

IN RE: PETITION FOR ADMIN. VARIANCE NE/Corner Running Brook Court and Harmony Woods Road (1 Running Brook Court) 8th Election District 3rd Councilmanic District  Bruce Ezrine, et ux Petitioners	* BEFORE THE * ZONING COMMISSIONER * OF BALTIMORE COUNTY * Case No. 98-167-A *
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\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Bruce and Wendy Ezrine. The Petitioners seek relief from Section 400 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed detached accessory structure (garage) to be located in the side yard in lieu of the required rear yard and to amend the Final Development Plan for The Woods, Lot 43 thereof, and the previously approved site plan in prior Case No. 97-191-A, to reflect the proposed improvements 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.

As noted above, this property was the subject of prior Case No. 97-191-A, in which the Petitioners sought administrative variance relief to expand an existing, attached, two-car garage with a 24' x 36' addition. A review of that case file and prior decision revealed that the Petitioners' request was considered and approved by Deputy Zoning Commissioner Timothy M. Kotrocco, by his Order dated November 25, 1996. The Petitioners now come before me seeking similar approval for a proposed 20' x 20' detached garage, to be located immediately adjacent to the formerly proposed two-car garage addition. Furthermore, the site plan submitted in the instant case

ORDER RECALLED FOR FILING

Date 2/19/98  
 By [Signature]

does not show the 24' x 36' addition to the two-car garage, as approved in the prior case, but rather, shows only the two-car garage. In view of this latest proposal, this Zoning Commissioner advised the Petitioners by letter dated December 5, 1997, and subsequent February 4, 1998 letter, that additional information and justification would be necessary before a final decision could be made on their latest request. I also advised the Petitioners that if no word was received from them within ten (10) days of my February 4, 1998 letter, I was inclined to deny their request.

As of the date of this Order, no word has been received from the Petitioners to support their request for variance. In the opinion of this Zoning Commissioner, the information contained within the case file is insufficient to support a finding that strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners. Thus, I am compelled to deny the variance.

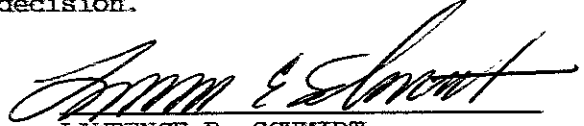
Pursuant to the posting of the property, and sufficient notice to the Petitioners that insufficient evidence exists to support a finding that the relief requested complies with the requirements of Section 307.1 of the B.C.Z.R., and for the reasons set forth above, the relief requested shall be denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 19<sup>th</sup> day of February, 1998 that the Petition for Administrative Variance seeking relief from Section 400 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed detached accessory structure (garage) to be located in the side yard in lieu of the required rear yard and to amend the Final Development Plan for The Woods, Lot 43 thereof, and the previously approved site plan in prior Case No. 97-191-A,

ORDER RECEIVED  
Date 2/19/98  
BY [Signature]

to reflect the proposed improvements, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED; and,

THE PETITIONERS shall have thirty (30) days from the date of this Order in which to file an appeal of this decision.



LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING  
Date 2/19/98  
By [Signature]



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

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

February 19, 1998

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

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
NE/Corner Running Brook Court and Harmony Woods Road  
(1 Running Brook Court)  
8th Election District - 3rd Councilmanic District  
Bruce Ezrine, et ux - Petitioners  
Case No. 98-167-A

Dear Mr. & Mrs. Ezrine:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been denied 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,

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: People's Counsel

✓ File





Baltimore County  
Zoning Commissioner  
Office of Planning

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

December 5, 1997

Mr. and Mrs. Bruce Ezrine  
1 Running Brook Court  
Owings Mills, Maryland 21117

RE: Case No. 98-167-A  
Property: 1 Running Brook Court

Dear Mr. and Mrs. Ezrine:

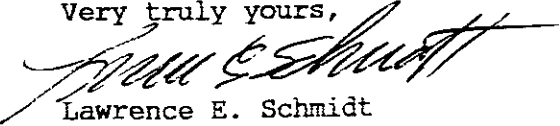
I am writing in reference to your request for administrative variance relief from Section 400 of the Baltimore County Zoning Regulations; to permit you to construct a detached garage in the side yard of your property at 1 Running Brook Court, in lieu of the required rear yard.

According to your case file, the property has been posted with public notice of the request. There has been no request for a public hearing or objection to the request filed by any adjacent neighbor or property owner. Thus, the file has been forwarded to me for final review. In reviewing your case, I note that a similar variance for your property was granted in case No. 97-191-A. By Order dated November 25, 1996, Deputy Zoning Commissioner, Timothy M. Kotroco, approved a side lot setback of 30 ft., in lieu of the required 50 ft., for a proposed garage addition.

In that case, the evidence offered in support of the Petition indicated that the proposed request was to permit an expansion of the existing garage to accommodate three cars from the originally constructed two car garage. Additionally, Deputy Commissioner Kotroco's Order provided that the garage could not be used as a second dwelling, nor could commercial service work be performed within the structure.

In view of that approval, a question has arisen as to the purpose of the proposed structure. Simply stated, please advise of the need for a detached garage when approval has already been issued for a three car garage unit. Information on the proposed function and use of the detached structure would be appreciated before a final decision can be made.

Very truly yours,

  
Lawrence E. Schmidt  
Zoning Commissioner

LES:mmm



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at I Running Brook Ct 21117  
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) 400 (BCZR) TO PERMIT A

PROPOSED DETACHED ACCESSORY STRUCTURE (A GARAGE) TO BE LOCATED IN SIDE YARD IN LIEU OF THE REQUIRED REAR YARD, AND TO AMEND THE FINAL DEVELOPMENT PLAN FOR LOT 43 OF THE WOODS AND THE LAST APPROVED HEARING PLAN (WCASE # 97-191-A

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

SEE AFFIDAVIT

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

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

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

Contract Purchaser/Lessee.

Legal Owner(s)

(Type or Print Name)

BRUCE EZRINE  
(Type or Print Name)

Signature

[Signature]  
Signature

Address

WENDY EZRINE  
(Type or Print Name)

City State Zipcode

Wendy Ezrine  
Signature

Attorney for Petitioner

1 RUNNING BROOK CT 410 561 3221  
Address Phone No

(Type or Print Name)

OWINGS MILLS MD 21117  
City State Zipcode

Signature

Name, Address and phone number of representative to be contacted

Address Phone No

Mitch Abrams  
Name  
3313 Sawtuck Ave. 21208 (410) 662-0058  
Address Phone No

City State Zipcode

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

Zoning Commissioner of Baltimore County

REVIEWED BY: \_\_\_\_\_ DATE: \_\_\_\_\_



Printed with Soybean Ink on Recycled Paper

ITEM #: 167

ESTIMATED POSTING DATE: \_\_\_\_\_

ORDER RECEIVED FOR FILING  
Date 9/19/98  
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 One Running Brook Court  
address  
Owings Mills, MD 21117  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

The present setback of 50 feet would not allow an additional garage on the same side of the house that the driveway is located. & existing Garage, so it will fit in with lay out of house.

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.

(signature)

Bruce Ezrine

(type or print name)



(signature)

Wendy Ezrine

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20<sup>th</sup> day of October, 19 97, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Bruce Ezrine and Wendy Ezrine

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

AS WITNESS my hand and Notarial Seal.

October 20, 1997

date

Dawn Elizabeth DeBough

NOTARY PUBLIC

My Commission Expires: 5/13/01

98-167-A



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 1 Running Brook Ct 21117  
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) 400 (BCZR) to Permit A proposed detached Accessory Structure (a Garage) to be located inside yard in lieu of the required rear yard, and to Amend the final Development Plan for Lot 43 of the woods and the last approved of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons. (indicate hardship or practical difficulty)

SEE AFFIDAVIT

Hearing Plan in case # 97-191-A

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)

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

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 #: 167



# 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 One Running Brook Court  
address  
Owings Mills, MD 21117  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

The present setback of 50 feet would not allow an additional garage on the same side of the house that the driveway is located. & existing Garage. so it will fit in with lay out of house.

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

[Signature]  
(signature)  
Bruce Ezrine  
(type or print name)



[Signature]  
(signature)  
Wendy Ezrine  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20<sup>th</sup> day of October, 19 97, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Bruce Ezrine and Wendy Ezrine

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.

October 20, 1997  
date

[Signature]  
NOTARY PUBLIC

My Commission Expires: 5/13/01

Zoning Description  
for  
One Running Brook Court

~~177~~

167

~~97-191-A~~

Bruce & Wendy Ezrine

Beginning at a point on the North side of Running Brook Ct. which is 50 ft. wide. Being Lot #<sup>43</sup>~~42~~, in subdivision "The Woods" as recorded in Baltimore County Plat Book #49, Folio #97, containing 1.024 square feet. Also known as One Running Brook Court and located in the 8th Election District, 3rd Councilmanic District.

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

98-167-A

MICROFILM

BALTIMORE COUNTY, MARY  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

JD 167 No. 044320

DATE 10/24/97 ACCOUNT Food 6150

AMOUNT \$ 111.00

RECEIVED FROM: ~~MSA~~ MSA CONTRACTOR 5

FOR: VAR EQUIP, REPAIR EDP, 11 XEROX

DISTRIBUTION  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

98-167-A

PAID RECEIPT

PROCESSED BY: [Signature]  
DATE: 10/28/97  
BY: [Signature]  
AMOUNT: \$111.00  
CHECK NO: 044320

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ADMIN. VARIANCE

RE: Case No.: 98-167-A

Petitioner/Developer: B. EZRINE, ETAL

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 #1 RUNNING BROOK CT.

The sign(s) were posted on 11/2/97  
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe, 11/6/97  
(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

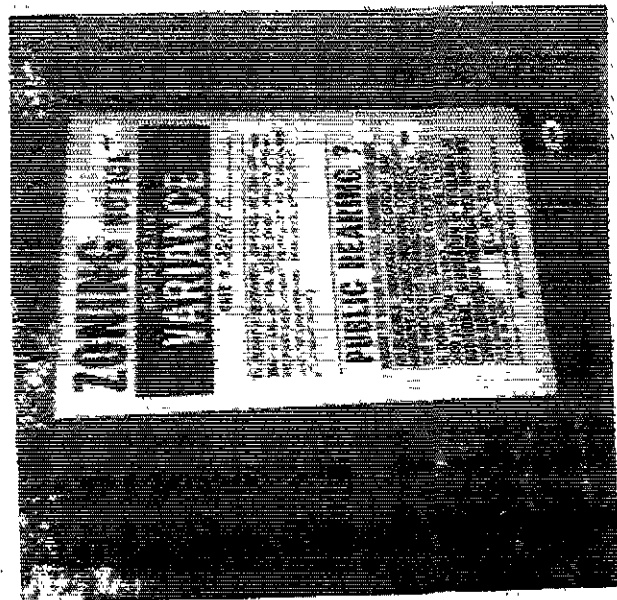
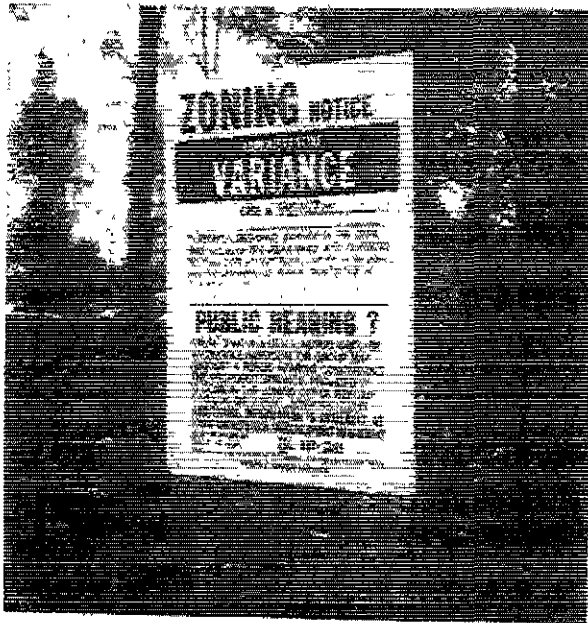
523 Penny Lane

(Address)

Hunt Valley, MD 21030

(City, State, Zip Code)

905-8571



98-167-A  
#1-RUNNING BROOK CT.  
BRUCE EZRINE  
CL-11/17/97 P 11/2/97

98-167-A  
#1-RUNNING BROOK CT.  
BRUCE EZRINE  
close 11/17/97

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 11/02/97.

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

## ZONING NOTICE

### ADMINISTRATIVE VARIANCE

Case No.: 98-167-A

A VARIANCE TO PERMIT A DETACHED GARAGE IN THE SIDE INSTEAD OF  
THE REAR YARD, TO AMEND THE FINAL DEVELOPMENT PLAN ~~BE~~ FOR  
LOT # 43 OF THE WOODS AND THE LAST APPROVED PLAN IN CASE  
# 97-191-A

### 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**

98-167-1



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/neighbor 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.: 167

Petitioner: Ezrine

Location: 1 running brook Ct. Owings Mill Md. 21117

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Bruce Ezrine

ADDRESS: 1 running brook Ct. 21117 Owings Mill Md.

PHONE NUMBER: (410) 564-3221

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

October 31, 1997

### ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 98-167-A  
1 Running Brook Court  
NEC Running Brook Court and Harmony Woods Road  
8th Election District - 3rd Councilmanic District  
Legal Owner: Bruce Ezrine & Wendy Ezrine  
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.

A handwritten signature in black ink that reads "Arnold Jablon".

Arnold Jablon  
Director

c. Bruce & Wendy Ezrine





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. Bruce Ezrine  
1 Running Brook Court  
Owings Mills, MD 21117

RE: Item No.: 167  
Case No.: 98-167-A  
Petitioner: Bruce Ezrine, et ux

Dear Mr. and Mrs. Ezrine:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 24, 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)







**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. 167 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,

A handwritten signature in cursive script, appearing to read '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  
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 887-4831, 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

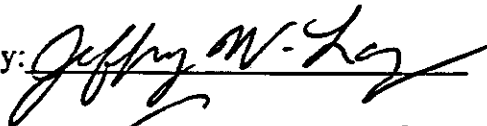
SUBJECT: Zoning Advisory Petitions

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

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

TO: PDM

DATE: Nov. 5, 97

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

SUBJECT: Zoning Advisory Committee  
Meeting Date: Nov. 3, 1997

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

Item #'s: 158  
159  
161  
164  
166  
167  
168

RBS:sp

BRUCE2/DEPRM/TXTS8P

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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



Baltimore County  
Zoning Commissioner  
Office of Planning

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

February 4, 1998

Mr. and Mrs. Bruce Ezrine  
1 Running Brook Court  
Owings Mills, Maryland 21117

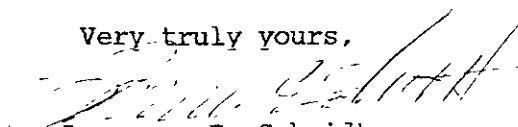
RE: Case No. 98-167-A  
Administrative Variance -closing date 11/17/97  
Property: 1 Running Brook Court

Dear Mr. and Mrs. Ezrine:

Attached is a copy of my letter to you dated December 5, 1997. To date, I have not heard from you regarding same.

Please call and provide me with the answer as to why you need the detached garage when approval has already been issued for a three car garage unit. If I do not hear from you within 10 days from the date of this letter, I will have to deny your request for administrative variance.

Very truly yours,

  
Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
att.





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

Address Service Requested

98-167-A



PROP. LOC OF GARAGE



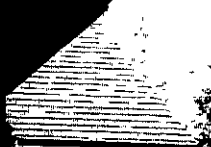








167





PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W. V. 26001

167  
NW 15 E,  
98-167-A

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE	1" = 200' ±	LOCATION	NORTH OF CRONHARDT	SHEET	N.W. 15-E
DATE OF PHOTOGRAPHY	JANUARY 1986				

MICROFILMED

( SHEET N.W. 15-F )

92-163-SPHX

N-58.

R.C. 5

~~92-163-SPHX~~  
NW 15E

TRANSCONTINENTAL

HARMONY

PUNNING

BROOK CT.

197

UNDEVELOPED

92-167-A

~~97-191-A~~

N-57,000

VALLEY

N-590,000

RD.

Plat to accompany Petition for Zoning  Variance  Special Hearing

PROPERTY ADDRESS: ONE RUNNING BROOK CT.

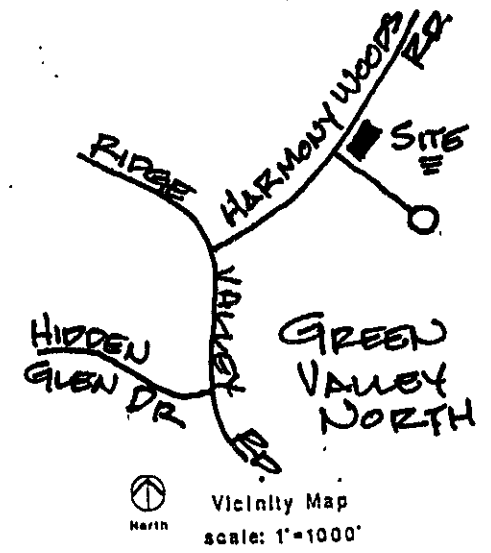
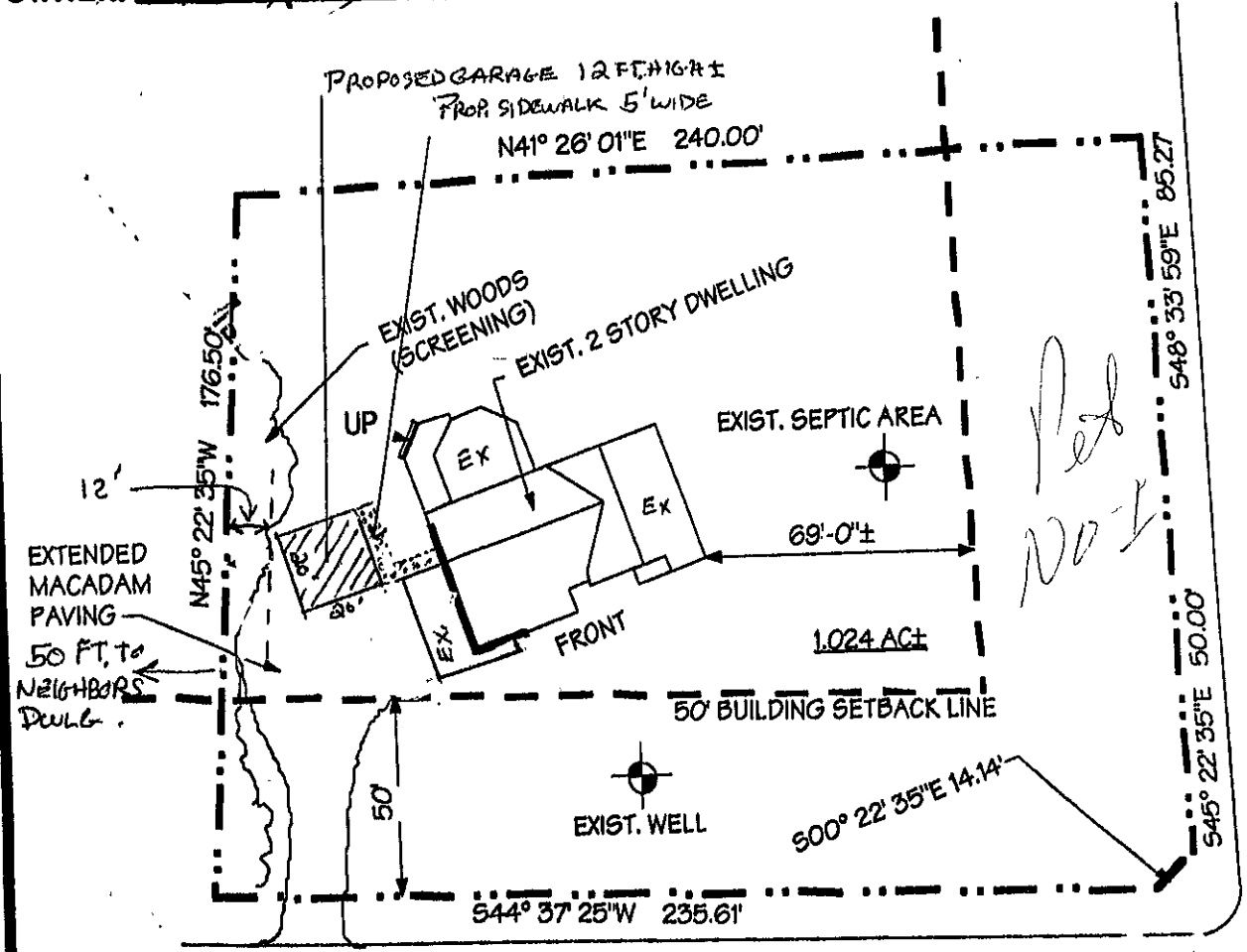
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: THE WOODS X

PRIOR CASE #  
**97-191-A**

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

OWNER: BRUCE & WENDY STRINE



RUNNING BROOK COURT (50' R/W)

LOCATION INFORMATION

Election District: **8th**  
 Councilmanic District: **3RD**  
 1"=200' scale map #: **NW 15E**  
 Zoning: **RCS**  
 Lot size: **1.024** acreage **44,406.44** square feet

	public	private
SEWER:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WATER:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Chesapeake Bay Critical Area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Prior Zoning Hearings:  
**97-191-A**

Zoning Office USE ONLY!

reviewed by: **JLL** ITEM #: **167** CASE#: **98-167-A**



North  
date: **9-20-96**  
prepared by: **S.G. ANNIS**

Scale of Drawing: 1" = **50'**

**PLAT 2**