

IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE

NW/S Delight Road, 500' NE
Church Road
4th Election District
3rd Councilmanic District
(310-324 Fox Lair Drive and
106 & 108 Delight Road)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-446-SPHA
*
*
* Ellwood Building Corporation, *Legal Owner*
* and
* NVR, Inc., t/a Ryan Homes, *Contract Purchaser*
* Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing and Variance filed by the legal owners of the subject property, the Ellwood Building Corporation and the contract purchaser, NVR Inc., t/a Ryan Homes. The Petitioners are requesting a special hearing and variance for unimproved lots located on Fox Lair Drive and Delight Road in the Owings Mills area of Baltimore County.

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

Testimony and evidence indicated that the properties, which are the subject of this special hearing and variance request, are unimproved residential building lots located along Fox Lair Drive and Delight Road in Owings Mills. The Petitioners are in the process of constructing new single-family, residential dwellings on these lots. In order to provide flexibility to the homebuilder and to allow larger homes similar to those situated in the

UNDER RECORDED FOR FILING
Date 6/27/01
By R. J. Jernigan

surrounding community, the Petitioners have requested variances for the lots in question. After considering the testimony and evidence offered at the hearing and the lack of opposition to this request, I find that the variance request for the lots as shown on Petitioners' Exhibit No. 1 should be granted. In addition, the special hearing request to amend the Final Development Plan for Fox Haven Estates should also be approved.

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.

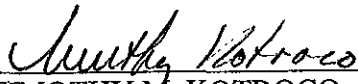
OFFICE RECEIVED FOR FILING
Date 6/27/01
By K. Cameron

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the special hearing were not granted. It has been established that the requirements from which the Petitioners seek relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental 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 held on the Petition and for the reasons given above, I believe that the special hearing and variance requests should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 27th day of June, 2001, that the Petitioners' Requests for Special Hearing and Variance for unimproved lots located on Fox Lair Drive and Delight Road in the Owings Mills area of Baltimore County, be and are hereby GRANTED.

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


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 6/27/01
By R. J. [Signature]



Baltimore County
Zoning Commissioner

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

June 27, 2001

Deborah C. Dopkin, Esquire
Law Offices of Deborah C. Dopkin, P.A.
409 Washington Avenue
Towson, Maryland 21204

Re: Petitions for Special Hearing & Variance
Case No.: 01-446-SPH
Property: 310-324 Fox Lair Drive and
106 & 108 Delight Road

Dear Ms. Dopkin:

Enclosed please find the decision rendered in the above-captioned case. The petitions for special hearing and variance have been granted in accordance with the enclosed Order.

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

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure



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:

Ellwood Building Corporation
c/o Ellwood Sinsky, President
2416 Velvet Valley Way
Owings Mills, MD 21117

NVR, Inc., t/a Ryan Homes
c/o Kevin Kerwin, Vice-President
11460 Cronridge Drive
Owings Mills, MD 21117

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



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at: 310-324 Fox Lair Drive, 106 and 108 Delight Road
which is presently zoned D.R.-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 Special Hearing under 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commission should approve

An amendment to the First Amended Final Development Plan for Fox Haven Estates.

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

I, or we, agree to pay expenses of above Special Hearing, 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 In. t/a Ryan Homes, Kevin Kerwin, Vice-President

Name - Type or Print

Signature

11460 Cronridge Drive

410-654-5720

Address

Telephone No.

Owings Mills

Md. 21117

City

State Zip Code

Attorney For Petitioner:

Deborah C. Dopkin, Esq.

Name - Type or Print

Signature

Law Offices of Deborah C. Dopkin, P.A.

Company

409 Washington Avenue

410-494-8080

Address

Telephone No.

Baltimore

Md. 21204

City

State Zip Code

Legal Owner(s):

Ellwood Building Corp, Ellwood Sinsky, President

Name - Type or Print

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

410-484-8757H

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 4/23/01

ORDER RECEIVED FOR FILING
Date 4/23/01
By [Signature]

Case No. 01-446-SPHA



Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 310-324 Fox Lair Drive, 106 and 108 Delight Road
which is presently zoned D.R.-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)

See Attached Sheet

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

11460 Cronridge Drive

410-654-5720

Address.

Telephone No.

Owings Mills

Md. 21117

City

State Zip Code

Attorney For Petitioner:

Deborah C. Dopkin, Esq.

Name - Type or Print

Signature

Law Offices of Deborah C. Dopkin, P.A.

Company

400 Washington Avenue

410-494-8080

Address

Telephone No.

Towson

Md. 21204

State Zip Code

Legal Owner(s):

Ellwood Building Corporation, Ellwood Sinsky, Pres.

Name - Type or Print

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

410-404-8751 H

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 4/23/01

Case No. 01-446-JPHA

Date

By

ORDER RECEIVED FOR FILING

REQUESTED VARIANCE CHART
310-324 Fox Lair Drive
106 & 108 Delight Road

Lot No.	Address	LOT SIZE		A	B	C	D
		SQ. FT.	ACRES				
1	106 Delight Road	19,850	0.456 ±	X	X	X	
2	108 Delight Road	15,665	0.359 ±	X	X	X	
3	323 Fox Lair Drive	16,956	0.389 ±	X	X	X	
4	321 Fox Lair Drive	19,687	0.452 ±	X	X	X	
5	319 Fox Lair Drive	18,112	0.416 ±	X	X	X	
6	317 Fox Lair Drive	14,309	0.328 ±	X	X	X	
7	315 Fox Lair Drive	13,358	0.307 ±	X	X	X	
8	313 Fox Lair Drive	11,061	0.254 ±	X	X	X	
9	311 Fox Lair Drive	10,781	0.247 ±	X	X	X	X
10	310 Fox Lair Drive	29,797	0.684 ±	X	X	X	X
11	312 Fox Lair Drive	14,798	0.339 ±	X	X	X	
12	314 Fox Lair Drive	19,120	0.439 ±	X	X	X	
13	316 Fox Lair Drive	15,166	0.348 ±	X	X	X	
14	318 Fox Lair Drive	11,400	0.262 ±	X	X	X	
15	320 Fox Lair Drive	9,925	0.228 ±	X	X	X	
16	322 Fox Lair Drive	8,730	0.200 ±	X	X	X	
17	324 Fox Lair Drive	15,844	0.364 ±	X	X	X	X

*

Requested Variances:

- A. From Sec. 1B01.2.C.1; BCZR and V.B.3, CMDP for 20-ft. building-to-building setback in lieu of 25 ft. for 20-25 ft. height; 20-ft. building-to-building setback in lieu of 30 ft. for 25-30 ft. height; and 20-ft. building-to-building setback in lieu of 40 ft. for 30-40 ft. height.
- B. From Sec. 1B01.2.C.2.A, BCZR and V.B.6.c, CMDP for 20-ft. window-to-window setback in lieu of 40 ft.
- C. From Sec. 504, BCZR and V.B.6.b, CMDP for 6-ft. window-to-property line setback in lieu of 15 ft.
- D. From Sec. 504, BCZR, and V.B.5.a and V.B.5.b, CMDP for 25-ft. window-to-tract boundary setback in lieu of 35 ft. and 25-ft. building-to-tract boundary setback in lieu of 30-ft.

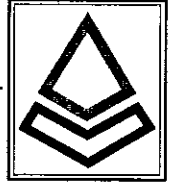
* A HEARING HAS BEEN SCHEDULED FOR MAY 2, 2001
(ZONING CASE NO. 01-354-A) TO APPROVE A REQUEST
FOR A BUILDING-TO-BUILDING SETBACK OF 25 FEET
IN LIEU OF 30 FEET REQUIRED FOR LOT 17,
324 FOX LAIR DRIVE

J:\2000258\lr doc

01-446-SPHA

Colbert Matz Rosenfelt, Inc.

J:\2000258\tr.doc
Civil Engineers • Surveyors • Planners



ZONING DESCRIPTION 310-324 FOX LAIR DRIVE 106 and 108 DELIGHT ROAD

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 Lots 1 through 17, Section 2 in the subdivision of Fox Haven Estates, as recorded in Baltimore County Plat Book No. 65, Folio No. 62, containing 353,664 square feet (8.119 acres). Also known as 310 through 324 Fox Lair Drive, and 106 and 108 Delight Road, and located in the 4th Election District, 3rd Councilmanic District.



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

92954

DATE

4/23/01

ACCOUNT

R-CA-006-6150

AMOUNT

\$ 650.00

RECEIVED
FROM

Colbert, Matz, Rosenthal, Inc.

FOR

810-314 Fox Lair Drive, 106 and 108 A/Cent Rd.

01-446-SPHA

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	TIME
4/24/2001	4/23/2001	15:27:11
REC 0001	CASHIER JRIC JHR	DWYER .1
RECEIPT # 042363		OFLH
Dep# 5	528	200000 VERIFICATION
CP NO.	092954	

Recpt Tot 650.00
650.00 IK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

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: #01-446-SPHA

310-324 Fox Lair Drive, 106-108 Delight Road

NW/S Delight Road, 500' NE Church Road

4th Election District - 3rd Councilmanic District

Legal Owner(s): Ellwood Sinsky, Ellwood Building Corp.

Contract Purchaser: Kevin Kerwin, NVA Inc., via Ryan Homes

Variance: lots 1-17 to allow 20' building-to-building setbacks in lieu of 25' for 20-25' height; 20' building-to-building setback in lieu of 30' for 25-30' height; and 20' building-to-building setback in lieu of 40' for 30-40' height; to allow 20' window-to-window setback in lieu of 40'; to allow 6' window-to-property line setback in lieu of 15'; Lots 9, 10 & 17 to allow 25' window-to-tract boundary setback in lieu of 35' and 25' building-to-tract boundary setback in lieu of 30'.
Special Hearing: to amend the First Amended Final Development Plan for Fox Haven Estates.

Hearing: Tuesday, June 26, 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) 887-3891.

JT/6/691 June 12 C474532

CERTIFICATE OF PUBLICATION

6/14, 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 6/12, 2001.

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

P. Wilkinson

CERTIFICATE OF POSTING

Les

RE: Case No. 01-446-SPHA

Petitioner/Developer N.V./SINSKY, ETAL
% DICK MATZ

Date of Hearing/Closing 6/26/01

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

Attention: Ms. Gwendolyn Stephens

Transmit Fax Note	7671	Date	# of pages
To	ROBIN/BETTY	From	O'KEEFE
Co./Dept.	ZONING COMMISSION	Co.	
Phone #	571-4386	Phone #	410-950-54
Fax #	301-3468	Fax #	571-324-4

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 2-ONSITE LOCATIONS WITHIN
FOX HAVEN ESTATES - N/S DELIGHT ROAD
BOTH SIDES FOX LAIR COURT

The sign(s) were posted on 6/10/01
(Month, Day, Year)

Sincerely,

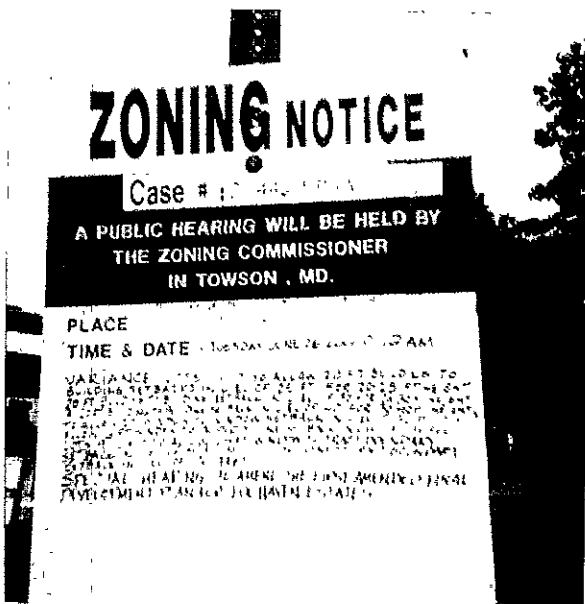
Patrick M. O'Keefe 6/12/01
(Signature of Sign Poster and Date)

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)



**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: 01-446-SPHA

Petitioner: ELWOOD BUILDING CORPORATION

Address or Location: 310-324 FOX LAIR DRIVE 106 AND 108 DELIGHT ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: NVR INC / TA RYAN HOMES c/o KEVIN KERWIN, V.P.

Address: 11460 CROWN RIDGE DRIVE
OWINGS MILLS, MD 21117

Telephone Number: 410-654-5720



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

May 22, 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: 01-446-SPHA
310-324 Fox Lair Drive, 106-108 Delight Road
NW/S Delight Road, 500' NE Church Road
4th Election District – 3rd Councilmanic District
Legal Owner: Ellwood Sinsky, Ellwood Building Corp
Contract Purchaser: Kevin Kerwin, NVA Inc, t/a Ryan Homes

Variance lots 1-17 to allow 20' building-to-building setbacks in lieu of 25' for 20-25' height; 20' building-to-building setback in lieu of 30' for 25-30' height; and 20' building-to-building setback in lieu of 40' for 30-40' height; to allow 20' window-to-window setback in lieu of 40'; to allow 6' window-to-property line setback in lieu of 15'; Lots 9, 10 & 17 to allow 25' window-to-tract boundary setback in lieu of 35' and 25' building-to-tract boundary setback in lieu of 30'. Special Hearing to amend the First Amended Final Development Plan for Fox Haven Estates.

HEARING: Tuesday, June 26, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon G D Z
Director



C: Deborah C Dopkin, Esquire, 409 Washington Avenue, Towson 21204
Elwood Sinsky, President, Ellwood Building Corp, 2416 Velvet Valley Way,
Owings Mills 21117
Kevin Kerwin VP, NVR Inc, 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 MONDAY, JUNE 11, 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, June 12, 2001 Issue – Jeffersonian

Please forward billing to:
Kevin Kerwin VP
NVR Inc
11460 Cronridge Drive
Owings Mills MD 21117

410 654-5720

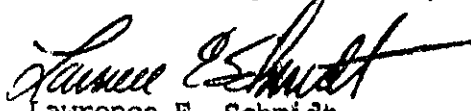
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HEARING: Tuesday, June 26, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G D Z
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

June 22, 2001

Deborah C Dopkin, Esquire
Law Offices of Deborah C Dopkin PA
409 Washington Avenue
Towson MD 21204

Dear Ms. Dopkin:

RE: Case Number: 01-446-SPHA, 310-324 Fox Lair Drive, 106-108 Delight Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 23, 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 Sirsky, President, Ellwood Building Corp, 2416 Velvet Valley Way,
Owings Mills 21117
Kevin Kerwin VP, NVR, 11460 Cronridge Drive, Owings Mills 21117
Richard E Matz PE, Colbert Matz Rosenfelt Inc, 2835 Smith Ave, Ste G,
Baltimore 21209
People's Counsel



25
6/26

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 24, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-430, 01-443, 01-444, 01-445, 01-446,
01-451, 01-457 and 01-459

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.

Section Chief:

Jeffrey M. Long

AFK/JL

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE
310-324 Fox Lair Drive, 106-108 Delight Road,
NW/S Delight Rd, 500' NE of Church Rd
4th Election District, 3rd Councilmanic

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

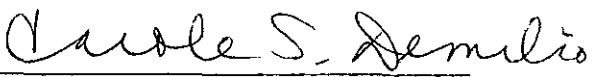
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-446-SPHA

* * * * *

ENTRY OF APPEARANCE

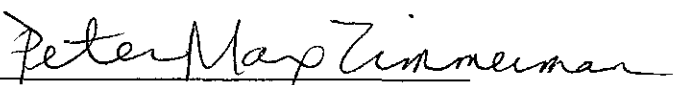
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed 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 June, 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

01-446-SPH

D.R. 2

D.R. 2

POOL

ATHLETIC
FIELDS

GAS

ELECTRIC

CO.

POWER

LINE

SITE

D.R. 2

DELIGHT

D.R. 2

RD.

CEDARMERE

1"=200'

MAP NO. N.W. 13-J



Baltimore County Zoning Commissioner
Office of Planning
Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204

Photographs
01-446-SPH



