

IN RE: PETITION FOR VARIANCE
NW/S of the intersection of
Brooklawn and Crestline Court
3rd Election District
3rd Councilmanic District
(14 Crestline Court)

Douglas and Michelle Ramer
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-522-A

* * * * *

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, Douglas and Michelle Ramer. The variance request is for property located at 14 Crestline Court, in the Owings Mills area of Baltimore County. The variance request is from Sections 1A01.2.B.9, 1A04.2.A.11 and 400 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory garage/carriage house, a portion with a height of 23 ft. in lieu of the 15 ft. required, and associated patio in the RC5 front yard portion of the property. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for 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 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.

ORDER RECEIVED FOR FILING

Date

By

7/11/00

D. J. Ramer

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 11th day of July, 2000, that a variance from Sections 1A01.2.B.9, 1A04.2.A.11 and 400 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory garage/carriage house, a portion with a height of 23 ft. in lieu of the 15 ft. required, and associated patio in the RC5 front yard portion of the property., be and is hereby GRANTED, subject, however, to the following restriction which is a condition 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.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

CHARTER RESOLVED FOR FILING
Date 7/11/00
By R. J. Garrison



Baltimore County
Zoning Commissioner

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

July 11, 2000

Howard L. Alderman, Jr., Esquire
Levin & Gann, PA
305 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Administrative Variance
Case No. 00-522-A
Property: 14 Crestline Court

Dear Mr. Alderman:

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 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 Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. & Mrs. Douglas S. Ramer
14 Crestline Court
Owings Mills, MD 21117

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 14 Crestline Court, Owings Mills, MD
which is presently zoned RC2 & RC5 21117

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)

See Attached

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:

N/A
Name - Type or Print
Signature
Address Telephone No.
City State Zip Code

Attorney For Petitioner:

Howard L. Alderman, Jr., Esquire
Name - Type or Print
Signature
Levin & Gann, PA
Company
305 W. Chesapeake Avenue (410) 321-0600
Address Telephone No.
Towson, MD 21204
City State Zip Code

Legal Owner(s):

Douglas S. Ramer
Name - Type or Print
Signature
Michelle L. Ramer
Name - Type or Print
Signature
14 Crestline Ct. (410) 342-3636
Address Telephone No.
Owings Mills, MD 21117-4305
City State Zip Code

Representative to be Contacted:

Douglas S. Ramer
Name
14 Crestline Ct.
Address Telephone No.
Owings Mills, MD 21117-4305
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 that the subject matter of this petition be set for a public hearing, advertised, as required by the regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 60-522-A

Reviewed By MTU Date 6/6/00

Estimated Posting Date 6/18/00

ORDER RECEIVED FOR FILING

Date 7/11/00
BY RR
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 14 Crestline Ct.

Address

Owings Mills, MD 21117-4305

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):

See Attached

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.

Signature

Douglas S. Ramer

Name - Type or Print

Signature

Michelle L. Ramer

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit

I HEREBY CERTIFY, this 26th day of May, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

DOUGLAS S. RAMER & MICHELLE L. RAMER
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

Date

May 26, 2000

Notary Public

My Commission Expires

Oct. 1, 2002

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That the Affiant(s) does/do presently reside at 14 Crestline Ct.

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Signature

Douglas S. Ramer

Name - Type or Print

Signature

Michelle L. Ramer

Name - Type or Print

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DOUGLAS S. RAMER & MICHELLE L. RAMER

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Oct. 1, 2002



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 14 Crestline Court, Owings Mills, MD
which is presently zoned RC2 & RC5 21117

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)

See Attached

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

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N/A
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Signature
Address Telephone No.
City State Zip Code

Attorney For Petitioner:

Howard L. Alderman, Jr., Esquire
Name - Type or Print
Signature
Levin & Gann, PA
Company
305 W. Chesapeake Avenue (410)321-0600
Address Telephone No.
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Address Telephone No.
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City State Zip Code

Representative to be Contacted:

Douglas S. Ramer
Name
14 Crestline Ct.
Address Telephone No.
Owings Mills, MD 21117-4305
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. CO-522-AT

Reviewed By mtk Date 6/6/98

REC 9/15/98

Estimated Posting Date 6/18/98

PETITION FOR VARIANCE

CASE NO: _____

Address: 14 Crestline Court

Legal Owners: Douglas and Michele Ramer

Present Zoning: RC2 & RC5

REQUESTED RELIEF:

A variance from: BCZR §§ 1A01.2.B.9, 1A04.2.A.11 & 400 and the applicable Policies of the Zoning Commissioner pertaining thereto, to permit: i) an accessory garage/carriage house, a portion with a height of 23 feet in lieu of the 15 feet required, and associated patio in the RC5, front yard portion of the property; and ii) the existing improvements on the property as shown more particularly on the plan to accompany this Petition.

JUSTIFICATION:

The existing improvements on the property were constructed in approximately 1954 and in or about 1975, the property was split zoned RC2 and RC5. The existing driveway, topography and vegetation on the site, combined with the large area of recorded storm drain easement and existing septic area justify the proposed location for the improvements. To construct the proposed improvements further to the rear would work practical difficulty and result in an unreasonable hardship to your Petitioners based on the grades that would have to be overcome.

The proposed structure is to be an all brick structure, compatible with the other improvements in the neighborhood. The portion of the structure that is proposed to be 23 feet in height is to provide sufficient height for your Petitioners' large vehicles with overhead storage; the existing garage (Photo Exhibit 3) is far too low. The proposed structure has been located and designed to minimize site disturbance and grading/excavation. The location of the proposed structure will be behind two existing, large trees, each with a diameter of approximately 36 inches. All required setbacks are exceeded.

Letters of concurrence from our existing neighbors are included herewith.

PETITION FOR VARIANCE

CASE NO: _____

Address: 14 Crestline Court

Legal Owners: Douglas and Michele Ramer

Present Zoning: RC2 & RC5

REQUESTED RELIEF:

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Letters of concurrence from our existing neighbors are included herewith.

ZONING DESCRIPTION FOR: 14 Crestline Court.
 Owings Mills, Maryland 21117

From the North West side of the intersection of BROOKLAWN which is 50 FT right of way and CRESTLINE COURT which is 50 FT right of way a curving total distance of 1462.57 FT West, South, and then East to the Point of Beginning

Point of Beginning on the SOUTH side of CRESTLINE COURT which is a 50' right of way radius. Being LOT 2 as recorded by PLAT BOOK #25, FOLIO 83, containing 9.11 ACRES also known as 14 CRESTLINE COURT and located in the 3rd Election District, Baltimore County, Maryland and 3rd Councilmanic District, Baltimore County, Maryland.

S 05 46' 10" E 384.71 FT.

N 77 03" 56" E 664.18 FT.

N 62 59' 09" E 261.29 FT.

N 56 00' 00" W ALONG W/S OF BROOKLAWN
ROAD HAVING A RADIUS OF 739.00' L 525.04'

S 69 07' 18" W 612.54 FT.

ALONG N/E ROW OF CRESTLINE COURT
HAVING A RADIUS OF 50.00' L 88.91 FT.

To the Point of Beginning

#522
00-522-A

A-552-00

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 083236

DATE

6/16/2000

ACCOUNT

001-6150

AMOUNT

\$

50.00

RECEIVED FROM:

Bay Bridge - 14 Crestline CL

FOR:

010-Res Vn. \$ 50.00

PAID RECEIPT

PAYMENT ACTUAL TIME

6/08/2000 6/08/2000 10:33:57

REG 0503 CASHIER LAIL LON DRAWER 5

Dept 5 528 ZONING VERIFICATION

Receipt # 126579

CR NO. 083236

Receipt Tot 50.00

50.00 CR .00 CA

Baltimore County, Maryland

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 00-522-A

*To Permit An Accessory Garage/Carport Having
Height of 23 FT. in Line of Set, Located Within
The Front Yard in Line of The Rear Area
Located Within A Different R.E. Zone Than
The Principal Dwelling (See Map)*

PUBLIC HEARING ?

PURSUANT TO SECTION 20-111(a)(1), BALTIMORE COUNTY CODE
ANY ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE. PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
5:00 p.m. ON Monday July 3, 2000
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
11 W. DELAWARE AVE. TOWSON, MD. 21204
TEL: 887-3391

Posted at 14 Crestline Court

CERTIFICATE OF POSTING

**RE: CASE #00-522-A
PETITIONER/DEVELOPER
(Douglas S. Ramer)
DATE OF Closing
(7-3-00)**

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

ATTENTION : MS. GWENDOLYN STEPHENS

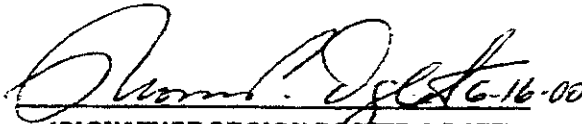
LADIES AND GENTLEMEN:

**THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY
SIGNS(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT**

14 Crestline Court Baltimore, Maryland 21117_____

THE SIGN(S) WERE POSTED ON_____ 6-16-00 _____
(MONTH, DAY, YEAR)

SINCERELY,


(SIGNATURE OF SIGN POSTER & DATE)

**_____
THOMAS P. OGLE SR.**

**_____
325 NICHOLSON ROAD**

**_____
BALTIMORE, MARYLAND 21221**

**_____
410-687-8405
(TELEPHONE NUMBER)**

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 00- 522 -A Address 14 Crestline Court
Contact Person: Mitchell Kellman Phone Number: 410-887-3391
Planner. Please Print Your Name
Filing Date: 6/6/05 Posting Date: 6/18/05 Closing Date: 7/3/05

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- 522 -A Address 14 Crestline Court
Petitioner's Name Douglas S. Ramer Telephone (410) 342-3630
Posting Date: 6/18/05 Closing Date: 7/3/05
Wording for Sign: To Permit an accessory garage/carriage house height
of 23 ft in lieu of 15, located within the front yard in lieu of
the rear, and located within a different RC zone than the
principal dwelling (if necessary).

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

APPROVED SIGN POSTERS

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

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

Richard Hoffman
904 Dellwood Drive
Fallston, MD 21047

Telephone: 410-879-3122

Garland E. Moore
3225 Ryerson Circle
Baltimore, MD 21227

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

Tom Ogle
325 Nicholson Road
Baltimore, MD 21221

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

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

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

Linda M. Jones
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, MD 21286

Telephone: 410-296-3333
Fax: 410-296-4705

Staff Sergeant Robert A. Black
1508 Leslie Road
Dundalk, MD 21222

Telephone: 410-282-7940
Cell: 410-499-7940
Pager: 410-373-9662
Work: 410-288-3284

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

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

WCR - Revised 11/17/99

**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: 60 - 522 - A

Petitioner: Douglas and Michelle Ramer

Address or Location: 14 Crestline Court, Owings Mills, Maryland 21117

PLEASE FORWARD ADVERTISING BILL TO:

Name: Douglas and Michelle Ramer

Address: 14 Crestline Court

Owings Mills, Maryland 21117

Telephone Number: 410-902-0124

Revised 2/20/98 - SCJ



Baltimore County
Department of Permits and
Development Management

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

July 5, 2000

Mr. Howard Alderman
Levin & Gann
305 West Chesapeake Avenue
Towsom MD 21204

Dear Mr. Alderman:

RE: Case Number 00-522-A , 14 Crestline Court

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

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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." followed by a stylized flourish.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosure

c: Douglas Ramer



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



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *RBS*
DATE: July 25, 2000
SUBJECT: Zoning Item #522
14 Crestline Court

Zoning Advisory Committee Meeting of June 26, 2000

- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
 - _____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
 - _____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
 - X Show the existing pool and tennis court on all forth-coming plans.
 - X Show an accurate location of the streams, wetlands and floodplain.
 - X Groundwater Management: The proposed garage must be a minimum of 20 feet to any part of the septic system.

Reviewer: Sue Farinetti
Reviewer: Betty Kelley

Date: June 27, 2000
Date: July 25, 2000

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 10, 2000

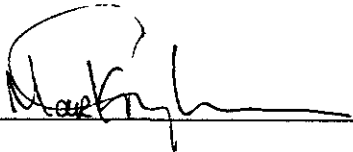
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

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

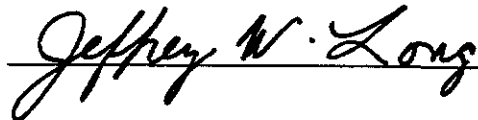
The Office of Planning has reviewed the above referenced case and has no comments to offer.

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. 522 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

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 00-522-A

Date Completed/Initials

6/30/00 sq

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)

6/30/00 sq

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)

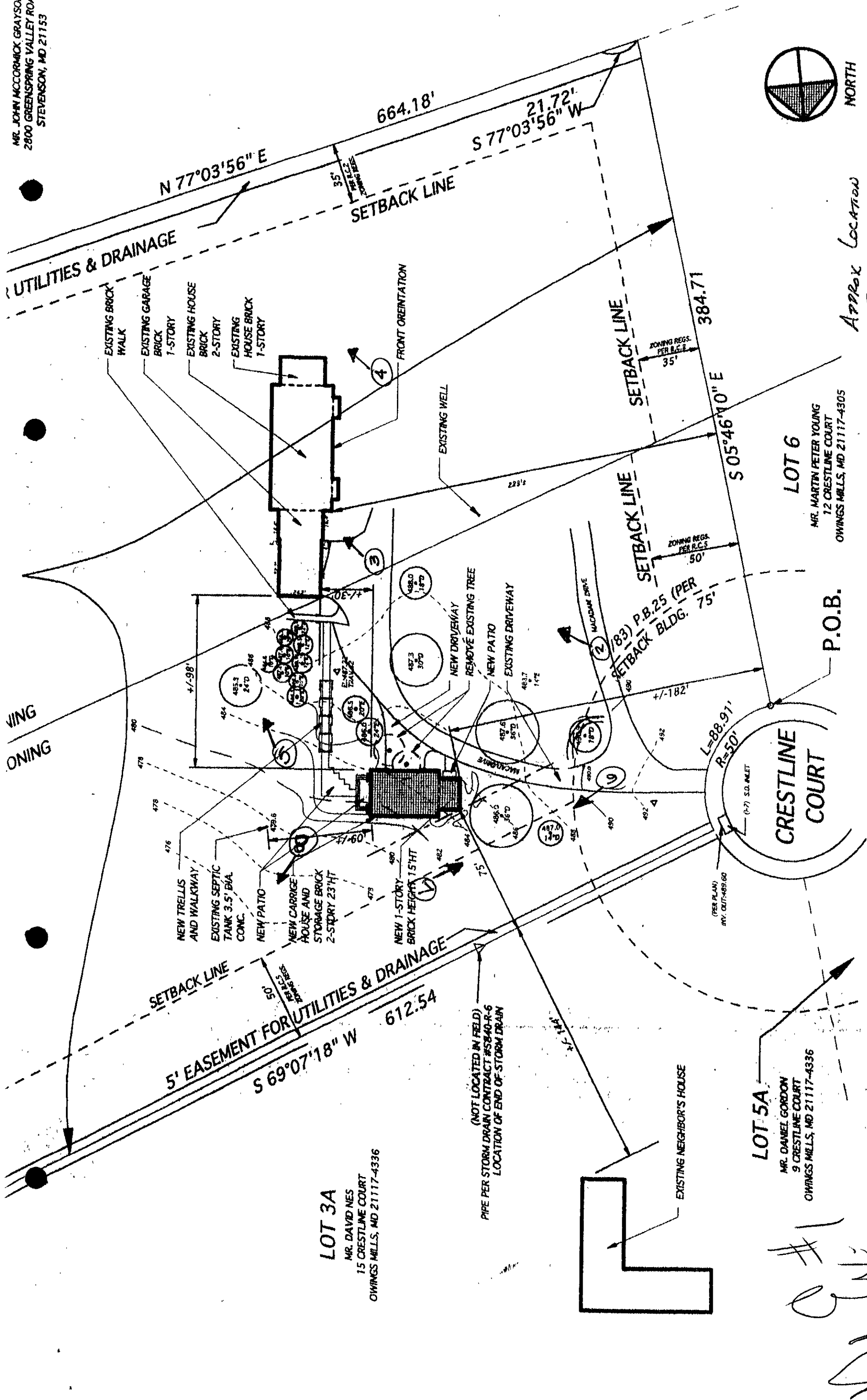
RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)

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

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)

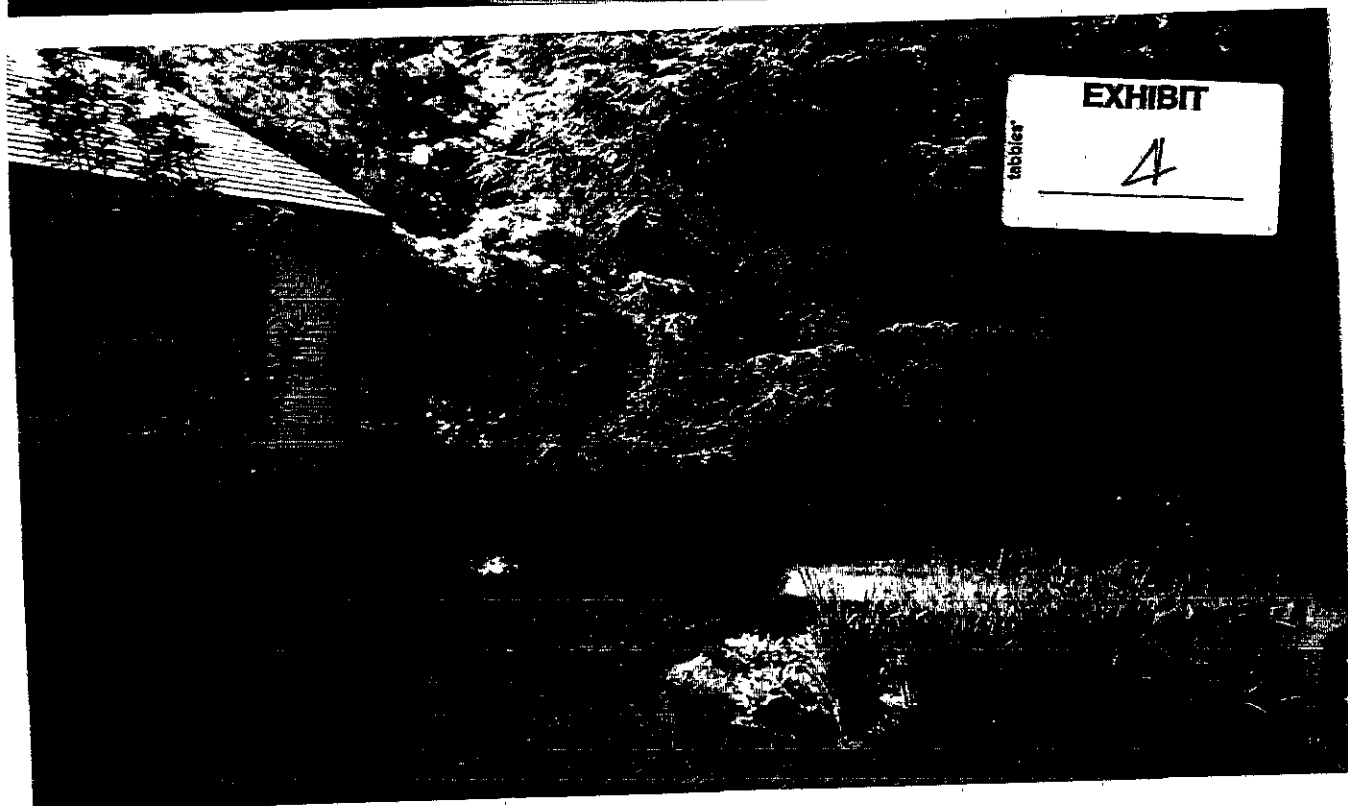


tabbles
EXHIBIT
1

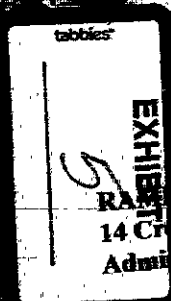
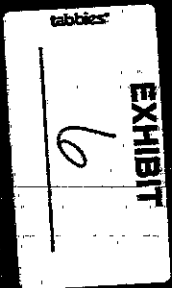
↓
Approx location
of instrument

tabbles
EXHIBIT
2

00-522-A



00-522-A



00-522-A

tabbles[®]
EXHIBIT
8

tabbles[®]
EXHIBIT
7

00-522-A

**PETITION FOR VARIANCE
PHOTO EXHIBIT**

CASE NO: _____

Address: 14 Crestline Court

Legal Owners: Douglas and Michele Ramer

Present Zoning: RC2 & RC5

<u>PHOTO/EXHIBIT NO.</u>	<u>DESCRIPTION</u>
1	Shows approximate location of improvements and location of existing septic system (all in 'technical' front yard)
2	Front of house from near driveway split
3	Existing home and single-story garage
4	R/H side of existing home, extensive, existing vegetation within setback and toward home
5	Rear yard - existing slope and large trees/vegetation
6	Looking east - L/H side setback area
7	Looking southwest (toward front gate) improvements proposed in far left-hand side of photo
8	Looking northeast - area of septic reserve area before grades begin to drop off

Photos taken 06/02/2000 – all locations are approximate

00-522-A



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

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE		LOCATION		SHEET	
1" = 200' ±		ECCLESTON PO		NW	
DATE OF PHOTOGRAPHY JANUARY 1986		CHATTOLANEE		11-F	

MACROFILMED

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

NW 11-F

#522

PLAN HOLD CORPORATION - IRVINE, CALIFORNIA

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