IN THE MATTER OF THE APPLICATION OF ELIZABETH HARDIMAN AND ERIK GINSBERG – LEGAL OWNERS FOR VARIANCES ON PROPERTY LOCATED ON THE N/S MAYWOOD AVE, 40' N OF C/L CLINTON STREET (1500 MAYWOOD AVENUE) 9TH ELECTION DISTRICT 4TH COUNCILMANIC DISTRICT	* * * * * * * *	BEFORE THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY CASE NO. 01-210-A

* * * * * * * * * * *

ORDER OF DISMISSAL

This matter comes to the Board of Appeals by way of an appeal filed by Erik Ginsberg and Elizabeth Hardiman, Petitioners, from a decision of the Deputy Zoning Commissioner dated February 14, 2001in which the subject Petition for Variance was denied.

WHEREAS, the Board is in receipt of a letter of withdrawal of appeal filed July 2, 2001 by Erik Ginsberg and Elizabeth Hardiman, Appellants /Petitioners (a copy of which is attached hereto and made a part hereof); and

WHEREAS, said Appellants request that the appeal taken in this matter be withdrawn and dismissed as of July 2, 2001,

IT IS ORDERED this 25th day of July, 2001 by the County Board of Appeals of Baltimore County that the appeal taken in Case No. 01-210-A be and the same is hereby **DISMISSED.**

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Lawrence S. Wescott, Chairman

Lawrence M. Stahl

C. Lynn Barranger

IN RE: PETITION FOR VARIANCE N/S Maywood Avenue, 40' N centerline of Clinton Street 9th Election District 4th Councilmanic District (1500 Maywood Avenue) Erik Ginsberg and Elizabeth Hardiman Petitioners	* * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 01-210-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, Erik Ginsberg and Elizabeth Hardiman. The variance request is for property they own at 1500 Maywood Avenue. The property is zoned DR 2. Their request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing side yard of 8 ft. in lieu of the required 15 ft. and a sum of the side yards of 26 ft. in lieu of the required 40 ft. Their requested variance involves an addition that they wish to construct to their existing home.

Appearing at the hearing on behalf of the variance request were Elizabeth Hardiman, owner of the property, James Macko and Tom Spies, both appearing on behalf of the Petitioners. Appearing in opposition to the Petitioners' request was Ms. Gael MacNamara, a nearby resident. Appearing as an interested party was Peggy Squiteri with the Ruxton/Riderwood/Lake Roland Area Improvement Association.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of approximately ½ acre and is zoned DR 2. The subject property is improved with an existing dwelling wherein the Petitioner and her family reside. Because of the growing needs of her family, the Petitioner has requested permission to construct an addition on the east

ORDER RECEIVED FOR FILING
Date 2/4/01
By

side of their home as shown on the site plan submitted into evidence. In order to proceed with the addition, the variance requests are necessary.

The Petitioners originally filed the variance request by way of the administrative process. However, a hearing was requested by the Ruxton/Riderwood/Land Roland Area Improvement Association. The matter was set in for a public hearing before me.

Appearing in opposition to the Petitioners' request was Ms. Gael MacNamara who resides across the street from the subject property. Ms. MacNamara is vehemently opposed to the construction of an addition on the Petitioners' home. She believes the addition is too large and will eliminate the view that she has from her own property. Furthermore, she is very much concerned over the loss of open space within her neighborhood. She also believes that the addition, taken in conjunction with the existing home, will result in too large a structure on this lot. She asked that the Petitioners redesign their plans so as to preserve more open space on the lot and not obstruct the view that she has from her home.

It should be noted that the Petitioners have done an excellent job in designing an addition to their home which is very attractive and works well with the existing architecture of the residence. However, the manner in which the Petitioners have sited the addition on their property causes me concern. I believe the Petitioners could redesign this addition, which would result in a lesser impact to Ms. MacNamara, the Protestant herein, and would require a lesser variance to be needed. As shown on the site plan, there is a large rear yard to this property whereupon some, if not all, of these improvements could be located. This would help to preserve and protect the open space and the open view of this property.

ORDER RECEIVED FOR FILING
Date 2/14/01
By

Therefore, having considered all of the testimony, both from the Petitioners, as well as from the Protestant, I find that the variances requested to allow the addition to be constructed as shown on the site plan submitted into evidence, be and is hereby denied.

THEREFORE, IT IS ORDERED this 14th day of February, 2001, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing side yard of 8 ft. in lieu of the required 15 ft. and a sum of the side yards of 26 ft. in lieu of the required 40 ft., be and is hereby DENIED.

IT IS FURTHER ORDERED that any appeal of this decision must be made within thirty (30) days of the date of this Order.

Timothy Kotroco

TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

Date 2/14/01
By

Baltimore County
Department of Permits and
Development Management

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

March 13, 2001

Miss Gael Macnamara
1501 Maywood Avenue
Towson MD 21204

Dear Ms. Macnamara :

RE: Case No. 01-210-A, 1500 Maywood Avenue

Please be advised that an appeal of the above-referenced case was filed in this office on March 13, 2001 by Erik Ginsberg. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to call the Board at 410-887-3180.

Sincerely,

Arnold Jablon GDZ
Director

AJ: gdz

c: Erik Ginsberg & Elizabeth Hardiman, 1500 Maywood Avenue, Towson 21204
James Macko, 2422 Briarwood, Baltimore 21209
Tom Spies, 1408 Maywood Avenue, Towson 21204
Peggy Squitieri, RRLRAIA, P O Box 204, Riderwood 21139
People's Counsel

Printed with Soybean Ink
on Recycled Paper

Erik A. Ginsberg
1500 Maywood Avenue
Baltimore, Maryland 21204
Telephone: 410-769-8087
Facsimile: 410-769-9629
E-Mail: EGinsberg1@aol.com

March 13, 2001

Zoning Review
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Case No. 01-210-A

Dear Zoning Review:

We wish to appeal the decision by the Deputy Zoning Commissioner in Case No. 01-210-A decided on February 14, 2001. Our check for $210 payable to Baltimore County is enclosed.

Sincerely,

Erik Ginsberg and Elizabeth Hardiman (Petitioners)

7/27/01
WDR

County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

RECEIVED
01-2568
JUL 27 2001
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

July 25, 2001

Erik Ginsberg and
Elizabeth Hardiman
1500 Maywood Avenue
Towson, MD 21204

RE: *In the Matter of: Elizabeth Hardiman & Erik Ginsberg*
-Legal Owners Case No. 01-210-A / Order of Dismissal

Dear Mr. Ginsberg and Ms. Hardiman:

Enclosed please find a copy of the Order of Dismissal issued this date by the Board of Appeals of Baltimore County in the subject matter.

Very truly yours,

Charlotte E. Radcliffe for
Kathleen C. Bianco
Administrator

Enclosure

c: James Macko
Tom Spies
Peggy Squitieri /RRLRAI
Gail MacNamara
People's Counsel for Baltimore County
Pat Keller, Planning Director
Lawrence E. Schmidt, Zoning Commissioner
Arnold Jablon, Director /PDM

Printed with Soybean Ink
on Recycled Paper

Baltimore County
Zoning Commissioner

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

February 15 ,2001

Ms. Elizabeth Hardiman
Mr. Erik Ginsberg
1500 Maywood Avenue
Ruxton, Maryland 21204

Re: Petition for Variance
Case No. 01-210-A
Property: 1500 Maywood Avenue

Dear Ms. Hardiman & Mr. Ginsberg:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been denied in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Timothy Kotroco

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Copies to:

Mr. James Macko
2422 Briarwood Road
Baltimore, MD 21209

Mr. Tom Spies
1408 Maywood Avenue
Ruxton, MD 21204

Ms. Gael MacNamara
1501 Maywood Avenue
Ruxton, MD 21204

Ms. Peggy Squitieri
c/o RBLRAIA
P. O. Box 204
Riderwood, MD 21139

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1500 MAYWOOD AVENUE

which is presently zoned DR2

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) 1B02.3.C.1.BCZR; TO PERMIT AN EXISTING SIDEYARD of 8ft. IN LIEU of THE REQUIRED 15ft. AND A SUM OF SIDE YARDS of 26ft. IN LIEU OF THE REQUIRED 40ft. FOR A PROPOSED 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

Legal Owner(s):

ERIK GINSBERG
Name - Type or Print

Signature

ELIZABETH HARDIMAN
Name - Type or Print

Elizabeth Hardiman
Signature

1500 MAYWOOD AVENUE 410-769-8087
Address Telephone No.

BALTIMORE MD 21204
City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Representative to be Contacted:

SAME
Name

Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 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. 01-210 A

Reviewed By SCM **Date** 11.20.00

Estimated Posting Date 12.3.00

REV 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 1500 MAYWOOD AVENUE
Address

BALTIMORE MD 21204
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 current structure located at 1500 Maywood Avenue was built in 1903. At that time there were no zoning regulations mandating that this structure maintain any particular distance from the property line. The structure was erected at a distance of 8 feet from the property line on one side and over 50 feet on the other side. At this time, we are requesting that special consideration be made to allow us to build a 2-car garage attached to the house by a family room, neither of which we currently have. This new addition will continue to maintain over 15 feet from our property line. However due to the placement of the house almost 100 years ago, we will not be able to maintain a combined distance of 40 feet from the property line. (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

ERIK GINSBERG
Name - Type or Print

Elizabeth Hardiman
Signature

ELIZABETH HARDIMAN
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10 day of November, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Erik Ginsberg & Elizabeth Hardiman

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

11-10-00
Date

Shawn D. Hyson
Notary Public

Shawn D. Hyson, Notary Public
Anne Arundel County
State of Maryland
~~My Commission Expires July 10, 2002~~

My Commission Expires _____

RZV 09/15/98

In addition to the fact that the current structure was placed in the location where it resides almost 100 years ago, we have the practical difficulty of where to locate a garage and family room. Our family has grown from two adults to two adults and two children over the last several years and we hope to expand that further. In our current structure, we have no "family" room for the children to play inside. Given that the house is almost 100, the rooms tend to be smaller in size and not practical for today's growing families. It seemed natural to have the garage attached to the current building via this family space for security purposes. Looking at the current structure and property there is no other logical place to attach a garage to the house and given the unusual "L" shape of the property, by attaching the garage where we have suggested, we would be able to have a wonderful backyard for our children that is more protected from the street than we currently have.

ZONING DESCRIPTION FOR 1500 Maywood Avenue

Beginning at a point on the NORTH side of MAYWOOD AVENUE which is 40 feet wide at the distance of 40 feet of the centerline of the nearest improved intersecting street CLINTON STREET which is 30 feet wide. Being PARTIAL LOT #7, LOT #8 and LOT #9 in the subdivision of RUXTON HEIGHTS as recorded in Baltimore County Plat Book #1, Folio #64 and PARTIAL LOT #8 in the subdivision of OLD ORCHARDS as recorded in Baltimore County Plat Book #10, Folio # 123 containing a total of 20,580 square feet. Also known as 1500 MAYWOOD AVENUE and located in the 9th Election District, 4th Councilmanic District.

210

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: #01-210-A
1500 Maywood Avenue
N/S Maywood Ave., 40' N of centerline Clinton Street
9th Election District
4th Councilmanic District
Legal Owner(s): Elizabeth Hardiman & Erik Ginsberg
Administrative Variance: to permit an existing side yard setback of 8-feet in lieu of the required 15-feet and a sum of side yards of 26-feet in lieu of the required 40-feet for a proposed addition.
Hearing: Tuesday, January 23, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley 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.
J/1/004 Jan. 4 C442459

CERTIFICATE OF PUBLICATION

TOWSON, MD, 1/4, 2001

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 1/4, 2001.

THE JEFFERSONIAN,
S. Wilkinson
LEGAL ADVERTISING

APPEAL SIGN POSTING REQUEST

[redacted]

ERIK GINSBERG AND ELIZABETH HARDIMAN

N/S Maywood Avenue, 40' N c/l of Clinton Street
(1500 Maywood Avenue)

9th Election District — Appealed 3/13/01

Attachment – (Site Plan - Petitioner's Exhibit No. 1)

**********COMPLETE AND RETURN BELOW INFORMATION**********

CERTIFICATE OF POSTING

TO: Baltimore County Board of Appeals
400 Washington Avenue, Room 49
Towson, Maryland 21204

Attention: Charlotte Radcliffe
Appeals Clerk

RE: Case No. 01-210-A
Petitioner/Developer:
GINSBERG / HARDIMAN

This is to certify that the necessary appeal sign(s) was posted conspicuously on

property located at 1500 MAYWOOD RD.

The sign(s) was posted on 4/5/01, 2001.

By [signature]
(Signature of Sign Poster)
GARY C. FREUND
(Printed Name)

ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01-210 -A Address 1500 Maywood Ave.

Contact Person: J. Merenz Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11.20.00 **Posting Date:** 12.3.00 **Closing Date:** 12.18.00

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 01-210 -A Address 1500 Maywood Ave.

Petitioner's Name _____ Telephone _____

Posting Date: 12.3.00 **Closing Date:** 12.18.00

Wording for Sign: A VARIANCE To Permit AN EXISTING 8ft. SIDEYARD IN LIEU of The REQUIRED 15ft. AND A SUM of SIDEYARDS of 26ft. IN LIEU of THE REQUIRED 40ft. for A PROPOSED ADDITION.

APPEAL SIGN POSTING REQUEST

CASE NO. 01-210-A

ERIK GINSBERG AND ELIZABETH HARDIMAN

N/S Maywood Avenue, 40' N c/l of Clinton Street
(1500 Maywood Avenue)

9th Election District

Appealed 3/13/01

Attachment – (Site Plan - Petitioner's Exhibit No. 1)

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: 210

Petitioner: ERIK GINSBERG

Address or Location: 1500 Maywood Ave. Balto. Md. 21204

PLEASE FORWARD ADVERTISING BILL TO:

Name: ERIK GINSBERG

Address: 1500 MAYWOOD AVENUE
BALTIMORE, MD 21204

Telephone Number: 410-769-8087

Revised 2/20/98 - SCJ

CERTIFICATE OF POSTING

CHALLENGE
ADMIN

Fine
1/23

RE: Case No.: 01-210-A

Petitioner/Developer: O'KEEFE, ETAL

Date of Hearing/Closing: 1/23/01

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 #1500 MAYWOOD RD.

The sign(s) were posted on 1/2/01
(Month, Day, Year)

Sincerely,

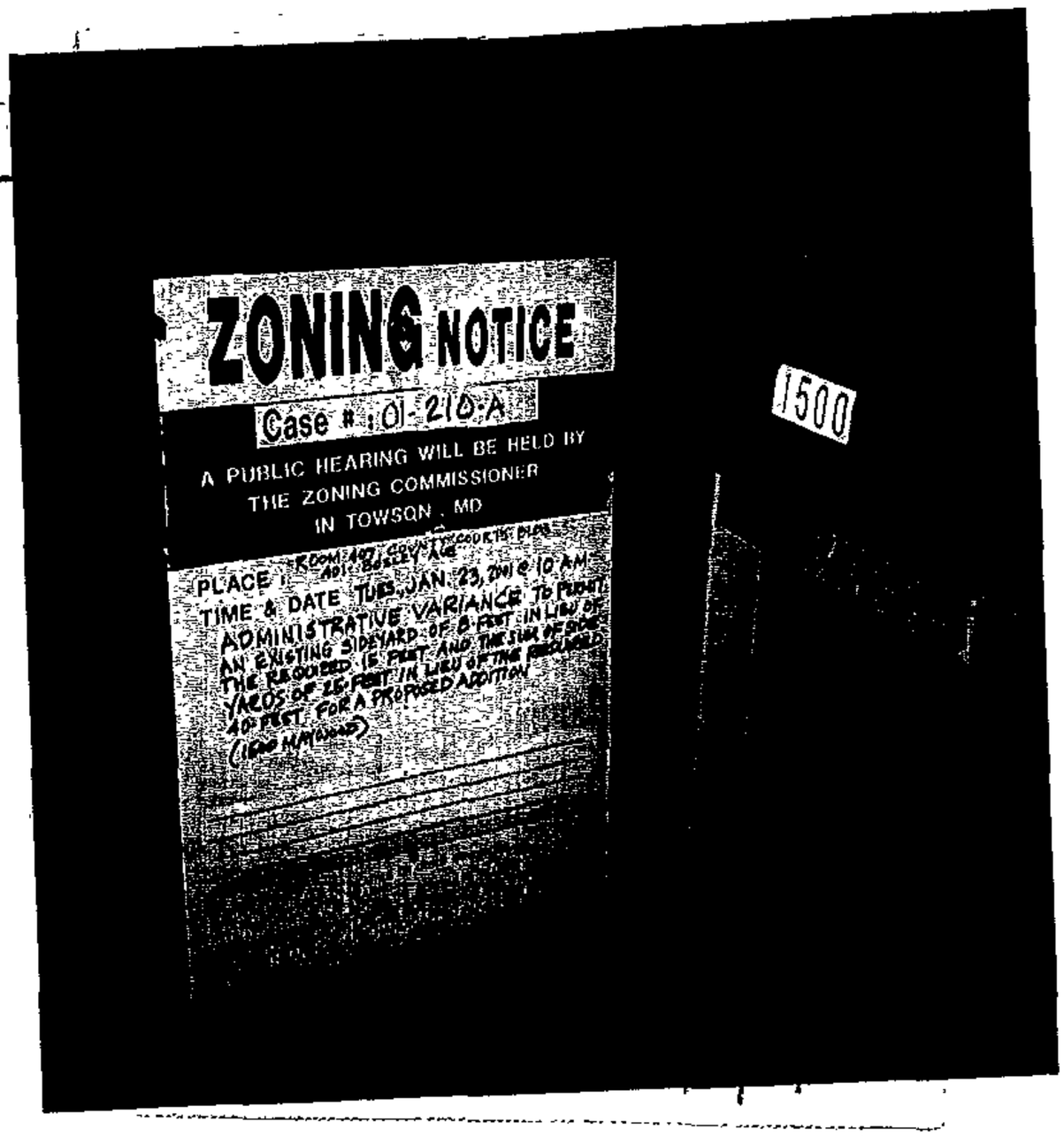
Patrick M. O'Keefe 1/10/01
(Signature of Sign Poster and Date)

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)



BALTIMORE COUNTY, MAP AND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 9310

DATE 3-13-01 ACCOUNT 001-006-6150

AMOUNT $ 210.00

RECEIVED FROM: ERIK A GINSBERG

FOR: APPEAL PETITION FOR VARIANCE 01-210-A
ERIK GINSBERG + ELIZABETH HARDIMAN
1500 MAYWOOD AVENUE

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PAYMENT ACTUAL TIME
3/14/2001 3/13/2001 11:25:16
REG W005 CASHIER MSTE MES DRAWER 5
>>RECEIPT # 203321 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 093108
Recpt Tot 210.00
210.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MAI AND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 9017

DATE 1-09-01 ACCOUNT R-001-6150

AMOUNT $ 40.00

RECEIVED FROM: Peggy Squitieri "Ruxton Riderwood Lake Roland Area Improvement Assoc.

FOR: Filing for a hearing
01-210-A 1500 Maywood Avenue

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PAYMENT ACTUAL TIME
1/09/2001 1/09/2001 09:23:36
REG W006 CASHIER KMCM KAM DRAWER 4
Dept 5 528 ZONING VERIFICATION
Receipt # 024258 OFLN
CR NO. 090177
Recpt Tot 40.00
40.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

210

BALTIMORE COUNTY, MAR AND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 9677

DATE 11. 20. 00 ACCOUNT R001-6150

AMOUNT $ 50.00

RECEIVED FROM: L. Finsterbach 1500 Maywood Ave.

(010) Ad. Var.

FOR:

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

J Cary

PAID RECEIPT
PAYMENT ACTUAL TIME
11/20/2000 11/20/2000 10:27:50
REG V001 CASHIER JRIC JRK DRAWER 1
Dept 5 528 ZONING VERIFICATION
Receipt # 021859 OCUR
CK NO. 086772
Recept tot 50.00
50.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ADMIN.

RE: Case No.: 01-210-A

Petitioner/Developer: O'KEEFE, ETAL

Date of Hearing/Closing: 12/18/00

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Post-It™ brand fax transmittal memo 7671	# of pages ▸ 5
To BETTY / ROBIN	From P.M. O'KEEFE
Co. ZONING COMM	Co.
Dept.	Phone # 512-4621
Fax # 410-887-3468	Fax #

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 # 1500 MAYWOOD AVE.

The sign(s) were posted on 12/2/00
(Month, Day, Year)

Sincerely,

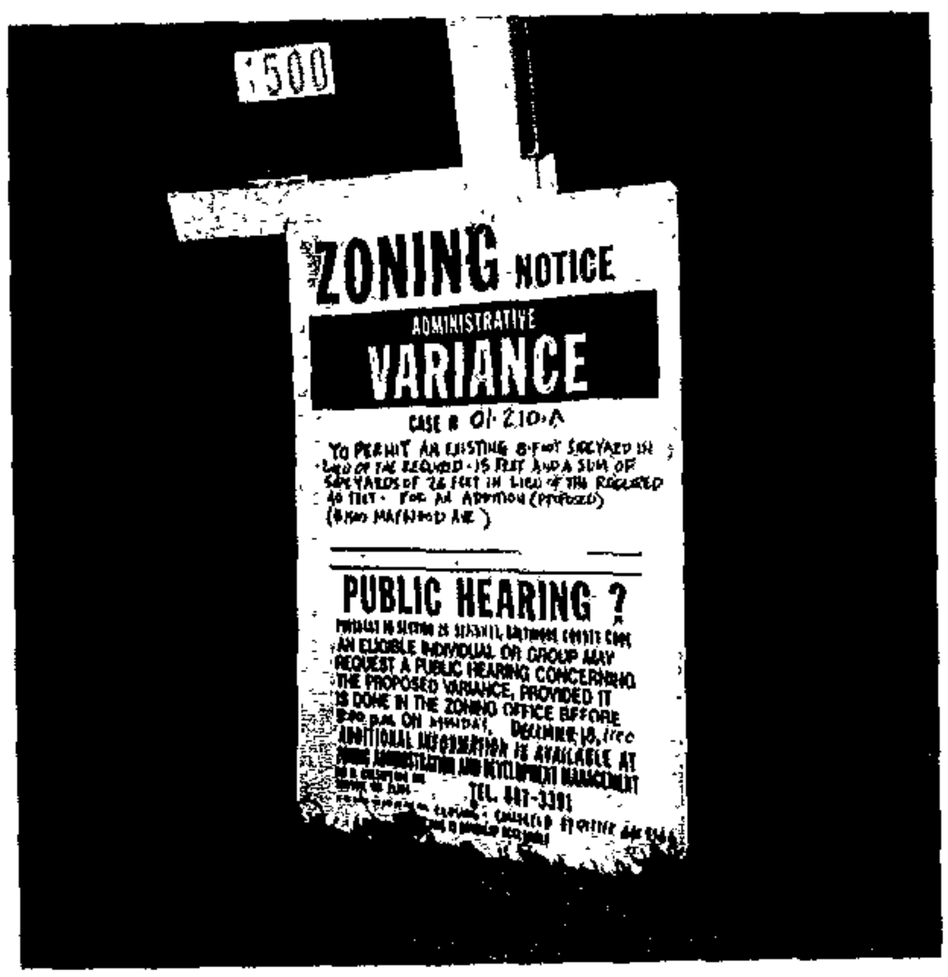
Patrick M. O'Keefe 12/5/00
(Signature of Sign Poster and Date)

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)



01-210-A
#1500 - MAYWOOD AVE.
CL-12/18/00

Baltimore County
Department of Permits and
Development Management

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

December 15, 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: 01-210-A
1500 Maywood Avenue
N/S Maywood Avenue, 40' N of centerline Clinton Street
9th Election District – 4th Councilmanic District
Legal Owners: Elizabeth Hardiman & Erik Ginsberg

Administrative Variance to permit an existing side yard setback of 8-feet in lieu of the required 15-feet and a sum of side yards of 26-feet in lieu of the required 40-feet for a proposed addition.

HEARING: Tuesday, January 23, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

GDZ

Arnold Jablon
Director

C: Elizabeth Hardiman & Erik Ginsberg, 1500 Maywood Avenue, Baltimore 21204

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JANUARY 5, 2001.**
(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.

Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
Thursday, January 4, 2001 Issue – Jeffersonian

Please forward billing to:
Erik Ginsberg
1500 Maywood Avenue
Baltimore, MD 21204

410 769-8087

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: 01-210-A
1500 Maywood Avenue
N/S Maywood Avenue, 40' N of centerline Clinton Street
9th Election District – 4th Councilmanic District
Legal Owners: Elizabeth Hardiman & Erik Ginsberg

Administrative Variance to permit an existing side yard setback of 8-feet in lieu of the required 15-feet and a sum of side yards of 26-feet in lieu of the required 40-feet for a proposed addition.

HEARING: Tuesday, January 23, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Lawrence E. Schmidt

GD 2

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

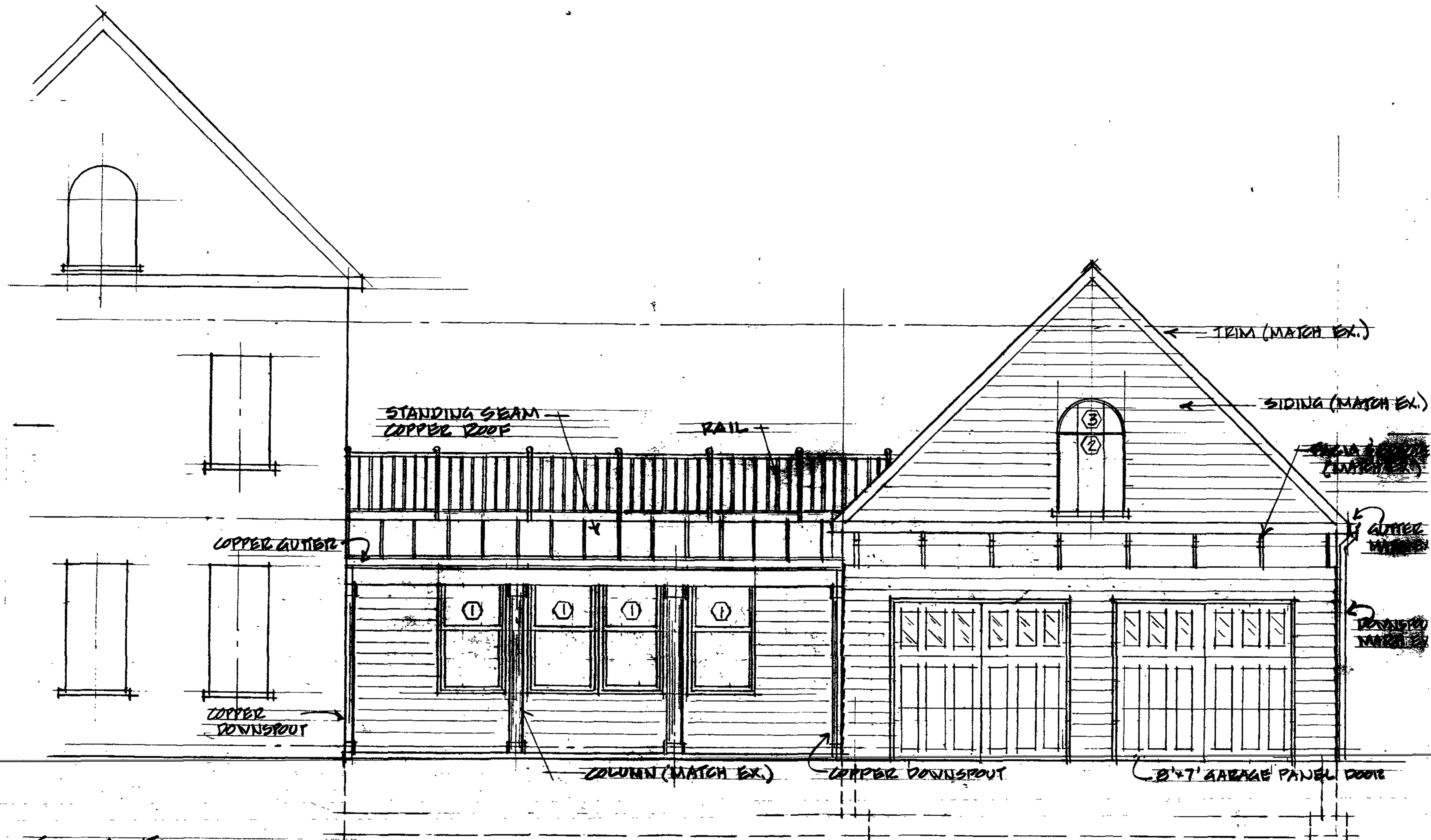
NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Pet Ex 4

SOUTH ELEVATION

1/8" = 1'-0"

HARDIMAN/GINSBERG

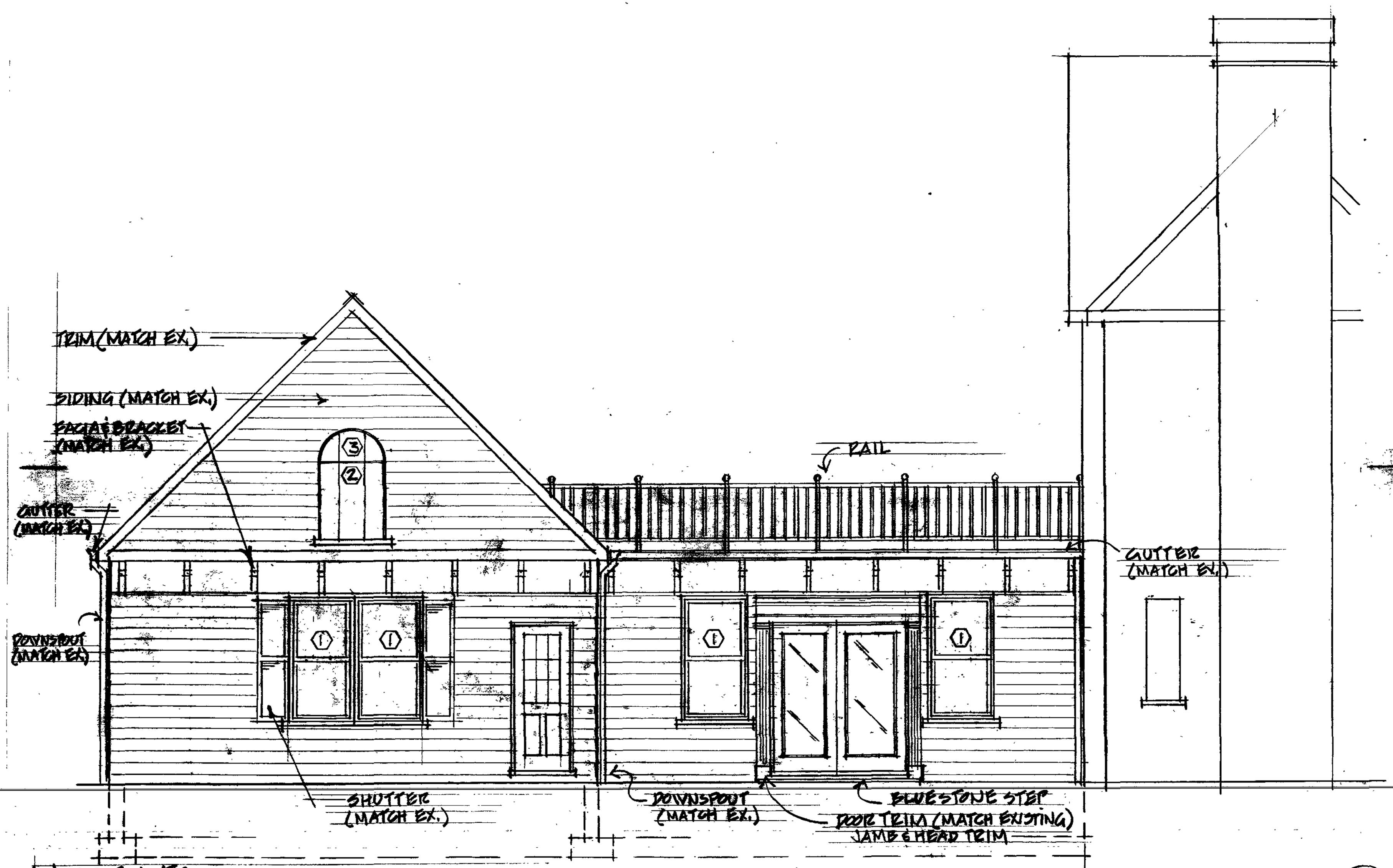


SOUTH ELEVATION

HARDIMAN/GINSBERG

10.15.00 11.7.00

4



NORTH ELEVATION

HARDIMAN/GINSBERG
10.15.00 11.7.00

6

Baltimore County
Department of Permits and
Development Management

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

January 19, 2001

Elizabeth & Erik Ginsberg
1500 Maywood Avenue
Baltimore MD 21204

Dear Mr. & Mrs. Ginsberg:

RE: Case Number: 01-210-A, 1500 Maywood Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 20, 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 6, 2000

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 01-210 & 221**

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

Baltimore County
Fire Department

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

November 30, 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 November 27, 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:

204, 205, 206, 207, and 210

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

cc: File

Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: December 4, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For December 4, 2000
Item Nos. 204, 206, 207, 208, & 210

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

RWB:HJO:jrb

cc: File

Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 11·27·00

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

RE: Baltimore County
Item No. 210 (JCM)

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,

L. J. Gredlein

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley AL/RBS

DATE: December 5, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of November 27, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
204	11809 Meylston Drive
205	9534 Cross Road
206	8816 Howard Forest Lane
207	8818 Howard Forest Lane
208	6824 & 6826 Dogwood Road
210	1500 Maywood Avenue

APPEAL

Petition for Administrative Variance
1500 Maywood Avenue
N/S Maywood Avenue, 40' N of centerline Clinton Street
9th Election District – 4th Councilmanic District
Elizabeth Hardiman & Erik Ginsberg - Legal Owner
Case No.: 01-210-A

✓ Petition for Administrative Variance (filed 11/20/00)

✓ Zoning Description of Property

✓ Notice of Zoning Hearing (dated 12/15/00)

✓ Certification of Publication (The Jeffersonian issue 1/4/01)

✓ Certificate of Posting (12/2/00 posted Patrick M. O'Keefe)
✓ Certificate of Posting (1/2/01 posted Patrick M. O'Keefe)

Entry of Appearance by People's Counsel (not in file)

✓ Petitioner(s) Sign-In Sheet

✓ Protestant(s) Sign-In Sheet

✓ Interested Party/Citizen(s) Sign-In Sheet

✓ Zoning Advisory Committee Comments

Petitioners' Exhibits:
- ✓ 1. Site Plan
- ✓ 2A. Photographs
- ✓ 2B. Photographs
- ✓ 2C. Photographs
- ✓ 3A. Letter to To whom it may concern from R Carl & Tracey Pohlhaus (dated 11/10/00)
- ✓ 3B. Letter to To whom it may concern from Nancy Hamilton & Thomas Spies (dated 11/10/00)
  11/10/00)
- ✓ 4. North & South Elevation of house

Protestants' Exhibits:
- ✓ 1. Photographs (4 pictures)
- ✓ 2. Photographs (4 pictures)
- ✓ 3. Photographs (2 pictures)

Miscellaneous (Not Marked as Exhibits):
- ❖ Photographs (4 pictures)
- REQUEST FOR HEARING ❖ Letter to Arnold Jablon From Peggy Squitieri (dated 12/13/00)

✓ Deputy Zoning Commissioner's Order (2/14/01 - Denied)

✓ Notice of Appeal received on 3/13/01 from Erik Ginsberg

c: ✳ Erik Ginsberg & Elizabeth Hardiman, 1500 Maywood Ave., Towson, MD 21204
James Macko, 2422 Briarwood, Balto., MD 21209
Tom Spies, 1408 Maywood Ave., Towson, MD 21204
Peggy Squitieri, RRLRAI, P.O. Box 204, Riderwood, MD 21139
Gael Macnamara, 1501 Maywood Ave., Towson, MD 21204
People's Counsel for Baltimore County
Pat Keller, Director of Planning
Lawrence E. Schmidt, Zoning Commissioner
Arnold Jablon, Director of PDM

RECEIVED
COUNTY BOARD OF APPEALS
01 MAR 14 AM 10: 57

✓ E

Case No. 01-210-A

VAR –Setbacks /addition

2/14/01 – DZC Decision in which requested variances were DENIED.

7/02/01-- Letter submitted by Erik Ginsberg and Elizabeth Hardiman, Appellants /Petitioners, withdrawing appeal filed in this case. Order of Dismissal to be issued.

BALTIMORE COUNTY, MARYLAND
Board of Appeals of Baltimore County
FAX COVER SHEET

DATE: May 25, 2001

TO:	Mary Jo /Long & Foster	***FAX***	: 410-583-0222
		TELEPHONE	:
FROM:	Kathi Bianco	***TELEPHONE:***	410-887-3180
		FAX	: 410-887-3182

RE: Requested Information – Case No. 01-210-A
In the Matter of: Elizabeth Hardiman & Erik Ginsberg

Pursuant to our telephone conversation, I'm forwarding to you a reduced copy of the plan which accompanied the Petition for Variance as well as a copy of the Deputy Zoning Commissioner's Order in the subject matter.

Should you have any further questions, please call me at the above number (our offices will reopen on Tuesday, May 29th).

Number of pages including this page: Five (5)

Original copy to follow : Yes ____ No _X_

Arnold Jablon - Request for Hearing

From: "Peggy Squitieri" <ruxrider@bcpl.net>
To: "Arnold Jablon" <ajablon@co.ba.md.us>
Date: 12/13/00 1:12 PM
Subject: Request for Hearing
CC: "Barry office Truax" <BarryT@GKVMAIL.GKV.com>, "Sarah Lord" <fennofarm@erols.com>

Dear Mr. Jablon,

Please let me know if you would prefer that this request be made in writing rather than via email. Would you please respond so I know this reached you before the 12/18/00 deadline.

RE: 01-210-A
1500 Maywood Avenue
Ruxton

The owners of the subject property have requested an administrative variance to permit the construction of a family room and garage addition. In response a request by several neighbors, our association is asking that a hearing be held before the zoning commissioner on this matter.

Peggy Squitieri
The Ruxton-Riderwood-Lake Roland Area
Improvement Association, Inc.
P. O. Box 204
Riderwood, MD 21139
Telephone/FAX 410-377-4700

BALTIMORE COUNTY, MARYLAND
Board of Appeals of Baltimore County
Interoffice Correspondence

DATE: December 21, 2001

TO: Arnold Jablon, Director
Permits & Development Management
Attn.: W. Carl Richard, Jr.

FROM: Theresa R. Shelton *trs*
Board of Appeals

SUBJECT: **CLOSED APPEAL CASE FILE(S)**

The following case(s) have been finalized and the Board of Appeals is closing the copy of the appeal case file(s) and returning the file that is attached herewith.

CASE NUMBER	NAME	LOCATION
01-210-A	Elizabeth Hardiman and Erik Ginsberg	1500 Maywood Avenue N/S Maywood Avenue, 40' N of C/L Clinton Street

Attachments: SUBJECT FILES ATTACHED

THE RUXTON - RIDERWOOD - LAKE ROLAND AREA
IMPROVEMENT ASSOCIATION, INC.
Box 204
Riderwood, Md. 21139

Mr. Jablon,

Enclosed is a check for $40 to cover the cost of filing for a hearing on:

01-210-A
1500 Maywood Ave

Sincerely
Peggy Squitieri

To: BOA 6/27/01 To George Handle 6/29/01

Erik A. Ginsberg
1500 Maywood Avenue
Baltimore, Maryland 21204
Telephone: 410-769-8087
Facsimile: 410-769-9629
E-Mail: EGinsberg1@aol.com

RECEIVED
01-2187
JUN 27 2001
DEPT. OF PERMITS AND DEVELOPMENT MANAGEMENT

June 22, 2001

Zoning Review
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Case No. 01-210-A

Dear Zoning Review:

This letter is to request that our appeal be removed from the Appeals Court docket as soon as possible. This appeal was for the decision by the Deputy Zoning Commissioner in Case No. 01-210-A decided on February 14, 2001.

Thank you.

Sincerely,

Erik Ginsberg and Elizabeth Hardiman (Petitioners)

RECEIVED
COUNTY BOARD OF APPEALS
01 JUL -2 AM 11: 26

App-2001 # 36

FILE#: 01-210-A
NAME: Ginsberg, Erik and Elizabeth Hardiman
STREET: Maywood Ave., N/s, 40' N c/l of Clinton Street
TYPE: VAR /permit existing side yard of 8' ilo 15'
DISTRICT: 9;4
DATE APPEALED: 3/13/2001
HRG. DATE:
ORDER DATE:
DECISION:
CLOSED:
UP:

WITHDRAWN - TO BE DISMISSED

Case # 01-210-A

PLEASE PRINT CLEARLY

Petitioner

~~BALTIMORE~~ COUNTY REPRESENTATIVES

SIGN-IN SHEET

NAME	ADDRESS
Elizabeth Hardiman	1500 Maywood Avenue, 21204
James Macko	2422 Briarwood 21209
TOM SPIES	1408 MAYWOOD AVE 21204

Case #01-210-A

Interested Party/CITIZEN

PLEASE PRINT CLEARLY

~~BALTIMORE COUNTY REPRESENTATIVES~~

SIGN-IN SHEET

NAME	ADDRESS
Peggy Squitieri	RRLRAIA
	P.O. Box 204
	Riderwood MD 21139

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
MISS GAEL MACNAMARA	1501 MAYWOOD AVE 21204

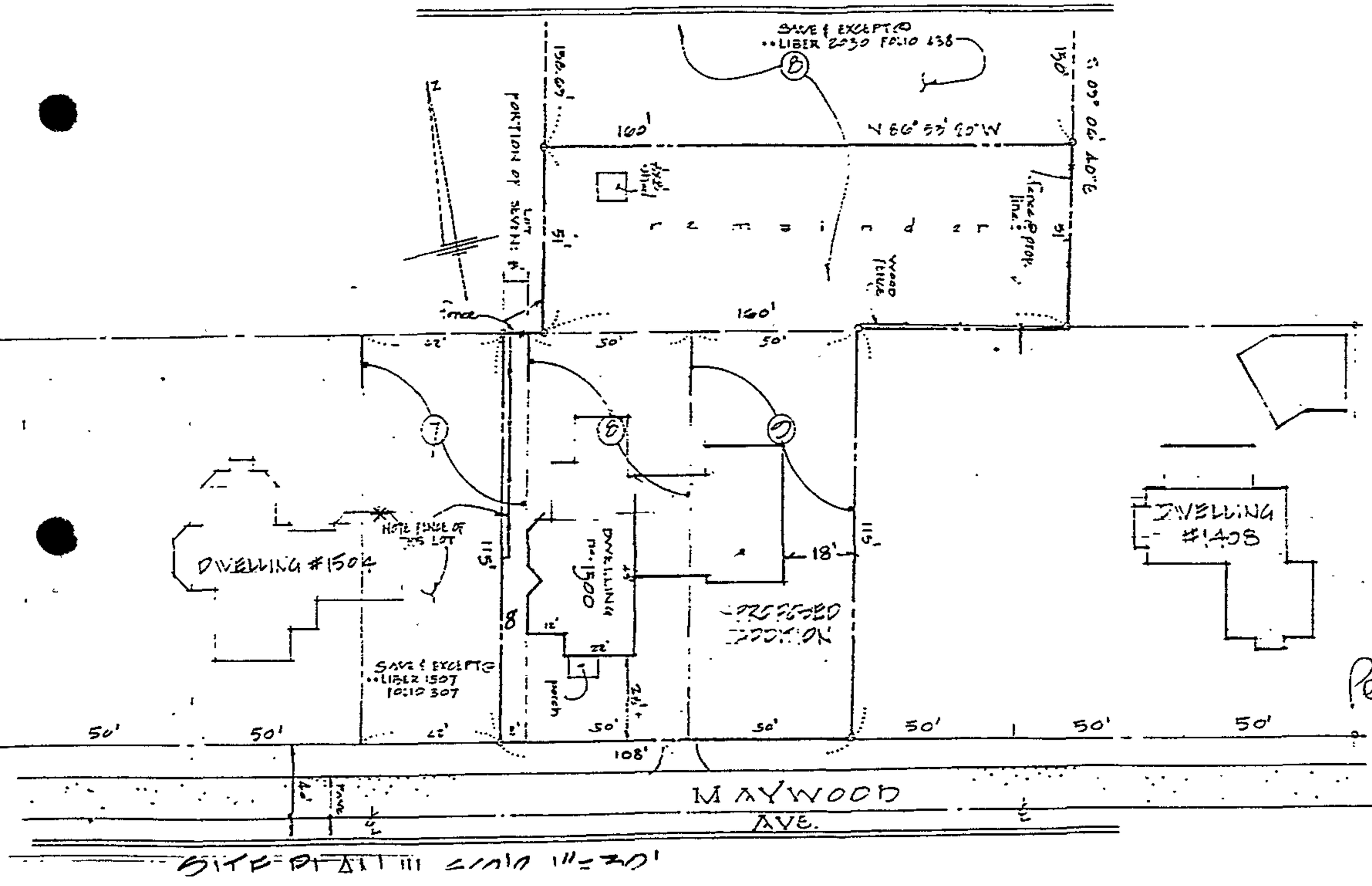
2646

PROPERTY ADDRESS: 1500 MAYWOOD AVENUE

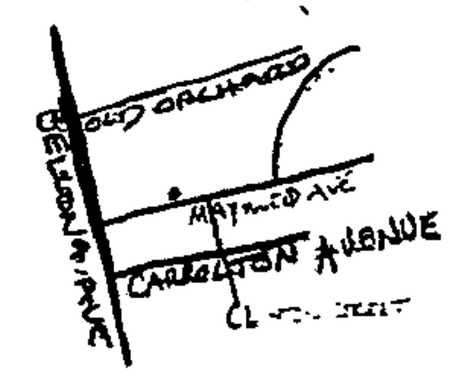
Subdivision name: BUXTON HEIGHTS & OLD ORCHARD

plat book# ___ folio# 64 lot# 553 section# ___

OWNER: [illegible]



SITE PLAN 1" = 20'



Vicinity Map
scale: [illegible]

LOCATION INFORMATION

Election District: 9

Councilmanic District: —

1"=200' scale map: C-5

Zoning: D.R. 2

Lot size: ___ acreage / 30,560 square feet

Petitioner #1

SEWER: ☒ ☐

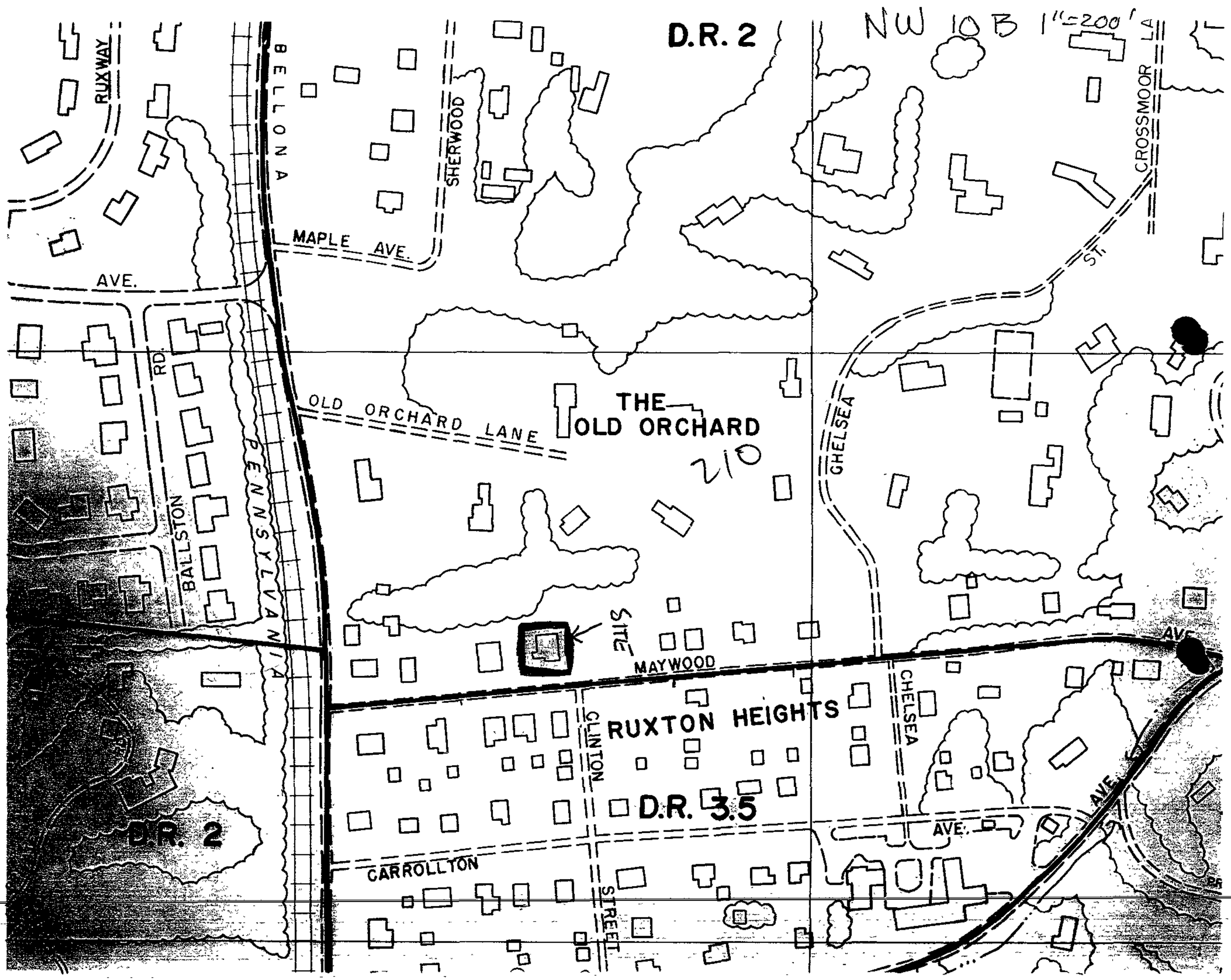
WATER: ☒ ☐

Chesapeake Bay Critical Area: ☐ ☒

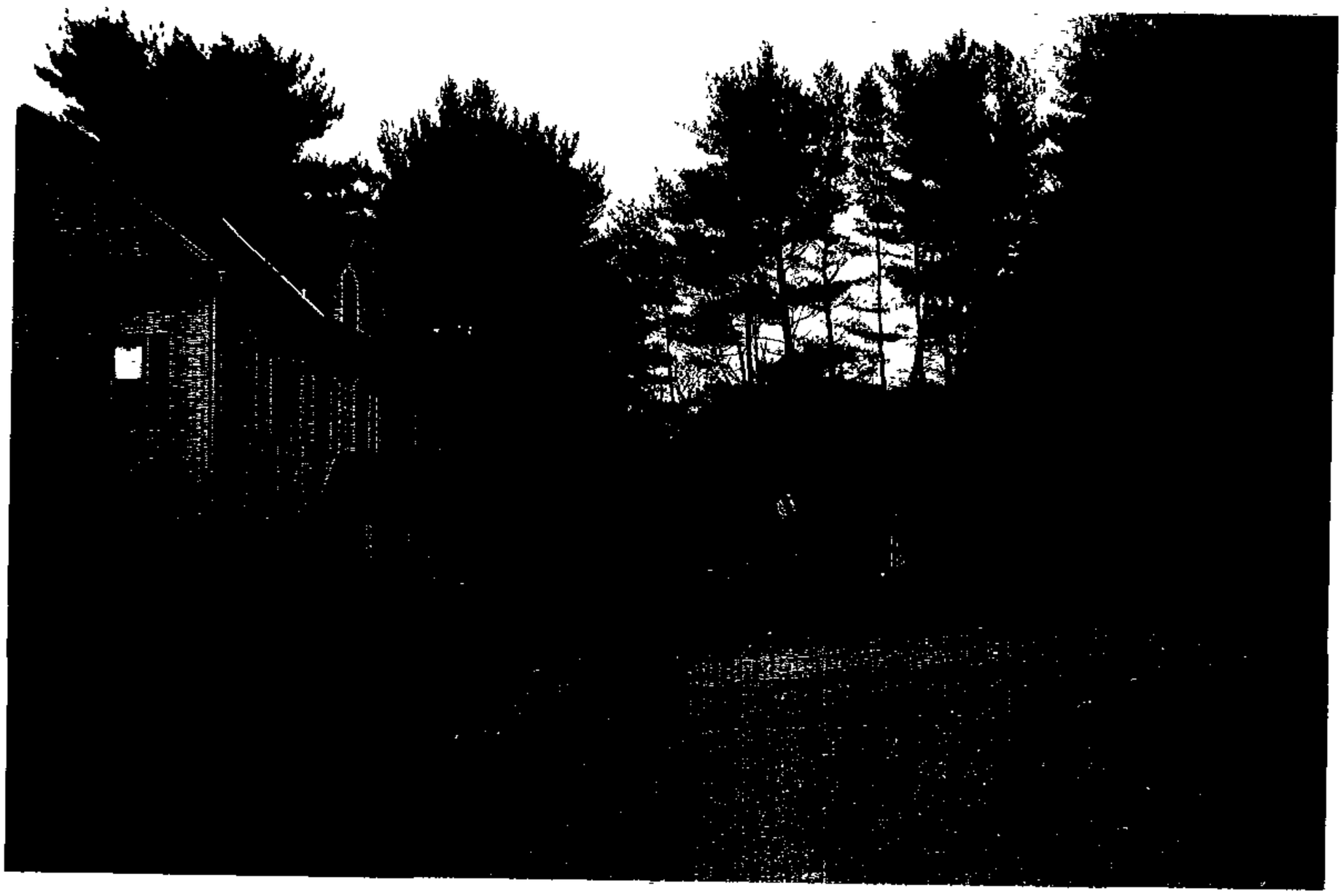
Prior Zoning Hearings: VCNE

Zoning Office USE ONLY!

reviewed by: Jan | ITEM #: 210 | CASE#:


NW 10 B 1"=200'
D.R. 2
RUXWAY
AVE.
RD.
BALLSTON
BELLONA
SENNSYLVANIA
SHERWOOD
MAPLE AVE.
OLD ORCHARD LANE
THE OLD ORCHARD
210
SITE
MAYWOOD
CLINTON
STREET
CHELSEA
GHELSEA
CROSSMOOR
LA
ST.
RUXTON HEIGHTS
D.R. 3.5
D.R. 2
CARROLLTON
AVE.
AVE.
AVE.

Pet Ex 2A



2B

Zoning Review
Department of Permits and Development Management
111 West Chesapeake Avenue, Room 111
Towson, MD 21204

November 10, 2000

Re: 1500 Maywood Avenue

To whom it may concern:

I/we reside at 1504 Maywood Ave which is within 1000 feet of the property 1500 Maywood Avenue, Ruxton, MD 21204. I/we have reviewed the current plans of the addition which includes a family room and garage to be built on this property. I/we have been made aware of the zoning issue with regard to these plans and do not have any opposition to the development of the structure as it currently is drawn.

Thank you.

Sincerely,

Carl Palghan
Tracy Pohlhaus

210

(Neighbor to OUR WEST)

Petex 3A

Zoning Review
Department of Permits and Development Management
111 West Chesapeake Avenue, Room 111
Towson, MD 21204

November 10, 2000

Re: 1500 Maywood Avenue

To whom it may concern:

I/we reside at 1408 Maywood Ave., which is within 1000 feet of the property 1500 Maywood Avenue, Ruxton, MD 21204. I/we have reviewed the current plans of the addition which includes a family room and garage to be built on this property. I/we have been made aware of the zoning issue with regard to these plans and do not have any opposition to the development of the structure as it currently is drawn.

Thank you.

Sincerely,

Nancy Hamilton Spies
Thurm Spies

210

(NEIGHBOR TO OUR EAST)

3B

Zoning Review
Department of Permits and Development Management
111 West Chesapeake Avenue, Room 111
Towson, MD 21204

November 10, 2000

Re: 1500 Maywood Avenue

To whom it may concern:

I/we reside at 1501 Old Orchard Lane which is within 1000 feet of the property 1500 Maywood Avenue, Ruxton, MD 21204. I/we have reviewed the current plans of the addition which includes a family room and garage to be built on this property. I/we have been made aware of the zoning issue with regard to these plans and do not have any opposition to the development of the structure as it currently is drawn.

Thank you.

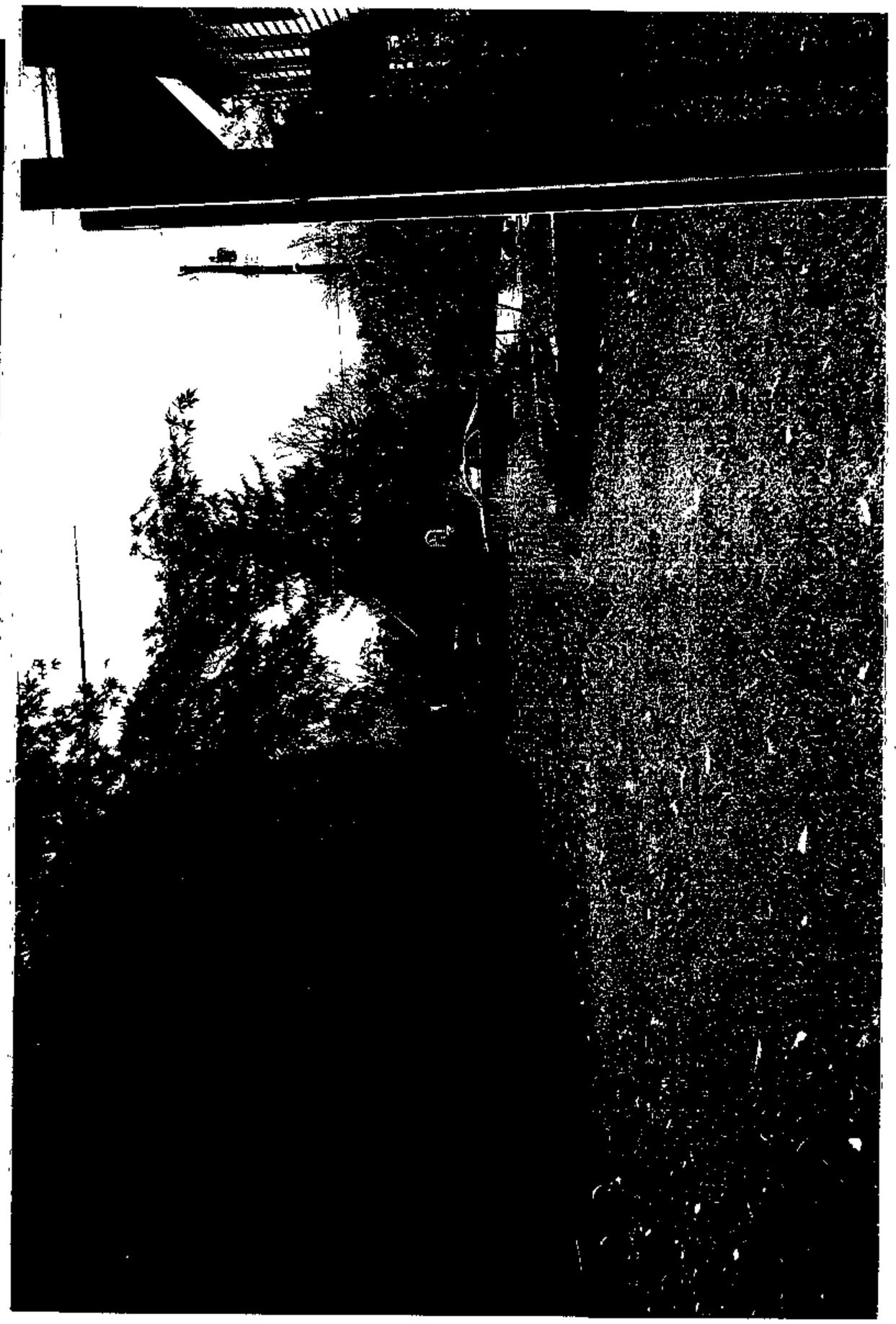
Sincerely,

Norine R. Andrew

210

(NEIGHBORS BEHIND US)

3C



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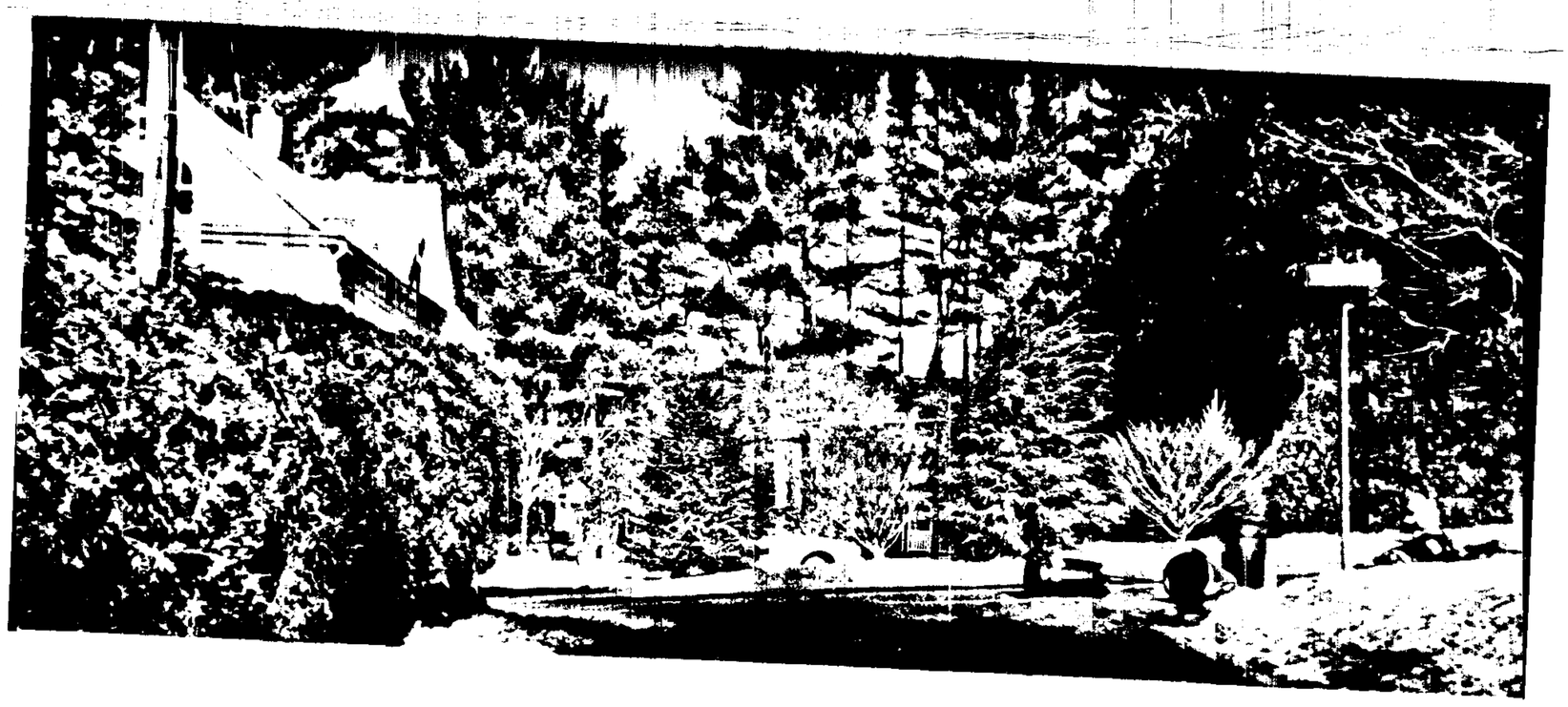
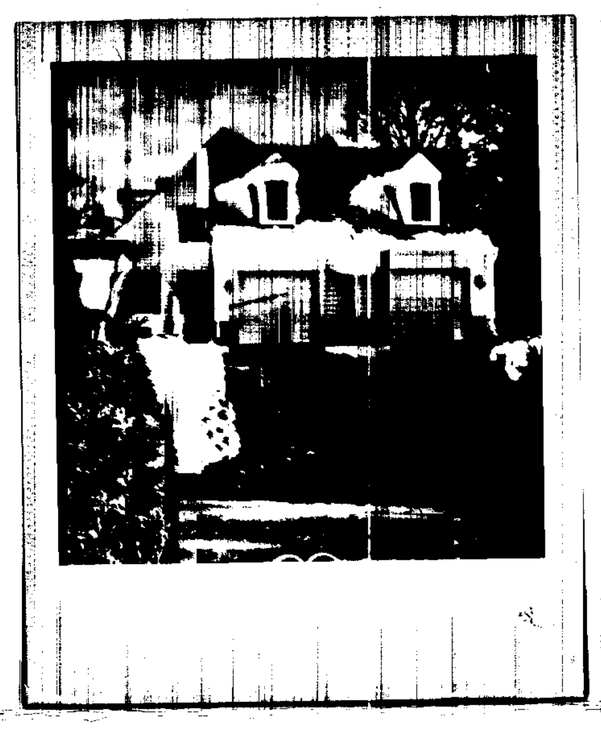


(3)

(4)

Prot Ex #2

(1)

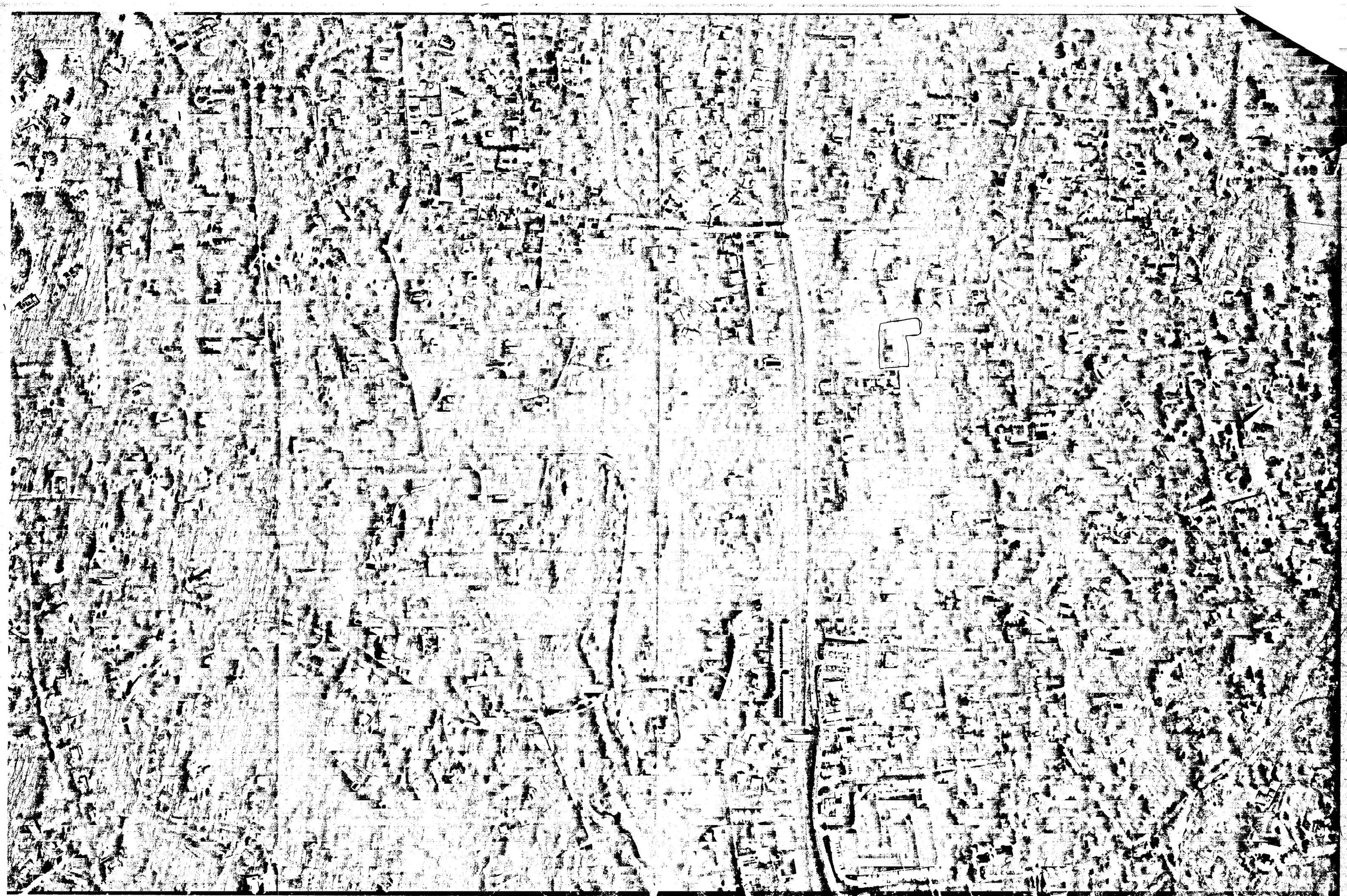


(2)

(3)

(4)

Pet Ex #1



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING 260
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200'±	RUXTON	N.W. 10-B
DATE OF PHOTOGRAPHY JANUARY 1986		

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

MICROFILMED

Prot Ex #3