

IN RE: PETITION FOR VARIANCE

S/S Fox Lair Drive, 45' W
of Delight Road
4th Election District
3rd Councilmanic District
(324 Fox Lair Drive)

Ellwood Building Corporation,
By Ellwood Sinsky, President,
Legal Owners and
NVR, Inc., t/a Ryan Homes,
By Kevin Kerwin, Vice-President,
Contract Purchasers
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-354-A

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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, Ellwood Building Corporation and the contract purchaser, NVR, Inc. The variance request is for property located at 324 Fox Lair Drive, which property is zoned DR 2. Specifically, the Petitioners are requesting a variance from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.), for a side building face to side building face setback of 25 ft. in lieu of the required 30 ft.

Appearing at the hearing on behalf of the variance request were Richard Matz, professional engineer who prepared the site plan of the property and Deborah Dopkin, attorney at law. There were no protestants or others in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.35 acres, more or less, zoned DR 2. The subject property is unimproved at this time. The Petitioners are desirous of constructing a single-family dwelling on the property. As a result of the irregular configuration of the lot, a side yard variance is necessary in order for a home to be constructed on the property.

ORDER RECEIVED FOR FILING

Date

By

5/17/01
R. J. [Signature]

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

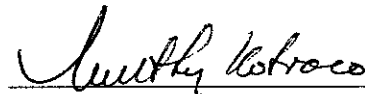
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

ORDER RECEIVED FOR FILING
5/2/01
J. J. Gorman

THEREFORE, IT IS ORDERED this 7th day of May, 2001, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.), for a side building face to side building face setback of 25 ft. in lieu of the required 30 ft., 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 5/7/01
By J. J. G. [Signature]



Baltimore County
Zoning Commissioner

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

May 7, 2001

Deborah Dopkin, Esquire
409 Washington Avenue, Suite 920
Towson, Maryland 21204

Re: Petition for Administrative Variance
Case No. 01-354-A
Property: 324 Fox Lair Drive

Dear Ms. Dopkin:

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

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

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure



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

Copies to:

**Richard E. Matz, P.E.
Colbert, Matz, Rosenfelt, Inc.
2835 Smith Avenue, Suite G
Baltimore, MD 21209**

**Mr. Ellwood Sinsky, President
Ellwood Building Corporation
2416 Velvet Valley Way
Owings Mills, MD 21117**

**Mr. Kevin Kerwin, Vice-President
NVR, Inc., t/a Ryan Homes
11400 Cronridge Drive
Owings Mills, MD 21117**



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 324 Fox Lair 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 of thereof, hereby petition for a Variance from Section(s)

1B01.2.C.1.b of the BCZR, for a side building face to side building face setback of 25 feet in lieu of 30 feet required.

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

The uniqueness and peculiarity of the property causes the zoning provisions to impact disproportionately upon the property. Practical difficulty and unreasonable hardship result from the disproportionate impact of the provisions of the zoning regulations caused by the property's uniqueness.

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

I, or we, agree to pay expenses of above Variance, advertising, posting, etc and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

NVR Inc. t/a Ryan Homes, Kevin Kerwin, Vice-President

Name - Type or Print

Signature Kevin Kerwin

11460 Cronridge Drive

410-654-5720

Address.

Telephone No.

Owings Mills

Md. 21117

City

State Zip Code

Attorney For Petitioner:

Deborah Dopkin, Esq.

Name - Type or Print

Signature Deborah Dopkin

Deborah Dopkin, Esq.

Company

409 Washington Avenue, Suite 920

410-494-8080

Address

Telephone No.

City

Md. 21204

State

Zip Code

Legal Owner(s):

Ellwood Building Corporation, Ellwood Sinsky, Pres.

Name - Type or Print

Signature [Signature]

Name - Type or Print

Signature

2416 Velvet Valley Way

410-363-6644

Address.

Telephone No.

Owings Mills

Md. 21117

City

State Zip Code

Representative to be Contacted:

Richard E. Matz, P.E.

COLBERT MATZ ROSENFELT, INC

2835 Smith Avenue, Suite G

410-653-3838

Address

Telephone No.

Baltimore

MD 21209

City

State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By JNP Date 3/7/01

ORDER RECEIVED
Date 3/7/01
By [Signature]

Case No. 01-354-A

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



ZONING DESCRIPTION 324 FOX LAIR DRIVE

Beginning at a point on the south side of Fox Lair Drive, which is 50 feet wide, at the distance of 45 feet from the centerline of Delight Road, which is 60 feet wide.

Being Lot 17, Sec. 2 in the subdivision of Fox Haven Estates, as recorded in Baltimore County Plat Book No. 65, Folio No. 62, containing 15,844 square feet. Also known as 324 Fox Lair Drive and located in the 4th Election District, 3rd Councilmanic District.

3/7/01

**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: #01-354-A,
324 Fox Lair Drive
S/S Fox Lair Drive, 45' W. of
Delight Road

4th Election District,
3rd Councilmanic District
Legal Owner(s): Elwood
Building Corporation,
Elwood Sinsky, President
Contract Purchaser: NVR
Inc. t/a Ryan Homes, Kevin
Kerwin, VP

Variance: to approve a side
building face setback of 25
feet in lieu of 30 feet.

Hearing: Wednesday, May
2, 2001 at 2:00 p.m. in
Room 407, County Courts
Building, 401 Bosley Ave.

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

JT/4/733 Apr. 17 C463177

CERTIFICATE OF PUBLICATION

4/19/2001

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 4/17/2001.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 93024

DATE 3/7/01 ACCOUNT 2-001-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: Richard E Matz, P.E.

FOR: Residential Variance (01-354 A)

304 Fox Lair Drive

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
3/07/2001 3/07/2001 15:15:21
REF NO. CASHIER JRIC JNR DRAWER 1
>>> DEPT # 074193 OFLN
Desc 5 508 ZONING VERIFICATION
CR NO. 093024

Recpt Tot 50.00
.00 TX 50.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

01-354-A

CERTIFICATE OF POSTING

RE Case No: 01-354-A

Petitioner/Developer RYAN, ETAL

% CMR / SINSKY

Date of Hearing/Closing 5/2/01

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 #324 FOX LAIR DR.

The sign(s) were posted on

4/15/01

(Month, Day, Year)

Sincerely,

 4/19/01
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

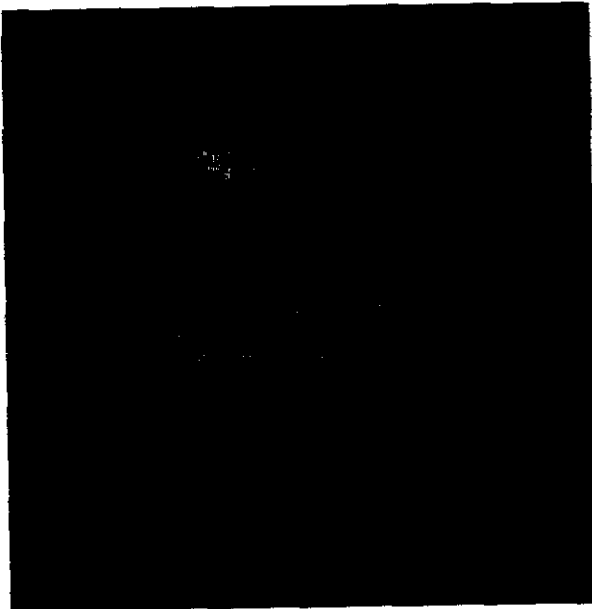
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571

(Telephone Number)



01-354-A
324 FOX LAIR DR

5/2

**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: 01-354-A
Petitioner: Elwood Building Corporation
Address or Location: 324 Fox Lair Drive

PLEASE FORWARD ADVERTISING BILL TO:

Name: Deborah C. Dopkin
Address: 409 Washington Ave #920
Towson, MD 21204
Telephone Number: 410-494-8080

Revised 2/20/98 - SCJ

01-354-A

TO: PATUXENT PUBLISHING COMPANY
Thursday, April 5, 2001 Issue – Jeffersonian

Please forward billing to:

Deborah C Dopkin, Esquire
409 Washington Ave, #920
Towson MD 21204

410 494-8080

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: 01-354-A

324 Fox Lair Drive

S/S Fox Lair Drive, 45' W of Delight Road

4th Election District – 3rd Councilmanic District

Legal Owner: Ellwood Building Corporation, Ellwood Sinsky, President

Contract Purchaser: NVR Inc. t/a Ryan Homes, Kevin Kerwin, VP

Variance to approve a side building face setback of 25 feet in lieu of 30 feet.

HEARING: Monday, April 23, 2001 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

GJZ

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.



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 22, 2001

**CHANGE OF HEARING DATE
NOTICE OF ZONING HEARING**

Due to over scheduling for the day of April 23, I had to move the Case 01-354-A to another date, sorry for the inconvenience. 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: 01-354-A

324 Fox Lair Drive

S/S Fox Lair Drive, 45' W of Delight Road

4th Election District – 3rd Councilmanic District

Legal Owner: Ellwood Building Corporation, Ellwood Sinsky, President

Contract Purchaser: NVR Inc. t/a Ryan Homes, Kevin Kerwin, VP

Variance to approve a side building face setback of 25 feet in lieu of 30 feet.

HEARING: Monday, April 30, 2001 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon". Below the signature is the handwritten text "C.D. 2".

Arnold Jablon
Director

C: Deborah Dopkin Esquire, 409 Washington Avenue Suite 920, Towson 21204
Ellwood Sinsky President, Ellwood Building Corp, 2416 Velvet Valley Way, Owings Mills 21117
Kevin Kerwin, NVRR Inc t/a Ryan Homes, 11460 Cronridge Drive, Owings Mills 21117
Richard E Matz PE, Colbert Matz Rosenfelt Inc, 2835 Smith Avenue Suite G, Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, APRIL 14, 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.



TO: PATUXENT PUBLISHING COMPANY
Thursday, April 12, 2001 Issue – Jeffersonian

Please forward billing to:

Deborah C Dopkin, Esquire
409 Washington Ave, #920
Towson MD 21204

410 494-8080

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: 01-354-A

324 Fox Lair Drive

S/S Fox Lair Drive, 45' W of Delight Road

4th Election District – 3rd Councilmanic District

Legal Owner: Ellwood Building Corporation, Ellwood Sinsky, President

Contract Purchaser: NVR Inc. t/a Ryan Homes, Kevin Kerwin, VP

Variance to approve a side building face setback of 25 feet in lieu of 30 feet.

HEARING: Monday, April 30, 2001 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

672

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.



Baltimore County
Department of Permits and
Development Management

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

March 20, 2001

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: 01-354-A
324 Fox Lair Drive
S/S Fox Lair Drive, 45' W of Delight Road
4th Election District – 3rd Councilmanic District
Legal Owner: Ellwood Building Corporation, Ellwood Sinsky, President
Contract Purchaser: NVR Inc. t/a Ryan Homes, Kevin Kerwin, VP

Variance to approve a side building face setback of 25 feet in lieu of 30 feet.

HEARING: Monday, April 23, 2001 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon". Below the signature is the number "612".

Arnold Jablon
Director

C: Deborah Dopkin Esquire, 409 Washington Avenue Suite 920, Towson 21204
Ellwood Sinsky President, Ellwood Building Corp, 2416 Velvet Valley Way, Owings Mills 21117
Kevin Kerwin, NVRR Inc t/a Ryan Homes, 11460 Cronridge Drive, Owings Mills 21117
Richard E Matz PE, Colbert Matz Rosenfelt Inc, 2835 Smith Avenue Suite G, Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, APRIL 7, 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.





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 23, 2001

**CHANGE OF HEARING DATE
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: 01-354-A

324 Fox Lair Drive

S/S Fox Lair Drive, 45' W of Delight Road

4th Election District – 3rd Councilmanic District

Legal Owner: Ellwood Building Corporation, Ellwood Sinsky, President

Contract Purchaser: NVR Inc. t/a Ryan Homes, Kevin Kerwin, VP

Variance to approve a side building face setback of 25 feet in lieu of 30 feet.

HEARING: Wednesday, May 2, 2001 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

C: Deborah Dopkin Esquire, 409 Washington Avenue Suite 920, Towson 21204
Ellwood Sinsky President, Ellwood Building Corp, 2416 Velvet Valley Way, Owings Mills 21117
Kevin Kerwin, NVRR Inc t/a Ryan Homes, 11460 Cronridge Drive, Owings Mills 21117
Richard E Matz PE, Colbert Matz Rosenfelt Inc, 2835 Smith Avenue Suite G, Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, APRIL 17, 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.



TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 17, 2001 Issue – Jeffersonian

Please forward billing to:

Deborah C Dopkin, Esquire
409 Washington Ave, #920
Towson MD 21204

410 494-8080

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: 01-354-A

324 Fox Lair Drive

S/S Fox Lair Drive, 45' W of Delight Road

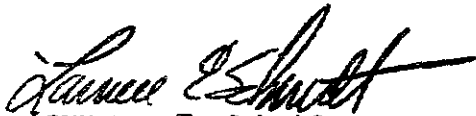
4th Election District – 3rd Councilmanic District

Legal Owner: Ellwood Building Corporation, Ellwood Sinsky, President

Contract Purchaser: NVR Inc. t/a Ryan Homes, Kevin Kerwin, VP

Variance to approve a side building face setback of 25 feet in lieu of 30 feet.

HEARING: Wednesday, May 2, 2001 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

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.



Baltimore County
Department of Permits and
Development Management

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

April 27, 2001

Deborah Dopkin, Esquire
409 Washington Avenue
Suite 920
Towson MD 21204

Dear Ms. Dopkin:

RE: Case Number: 01-354-A, 324 Fox Lair Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 7, 2001.

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: Ellwood Sinsky, President, Ellwood Building, 2416 Velvet Valley Way, Owings Mills 21117
Kevin Kerwin VP, NVR inc. t/a Ryan Homes, 11460 Cronridge Drive, Owings Mills 21117
Richard E Matz PE, Colbert Matz Rosenfelt Inc, 2835 Smith Avenue, Suite G, Baltimore 21209
People's Counsel



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 19, 2001

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

MAR 20

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-354 and 346

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For 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. Lee

AFK/JL:MAC



Baltimore County
Fire Department

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

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 March 19, 2001

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:

346, 347, 348, 349, 351, 352, 353, 354, 355, 356, and 01-322-SPHA

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

cc: File

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



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on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 28, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For March 26, 2001
Item Nos. 346, 348, 350, 351, 352, 354,
355, and 356

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: 3.15.01

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

RE: Baltimore County
Item No. 354

JNP

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,

K.A. 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 *MB/RS*

DATE: March 28, 2001

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of March 19, 2001

DEPRM has no comments for the following zoning petitions:

Item #	Address
346	13800 Princess Anne Way
348	1 Glencliffe Circle
351	3704 Valley Hill Drive
352	5 Wildon Court
354	324 Fox Lair Drive
355	7817 Ellenham Avenue
356	1919 Calais Court
322 Revised	8105 McDaniel Avenue

RE: PETITION FOR VARIANCE
324 Fox Lair Drive, S/S Fox Lair Drive,
45' W of Delight Rd
4th Election District, 3rd Councilmanic

Legal Owner: Ellwood Building Corp.
Contract Purchaser: NVR, Inc. t/a Ryan Homes
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-354-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 4th day of April, 2001 a copy of the foregoing Entry of Appearance was mailed to Deborah C. Dopkin, Esq., 409 Washington Avenue, Suite 920, Towson, MD 21204, attorney for Petitioner(s)-



PETER MAX ZIMMERMAN

To: File

**From: Jeff Perlow, Planner II
Zoning Review Office**

**RE: 324 Fox Lair Drive (01-354-A)
Attorney Scheduling Conflict**

Applicant's/Petitioner's Attorney advised that she will be unavailable for a public hearing on the dates of April 18-30, 2001 inclusive, as well as May 10, 2001. Attorney requested that hearing not be scheduled on these dates.

DEBORAH C. DOPKIN, P.A.
920 MERCANTILE - TOWSON BUILDING
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204-4513

FAX TRANSMISSION LEAD SHEET

NOTICE

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DATE: March 27, 2001

NAME: Betty

COMPANY: Zoning Commissioner's Office
for Baltimore County

FAX: (410) 887-3468

RE: Ellwood Building Corporation

SENDER: Deborah C. Dopkin, Esquire

920 Mercantile - Towson Building
409 Washington Avenue
Towson, Maryland 21204

Please contact (410) 494-8080 should you experience any problem with this transmission.

Fax Number: (410) 494-8082

Number of Pages, Including This Lead Sheet: 2

Hard Copy to Follow? No

Comments to Recipient: Please call my office to confirm the time of this hearing. Thank you.

Deborah Dopkin
410-494-8080

Is hearing at 9⁰⁰ A.M. or 2⁰⁰ P.M. on 5/2/01?

Bette.
confirmed w/ George
Bahner 3/27/01
Called Deborah
Dopkin.

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Deborah C Dopkin

407 Washington Ave. 21204

RICHARD MATZ

2835 SMITH AVE, SUITE G 21208



D.R. 2

N.W. 13-J
1"=200'

ATHLETIC
FIELDS

GAS

ELECTRIC

CO.

POWER

LINE

D.R. 2
SITE

D.R. 2

RD.

ROAD

CEDARMERE

OAKMERE

D.R.

01-384-A

