

IN RE: PETITION FOR RESIDENTIAL	* BEFORE THE
ZONING VARIANCE	
N/S Huntersworth Court, 195 ft.	* ZONING COMMISSIONER
+/- E of c/l Huntersworth Lane	
4 Huntersworth Court	* OF BALTIMORE COUNTY
4th Election District	
3rd Councilmanic District	* Case No. 98-156-A
Glenn Lee Weinberg, et ux	
Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Glen Lee Weinberg and Debra Lyn Weinberg, his wife, for that property known as 4 Huntersworth Court in the Huntington, Section III subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 13 ft., in lieu of the required 50 ft., for a proposed house in an R.C.5 zone; and to amend the Final Development Plan of Huntington. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

ORDER RECORDED
 Date 11/19/97
 By M. H. H.

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.

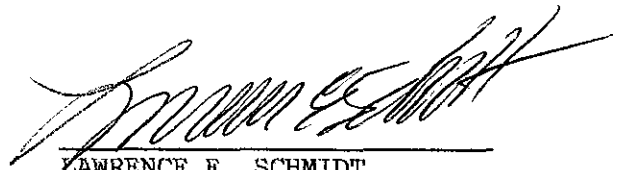
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 19th day of November 1997 that the Petition for a Zoning Variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 13 ft., in lieu of the required 50 ft., for a proposed house in an R.C.5 zone; and to amend the Final Development Plan of Huntington, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. Compliance with the comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZAC), namely, Department of Environmental Protection and Resource Management (DEPRM), dated November 6, 1997 (copy attached) are adopted in their entirety and made a part of this Order.

ORDER 11/19/97
Date 11/19/97
By M. G. Schmidt


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm



Baltimore County
Zoning Commissioner
Office of Planning

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

November 19, 1997

Mr. and Mrs. Glen L. Weinberg
11020 Park Heights Avenue
Owings Mills, Maryland 21117

RE: Petition for Administrative Variance
Case No. 98-156-A
Property: 4 Huntersworth Court

Dear Mr. and Mrs. Weinberg:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.





98-156-A

Petition for Administrative Variance AND

TO AMEND THE F.O.P. of HUNTINGTON.

to the Zoning Commissioner of Baltimore County

for the property located at 4 Huntersworth 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) Section 1A04.3B3, BCZR,
TO Permit a sideyard setback of 13 ft. in lieu of
the required 50 ft. for a proposed house and to
amend the Final Development Plan of Huntington.
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

See Exhibit
A 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

N/A
(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner

N/A
(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).

Glenn Lee Weinberg
(Type or Print Name)

Glenn Weinberg
Signature

Debra Lyn Weinberg
(Type or Print Name)

Debra Lyn Weinberg
Signature

11020 Park Heights Ave 410-356-5970
Address Phone No
Owings Mills, MD 21117 347-2762
City State Zipcode
Name, Address and phone number of representative to be contacted
wk

Glenn Weinberg
Name

11020 Park Hts Ave 410-347-2762
Address Phone No
Owings Mills, MD 21117

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: JCM

DATE: 10-20-97

ESTIMATED POSTING DATE: 11-2-97

Printed with Soybean Ink
on Recycled Paper

ITEM #: 156

98-156-A

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 11020 Park Heights Avenue
address
Owings Mills, MD 21117
City State Zip Code

That the Affiant(s) will reside at 4 Huntersworth Court
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)

Owings Mills, MD 21117

See Exhibit A 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

Glenn Weinberg
(signature)
Glenn Weinberg
(type or print name)



Debra Lynn Weinberg
(signature)
Debra Weinberg
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20th day of October, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

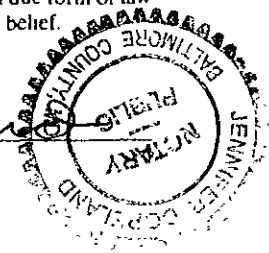
Glenn Weinberg and Debra Weinberg

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

October, 1997
date

Jennifer Copeland
NOTARY PUBLIC
My Commission Expires: 8-4-01



156

98-156-A

EXHIBIT A

The buildable area of the subject lot is subject to a 50 foot setback on two sides (along lots 32 and 34) and a 50 foot setback from Huntersworth Court. In addition, the location of the required 10,000 square foot Septic Reserve Area is dictated by a recorded easement, acceptable percolation testing and good engineering to be located in the area shown on the enclosed Plat. Also, the subject property, in its entirety, continually slopes at a average of a 10-15% grade down from Huntersworth Court toward the rear of the lot. The lot is also located directly on a cul-de-sac, which further reduces the buildable area as shown on the enclosed Plat due to the 50 foot setback requirement. There are also required setbacks between the house and the septic reserve area. The covenants to which the construction of the home is subject, require, among other things, that the house not be less than 3,500 square feet and that the garage not face Huntersworth Court. Based on the foregoing restrictions, and based on proper engineering, the house must be designed to face Huntersworth Court. In addition, with the house facing Huntersworth Court, the width of the house is severely limited, as compared to the surrounding lots 32, 34 and 36. Also, due to a medical condition, lupus (which symptoms include severe arthritis and which condition worsens with age), which adversely affects Debra Weinberg, a co-petitioner, the garage, master bedroom and most of the usable area of the house needs to be on one (1) level, which further places design constraints on the house. Granting the variance also permits construction of a home consistent with the character of other homes in the neighborhood. In conclusion, due to the unique and unusual topography, which is different from the surrounding properties, and due to the foregoing specified restrictions on the design and layout of the house and due to proper engineering design standards, the applicable zoning provision regarding side-yard setbacks impacts more on the subject property than on the surrounding properties.

The variance from the side-yard setback requirement is only requested in the side-yard setback area between the subject lot (Lots 33) and Lot 34. The owner of Lot 34, Joseph and Debra Weinberg (this person has the same name, but is not the same person, as the co-petitioner), have signed a letter requesting that the variance requested in this Petition be granted (a copy of which is enclosed with this Petition). In addition, the homeowner's association has also signed a letter requesting that the variance requested in this Petition be granted (a copy of which is also enclosed with this Petition). Therefore, not granting the variance would render conformance unnecessarily burdensome, as the only parties which may adversely be affected by the granting of the variance, Joseph and Debra Weinberg and the homeowners association, are in favor of granting the variance.

156

ZONING DESCRIPTION

98-156-A

ZONING DESCRIPTION FOR:

4 HUNTERSWORTH COURT, OWINGS MILLS, MARYLAND 21117

Beginning at a point on the North side of Huntersworth Court which is 50 feet wide at a distance of 195 feet East of the centerline of the nearest improved intersecting street, Huntersworth Lane, which is 50 feet wide. Being Lot #33, Section #3 in the subdivision of Huntington as recorded in Baltimore County Plat Book #E.H.K. Jr. 63, Folio #100 containing 2.366 acres. Also known as 4 Huntersworth Court and located in the 4th Election District, 3rd Councilmanic District.

156

98-156-A



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/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 (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.: 156

Petitioner: Glenn Weinberg + Debra Weinberg

Location: 4 Huntersworth Court, Owings Mills, MD 21117

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Glenn Weinberg

ADDRESS: 11020 Park Heights Ave

Owings Mills, MD 21117

PHONE NUMBER: 410-347-2762 wk

AJ:ggs

(Revised 09/24/96)

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

156

No.

044447

DATE 10-20-97 ACCOUNT 2001-6150

AMOUNT \$ _____

RECEIVED
FROM:

G. WEINBERG — 4 Hunterswood Ct

FOR:

M. VAP (010)
AMEVA FSP (640)

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

98-156-A / CM

DATE RECEIPT
FILE RECEIPT

PROCESS ACTUAL TIME
0/20/1997 10/20/1997 11:21:41

REQ 1001 CASHIER CLIN CML DRIVER

5 MISCELLANEOUS CASH RECEIPT

Receipt #

006772

CPK

CR NO. 044447

100.00 CASH

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 98-156-A

Petitioner/Developer: The Cordish Co./

Glenn L. Weinberg

Date of Hearing/Closing: 11/17/97

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

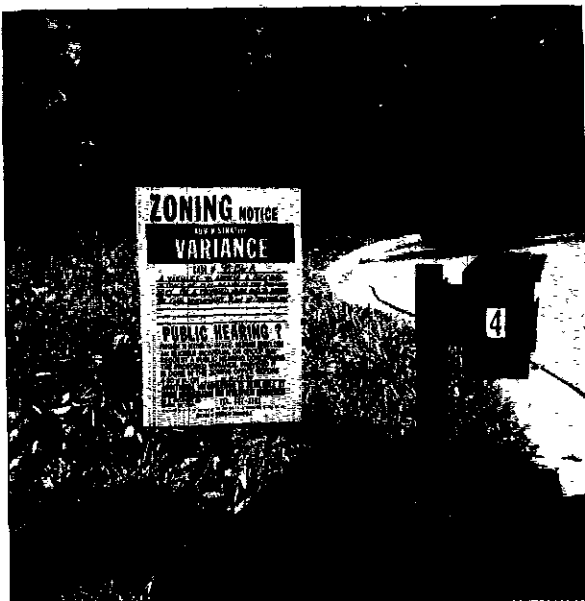
Attention: Ms. Gwendolyn Stephens

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 4 Huntersworth Ct.

Owings Mill, MD 21117

The sign(s) were posted on October 29, 1997
(Month, Day, Year)



Sincerely,

Les Cunningham
(Signature of Sign Poster and Date)

Les Cunningham
(Printed Name)

SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784
(City, State, Zip Code)

(Telephone Number)

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 11-2-97

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

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 9B-156-A

A VARIANCE TO APPROVE A SIDEYARD
SETBACK OF 13ft. IN LIEU OF THE
REQUIRED 50ft. FOR A PROPOSED HOUSE
AND TO AMEND THE FINAL DEVELOPMENT PLAN
OF "HUNTINGTON."

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**

11-17-97
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, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

DATE: November 6, 1997

To: Arnold L. Jablon
From: R. Bruce Seeley *ROS/gp*
Subject: Zoning Item #156

4 Huntersworth Court

Zoning Advisory Committee Meeting of November 3, 1997

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- _____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- _____ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
 - X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code.)
 - _____ Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).
 - _____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
 - X Ground Water Management: Revised plan must be submitted showing exact location of perc tests conducted and septic reserve area on 8/22/97, house location etc. Contact GWM at 887-2762 for more information.



Baltimore County
Department of Permits and
Development Management

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

October 31, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-156-A

4 Huntersworth Court

N/S Huntersworth Court, 195' +/- E of centerline Huntersworth Lane

4th Election District - 3rd Councilmanic District

Legal Owner: Glenn Lee Weinberg & Debra Lynn Weinberg

Post by Date: 11/2/97

Closing Date: 11/17/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 410-887-3391. 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 a public hearing.
4. In cases that must go to a public hearing (whether due to a neighbor's formal request or by order the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing 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

c: Glenn & Debra Weinberg





Baltimore County
Department of Permits and
Development Management

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

November 12, 1997

Mr. and Mrs. Glenn Weinberg
11020 Park Heights Avenue
Owings Mills, MD 21117

RE: Item No.: 156
Case No.: 98-156-A
Petitioner: Glenn Weinberg, et ux

Dear Mr. and Mrs. Weinberg:

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 20, 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 cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



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

DATE: November 6, 1997

To: Arnold L. Jablon
From: R. Bruce Seeley *ROS/gp*
Subject: Zoning Item #156

4 Huntersworth Court

Zoning Advisory Committee Meeting of November 3, 1997

- ☐ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- ☐ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- ☐ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
 - ☒ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code.)
 - ☐ Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).
 - ☐ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
 - ☒ Ground Water Management: Revised plan must be submitted showing exact location of perc tests conducted and septic reserve area on 8/22/97, house location etc. Contact GWM at 887-2762 for more information.



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 11-3-97
Item No. 156 JCM

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 _____

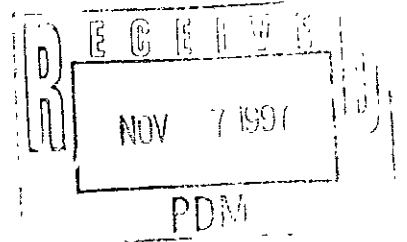
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880



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 November 3, 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.

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

156, 157, 158, 159, 161, 165, 166, and 167

REVIEWER: LT. ROBERT P. SAUERWALD

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

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

DATE: November 3, 1997

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

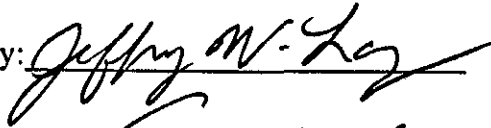
SUBJECT: Zoning Advisory Petitions

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

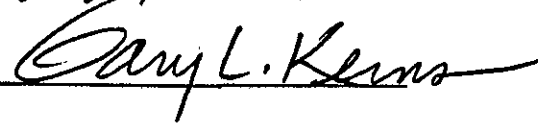
Item Nos. 151, 155, 156, 157, 158, 159, 160, 161, and 167

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3495.

Prepared by:



Division Chief:



AFK/JL

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

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

Date: November 10, 1997

FROM:  Robert W. Bowling, Chief
 Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for November 10, 1997
 Item Nos. 156, 158, 159, 161, 165,
 167, & 168

The Bureau of Developer's Plans Review has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE1110.NOC

98-156-A

HUNTINGTON HOMEOWNERS ASSOCIATION, INC.

10TH Floor
20 S. Charles Street
Baltimore, Maryland 21201

October 20, 1997

Department of Permits and Development Management
Bureau of Zoning Review
111 West Chesapeake Avenue
Towson, MD 21204

Re: Petition for Administrative Variance;
Lot 33; 4 Huntersworth Court
Subdivision: Huntington Section Three
Glenn and Debra Weinberg, Applicant

Dear Sirs:

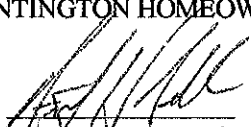
I am the Vice President of Huntington Homeowners Association, Inc. (the "Association"). I have the authority to bind the Association with regard to the matter which is the subject of this letter. The above-referenced Lot 33 (4 Huntersworth Court) is a Lot in the above-referenced subdivision.

I have reviewed, and I am familiar with, the Petition for Administrative Variance ("Petition") being filed by Glenn and Debra Weinberg requesting a variance from the 50 foot side-yard setback on Lot 33, between Lots 33 and 34.

The Association is in favor of the granting of the Variance requested in the Petition. The Association is of the view that Lot 33 is unique, unusual and different from the surrounding properties such that the uniqueness causes the applicable zoning provision to impact more on the subject property than on the surrounding properties. The Association is also of the view that strict compliance with the applicable Baltimore County Zoning Regulation would result in both a practical difficulty and an unreasonable hardship.

Very truly yours,
HUNTINGTON HOMEOWNERS ASSOCIATION, INC.

BY:


Arthur N. Power

156

98-156-A

4 Huntersworth Court



156

4 Huntersworth Court

98-156-A



156

98-156-A

4 Huntersworth Court

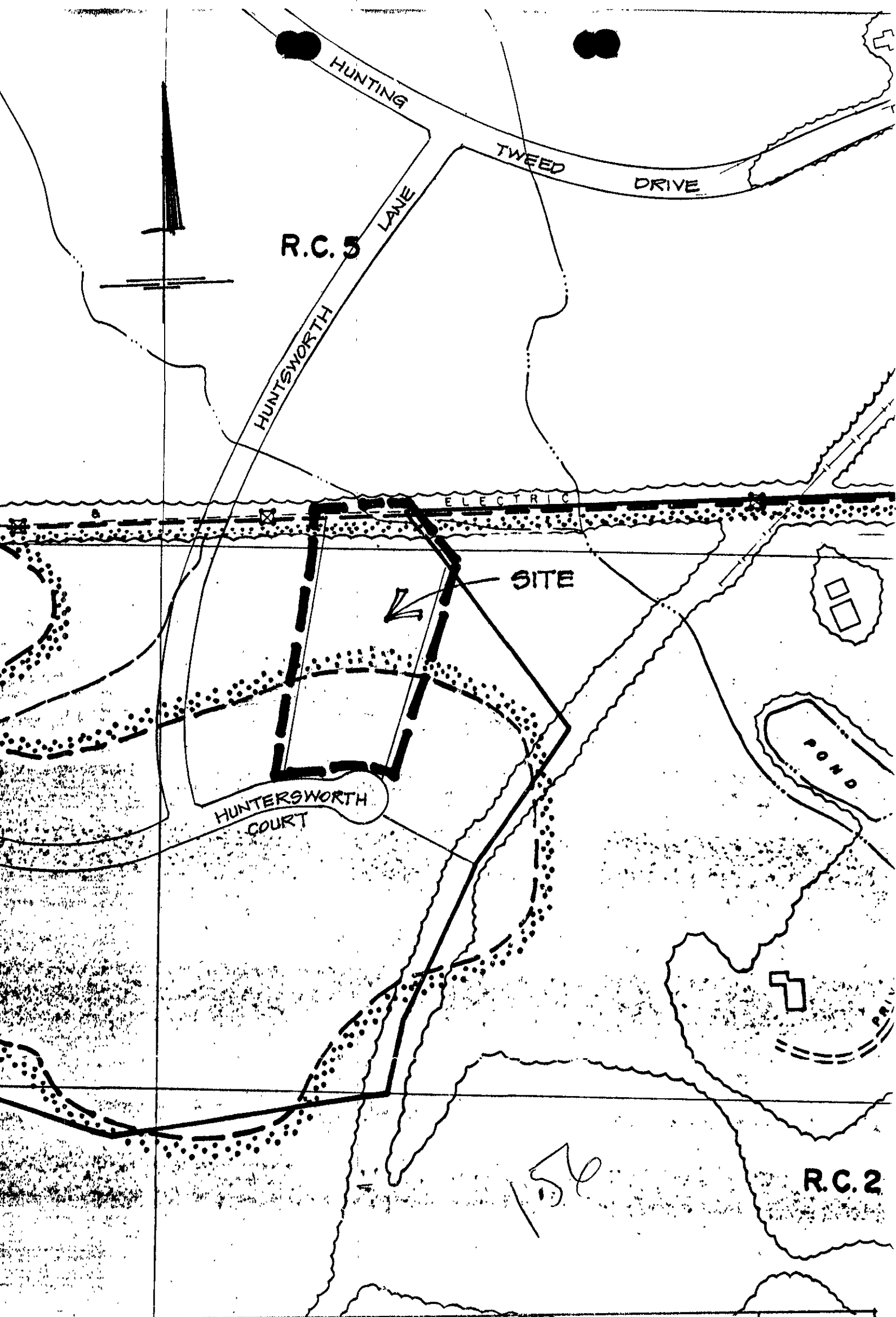


156



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

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

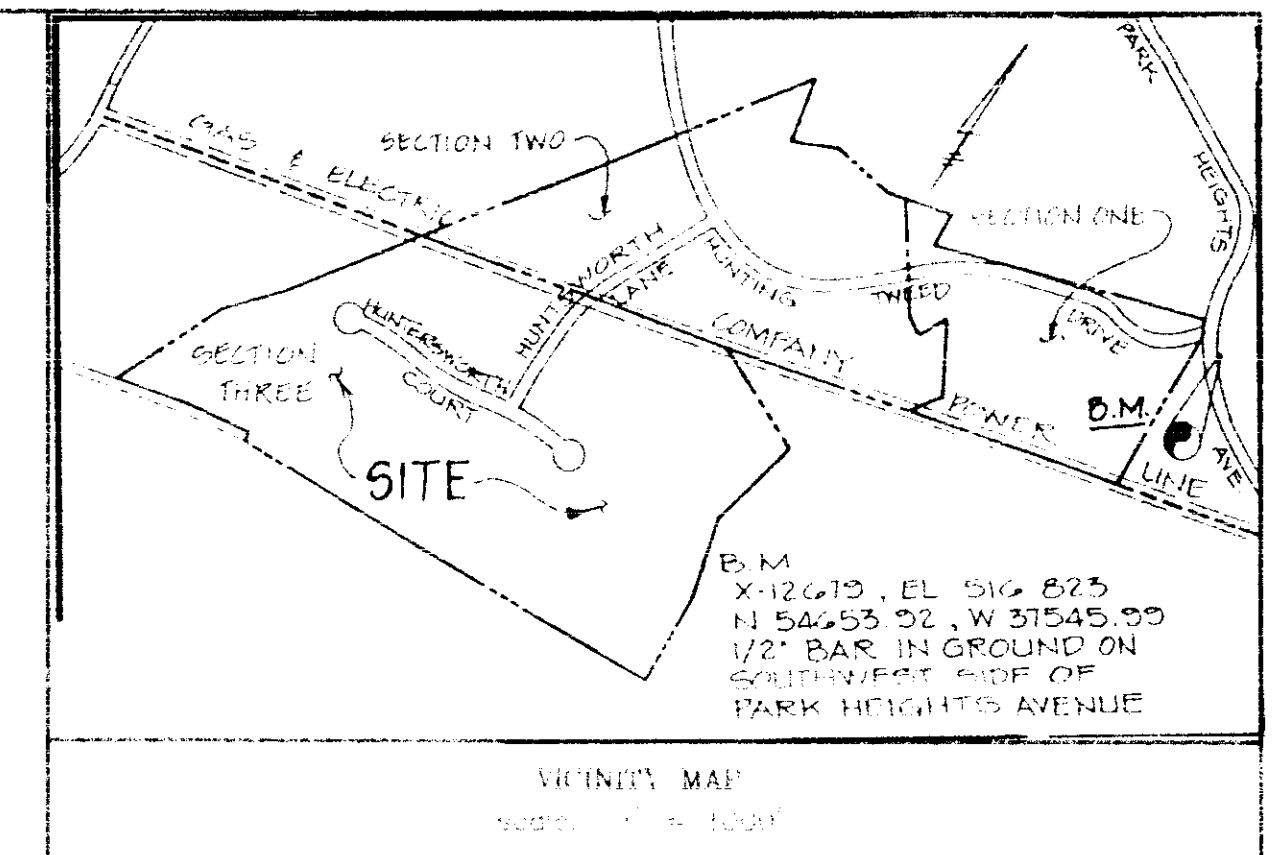


	SCALE 1"=200'±	LOCATION OWINGS MILLS	SHEET NW G-14
	DATE OF PHOTOGRAPHY JANUARY 1986		

Plat to accompany Petition for Zoning Variance Administrative

Property Address # 1 HUNTERS WORTH COURT
 Subdivision name Section Three HUNTINGTON
 plat book # E.H.K. Jr. 69, folio # 100 section 4 Three/100
 OWNER: GLENN LEE & DEBRA LYN WEINBERG

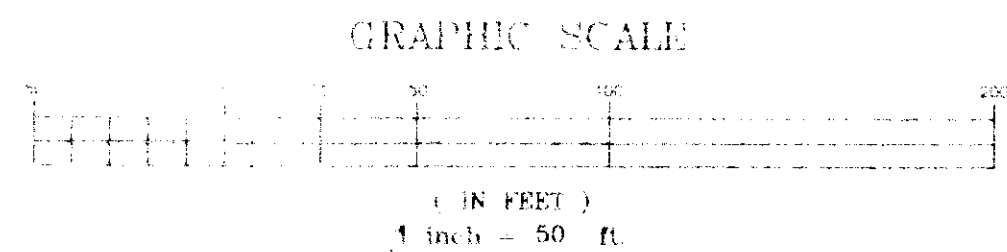
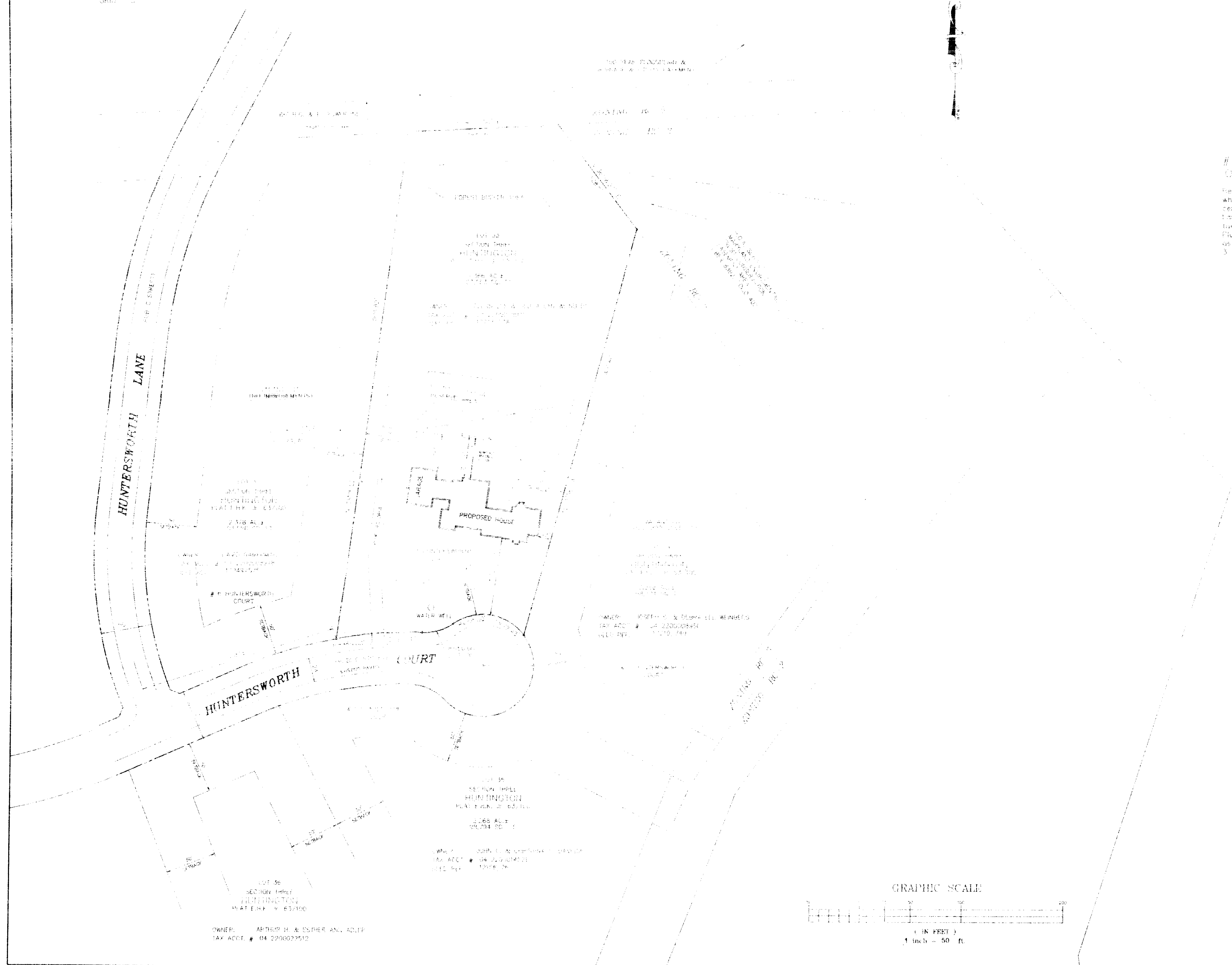
TAX MAP: 55
 PARCEL: 78
 GRID: 5



4 HUNTERS WORTH COURT
 OWING, MISS. MAP AND 111

Beginning at a point on the north side of Huntersworth Court which is 50 feet wide at a distance of 195 feet east of the centerline of the request proposed intersecting street, Huntersworth Court, which is 50 feet wide at a distance of 195 feet east of the centerline of the request proposed intersecting street, Huntersworth Court, the subdivision of huntersworth court as recorded in plat book # 69, folio # 100, containing 2,066 acres. Also shown as # 4 Huntersworth Court and located in the 4th Judicial District, 3rd. Landmark District.

98-156-A

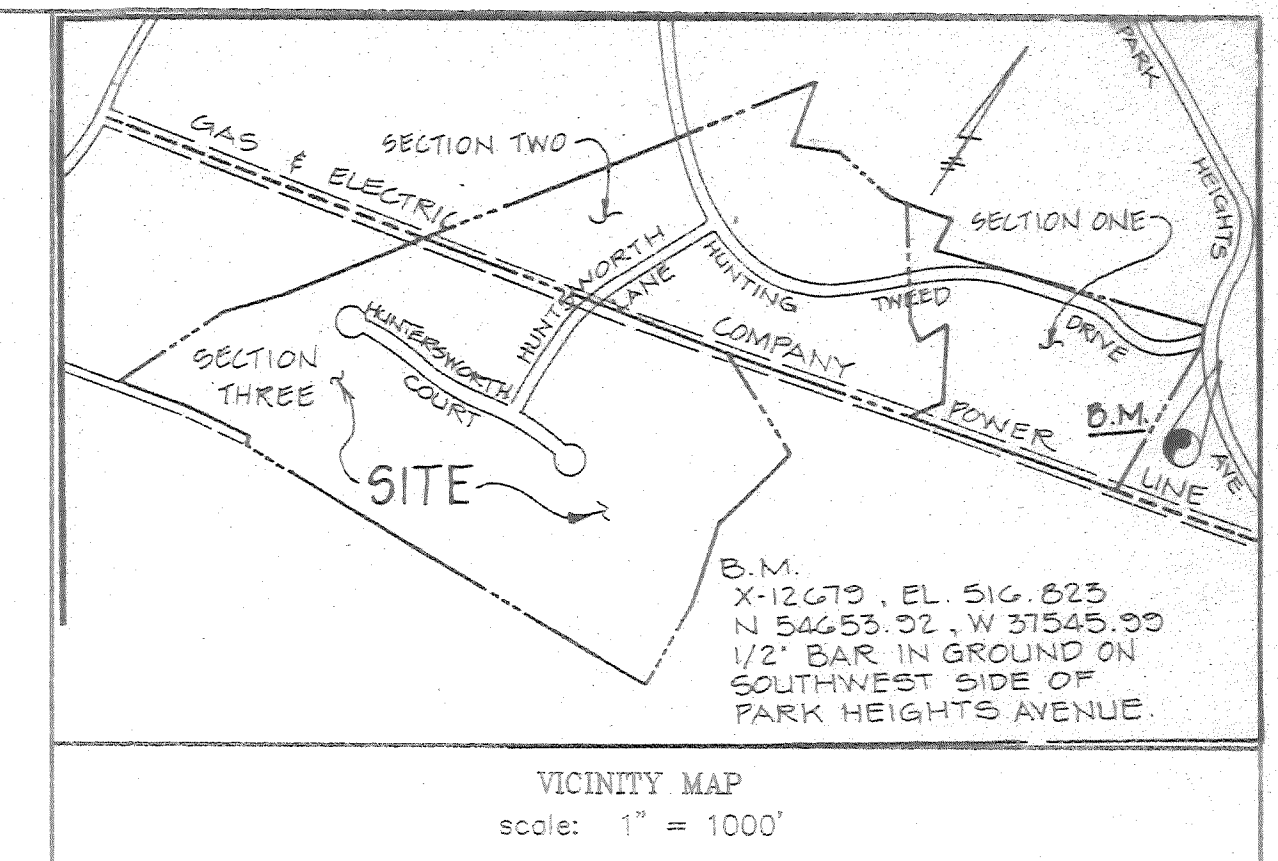


LOCATION INFORMATION	
Hunting District	4-14
Councilman District	C-3
1"=200' scale map	# 9-14 NW
Zoning	RC-5
Lot size	2,066
acreage	102.063
square feet	
public	☐
private	☐
SEWER	☐
WATER	☐
Chesapeake Bay Critical Area	yes ☐ no ☐
Prior Zoning Hearings	NONE
Zoning Office USE ONLY!	
Reviewed by	ITEM #: CASE #:

date: 10/14/2014
 prepared by: Tuntin Ping, RPLS #10754
 Scale of Drawing: 1" = 50'

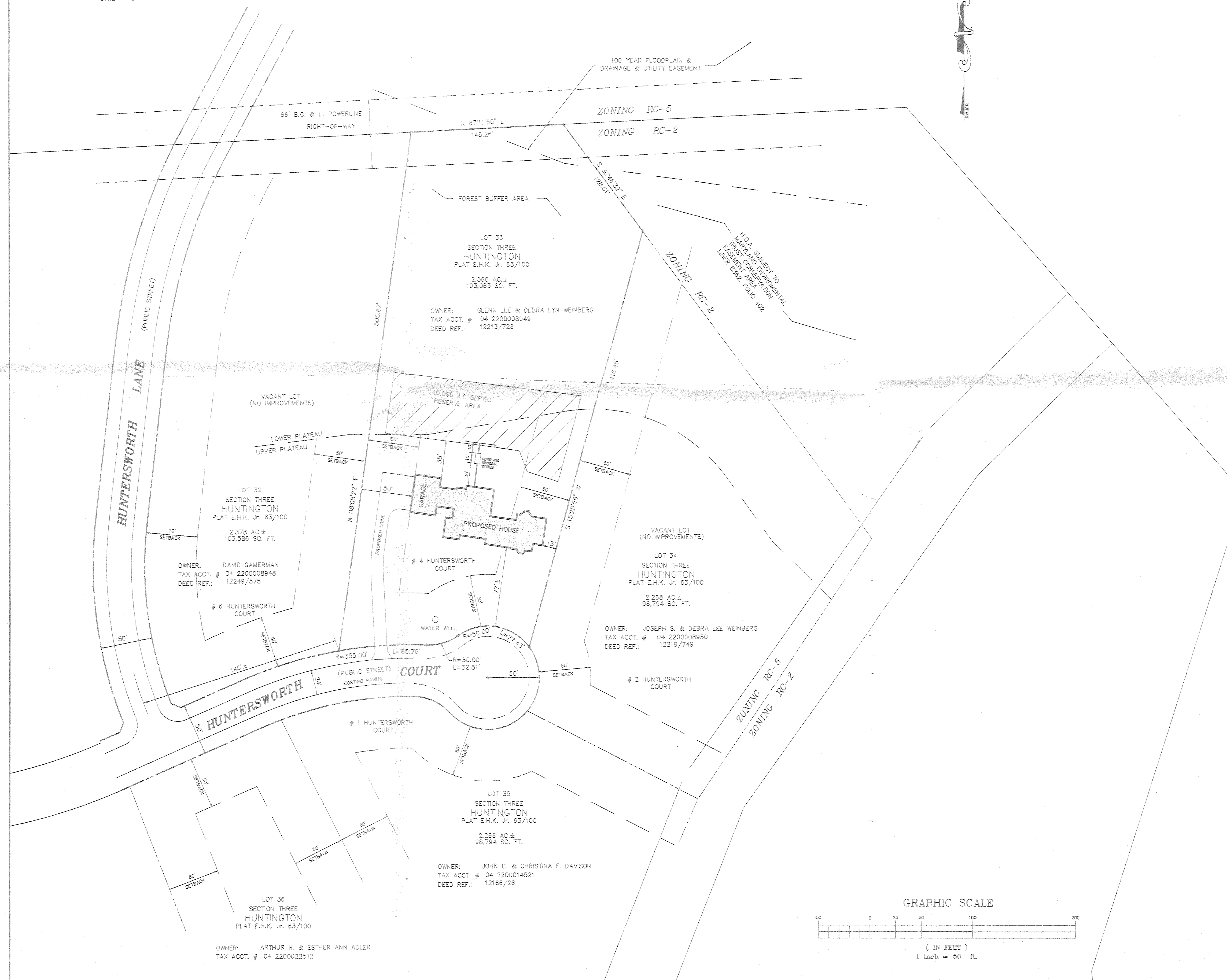
☒

TAX MAP 58
PARCEL 76
GRID 5



Beginning at a point on the north side of Huntersworth Court 50 feet wide at a distance of 195 feet East of the centerline of the nearest improved intersecting street, Huntersworth Lane, which is 50 feet wide. Being Lot # ~~39~~ Section Three in the subdivision of Huntington as recorded in Baltimore County Plot Book # 63, Folio 100, containing 2,386 acres. Also known as # 4 Huntersworth Court and located in the 4 th. Election District, 3 rd. Councilmanic District.

98-156-A



LOCATION INFORMATION			
Election District:	4 TH.		
Councilmanic District:	C-3		
1"=200' scale map #:	G-14 NW		
Zoning	RC-5		
Lot size:	2.366	103,063	
	acres	square feet	
	SEWER	public	private
	WATER	☐	☒
Chesapeake Bay Critical Area:	☐	yes	no
Prior Zoning Hearings:	NONE		
Zoning Office	USE ONLY !		
Reviewed by:	ITEM #:	CASE #:	