

IN RE: PETITION FOR ADMIN. VARIANCE

E/S L'Hirondelle Club Road,
1,400' S Ruxton Circle Court
9th Election District
4th Councilmanic District
(7601 L'Hirondelle Club Road)

Charles E. and Claudia P. Vieth
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-194-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Charles E. and Claudia P. Vieth. The variance request is for property located at 7601 L'Hirondelle Club Road, located in the Ruxton area of Baltimore County. The Petitioners herein seek a variance from Sections 400.1 & 3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a garage to be located in the front yard with a height of 20 ft. in lieu of the required rear yard and permitted maximum height of 15 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

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

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

NOTED FOR FILING

Date

By

12/15/99

J.R. Gannon

requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 8th day of December, 1999 that a variance from Sections 400.1 & 3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a garage to be located in the front yard with a height of 20 ft. in lieu of the required rear yard and permitted maximum height of 15 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 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 such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartments.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING

Date

12/18/99

By

R. Jameson



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

December 9, 1999

Mr. & Mrs. Charles E. Vieth
7601 L'Hirondelle Club Road
Ruxton, Maryland 21204

Re: Petition for Administrative Variance
Case No. 00-194-A
Property: 7601 L'Hirondelle Club Road

Dear Mr. & Mrs. Vieth:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed 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 from 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 410-887-3391.

Very truly yours,

A handwritten signature in black ink, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: W. G. Schamu, F.A.I.A.
1016 Morton Street
Baltimore, Maryland 21201

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



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 7601 L'HIRONDELLE CLUB ROAD
which is presently zoned DR-2

This Petition shall be filed with the Department of Permits and 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)

400.1 & 3; BCZR, TO PERMIT

A GARAGE TO BE LOCATED IN THE FRONT YARD WITH A
HEIGHT OF 20 FT. IN LIEU OF THE REQUIRED REAR YARD
AND PERMITTED MAXIMUM HEIGHT OF 15 FT.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

CHARLES E. VIETH

Name - Type or Print

(W) 410.345.5763

Signature

CLAUDIA P. VIETH

Name - Type or Print

Claudia P. Vieth (H) 410.583.8122

Signature

7601 L'HIRONDELLE CLUB ROAD

Address

Telephone No.

RUXTON

City

MD

State

Zip Code

Representative to be Contacted:

W.G. SCHAMU, F.A.I.A.

Name

1016 MORTON ST 410.685.3582

Address

Telephone No.

BALT.

City

MD.

State

21201

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 12/8/99 day of December that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO.

00-194A

Reviewed By [Signature]

Date 11-4

Estimated Posting Date

11-14-99

REU 9/15/98

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 7601 L'HIRONDELLE CLUB ROAD
Address
RUXTON MD. 21204
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):

PLEASE SEE ATTACHED:
VIETH
7601 L'HIRONDELLE CLUB ROAD, RUXTON
ADMINISTRATIVE VARIANCE

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

C. E. Vieth
Signature
CHARLES E. VIETH
Name - Type or Print

Claudia P. Vieth
Signature
CLAUDIA P. VIETH
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15th day of October, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(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

10/15/99
Date

[Signature]
Notary Public

My Commission Expires 02/01/02

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 7601 L'HIRONDELLE CLUB ROAD
Address
RUXTON MD. 21204.
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):

PLEASE SEE ATTACHED:

VIETH
7601 L'HIRONDELLE CLUB ROAD, RUXTON
ADMINISTRATIVE VARIANCE.

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

CE Vieth
Signature
CHARLES E. VIETH
Name - Type or Print

Claudia P. Vieth
Signature
CLAUDIA P. VIETH
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15th day of October, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(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

10/15/99
Date

[Signature]
Notary Public

My Commission Expires 02/01/99



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 7601 L'HIRONDELLE CLUB ROAD
which is presently zoned D.R.-2

This Petition shall be filed with the Department of Permits and 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) 400.1 & 3; BCER, TO PERMIT
A GARAGE TO BE LOCATED IN THE FRONT YARD WITH A
HEIGHT OF 20ft., IN LIEU OF THE REQUIRED REAR YARD
AND PERMITTED MAXIMUM HEIGHT OF 15ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

CHARLES E. VIETH
Name - Type or Print (w) 410.345.5763
Signature C. Vieth
Name - Type or Print CLAUDIA P. VIETH
Signature Claudia P. Vieth (H) 410.583.8122
Address 7601 L'HIRONDELLE CLUB ROAD
Address RUXTON MD. Telephone No. 21204
City _____ State _____ Zip Code _____

Representative to be Contacted:

W.G. SCHAMU, F.A.I.A.
Name 1016 MORTON ST. 410.685.3582
Address BALT. MD. Telephone No. 21201
City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 00-194A

Reviewed By JAM Date 11-8

REV 9/15/98

Estimated Posting Date 11-14

T. Rowe Price Associates, Inc.

October 27, 1999

Mr. Lawrence Schmidt
Zoning Commissioner
Baltimore County Zoning Commission
40 Bosley Avenue
Baltimore, MD 21204

P.O. Box 89000
Baltimore, Maryland 21289-8900

100 East Pratt Street
Baltimore, Maryland 21202

410-345-5763
Fax 410-345-2128
e-mail cvieth@troweprice.com

Charles E. Vieth
Managing Director

Dear Commissioner Schmidt:

In connection with our application for a zoning variance for constructing a new garage at 7601 L'Hirondelle Club, we have been asked by John Alexander of Baltimore County to further describe the intended use of the new garage and the future disposition of the existing garage.

The primary reason we are building a new garage is because the existing garage is in poor condition and it is not possible to restore it to a useable condition. We intend to demolish the existing garage and remove the portion of the driveway in front of the existing garage upon completion of the new structure. The area occupied by the existing garage will be planted with grass and incorporated into the surrounding yard.

In designing a three-car garage (we currently have three cars) we are seeking to match the design and appearance of the existing house. To accomplish this objective, we believe we need the additional height of the garage in order to match both the pitch of the roof and the dormers of the house. This design allows for the addition of a room above the garage which we intend to use as an exercise room and for storage.

We do not intend to use the new garage as an apartment or as an office. We do not intend to have it occupied by tenants or family members. We also do not intend to subdivide our property. The space will not have cooking facilities.

The design for the new garage includes a bathroom, which is consistent with its intended use as an exercise room. Given that the new garage is not attached to the house, we believe having a bathroom is a necessary convenience.

Please feel free to contact us if you require further information.

Sincerely,



Charles E. Vieth



Claudia P. Vieth

104

Enclosures

cc: Mr. Timothy Kotroco, Deputy Zoning Commissioner
Mr. Walter Shamu, SMD Architects

T.RowePrice 

kjWellsInc
Land Surveying and Site Planning

Telephone: (410) 592-8800
Telecopier: (410) 817-4328
email: kjWellsInc@msn.com

7403 New Cut Road
Kingsville, Md. 21087-1132

**Zoning Description
of
7601 L'Hirondelle Club Road
Baltimore County
Maryland**

Beginning at a point on the east side of L'Hirondelle Club Road at a distance of 1,400 feet south of Ruxton Circle Court which is 50 feet wide, thence leaving the east side of L'Hirondelle Club Road in a easterly direction 91.8 feet to the point of beginning; thence North 87 degrees 30 minutes East 330.00 feet; thence South 19 degrees 00 minutes East 206.25 feet; thence South 87 degrees 30 minutes West 330.00 feet; thence North 19 degrees 00 minutes West 206.25 feet to the point of beginning as recorded in a Deed Liber 8124 folio 024.

194

BALTIMORE COUNTY, MARYLAND
ICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

194 No. 074311

DATE 11.4.99 ACCOUNT Ref 6150
 AMOUNT \$ 50.00

RECEIVED FROM: C. VILLO
 FOR: (CIC) Mr. VILLO

WHITE - CASHIER
 PINK - AGENCY
 YELLOW - CUSTOMER

[Signature]

PAID RECEIPT
 INDEXED 00111
 11/06/99 11/06/99 14:31:57
 856 0003 CASHIER PMS PM JRMER
 Dept 5 520 JRMER VERIFICATION
 RECEIPT # 10570
 CR NO. 074311
 Recd. for 50.00
 50.00 CR
 BALTIMORE COUNTY, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ADMIN.

RE Case No. 00-194-A

Petitioner/Developer _____

Date of Hearing/Closing 11/29/99

Baltimore County Department of
Permits and Development Management
County Office Building, Room 11
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 #7601 L'HIRONDELLE
CLUB RD.

11/13/99

(Month/Day, Year)

Sincerely,
Patrick M. O'Keefe 11/29/99
(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)

7601

ED

PUBLIC HEARING
Pursuant to Section 16-120(b)(1), the following
AN ELIGIBLE INDIVIDUAL OR ENTITY
REQUEST A PUBLIC HEARING ON THE
THE PROPOSED VARIANCE, WHICH
IS DONE IN THE ZONING BOARD OF
AND TO ON NOVEMBER 29, 1999, AT
AND HUNTS VALLEY, MARYLAND.
#7601 L'HIRONDELLE CLUB RD.

ZONING BOARD
HUNTS VALLEY, MARYLAND

**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: 194
Petitioner: CHARLES E. VIETH
Address or Location: 7601 L'HIRONDELLE CLUB RD.
RUXTON MD 21204

PLEASE FORWARD ADVERTISING BILL TO:

Name: SMDA ARCHITECTS
Address: 1016 MORTON ST.
BALTIMORE, MD 21201
Telephone Number: 410-685-3582

00-194-A

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 00- 194 -A Address 7601 L'HIROUNDELLE CLUB^{Dr.}
Contact Person: J. Mancy Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11-4-99 Posting Date: 11/14 Closing Date: 11/29

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 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)

00-194-A

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 00- 194 -A Address 7601 L'HIROUNDELLE CLUB^{Dr.}
Petitioner's Name CHARLES VIETH Telephone (410) 345-5763
Posting Date: 11/14 Closing Date: 11/29
Wording for Sign: A VARIANCE
TO PERMIT TO PERMIT A GARAGE TO BE
LOCATED IN THE FRONT YARD WITH A HEIGHT OF 20ft.
IN LIEU OF THE REQUIRED REAR YARD AND PERMITTED
MAXIMUM HEIGHT OF 15ft.



Baltimore County
Fire Department

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

November 29, 1999

RECEIVED JAN 8 1999

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF November 15, 1999

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

3. The Fire Marshal's Office has no comment on this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

183, 185, 186, 187, 189, 190, 191, 192, 193, 194, 195, 196,
197, 198

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-11025

cc: File



Jim
11/29

BALTIMORE COUNTY, MARYLAND

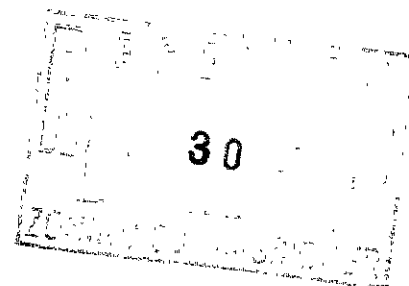
INTER-OFFICE CORRESPONDENCE

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

Date: November 30, 1999

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): 194

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

Vieth

7601 L'Hirondelle Club Road, Ruxton

Administrative Variance

The Vieth property, 7601 L'Hirondelle Club Road, is unique in its zoning district in that the existing house is located extremely close to the property line in the northwest corner of its lot. Because of this and because of steep grade conditions to the south and west, the attachment to the house of a new garage is problematic.

The proposed construction of this new 3 car garage is best placed in the front yard of the property as the property has minimal side yard and rear yard areas. With a front yard location, the garage forms a motor court with the house, is close to, but not attached to the house, and the driveway to the garage is kept to a minimum. If the garage were to be attached to the south side of the house, the driveway would have to encircle the house to gain access to the garage. In essence, any location, other than as indicated, would pose severe practical problems.

It is the owner's wish to use the second floor of the new garage as a private study and exercise room with toilet and bath facilities. Because of this, the height of the building exceeds the 15' limitation. The proposed garage height is 22 feet. Since the garage as proposed will have more prominence on the side, a sloped roof reflecting the architectural character of the house is an important design consideration. The inability to make use of the space within this roof would create difficulties for the owners since the existing house cannot be readily expanded to provide such space.

The new two floor addition which is to be attached to the existing house will infringe approximately six feet into the 15' side yard setback allowed in a D.R. 2 zone.

The new addition is to include a new entrance, closets, powder room, which should be located adjacent to the existing entrance at the northeast corner of the existing house. The second floor will become an additional bedroom.

Both of the new structures requested by this variance will not visually affect any adjacent property because of the isolation and unique characteristics of this particular site.

00-144-A

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 00-194-A

Date Completed/Initials

AS

PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)

N/A

DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)

N/A

TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)

N/A

UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)

AS

COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)

POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)

RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)

INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)

NONE HERE
12-7-99

ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)

COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)

FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)

10/5/99

111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204

Phone 410 887-3391

facsimile transmittal

To: MATTHEW BRUBAKER

From: GEORGE D ZAINER

Fax: 410 625-4790

Date: 8-20-01

Phone:

Pages: 3 + COVER

Re:

CC:

☐ Urgent

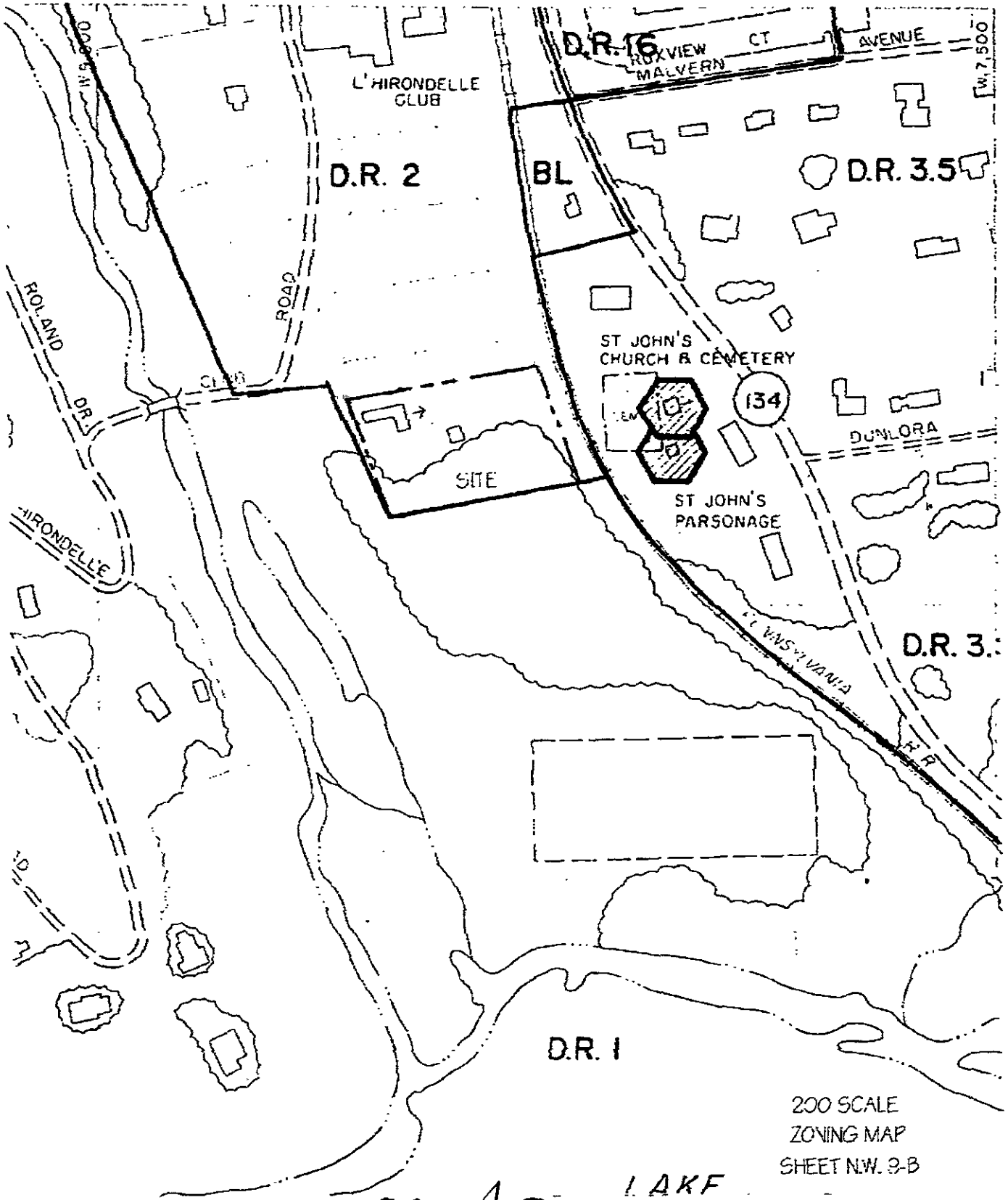
☐ For Review

☐ Please Comment

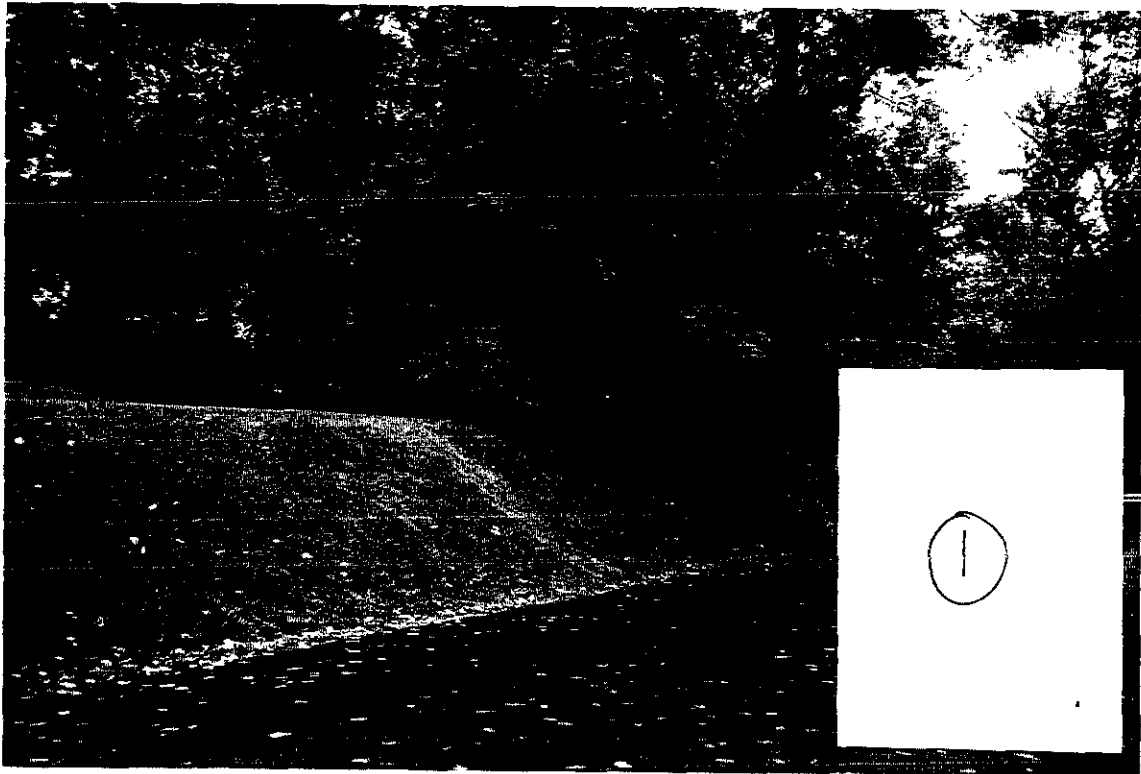
☐ Please Reply

☐ Please Recycle

Notes:



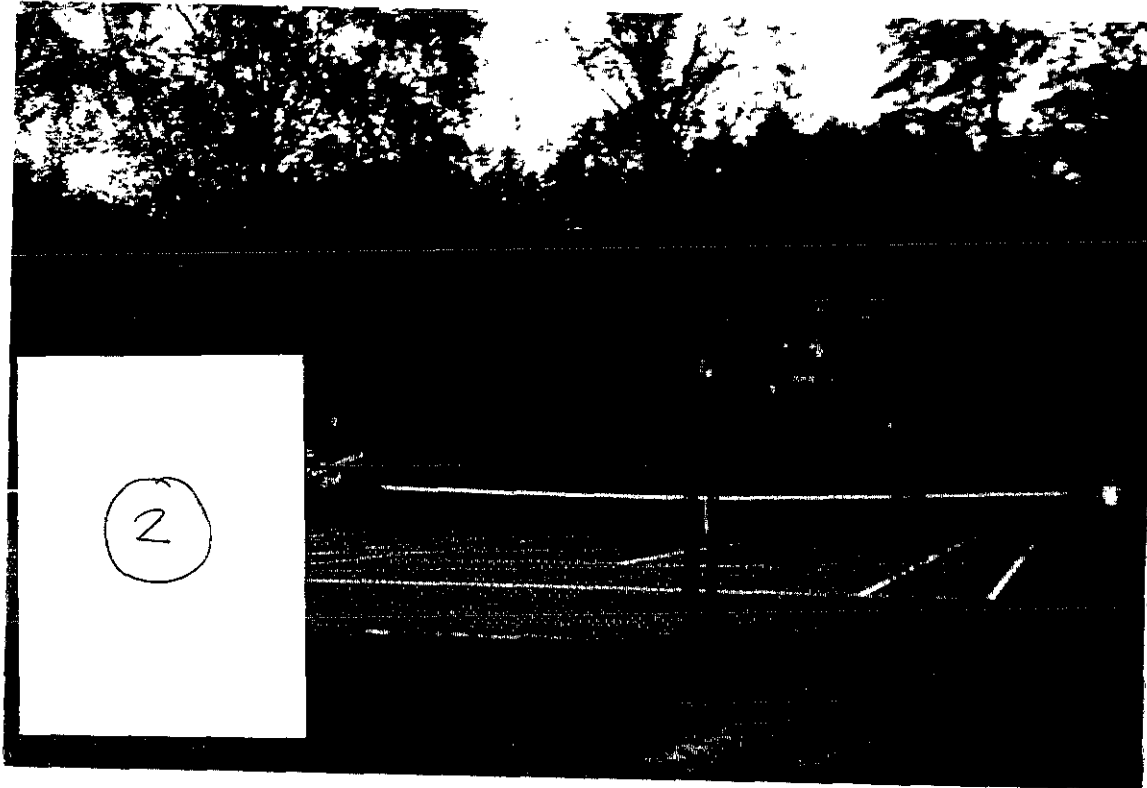
00-194-A LAKE



1. VIEW OF SITE FROM THE NORTHWEST

00-194-A

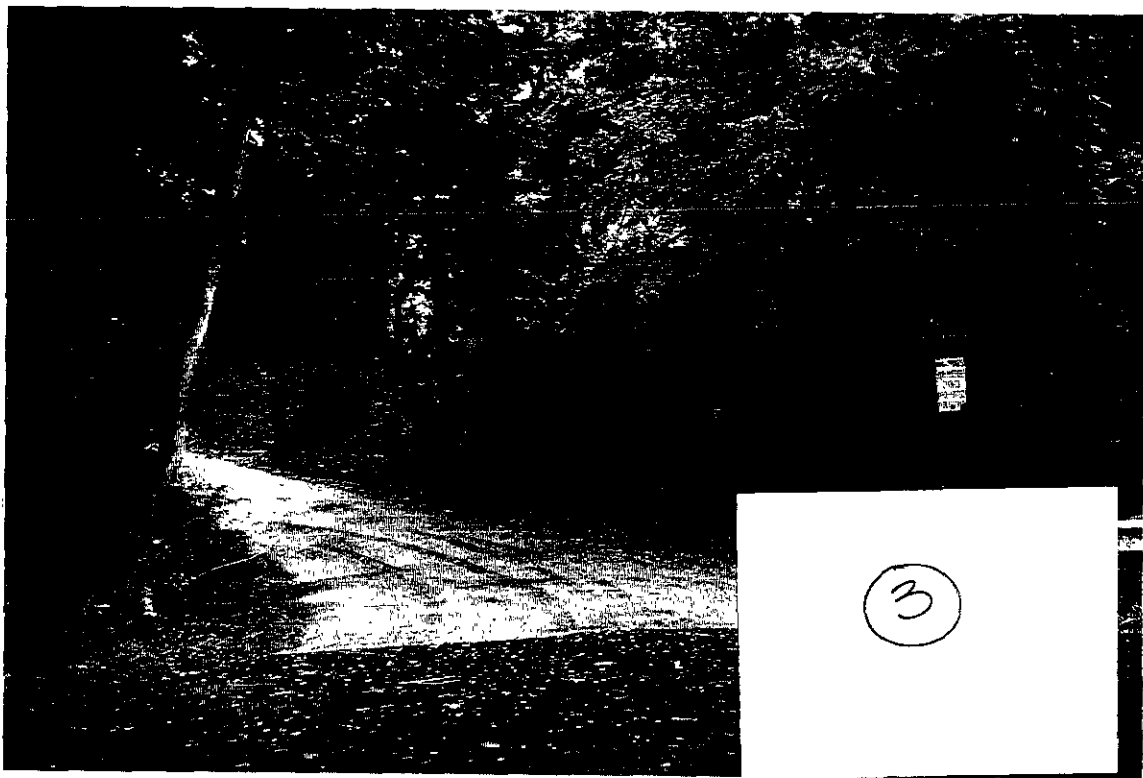
VIETH
7601 L'HIRONDELLE
CLUB ROAD.



2. VIEW OF SITE FROM THE NORTH, PROPERTY IS
BEYOND THE L'HIRONDELLE CLUB TENNIS COURTS.

00-194-A

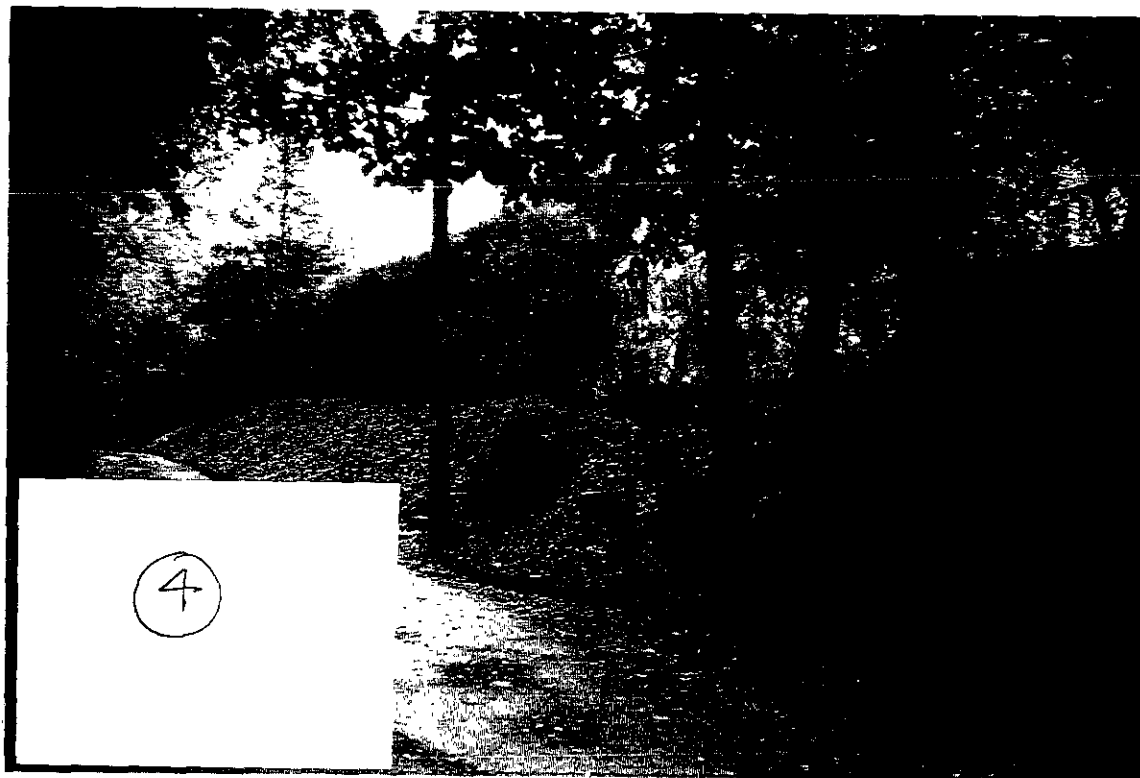
VIETH
7601 L'HIRONDELLE CLUB
ROAD.



3. VIEW OF ACCESS ROAD FROM L'HIRONDELLE CLUB ROAD. PROPERTY IS TO THE RIGHT OF THE ACCESS ROAD.

00-194-A

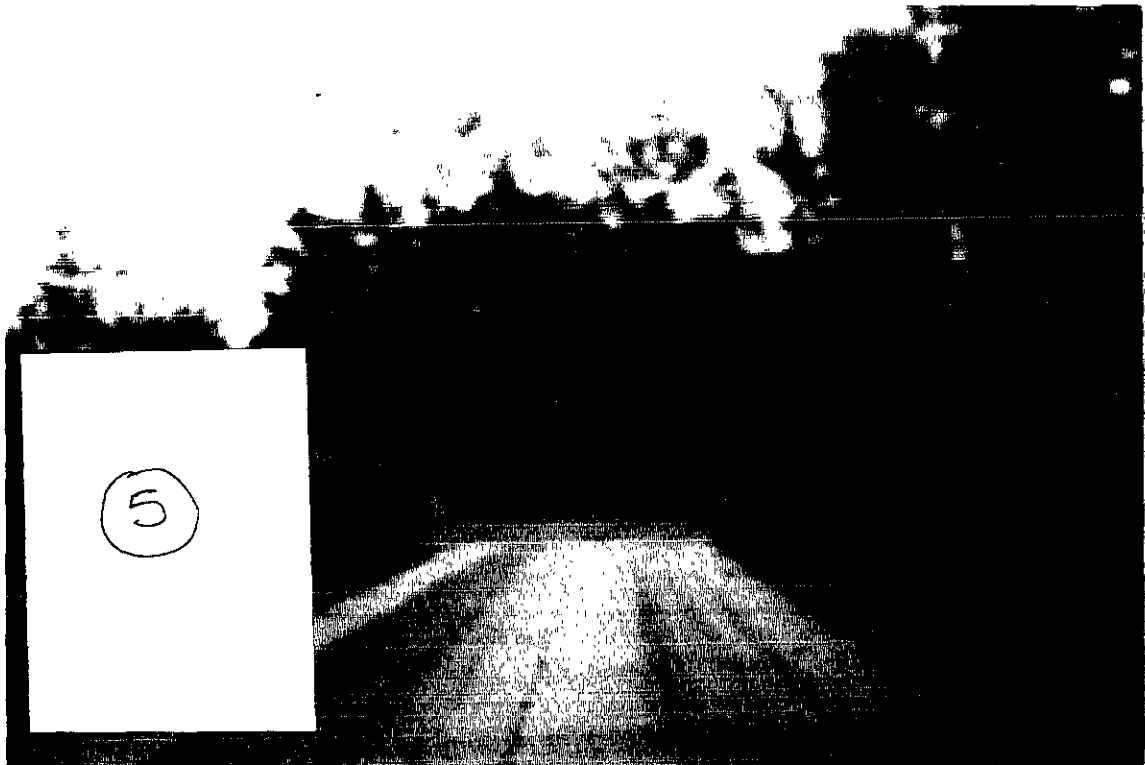
VIETH
7601 L'HIRONDELLE CLUB
ROAD



4. VIEW OF THE PROPERTY FROM THE ACCESS ROAD. THE PROPERTY IS ON THE RIGHT OF THE ACCESS ROAD.

00-194-A

VIETH
7601 L'HIRONDELLE CLUB
ROAD



5. VIEW OF THE PROPERTY FROM THE NEST.
THE PROPERTY IS DIRECTLY AHEAD.

00-194-A

VIETH
7601 L'HIRONDELLE CLUB
ROAD



6. VIEW OF THE EXISTING HOUSE FROM THE NORTH EAST. THE TWO FLOOR ADDITION WILL BE CONSTRUCTED TO THE RIGHT SIDE OF THE FRONT DOOR.

00-194-A

VIETH
7601 L'HIRONDELLE CLUB
ROAD



7. VIEW OF THE EXISTING HOUSE FROM THE SOUTH EAST. THE TWO FLOOR ADDITION IS TO BE CONSTRUCTED TO THE RIGHT OF THE FRONT ENTRANCE.

00-194-A

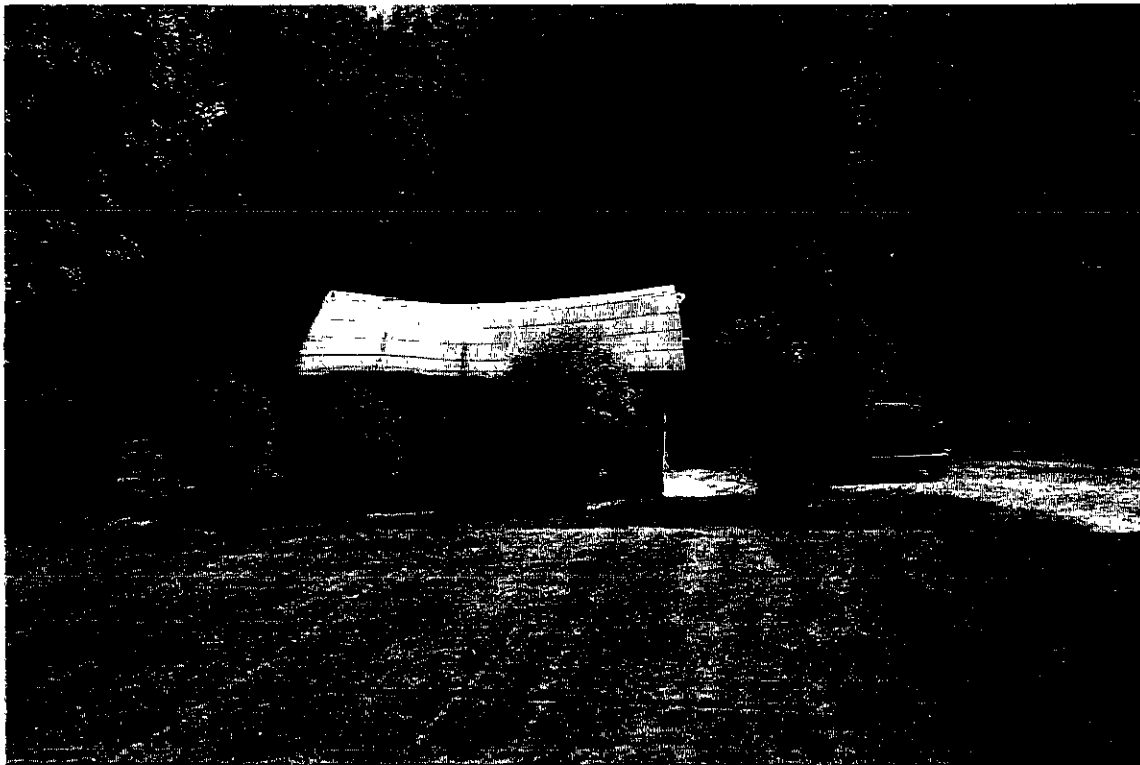
VIETH
7601 L'HIRONDELLE CLUB
ROAD.



8. VIEW OF EXISTING HOUSE FROM THE SOUTHEAST.

00-194-A

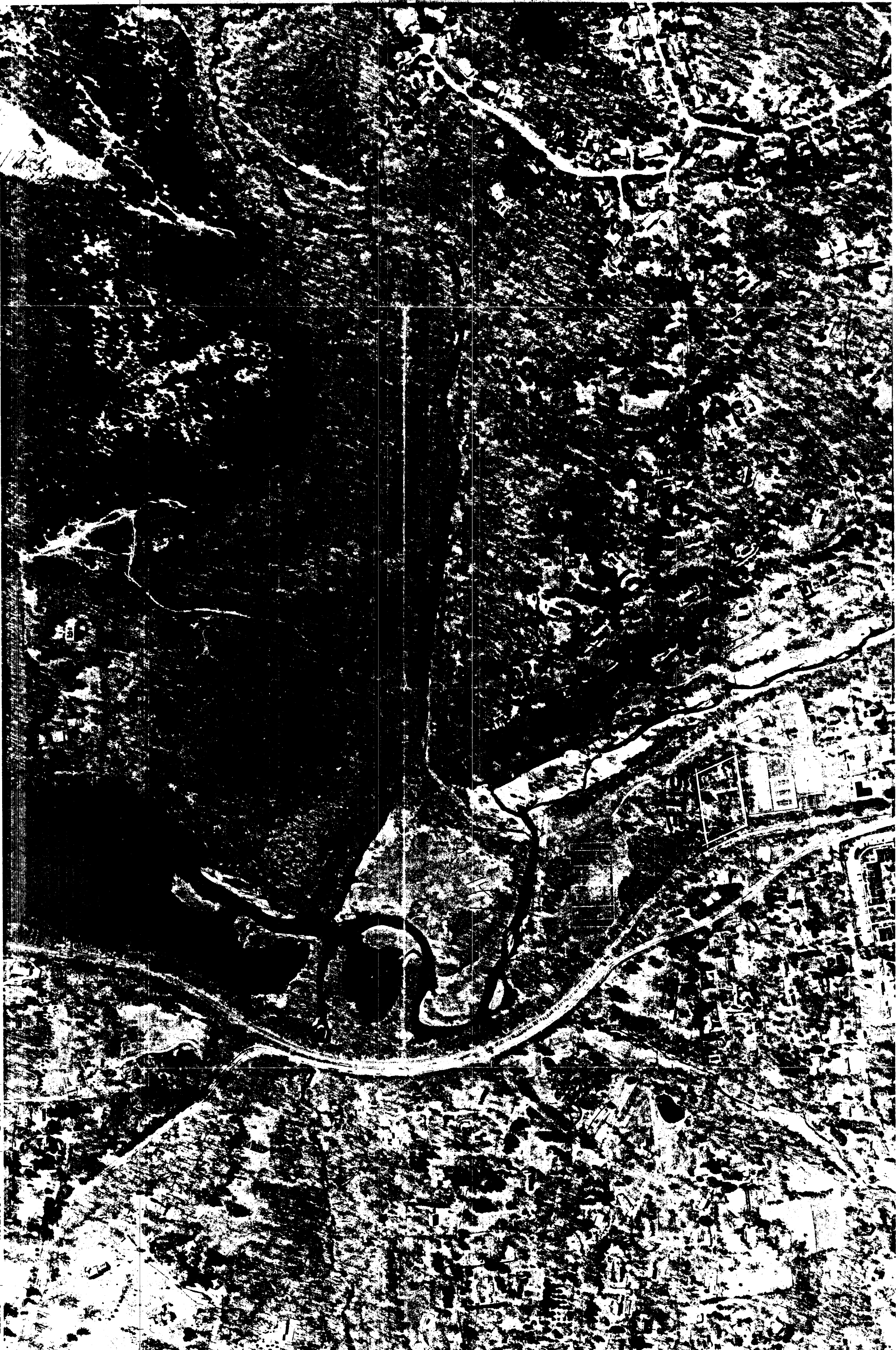
VIETH
7601 L'HIRONDELLE CLUB
ROAD



(9) VIEW OF EXISTING 1 STORY GARAGE
FROM THE NORTH WEST, THE NEW GARAGE
WILL BE LOCATED TO THE LEFT.

00-194-A

VIETH
7601 L'HIRANDELLE CLUB
ROAD.



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

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	LAKE ROLAND RUXTON	N.W. 9-B
DATE OF PHOTOGRAPHY JANUARY 1986		

MICROFILMED

AERIAL PHOTO

SITE DATA:
 The property is located in the
 Baltimore County, Maryland
 and is zoned R-1. The property
 is currently vacant and is
 being offered for sale.
 The property is located on
 the east side of the
 road and is adjacent to
 the property of the
 Baltimore County
 Department of Public
 Works. The property is
 not located in a floodplain.

L'HIRONDELLE CLUB OF BUXTON, INC.
 4981/130

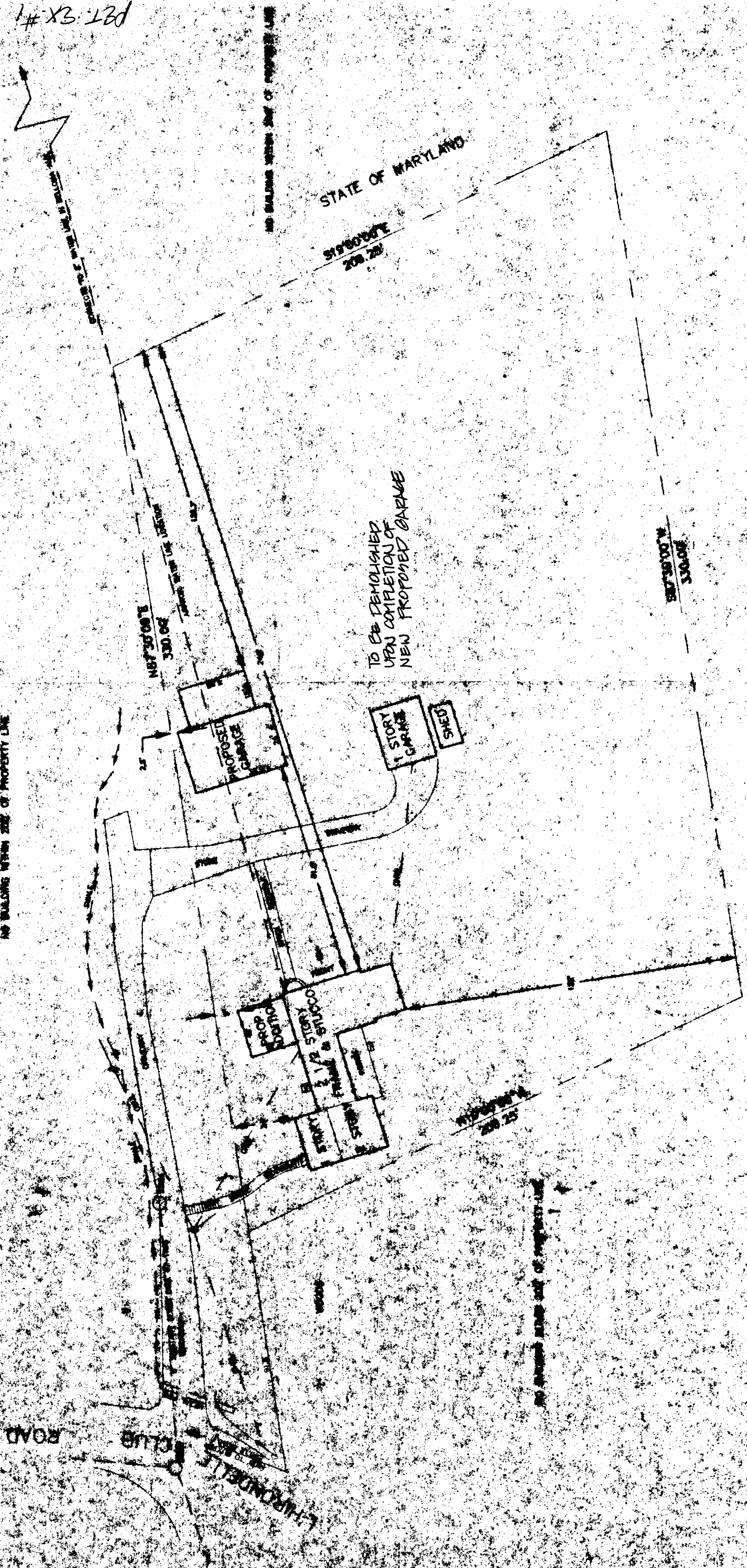
NO BUILDING WITHIN 200' OF PROPERTY LINE

ROAD

L'HIRONDELLE CLUB

PBT-2X#1

VICINITY MAP
 SCALE 1" = 1000'



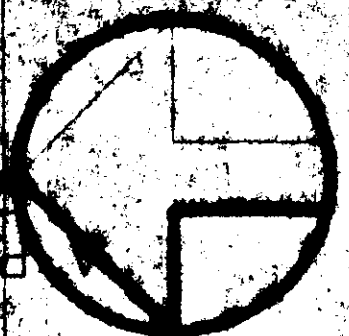
NO BUILDING WITHIN 200' OF PROPERTY LINE

BARON AND CITY COUNCIL

GRAPHIC SCALE



DEED NORTH



DRAWN BY: K.M.
 CHECKED BY: K.M.
 DATE: 10/1/88
 PROJECT NO.: 4981/130
 SHEET NO.: 1

PLAT TO ACCOMPANY
 PETITION FOR A ZONING VARIANCE
 601 L'HIRONDELLE CLUB ROAD
 BALTIMORE COUNTY
 MARYLAND



Land Surveying & Site Planning
 KJWells Inc.
 7408 NEW CUT ROAD
 KINGSVILLE, MARYLAND 21087
 (410) 582-8800