

IN RE: PETITION FOR VARIANCE

* BEFORE THE

W/S Turnbrook Court, 910 ft. N
Of Perrywoods Court
40 Turnbrook Court
11th Election District
5th. Councilmanic District
Legal Owner: Ryan Homes, Inc.
Contract Purchasers: Charles Curran and Kerri Exter
Petitioners

* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-335-A

* * * * *

ORDER OF DISMISSAL

The Petitioners herein filed a Petition for Variance for the property located at 40 Turnbrook Court in the Turnbrook subdivision of Baltimore County. A variance was requested from Section 504 of the Baltimore County Zoning Regulations (BCZR) and VB6.b of the Comprehensive Manual of Development Policy (CMDP) to permit a window to property line setback of 8 ft. in lieu of the required 15 ft., and to amend the last approved Final Development Plan for Turnbrook, Lot #30; and,

WHEREAS, a hearing was scheduled before the Zoning Commissioner for Monday May 4, 1998, at 11:00 A.M., in Room 407 of the County Courts Building in Towson; and,

WHEREAS, a letter was received from one of the Petitioners, Ms. Kerri Exter, in the Office of Permits and Development Management on April 9, 1998, addressed to the Director, Arnold Jablon, The letter requested a postponement of the hearing on May 15, 1998. To date, no other communication has been received by the Petitioners with a desire to reschedule a hearing on the Petition for Variance; and,

IT IS THEREFORE ORDERED by the Zoning Commissioner of Baltimore County, this 26th day of January 1999, that the hereinabove Petition for Variance be and is hereby DISMISSED, without prejudice, for failure to respond.


LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner
Office of Planning

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

January 26, 1999

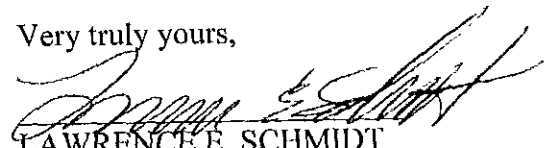
Ms. Kerri Exter
Apt. 101
4312 Bedrock Circle
Baltimore, Maryland 21236

RE: Case No. ⁹⁸99-335-A
Petition for Variance
Property: 40 Turnbrook Court

Dear Ms. Exter:

Enclosed herewith is a copy of an Order of Dismissal regarding the above captioned case. The matter has been dismissed, without prejudice.

Very truly yours,


LAWRENCE E. SCHMIDT
ZONING COMMISSIONER

LES:mmn
Encl.





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 40 Turnbrook Ct.

which is presently zoned RR 55

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 504 BCZR AND V.B.6.6 CMDP

1971-1992 REGS. TO PERMIT A WINDOW TO PROPERTY LINE SETBACK OF 8 FT. IN LIEU OF THE REQUIRED 15 FT. AND TO AMEND THE LAST APPROVED FINAL DEVELOPMENT PLAN FOR TURNBROOK LOT #30,

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

Side Windows Bordering Forest Buffer.
THERE IS NO UNDERSTANDABLE REASON FOR THE 15 FT. WINDOW TO PROPERTY LINE REGULATION IN THIS CASE DUE TO THE FACT THAT THIS WINDOW FACES SEVERAL HUNDRED FT. OF FOREST BUFFER.

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:

Charles Cosmo & Henri Exter
(Type or Print Name)

Henri Exter
Signature

432 Bedrock Circle Apt. #101
Address

BALT. MD 21236
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): RYAN HOMES INC.

Rick Vornadore V.P.
(Type or Print Name)

Rick Vornadore
Signature

(Type or Print Name)

Signature

7939 Honeygo Blvd. S.W. Telos 40931-6833
Address Phone No

White Marsh MD 21236
City State Zipcode

Name, Address and phone number of representative to be contacted.

Henri Exter
Name

432 Bedrock Circle 931-0778
Address Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: [Signature]

DATE

3/13/98



Printed with Soybean Ink
on Recycled Paper

Revised 9/5/95

98-335-A

ZONING DESCRIPTION FOR

335

40 TURNBROOK CT.

Beginning at
A point on the west side
of TURNBROOK CT which is 96.5
wide at the distance of 910 Ft.
North of the centerline of
the nearest improved intersecting
street PERRYWOOD St. which is
50 Ft. wide. Being Lot # 1030
Block Section # 1 in
the subdivision of TURNBROOK
as recorded in Baltimore County
PLAT BOOK # 5m 68 Folio # 111 (3m
68) LOT 30
containing 2,118 sq. Ft. Also
known as 40 TURNBROOK CT.
and located in the #11TH Elec-
tion District, 6TH Council-
manic District

98-335-A

7200.80

BALTIMORE COUNTY, MAI AND 335 No. 151730
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

PAID RECEIPT
PROCESS ACTUAL THE
3/13/98 3/13/98 154052
REQ. NO. CASHIER UNIT VLN DRAWR
5 MISCELLANEOUS RECEIPT
RECEIPT # 03822
DATE 06/17/93
100.00 DASH
BALTIMORE COUNTY, MARYLAND

DATE 3/13/98 ACCOUNT 00016150
AMOUNT \$ 100.00

RECEIVED FROM: EXTER

FOR: 12V AND AMEND FDP.

98-335-A

CASHER'S VALIDATION

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

RE: PETITION FOR VARIANCE
40 Turnbrook Court, W/S Turnbrook Ct,
910' N of Perrywoods Ct
11th Election District, 5th Councilmanic

Legal Owner: Ryan Homes, Inc.
Contract Purchasers: Charles Curran
and Kerri Exter
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 98-335-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO

Deputy People's Counsel

Room 47, Courthouse

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 15th day of April, 1998, a copy of the foregoing Entry of Appearance was mailed to Legal Owner Ryan Homes, Inc., c/o Rick Vornadosse, V.P., 7939 Honeygo Blvd., Suite 100, Baltimore, MD 21236, and to Contract Purchasers Charles Curran and Kerri Exter, 4312 Bedrock Circle, Apt. 101, Baltimore, MD 21236, Petitioners.

Peter Max Zimmerman

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 335
Petitioner: Ryan Homes Inc.
Address or Location: 40 Turnbrook Ct. Baltimore Md. 21236

PLEASE FORWARD ADVERTISING BILL TO:

Name: Kessi L. Effer
Address: 4312 Bedrock Circle Apt. #101
Baltimore Md. 21236
Telephone Number: 410-931-0778

Revised 2/20/98 - SCJ

98-335-A

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 98-335-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: A VARIANCE TO PERMIT A WINDOW TO PROPERTY LINE
SETBACK OF 8 FT. IN LIEU OF THE REQUIRED 15 FT. AND
TO AMEND THE FINAL DEVELOPMENT PLAN FOR TURNBROOK
LOT # 30

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PATUXENT PUBLISHING COMPANY
April 16, 1998 Issue - Jeffersonian

Please forward billing to:

Kerri L. Exter 410-931-0778
4312 Bedrock Circle
Apartment #101
Baltimore, MD 21236

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-335-A
40 Turnbrook Court
W/S Turnbrook Court, 910' N of Perrywoods Court
11th Election District - 5th Councilmanic District
Legal Owner: Ryan Homes, Inc.
Contract Purchaser: Charles Curran & Kerri Exter

Variance to permit a window to property line setback of 8 feet in lieu of the required 15 feet and to amend the last approved Final Development Plan for Turnbrook, Lot 30.

HEARING: Monday, May 4, 1998 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS
PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-
887-3391.

TO: PATUXENT PUBLISHING COMPANY
April 16, 1998 Issue - Jeffersonian

Please forward billing to:

Kerri L. Exter 410-931-0778
4312 Bedrock Circle
Apartment #101
Baltimore, MD 21236

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W/S Turnbrook Court, 910' N of Perrywoods Court
11th Election District - 5th Councilmanic District
Legal Owner: Ryan Homes, Inc.
Contract Purchaser: Charles Curran & Kerri Exter

Variance to permit a window to property line setback of 8 feet in lieu of the required 15 feet and to amend the last approved Final Development Plan for Turnbrook, Lot 30.

HEARING: Monday, May 4, 1998 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS
PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-
887-3391.



Baltimore County
Department of Permits and
Development Management

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

March 23, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-335-A
40 Turnbrook Court
W/S Turnbrook Court, 910' N of Perrywoods Court
11th Election District - 5th Councilmanic District
Legal Owner: Ryan Homes, Inc.
Contract Purchaser: Charles Curran & Kerri Exter

Variance to permit a window to property line setback of 8 feet in lieu of the required 15 feet and to amend the last approved Final Development Plan for Turnbrook, Lot 30.

HEARING: Monday, May 4, 1998 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: Kerri Exter & Charles Curran
Ryan Homes, Inc.

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY APRIL 19, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
April 30, 1998 Issue - Jeffersonian

Please forward billing to:

Kerri L. Exter
4312 Bedrock Circle
Apartment #101
Baltimore, MD 21236

410-931-0778

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-335-A

40 Turnbrook Court

W/S Turnbrook Court, 910' N of Perrywoods Court

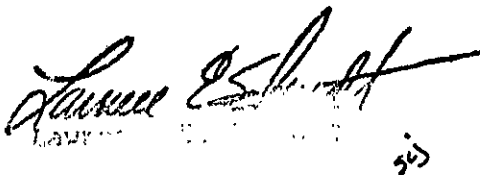
11th Election District - 5th Councilmanic District

Legal Owner: Ryan Homes, Inc.

Contract Purchaser: Charles Curren & Kerri Exter

Variance to permit a window to property line setback of 8 feet in lieu of the required 15 feet and to amend the last approved Final Development Plan for Turnbrook, Lot 30.

HEARING: Friday, May 15, 1998 at 2:00 p.m. in Room 106, County Office Building,
111 West Chesapeake Avenue.



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.



Baltimore County
Department of Permits and
Development Management

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

April 10, 1998

Ms. Kerri Exter
4312 Bedrock Circle
Apartment 101
Baltimore, MD 21236

RE: Case Number 98-335-A
Location: 40 Turnbrook Court

Dear Ms. Exter:

The above matter, previously assigned to be heard on Friday, May 15, 1998 has been postponed at your request.

Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so.

If the property has been posted with notice of the hearing date, as quickly as possible a notice of postponement should be affixed to the sign(s). Then, upon notification of the new hearing date, such sign(s) must be changed to give notice of the new hearing date.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Arnold Jablon", with a small "du" written below it.

Arnold Jablon
Director

AJ:scj

c: Ryan Homes, Inc.





Baltimore County
Department of Permits and
Development Management

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

April 3, 1998

Kerri Exter
Charles Curran
4312 Bedrock Circle
Baltimore, MD 21236

RE: Case Number 98-335-A
Petitioner: Ryan Homes, Inc.
Location: 40 Turnbrook Court

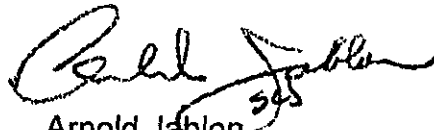
Dear Contract Purchasers:

The above matter, previously assigned to be heard on Monday, May 4, 1998 has been postponed at the request of the deputy zoning commissioner. The case has been **rescheduled for Friday, May 15, 1998 at 2:00 p.m. in Room 106**, County Office Building, 111 West Chesapeake Avenue.

Please be advised that, if the property has been posted, the new hearing date, time, and location should be affixed to the hearing notice sign as soon as possible. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so.

If you need further information or have any questions, please do not hesitate to contact Sophia Jennings at 410-887-3391.

Very truly yours,


Arnold Jablon
Director

AJ:scj

c: Ryan Homes, Inc.



#335

I, Kerri Eter, understand the
Requirement for an Attorney at
the Hearing. due to Ryan Homes
being Inc. However, they have
Refused to provide an Attorney.
and I will write the Zoning
Commissioner Requesting A Waiver
of the Attorney Requirement to
the zoning Commissioner, well
in advance of any zoning hearing.
I understand that this is at
my own Risk

Kerri L. Eter
3-13-98

98-335-A

Larry —

Can you please write an order on this? We called Kerri on 4-13-98 - she was to send letter asking for a PP until after settlement. We never got it. I called on 1-19-99 & it's a wrong number - they never heard of Kerri.

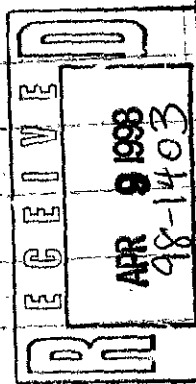
Thanks -
Sophia

Can you please send JT a copy of your order so he can open a violation file - Thanks

TO: Arnold Sablon - Director

My name is Terri
Ester, and I am
requesting a change
for my hearing. I
have already missed
several days from
work over this
window, and if you
could please help
in rescheduling this
I would appreciate
any effort.

Unfortunately the
only time I am
able to make app-
ointments is on
any Wednesday.



before 12:00.

We Are going to
be settling on
our home on the
16th of April, so
Ryan Homes will no
longer be A factor
in this.

I would Also
like to know if it
would be possible
for me to come Alone,
as co-owner, with-
out Charles Curran,
so we both will not
have to miss work.

I thank you for
Any help you can
give me. Herri Exter



Plat to accompany Petition for Zoning ☒ Variance

PROPERTY ADDRESS: 40 TURNBROOK CT

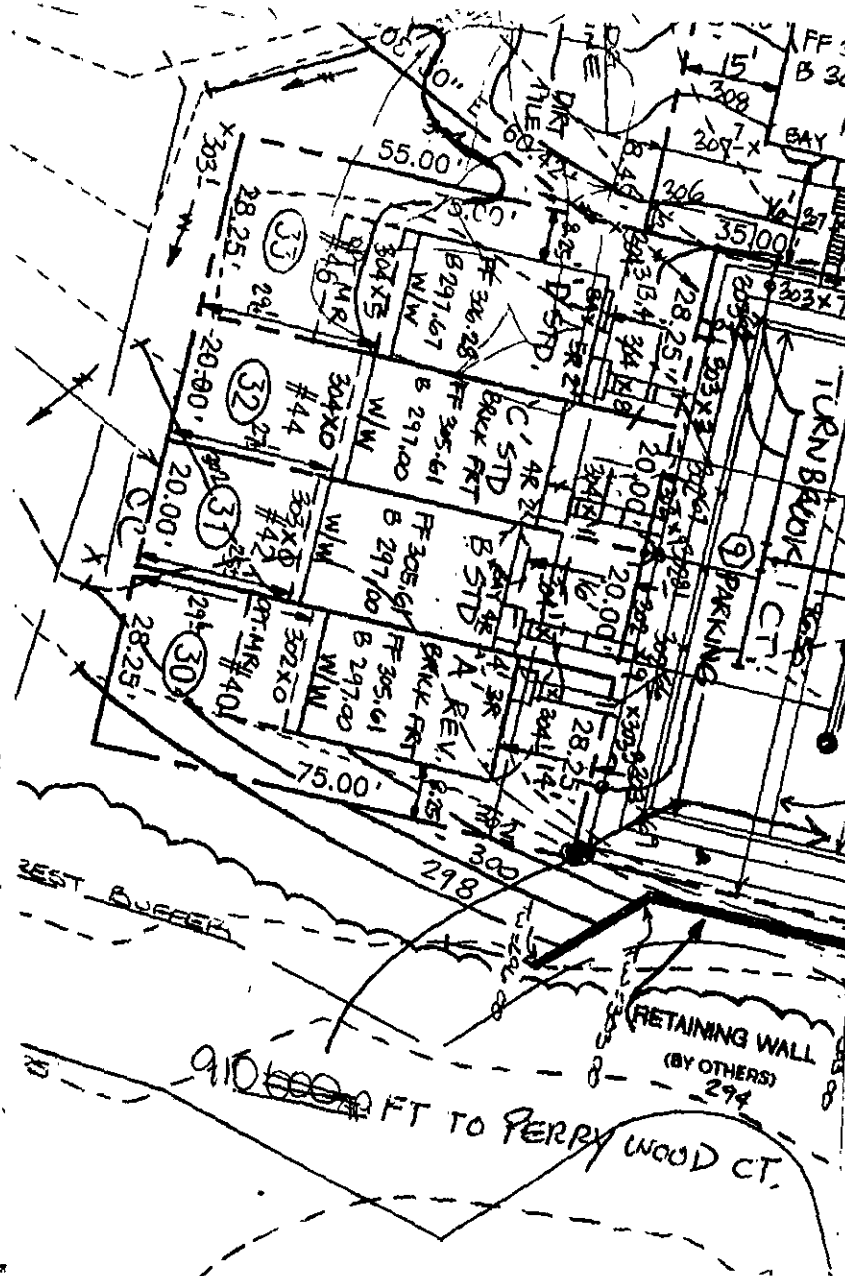
Subdivision name: TURNBROOK

plat book # 68, folio # 208, section # 1, lot 30

OWNER: DRB HOME-TOO (CRAN)

Special Hearing ☐

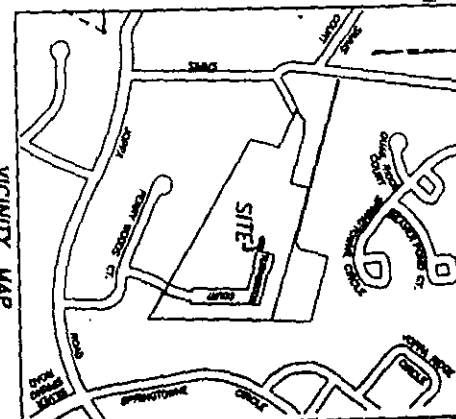
see pages 5 & 6 of the CH



LOCAL OPEN SPACE
4.7737 AC. ±/-

North
date: 3-5-98
prepared by:

Scale of Drawing: 1" = 30'



Vicinity Map
SCALE: 1" = 500'
North
scale: 1" = 1000'

LOCATION INFORMATION

Election District: 11
Councilmanic District: 6

1" = 200' scale map #: NE 10 F

Zoning: DR5.5
Lot size: 0.106 acreage 2118 square feet

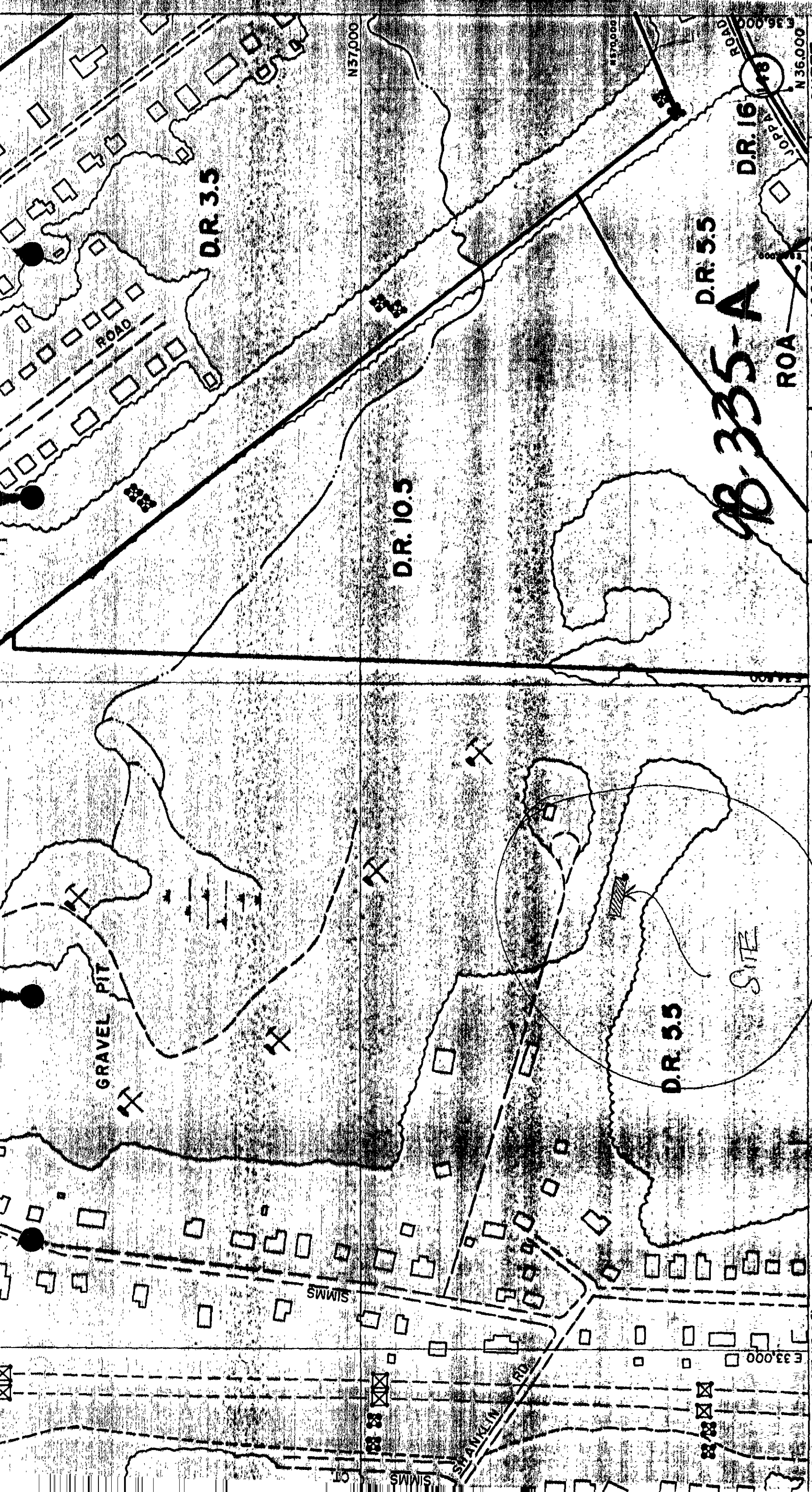
SEWER: ☒ public ☐ private
WATER: ☒ public ☐ private
Chesapeake Bay Critical Area: ☐ yes ☒ no
Prior Zoning Hearings: ☐

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

335

98-335-A



FIMORE COUNTY PLANNING AND ZONING MAP (SHEET NO. 9-F)	SCALE 1" = 200'	DATE OF PHOTOGRAPHY JANUARY	LOCATION CARNEY PERRY HALL N.E.	SHEET 10-F
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