

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
W/S Navajo Drive, 2' N of		
centerline Apache Court	*	DEPUTY ZONING COMMISSIONER
3 rd Election District		
2 nd Councilmanic District	*	OF BALTIMORE COUNTY
(6820 Navajo Drive)		
	*	CASE NO. 00-199-A
Vicki and Charles Riter		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Vicki and Charles Riter. The variance request is for property located at 6820 Navajo Drive, which property is zoned D.R.5.5. The Petitioners are requesting a variance to allow a side yard setback of 4 ft. in lieu of the required 7 ft. for an attached garage.

Appearing at the hearing on behalf of the variance request were Vicki Riter, property owner, and her son Daniel. Appearing in opposition to the Petitioners' request were the adjacent property owners, Mr. & Mrs. Norman Weinstock.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.1735 acres, more or less, zoned D.R.5.5. The subject property is located on Navajo Drive and is improved with a single-family residential dwelling. The Petitioners are desirous of constructing a 25' x 14' x 12' garage on the side of the existing dwelling. The site plan of the property was submitted into evidence as Petitioners' Exhibit No. 1. The Petitioners also provided photographs of the property showing the area where the garage is to be constructed. In order to proceed with the construction of the garage on the side of their home the variance request is necessary.

ORDER RECEIVED FOR FILING

Date

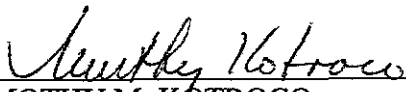
By

4/26/00
R. J. Jansen

As stated previously, Norman and Marlene Weinstock, adjacent property owners, appeared in opposition to the Petitioners' request. The Weinstocks object to the garage being built just 4 ft. from their property line. They testified that there are no other garages in the neighborhood and they are concerned that the construction of a garage in close proximity to their property will lower their property value. Furthermore, they are concerned that the Petitioner's son Danny will continue to perform automotive service work on vehicles that come and go to the property. Testimony indicated that on several occasions untagged vehicles have been brought to the property and service work performed on them. Mr. Weinstock is concerned that the addition of this garage will exacerbate the service garage activity taking place on his neighbor's property. It should also be noted that a zoning violation case has been brought against the property owners for service garage activity taking place on the property.

After considering the testimony and evidence offered at the hearing, I find that the Petitioners' request for variance should be denied. The construction of the proposed garage as close as 4 ft. from the adjacent property owner will cause detriment to the Weinstocks and should not be approved.

THEREFORE, IT IS ORDERED this 26th day of April, 2000, by this Deputy Zoning Commissioner, that the Petitioners' request for variance to allow a side yard setback of 4 ft. in lieu of the required 7 ft. for an attached garage, be and is hereby DENIED.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

RMK:raj



Baltimore County
Zoning Commissioner

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

April 25, 2000

Mr. & Mrs. Charles Riter
6820 Navajo Drive
Baltimore, Maryland 21209

Re: Petition for Administrative Variance
Case No. 00-199-A
Property: 6820 Navajo Drive

Dear Mr. & Mrs. Riter:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been denied 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 Department of Permits and Development Management. 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 cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. & Mrs. Norman Weinstock
6818 Navajo Drive
Baltimore, Maryland 21209



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

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

IN RE: PETITION FOR ADMIN. VARIANCE
W/S Navajo Drive, 2' N of the c/l of
Apache Court
(6820 Navajo Drive)
3rd Election District
2nd Councilmanic District

Charles Riter, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 00-199-A
*

* * * * *

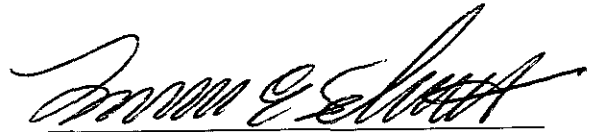
ORDER OF DISMISSAL

WHEREAS, the property owners filed a Petition for Administrative Variance seeking relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) (III.C.3, 1954), to permit a side yard setback of 4 feet in lieu of the required 7 feet for a proposed garage addition. Numerous letters of opposition to the requested relief were received from various neighbors to the property. Moreover, the adjoining property owners, Mr. & Mrs. Norman Weinstock, requested that a public hearing be held before this Zoning Commissioner to determine the appropriateness of the relief requested. Thus, the matter was scheduled for a public hearing on January 11, 2000.

According to the case file, the property was to be reposted with notice of the public hearing. However, a review of the case file on Monday, January 10th revealed that the property had not been reposted. Thus, the matter was postponed and the Petitioners were advised to contact the Department of Permits and Development Management (DPDM) to reschedule the matter. Apparently, the Petitioners have not followed up with DPDM and repeated telephone calls to the Petitioners by that agency have proved futile. Thus, it appears that the Petitioners no longer wish to pursue their request for variance.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County
this 13th day of March, 2000 that the Petition for Administrative Variance seeking relief from

Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) (III.C.3, 1954), to permit a side yard setback of 4 feet in lieu of the required 7 feet for a proposed garage addition, be and is hereby DISMISSED.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Charles Riter, 6820 Navajo Drive, Baltimore, Md. 21209
Mr. & Mrs. Norman Weinstock, 6818 Navajo Drive, Baltimore, Md. 21209
Mr. & Mrs. Robert Hayden, 6808 Navajo Drive, Baltimore, Md. 21209
Mr. & Mrs. Mitchell Radinsky, 2504 Apache Circle, Baltimore, Md. 21209
Mr. Fred Lewin, 6813 Cherokee Drive, Baltimore, Md. 21209
Mr. Bruce Yaillen, 2511 Lightfoot Drive, Baltimore, Md. 21209
Code Enforcement Division, DPDM; Sophia Jennings, DPDM; People's Counsel; Case File



Baltimore County
Zoning Commissioner

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

March 14, 2000

Mr. & Mrs. Charles Riter
6820 Navajo Drive
Baltimore, Maryland 21209

RE: PETITION FOR ADMINISTRATIVE VARIANCE
(6820 Navajo Drive)
Case No. 00-199-A

*Bette told him
that he didn't
have to re-advertise,
just re-post.*

Dear Mr. & Mrs. Riter:

This letter is to follow-up my previous correspondence to you, dated January 11, 2000, concerning the above-captioned matter.

As you know, your request for variance relief through the administrative variance process resulted in a request for public hearing by the adjoining property owners, Mr. & Mrs. Norman Weinstock. A public hearing was scheduled for January 11, 2000; however, a review of the case file one day prior to the hearing date revealed that your property had not been re-posted as required. Thus, the hearing was postponed and you were advised, by my letter dated January 11, 2000, to contact the Department of Permits and Development Management (DPDM) to reschedule the matter and to arrange for proper notice of the new hearing date, time and location to be posted on your property.

This office has been advised that you have not proceeded in this regard, and that several telephone calls to your home by Ms. Sophia Jennings of DPDM to reschedule this matter have gone unanswered. It is therefore being requested that you advise the Zoning Commissioner's Office within ten (10) days of the date of this letter as to whether you wish to proceed with your request for variance. In the event no word is heard from you at the end of that time frame, your Petition for Administrative Variance shall be dismissed.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Norman Weinstock, 6818 Navajo Drive, Baltimore, Md. 21209
Ms. Sophia Jennings, DPDM; Code Enforcement Div., DPDM; People's Counsel; Case File

Census 2000

For You, For Baltimore County

Census 2000



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on Recycled Paper

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



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6820 Navajo Drive
which is presently zoned D.R.-S.5

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) 1 B02.3.B to permit a side

yard setback of 4 ft. in lieu of the required 7 ft. and to permit
a total combination of 15 ft. in lieu of the required 17 ft.

UCN

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):

Vicki Riter
Name - Type or Print

Vicki Riter
Signature

Charles Riter
Name - Type or Print

Charles Riter
Signature

6820 Navajo Dr. day & evening
Address Telephone No.

Balto, MD 21209
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

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 11/8/99 day of November 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

Reviewed By BR Date 11/8/99

Estimated Posting Date 11/21/99

CASE NO. 00-199-A

REV 9/15/98

ORDER RECEIVED FOR FILING

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

6820 NAVAJO DR.
Address
Baltimore MD 21209
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 would like to build a garage on the side of our house. However we ~~do~~ ask if we would be allowed to have less than the approved distance between property lines 10' + 7' ... we will be 4' & 11'

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.

Charles Riter
Signature

Charles Riter
Name - Type or Print

Vicki Riter
Signature

Vicki Riter
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of November, 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

11-6-99
Date

Mitchell
Notary Public
My Commission Expires 1-27-03

ZONING DESCRIPTION FOR 6820 Navajo Drive

00-199-A

Beginning at a point on the west side of Navajo Drive which is 30' 6" wide at

the distance of 2' North of the centerline of the nearest improved intersecting street Apache Court which is 32' 6" wide. Being lot #20 Block E, Section #2 in the subdivision of Valley Stream as recorded in Baltimore County Plat Book # 20, Folio # 85 containing 7,560 square feet. Also known as 6820 Navajo Drive and located in the 3 Election District, 2 Councilmanic District.

#199

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 073287

DATE 11/8/99 ACCOUNT IN OUT 61.00

AMOUNT \$ 50.00

RECEIVED FROM: Charles H. Jones

FOR: code 10 County vehicle

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

DATE RECEIVED
11/8/99
BY: [Signature]
FOR: [Signature]
AMOUNT: \$50.00
RECEIVED FROM: Charles H. Jones
FOR: code 10 County vehicle



FORMAL DEMAND FOR HEARING

CASE NUMBER: 00-199-A

Address: 6820 Navajo Dr.

Petitioner(s): Vicki Riter

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We Norman Wrenstock
Name - Type or Print

(☒) Legal Owner OR (☐) Resident of

6818 Navajo Drive
Address

Bolton MD 21209
City State Zip Code

410 486-7972
Telephone Number

which is located approximately 10 feet from the
property, which is the subject of the above petition, **do hereby**
formally demand that a public hearing be set in this matter.
ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS
DEMAND.

Norman Wrenstock 11/30/99
Signature Date

Prefer Tuesday Hearing
Signature Date
Revised 9/18/98 - wcr/scj

CERTIFICATE OF POSTING

RE: Case No.: 00-199-A

Petitioner/Developer: _____

CHARLES RITER

Date of Hearing/Closing: 4/17/00

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 _____

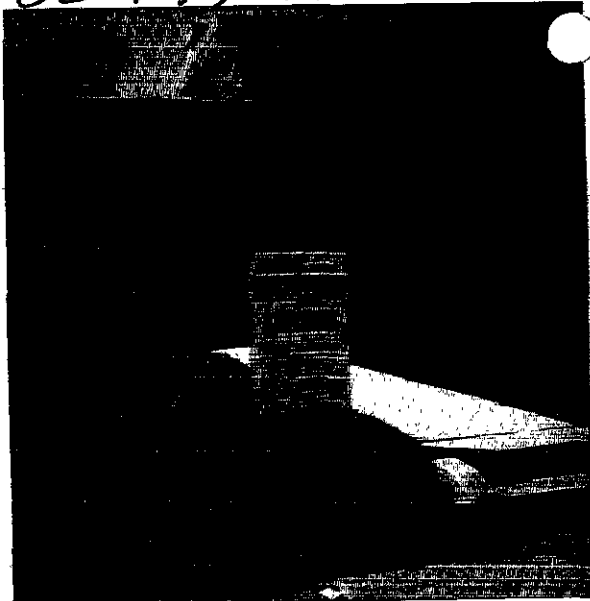
6820 NAVAJO DRIVE

The sign(s) were posted on _____

4/2/00

(Month, Day, Year)

00-199-A



Sincerely,

Richard E. Hoffman 4/2/00
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD. 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)

CASE # 00-199-A
6820 NAVAJO DRIVE
POSTED 4/2/00
Richard E. Hoffman 4/2/00

CERTIFICATE OF POSTING

RE: CASE # 00-199-A
PETITIONER/DEVELOPER
[Charles Riter]
DATE OF Closing
[Dec. 6, 1999]

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 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
6820 Navajo Drive Baltimore, Maryland 21209__

The sign(s) were posted on _____ 11-17-99 _____
[Month, Day, Year]

Sincerely,

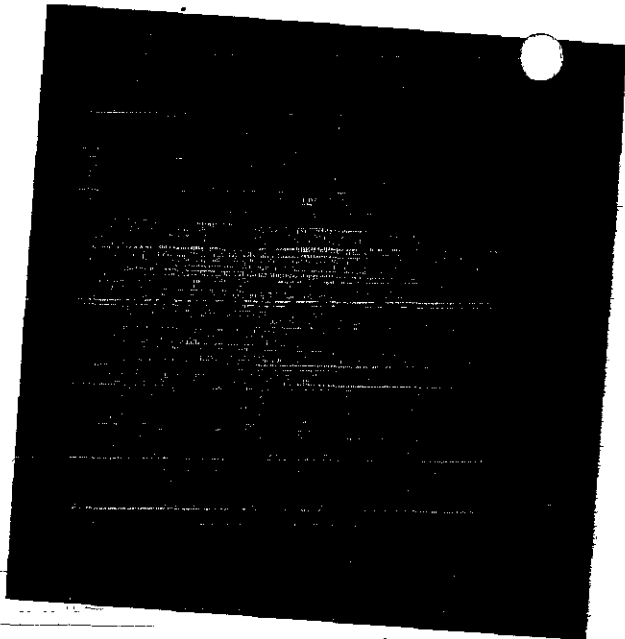

(Signature of Sign Poster & Date)

____ Thomas P. Ogle, Sr. _____

____ 325 Nicholson Road _____

____ Baltimore, Maryland 21221 _____

____ [410]-687-8405 _____
[Telephone Number]





Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

December 13, 1999

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: 00-199-A
6820 Navajo Drive
W/S Navajo Drive, 2' N of centerline Apache Court
3rd Election District – 2nd Councilmanic District
Legal Owner: Vicki Riter & Charles Riter

Administrative Variance to permit a side yard setback of 4 feet in lieu of the required 7 feet.

HEARING: Tuesday, January 11, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon
Director

c: Mr. & Mrs. Charles Riter, 6820 Navajo Drive, Baltimore 21209
Mr. Norman Weinstock, 6818 Navajo Drive, Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY DECEMBER 27, 1999.**
(2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.**
(3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**



TO: PATUXENT PUBLISHING COMPANY
Thursday, December 23, 1999 Issue – Jeffersonian

Please forward billing to:

Charles Riter
6820 Navajo Drive
Baltimore, MD 21209

410-484-9690

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: 00-199-A

6820 Navajo Drive

W/S Navajo Drive, 2' N of centerline Apache Court

3rd Election District – 2nd Councilmanic District

Legal Owner: Vicki Riter & Charles Riter

Administrative Variance to permit a side yard setback of 4 feet in lieu of the required 7 feet.

HEARING: Tuesday, January 11, 2000 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 ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**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: 00-199-A

Petitioner: Charles & Vicki Riter

Address or Location: 6820 Navajo Drive

PLEASE FORWARD ADVERTISING BILL TO:

Name: Charles Riter

Address: 6820 Navajo Drive

Baltimore, MD 21209

Telephone Number: 410-484-9690

00-199-A

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 00- 199 -A Address 6820 Navajo DriveContact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 11/8/99 Posting Date: 11/21/99 Closing Date: 12/6/99

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)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 00- 199 -A Address 6820 Navajo Drive
Petitioner's Name Charles Riter Telephone 410-484-9690
Posting Date: 11/21/99 Closing Date: 12/6/99
Wording for Sign: To Permit a side yard setback of 4 ft. in lieu
of the required 7 ft. and to permit a total
combination of 15 ft. in lieu of the required 17 ft.



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

January 7, 2000

Mr. & Mrs. Charles and Vicki Riter
6820 Navajo Drive
Baltimore MD 21209

Dear Mr. & Mrs. Riter:

RE: Case Number 00-199-A , 6820 Navajo Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 8, 1999.

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, please do not hesitate to contact the commenting agency.

Sincerely,

A handwritten signature in cursive script, appearing to read "W. Carl Richards, Jr.", written over a horizontal line.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures

c: Mr. Norman Weinstock



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: November 29, 1999

FROM: *RWB* Robert W. Bowling, Supervisor
 Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for November 29, 1999
 Item Nos. 199 200, 203 & 204

 The Bureau of Development Plans Review has reviewed the subject
zoning items, and we have no comment.

RWB:HJO:cab

cc: File

ZAC11299.NOC



Baltimore County
Fire Department

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

December 29, 2000

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

RECEIVED JAN 14 2000

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF November 22, 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.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

199, 203, 204, 202,

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: November 22, 1999

TO: Larry E. Schmidt
Zoning Commissioner

FROM: James H. Thompson - PC
Code Enforcement Supervisor

SUBJECT: ITEM NO.: 199
PETITIONER: Vicki Riter and Charles Riter

VIOLATION CASE NO.: 99-7677

LOCATION OF VIOLATION: W/S Navajo Drive, 2' N of centerline Apache Court
(6820 Navajo Drive)

DEFENDANT(S): Vicki Riter and Charles Riter

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s):

NAME

ADDRESS

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Code Enforcement Supervisor, so that the appropriate action may be taken relative to the violation case.

JHT/pc/lmh

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

- 2

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

Date: December 1, 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): 199

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:

Jeffrey W. Long

AFK/JL



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

December 10, 1999

Mr. & Mrs. Charles Riter
6820 Navajo Drive
Baltimore, MD 21209

Dear Mr. & Mrs. Riter:

RE: Demand for Public Hearing, Case Number 00-199-A, 6820 Navajo Drive

The purpose of this letter is to officially notify you that the posting of the subject property has resulted in a timely demand on November 30, 1999 for a public hearing concerning the above proposed administrative procedure.

As soon as the hearing has been scheduled, you will receive a notice of public hearing indicating the date, time and location of the hearing. This notice will also contain the date that the sign must be reposted with the hearing information.

As a result of the above, the property must be reposted with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact me at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor
Zoning Review

WCR:scj

C: Norman Weinstock, 6818 Navajo Drive, Baltimore 21209





Baltimore County
Zoning Commissioner

January 11, 2000

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

Mr. & Mrs. Charles Riter
6820 Navajo Drive
Baltimore, Maryland 21209

RE: PETITION FOR ADMINISTRATIVE VARIANCE
W/S Navajo Drive, 2' N of the c/l Apache Court
(6820 Navajo Drive)
3rd Election District -- 2nd Councilmanic District
Charles Riter, et ux - Petitioners
Case No. 00-199-A

Dear Mr. & Mrs. Riter:

This letter is to confirm the telephone message left on your answering machine yesterday by my secretary concerning the above-captioned matter.

As you know, your request for variance relief through the administrative variance process resulted in a request for public hearing by the adjoining property owners, Mr. & Mrs. Norman Weinstock. As a result, your case was scheduled for a public hearing to be held this date (January 11, 2000) at 9:00 AM in Room 407 of the County Courts Building. Moreover, your property was to be reposted with notice of the public hearing. However, a review of the case file on Monday, January 10th, revealed that your property had not been reposted as required.

Therefore, this letter is to confirm that the hearing in this matter has been postponed. It will be necessary for you to contact Ms. Sophia Jennings, Docket Clerk, in the Department of Permits and Development Management (DPDM), at 887-3391, to reschedule this matter. Furthermore, you will be required to arrange for the proper posting of your property, giving notice of the public hearing date, time and location.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Norman Weinstock
6818 Navajo Drive, Baltimore, Md. 21209
Ms. Sophia Jennings, DPDM; Code Enforcement Div., DPDM; People's Counsel; Case File ✓

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





Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

March 21, 2000

Mr. & Mrs. Charles Riter
6820 Navajo Drive
Baltimore, MD 21209

Dear Mr. & Mrs. Riter:

RE: Case Number 00-199-A, 6820 Navajo Drive

The above matter, previously assigned to be heard on January 11, 2000 has been **rescheduled for Monday, April 17, 2000 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.** This date was confirmed with you before rescheduling this case.

You are responsible for having the zoning notice sign posted by an approved poster on the property by April 2, 2000.

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

Very truly yours,

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

Arnold Jablon
Director

AJ:scj

C: Norman Weinstock, 6818 Navajo Drive, Baltimore 21209
Bruce Yaillen, 2511 Lightfoot Drive, Baltimore 21209
Fred Lewin, 6813 Cherokee Drive, Baltimore 21209
Mitchell & Beatryce Radinsky, 2504 Apache Circle, Baltimore 21209
Linda & R. Harvey Hayden, 6808 Navajo Drive, Baltimore 21209



December 3, 1999

Director, PDM
111 West Chesapeake Ave.
Suite 111
Towson, MD 21204

Re: Case # 00-199-A 6820 Navajo Dr.

I find it appalling that ANY variance would be granted to the occupants of this home. I have made NUMEROUS calls to the police about cars regularly parked both in their driveway as well as on the street. These cars routinely have either NO license plates/tags or two vehicles each have one of the pair. Sometimes there are cars with a Georgia or West Virginia dealer tag or cardboard "temporary" licenses with notes that the original ones were lost.

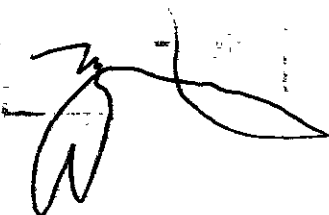
In addition to the car issue they have two (2) Dobermans who are almost always running loose. They have run up and "attacked" for lack of a better term me and/or my dogs. When they are walked away from their house they are also rarely leashed. My daughter has become scared to walk our own dogs or ride her bicycle near this house.

This family regularly flouts the law and to grant them a zoning change or variance would be giving them carte blanche to continue doing whatever they choose to the detriment of the neighborhood as well as an admission that THEY are in charge, not the people who create or enforce the laws.

I have made the phone calls to the police both anonymously and with my name and phone number. Nothing seems to have been done to date. I hope this letter will get some appropriate action.

I await your response.

Sincerely,
Bruce P. Yaillen
2511 Lightfoot Drive
Baltimore, MD 21209



12/16/99
CS
with A file

File

11/24/99
of
To look
File

6813 Cherokee Drive
Baltimore, Maryland 21209

November 24, 1999

Director PDM
111 West Chesapeake Ave.
Suite 111
Baltimore, MD 21204

RE: Case #: **00-199-A**

It has come to my attention that a neighbor at 6820 Navajo Dr is attempting a zoning change—or may have intentions to commercially repair cars on his property.

I want to add my voice of dissent as such an endeavor as it will reduce my property value and diminish the quality of our community environment. The noise and increased danger due to traffic flow all threaten the serenity and safety of our block.

Accordingly, I urge that no business of any kind be allowed in our area—especially one with a likely eyesore such as this.

Thank you for considering my point of view and acting prudently in this matter.

Sincerely,

Fred Lewin



4/17
kg
MAR 29

Fred Lewin
6813 Cherokee Drive
Baltimore, Maryland 21209
410-653-1042

March 27, 2000

Office of the Zoning Commissioner
Lawrence E. Schmidt
401 Bosley Avenue
County Court Building Suite 405
Towson, Maryland 21204

RE: Case Number 00-199-A

Dear Sir:

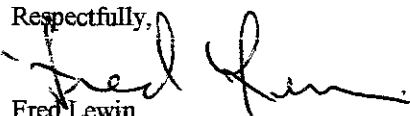
It is my understanding that a neighbor in back of my property desires to operate an auto repair business out of his house. Even though I am a state employee I'm not familiar with zoning procedures and am not sure I can be available to attend the hearing scheduled on April 17th.

Accordingly, I want to express my strong opposition to their request through this letter of protest. The neighborhood has already had a sampling in the past where vehicles' engines are revved up for testing. On several occasions when I take a nap on Saturday afternoons I've been abruptly awoken by the loud sound of engine noise. In addition, we had another neighbor a while back who started a home run business and the parking congestion generated by customers coming and going reduced my ability to park in my own area. If anyone who wants to can operate a home run business in our residential area, the serenity and ambiance of all our living locations degenerate.

For the good of the community, the value of our property and yes, even the safety of our families, I appeal to you, sir, to disapprove their request which will change the character and atmosphere of our neighborhood for the worse.

Unfortunately, my name is recorded in the letter advising the principals about the rescheduling of this case (a copy is enclosed). While I recognize this hearing is a matter of public record; nevertheless, because I am concerned about possible present or future reprisals, I request what ever privacy I am allowed by law be granted to me and my comments concerning this case.

Respectfully,


Fred Lewin

Enclosure

11/30/99
ef

MR. AND MRS. MITCHELL RADINSKY
2504 Apache Circle
Baltimore, Maryland 21209
USA
(410) 486-8199
E-mail: mradinsk@bcpl.net

November 29, 1999

Director, PDM
111 West Chesapeake Ave.
Suite 111
Towson, MD 21204
Re: Zoning case 00-199-A

Dear Sir:

I wish to express my concerns about and opposition to the proposed zoning change for 6820 Navajo Drive, Baltimore MD 21209. Construction of a 32' garage for car repairs on the property will change the residential character of the neighborhood, create an eyesore and a possible noise nuisance, as well as have an adverse affect on property values. Such a facility would most likely be used for covert commercial automotive repair, bringing increased car and foot traffic into a quiet neighborhood. Once again, as a property owner directly across the street from the proposed garage, I wish to express my opposition to any zoning changes to this property. Thank you for your attention to this matter.

Respectfully yours,

Mitchell Radinsky
Beatryce Radinsky
Mitchell Radinsky
Beatryce Radinsky

MR/mg

cc: Daniel Liebfeld, Esq.
File

4 file 11/30/99
c8
wca

November 26, 99

To Director, PDM:

I and my husband protest
the building of a garage at
6820 Navajo Dr. Balto, MD. 21229.

We want to remain a
Residential community not licensed
or zone change for a commercial
business.

Case no. # : 00-199-A
should be denied immediately.

Please call me at 410-486-2695
if we can further protest this zoning
change.

Thank you. Linda + Robert Hay
6808 Navajo Dr. 1d
Balto. MD. 21209

Norman Weinstock
Demands Hearings
00-199A

410 792-0337

X 224

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

Norman + Marlene Wengstak

6818 Navajo Drive 21209



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

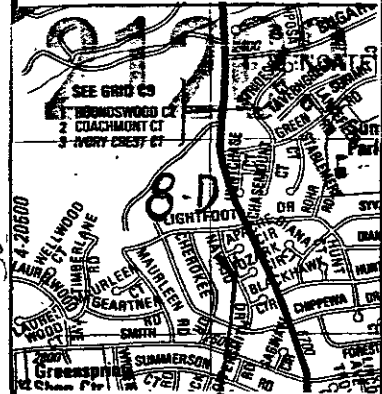
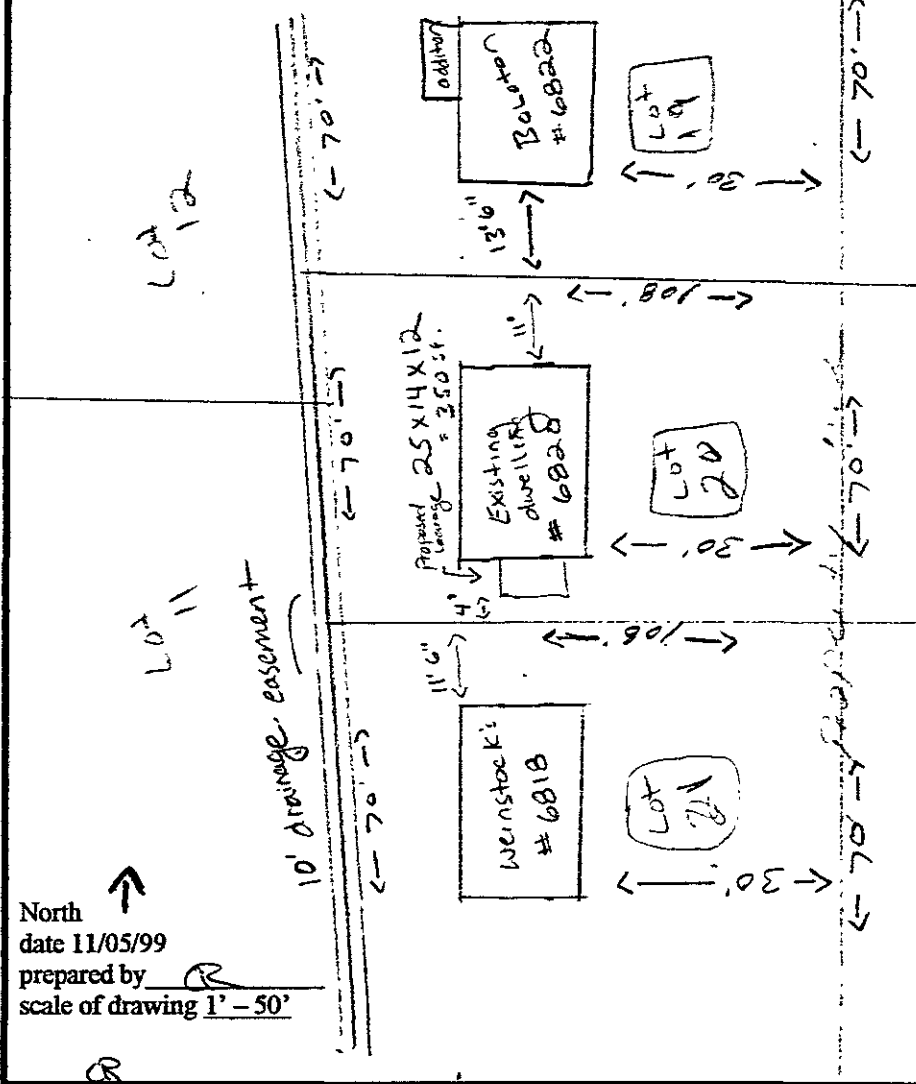
Vicki Riter

6820 Navajo Dr. 21209



Property Address: 6820 Navajo Drive
Subdivision name: Valley Stream
plat book #20, folio #85 lot #20 section #2
OWNER: Charles & Vicki Riter

OWNER: Charles & Vicki Riter



Vicinity Map
scale: 1"=1000'

Councilmanic District: 2
Election District: 3
1-200 scale map # N.W 8-D
Zoning: D.R 5.5
Lot size: .1735 acreage
: 7560.00 square feet
Sewer: Public
Water: Public

Chesapeake Bay Critical Area
-No
Prior Zoning Hearing
-None

00-199-A

Pet ex #1



Pest 2



PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25801

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

00-
#1994

SCALE		LOCATION	SHEET
1" = 200'			
DATE OF PHOTOGRAPHY JANUARY 1986		PIKESVILLE AREA	N.W. 8-D

UNREPRODUCED



0-SW
0-NW
1996 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996
Bill No. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96
THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE 1" = 200'	LOCATION PIKESVILLE	SHEET N.W. 8-D
DATE OF PHOTOGRAPHY JANUARY 1986	AREA	

4199.A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 073287

DATE 11/8/99 ACCOUNT 2001-600

AMOUNT \$ 50.00

RECEIVED FROM: Charles S. 4m

FOR: ride to Zwilling variance

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

Item #199

**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: #00-199-A
6820 Navajo Drive
W/S Navajo Drive, 2' N of
centerline Apache Court
3rd Election District
2nd Councilmanic District
Legal Owner(s): Vicki Riter
& Charles Riter

Administrative Variance:
to permit a side yard set-
back of 4 feet in lieu of the
required 7 feet.

**Hearing: Tuesday, January
11, 2000 at 9:00 a.m. in
Room 407, County Courts
Building, 401 Bosley Ave-
nue.**

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Contact the Zoning
Commissioner's Office at
(410) 887-4386.

(2) For information con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

12/231 Dec. 23 C360472

CERTIFICATE OF PUBLICATION

TOWSON, MD, 12-28, ~~20~~ 1999

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 12-23, ~~20~~ 1999

THE JEFFERSONIAN,



Mr. & Mrs. Robert H. Hayden III
6808 Navejo Dr
Baltimore, MD 21209

H

DIRECTOR POM
111 West Chesapeake Ave.
Suite 111

Towson MD 21204
21204/4500

LARRY
I CALLED SEVERAL
TIMES — CAN YOU
JUST DO AN ORDER
AND CLOSE THIS
THING?
Sophia
3/19/00

IMPORTANT MESSAGE

FOR Bette
 DATE 3/20 TIME 9¹⁰ A.M.
 P.M.

M Mr. Riter
 OF _____
 PHONE 410-484-9690 or
AREA CODE NUMBER EXTENSION
☐ FAX Cell 443-622-6911
☐ MOBILE 443-622-6911
AREA CODE NUMBER TIME TO CALL

TELEPHONED		PLEASE CALL	☒
CAME TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		RUSH	
RETURNED YOUR CALL		SPECIAL ATTENTION	

MESSAGE Re: letter he received
concerning #00-199-A
Navajo Driver
wants to proceed w/ hearing
will contact Sophia
for new hearing date
 SIGNED [Signature]
 TOPS for posting

Sophia

21-0

3/20/00

Mr. Riter

3/4

call at → 410 - 484-9690

case # 00-199-A or

443-622-6911 ↓ mobile #

sign not posted

calling you back

to have re-scheduling
 & new hearing.