

IN RE: PETITION FOR VARIANCE
N/S Wiltonwood Road, 245' W of
Longacre Lane
(2205 Wiltonwood Road)
3rd Election District
3rd Council District

Louis Miller, Owner;
Ralph Ringler, et ux, Contract Purchasers

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-152-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Louis Miller, and the Contract Purchasers, Mr. and Mrs. Ralph Ringler. The Petitioners request a variance from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 40 feet in lieu of the required 50 feet for a proposed garage addition. The subject property and relief requested 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 Ralph Ringler, who recently settled on the property and is now the owner of same, and Jay Brown, Architect. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel, containing a gross area of 1.566 acres, more or less, zoned R.C.5. The property was originally part of a larger tract previously owned by Louis Miller that was subdivided to create three lots. The subject parcel is known as Lot 2 of the Miller tract and was approved under Minor Subdivision No. 96078M. The Petitioners are in the process of developing the property with a 5,000 sq.ft. single family dwelling, in accordance with Petitioner's Exhibit 1. Mr. & Mrs. Ringler are desirous of constructing a three-car garage addition on the east side of the dwelling to accommodate the family's vehicles. Due to the relatively narrow width of the property, however,

ORDER RECEIVED FOR FILING

Date

By

the proposed garage will extend into the required side yard setback by 10 feet. Thus, the requested variance is necessary in order to proceed with the proposed improvements. Testimony indicated that the proposed improvements are consistent with other homes in the neighborhood and that the adjacent property owners have no objections to the garage or the requested variance relief. Moreover, there were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency. Thus, it appears that relief can be granted without detriment to the surrounding locale.

Pursuant to the advertisement, posting of the property and public hearing on this Petition 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 5th day of December, 2000 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 side yard setback of 40 feet in lieu of the required 50 feet for a proposed garage addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 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 12/5/00
By [Signature]



Baltimore County
Zoning Commissioner

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

December 5, 2000

Mr. & Mrs. Ralph Ringler
6112 Buckingham Manor Drive
Baltimore, Maryland 21210

RE: PETITION FOR VARIANCE
N/S Wiltonwood Road, 245' W of Longacre Lane
(2205 Wiltonwood Road)
3rd Election District – 3rd Council District
Ralph Ringler, et ux - Petitioners
Case No. 01-152-A

Dear Mr. & Mrs. Ringler:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has 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: Levin/Brown Associates, Inc.
15 Greenspring Valley Road, Owings Mills, Md. 21117
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

ZONING DESCRIPTION

ZONING DESCRIPTION FOR: 2205 Wiltonwood Road, Stevenson, MD.

21153. Beginning at a point on the North
(North, South, East or West)
side of Wiltonwood Road which is

30'

wide at a distance of _____
(Number of feet)

South of the nearest improved intersecting
(North, South, East or West)

street Wiltonwood Road
(Name of Street)

Being Lot # 2, Block —

Section # — in the subdivision of

Minor Subdivision 96078M recorded in
(Name of Subdivision)

Baltimore County Plat Book # 72, Folio # 138 containing

1.566 AC +/-

Located in the 3rd Election District, 3rd Councilmanic District.

X:\WPFILES\CORRESP\20-29\2300c04.wpd

152

01-152-A

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

01-152-A
No. 6877
CASH

DATE 10-4-00 ACCOUNT R-001-6150
AMOUNT \$ 50.00

RECEIVED FROM: MR. Levinger & Associates, Inc.

FOR: Residential Variance Filing Fee
2245 Wiltonwood Rd.

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
10/04/2000 10/04/2000 11:55:16
MODE CASHIER BOOK END CASHIER 2
US 5 504 BOND VERIFICATION
FIDELITY 154991 CASH
CP NO. 000000

Receipt Tot 50.00
50.00 CF 00 DA
Baltimore County, Maryland

01-152-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 01-152-A

Petitioner/Developer: _____

LOUIS MILLER / RALPH RINGLER

Date of Hearing/Closing: NOV 18, 2000

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 _____

SOUTH SIDE OF WILTONWOOD ROAD
WEST OF LONGACRE LANE

The sign(s) were posted on NOVEMBER 9TH 2000
(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

(Address)

BALTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)

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: #01-152-A
2205 Wiltonwood Road
S/S Wiltonwood Road, 245 feet +/- W of Longacre Lane
3rd Election District
3rd Councilmanic District
Legal Owner: Louis Miller
Contract Purchaser: Mr. & Mrs. Ralph Ringler

Variance: to allow a side yard setback of 40 feet for a proposed addition in lieu of the minimum required 50 feet.

Hearing: Tuesday, November 23, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Easley Avenue.

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 concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

11/881 Nov: 9 C432346

CERTIFICATE OF PUBLICATION

TOWSON, MD, 11/9, 2000

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 11/9, 2000.

THE JEFFERSONIAN,
S. Wilkinson

LEGAL ADVERTISING

DEPT. OF PERMITS AND
DEVELOPMENT MANG. MPT

RE: PETITION FOR VARIANCE
2205 Wiltonwood Road, S/S Wiltonwood Rd,
245'+/- W of Longacre Ln
3rd Election District, 3rd Councilmanic

Legal Owner: Louis Miller
Contract Purchaser: Ralph Ringler, et ux.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-152-A

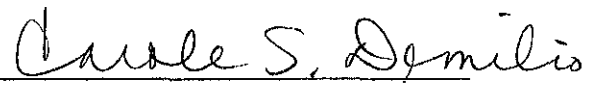
* * * * *

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 18th day of October, 2000 a copy of the foregoing Entry of Appearance was mailed to Levin Brown & Associates, Inc., 15 Greenspring Valley Road, Owings Mills, MD 21117, representative for Petitioners.


PETER MAX ZIMMERMAN

ZONING NOTICE

CASE # 01-152-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

ROOM 407 COUNTY COURTS BLDG.

PLACE: 401 BOSLEY AVENUE

DATE AND TIME: TUESDAY, NOVEMBER 28TH, 2000 AT 9:AM.

REQUEST: VARIANCE TO ALLOW A SIDE
YARD SETBACK OF 40 FEET FOR A
PROPOSED ADDITION IN LIEU OF THE
MINIMUM REQUIRED 50 FEET

PROVIDING THE USE TO BE MADE OF OTHER CONDITIONS ARE FURNISHED NECESSARY
IN ORDER TO BE ABLE TO CALL 807-2101

NO ONE SHOULD BE IN THE PUBLIC HEARING ROOM PENALTY OF LAW
VIOLATION IS A VIOLATION





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

October 16, 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: 01-152-A
2205 Wiltonwood Road
S/S Wiltonwood Road, 245 feet +/- W of Longacre Lane
3rd Election District – 3rd Councilmanic District
Legal Owner: Louis Miller
Contract Purchaser: Mr. & Mrs. Ralph Ringler

Variance to allow a side yard setback of 40 feet for a proposed addition in lieu of the minimum required 50 feet.

HEARING: Tuesday, November 28, 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". Below the signature, the initials "GJZ" are printed.

Arnold Jablon
Director

C: Levin/Brown & Associates, Inc. 15 Greenspring Valley Road, Owings Mills 21117
Mr. & Mrs. Ralph Ringler 6112 Buckingham Manor Drive, Baltimore 21210
Mr. Louis Miller 2211 Wiltonwood Road, Stevenson 21153

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, NOVEMBER 10, 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
Thursday, November 9, 2000 Issue – Jeffersonian

Please forward billing to:

Levin/Brown Inc. Architects
15 Greenspring Valley Road
Owings Mills, MD 21117

410 581-0104

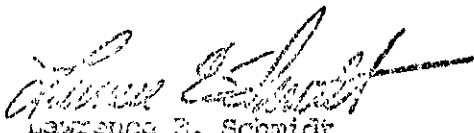
NOTICE OF ZONING HEARING

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: 01-152-A
2205 Wiltonwood Road
S/S Wiltonwood Road, 245 feet +/- W of Longacre Lane
3rd Election District – 3rd Councilmanic District
Legal Owner: Louis Miller
Contract Purchaser: Mr. & Mrs. Ralph Ringler

Variance to allow a side yard setback of 40 feet for a proposed addition in lieu of the minimum required 50 feet.

HEARING: Tuesday, November 28, 2000, at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt
602

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: 01-152-A
Petitioner: MR. & MRS RALPH RINGLER
Address or Location: 2205 WILTONWOOD ROAD, STEVENSON, MD 21153

PLEASE FORWARD ADVERTISING BILL TO:

Name: LEVIN/BROWN INC. ARCHITECTS
Address: 15 GREENSPRING VALLEY ROAD
DWINGS MILLS MD. 21117
Telephone Number: 410-581-0104

Revised 2/20/98 - SCJ

01-152-A



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

November 24, 2000

Louis Miller
2211 Wiltonwood Road
Stevenson, MD 21153

Dear Mr. Miller:

RE: Case Number: 01-152-A, 2205 Wiltonwood Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 4, 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. 602
Supervisor, Zoning Review

WCR:gdz

Enclosures

C: Mr. & Mrs. Ralph Ringler, 6112 Buckingham Manor Dr., Baltimore 21210
Levin/Brown & Associates, Inc., 15 Greenspring Valley Road, Owings Mills 21117
People's Counsel

Census 2000

For You, For Baltimore County

Census 2000

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 13, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For October 23, 2000
Item Nos. 149, 150, 151, 152, 153, 154,
155, 156, 157, and 158

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

October 17, 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 October 16, 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:

149, 150, 151, 152, 153, 154, 155, 156, 157, and 158

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
Fire Department

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

November 29, 1999

RECEIVED JAN 06 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 OCTOBER 25, 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:

130, 131, 133, 134, 135, 137, 140, 142, 143, 144, 148,
149, 150, 151, 152,

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: October 24, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of October 16, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
149	8522 Leefield Road
150	10120 Charington Road
151	10504 Pot Spring Road
152	2205 Wiltonwood Road
153	1126 Plover Drive
154	3514 Autumn Drive
155	1 Yorkship Square
158	7 Sutherland Court
159	9544 Belair Road

11/19
Sun

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
Handwritten notes: 10/8/00 AV, 10/18/00, 11/28/00, 10/29/00

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: *Mark A. Cunningham*

Section Chief: *Jeffrey W. Long*

AFK/JL:MAC

01-114 &
01-131 no files
ever sent to this office.
Checked computer, calendar & notes



**Maryland Department of Transportation
State Highway Administration**

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

Date: 10.16.00

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

RE: Baltimore County
Item No. 152 JJS

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,

Kr 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

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

JAY BROWN

15 GREENSPRING VALLEY ROAD

RAFA RIVERO

OWENS MILLS MO. 21117



R.C. 5

R.C. 5

R.C. 2

00-152-A

R. C. 5

NW, 11-G

ROAD

284.25'

212.50'

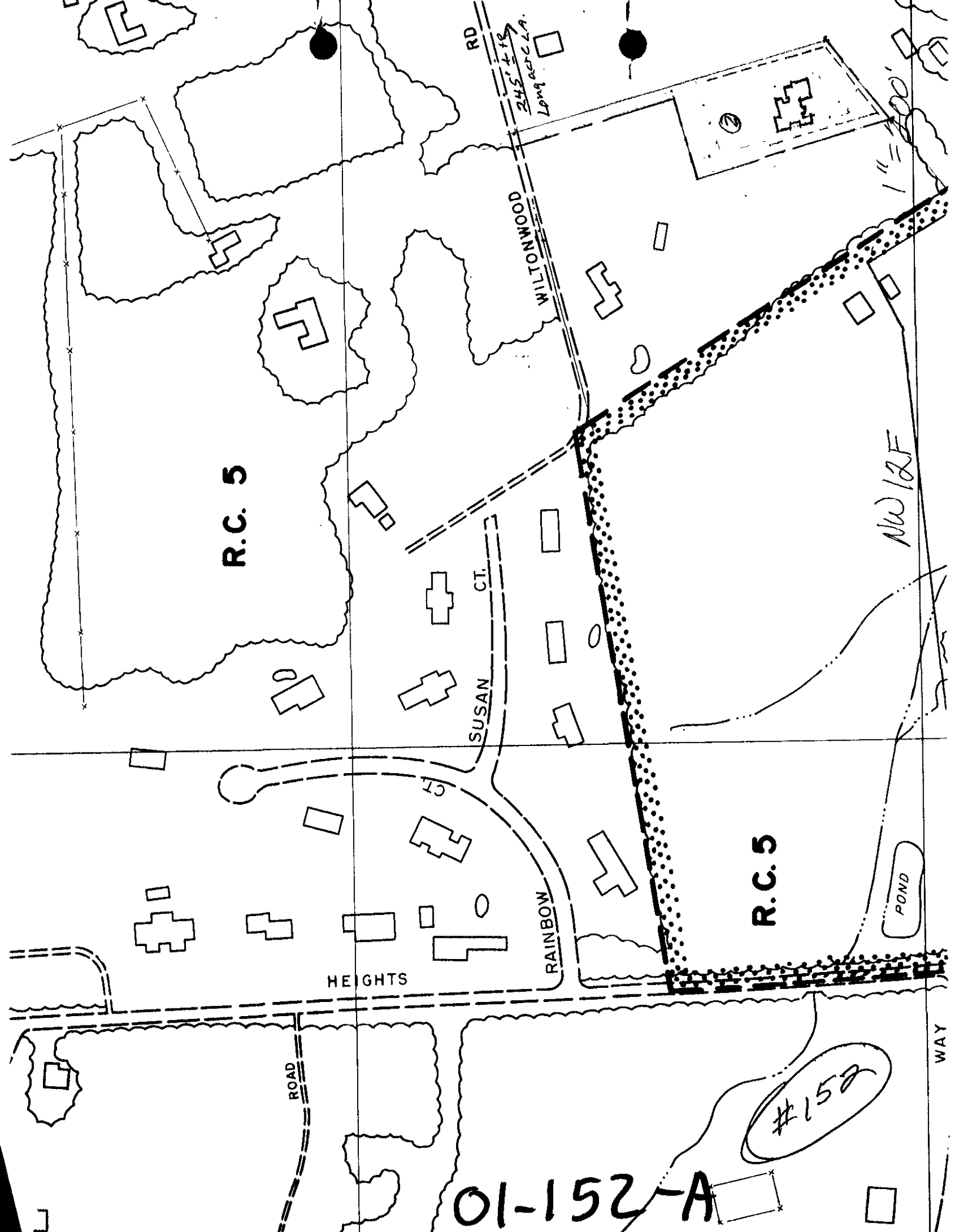
173.99

FOR

ROAD

0,500

DR1



Plat to accompany Petition for Zoning ☐

☒ Variance

☐ Special Hearing

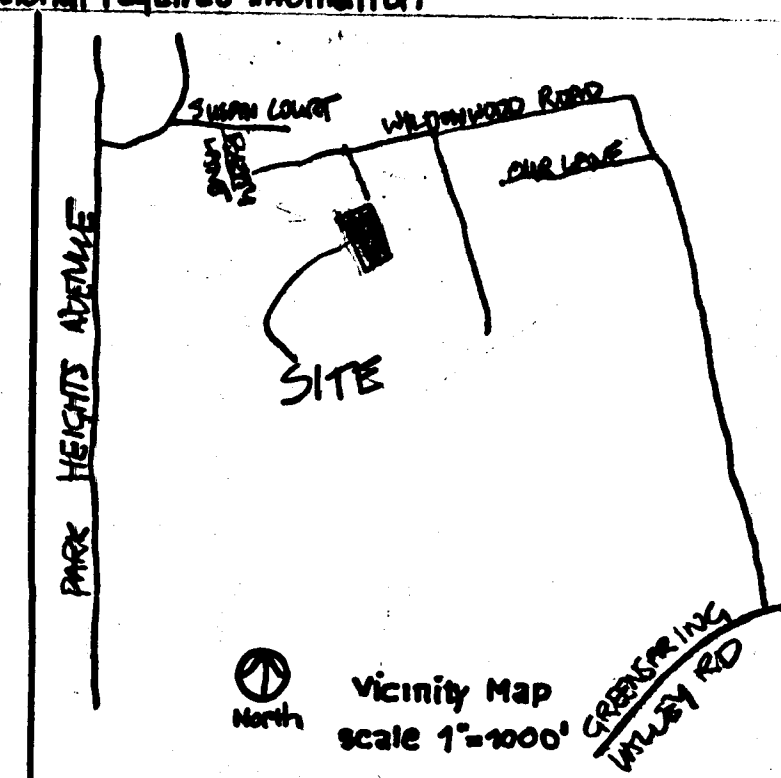
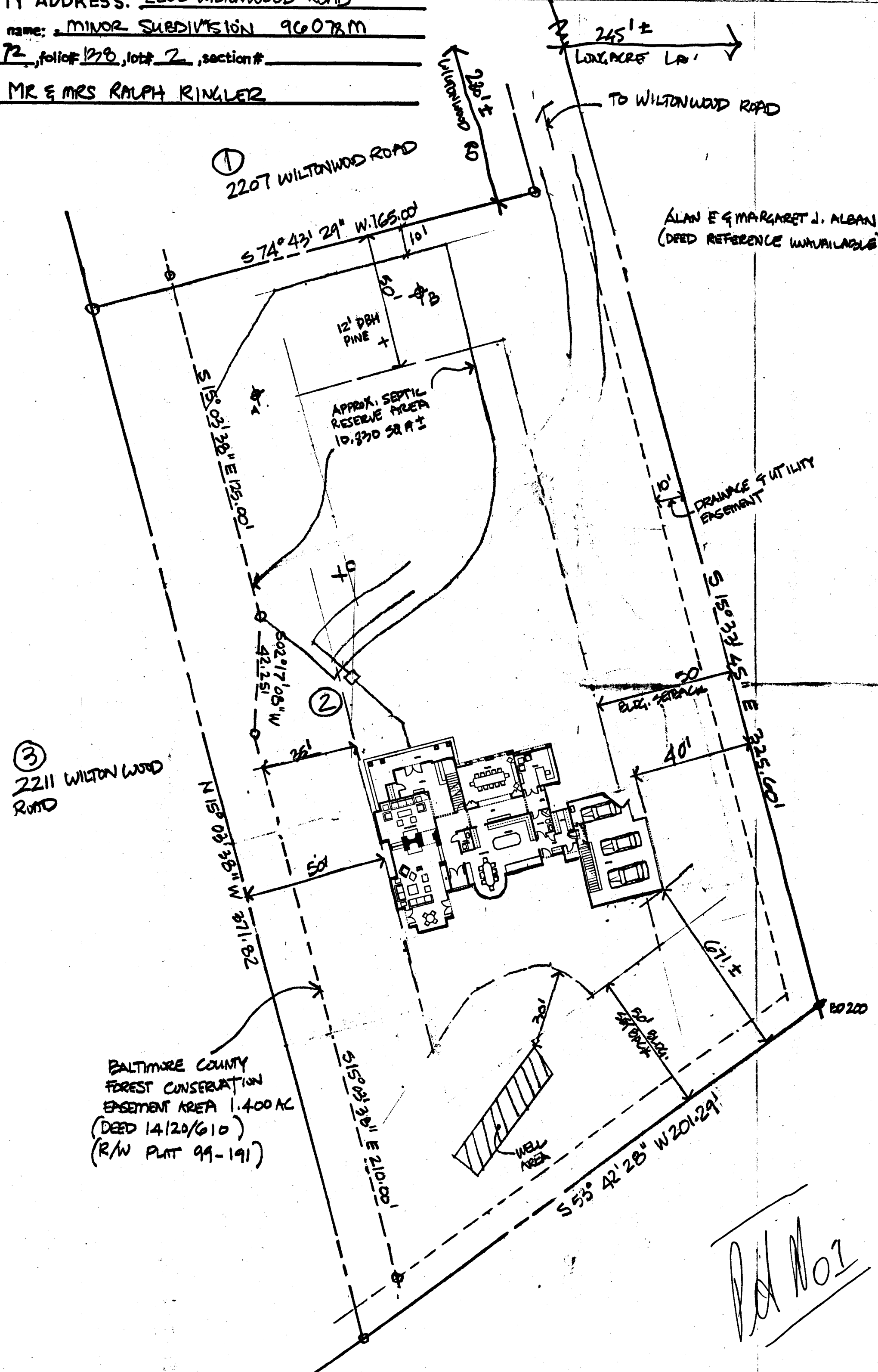
PROPERTY ADDRESS: 2205 WILTONWOOD ROAD

Subdivision name: MINOR SUBDIVISION 96078M

plat book # 12, folio # 128, lot # 2, section #

OWNER: MR & MRS RALPH RINGLER

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



96-078-M

LOCATION INFORMATION

Councilmanic District: 3RD

Election District: 3RD

1"-200' scale map: NW 12F

Zoning: R.C. 5

Lot size: 1.566 acreage 68224 ± square feet

SEWER: ☐ public ☐ private
WATER: ☐ public ☐ private

Chesapeake Bay Critical Area: ☐ YES ☒ NO

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:

152

North
date: 9/25/00
prepared by: TA

01-152-A