

IN RE: PETITION FOR VARIANCE
W/S Hidden Moss Drive, 540' N of
The c/l of Walnutwood Road
(942 Hidden Moss Drive)
8th Election District
3rd Councilmanic District

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-79-A

William B. Francik, et ux
Petitioners

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, William B. and Pamela S. Francik. The Petitioners seek relief from Sections 1B01.2.c.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section V.B.6.b of the Comprehensive Manual of Development Policies (C.M.D.P.)) to permit a window to property line setback of 1 foot on two sides and a rear yard setback of 14 feet in lieu of the required 15 feet, and from Section 1B01.2.c.6 of the B.C.Z.R. and V.B.7 of the C.M.D.P. to allow 280 sq.ft. of private open space in lieu of the required 500 sq.ft. for an existing porch enclosure. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were William and Pamela Francik, Leslie Munson and Allison Om, adjacent property owners on both sides of the subject property, Ken Colbert, Professional Engineer who prepared the site plan of this property, and Mark Wittstadt, a former resident of the area, and Anthony J. DiPaula, Esquire, attorney for the Petitioners. Mr. Frank Roylance, appeared on behalf of the Huntington Manor Homeowner's Association as a Protestant.

ORDER RECEIVED FOR FILING

Date

By

Testimony and evidence offered revealed that the subject property consists of a gross area of 1.829 sq.ft., more or less, zoned D.R. 3.5 and is improved with a three-story, single-family, inside townhouse dwelling. The property is located within the townhouse community known as Huntington Manor in Hunt Valley. At issue in this case is a one-room enclosure which was constructed beneath an existing deck on the property in 1995. Testimony revealed that the Petitioners are the first owners of the subject dwelling and have resided on the property since early 1995. Mr. Francik testified that shortly after they moved into the home, he requested permission, and was given approval by the Homeowner's Association at that time, to construct a one-room enclosure beneath his deck. Mr. Francik submitted into evidence as Petitioner's Exhibit 5 a copy of the drawing of the subject room which had been submitted for approval. This drawing was approved and signed by David B. Dodge, a representative of Security Management Corporation, who, on behalf of Universal Housing Corporation, was then in charge of the Huntington Manor Homeowner's Association. Pursuant to that approval, Mr. Francik proceeded with the construction of the enclosure in March 1995. Mr. Francik stated that he was unaware that a permit from Baltimore County was required or that the subject addition violated zoning setbacks on his property until the new Board of Directors for the Homeowner's Association advised him in March 1998 that a permit was necessary. Mr. Francik noted that the one-room enclosure had existed for nearly three years before there were any complaints. He further noted that his property backs up to open space and woods.

As noted above, Ms. Leslie Munson and Ms. Alison Om, who reside on either side of the subject property, attended the hearing and offered their full support of the

ORDER RECEIVED FOR FILING

Date

By

subject enclosure. Both ladies testified that they believe the room addition enhances their property values as well as the Franciks' property and indicated that they, too, would like to have an additional room under their existing decks if their finances would allow them to do so. In addition to his immediate neighbors' support, Mr. Francik also circulated a Petition around his neighborhood which was signed by other residents in the Huntington Manor community indicating their support of the subject addition.

Furthermore, Mr. Mark Wittstadt, a former property owner and member of the Board of Directors of the Huntington Manor Homeowner's Association, appeared and testified on behalf of the Petitioners. Mr. Wittstadt testified that in November, 1996, the Architectural Review Committee for Huntington Manor, of which he was Chairman, had a meeting and approved all exterior improvements which had been made as of the date of that meeting by all of the neighbors in Huntington Manor. Mr. Wittstadt submitted a copy of a memorandum prepared by him, dated November 29, 1996, which indicated that all exterior improvements that were in existence at the time of their survey, including the Franciks' addition, had been approved.

As a result of a recent survey of the neighborhood, the current Board of Directors of the Homeowner's Association found that no permit had been obtained by Mr. Francik in 1995 when the addition was constructed. The Association subsequently advised Mr. Francik of their findings. Thus, the Petitioners come before me seeking relief to legitimize the enclosure which has existed on the property for over three years.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the

ORDER RECEIVED FOR FILING

Date

By

Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of all of the testimony and evidence offered at the hearing, including the full support of Mr. Francik's immediate neighbors who would be the most affected by the enclosure, as well as the neighbors who signed the Petition circulated by Mr. Francik, and considering the prior approvals given to him by two Huntington Manor community organizations, I find that the relief requested should be granted. As noted above, the subject enclosure had existed on the property for nearly three years prior to the discovery that a permit and variances were required. To require strict compliance with the zoning regulations would create a practical difficulty and unreasonable hardship for the Petitioners. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

ORDER RECOMMENDED FOR FILING
Date 8/12/17
By [Signature]

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 3rd day of December, 1998 that the Petition for Variance seeking relief from Sections 1B01.2.c.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section V.B.6.b of the Comprehensive Manual of Development Policies (C.M.D.P.)) to permit a window to property line setback of 1 foot on two sides and a rear yard setback of 14 feet in lieu of the required 15 feet, and from Section 1B01.2.c.6 of the B.C.Z.R. and V.B.7 of the C.M.D.P. to allow 280 sq.ft. of private open space in lieu of the required 500 sq.ft. for an existing porch enclosure, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 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.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 12/2/98
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

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

December 2, 1998

Anthony J. DiPaula, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
W/S Hidden Moss Drive, 540' N of the c/l of Walnutwood road
(942 Hidden Moss Drive)
8th Election District – 3rd Councilmanic District
William B. Francik, et ux - Petitioners
Case No. 99-79-A

Dear Mr. DiPaula:

Enclosed please find a copy of the decision rendered in the aboved-captioned matter. The Petition for 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 Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. William B. Francik
942 Hidden Moss Drive, Cockeysville, Md. 21030

Mr. Frank D. Roylance
1034 Hidden Moss Drive, Cockeysville, Md. 21030

People's Counsel; Case File





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 942 Hidden Moss Drive

which is presently zoned DR - 3.5

This Petition shall be filed with the Dept. 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) 1801.2.c.6. and V.B.6.b., CMDP to allow a window to property line setback of 1 ft. on 2 sideyards & 14 ft. rear yard in lieu of 15 ft. & 1801.2.c.6. & V.B.7., CMDP to allow 280 sq.ft. private open space in lieu of 500 sq. ft.

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

Owner obtained permission from H.O.A. to construct a porch enclosure below the deck and was not aware that a permit was required. The rear yard faces a large open space area.

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

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):

William B. Francik

(Type or Print Name)

Signature

Pamela S. Francik

(Type or Print Name)

Signature

942 Hidden Moss Drive 410-370-0050

Address

Phone No.

Hunt Valley

MD

21030

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Kenneth J. Colbert, P.E.

Colbert Matz Rosenfelt, Inc.

Name

2835 G Smith Avenue

410-653-3838

Address

Phone No.

Baltimore, MD 21209

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 Soy Ink
on Recycled Paper

99-79-A

EM #: 79

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 942 Hidden Moss Drive

address

Hunt Valley,

MD

21030

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)*

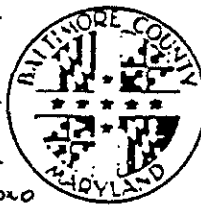
We obtained permission from the H.O.A. to construct an enclosed
porch below the deck and we were not aware that a permit was
required.

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)

WILLIAM B FRANCIC

(type or print name)



Pamela S. Francic

(signature)

PAMELA S FRANCIC

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of AUGUST, 19 98, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

WILLIAM B. FRANCIC AND PAMELA S FRANCIC

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.

AUGUST 14th 1998

date

NOTARY PUBLIC

My Commission Expires EDWARD L. LYNCH, SR.

NOTARY PUBLIC STATE OF MARYLAND

MY COMMISSION EXPIRES JULY 1, 1999

A. P. S. S.

Affidavit in support of Administrative Variance

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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 942 Hidden Moss Drive

address

Hunt Valley,

MD

21030

City

State

Zip Code

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We obtained permission from the H.O.A. to construct an enclosed porch below the deck and we were not aware that a permit was required.

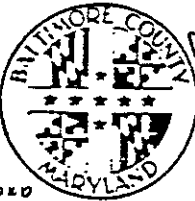
That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

William B. Francik

(signature)

WILLIAM B. FRANCICK

(type or print name)



Pamela S. Francik

(signature)

PAMELA S. FRANCICK

(type or print name)

STATE OF MARYLAND, COUNTY OF ~~BALTIMORE~~ ^{HANFORD} to wit:

I HEREBY CERTIFY, this 14th day of AUGUST, 19 98, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

WILLIAM B. FRANCICK AND PAMELA S. FRANCICK

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.

AUGUST 14th 1998

date

NOTARY PUBLIC

My Commission Expires

RICHARD L. LYNCH, SR.
NOTARY PUBLIC - STATE OF MARYLAND
MY COMMISSION EXPIRES JULY 1, 1999

A-PC-PP



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 942 Hidden Moss Drive

which is presently zoned DR - 3.5

This Petition shall be filed with the Dept. 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) 1B01.2.c.6. and V.B.6.b., CMDP to allow a window to property line setback of 1 ft. on 2 sideyards & 14 ft. rear yard in lieu of 15 ft. & 1B01.2.c.6. & V.B.7., CMDP to allow 280 sq.ft. private open space in lieu of 500 sq. ft.

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

Owner obtained permission from H.O.A. to construct a porch enclosure below the deck and was not aware that a permit was required. The rear yard faces a large open space area.

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):

William B. Francik

(Type or Print Name)

Signature

Pamela S. Francik

(Type or Print Name)

Signature

942 Hidden Moss Drive 410-370-0050

Address

Phone No.

Hunt Valley

MD

21030

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Kenneth J. Colbert, P.E.

Colbert Matz Rosenfelt, Inc.

Name

2835 G Smith Avenue

410-653-3838

Address

Phone No.

Baltimore, MD 21209

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 Soy Ink
on Recycled Paper

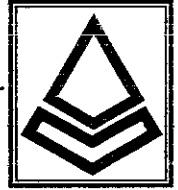
99-79-A

ITEM #:

79

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



ZONING DESCRIPTION FOR 942 HIDDEN MOSS DRIVE

Beginning at a point on the west side of Hidden Moss Drive which is of varying width, at the distance of 540 feet north of the centerline of the nearest intersecting street, Walnutwood Road, which is of varying width.

Being Lot 231, Block A, Section VI, in the subdivision of Hunters Run, as recorded in Baltimore County Plat Book #60, Folio #89, containing 1,829 square feet (0.42 acres). Also known as 942 Hidden Moss Drive and located in the 8th Election District, 3rd Councilmanic District.



44-79-A

79

BALTIMORE COUNTY, MARY' ID
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

99-79-A

No. 056140

DATE 5-19-98 ACCOUNT RECEIVED

AMOUNT \$ 150.00

RECEIVED FROM: COLBERT, NITZ, ROSENBERG

CLC RES, INC (ADMIN)

FOR: CTDC

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

577 79

PAID RECEIPT

ADDRESS ACTUAL TIME

8/20/1998 8/19/1998 14:49:16

REC 0504 CASHIER KCM K24 DRIVER

5 MISCELLANEOUS CASH RECEIPT

Receipt # 005921

CR NO. 056140

150.00 CHECK

Baltimore County, Maryland

99-79-A

CASHIER'S VALIDATION

**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: #88-79-A
942 Hidden Moss Drive
W/S Hidden Moss Drive, 640'
N of centerline Walnut Wood
Road
8th Election District
3rd Councilmanic District
Legal Owner(s): Patricia S. &
William B. Frandk

Variance: to allow a window to property line setback of 1 foot on 2' side yards and 14-foot rear yard in lieu of 15 feet and to allow 280-square foot private open space in lieu of 500 square feet.

Hearing: Tuesday, October 27, 1998 at 8:00 a.m., in Room 407, County Courts Bldg., 401 Reister Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3383.
(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

10/15/97 Oct. 8 C264402

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/9, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/8, 1998

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

CERTIFICATE OF POSTING

ADMIN. VAR.

RE: Case No.: 99-79-A

Petitioner/Developer: 90 CMR, ETAL

RICHARD MATE, P.E.

Date of Hearing/Closing: 9/14/98

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

CMR-FAX-653-3838
7953

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 #942 HIDDEN MOSS DR.

The sign(s) were posted on

8/28/98

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 9/5/98

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

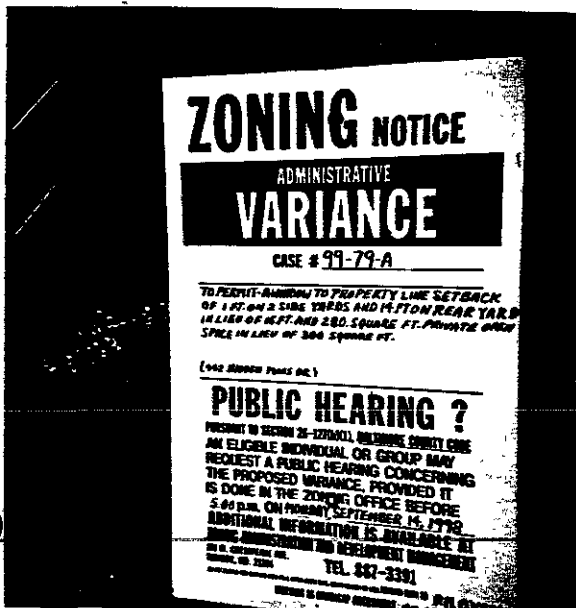
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)



942 HIDDEN MOSS DR.

CMR

09/11/98

CERTIFICATE OF POSTING

RE: Case No.:

99-79-A

Petitioner/Developer: W. FRANK, ETAL

% ANTHONY DI PAULA, ESQ

Date of Hearing/Closing:

11/9/98

@ 11 AM

RM-407

CCB

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 #942 HIDDEN MOSS DR.

The sign(s) were posted on

10/23/98

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 11/1/98

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

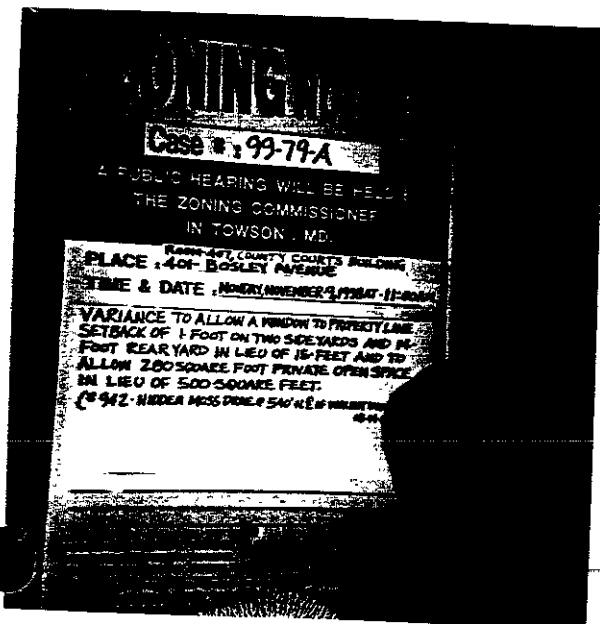
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571

(Telephone Number)



99-79-A

#942 HIDDEN MOSS DR.

W. FRANK, ETAL

P/10/23

H. 11/9/98

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 99- 79 -A Address 942 HIDDEN ROSS DR.Contact Person: JOHN R. ALEXANDER Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 8-19-98 Posting Date: 8-30-98 Closing Date: 9-14-98

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet 0 to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He 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 of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification 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.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**Case Number 99- 79 -A Address 942 HIDDEN ROSS DR.Petitioner's Name FRANK Telephone _____Posting Date: 8-30-98 Closing Date: 9-14-98Wording for Sign: To Permit A WINDOW TO PROPERTY LINE SETBACK OF
1 FT. ON 2 SIDE YARDS & 14 FT. ON REAR YD. IN LIEU OF 15 FT.& 250 SQ FT PRIVATE OPEN SPACE IN LIEU OF 500 SQ FT.

APPROVED SIGN POSTERS

Stacy Gardner
Shannon-Baum Signs, Inc.
105 Competitive Goals Drive
Baltimore, MD 21784

Telephone: (410) 781-4000
Toll Free: (800) 368-2295
Fax: (410) 781-4673

Richard Hoffman
904 Dellwood Avenue
Fallston, MD 21047

Telephone: (410) 879-3122

Garland E. Moore
3225 Ryerson Circle
Baltimore, MD 21227

Telephone: (410) 242-4263
Mobile: (410) 382-4470

Tom Ogle
325 Nicholson Road
Baltimore, MD 21221

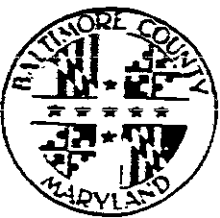
Telephone: (410) 687-8405
Mobile: (410) 262-8163
Fax: (410) 687-4381

Patrick M. O'Keefe, Sr.
523 Penny Lane
Hunt Valley, MD 21030

Telephone: (410) 666-5366
Cell: (410) 905-8571
Fax: (410) 628-2574
(410) 882-2469

THE PETITIONER MUST USE ONE OF THE SIGN POSTERS ON THIS APPROVAL LIST. ANY REPOSTING MUST BE ALSO BE DONE BY ONE OF THESE APPROVED POSTERS. IF YOU WISH TO SELECT A POSTER NOT SHOWN ON THE LIST ABOVE, PRIOR APPROVAL BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT/ZONING REVIEW IS REQUIRED.

THIS DEPARTMENT IS NOT ASSOCIATED WITH ANY OF THE ABOVE POSTERS, NOR DO WE RECOMMEND ANY SPECIFIC ONE. WE DO SUGGEST THAT YOU CONTACT A NUMBER OF THEM TO COMPARE PRICES SINCE THEIR CHARGES MAY VARY.



Baltimore County
Department of Permits and
Development Management

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

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

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 79.

Petitioner: William & Pamela Francis.

Location: 942 HIDDEN MOSS DR.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: William & Pamela Francis.

ADDRESS: 942 HIDDEN MOSS DR.

PHONE NUMBER: 410-370-0050

AJ:ggs

(Revised 09/24/96)

99-79-A

79



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

October 8, 1998

Anthony J. DiPaula, Esquire
Covahey & Boozer, P.A.
614 Bosley Avenue
Towson, MD 21204

Dear Mr. DiPaula:

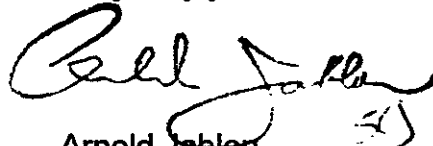
RE: Case Number 99-79-A, 942 Hidden Moss Drive

The above matter, previously assigned to be heard on October 27, 1998 has been **rescheduled for Monday, November 9, 1998 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.**

The new hearing date and time should be affixed to the hearing notice sign posted on the property as soon as possible.

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: Pamela & William Francik
Colbert, Matz, Rosenfelt, Inc.

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

October 7, 1998

Anthony J. DiPaula, Esquire
Covahey & Boozer, PA
614 Bosley Avenue
Towson, MD 21204

Dear Mr. DiPaula:

RE: Zoning Case Number 99-79-A, 942 Hidden Moss Drive

The above matter, previously assigned to be heard on Tuesday, October 27, 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 cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:scj

c: Pamela & William Francik
Colbert Matz Rosenfelt Inc.

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
October 8, 1998 Issue - Jeffersonian

Please forward billing to:

William & Pamela Francik
942 Hidden Moss Drive
Hunt Valley, MD 21030

410-370-0050

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: 99-79-A

942 Hidden Moss Drive

W/S Hidden Moss Drive, 540' N of centerline Walnut Wood Road

8th Election District - 3rd Councilmanic District

Legal Owner: Pamela S. & William B. Francik

Variance to allow a window to property line setback of 1 foot on 2 side yards and 14-foot rear yard in lieu of 15 feet and to allow 280-square foot private open space in lieu of 500 square feet.

HEARING: Tuesday, October 27, 1998 at 9:00 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.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

September 25, 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: 99-79-A
942 Hidden Moss Drive
W/S Hidden Moss Drive, 540' N of centerline Walnut Wood Road
8th Election District - 3rd Councilmanic District
Legal Owner: Pamela S. & William B. Francik

Variance to allow a window to property line setback of 1 foot on 2 side yards and 14-foot rear yard in lieu of 15 feet and to allow 280-square foot private open space in lieu of 500 square feet.

HEARING: Tuesday, October 27, 1998 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon" with a stylized flourish at the end.

Arnold Jablon
Director

c: Pamela S. & William B. Francik
Colbert, Matz, Rosenfelt, Inc.

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY OCTOBER 12, 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.

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper

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

TO: POM

FROM: R. Bruce Seeley *ARSS/ep*
Permits and Development Review
DEPRM

DATE: 9/1/98

SUBJECT: Zoning Advisory Committee
Meeting Date: Aug 31, 1998
f

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

Item #'s: 76
77
78
79
80

RBS:sp

BRUCE2/DEPRM/TXTS8P

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: September 3, 1998

FROM: *Pub* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for September 8, 1998
Item Nos. 076, 077, 078, 079, 080,
081, and 082

The Development Plans Review Division has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Date: 8.31.94

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 079 JRA

Dear Ms. Stephens:

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.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 22, 1998

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

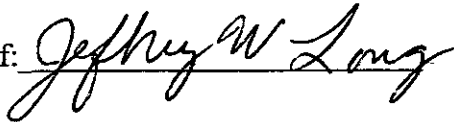
SUBJECT: Zoning Advisory Petitions

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

Item Nos. 76, 77, 78, 79, 80, and 82

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) 887-3480.

Section Chief:



AFK/JL

MEMO

To: File

From: Mark H. Wittstadt

Date: November 29, 1996

Subject: Minutes of Meeting

On November 28, 1996 a meeting was held of the Architectural Control Committee. Present were the following:

Mark H. Wittstadt
Edward Shapiro
Marilyn Payne
Carl Farley
Frank Matunis

The meeting was called to order by Mark H. Wittstadt. The following was discussed:

Parking: The committee looked over the survey of the homeowners. Despite overwhelming support for parking designation, it was agreed that the Association did not have authority to convey any space to the exclusive use of the homeowner, and therefore, the curbs would be striped so as to show parking spaces, and perhaps eliminate some of the problem.

Exterior Improvements: The committee agreed, after discussing all existing exterior improvements, that all were within the guidelines of the by-laws, and were approved.

I am to send a memo to all homeowners advising of the meeting.

Mark H. Wittstadt

Mr. & Mrs. William B. Francik, Sr.
942 Hidden Moss Drive
~~Hunt Valley, Maryland 21030~~
(410) 584-9027

September 9, 1998

Zoning Commissioner
Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Case No. 99-79-A
942 Hidden Moss Drive

Dear Mr. Commissioner,

I would like to offer the following information in support of the zoning requests on my property at 942 Hidden Moss Drive.

I wished to enclose the area under my deck at the rear of my townhouse. Prior to constructing the enclosure, I received written permission from the Homeowner's Association in 1995. Because the enclosure was below the deck and smaller than the deck area, and it was approved by the Homeowner's Association, I did not realize that there were any zoning problems.

On March 30, 1998 I received a letter from the current Board of Directors representing our Homeowner's Association. I have enclosed a copy of the letter for your review. As stated in the letter our property was inspected on February 18, 1998 by the Association and Christine Botta of the Division of Code Inspection and Enforcement, Department of Permits and Development Management, Baltimore County.

Christine Botta determined that we did not have the necessary permit for our porch enclosure. As suggested in the letter, my wife and I attended the Board of Directors meeting to discuss the apparent violation with the current Board.

At the meeting, the Board was informed that I had received permission prior to the construction of the enclosure from the Homeowner's Association. Furthermore, the Board acknowledged to me that Baltimore County was not going to press the issue unless they were requested to intervene by the Association. The Association asked that I furnish them a copy of my approved sketch, which we did.

Mr. & Mrs. William B. Francik, Sr.
942 Hidden Moss Drive
Hunt Valley, Maryland 21030

(410) 584-9027

Page 2 of 2
Case No. 99-79-A
942 Hidden Moss Drive

Some time went by and my wife and I received another letter from the Board requesting that we acquire the proper permit from Baltimore County. The Board also acknowledged to me that once we receive the permit from Baltimore County, they would consider this a dead issue.

Pursuant to their request, my wife and I hired Colbert, Matz, and Rosenfelt to obtain the permit. It was at that time that we learned that a variance would be necessary.

My wife and I have received nothing but compliments from our neighbors concerning our porch enclosure. Prior to constructing this enclosure, the area beneath our deck was unusable after a rain or snow and always remained wet.

As the enclosed letters indicate, my immediate neighbors have no objections to our enclosed porch beneath our deck. In addition, my property backs up to a local open space parcel at the rear, which itself adjoins a large wooded area of permanent floodplain. I believe that this lessens the impact of the small area of private open space in the rear yard.

Thank you for your consideration of my zoning request.

Very truly yours,



William B. Francik



Homeowner's Association, Inc.

Frank Matunis 912 Walnutwood
President
(410) 785-5677

Ed Shapiro 910 Hidden Moss
Vice President
(410) 771-0210

Claudia Burgemeister 942 Walnutwood
Vice President Bill and Pam Francik
(410) 329-1905 942 Hidden Moss Drive
Hunt Valley, Maryland 21030

March 30, 1998

Gavin Stringer 928 Hidden Moss
Treasurer
(410) 329-1791
Dear Mr. and Mrs. Francik:

Be advised that on February 18, 1998 your property was inspected by the Association and Christine Botta of the Division of Code Inspection and Enforcement, Department of Permits and Development Management, Baltimore County.

It was determined that you constructed a room addition for which the necessary permit was never issued. Please regard this letter as formal notice that you are to correct this violation as soon as possible. You are requested to respond in writing within 30 days to advise of your progress in bringing this violation into compliance.

The Board meets on the first Thursday of each month and you are certainly welcome to attend a meeting and discuss this matter with the Board.

Because the Board firmly believes that the preservation and enhancement of property values, safety and the appearance of our development requires enforcing compliance with the County Code and the Association's Covenants, we are committed to this course of action.

On behalf of your neighbors, we appreciate your cooperation.

Very truly yours,


EDWIN SHAPIRO



Homeowner's Association, Inc.

September 10, 1998

Frank Matunis
President

(410) 785-5677

Zoning Administration and Development Management
111 Chesapeake Avenue
Towson, MD 21204

Ed Shapiro
Vice President

(410) 771-0210

RE: Administrative Variance #99-79-A
942 Hidden Moss Drive

Claudenia Burgemeister

Vice President

(410) 329-1905

Dear Zoning Commissioner:

Gavin Stringer
Treasurer

(410) 329-1791

This is to communicate our position with regard to the referenced petition for a variance.

Frank Roylance
Secretary

(410) 527-4885

Shortly after the Association was turned over to the homeowners on January 15, 1998 we established an Architectural Committee and embarked on a program to review construction already in place to be sure it conformed to our By-Laws and to Baltimore County Code.

The Francik residence at 942 Hidden Moss Drive was one property we questioned because of the construction of a wooden exterior room under the rear deck. We subsequently learned that the Franciks had not obtained a Baltimore County Building Permit but had received approval for construction from the Architectural Committee under control of the Developer, Universal Housing. Had the request come before the present Architectural Committee under control of the homeowners it would not have been approved.

Our major concerns are safety and property values. Safety is of primary concern and can best be achieved through strict adherence to building codes and be subject to the inspections etc. applied in the administration of those codes.

We are also concerned about property values from an aesthetic point of view and also because all homeowners in Huntington Manor have purchased what was advertised as luxury townhomes of 100% masonry exterior construction. The construction materials used in the Francik room addition are exterior grade wood sheathing and lack the quality, durability and appeal of masonry construction.

The Homeowners Association does not wish to impose any extraordinary hardship on the Franciks but does want to insure compliance with the safety aspects of the Baltimore County Building Code. There are six other homeowners who live in the same townhouse unit as the Franciks. If they have no objection and there are no

September 10, 1998

Page 2

safety violations the Homeowners Association will not take further issue with this petition.

If you feel these issues will not be adequately addressed without a formal hearing we would be pleased to attend or if you want you can call any of the Board Members to discuss this.

On behalf of the Board of Directors for The Huntington Manor Homeowners Association;

Frank Matunis
President

CC: William and Pamela Francik
Board of Directors

COVAHEY & BOOZER, P. A.

ATTORNEYS AT LAW

614 BOSLEY AVENUE

TOWSON, MARYLAND 21204

AREA CODE 410

828-9441

FAX 410-823-7530

EDWARD C. COVAHEY, JR.

F. VERNON BOOZER *

MARK S. DEVAN

ANTHONY J. DiPAULA *

THOMAS P. DORE

ROGER J. SULLIVAN

MICHAEL T. PATE

ANNEX OFFICE

SUITE 302

606 BALTIMORE AVE.

TOWSON, MD. 21204

October 2, 1998

* ALSO ADMITTED TO D. C. BAR

Arnold Jablon, Director
Baltimore County Department of
Permits and Development Management
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

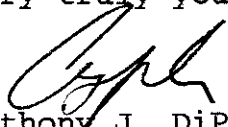
RE: CASE NO.: 99-79-A
942 HIDDEN MOSS DRIVE
OWNERS: PAMELA & WILLIAM FRANCIK

Dear Mr. Jablon:

Please enter my appearance on behalf of the legal owners, Pamela S. and William B. Francik. In addition, please treat this as a request for postponement of the hearing presently scheduled for Tuesday, October 27, 1998 at 9:00 a.m. in that the undersigned has a previously scheduled trial on that same morning in the District Court for Baltimore City of the case entitled Mayor & City Council of Baltimore v. Iacoboni Site Specialists, Inc., Case No. 40211-96. Attached hereto is a copy of the notice. Coincidentally, the legal owner, William B. Francik, is the Vice President of Iacoboni Site Specialists, Inc. and is one of the key witnesses in that trial in the City District Court, and would likewise not be available. It should be noted that the property does not have to be posted until October 12 so there is more than sufficient time to reschedule this matter to avoid problems.

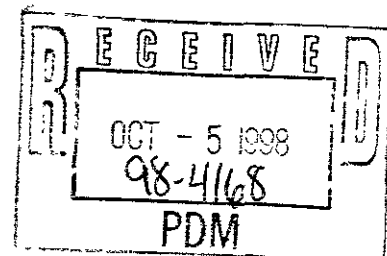
It would be greatly appreciated if the undersigned could be contacted with respect to a new date to avoid any scheduling conflict. Thank you.

Very truly yours,


Anthony J. DiPaula

AJD/ds
10`ds.5
enclosure

cc: Mr. and Mrs. William B. Francik





DISTRICT COURT OF MARYLAND FOR BALTIMORE CITY
501 E. FAYETTE STREET (V)
BALTIMORE, MD 21202-4092

0101



CIVIL CASE NO.: 0101 - 0040211 - 96
COMPLAINT NO.: 001

TO: DIPAULA, ANTHONY J
614 BOSLEY AVE
TOWSON, MD 21204

MAYOR & CITY COUNCIL OF BALTIMORE
VS.
IACOBONI SITE SPECIALIST INC

DATE: 09/15/98

HEARING/TRIAL NOTICE

THE MERIT TRIAL

IN THE CASE REFERENCED ABOVE IS SET FOR OCTOBER 27, 1998 AT 08:30 AM
IN ROOM 08 , AT 501 E. FAYETTE STREET (V) , BALTIMORE
MD 21202-4092. ANY POSTPONEMENT MUST COME TO THIS COURT
IN WRITING (REFERENCING ABOVE CASE NUMBER IMMEDIATELY. PLEASE PROVIDE
COURT WITH ESTIMATED TIME FOR TRIAL.

ANY REASONABLE ACCOMMODATION FOR PERSONS WITH DISABILITIES
SHOULD BE REQUESTED BY CONTACTING THE COURT IMMEDIATELY.

9/17/98

Z1

007080A

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

Frank D. Ryance

1034 Hickory Moss 21030

for Huntington Manor Homeowners Assoc.

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

WILLIAM B. FRANCIS
Pamela S. FRANCIS
Leslie Munson
KEN COLBERT
Anthony J. DiPaola, Esq.

942 HIDDEN MOSS DRIVE
942 Hidden Moss Drive
940 Hidden Moss Dr.
2835 SHIRAZ AVE 21209
614 BOWEN AVE. 21204



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 942 HIDDEN MOSS DRIVE

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

Subdivision name: HUNTERS RUN

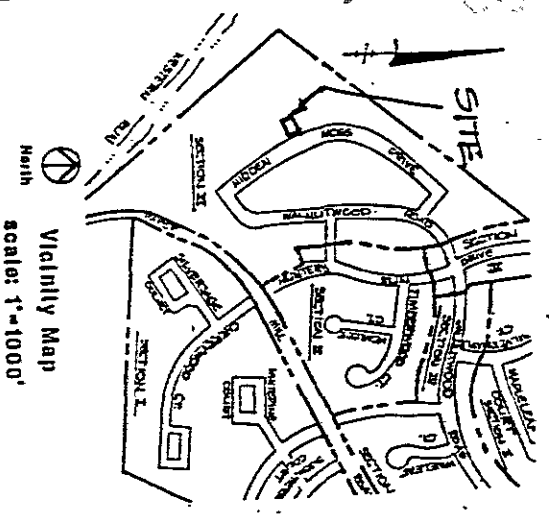
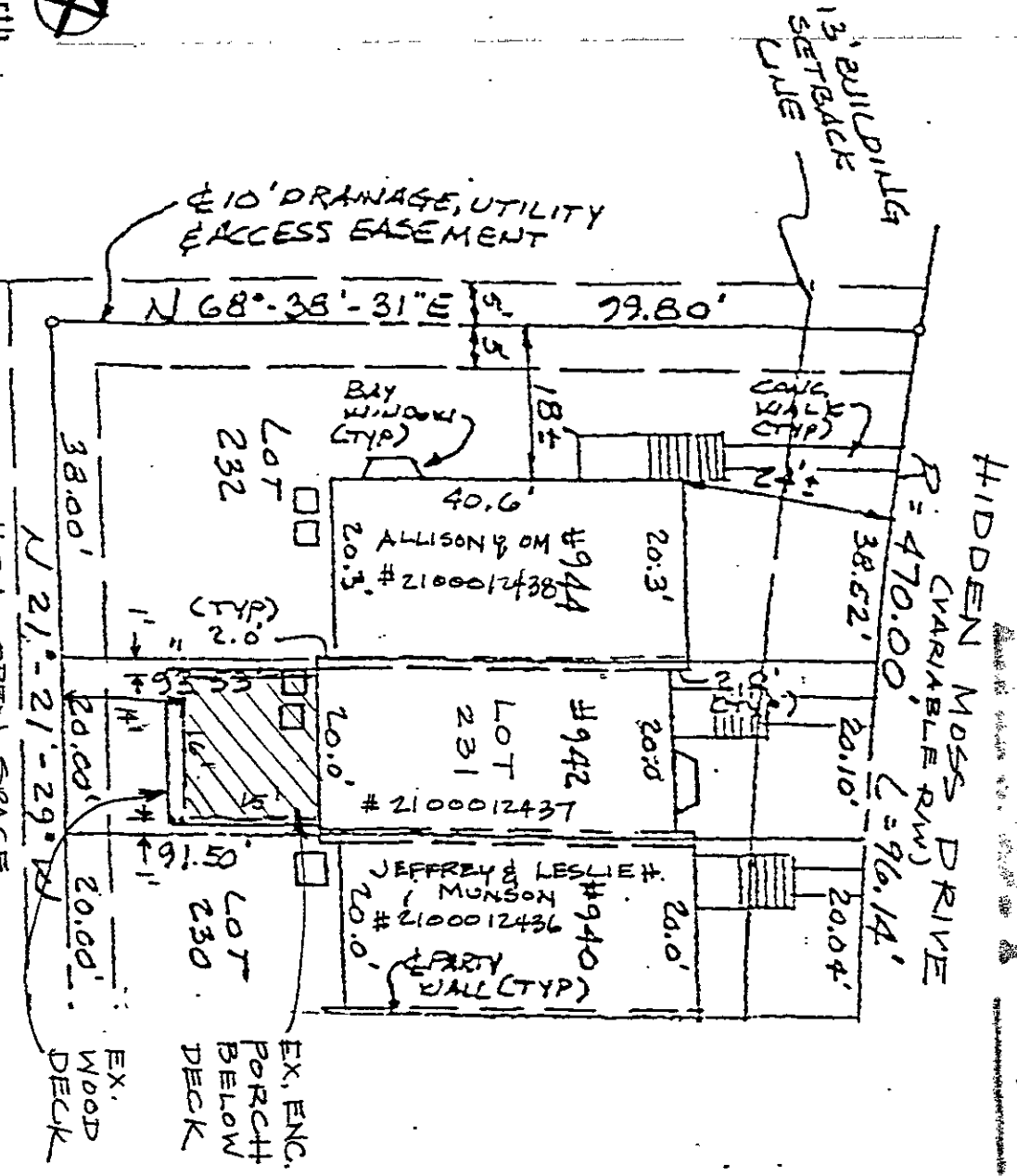
plat book # 60, folio # 89, lot # 231, section # VI

OWNER: William B. and Pamela S. Frank



North
date: 8/19/98
prepared by: Stoddard Flamm

H.P.A. OPEN SPACE
Scale of Drawing: 1" = 20



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: 8

Councilmanic District: 3

1"=200' scale map: NW 19-B

Zoning: DR-3.5

Lot size: 0.42 acreage 1,829 square feet

SEWER: ☒ public ☐ private
WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☐ YES ☒ NO
Prior Zoning Hearings: NONE

Zoning Office USE ONLY

reviewed by: SMN ITEM #: 79 CASE#: 99-79.98

99-79-A

940 Hidden Moss
Hunt Valley, MD 21030

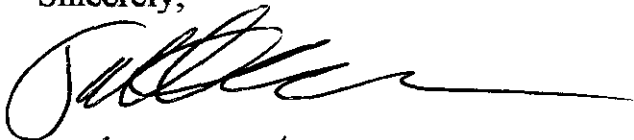
August 24, 1998

Baltimore County Zoning Commissioner
Baltimore County, MD

Dear Zoning Commissioner:

My wife Leslie and I reside at 940 Hidden Moss Drive, immediately adjoining the Francik residence, and our backyard immediately adjoins their backyard. We understand that Mr. and Mrs. Francik are requesting a variance from the setback requirements for the enclosed porch beneath their deck. We support this request and have no objections whatsoever to this variance.

Sincerely,



Leslie H. Munson

Mr. and Mrs. Jeffery L. Munson



August 25, 1998

To the Baltimore County Zoning Commissioner:

I reside at 944 Hidden Moss Drive, immediately adjoining the Francik residence, and my backyard immediately adjoins their backyard. I understand that Mr. and Mrs. Francik are requesting a variance from the setback requirements for the enclosed porch beneath their deck. I support this request and have no objections whatsoever to this variance.

Yours truly,

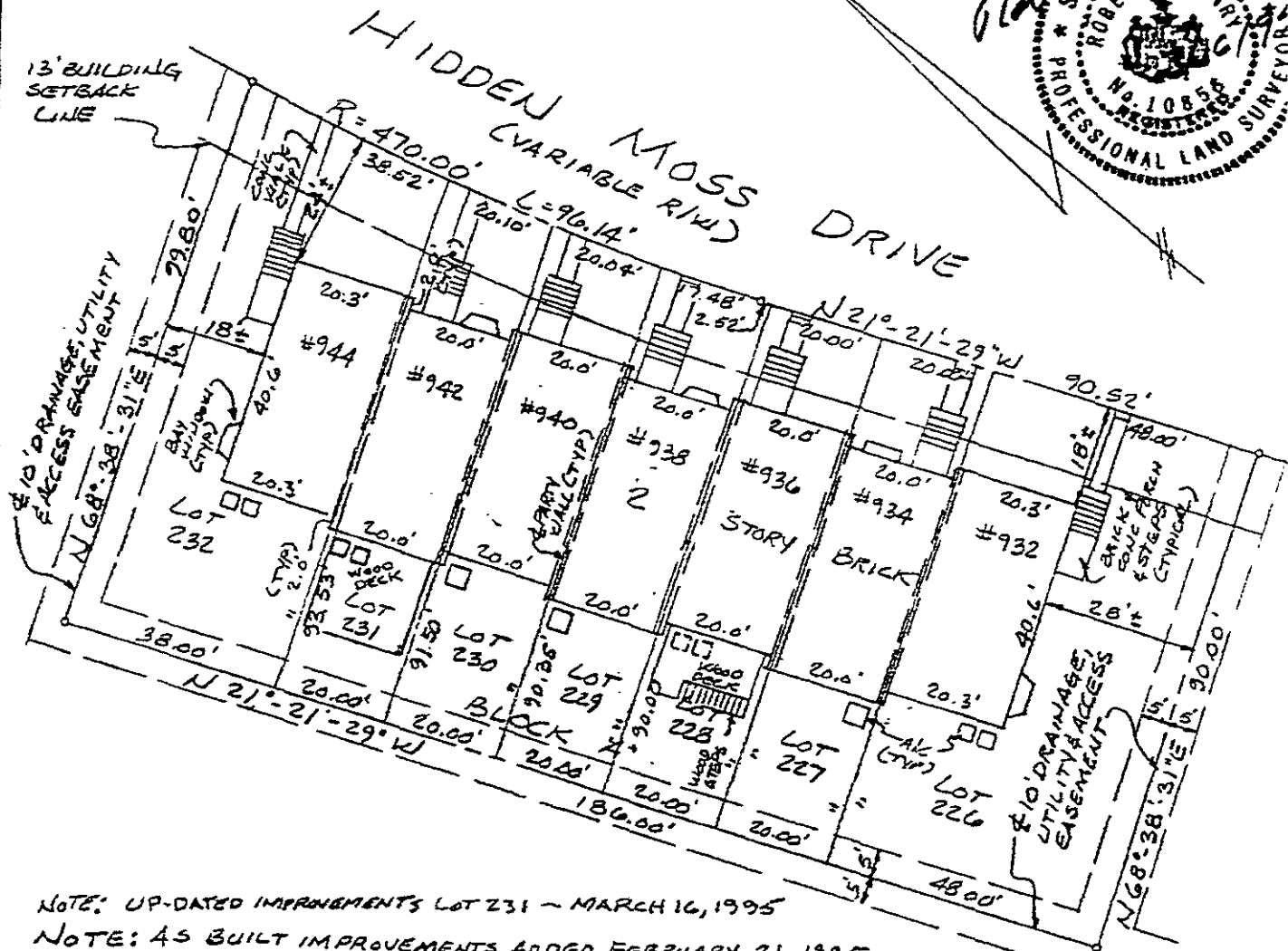


Allison Om

2B

NOTE:

The property shown hereon does not lie within any 100 year Flood Boundary, shown on National Flood Insurance Program Flood Insurance Rate Maps for Baltimore County, Maryland, Community Panel Numbers 240010 0125 B and 240010 0235 B, effective date March 2, 1981, but does lie within Zone C (area of minimal flooding), shown on said map.



NOTE: UP-DATED IMPROVEMENTS LOT 231 - MARCH 16, 1995

NOTE: AS BUILT IMPROVEMENTS ADDED FEBRUARY 21, 1995

REFERENCE:

Plat entitled "Plat 2, Section VI, HUNTERS RUN" dated March 17, 1989, recorded among the Plat Records of Baltimore County, Maryland in Plat Book S.M. 60 folio 89.

THIS PLAT IS TO CERTIFY THAT WE HAVE MADE A LOCATION SURVEY OF THE IMPROVEMENTS AND THAT THEY ARE LOCATED AS SHOWN HEREON: AND IS NOT INTENDED FOR USE IN ESTABLISHING PROPERTY LINES AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

Robert P. Henry
ASSOCIATE

REG. NO. 10856



IMPROVEMENTS DRAWING
932, 934, 936, 938, 940,
942 & 944

Hidden Moss Drive
Lots 226 - 232 Block A
Section VI
"HUNTERS RUN"

BALTIMORE CO., MD.

SCALE: 1"=30'

ELECT. DIST. No. 8

DATE NOVEMBER 29, 1994

Mr. & Mrs. William B. Francik, Sr.
942 Hidden Moss Drive
Hunt Valley, Maryland 21030

(410) 584-9027

We the undersigned are the neighbors of Bill and Pam Francik, whose address is 942 Hidden Moss Drive, Hunt Valley, Maryland 21030.

We have seen the addition on the back of the Francik's home, and by our signatures below express our approval and support for both the addition and for the variance needed to bring the addition within the guidelines of the Baltimore County Zoning Code.

NAME

ADDRESS

Geno Koye

938 Hidden Moss Drive

Thom Vayhn

929 Hidden Moss Dr

Maria Dunsmore

934 Hidden Moss Dr.

Keslie Munson

940 Hidden moss dr.

Michael A. Dent

926 Hidden Moss Drive

R. Houston

936 Hidden Moss Dr.

W. P. Helan

934 Hidden Moss Rd

W. Klausner

924 Hidden Moss Dr

Don Kline

924 Hidden Moss Dr

Shelly Zahy

931 Hidden Moss Dr

Shirley Slater

937 Hidden Moss Dr

Doug Goodwin

1002 Hidden moss Dr.

RECEIVED
JUN 1 1983
4A

Mr. & Mrs. William B. Francik, Sr.
942 Hidden Moss Drive
Hunt Valley, Maryland 21030

(410) 584-9027

We the undersigned are the neighbors of Bill and Pam Francik, whose address is 942 Hidden Moss Drive, Hunt Valley, Maryland 21030.

We have seen the addition on the back of the Francik's home, and by our signatures below express our approval and support for both the addition and for the variance needed to bring the addition within the guidelines of the Baltimore County Zoning Code.

NAME

ADDRESS

Kim Goodwin

1002 Hidden Moss Drive

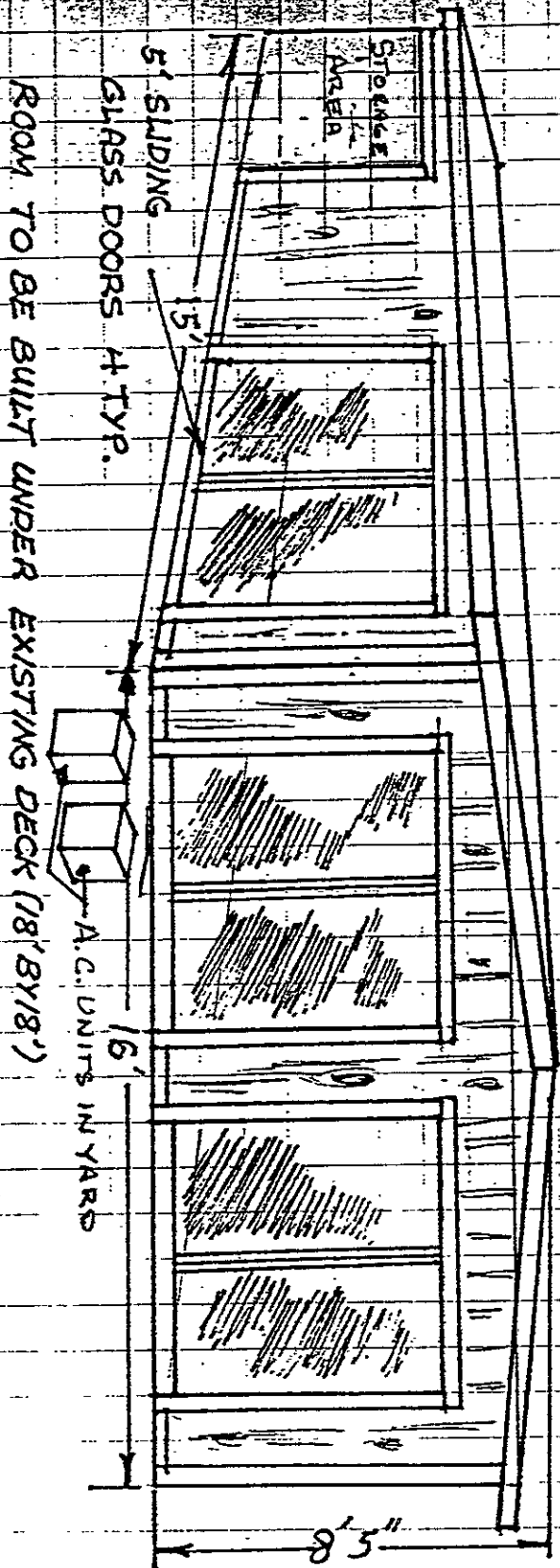
Mark J. Stue

944 Hidden Moss Drive

Allison Orr

944 Hidden Moss Drive

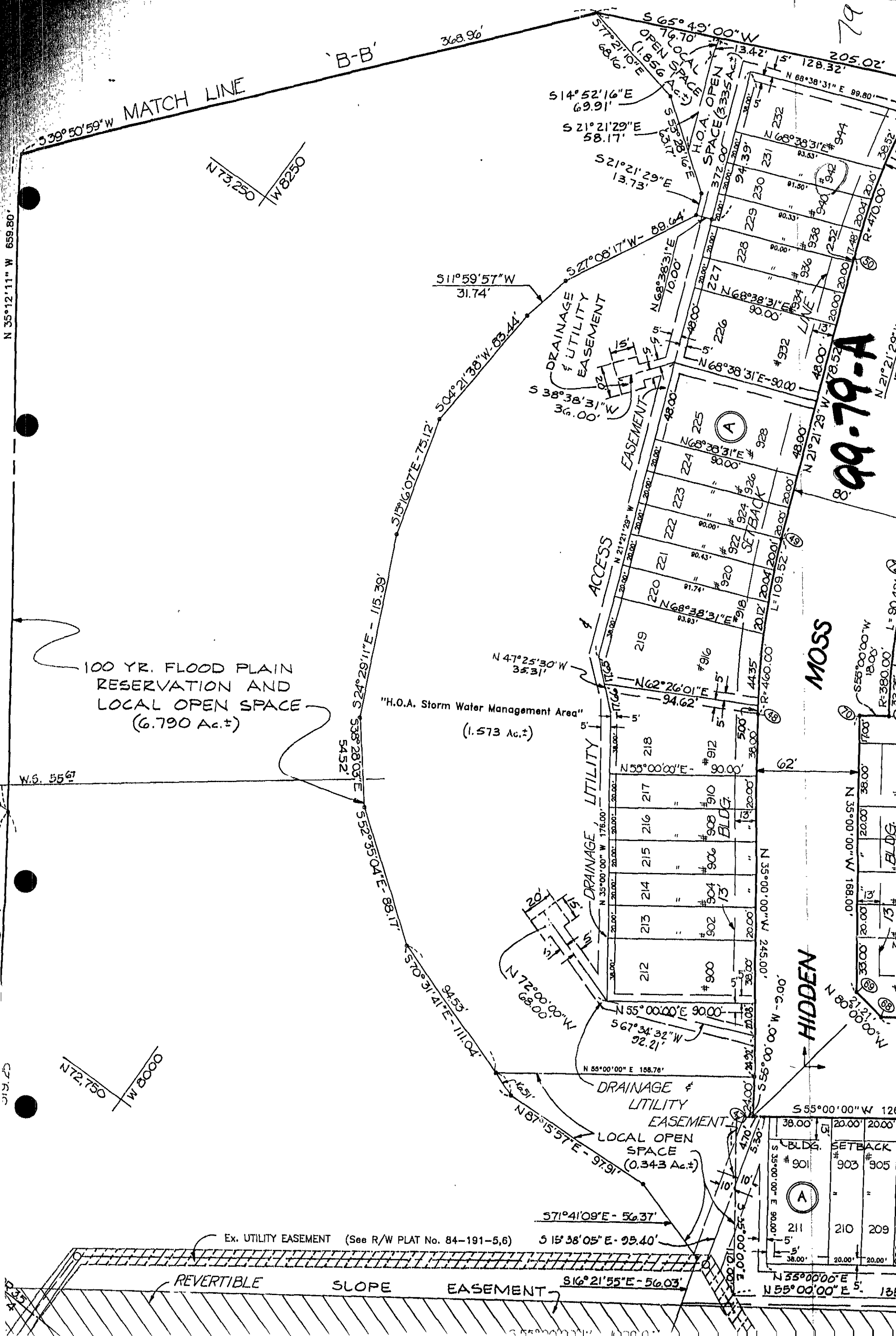
Approved for Construction
David B. Dose
 David B. Dose
 Security Maint. Corp.
 Universal Prison Care
 Huntington New York
 3/24/95

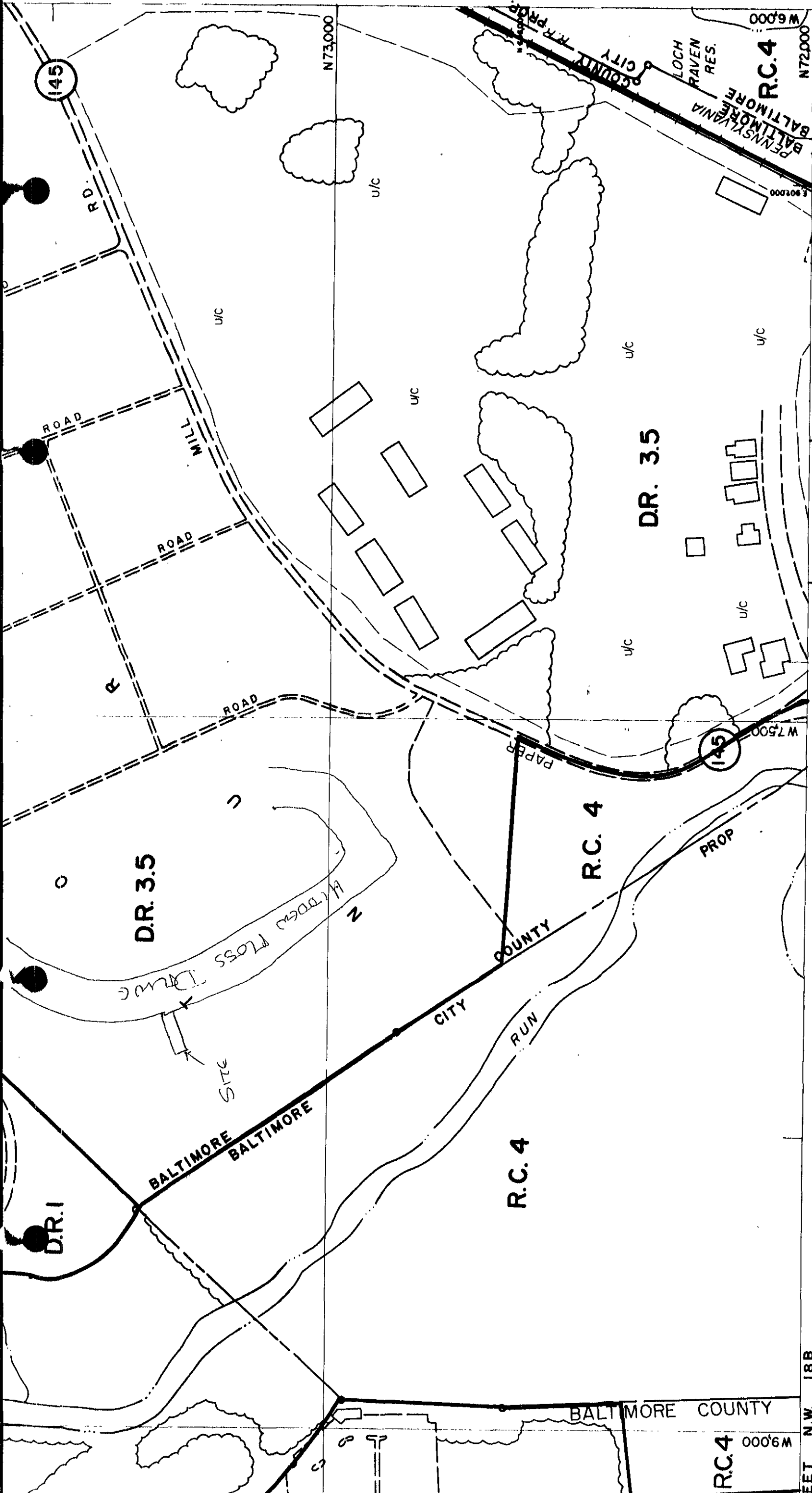


Approved
LB

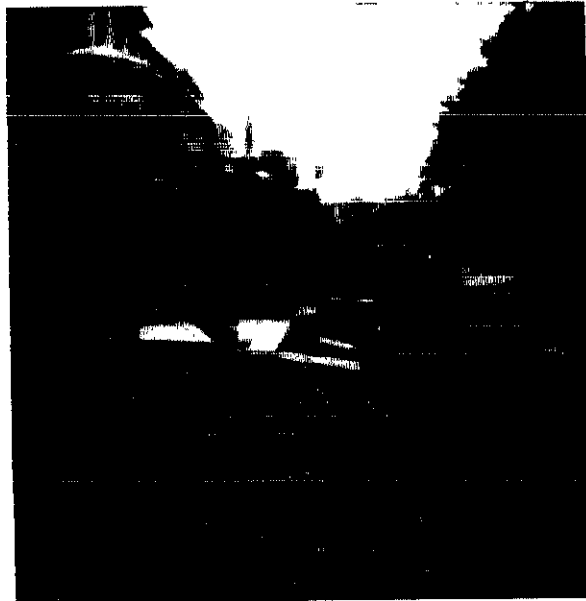
942 HIDDEN MOSS DRAWN BY R.L.L. DATE 20 MARCH 1995 SCALE - A.T.S.

99-79-A



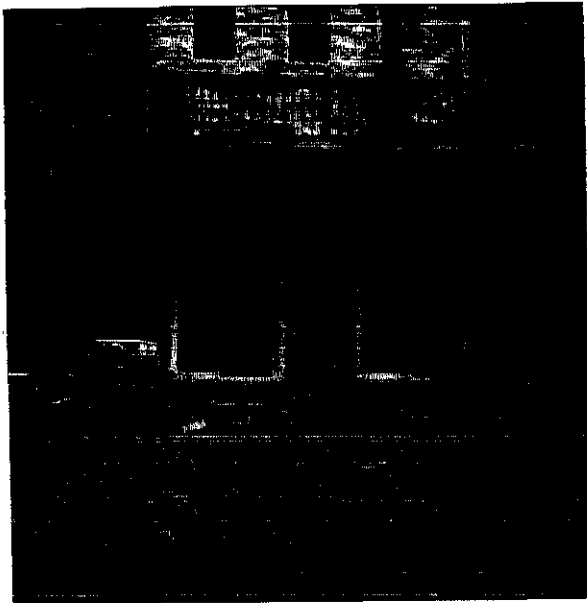


SHEET N.W. 18B		LOCATION		SHEET	
DRE COUNTY		ASHLAND		N.W.	
ANNING AND ZONING		99-79-A		19-B	
ZONING MAP		SCALE 1" = 200' ±		DATE OF PHOTOGRAPHY JANUARY 1986	



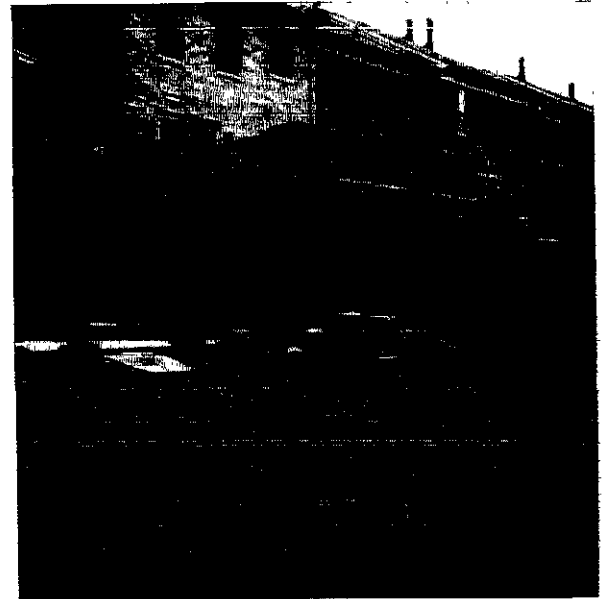
79

942 Hidden Moss Drive



79

942 Hidden Moss Drive



79

942 Hidden Moss Drive

99-79-A

{ - Frank Matunis - 410 363 5351 office
785 5677 }

Admin Hearing Schedule

Sgt 14th

99-79A

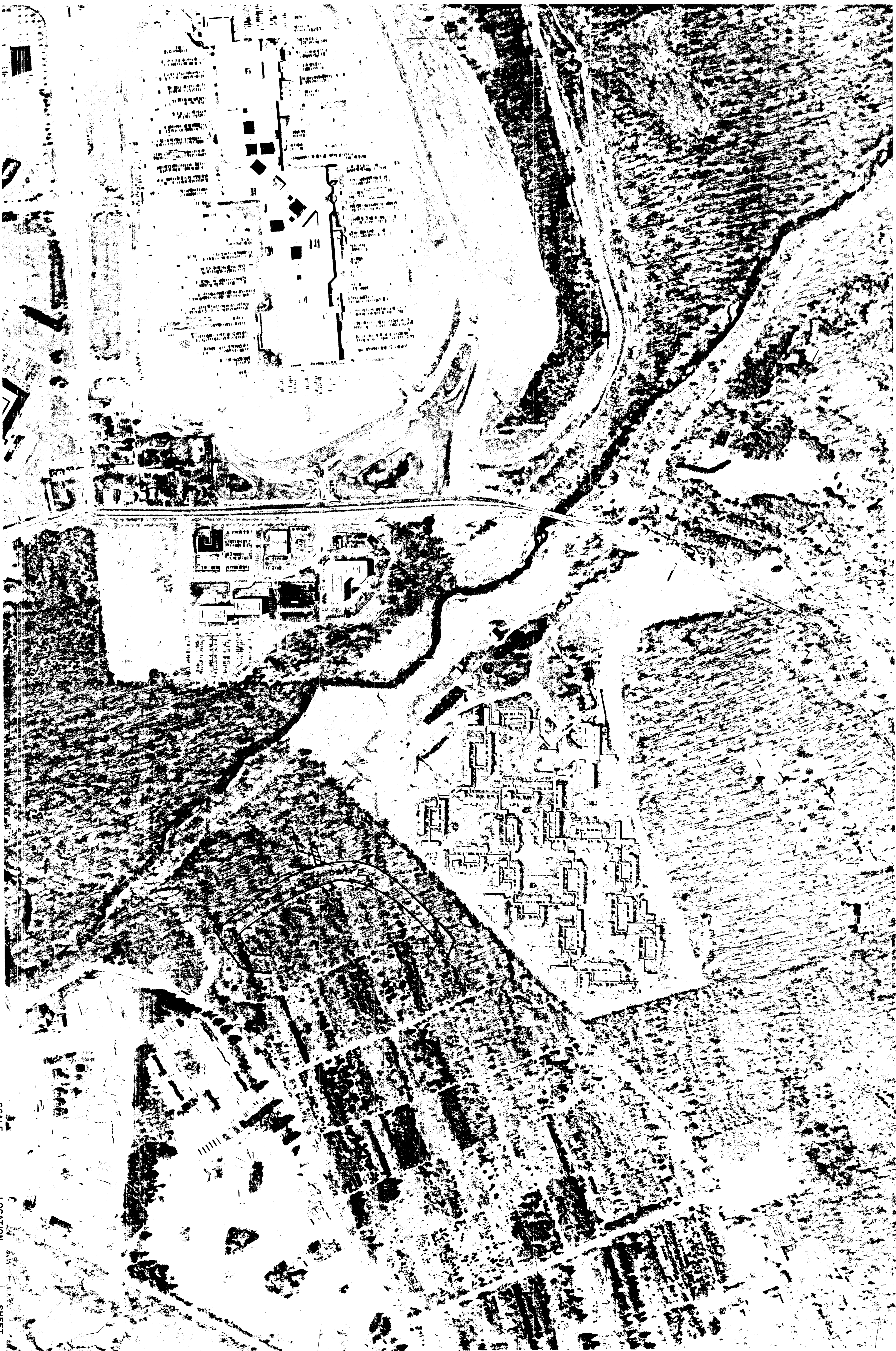
Frederick

Bot Room - under Deck - after naming in
Done w/out Bldg permit

942 Hidden Moss

set in for repairs
per Deck

A-PG-PP



PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

942 LIPPEN MOSS DRIVE

79

SCALE	LOCATION	SHEET
1" = 200' ±	ASHLAND	N. W. 19-B
DATE OF PHOTOGRAPHY JANUARY 1986	99-79-A	