

IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE – E/S Stanson Court,
230' N of the c/l Hidden Glen Drive
(6 Stanson Court)
8th Election District
3rd Council District

Steven E. Krulevitz, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 00-518-SPHA
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owners of the subject property, Steven E. and Ann G. Krulevitz. The Petitioners request a special hearing to approve an amendment to the last approved Final Development Plan for the Bertha A. Chenoweth Property, Lot 6 thereof, accordingly. In addition to the special hearing relief, the Petitioners request a variance from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a principal building setback from the street centerline of 70 feet in lieu of the required 75 feet, for a proposed single family dwelling. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Ann G. Krulevitz, property owner, and Richard E. Matz, Professional Engineer who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 1.237 acres, more or less, zoned R.C.5, and is presently being developed with a single family dwelling. In fact, the foundation for the dwelling has already been poured; however, due to a survey error, the house was staked within the required 75-foot setback from the street centerline. Thus, the requested relief is necessary in order to proceed with construction. Further testimony indicated that the subject property is located at the end of a cul-de-sac and is irregularly shaped.

ORDER RECEIVED FOR FILING

Date

By

Due to the unique configuration of the lot and the location of the septic reserve area, the location of the dwelling appears appropriate.

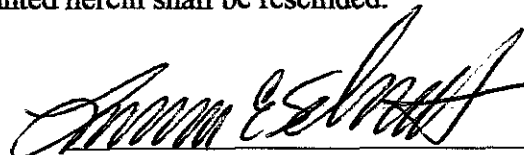
Based upon the testimony and evidence offered, I am persuaded to grant the relief requested. It is clear from the testimony that the relief requested meets the spirit and intent of the zoning regulations and that there will be no detriment to the health, safety or general welfare of the surrounding locale. Moreover, there were no adverse comments from any Baltimore County reviewing agency, and no one appeared in opposition to the request. Thus, it appears that the relief can be granted without causing any adverse impacts upon adjacent properties.

Pursuant to the advertisement, posting of the property and public hearing on these Petitions held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10th day of August, 2000 that the Petition for Special Hearing seeking approval of an amendment to the last approved Final Development Plan for the Bertha A. Chenoweth Property, Lot 6 thereof, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a principal building setback from the street centerline of 70 feet in lieu of the required 75 feet, for a proposed single family dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 8/11/00
By [Signature]



Baltimore County
Zoning Commissioner

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

August 1, 2000

Mr. & Mrs. Steven E. Krulevitz
57 Jones Falls Terrace
Baltimore, Maryland 21209

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
E/S Stanson Court, 230' N of the c/l Hidden Glen Drive
(6 Stanson Court)
8th Election District - 3rd Council District
Steven E. Krulevitz, et ux - Petitioners
Case No. 00-518-SPHA

Dear Mr. & Mrs. Krulevitz:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Richard E. Matz, Colbert Matz Rosenfelt, Inc.
2835 Smith Avenue, Suite G, Baltimore, Md. 21209

People's Counsel; Case/File



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



Petition for Variance

AND SPECIAL HEARING
to the Zoning Commissioner of Baltimore County

for the property located at 6 Stanson Court

which is presently zoned RC-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 of thereof, hereby petition for a Variance from Section(s)

1A04.3.B.2 of the BCZR for a 70-foot setback of a principal building from the street centerline in lieu of 75 feet required.
and to amend the last approved FOP

Of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

The house was staked and built the required distance from the property line but because the street right-of-way is 40 feet instead of the typical 50 feet, the building was inadvertently set 4 feet in front of the required street centerline setback, which should have been 75 feet.

Property 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):

Steven E. Krulevitz

Name - Type or Print

Signature

Ann G. Krulevitz

Name - Type or Print

Signature

57 Jones Falls Terrace

Address

410-486-1605

Telephone No.

Baltimore

City

MD 21209

State Zip Code

Representative to be Contacted:

Richard E. Matz, P.E.

COLBERT MATZ ROSENFELT, INC

2835 Smith Avenue, Suite G

Address

410-653-3838

Telephone No.

Baltimore

City

MD 21209

State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 hr

UNAVAILABLE FOR HEARING

Reviewed By mtk Date 6/8/04

ORDER RECEIVED FOR FILING

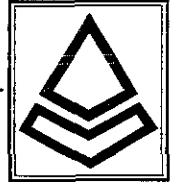
Case No. GO-518-SPHA

Date

By

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners

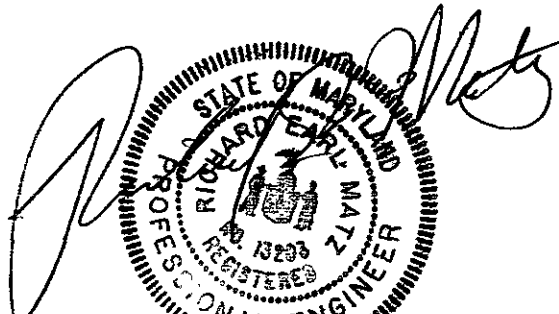
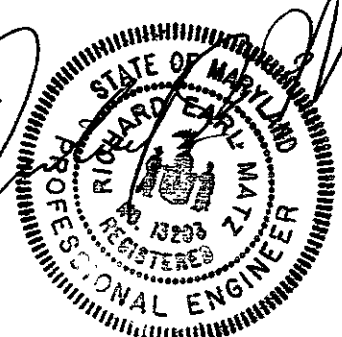


ZONING DESCRIPTION 6 STANSON COURT

Beginning at a point on the east side of Stanson Court which is 40 feet wide, at the distance of 230 feet north of the centerline of Hidden Glen Drive, which is 50 feet wide.

Being Lot #6 in the subdivision of Bertha A. Chenoweth Property, as recorded in Baltimore County Plat Book No. 71, Folio No. 48, and containing 53,884 square feet (1.237 acres).

Also known as 6 Stanson Court and located in the 8th Election District, 3rd Councilmanic District.



6/2/00

518

00-518-
SPHA

No. 083232

RECEIVED FROM:	<i>C. H. A. M. R. K. L. C. L. N. Y.</i>	<i>6 Shoppers Cart</i>
	<i>Q30 - R. Sp. Hdy</i>	<i>\$ 50.-</i>
FOR:	<i>O/O - R. S. M. W. M.</i>	<i>\$ 50.-</i>

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

100.00 (K
 100.00 (K
 100.00 (K

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE Case No

00-518-SPHA

Petitioner/Developer

KRULEVITZ, ETAL
COLBERT - MATZ

Date of Hearing/Closing

7/26/00

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 #6 STANSON CT.

The sign(s) were posted on

7/12/00

(Month, Day, Year)

Sincerely,

 7/14/00
(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)

Post-It™ brand fax transmittal memo 7671		# of pages > 4	
To	BETTY / ROBIN	From	O'Keefe
Co.	ZONING COMM	Co.	
Dept.		Phone #	410-905-8571
Fax #	887-3468	Fax #	

C 200

FAX to DICK MATZ
Call 653-3838

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE
6 Stanson Court, E/S Stanson Ct,
230' N of c/I Hidden Glen Dr
8th Election District, 3rd Councilmanic

Legal Owner: Steven E. & Ann G. Krulevitz
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-518-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 or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



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 13th day of July, 2000 a copy of the foregoing Entry of Appearance was mailed to Richard E. Matz, Colbert, Matz Rosenfelt, Inc., 2835 G Smith Avenue, Baltimore, MD 21209, representative for Petitioners.



PETER MAX ZIMMERMAN



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

June 29, 2000

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: 00-518-SPHA
6 Stanson Court
E/S Stanson Court, 230' N of centerline Hidden Glen Drive
8th Election District – 3rd Councilmanic District
Legal Owner: Ann & Steven Krulevitz

Special Hearing to amend the last approved FDP. Variance to permit a 70-foot setback of a principal building from the street centerline in lieu of the 75 feet required.

HEARING: Wednesday, July 26, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon
Director

C: Ann & Steven Krulevitz, 57 Jones Falls Terrace, Baltimore 21209
Richard Matz, Colbert Matz Rosenfelt Inc., 2835 Smith Avenue, Suite G,
Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JULY 11, 2000.**
(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
Tuesday, July 11, 2000 Issue – Jeffersonian

Please forward billing to:

Richard Matz
2835 Smith Avenue, Suite G
Baltimore, MD 21209

410-653-3838

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: 00-518-SPHA

6 Stanson Court

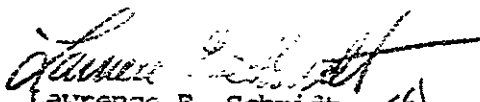
E/S Stanson Court, 230' N of centerline Hidden Glen Drive

8th Election District – 3rd Councilmanic District

Legal Owner: Ann & Steven Krulevitz

Special Hearing to amend the last approved FDP. Variance to permit a 70-foot setback of a principal building from the street centerline in lieu of the 75 feet required.

HEARING: Wednesday, July 26, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt 41

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: 30-518-SPHA

Petitioner: STEVEN E AND ANN G. KRULEVITZ

Address or Location: 6 STANSON COURT

PLEASE FORWARD ADVERTISING BILL TO:

Name: RICHARD MATZ

Address: 2835 SMITH AVENUE, SUITE G.
BALTO., MD 21209.

Telephone Number: ~~410-484-8~~ 410-653-3838



Baltimore County
Department of Permits and
Development Management

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

July 19, 2000

Mr. Richard Matz
Colbert Matz Rosenfelt, Inc.
2835 Smith Avenue, Ste G
Baltimore MD 21209

Dear Mr. Matz:

RE: Case Number 00-518-SPHA, 6 Stanson Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 6/08/00.

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,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures

c: M/M Steven Krulevitz



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: July 17, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For July 3, 2000
Item Nos. 516, 517, 518, 519, 520, 521, 522,
523, 524, 526, 527, 528, 529, 530, 531, 532,
534, 535, 536, 537, 538, 540, 541, and 543

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

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

June 29, 2000

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 June 26, 2000

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:

516, 517, 518, 519, 522, 524, 525, 526, 527, 528,
529, 530, 531, 533, 535, 536, 537, 538, 539, 540,
541, 543,

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

cc: File



15

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RB*

DATE: August 15, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of June 26, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
516	209 Church Road
518	6 Stanson Court
526	122 Allegheny Avenue
527	7931 Ellenham Avenue
529	3700 Green Oak Court
530	3 Lancashire Court
532	1026-1028 York Road
533	Burmout Avenue
534	4001 Southwestern Boulevard
535	615 Glenrock Road
536	9737 Matzon Road
537	203 Sandhill Road
540	9419 Oak White Road
541	2044 Putnam Road
542	585 Frederick Road
543	110 Woodholme Avenue

completed 6-29-00

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 10, 2000

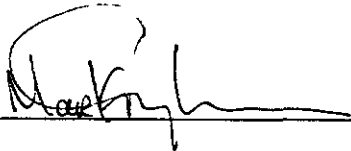
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 516, 517, 518, 520, 522, 527, 528,
530, 541, 545, 549 and 550.

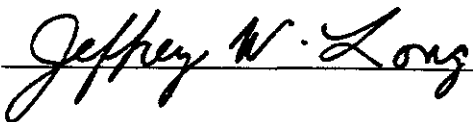
The Office of Planning has reviewed the above referenced case and has no comments to offer.

For any further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:



Section Chief:



AFK/JL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 6-26-00

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

RE: Baltimore County
Item No. 518 MJK

Dear Ms. Jackson:

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 Kenneth A. McDonald Jr., 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

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 6 STANSON COURT

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

Subdivision name: BERTHA A. CHENOWETH PROPERTY

plat book # 71, folio # 48, lot # 6, section # NA

OWNER: STEVEN & ANN KRULEVITZ

AMENDED PLAT
SEC. ONE
GREEN VALLEY NORTH

LOT 3
#2
S 33° 03' 33" E 179.11' EASEMT.
LOT 95 253.20' LOT 96
FOREST
8 CONS.
EASEMT.

STANSON, INC.

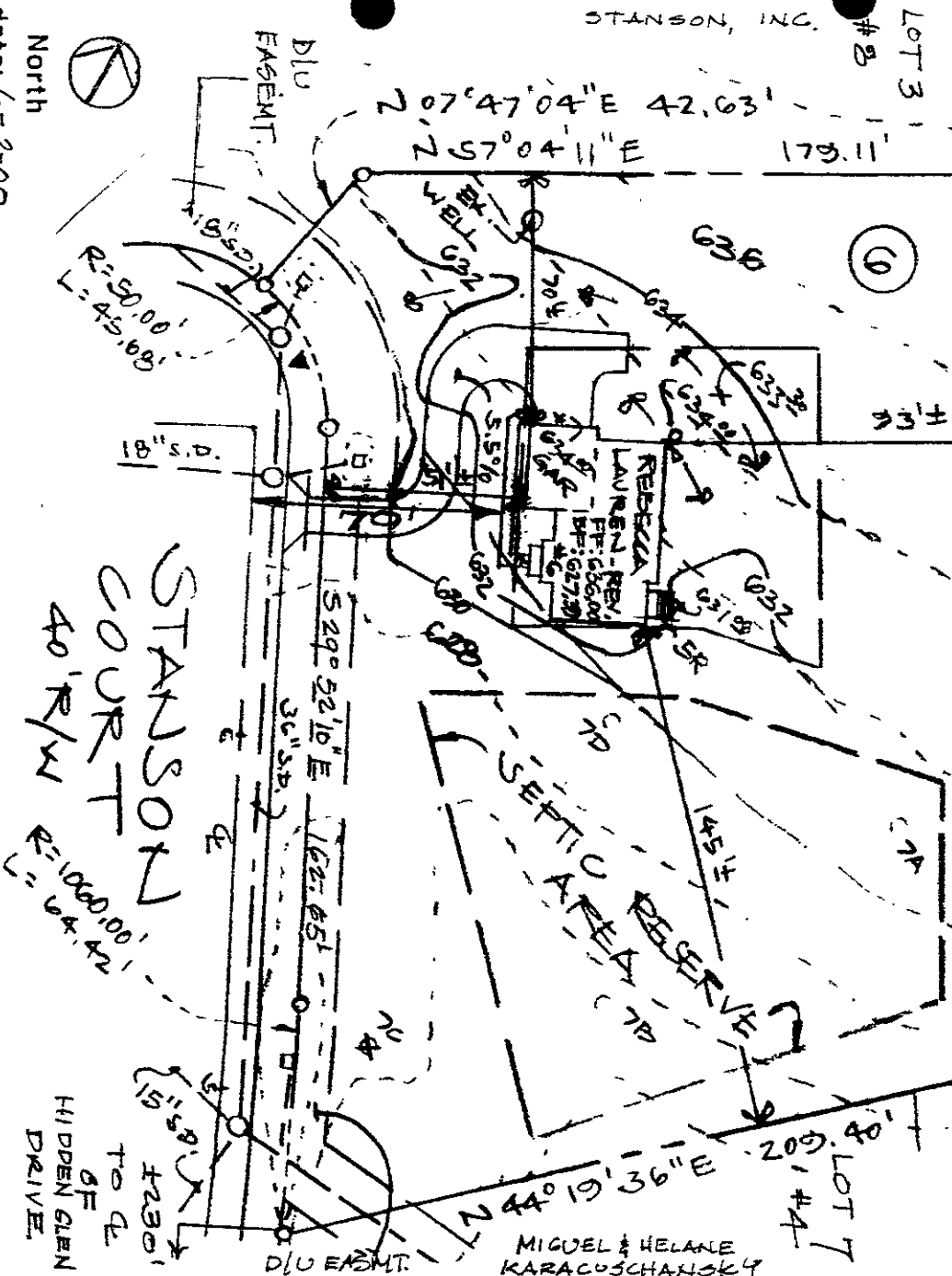


North

date: 6-2-00

prepared by: JMF

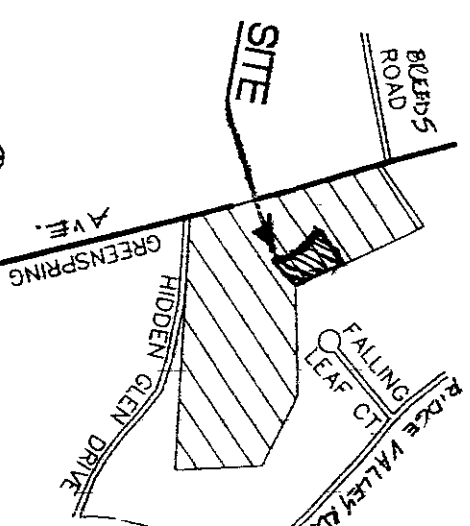
Scale of Drawing: 1" = 50'



STANSON
COURT
40' R/W
E 100.00' N
E 100.00' N
TO E
OF
HIDDEN GLEN
DRIVE



Vicinity Map
scale: 1" = 1000'



LOCATION INFORMATION

Election District: 8

Councilmanic District: 3

1"=200' scale map#: N.W. 15-F

Zoning: K.C.-5

Lot size: 1.237 53,884 square feet

12 NO 2

SEWER: ☐ PUBLIC ☒ PRIVATE
WATER: ☐ ☒
Chesapeake Bay Critical Area: ☐ YES ☒ NO
Prior Zoning Hearings: NONE

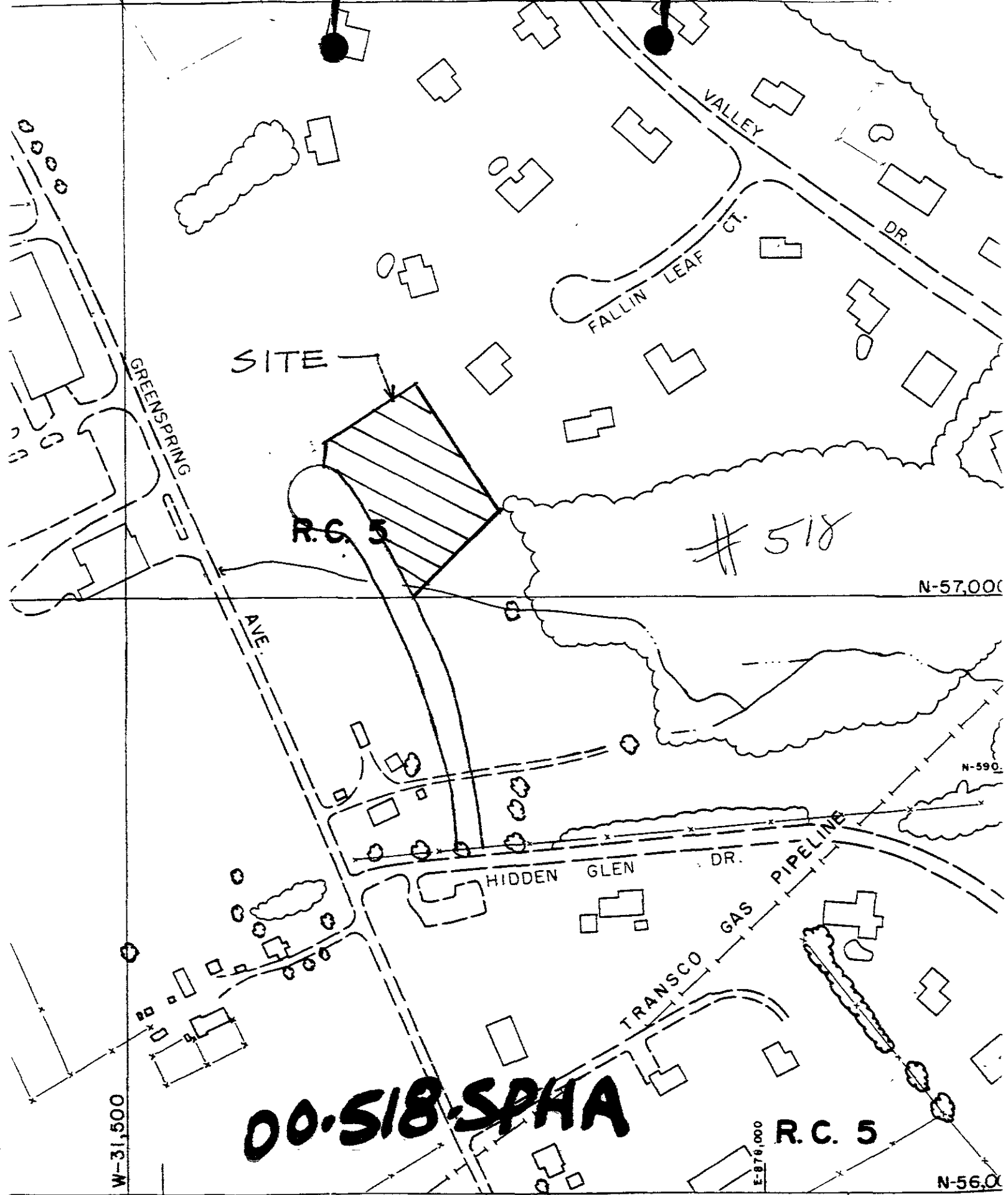
Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

MJE

518

00-518-SPHA



SCALE

1" = 200' ±

LOCATION

N.W. 15-F

SHEET

N. W.

CHESTNUT RIDGE

