

IN RE: PETITION FOR ADMIN. VARIANCE

E. corner of Greenspring Valley Road
at Valley Acres Drive
3rd Election District
3rd Councilmanic District
(2007 Greenspring Valley Road)

Karen & Ronald Schaftel
Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 02-030-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Karen and Ronald Schaftel. The variance request is for property located at 2007 Greenspring Valley Road, in the Stevenson area of Baltimore County. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure on a corner lot to be located outside of the third (1/3) of the lot farthest removed from any street (Valley Acres Road), and from Section 1A01.3.B.3 of the B.C.Z.R., to permit a garage to be located 70 ft. from the center line of an adjacent public road in lieu of the minimum 75 ft. required. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

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

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

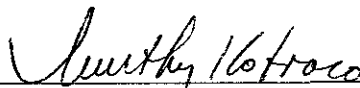
ORDER FILED FOR FILING
DATE 8/21/01
BY R. J. [Signature]

requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 21st day of August, 2000, that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure on a corner lot to be located outside of the third (1/3) of the lot farthest removed from any street (Valley Acres Road), and from Section 1A01.3.B.3 of the B.C.Z.R., to permit a garage to be located 70 ft. from the center line of an adjacent public road in lieu of the minimum 75 ft. required, 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 RECORDED FOR FILING
Date 8/21/01
By [Signature]



Baltimore County
Zoning Commissioner

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

August 21, 2001

Mr. & Mrs. Ronald Schaftel
2007 Greenspring Valley Road
Stevenson, Maryland 21153

Re: Petition for Administrative Variance
Case No. 02-030-A
Property: 2007 Greenspring Valley Road

Dear Mr. & Mrs. Schaftel:

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

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

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: William P. Monk, Principal
Morris & Ritchie Associates, Inc.
111 West Road, Suite 245
Towson, MD 21204





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2007 Greenspring Valley Road
which is presently zoned R.C. 2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1. ~~1A 01.3B.3 to permit an accessory structure (pool house) to be located 16' from the rear lot line in lieu of the required 35'.~~
2. 400.1 to permit an accessory structure on a corner lot to be located outside of the third (1/3) of the lot farthest removed from any street (Valley Acres Road).
3. Section 1A 01.3.B.3 to permit an accessory structure (garage) to be located 70' from the center line of an adjacent public road in lieu of the minimum 75' required.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____ City _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

Ronald Schaftel
Name - Type or Print _____
Signature _____
Karen Schaftel
Name - Type or Print _____
Signature _____ work 410-347-4800
2007 Green Spring Valley Road 410-602-6220
Address _____ Telephone No. _____
Stevenson MD 21153
City State Zip Code

Representative to be Contacted:

William P. Monk, Principal
Morris & Ritchie Associates, Inc.
Name _____
110 West Road, Suite 245 410-821-1690
Address _____ Telephone No. _____
Towson MD 21204
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. 02-030 A Reviewed By SOB Date 07-17-01

Estimated Posting Date 07-29-01

ORDER RECEIVED FOR FILING

Date 8/2/01
REV 3/15/98

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 2007 Greenspring Valley Road
Address
Stevenson, Maryland 21153
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 property is irregular in configuration. The existing improvements (pool and dwelling) and sloping topography dictate the positioning of the proposed accessory use on the site. Relocating the pool house to alleviate the variance requests would be unnecessarily burdensome, whereas the proposed location would not impact the surrounding neighboring properties and therefore is consistent with the spirit and intent of the regulations.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

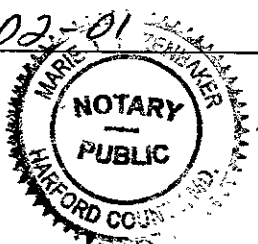
[Signature]
Signature
Ronald O. Schaftel
Name - Type or Print

Karen S. Schaftel
Signature
Karen S. Schaftel
Name - Type or Print

STATE OF MARYLAND, COUNTY OF HARFORD ~~BALTIMORE~~, to wit:
I HEREBY CERTIFY, this 2ND day of July, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
RONALD O. SCHAFTEL & KAREN S. SCHAFTEL
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

7-02-01
Date



Marie J. Tynabaker
Notary Public
My Commission Expires 7-01-02

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



ZONING DESCRIPTION FOR 2007 GREENSPRING VALLEY RD

Beginning at a point on the south side of **Greenspring Valley Road** which is **50 feet** wide at the distance of **50 feet east** of the centerline of the nearest improved intersecting street **Valley Acres Road** which is **50 feet** wide. Being Lot# 1, in the subdivision of **Valley Acres** as recorded in Baltimore County Plat Book # 17, Folio # 5, containing **51,270 square feet**. Also known as **2007 Greenspring Valley Road** and located in the **3rd** Election District, **3rd** Councilmanic District.

- ☐ 8445-A BOX HILL CORPORATE CENTER DRIVE, ABINGDON, MD 21009
- ☒ 110 WEST ROAD, SUITE 245, TOWSON, MD 21204
- ☐ 9090 JUNCTION DRIVE, SUITE 9, ANNAPOLIS JUNCTION, MD 20701

- 410-515-9000 ■ FAX 410-515-9002
- 410-821-1690 ■ FAX 410-821-1748
- 410-792-9792 ■ FAX 410-792-7395

02-030-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

4055

DATE 07-17-01 ACCOUNT R-011006-61-7
AMOUNT \$ 50.00

RECEIVED FROM: Mr. RONALD C. SCHAFTEL
FOR: Res. UALGWOOD (10/11/01) 50
TOTAL \$50.00

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

500

PAID RECEIPT

PAYMENT ACTUAL TIME
7/18/2001 7/17/2001 12:57:24
RE: W001 CASHIER JRIC JMR DRAWER 1
RECEIPT # 051833 DFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 004055

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

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 02-030-A

Petitioner/Developer: Ronald + Karen
Schafel

Date of Hearing/Closing: 8-13-01

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

Attention: Ms. Gwendolyn Stephens

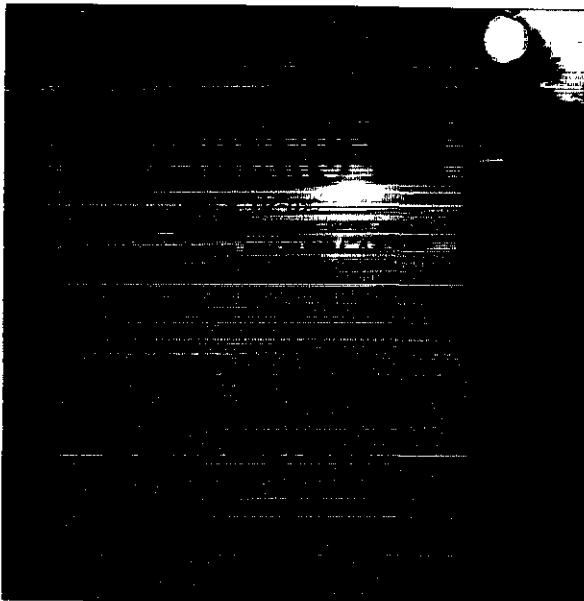
Ladies and Gentlemen:

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 2007 Greenspring Valley Rd.
Timonium, MD 21093

The sign(s) were posted on

July 26, 2001

(Month, Day, Year)



Sincerely,

Stacy Gardner 7/26/01
(Signature of Sign Poster and Date)

Stacy Gardner
(Printed Name)
SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
(Address)
ELDERSBURG, MD. 21784

(City, State, Zip Code)
410-781-4000
(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: 02-030-A

Petitioner: RONALD SCHAFFTEL

Address or Location: 2007 GREEN SPRING VALLEY ROAD
BROOKLANDVILLE, MD 21093

PLEASE FORWARD ADVERTISING BILL TO:

Name: RONALD SCHAFFTEL

Address: 2007 GREEN SPRING VALLEY ROAD
BROOKLANDVILLE, MD 21093

Telephone Number: 410-347-4800

Revised 2/20/98 - SCJ

- 10 -

02-030-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 030 -A Address 2007 GREENSPRING VILLAGE RD
Contact Person: JOHN R. HENDERSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 07-17-01 Posting Date: 07-29-01 Closing Date: 08-13-01

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 02- 030 -A Address 2007 GREENSPRING VILLAGE RD
Petitioner's Name SCHAFTEL, RONALD & KAREN Telephone 410-347-4806
Posting Date: 07-29-01 Closing Date: 08-13-01

Wording for Sign: To Permit ACCESSORY STRUCTURE CLOSER THAN THE 1/3 OF
THE LOT FURTHEST FROM THE ROAD ? ? A STRUCTURE 70 FT FROM THE
C/L OF ROAD IN LIEU OF 75 FT.



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

August 16, 2001

Karen & Ronald Schaftel
2007 Green Spring Valley Road
Stevenson MD 21153

Dear Mr. & Mrs. Schaftel:

RE: Case Number: 02-030-A, 2007 Greenspring Valley Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 17, 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

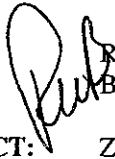
c: William P Monk, Principal, Morris & Ritchie Associates Inc, 110 West Road,
Suite 245, Towson 21204
People's Counsel

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: September 6, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For August 13, 2001
Item Nos. 018, 019, 021, 022, 023, 025,
026, 028, 029, ~~030~~, 031, 032, 033,
035. and 057

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

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

~~August~~ 14, 2001

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 August 6, 2001

Item No.:

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.

The Fire Marshal's Office has no comments regarding the item numbers:

018, 022, 023, 025, 026, 028, 029, 030, 033, 034, and 035

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

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



Printed with Soybean Ink
on Recycled Paper

AN
8/13

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 14, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-017, 02-025, 02-028, 02-029 & 02-030

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. L2

AFK/JL:MAC

AUG 14



**Maryland Department of Transportation
State Highway Administration**

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

Date: 8-10-01

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

RE: Baltimore County
Item No. 030

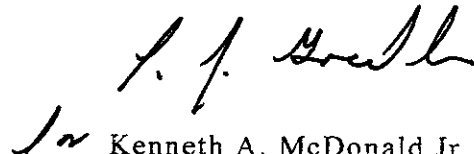
JRA

Dear Ms. Jackson:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 130 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA 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,


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

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



July 3, 2001

Baltimore County
Department of Permits and
Development Management
111 Chesapeake Avenue, Room 123
Towson, MD 21204

Subject: Zoning application drop-off
2007 Greenspring Valley Road
Baltimore County, Maryland

Attached please find the application form, plats and exhibits to accompany our drop-off. There are no outstanding zoning violations for this property. John Lewis has reviewed this plan. Should you have any questions or require further assistance, please do not hesitate to contact me at our Towson office.



WILLIAM P. MONK
PRINCIPAL

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS,
PLANNERS, SURVEYORS &
LANDSCAPE ARCHITECTS

110 WEST ROAD, SUITE 245
TOWSON, MARYLAND 21204
(410) 821-1690
FAX (410) 821-1748
E-MAIL: wmonk@mragea.com

Very Truly Yours,

MORRIS & RITCHIE ASSOCIATES, INC.

William P. Monk
Principal

#12167

Enclosure

WPM: sdm\s\12167\appforms\070301

- ☐ 3445-A BOX HILL CORPORATE CENTER DRIVE, ABINGDON, MD 21009
- ☒ 110 WEST ROAD, SUITE 245, TOWSON, MD 21204
- ☐ 9090 JUNCTION DRIVE, SUITE 9, ANNAPOLIS JUNCTION, MD 20701

- 410-515-9000 ■ FAX 410-515-9002
- 410-821-1690 ■ FAX 410-821-1748
- 410-792-9792 ■ FAX 410-792-7395



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS,
SURVEYORS, AND LANDSCAPE ARCHITECTS

LETTER OF TRANSMITTAL

- ☐ 3445-A BOX HILL CORPORATE CENTER DRIVE, ABINGDON, MD 21009 ☐ 410-515-9000 ☐ FAX 410-515-9002
☒ 110 WEST ROAD, SUITE 245, TOWSON, MD 21204 ☐ 410-821-1690 ☐ FAX 410-821-1748
☐ 9090 JUNCTION DRIVE, SUITE 9, ANNAPOLIS JUNCTION, MD 20701 ☐ 410-792-9792 ☐ FAX 410-792-7395

TO PDM
110 W. CHESAPEAKE AVE

DATE	7/3/01	JOB NO.	12167
ATTENTION			
RE: 2007 GREENSPRING VALLEY DRIVE			
VARIANCE APPLICATION			

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via HAND DELIVER the following items:

☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
3			APPLICATION FORMS / AFFIDAVIT
12			VARIANCE PLAN
3			PROPERTY DESCRIPTION
1			200' ZONING MAP
1			ADVERTISING + POSTING REQUIREMENTS
1			AERIAL PHOTO
			50 FILING PER
			PHOTOS

THESE ARE TRANSMITTED as checked below:

- ☒ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 20 _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____

SIGNED: W^M F Mark

If enclosures are not as noted, kindly notify us at once.

RE! 2007 GREEN SPRING
VALLEY ROAD
RESIDENTIAL VARIANCE

CARL - I DID A DROP OFF ON
TUESDAY + FORGOT TO
INCLUDE THESE PICTURES,
PLEASE PUT IT INTO
THE PACKAGE/ SUBMITAL.

THANKS

BILL

JRA

Intake Planner

7/3/01

Date Assigned

**DROP-OFF PETITIONS
PROCESSING CHECK-OFF**

Received

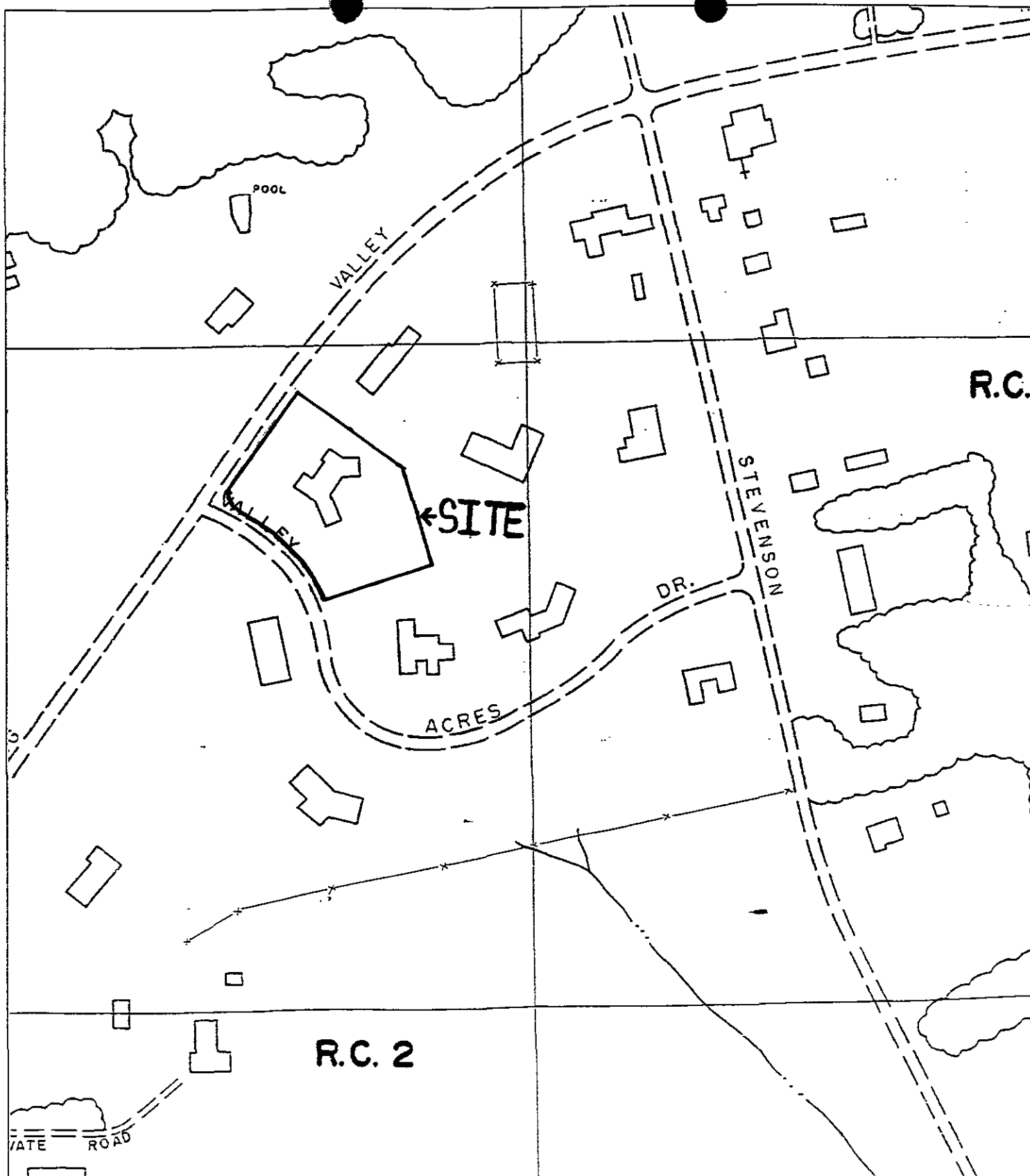
7-3-01

PM

- ☐ **Two Questions Answered on Cover Sheet:**
Any previous reviews in the zoning office?
Any current building or zoning violations on site?
- ☐ **Petition Form Matches Plat in these areas:**
Address
Zoning
Legal Owner(s)
Contract Purchaser(s)
Request (if listed on plat)
- ☐ **Petition Form (must be current PDM form) is Complete:**
Request:
Section Numbers
Correct Wording (must relate to the code, especially floodplain and historical standard wording. Variances must include the request in lieu of the required code quantities.
Hardship/Practical Difficulty Reasons
Legal Owner/Contract Purchaser:
Signatures (originals)
Printed/Typed Name and Title (if company)
Attorney (if incorporated)
Signature/Address/Telephone Number of Attorney
- ☐ **Correct Number of Petition Forms, Descriptions and Plats**
- ☐ **200 Scale Zoning Map**
- ☐ **Check:** Amount Correct? Signed?
- ☐ **ZAC Plat Information:**
Location (by Carl) COR SE/5 Greenspring Valley Rd.
and NE/5 Valley Acres Rd.
Zoning: _____ Acreage: _____ Previous Hearing Listed With Decision _____
Election District _____ Councilmanic District _____ Case # _____
Check to See if the Subject Site or Request is:
CBCA
Floodplain
Elderly
Historical
Pawn Shop
Helicopter
*If Yes, Print Special Handling Category Here
*If No, Print No

Item Number Assigned

Date Accepted for Filing



MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS

110 WEST ROAD, SUITE 245

TOWSON, MARYLAND 21204

(410) 821-1690

FAX: (410) 821-1748

2007 GREENSPRING VALLEY RD

SCHAFER RESIDENCE

SHEET # NW ~~3~~-E

3RD ELECTION DISTRICT

3RD COUNCIL MANIC DISTRICT

BALTIMORE COUNTY, MARYLAND

SCALE: 1"=200'

DATE: 6/24/01

DRAWN BY: PCK

DESIGN BY: WM

REVIEW BY: WM

JOB NO. : 12167

02-030-A













BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SHEET

LOCATION

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

N.W.
II-E

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

...CROFILMET

GENERAL NOTES :

1. APPLICANT/OWNER : RON SCHAFFEL
2007 GREENSPRING VALLEY RD
STEVENSON, MD 21153-0650
2. EXISTING ZONING : R.C.2 (NW 11E)
3. PROPOSED ZONING : NO CHANGE
4. LOT AREA : 51,270 SF OR 1.177 AC +/-
5. EXISTING USE : RESIDENCE, SINGLE FAMILY DETACHED
6. PROPOSED USE : DETACHED POOL HOUSE (ACCESSORY STRUCTURE) + GARAGE ADDITION
7. BUILDING AREA : LIVING SPACE : 4700 SF (ATTACHED)
GARAGE : 1300 SF (DETACHED)
POOL HOUSE : 400 SF (DETACHED)
TOTAL : 6400 SF

8. PARKING : RESIDENCE (SINGLE FAMILY DETACHED) : 2 REQUIRED PROVIDED
3 STALL GARAGE

9. SETBACKS : ACCESSORY STRUCTURES FROM PROPERTY LINE
REQUIRED PROVIDED
FRONT : 10' NA
SIDE : 35' 67'
REAR : 25' 16'

PRINCIPAL STRUCTURES FROM CENTER LINE OF ADJACENT PUBLIC ROAD(S)
REQUIRED PROVIDED
VALLEY ACRES RD : 75' 70'

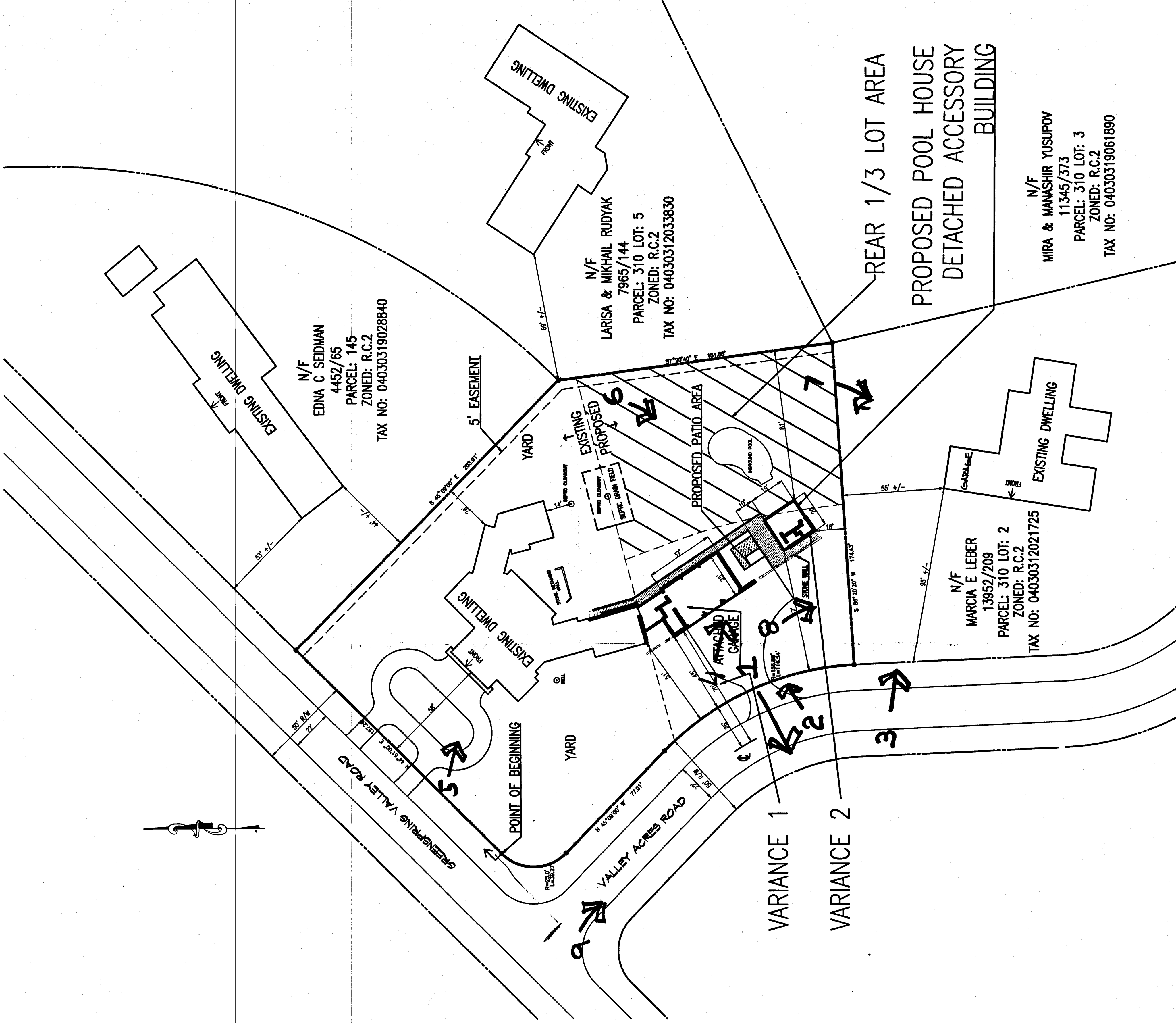
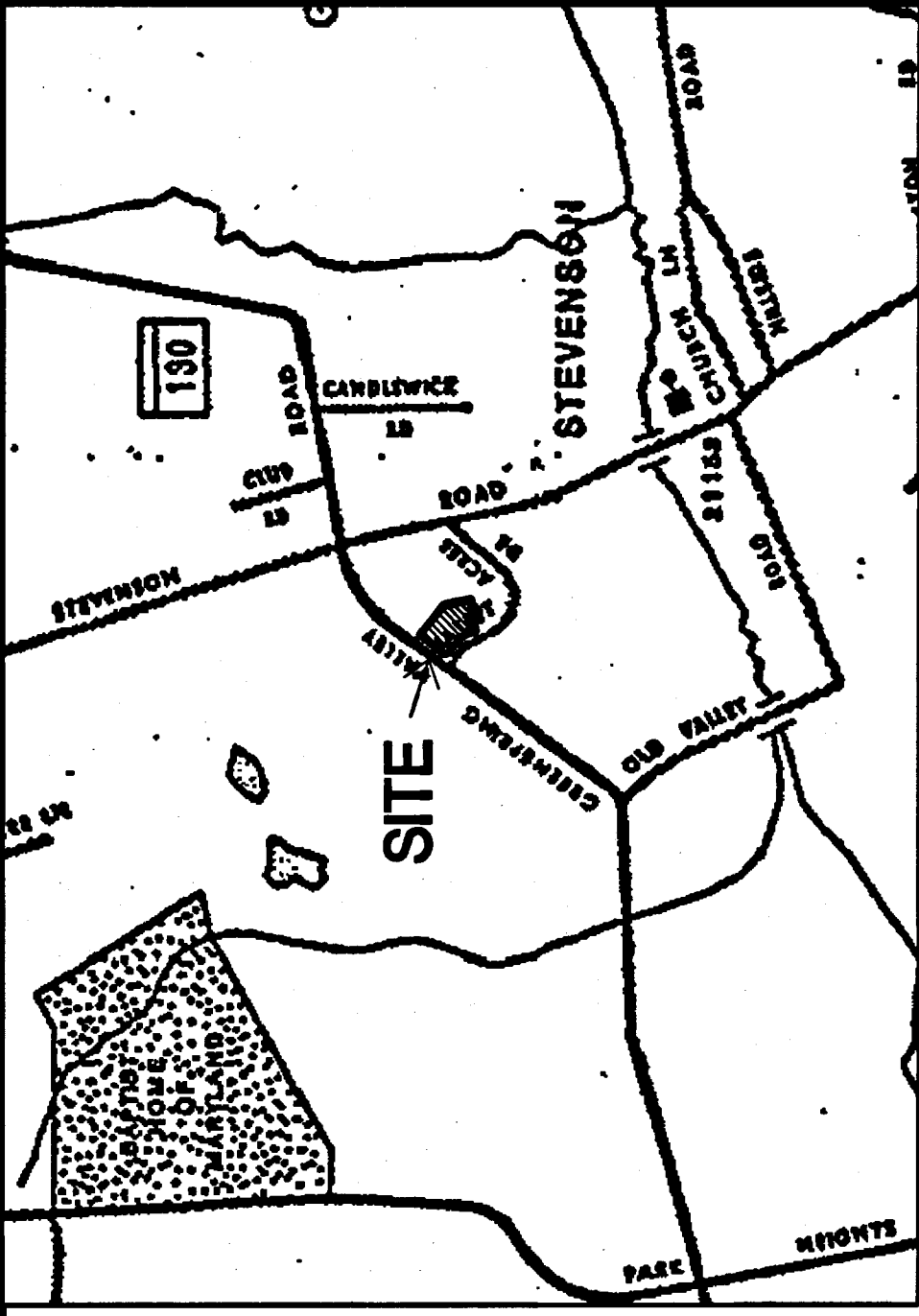
10. UTILITIES : PRIVATE SEPTIC & WELL
11. TAX MAP : 68, GRID 3, PARCEL 310
12. ELECTION DISTRICT NO. : 3RD
13. COUNCILMANIC DISTRICT : 3RD
14. SITE IS NOT IN THE 100 YEAR FLOOD PLAIN
15. THE PROPERTY IS LOCATED IN THE GREENSPRING VALLEY NRHD. THE LANDMARKS PRESERVATION COMMISSION HAS DETERMINED THAT NO PUBLIC HEARING IS REQUIRED FOR PURPOSES OF ESTABLISHING HISTORIC COMPATIBILITY.

16. TAX ACCOUNT NUMBER : 04030309075175
17. DEED REFERENCE : 12675/438
18. BUILDING HEIGHT : MAXIMUM PERMITTED BUILDING HEIGHT FOR ACCESSORY STRUCTURE IS 15'. THE PROPOSED BUILDING WILL NOT EXCEED 15'.
19. PREVIOUS ZONING CASE : NONE
20. ALL BUILDING ADDITIONS/IMPROVEMENTS WILL BE CONSTRUCTED IN COMPLIANCE WITH APPLICABLE B.O.C.A. AND FIRE CODE REQUIREMENTS.

VARIANCE NOTES :

1. SECTION 1401.3.B.3 TO PERMIT A PROPOSED ADDITION (ATTACHED GARAGE) TO BE LOCATED 7' FROM THE CENTER LINE OF A STREET (VALLEY ACRES RD) IN LIEU OF THE MINIMUM 75' REQUIRED.
2. SECTION 400.1 TO PERMIT AN ACCESSORY STRUCTURE ON A CORNER LOT TO BE LOCATED OUTSIDE OF THE THIRD (1/3) OF THE LOT FARTHEST REMOVED FROM ANY STREET (VALLEY ACRES ROAD).

VICINITY MAP
SCALE: 1" = 1000'



NOTE: PROPERTY LINES SHOWN HEREON ARE FROM A LOCATION SURVEY BY J.S. DALLAS, INC.
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
110 WEST ROAD SUITE 245
TOWSON, MARYLAND 21204
(410) 821-8800
FAX (410) 821-1748



PLAT TO ACCOMPANY VARIANCE APPLICATION
**2007 GREENSPRING VALLEY RD
SCHAFFTEL RESIDENCE
PHOTO LOCATIONS**

DATE	REVISIONS	JOB NO.	12167
		SCALE:	1"=30'
		DATE:	6/24/01
		DRAWN BY:	POK
		DESIGN BY:	WM
		REVIEW BY:	WM
		SHEET:	1 OF 1

02-030-A

1. APPLICANT/OWNER : RON SCHAFFTEL
2007 GREENSPRING VALLEY RD
STEVENSON, MD 21153-0650

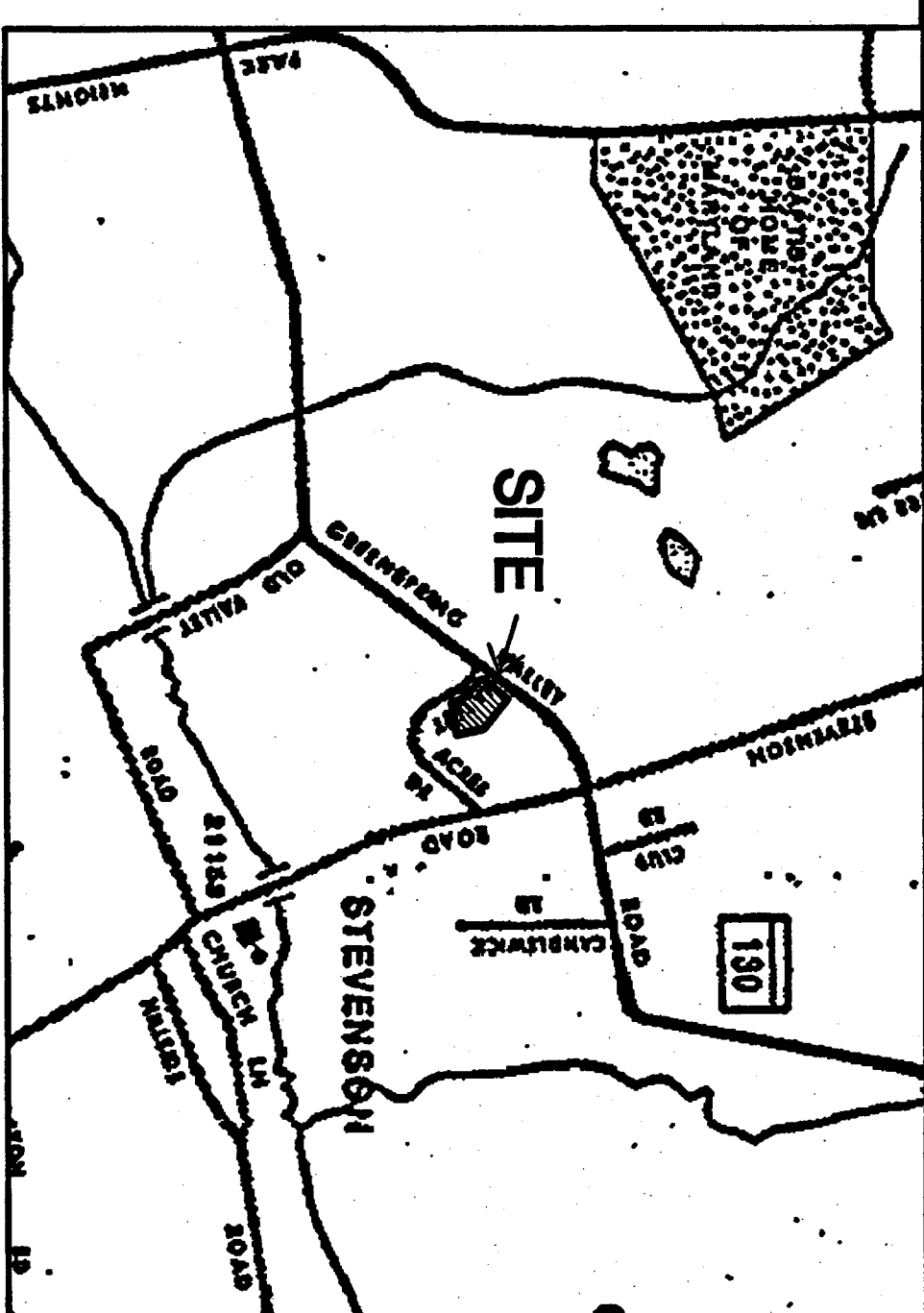
2. EXISTING ZONING : R.C.2 (NW 11E)
3. PROPOSED ZONING : NO CHANGE
4. LOT AREA : 51,270 SF OR 1,177 AC +/-
5. EXISTING USE : RESIDENCE, SINGLE FAMILY, DETACHED
6. PROPOSED USE : DETACHED POOL HOUSE (ACCESSORY STRUCTURE) + GARAGE ADDITION
7. BUILDING AREA : LIVING SPACE : 4700 SF
GARAGE : 1300 SF
POOL HOUSE : 400 SF
TOTAL : 6400 SF
(ATTACHED)
(DETACHED)
8. PARSONS : RESIDENCE (SINGLE FAMILY DETACHED) : 2 REQUIRED PROVIDED
3 STALL GARAGE
9. SETBACKS : ACCESSORY STRUCTURES FROM PROPERTY LINE
REQUIRED PROVIDED
FRONT : 14' 14'
SIDE : 35' 67'
REAR : 25' 16'

PRINCIPAL STRUCTURES FROM CENTER LINE OF ADJACENT PUBLIC ROAD(S)	REQUIRED	PROVIDED
VALLEY ACRES RD :	75'	70'

10. UTILITIES : PRIVATE SEPTIC & WELL
11. TAX MAP : 68, GRID 3, PARCEL 310
12. ELECTION DISTRICT NO. : 3RD
13. CONJUGAL/MANC DISTRICT : 3RD
14. SITE IS NOT IN THE 100 YEAR FLOOD PLAIN.
15. THE PROPERTY IS LOCATED IN THE GREENSPRING VALLEY NRHD. THE LANDMARKS PRESERVATION COMMISSION HAS DETERMINED THAT NO PUBLIC HEARING IS REQUIRED FOR PURPOSES OF ESTABLISHING HISTORIC COMPATIBILITY.
16. TAX ACCOUNT NUMBER : 04030308075175
17. DEED REFERENCE : 12875/436
18. BUILDING HEIGHT : MAXIMUM PERMITTED BUILDING HEIGHT FOR ACCESSORY STRUCTURE IS 15'; THE PROPOSED BUILDING WILL NOT EXCEED 15'
19. PREVIOUS ZONING CASE : NONE
20. ALL BUILDING ADDITIONS/IMPROVEMENTS WILL BE CONSTRUCTED IN COMPLIANCE WITH APPLICABLE BOCA AND FIRE CODE REQUIREMENTS.

1. SECTION 1A01.3.B.3 TO PERMIT A PROPOSED ADDITION (ATTACHED GARAGE) TO BE LOCATED 76' FROM THE CENTER LINE OF A STREET (VALLEY ACRES RD) IN LIEU OF THE MINIMUM 75' REQUIRED.

2. SECTION 400.1 TO PERMIT AN ACCESSORY STRUCTURE ON A CORNER LOT TO BE LOCATED OUTSIDE OF THE THIRD (1/3) OF THE LOT FARTHEST REMOVED FROM ANY STREET (VALLEY ACKES ROAD).



VICINITY MAP
SCALE: 1" = 1000'



**2007 GREENSPRING VALLEY RD
SCHAFFTEL RESIDENCE**

Baltimore County, Maryland

DATE	REVISIONS	JOB NO.:	12187
		SCALE:	1"=30'
		DATE:	6/24/01
		DRAWN BY:	POK
		DESIGN BY:	WM
		REVIEW BY:	WM
		SHEET:	1 OF 1



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

10 WEST ROAD SUITE 245
TOWSON, MARYLAND 21204
(410) 821-7890
FAX (410) 821-7748

NOTE: PROPERTY LINES SHOWN HEREON ARE FROM A LOCATION SURVEY BY J.S. DALLAS, INC.

Det. B. #1

ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

410 WEST ROAD SUITE 245
TOWSON, MARYLAND 21204

(410) 821-1880
FAX (410) 821-1748

PLAT TO ACCOMPANY VARIANCE APPLICATION

QR-030-A