

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
N/S Topsfield Drive, 90' W from		
intersecting street Deer Pass Court	*	DEPUTY ZONING COMMISSIONER
8th Election District		
3rd Councilmanic District	*	OF BALTIMORE COUNTY
(10602 Topsfield Drive)		
	*	CASE NO. 01-124-A
John and Valerie Grundey		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, John and Valerie Grundey. The variance request is for property located at 10602 Topsfield Drive in the Cockeysville area of Baltimore County. The Petitioners herein seek a variance from Section 205.2 of the Baltimore County Zoning Regulations (1955 B.C.Z.R.) to permit a front yard setback of 26 ft. and street centerline setback of 51 ft. in lieu of the required 40 ft. and 65 ft. respectively for a proposed garage addition. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

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

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

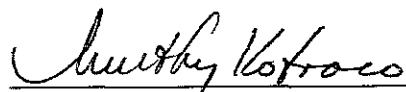
ORDER RECEIVED FOR FILING
 Date 10/18/00
 By R. J. [Signature]

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.

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 18th day of October, 2000, that a variance from 205.2 of the Baltimore County Zoning Regulations (1955 B.C.Z.R.) to permit a front yard setback of 26 ft. and street centerline setback of 51 ft. in lieu of the required 40 ft. and 65 ft. respectively for a proposed garage addition, 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

ORDER RECEIVED FOR FILING

Date 10/18/00

By [Signature]



Baltimore County
Zoning Commissioner

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

October 18, 2000

Mr. & Mrs. John Grundey
10602 Topsfield Drive
Cockeysville, Maryland 21030

Re: Petition for Administrative Variance
Case No. 01-124-A
Property: 10602 Topsfield Drive

Dear Mr. & Mrs. Grundey:

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,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 10602 TOPSFIELD DRIVE
which is presently zoned DR 2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 205.2 (1955 BCZR) TO PERMIT A FRONT YARD SETBACK OF 26 FT. AND STREET CENTERLINE SETBACK OF 51 FT. IN LIEU OF THE REQUIRED 40 FT. AND 65 FT. RESPECTIVELY. FOR A PROPOSED GARAGE ADDITION

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address 10602 TOPSFIELD DR Telephone No. 4106836635

City Cockeysville State MD Zip Code 21030

Representative to be Contacted:

Name

Address

City

JOHN GRUNDEY

SEE ABOVE

4106838291

Telephone No.

State

Zip Code

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 zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 01-124-A

REC'D 9/15/98

Reviewed By JL Date 9/14/00

Estimated Posting Date 9/24/00

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

Address 10602 TOPSFIELD DRIVE
City Cockeysville State MD Zip Code 21030

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):

THE EXTENSION OF EXISTING GARAGE INTO THE BUILDING RESTRICTION LINE
SEE ATTACHMENT

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 [Signature]
Name - Type or Print John Gundy

x [Signature]
Signature
x Valerie Gundy
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of September, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John & Valerie Gundy
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

x 9/14/00
Date

x [Signature]
Notary Public
My Commission Expires x 6/1/03

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 10602 TOPSFIELD DRIVE
Address Cockeysville MD 21030
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):

THE EXTENSION OF EXISTING GARAGE INTO THE BUILDING RESTRICTION LINE
SEE ATTACHMENT

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]
Signature
John Grundy
Name - Type or Print

x [Signature]
Signature
x Valerie Grundy
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of September, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John + Valerie Grundy
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

x 9/14/00
Date

[Signature]
Notary Public
My Commission Expires x 6/1/03



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 10002 TOPSFIELD DRIVE
which is presently zoned DR 2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 205.2 (1955 BCZR) TO PERMIT A FRONT YARD SETBACK OF 26 FT. AND STREET CENTERLINE SETBACK OF 51 FT. IN LIEU OF THE REQUIRED 40 FT. AND 65 FT. RESPECTIVELY. FOR A PROPOSED GARAGE ADDITION

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

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. 01-124-A

REV 9/15/98

Reviewed By JL

Date

Estimated Posting Date

9/14/00

9/24/00

124

ATTACHMENT FOR ADMINISTRATIVE VARIANCE
JOHN & VALERIE GRUNDEY
10602 TOPSFIELD DRIVE
COCKEYSVILLE, MD 21030

The existing house had the original garage converted to a family room. The cost associated with converting the family room back to a garage would be excessive.

The existing mature oak trees on the adjacent property produces excessive acorns and has damaged our cars with numerous dents.

THERE IS NO OTHER AVAILABLE LOCATION ON THE PROPERTY TO LOCATE
& ALLOW ACCESS TO THE GARAGE.

THE EXISTING SLOPE IS GREATER THAN 20% ON THE REST OF
STREET FRONTAGE.

124

Zoning Description for 10602 Topsfield Drive

Beginning at a point on the north side of Topsfield Drive which is fifty feet wide at the distance of ~~eighty~~ ^{ninety} five feet west from the intersecting street Deer Pass Court which is fifty feet wide,

Block D Lot 13 Group 81 subdivision of Dun Rovin plat # 3 , as recorded in the Baltimore County Plat # 23 and Folio 14, containing 21,266 square feet. Also known as 10602 Topsfield Drive and located in the eighth district.

Typical Metes and Bounds: S 46° 13' 29" E 204.71, S 38° 45' 58" 117.31 W,
S 51° 14' 02 E 188.72 , N 47° 46' 28" E 85.09, N 65° 28' 00" W 15.51

01-124-A

BALTIMORE COUNTY, MARYL. D
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 86848

DATE 9/14/00 ACCOUNT Ro0016150

AMOUNT \$ 50.00

RECEIVED FROM: JL GROUNDY

FOR: RES VAR

DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
 SYMBL ACTION DATE
 9/16/2000 9/16/2000 10:36:29
 REG 8006 CASHIER MARYL D
 Dept 5 420 ZIMMER DRIVE ELK LANE
 Receipt # 175966 10113
 CR NO. 000000

Rec'd Tot 50.00
 .00 60.00
 10.00 10.00
 BALTIMORE COUNTY, MARYLAND

01-124-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 01-124-A

Petitioner/Developer: _____

JOHN & VALERIE GRUNDEY

Date of Hearing/Closing: 10/9/00

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 _____

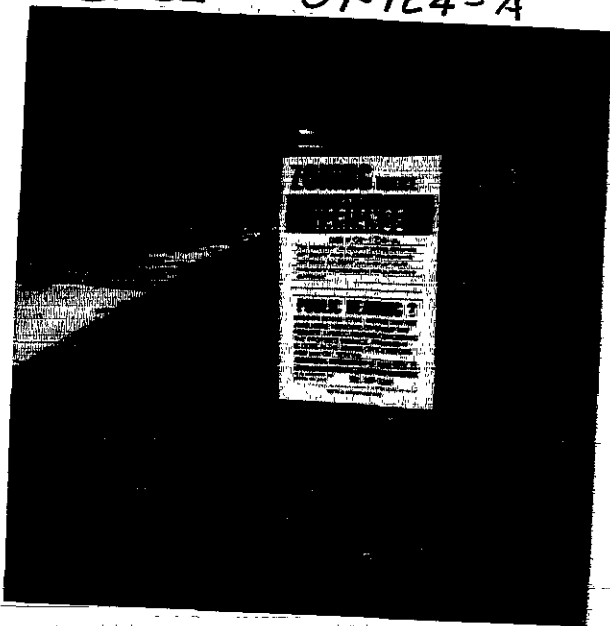
10602 TOPSFIELD DR.

The sign(s) were posted on _____

9/24/00

(Month, Day, Year)

CASE # 01-124-A



Sincerely,

Richard E. Hoffman 9/24/00
(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)

10602 TOPSFIELD DR.

POSTED 9/24/00

Richard E. Hoffman 9/24/00

**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: x 01-124-A

Petitioner: x JOHN & VALERIE GRUNDEY

Address or Location: x 10602 TOPSFIELD DRIVE COCKEYSVILLE MD 21030

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOHN GRUNDEY

Address: 10602 TOPSFIELD DRIVE

COCKEYSVILLE, MD 21030

Telephone Number: 410-683-6635

Revised 2/20/98 - SCJ

01-124-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01-

124

-A

Address 10602 TOPSFIELD DR.

Contact Person:

J L LEWIS

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date:

9/14/00

Posting Date:

9/24/00

Closing Date:

10/9/00

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 01-

124

-A

Address 10602 TOPSFIELD DR.

Petitioner's Name

JOHN AND VALERIE GRUNDEYTelephone 410 683 6635

Posting Date:

9/24/00

Closing Date:

10/9/00

Wording for Sign:

To Permit A FRONT YARD SETBACK OF 26 FT. AND A STREET
CENTERLINE SETBACK OF 51 FT. IN LIEU OF 40 FT. AND 65 FT.
RESPECTIVELY FOR A PROPOSED GARAGE.

WCR - Revised 6/28/00

01-124-A



Baltimore County
Department of Permits and
Development Management

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

October 6, 2000

Valerie & John Grundey
10602 Topsfield Drive
Cockeysville, MD 21030

Dear Mr. & Mrs. Grundey:

RE: Case Number: 01-124-A, 10602 Topsfield Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 14, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: People's Counsel

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

INTEROFFICE CORRESPONDENCE

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

DATE: October 10, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
 for October 2, 2000
 Item Nos. 105, 116, 117, 119, 120,
 122, 124, and 125

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**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

October 3, 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 September 25, 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:

105, 116, 120, 122, 123, 124, 125

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

cc: File

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *ac/RBS*

DATE: October 3, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of September 25, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
105	1618 Gray Haven Court
116	7660 Old Battle Grove Road
117	10 North Point Terrace
119	9633 Belair Road
120	7851 St. Bridget Lane
121	White Marsh Business Park
122	2626 Luiss Deane Drive
123	139 Newberg Avenue
124	10602 Topsfield Drive
125	11 Helicopter Drive

AN
109

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

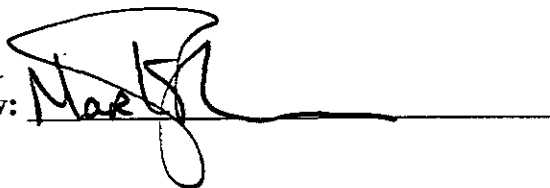
DATE: October 17, 2000

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-114, 01-124, 01-126, 01-129, 01-131,
01-150, 01-151 and 01-152.

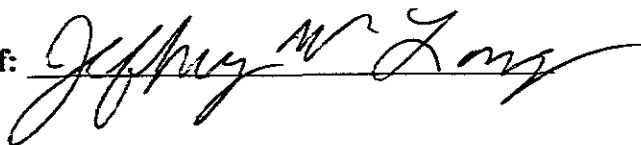
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For any further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:



717

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: 9.25.00

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

RE: Baltimore County
Item No. 124

JLL

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,

in 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

124

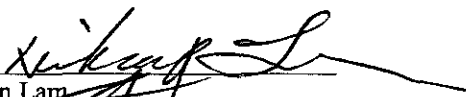
August 30, 2000

Baltimore County Department of Permits
And Development Management
Towson, Maryland 21204

To Whom It May Concern:

I am a neighbor of John L. Grundey, who resides at 10602 Topsfield Drive, Cockeysville, Maryland 21030. Please consider this letter my official approval of the attached plan to build a garage addition on his property.

Sincerely,


Nin Lam
10600 Topsfield Drive
Cockeysville, Maryland 21030


299
50
1359

01-124-A



FEB - 6

February 2, 2001

Baltimore County Zoning Commissioner
Attention: Timothy M. Kotroco
County Courts Building, Suite 405
401 Bosley Avenue
Towson MD 21204

Re: Petition for Variance & Special Hearing dated 11-02-99
Case #00-124-SPHA
Property: 8908A & 8906 Church Lane

Dear Mr. Kotroco:

You granted the above referenced request subject to certain conditions. One of those conditions was that Ken Karimian, the Petitioner/Developer, abide by an agreement he entered into with our Group related to Design and Construction issues. Mr. Karimian recently mentioned that he would soon be asking for a Use and Occupancy Permit and he asked our organization to communicate to you our satisfaction that this agreement has been upheld.

The only issues that remain involve Landscaping and paving. Mr. Karimian assures me that these items will be taken care of as soon as weather permits. It is our intention to communicate to you our general satisfaction with the fact that Mr. Karimian has made a good faith effort to uphold our agreement and we see no reason why the Use and Occupancy Permit should not be issued.

If you have any questions or if I can be of further assistance please feel free to contact me. Thank you.

Sincerely,

Joseph Spiccioli
President

cc: Mr. Ken Karimian

Citizens Ex 1

FIELDSTONE
Community Group Inc.
3606 Stoneybrook Road, Randallstown MD 21133-4228
410-655-2628 / jlsrand@erols.com

September 8, 1999

SummerField Homes
Attention: Ken Karimian
5 Jonathans Court
Hunt Valley MD 21030

Ken:

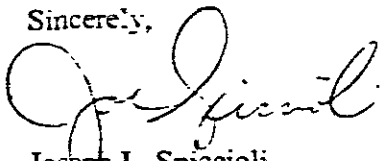
I want to thank you again for allowing Pat and myself the opportunity to meet with you and Scott and for your willingness to work with us to come up with a mutually agreeable design regarding the development at 8908 Church Lane.

Below is a summary of our discussion which I would like to consider a *preliminary* agreement:

- Brick: Neither of the homes will have any brick.
- Siding: The textured and contoured vinyl siding (resembling clapboard) that you showed us during our meeting will be used throughout.
- Roof: A three dimensional asphalt shingle that resembles slate in color and which is currently shown in the photo's of the Parsons Avenue property will be used throughout.
- Porch: The full front porch will remain as shown in the photo's of the Parsons Avenue property.
- Driveway: There will NOT be any construction of a "parking pad" for the house that will front Church Lane. Instead, an asphalt driveway will extend straight up from Church Lane along the east side of the house.
- Windows: There will be two (2) windows (located diagonally opposite from each other) on both sides of each home.
- Landscaping: We discussed the possibility of including trees, boxwoods, rhododendron, azaleas, and some perennials. We have yet to agree on a landscaping plan pending consultation with the Fieldstone Garden Club and/or Len Baker.
- Shutters: Vented (not panel) vinyl shutters (as shown in the photo's of the Parsons Avenue property) will be used on all windows.
- Old Garage: The existing garage will remain. You will have it painted and it will sell as part of the home at the rear of the lot.

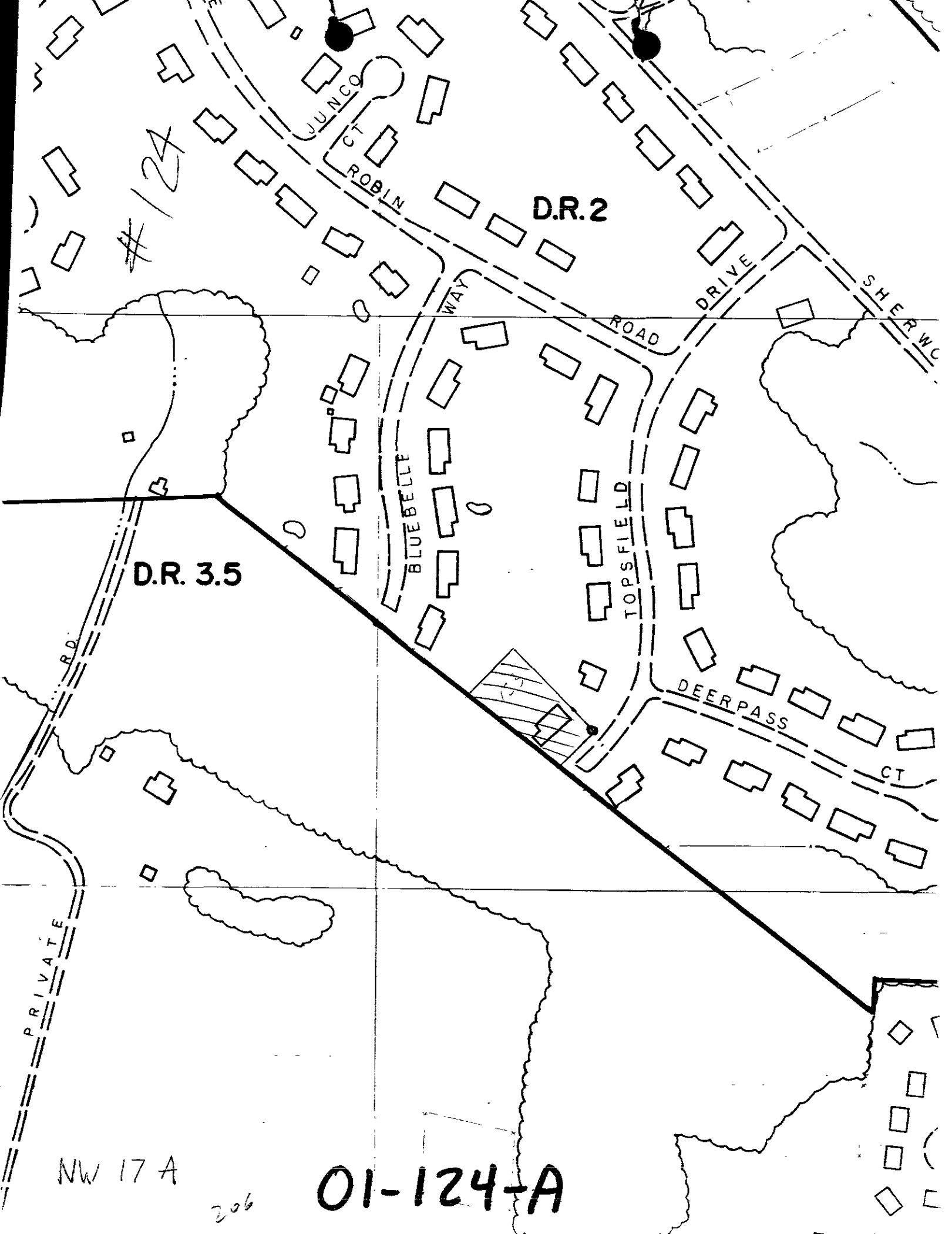
Please confirm any cost issues and/or final arrangements relating to the above issues. In the meantime, I will contact Len Baker to discuss the Landscaping possibilities. I look forward to talking with you again soon and working toward finalizing an agreement before the zoning hearing.

Sincerely,



Joseph L. Spiccioli
President

cc: J. Scott Dallas



#124

D.R. 2

D.R. 3.5

JUNCO CT
ROBIN WAY

BLUE BELLE WAY

TOPSFIELD ROAD

DEER PASS CT

PRIVATE RD

NW 17 A

01-124-A

206



WOODS ADJACENT TO GARAGE

12A

01-124-A



124

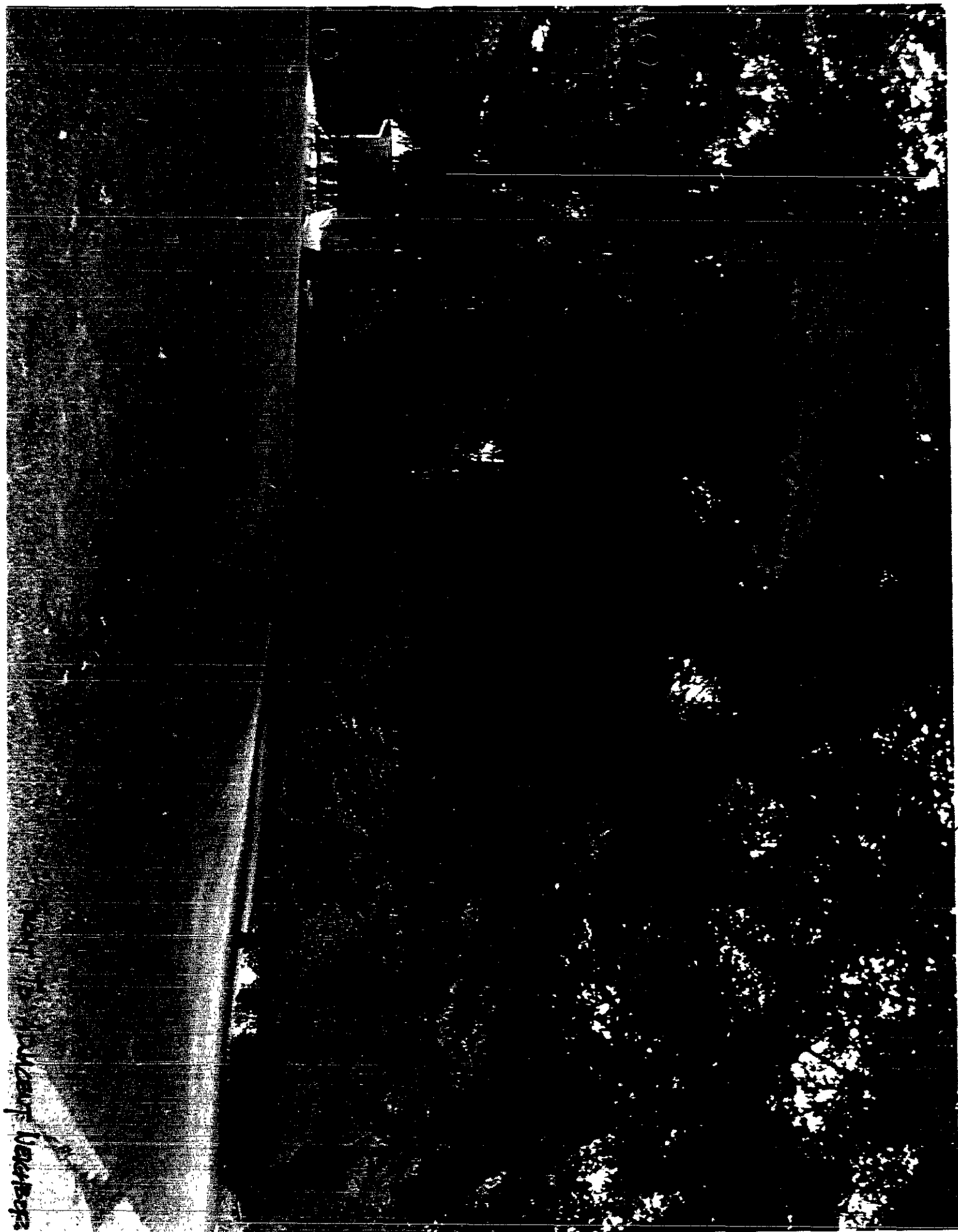
01-124-A



PROPOSED GARAGE

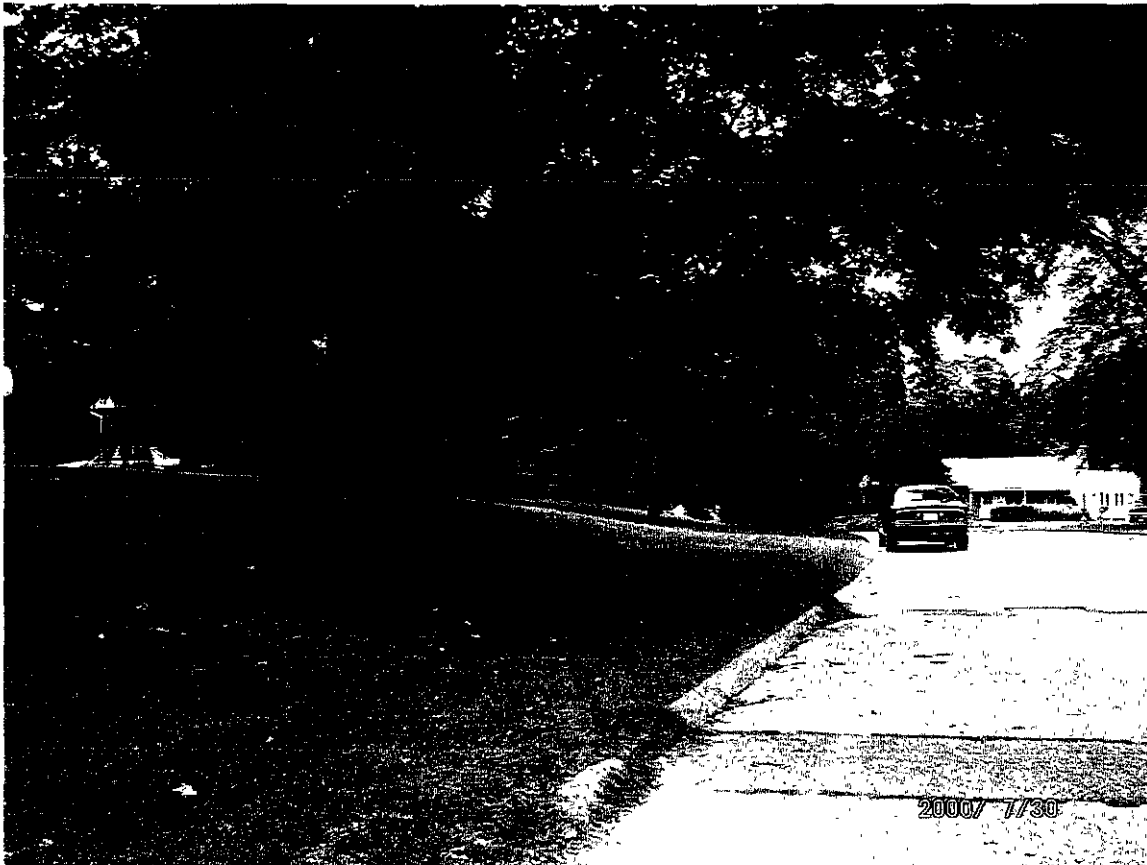
124

01-124-A



01-124-A

12X



STREET VIEW OF TOPSFIELD

124

01-124-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING 124
PHOTOGRAPHIC MAP 01-124-A

SCALE
1" = 200'

LOCATION

SHEET

DATE
OF
PHOTOGRAPHY
JANUARY
1986

COCKEYSVILLE

N.W.
17-A

