

IN RE: PETITIONS FOR SPECIAL HEARING	* BEFORE THE
AND VARIANCE	
N/S Tufton Avenue, 2160 ft. E	* ZONING COMMISSIONER
of c/l of Manuta Mill Rd.	
2330 Tufton Avenue	* OF BALTIMORE COUNTY
8th Election District	
3rd Councilmanic District	* Case No. 99-150-SPHA
Michael Weinman, et ux	
Petitioners	*
* * * * *	* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on a Petition for Variance and Special Hearing for the property located at 2330 Tufton Avenue in the Greenspring Valley community of Baltimore County. The Petition was filed by Michael Weinman and Laurie Weinman, his wife, property owners. Special hearing relief is requested to approve the use of an accessory building (garage) with a caretaker's apartment. Variance relief is requested from Section 400.3 of the Baltimore County Zoning Regulations (BCZR) to permit a building height of 23 ft. in lieu of the permitted 15 ft. for an accessory structure.

The subject property and requested relief are more particularly shown on the plat to accompany the Petition for Special Hearing and Variance received as Petitioner's Exhibit No. 1.

Appearing at the requisite public hearing held for this case were Michael Weinman and Laurie Weinman, Petitioners. Also appearing in support of the request was Kathleen Lickleighbor. The Petitioners were represented by Benjamin Bronstein, Esquire. There were no Protestants or other interested persons present.

The subject property is approximately 29.368 acres in area, zoned R.C.2. It is a rectangularly shaped lot, with frontage on Tufton Avenue. Presently, the property is improved with a single existing structure which is the subject of the Petition. The structure contains a small area of living space for a tenant to oversee the property and an area for

ORDER RECEIVED FOR FILING

Date

By

1/27/99
[Signature]

storage. This single existing building is noted on the Petition as an accessory building (garage) and on the site plan as a tenant house. The Petitioners propose constructing a substantially sized single family dwelling on the property, as more particularly shown on the site plan. After construction, they will thereafter reside in the dwelling. The Petitioners desire to retain the existing structure, which is 23 ft. in height. It is anticipated that that building will be used as a garage (storage) and that the small area of living quarters will be retained. Apparently, Mr. and Mrs. Weinman frequently travel, and the caretaker's quarters are requested so that an individual can reside on the property and maintain same, particularly when Mr. and Mrs. Weinman are elsewhere.

Variance relief is requested to permit the height of the existing building at 23 ft., in lieu of the 15 ft. allowed. Special hearing relief is requested to approve the use of the building as a garage with a caretaker's apartment.

Based upon the uncontradicted testimony and evidence presented, I am persuaded to grant the Petition. In my judgment, the Petitioners have satisfied the requirements of Sections 307 and 502.1 of the BCZR. Clearly, there will be no detrimental impact to surrounding properties caused by the maintenance of the existing building and use thereof. The continued use and existing dimension of the structure in the manner proposed appears appropriate and, thus, relief should be granted.

It is also to be noted that if the house is constructed where shown on the plan and oriented towards Tufton Avenue, further variance relief may be required. In that event, the accessory building would be located in the front yard, contrary to the requirements of Section 400 of the BCZR. Clearly, this is a large lot, capable of containing both the exist-

ORDER RECEIVED FOR FILING

Date

By

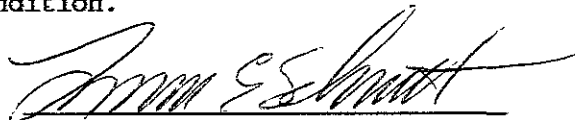
ing and proposed structures. Moreover, the proposed locations of each building appear appropriate.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 7th day of January 1999 that, pursuant to the Petition for Special Hearing, approval to use the accessory building (garage) with a caretaker's apartment, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 400.3 of the Baltimore County Zoning Regulations (BCZR) to permit a maximum height of 23 ft., in lieu of the permitted 15 ft., for an accessory structure, be and is hereby GRANTED subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

ORDER RECEIVED FOR FILING

Date

By

LES:mmm



Baltimore County
Zoning Commissioner
Office of Planning

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

January 6, 1999

Benjamin Bronstein, Esquire
George & Bronstein, LLP
29 W. Susquehanna Avenue, Suite 205
Towson, Maryland 21204

RE: Petition for Variance and Special Hearing
Case No. 99-150-SPHA
Property: 2330 Tufton Avenue
Michael Weinman, et ux, Petitioners

Dear Mr. Bronstein:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance and Special Hearing has been granted, with restriction, in accordance with the attached Order.

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

Very truly yours,

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

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
att.

c: M and H Development Engineers, Inc.
200 E. Joppa Road, Room 101
Towson, Maryland 21204

c: Mr. and Mrs. Michael Weinman
11605 Jennifer Road
Timonium, Maryland 21093





Petition for Variance

AND SPECIAL HEARING

to the Zoning Commissioner of Baltimore County

for the property located at

2330 Tufton Avenue

which is presently zoned

RC 2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3 BCZR to permit a maximum height of 23 ft in lieu of the maximum permitted 15 ft, and should approve an accessory building garage with a caretaker's apartment S.P.H.

If necessary 10/26/98

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

1. the topography of the property
2. the configuration of the property
3. and for such other reasons as will be demonstrated at the hearing.

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: Benjamin Bronstein, Esq.

George & Bronstein, LLP

(Type or Print Name)

Signature

29 W. Susquehanna Ave., Suite 205

Address (410) 296-0200 Phone No

Towson, Maryland 21204

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):

Michael Weinman

(Type or Print Name)

Signature

Laurie Weinman

(Type or Print Name)

Signature

11605 Jennifer Road

410-561-4425

Address

Phone No.

Timonium, Maryland 21093

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

M & H Development Engineers, Inc.

Name

200 East Joppa Road, Room 101

Towson, Maryland 21204 410-828-9060

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates Next Two Months

ALL OTHER

REVIEWED BY: DATE

99-150-SPHA

Drop-Off
No Review
10/9/98

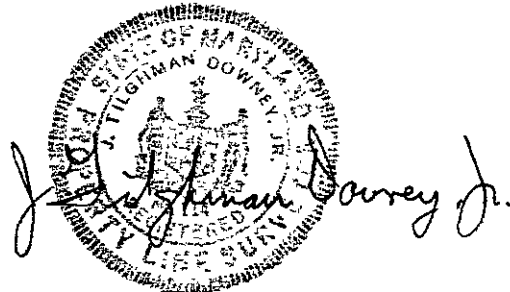


M. & H. DEVELOPMENT ENGINEERS, INC.

200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21286

ZONING DESCRIPTION FOR #2330 TUFTON AVENUE

BEGINNING at a point on the north side of Tufton Avenue at the distance of 2160 feet east of the centerline of Mantua Mill Road. As recorded in deed liber 11745, folio 334 and running thence N 11° 40' 30" E, 592.22'; thence N 04° 15' 20" E, 401.66'; thence S 85° 44' 40" E, 1169.51'; thence S 04° 15' 20" W, 1126.78'; thence N 86° 28' 40" W, 44.15'; thence N 84° 57' 40" W, 150.75'; thence N 78° 07' 40" W, 259.74' and thence N 78° 06' W, 800' to the place of beginning. Also known as #2330 Tufton Avenue and located in the 8th. Election District, 3rd. Councilmanic District. Containing 29.368 acres of land, more or less.



J. Tilghman Downey, Jr.

99-150-SPHA

**BALTIMORE COUNTY, MARYLA
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. 060312

DATE	10/9/98	ACCOUNT	001-6150
		AMOUNT	\$ 100.00 (WCR)

RECEIVED FROM: George & Bronstein LLP

FOR: RESIDENTIAL SPECIAL HEARING & VARIANCE
2330 Tufton Avenue Item #150
Drop-Off -- No Review Case #99-150-SPHA

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROJECT # 07100 TIME
10/13/98 10/09/98 15:16:45
B-3 0603 CASHIER PUES FEW DWARD
5 MISCELLANEOUS CASH RECEIPT
Receipt # 062010
CF NO. 060312
100.00 CHECK
Baltimore County, Maryland

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 #98-160-SPT-A
2330 Tilton Avenue
W/S Tilton Avenue 2180' E of
downtown Maryland
3rd Election District
3rd Councilmanic District
Legal Owner(s): Laura & Michael Weinman

Special Hearing: to approve an accessory building, garage with a caretaker's apartment.
Variances: to permit a maximum height of 23 feet in lieu of the maximum permitted 15 feet.

Hearing: October 17, November 23, 1998 at 2:00 P.M. in Room 407, County Courts Bldg., 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.

11/08 Nov. 5 0271064

CERTIFICATE OF PUBLICATION

TOWSON, MD., Nov. 5, 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 Nov. 5, 1998.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

CERTIFICATE OF POSTING

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

CASE NUMBER: *99-150-SPHA*

PETITIONER/DEVELOPER: () *Michael WEINMANN*

DATE OF HEARING/~~CLOSING~~: () *12-17-98 Reposted*

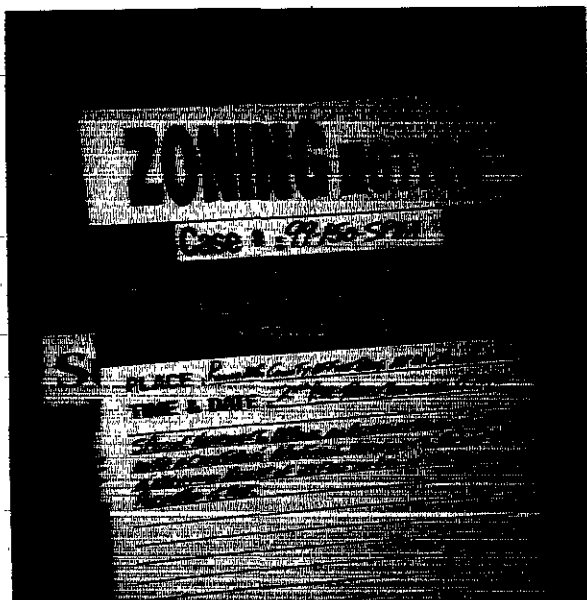
ATTENTION: MS. GWENDOLYN STEPHENS

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.

2330 TUFTON AVE. BALTIMORE, MD. 21136

THE SIGN (S) WERE POSTED ON, *11-18-98* BY THE UNDERSIGNED.



SINCERELY,

Thomas P. Ogle *11-18-98*

THOMAS P. OGLE SR.
325 NICHOLSON RD.
BALTIMORE MD. 21221
(410) 687-8405
(410) 687-4381 (FAX)

CERTIFICATE OF POSTING

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

CASE NUMBER: *99-150-SPHA*

PETITIONER/DEVELOPER: () *MICHAEL WEINMAN*

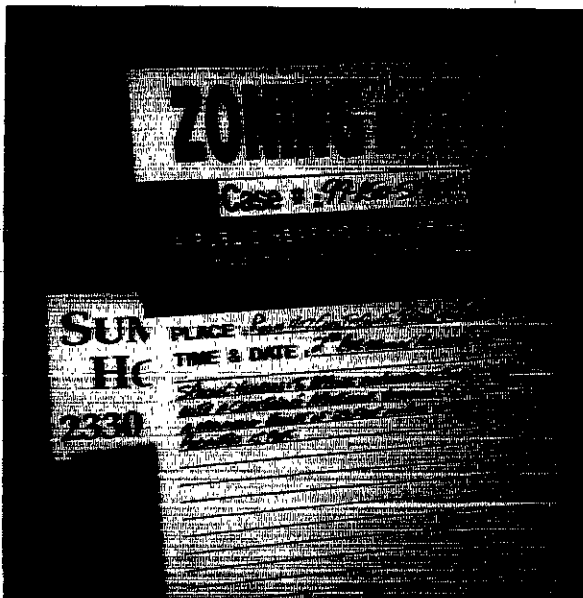
DATE OF HEARING/~~CLOSING~~: () *11-23-98*

ATTENTION: MS. GWENDOLYN STEPHENS

LADIES AND GENTLMEN:

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,
2330 TUFTON AVE. BALTIMORE, MARYLAND 21136

THE SIGN (S) WERE POSTED ON, *11-6-98* BY THE UNDERSIGNED.



SINCERELY,

Thomas P. Ogle Sr.

THOMAS P. OGLE SR.
325 NICHOLSON RD.
BALTIMORE MD. 21221
(410) 687-8405
(410) 687-4381 (FAX)

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE
2330 Tufton Avenue, N/S Tufton Ave, 2160' E
of c/l of Manuta Mill Rd, 8th Election District,
3rd Councilmanic

Legal Owners: Michael and Laurie Weinman

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-150-SPHA

* * * * *

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 of 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
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 22nd day of October, 1998, a copy of the foregoing Entry of Appearance was mailed to Benjamin Bronstein, Esq., George & Bronstein, 29 W. Susquehanna Avenue, Suite 205, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN



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 21, 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: 99-150-SPHA
2330 Tufton Avenue
N/S Tufton Avenue, 2160' E of centerline Manuta Mill Road
8th Election District – 3rd Councilmanic District
Legal Owner: Laurie & Michael Weinman

Special Hearing to approve an accessory building garage with a caretaker's apartment.
Variance to permit a maximum height of 23 feet in lieu of the maximum permitted 15 feet.

HEARING: Monday, November 23, 1998 at 2:00 p.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: Benjamin Bronstein, Esquire
Laurie & Michael Weinman
M&H Development Engineers, Inc.

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY NOVEMBER 8, 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



Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
November 5, 1998 Issue - Jeffersonian

Please forward billing to:

Benjamin Bronstein, Esquire
29 W. Susquehanna Avenue
Suite 205
Towson, MD 21204

410-296-0200

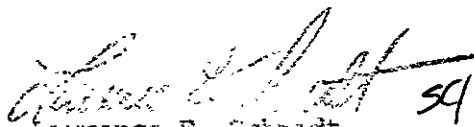
NOTICE OF ZONING HEARING

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: 99-150-SPHA
2330 Tufton Avenue
N/S Tufton Avenue, 2160' E of centerline Manuta Mill Road
8th Election District – 3rd Councilmanic District
Legal Owner: Laurie & Michael Weinman

Special Hearing to approve an accessory building garage with a caretaker's apartment.
Variance to permit a maximum height of 23 feet in lieu of the maximum permitted 15 feet.

HEARING: Monday, November 23, 1998 at 2:00 p.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

October 9, 1998

Benjamin Bronstein, Esquire
George & Bronstein, LLP
29 West Susquehanna Avenue
Suite 205
Towson, MD 21204

Dear Mr. Bronstein:

RE: Drop-Off Petition, 2330 Tufton Avenue, Zoning Case Number 99-150-SPHA

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. Once a detailed review has been completed by the staff, those comments will be forwarded to you (hopefully before the hearing).

As Baltimore County is no longer responsible for posting properties, I have enclosed the proper form pertaining to this. The sign must contain the wording indicated on the "Zoning Notice" form and the certificate of posting must be completed by the poster and returned to this office.

If you have any questions regarding the sign posting, please do not hesitate to contact Sophia Jennings at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "WCR/scj".

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:scj

Enclosures

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



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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.: 99-150-SPHA

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

PLACE: _____

DATE AND TIME: _____

REQUEST: SPECIAL HEARING TO APPROVE AN ACCESSORY
BUILDING GARAGE WITH A CARETAKER'S
APARTMENT. VARIANCE TO PERMIT A MAXIMUM
HEIGHT OF 23 FEET IN LIEU OF THE
MAXIMUM PERMITTED 15 FEET.

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



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

November 20, 1998

Benjamin Bronstein, Esq.
George & Brnstein, LLP
29 W. Susquehanna Avenue, Suite 205
Towson, MD 21204

RE: Item No.: 150
Case No.: 99-150-SPH
Location: 2330 Tufton Avenue

Dear Mr. Bronstein:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on Mr. Bronstein.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments 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.

Very truly yours,

A handwritten signature in cursive script, reading "W. Carl Richards, Jr.", written over the typed name.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

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



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

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

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

Date: October 28, 1998

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

SUBJECT: Zoning Advisory Committee Meeting
 for October 26, 1998
 Item Nos. 142, 143, 144, 145, 146,
 147, 148, 149, 150, 151, 152, & 160

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

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: October 20, 1998

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

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):
Item No (s): 148, 149, and 150

If there should be any questions or this office can provide additional information, please
contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Date: 10.20.94

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

RE: Baltimore County
Item No. 150 WCR

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 Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

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
Department of Permits and
Development Management

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

November 10, 1998

Benjamin Bronstein, Esquire
George and Bronstein, LLP
Susquehanna Building, Suite 205
29 W. Susquehanna Avenue
Towson, MD 21204

Dear Mr. Bronstein:

RE: Case Number 99-150-SPHA, 2330 Tufton Road

The above matter, previously assigned to be heard on November 23, 1998 has been postponed at your request. This matter has been **rescheduled for Thursday, December 17, 1998 at 2:00 p.m. in Room 106, County Office Building, 111 West Chesapeake Avenue.**

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

Very truly yours,

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:scj

c: Laurie & Michael Weinman
M&H Development Engineers, Inc.

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



Printed with Soybean Ink
on Recycled Paper

10/14/98
of
Soph

LAW OFFICES
GEORGE AND BRONSTEIN, LLP

SUSQUEHANNA BUILDING, SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(410) 296-0200
FAX: (410) 296-3719

HARRIS JAMES GEORGE
BENJAMIN BRONSTEIN

CONSTANCE K. PUTZEL
OF COUNSEL

October 28, 1998

Ms. Gwen Stephens
Department of Permits
and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Case No.: 99-150-SPHA
2330 Tufton Road

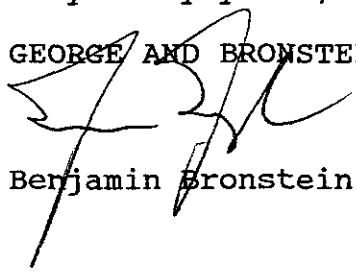
Dear Ms. Stephens:

The above entitled case has been set in for hearing on November 23, 1998 at 2:00 p.m. My client has a conflict in his schedule and is unable to be present on that date. I would appreciate if you can reset the case for the first week in December.

Thank you for your kind attention to this matter.

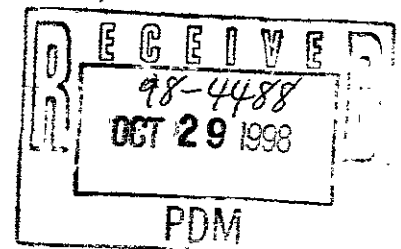
Very truly yours,

GEORGE AND BRONSTEIN, LLP


Benjamin Bronstein

BB/mlh

cc: Mr. Michael Weinman



LAW OFFICES
GEORGE AND BRONSTEIN, LLP

SUSQUEHANNA BUILDING, SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(410) 296-0200
FAX: (410) 296-3719

HARRIS JAMES GEORGE
BENJAMIN BRONSTEIN

October 8, 1998

CONSTANCE K. PUTZEL
OF COUNSEL

HAND DELIVERED

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

RE: 2330 Tufton Avenue

Dear Mr. Jablon:

In reference to the above entitled property I am hereby enclosing the following:

1. Petition for Special Exception and Variance in triplicate.
2. Twelve (12) copies of the Plat to Accompany Zoning Petition.
3. Three (3) copies of the description under seal.
4. Copy of the 200 Scale Zoning Map.
5. My check to cover costs.

There are no violations.

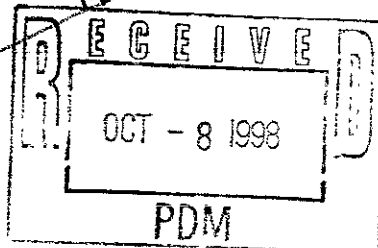
Please enter my appearance on behalf of the Petitioner and advise me as to the hearing date.

Very truly yours,

GEORGE AND BRONSTEIN, LLP

[Signature]
Benjamin Bronstein

Reviewed by John Harris
BB/mlh
Enclosures



99-150-5PHA

*OK - uca
Needs to
submit new
forms
10/9 - Called Ben
w: forms*



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
410-887-3391

October 26, 1998

Benjamin Bronstein, Esquire
29 W. Susquehanna Avenue, Suite 205
Towson, MD 21204

Dear Mr. Bronstein:

RE: Drop-Off Petition Review (Item #150), 2330 Tufton Avenue, 8th Election District

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

1. The site plan shows an existing tenant house and a proposed dwelling, while the petition forms request approval for an accessory building with caretakers apartment. They should agree.
2. The front yard orientation of the proposed dwelling is not indicated. Per Section 400, BCZR the accessory structure must be located in the rear yard area of the (proposed) principal dwelling or an additional zoning variance is required.
3. Where is the proposed septic for the accessory apartment?
4. The P.O.B. distance to Mantua Mill Road is not shown on the plan.
5. Be aware that a density review of this R.C.-2 zoned property for construction of the dwelling has not taken place and will be required before building permit approval.

If you need further information or have any questions, please do not hesitate to contact me.

Sincerely,

John L. Lewis
Planner II, Zoning Review

JLL:rye

Enclosure (receipt)

c: Zoning Commissioner

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



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Michael Weinman

Lauri Weinman

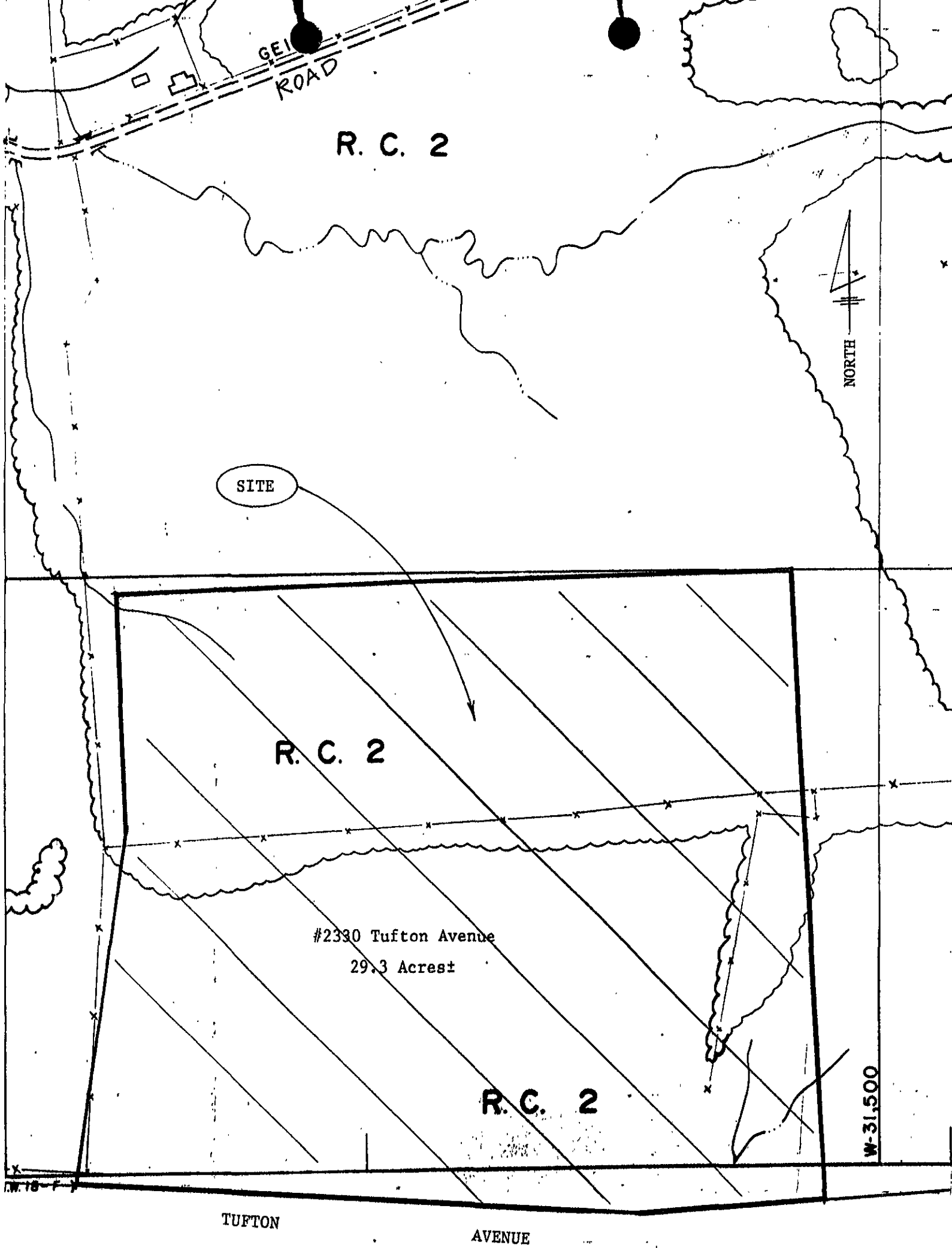
Kathleen Lickleigher

11605 Seneca Rd

" "

111 Market Place #710 Balto MD



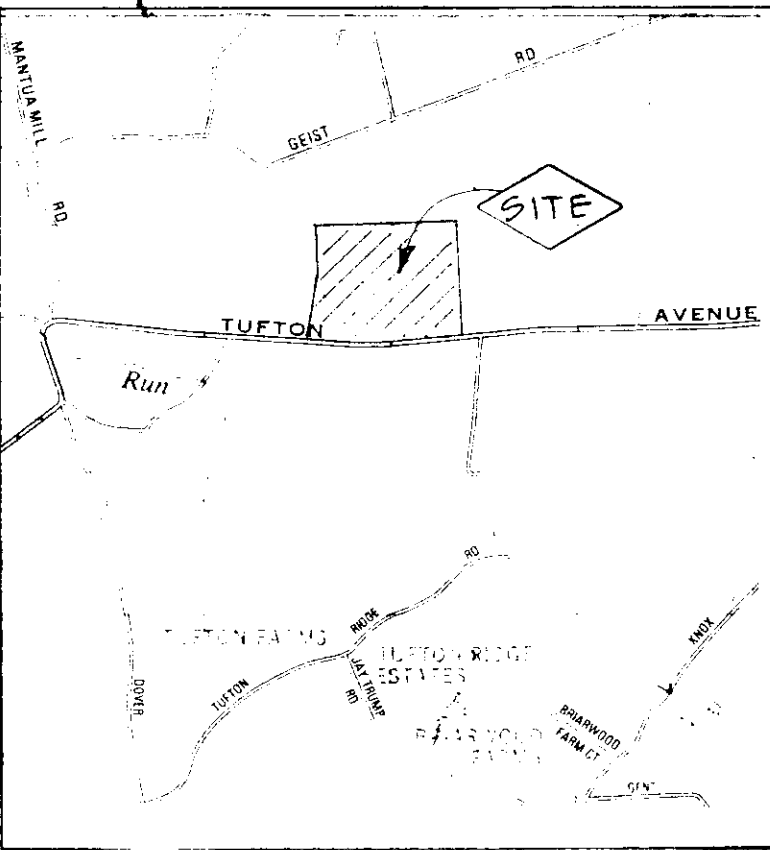


ZONING MAP LOCATION: BIG SPRING
SCALE: 1" = 200'
SHEET: N.W. 19-F



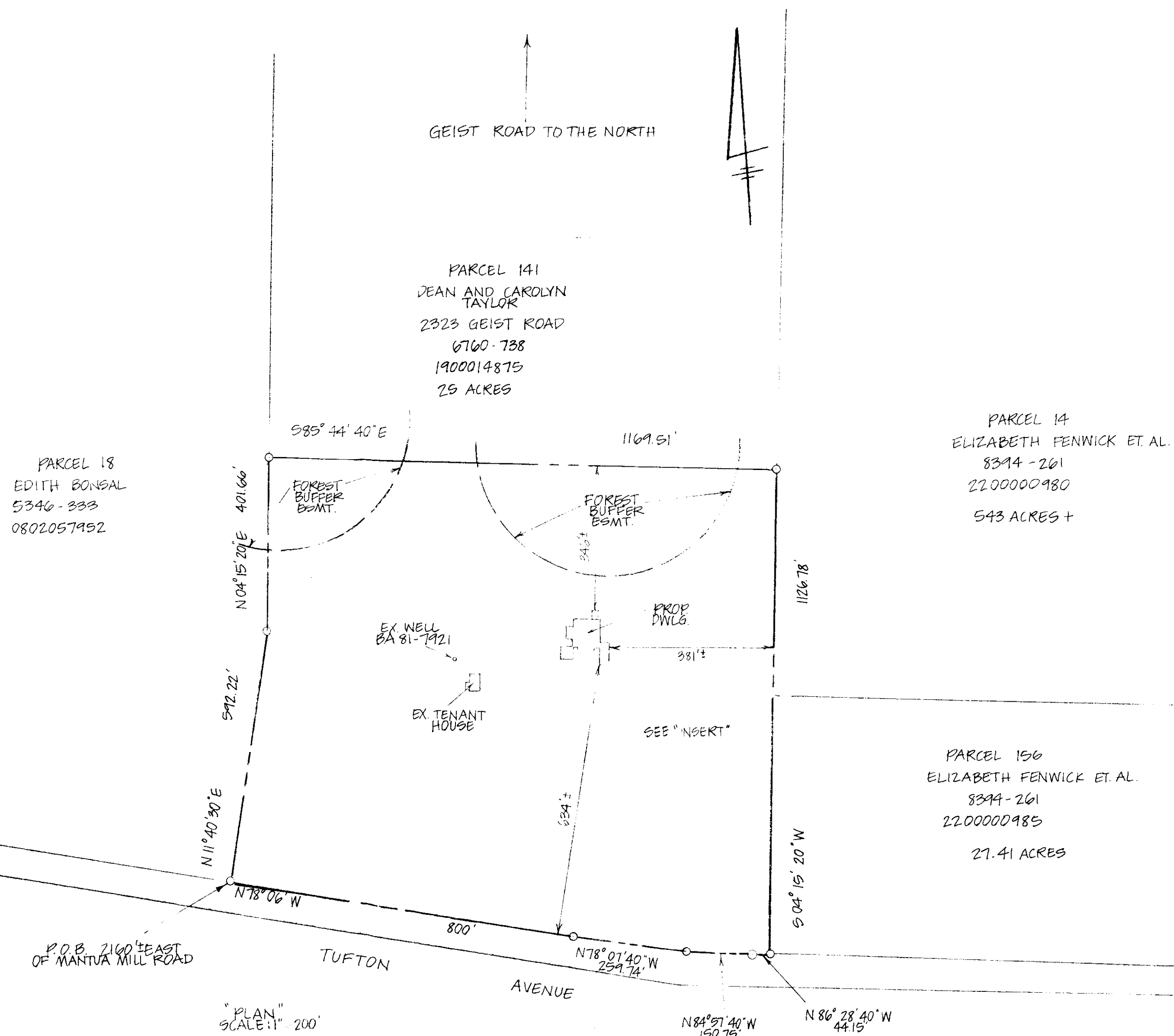
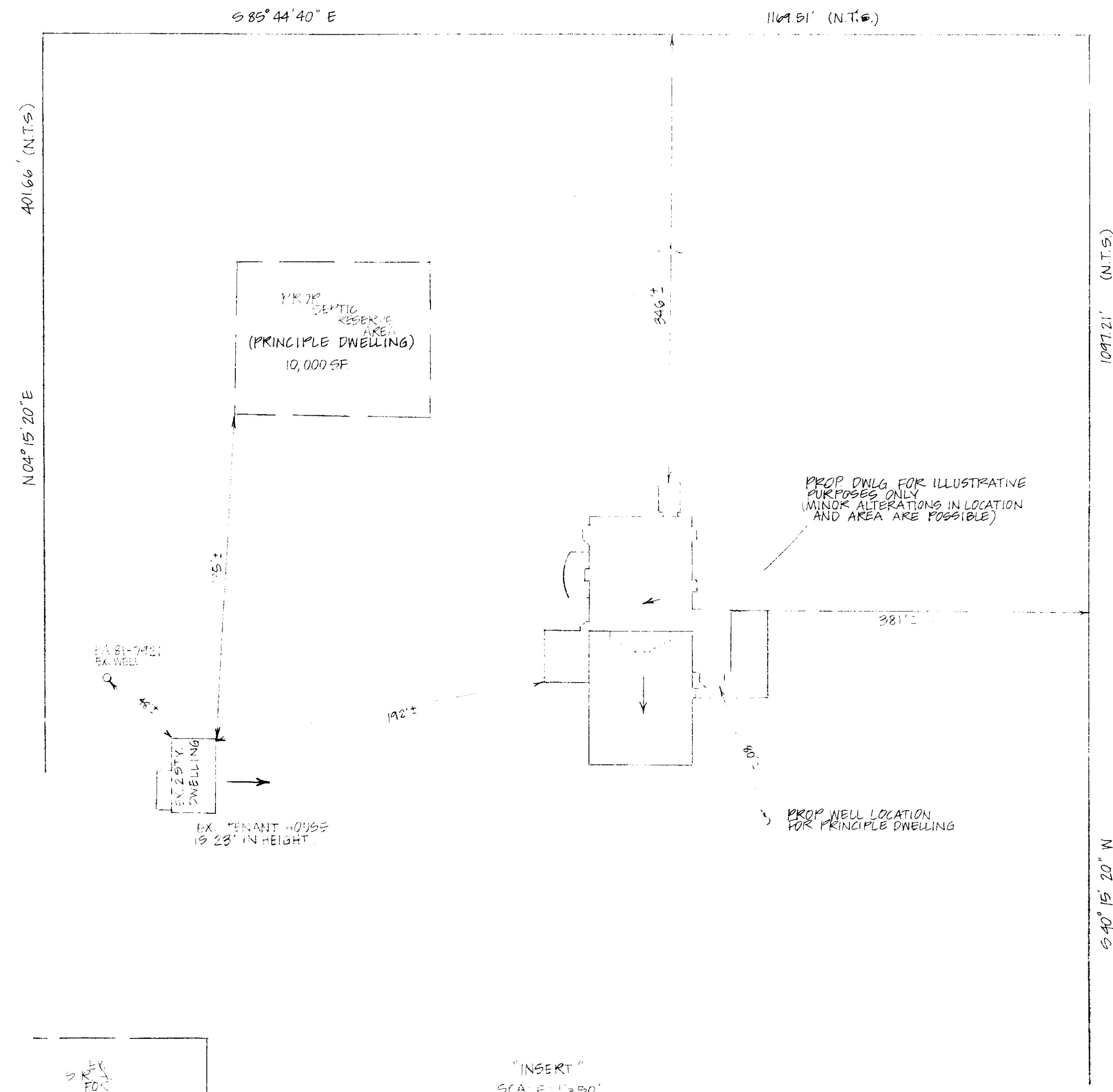
200 East Joppa Road
Room 101, Shell Building
Towson, Maryland
828.0040

49-150-SPHA



VICINITY MAP SCALE: 1"=200'

- LOCATION INFORMATION
1. EXISTING ZONE K.C.2
 2. 200' SCALE MAP 11-19-F
 3. LOT AREA: 29,368 AC.
 4. COUNCILMANIC DISTRICT: B
 5. WATER AND SEWER: PRIVATE
 6. NOT LOCATED IN CHESAPEAKE BAY CRITICAL AREA.
 7. COMMUNITY PANEL NO. 240010 0230 B
 8. NOT A FLOOD HAZARD AREA
 9. PROPERTY HAS BEEN HELD IN TACT SINCE SEPTEMBER 19, 1961



PLAT TO ACCOMPANY PETITION FOR VARIANCE
SPECIAL HEARING

#2330 TUFTON AVENUE
"WEINMAN RESIDENCE"
TAX MAP 41 GRID 14 PARCEL 90
ELECTION DISTRICT NO. 8
BALTIMORE CO, MD
OCTOBER 7, 1998

99-150-SPHA

OWNER: MICHAEL AND LAURIE WEINMAN
11605 JENNIFER ROAD
TIMONIUM, MD 21093
(410) 561-4425
DEED REF: 12360-540
TAX ACCT. NO: 0814010780

ZONING OFFICE USE ONLY		
REVIEWED BY:	ITEM #:	CASE #:
SCALE: AS SHOWN	98-8010	