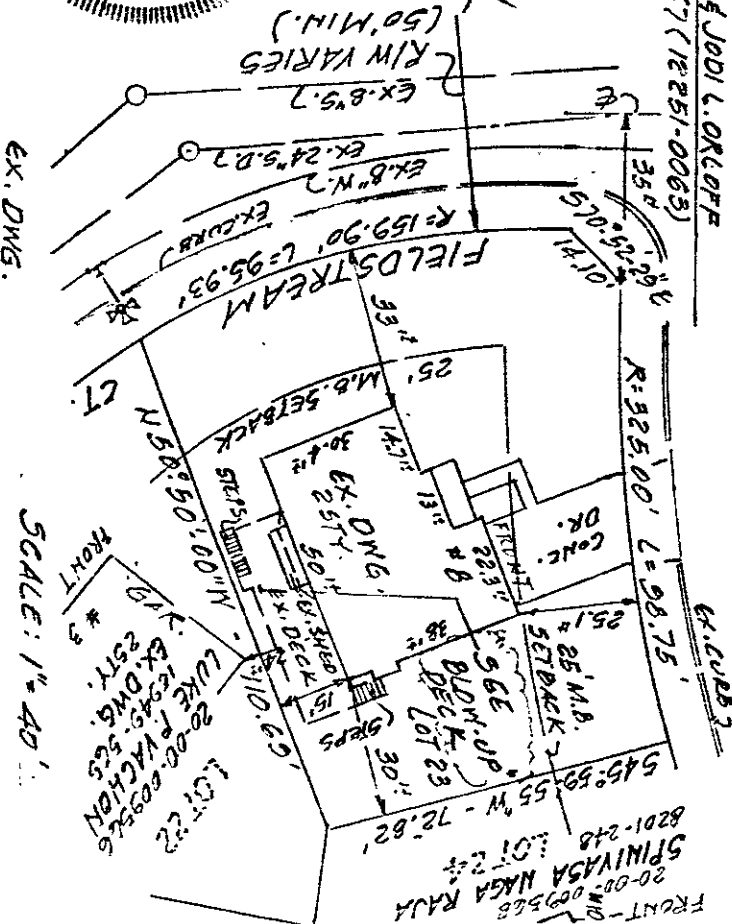
Subdivision name: THE FIELDS AT SEMINARY

SUMMER FIELDS CT. (50' R/W)

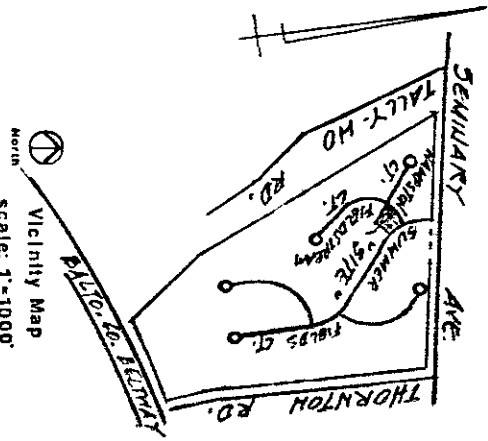
plat book # 52, lot # 39, section # 1 EX. 8'S.7 (30' PAVING)

OWNER: DAVID M. GRAY & JODI L. ORLOFF

PROP# 20-00-003567 (12251-0063)



North
date: 7-25-27
prepared by: PAUL LEE ELLER, INC.
Scale of Drawing: 1" = 40' & 1" = 20'



LOCATION INFORMATION

Election District: 8

Councilmanic District: 3

1"=200' scale map#: NW.12B

Zoning: DR-2

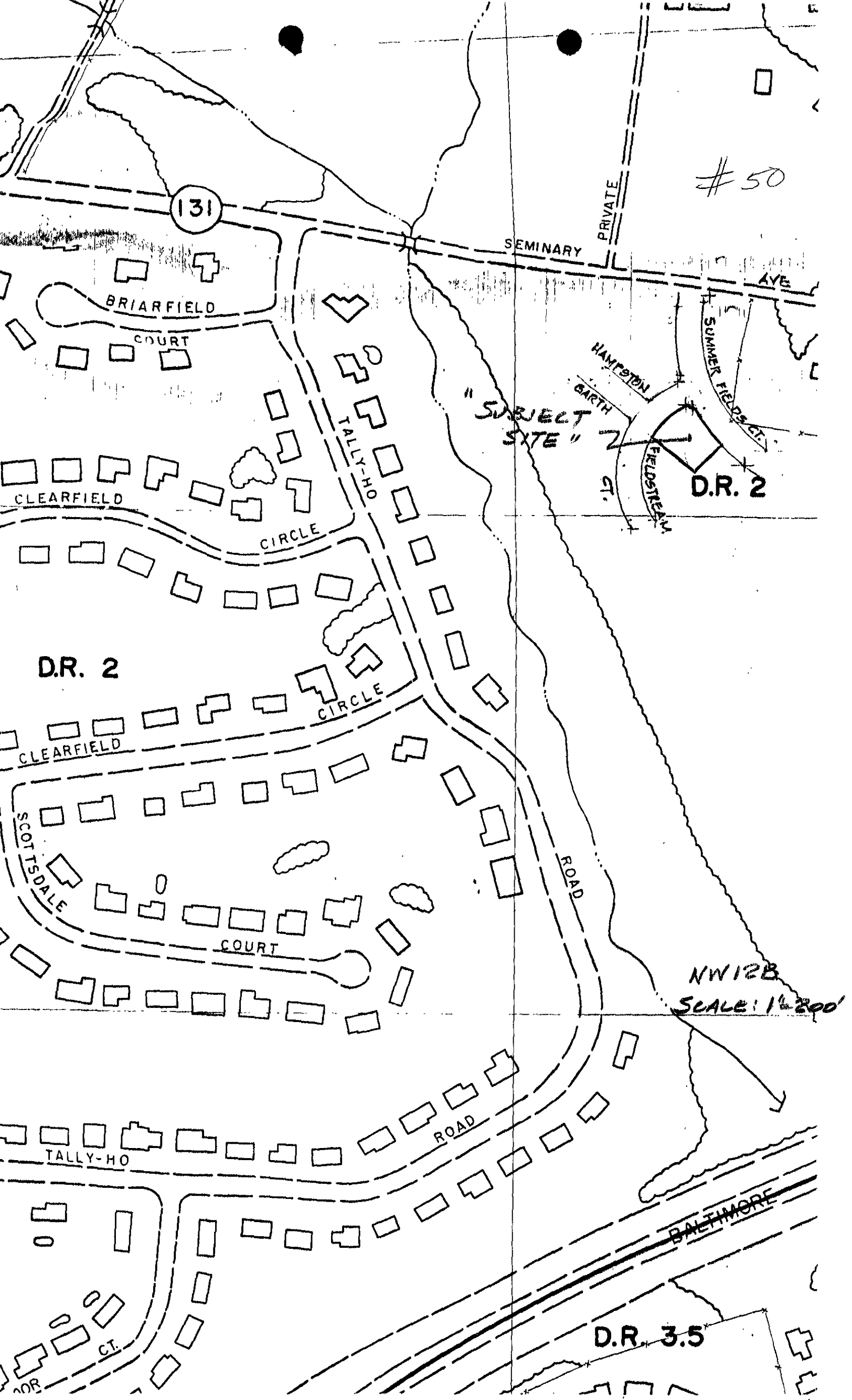
Lot size: 0.22546 9,800 SF [±]
acreage square feet

Public Private
SEWER: ☒ ☐
WATER: ☒ ☐
Chesapeake Bay Critical Area: ☐ ☒
Prior Zoning Hearings: NONE LOT 23
LOT 22 CASE # 88-415A

ZONING OFFICE USE ONLY

reviewed by: ITEM #: CASE#:

22X 50

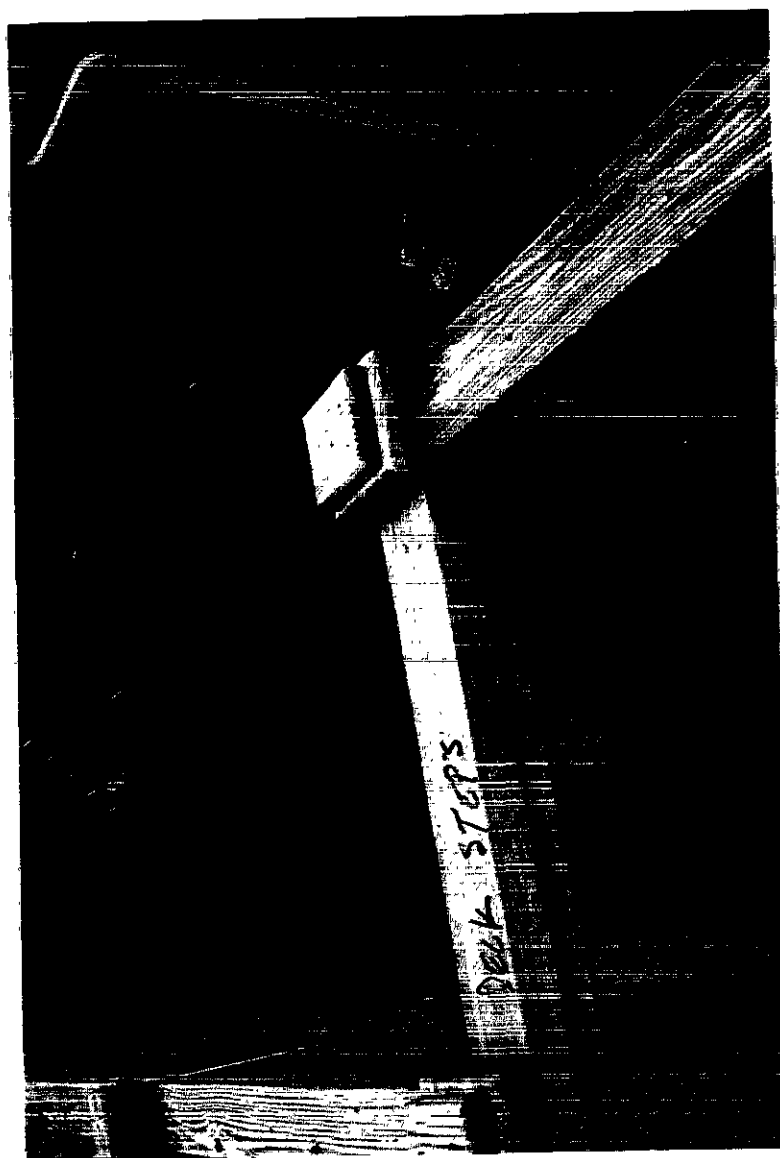


#8 SUMMER FIELDS COURT
Mr. Lawrence Schmidt
Zoning Commissioner

#50









BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

| SCALE | | LOCATION | | SHEET | |
|----------------------------------|--|----------------------|--|-------|--|
| 1" = 200' ± | | #8 Summer Fields Ct. | | NW | |
| DATE OF PHOTOGRAPHY JANUARY 1986 | | LUTHERVILLE | | 12-B | |
| | | | | #50 | |