

IN RE: PETITION FOR VARIANCE  
W/Cor. Buckhorn Road and  
Powderhorn Lane  
9th Election District  
6th Councilmanic District  
(9510 Buckhorn Road)

Elizabeth M. & Wayne T. Winterstein  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 01-094-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, Elizabeth M. & Wayne T. Winterstein. The Petitioners are requesting a variance for property they own at 9510 Buckhorn Road. Their property is zoned DR.2. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a detached garage in the 1/3 of the rear yard closest to the side street right-of-way in lieu of the furthest 1/3 of the yard.

Appearing at the hearing on behalf of the variance request was Wayne Winterstein, owner of the property. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.443 acres, more or less, zoned DR 2. The subject property is improved with a one-story, single family dwelling wherein the Winterstein's reside. Recently, the Petitioners constructed a detached garage in the rear of their yard. However, it was discovered in the course of construction that a variance was necessary due to the fact that the Petitioners' property is actually a corner lot. The Petitioners' home fronts on Buckhorn Road. However, the side street, Powderhorn Lane, which is a dead-end street and terminates at the Petitioners' property, causes this lot to be a corner lot. Therefore, the garage in question should have been

ORDER RECORDED FOR FILING

Date 10/24/01

By R. J. [Signature]

sited in the other side of his rear yard. The construction of the garage has been completed and the variance is to allow the garage to remain as situated.

Mr. Winterstein went to all of his neighbors and discussed the matter with them. He submitted into evidence petitions of support from his surrounding neighbors, particularly the neighbor on the affected side of this variance request. No one has any opposition to the garage remaining in its present location. Photographs of the garage show it to be of sound construction and the building materials used for the garage match the materials used in his house. After considering the testimony and evidence, I find that the variance should be granted.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the 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.

THEREFORE, IT IS ORDERED this 24<sup>th</sup> day of October, 2001, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 400.1 of the B.C.Z.R., to allow a detached garage in the 1/3 of the rear yard closest to the side street right-of-way in lieu of the furthest 1/3 of the yard, be and is 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

ORDERED FOR FILING  
DATE 10/24/01  
S. R. J. J. J.



Baltimore County  
Zoning Commissioner

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

October 24, 2001

Mr. & Mrs. Wayne T. Winterstein  
9510 Buckhorn Road  
Baltimore, Maryland 21234

Re: Petition for Variance  
Case No. 01-094-A  
Property: 9510 Buckhorn Road

Dear Mr. & Mrs. Winterstein:

Enclosed please find the decision rendered in the above-captioned case. The Petition for 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





# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9510 Buckhorn Road

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 hereof, hereby petition for a Variance from Section(s) 400.1 To Permit a detached

garage in the third of the rear yard closest to the side street in view of furthest from the side street.

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

Topography of the ground and location of the screened in porch and deck would not allow sufficient room to maneuver a vehicle to access the garage. In addition, the sewer lines are on this same area of the property.

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

Signature

Company

Address

Telephone No.

City

State

Zip Code

## Legal Owner(s):

Wayne T. Winterstein

Name - Type or Print

Signature

Elizabeth M. Winterstein

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

## Representative to be Contacted:

Wayne T. Winterstein

Name

9510 Buckhorn Road (410) 665-3394

Address

Telephone No.

Baltimore

MD

21234

City

State

Zip Code

## OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING JRA

UNAVAILABLE FOR HEARING

Reviewed By JRA

Date 9-5-01

Case No. 02-094-A

REP 9/15/98

ORDER RECEIVED FOR FILING

10/24/01

020

ZONING DESCRIPTION FOR 9510 Buckhorn Road.

Beginning at a point on the west side of Buckhorn Road which is 50 feet wide at the distance of 550 feet north of the centerline of the nearest improved intersecting street Powderhorn Lane which is 50 feet wide. Being Lot #8, Block D, in the subdivision of Hunting Lodge as recorded in Baltimore County Plat Book #23, Folio #2, containing 19,305 square feet. Also known as 9510 Buckhorn Road and located in the 9th Election District, 6 Councilmanic District.

BALTIMORE COUNTY, MARYLAND

02-094-A

OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No.

5725

DATE 09-05-01 ACCOUNT 001-000-6150

AMOUNT \$ 50

RECEIVED FROM: Mrs Mrs WYNNE WINTERSTEIN

FOR: Res UAR

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

TRA

PAID RECEIPT

PAYMENT ACTUAL TIME  
9/06/2001 9/05/2001 15:21:11  
MS01 CASHIER JRU JMR DRAWER 1  
RECEIPT # 061240 OFLN  
Dept 5 528 ZONING VERIFICATION  
GR NO. 005725

Recpt Tot 50.00  
50.00 CK .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 #02-094-A  
9510 Buckhorn Road and  
W/Oor Buckhorn Road and  
Powderhorn Lane  
9th Election District  
6th Councilmanic District  
Legal Owner(s): Elizabeth M. &  
Wayne T. Winterstein  
Variance: to permit a de-  
tached garage in the third of  
the yard closest to the side  
street in lieu of the farthest  
from the side street  
Hearing: Wednesday, Oc-  
tober 24, 2001 at 10:30  
a.m. in Room 407, County  
Courts Building, 401 Bos-  
ley 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 con-  
cerning the file and/or  
Hearing, Contact the Zoning  
Review Office at (410) 887-  
3391.  
JT/10/676 Oct 9 C498774

## CERTIFICATE OF PUBLICATION

\_\_\_\_\_  
10/11/2001

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 10/9/2001.

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

P. Wilkinson  
LEGAL ADVERTISING

# CERTIFICATE OF POSTING

RE: Case No.: 02-094-A

Petitioner/Developer: \_\_\_\_\_

ELIZABETH & WAYNE WINTERSTEIN

Date of Hearing/Closing: 10/24/01

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

Attention: Ms. Gwendolyn Stephens

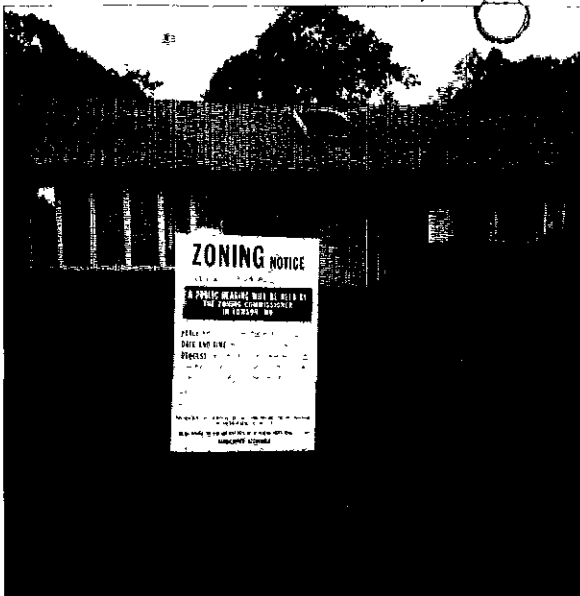
Ladies and Gentlemen:

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 \_\_\_\_\_

9510 BUCKHORN RD.

The sign(s) were posted on 10/9/01  
(Month, Day, Year)

CASE # 02-094-A



9510 BUCKHORN RD

POSTED 10/9/01

Richard E. Hoffman 10/9/01

Sincerely,

Richard E. Hoffman 10/9/01  
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN  
(Printed Name)

904 DELLWOOD DR.  
(Address)

FALLSTON, MD 21047  
(City, State, Zip Code)

(410) 879-3122  
(Telephone Number)



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

September 27, 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: 02-094-A  
9510 Buckhorn Road  
W/Cor. Buckhorn Road and Powderhorn Lane  
9<sup>th</sup> Election District – 6<sup>th</sup> Councilmanic District  
Legal Owners: Elizabeth M & Wayne T Winterstein

Variance to permit a detached garage in the third of the yard closest to the side street in lieu of the farthest from the side street

HEARING: Wednesday, October 24, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon G72  
Director

C: Elizabeth M & Wayne T Winterstein, 9510 Buckhorn Road, Baltimore 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, OCTOBER 9, 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.

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/neighbor 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.

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For Newspaper Advertising:

Item Number or Case Number: 02-094-A

Petitioner: WAYNE T. WINTERSTEIN

Address or Location: 9510 Buckhorn Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Wayne T. Winterstein

Address: 9510 Buckhorn Road

Baltimore, MD 21234

Telephone Number: (410) 665-3394

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY  
Tuesday, October 9, 2001 Issue – Jeffersonian

Please forward billing to:  
Wayne T Winterstein  
9510 Buckhorn Road  
Baltimore MD 21234

410 665-3394

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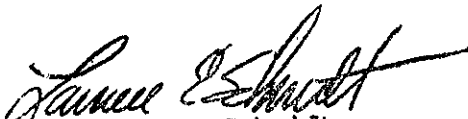
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9510 Buckhorn Road  
W/Cor. Buckhorn Road and Powderhorn Lane  
9<sup>th</sup> Election District – 6<sup>th</sup> Councilmanic District  
Legal Owners: Elizabeth M & Wayne T Winterstein

Variance to permit a detached garage in the third of the yard closest to the side street in lieu of the farthest from the side street

HEARING: Wednesday, October 24, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDL  
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  
pdmlandacq@co.ba.md.us

October 19, 2001

Elizabeth M & Wayne T Winterstein  
9510 Buckhorn Road  
Baltimore MD 21234

Dear Mr. & Mrs. Winterstein:

RE: Case Number: 02-094-A, 9510 Buckhorn Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 5, 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

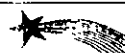
c: People's Counsel



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](http://www.co.ba.md.us)

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

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

DATE: October 25, 2001

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

SUBJECT: Zoning Advisory Committee Meeting  
For October 1, 2001  
Item Nos. 086, 087, 088, 089, 090, 092,  
093, 094, 095, 096, 098, and 099

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

September 27, 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 SEPTEMBER 24, 2001

Item No.: See Below

Dear Ms. Stephens:

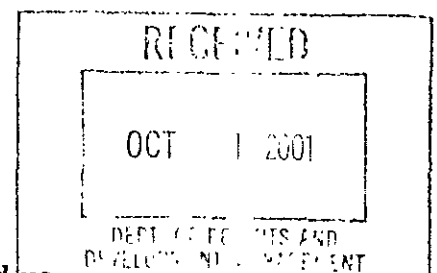
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

086, 087, 088, 089, 090, 091, 092, 093, 094, 095, 096, 097,  
098, 099, AND 100

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](http://www.co.ba.md.us)



Sen  
10/24

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** October 3, 2001

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

001 - 3

**SUBJECT:** Zoning Advisory Petition(s): Case(s) 02-094 & 02-096

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. Ly

AFK/JL:MAC



**Maryland Department of Transportation  
State Highway Administration**

Parris N. Glendening  
Governor

John D. Porcari  
Secretary

Parker F. Williams  
Administrator

Date: 10.1.01

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

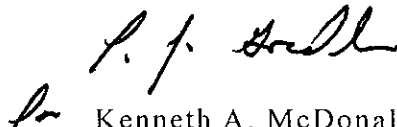
RE: Baltimore County  
Item No. 034 JRA

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,

  
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

RE: PETITION FOR VARIANCE  
9510 Buckhorn Road, W Corner  
Buckhorn Rd & Powderhorn Ln  
9th Election District, 6th Councilmanic

Legal Owner: Wayne & Elizabeth Winterstein  
Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case No. 02-94-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 2<sup>nd</sup> day of October, 2001 a copy of the foregoing Entry of Appearance was mailed to Wayne T. & Elizabeth M. Winterstein, 9510 Buckhorn Road, Baltimore, MD 21234, Petitioners.



PETER MAX ZIMMERMAN

BALTIMORE COUNTY MARYLAND  
INTER-OFFICE CORRESPONDENCE

DATE: October 9, 2001

TO: W. Carl Richards, Jr.  
Zoning Review Supervisor

FROM: Rick Wisnom, Chief  
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 094  
Legal Owner/Petitioner Winterstein, Wayne & Elizabeth  
Contract Purchaser: N/A  
Property Address: 9510 Buckhorn Rd.  
Location Description: w/cor. Buckhorn Rd. & Powderhorn La.

VIOLATION INFORMATION: Case No. 01-6012  
Defendants: Winterstein, Wayne & Elizabeth

Please be advised that the aforementioned petition is the subject of an active violation case.  
When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

| NAME              | ADDRESS                                     |
|-------------------|---------------------------------------------|
| Mildred Reinhardt | 9531 Powderhorn La.<br>Baltimore, Md. 21234 |

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- X 1. Complaint letter/memo/email/fax (if applicable)
- X 2. Complaint Intake Form/Code Enforcement Officer's report and notes
- X 3. State Tax Assessment printout
- 4. State Tax Parcel Map (if applicable)
- 5. MVA Registration printout (if applicable)
- 6. Deed (if applicable)
- 7. Lease-Residential or Commercial (if applicable)
- 8. Photographs including dates taken
- X 9. Correction Notice/Code Violation Notice
- 10. Citation and Proof of Service (if applicable)
- 11. Certified Mail Receipt (if applicable)
- 12. Final Order of the Code Official/Hearing Officer (if applicable)
- 13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)
- 14. Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable).

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/  
C: Code Enforcement Officer

Entered nd

**CODE ENFORCEMENT REPORT**

DATE: 08/30/01 INTAKE BY: Hohne CASE #: 01-6012 INSPEC: \_\_\_\_\_

COMPLAINT

LOCATION: 9510 Buckhorn Rd.

ZIP CODE: 21234 DIST: 9

COMPLAINANT

NAME: Midred Reinhardt PHONE #: (H) 668-9621 (W) \_\_\_\_\_

ADDRESS: 9531 Powderhorn Ln ZIP CODE: 21234

PROBLEM: Built Pool, Deck, Shed and Two Car Garage. Built w/o Permits

IS THIS A RENTAL UNIT? YES \_\_\_\_\_ NO \_\_\_\_\_  
IF YES, IS THIS SECTION 8? YES \_\_\_\_\_ NO \_\_\_\_\_

OWNER/TENANT

INFORMATION: \_\_\_\_\_

TAX ACCOUNT #: 09 19 391240 ZONING: \_\_\_\_\_

INSPECTION:

REINSPECTION:

REINSPECTION:

REINSPECTION:

Entered at

CODE ENFORCEMENT REPORT

DATE: 08/30/01 INTAKE BY: Hohne CASE #: 01-6012 INSPEC: R Faulkner  
ath

COMPLAINT  
LOCATION: 9510 Buckhorn Rd.

ZIP CODE: 21234 DIST: 9

COMPLAINANT  
NAME: Midred Reinhardt PHONE #: (H) 668-9621 (W)

ADDRESS: 9531 Powderhorn Ave ZIP CODE: 21234

PROBLEM: Built Pool, Deck, Shed and Two Car  
Garage. Built w/o Permits

IS THIS A RENTAL UNIT? YES \_\_\_\_\_ NO ☒  
IF YES, IS THIS SECTION 8? YES \_\_\_\_\_ NO \_\_\_\_\_

OWNER/TENANT  
INFORMATION:

TAX ACCOUNT #: 09 19 391240

ZONING:

INSPECTION: 9-4-01 Ralph Faulkner  
VARIANCE # 5725

REINSPECTION: 9-12-01 R. Faulkner, VARIANCE APPEAL FILED # 5725  
HEARING DATE TO BE SET. LETTER ATTACHED FROM NEIGHBOR.

REINSPECTION:

REINSPECTION:

DATE: 08/30/2001  
TIME: 13:17:46

STANDARD ASSESSMENT INQUIRY (1)

01-6012

RA1001)

PROPERTY NO. DIST GROUP CLASS OCC. HISTORIC DEL LOAD DATE  
09 19 391240 09 2-3 04-00 H NO 01/08/01  
WINTERSTEIN WAYNE T DESC-1.. IMPS  
WINTERSTEIN ELIZABETH M DESC-2.. HUNTING LODGE  
9510 BUCKHORN RD PREMISE. 09510 BUCKHORN RD

BALTIMORE MD 21234-1002 FORMER OWNER: TALBOTT JEAN E SIEGRIST L

| FCV           |          | PHASED IN       |         |        |
|---------------|----------|-----------------|---------|--------|
| PRIOR         | PROPOSED | CURR            | CURR    | PRIOR  |
| LAND: 58,820  | 58,820   | FCV             | ASSESS  | ASSESS |
| IMPV: 119,890 | 132,470  | TOTAL.. 191,290 | 191,290 | 74,830 |
| TOTL: 178,710 | 191,290  | PREF... 0       | 0       | 0      |
| PREF: 0       | 0        | CUR... 191,290  | 191,290 | 74,830 |
| CUKT: 178,710 | 191,290  | EXEMPT.. 0      | 0       | 0      |
| DATE: 10/95   | 09/98    |                 |         |        |

----- TAXABLE BASIS ----- FM DATE  
01/02 ASSESS: 191,290 09/30/00  
00/01 ASSESS: 74,830 06/01/00  
99/00 ASSESS: 73,160 06/04/99

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

DATE: 08/30/2001  
TIME: 13:19:11

STANDARD ASSESSMENT INQUIRY (2)

RA1001)

PROPERTY NO. DIST GROUP CLASS OCC. HISTORIC DEL LOAD DATE  
09 19 391240 09 2-3 04-00 H NO 01/08/01  
LOT.... 8 BOOK.... 0023 MAP.... 0062 LOT WIDTH..... 109.00  
BLOCK.. 0 FOLIO... 0002 GRID.... 0021 LOT DEPTH..... .00  
SECTION.. PARCEL.. 0207 LAND AREA.. 19305.000 5  
PLAT.. YEAR BUILT..... 65

-----TRANSFER DATA-----  
NUMBER..... 012412  
DATE..... 06/05/93  
PURCHASE PRICE..... 182,500  
GROUND RENT..... 0  
DEED REF LIBER..... 09796  
DEED REF FOLIO..... 0570  
CONVEYED IND..... 1  
LOT-PART TRAN IND..... 1  
GRANTOR ACCT NO.. 00-00-000000

-----EXEMPT DATA-----  
STATUS.....  
CLASS CODE..... 000  
STATE EXEMPT CODE..... 000  
COUNTY EXEMPT CODE..... 000  
CURR STATE EX ASMT... 0  
PRIOR STATE EX ASMT... 0  
CURR COUNTY EX ASMT... 0  
PRIOR COUNTY EX ASMT... 0

CRITICAL NEW CONST CARD  
AREAS CODE YEAR NO CODE SQ. FEET  
00790 2002

ENTER-INQUIRY3 PA1-PRINT PF2-INQUIRY4 PF4-MENU PF5-QUIT PF7-CROSS REF

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**INSPECTION  
BALTIMORE COUNTY**

**DEPARTMENT OF PERMITS AND  
DEVELOPMENT MANAGEMENT**

Date..... Inspector.....

**DISAPPROVED**

☐ Incomplete Installation

☒ Violation

☒ See Attached Correction Notice

**STOP ALL WORK UNTIL  
PERMITS ARE  
OBTAINED**

**WHEN READY FOR REINSPECTION CALL:**

☐ BUILDING.....410-887-3953

☐ PLUMBING.....410-887-3620

☐ ELECTRICAL.....410-887-3960

...to be corrected and  
either the ... day  
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of developing an  
violation ...

...the ...  
deadline ... is a  
to potential ... of  
violation ... or 90 ...

...to correct the ...  
feasible laws. Code ...

...for a reinspection. If



Baltimore County  
Department of Permits and  
Development Management

Code Inspections and Enforcement  
County Office Building  
111 West Chesapeake Avenue  
Towson, MD 21204

Code Enforcement: 410-887-3351  
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620  
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

|                   |                            |         |
|-------------------|----------------------------|---------|
| Citation/Case No. | Property No.<br>0919371240 | Zoning: |
|-------------------|----------------------------|---------|

Name(s): WINTERSTEIN WAYNE & ELIZABETH

Address: 9510 Buckhorn RD

Violation Location: 9510 Buckhorn RD

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

107 (POCA) 7-26 BCC WORK W/O PERMIT  
CONSTRUCTION (2) CAR GARAGE  
7-146, 7-181, 7-183 BCC, PERFORM  
ELECTRICAL WORK W/O PERMIT OR  
LICENSE

OBTAIN ALL NECESSARY PERMITS  
STOP ALL WORK UNTIL PERMITS ARE  
OBTAINED

\$200.00 INVESTIGATION FEE (FINE)  
FINE INVESTIGATION FEE MUST BE PAID  
BEFORE PERMITS ARE ISSUED.

FAILURE TO COMPLY WILL RESULT IN  
200<sup>00</sup> FINE PER DAY PER VIOLATION.  
ALL INSPECTIONS MUST BE CALLED FOR WHEN PERMITS

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE: 8-13-01

|                          |                         |
|--------------------------|-------------------------|
| On or Before:<br>8-24-01 | Date Issued:<br>8-13-01 |
|--------------------------|-------------------------|

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name: RALPH FAULKNER Building Inspector

INSPECTOR: Ralph Faulkner

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN:

|                            |                         |
|----------------------------|-------------------------|
| Not Later Than:<br>8-24-01 | Date Issued:<br>8-13-01 |
|----------------------------|-------------------------|

INSPECTOR: Ralph Faulkner Building Inspector

Shawn A. Millet  
President, Hunting Lodge Community Association  
9505 Buckhorn Road  
Baltimore, Maryland 21234  
(410) 661-2716

September 21, 2001

Mr. Ralph Faulkner  
Building Inspections  
111 West Chesapeake Avenue  
Baltimore, Maryland 21204

**Re: Property #0919391240 (9510 Buckhorn Road, 21234)**

Dear Mr. Faulkner,

I am writing this letter on behalf of my neighbors, Elizabeth and Wayne Winterstein, whose recent property improvements include the addition of a two car garage. It is clear that the Wintersteins have been successful in designing this garage in a way that compliments the existing structures within our community.

I know that your office has had conversations with the Wintersteins about this garage and that you have concerns about whether a variance should have been issued prior to its construction. Perhaps this is true technically, however, Wayne relied upon his contractor in this regard and was not aware that an oversight had occurred until a substantial portion of the construction had taken place. To punish the Wintersteins for this oversight at best accomplishes little and at worst imposes unjust penalties upon persons who acted in good faith.

I believe that your office should issue a variance which would retroactively allow this structure to stand and that would further relieve the Wintersteins from whatever penalties they have had to endure up until now. The reasons for this request are many, here are just a few:

Our community is a 'dead-end' neighborhood and, therefore, has very little traffic. Beyond this, it is impossible to conceive of a circumstance where there would be the need to upgrade the streets to accommodate additional traffic since the neighborhood has been entirely 'built out.'

The garage does not interfere whatsoever with any sight lines that would cause any traffic or safety concerns.

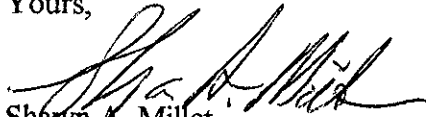
The garage is constructed at the end of the neighborhood and is tucked away in the corner of the Winterstein's lot in a way that puts it out of sight when looking at the house from the front of the property.

The property allows no other place on which this garage could have been constructed because of the existence of a septic and drain field in the area within the permissible building area of the lot.

In my conversations with our neighbors (my lot is catty-corner to the Wintersteins) I have not encountered anyone that has any objections to the garage or its placement.

I don't know if you have seen for yourself the Winterstein's garage; if you have not, I invite you to pay us a visit. I believe that improvements which increase the value and utility of an individual property within our community will also tend to increase the value of the properties of its neighbors. Please help to keep the benefit that we as a community have received by the construction of the Winterstein's garage.

Yours,



Shawn A. Millet

c.c. Elizabeth and Wayne Winterstein  
Hunting Lodge Community residents

CASE #  
01-6012

LAW OFFICES

WALKER & VAN BAVEL, P.A.

306 COURT SQUARE BUILDING  
200 E. LEXINGTON STREET  
BALTIMORE, MARYLAND 21202

ROLAND WALKER†  
MARK A VAN BAVEL†

MARC L. ZAYON  
MEMBERS, MARYLAND BAR  
† ALSO MEMBERS, FEDERAL BAR

TEL: (410) 727-3710  
FAX: (410) 727-4955

[www.walkervanbavel.com](http://www.walkervanbavel.com)

September 6, 2001

Ralph Faulkner  
Building Inspector  
Baltimore County Department  
of Permits and Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Re: Property Number 0919391240  
Wayne and Elizabeth Winterstein  
9510 Buckhorn Road

Dear Mr. Faulkner:

Please be advised that I am the next door neighbor and property owner, with my wife Elizabeth, of 9508 Buckhorn Road. I have been a property owner in Hunting Lodge since 1988, prior to Mr. Winterstein.

I obviously am fully aware that Mr. Winterstein has constructed a two car garage behind his property and he has further made me aware that Baltimore County has issued a correction notice due to an allegation of work without a permit and the performance of electrical work without a permit or a license.

I would like to state that I have absolutely no objection to Mr. Winterstein's two car garage. Probably more than anyone except another neighbor, I have the clearest view of Mr. Winterstein's garage and I find it to be an improvement and very aesthetically pleasing.

Mr. Winterstein is a very responsible property owner and has done a great deal to make his property more attractive. He is very conscientious in maintaining his property and it is always well groomed and attractive.

Page 2  
September 6, 2001

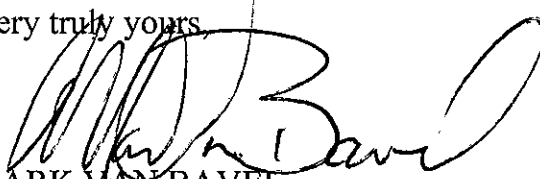
As you may have noticed while inspecting his property, I am a very active gardener and spend as much of my free time as possible in my front and back yards. Therefore my ability to observe Mr. Winterstein has always been exceptional. He is constantly improving his property and expends a great deal of effort in maintenance and upkeep.

I certainly hope that he can resolve his situation with Baltimore County without any difficulty whatsoever. He is an excellent neighbor and fine property owner.

Should you have any questions or wish any further detail, please do not hesitate to contact me either at home or the office.

Thank you for your consideration.

Very truly yours,



MARK VAN BAVEL

MVB/sg

cc: Mr. and Mrs. Wayne Winterstein

D.R.-2

SITE

POWDERHORN

NE 12 E  
1" = 200'

BUCKHORN  
RD.

D.R.-2

LANE

HARFORD

OLD

E 25,500

E 27,000

(SHEET NE.-II-E)

COMPREHENSIVE ZONING MAP

ADOPTED by

BALTIMORE COUNTY COUNCIL

OCTOBER 10, 2000

88-00, 89-00, 90-00, 91-00, 92-00, 93-00,

BALTIMORE COUNTY  
OFFICE OF PLANNING AND

# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 9510 BUCKHORN ROAD

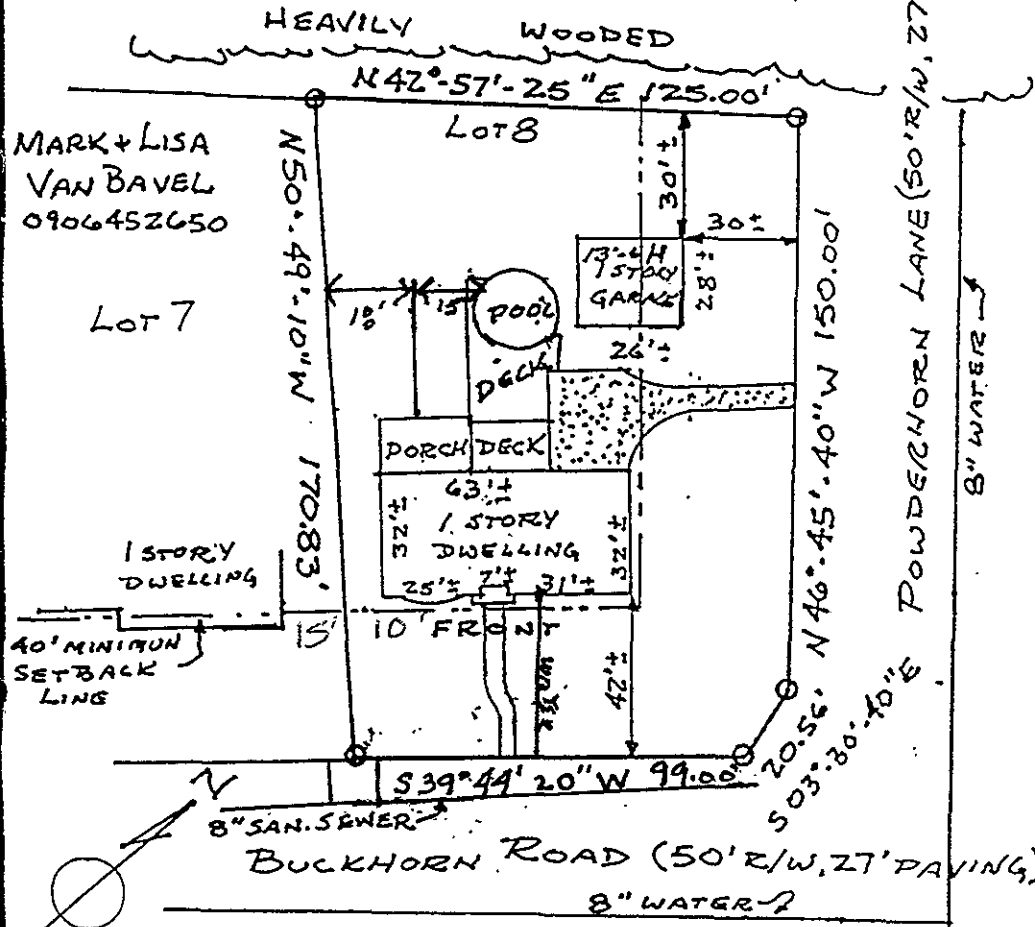
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: HUNTING LODGE

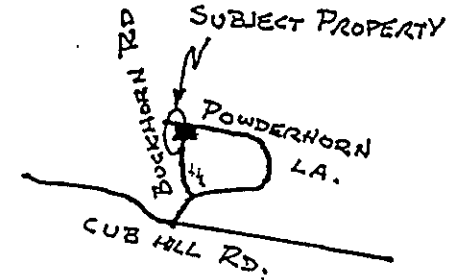
Plat book # 23, folio # 2, lot # 8, section # D

OWNER: WINTERSTEIN, WAYNE + ELIZABETH

ST. DEMETRIOS GREEK ORTHODOX  
CHURCH 0903470790



LOT 2  
PAUL + JUNE  
SAVINO  
9537 POWDERHORN  
LANE  
0919001560



Vicinity Map  
scale: 1" = 1000'

## LOCATION INFORMATION

Election District: 9

Councilmanic District: 6

1" = 200' scale map #: NE 12 E

Zoning: DR2

Lot size: 443 acreage 19,305 square feet

SEWER: ☐ PUBLIC ☐ PRIVATE

WATER: ☒ PUBLIC ☐ PRIVATE

Chesapeake Bay Critical Area: ☐ YES ☒ NO

Prior Zoning Hearings: NONE

100 YEAR FLOOD PLAIN - NO

## Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

094

date: 8/23/01  
prepared by: W.M.B.

Scale of Drawing: 1" = 50'

Per Ex #1

PETITION

We, the undersigned, are residents and property owners in the Hunting Lodge Development in Baltimore County. We are aware that Wayne and Elizabeth Winterstein of 9510 Buckhorn Road have erected or are in the process of erecting a two car motor vehicle garage in the rear of their property at 9510 Buckhorn Road. We have no objection whatsoever to the construction and use and continued existence of this permanent improvement, namely, a two car motor vehicle garage.

PLEASE INDICATE YOUR APPROVAL WITH YOUR NAME  
PRINTED, YOUR SIGNATURE AND ADDRESS.

9502 Buckhorn Rd

DOTTIE GAUSS

Dottie Gauss

Pet Ex 2

PETITION

We, the undersigned, are residents and property owners in the Hunting Lodge Development in Baltimore County. We are aware that Wayne and Elizabeth Winterstein of 9510 Buckhorn Road have erected or are in the process of erecting a two car motor vehicle garage in the rear of their property at 9510 Buckhorn Road. We have no objection whatsoever to the construction and use and continued existence of this permanent improvement, namely, a two car motor vehicle garage.

PLEASE INDICATE YOUR APPROVAL WITH YOUR NAME  
PRINTED, YOUR SIGNATURE AND ADDRESS.

ANTONIO PETRONELLI  
Antonio Petronelli  
9507 BUCKHORN RD

PETITION

We, the undersigned, are residents and property owners in the Hunting Lodge Development in Baltimore County. We are aware that Wayne and Elizabeth Winterstein of 9510 Buckhorn Road have erected or are in the process of erecting a two car motor vehicle garage in the rear of their property at 9510 Buckhorn Road. We have no objection whatsoever to the construction and use and continued existence of this permanent improvement, namely, a two car motor vehicle garage.

PLEASE INDICATE YOUR APPROVAL WITH YOUR NAME  
PRINTED, YOUR SIGNATURE AND ADDRESS.

9537 Powderhorn Lane

PAUL SAVINO

Paul T. Savino

PETITION

We, the undersigned, are residents and property owners in the Hunting Lodge Development in Baltimore County. We are aware that Wayne and Elizabeth Winterstein of 9510 Buckhorn Road have erected or are in the process of erecting a two car motor vehicle garage in the rear of their property at 9510 Buckhorn Road. We have no objection whatsoever to the construction and use and continued existence of this permanent improvement, namely, a two car motor vehicle garage.

PLEASE INDICATE YOUR APPROVAL WITH YOUR NAME  
PRINTED, YOUR SIGNATURE AND ADDRESS.

LARRY WAYNE HARPER

9535 POWDERHORN LANE BALTO, MD. 21234

Larry Wayne Harper

PETITION

We, the undersigned, are residents and property owners in the Hunting Lodge Development in Baltimore County. We are aware that Wayne and Elizabeth Winterstein of 9510 Buckhorn Road have erected or are in the process of erecting a two car motor vehicle garage in the rear of their property at 9510 Buckhorn Road. We have no objection whatsoever to the construction and use and continued existence of this permanent improvement, namely, a two car motor vehicle garage.

PLEASE INDICATE YOUR APPROVAL WITH YOUR NAME  
PRINTED, YOUR SIGNATURE AND ADDRESS.

I, Darcele M. Harper :

9535 Powderhorn Ln. 21234

Darcele M. Harper

PETITION

We, the undersigned, are residents and property owners in the Hunting Lodge Development in Baltimore County. We are aware that Wayne and Elizabeth Winterstein of 9510 Buckhorn Road have erected or are in the process of erecting a two car motor vehicle garage in the rear of their property at 9510 Buckhorn Road. We have no objection whatsoever to the construction and use and continued existence of this permanent improvement, namely, a two car motor vehicle garage.

PLEASE INDICATE YOUR APPROVAL WITH YOUR NAME  
PRINTED, YOUR SIGNATURE AND ADDRESS.

9529 Powder Mill Lane

Hilda & Richard Shepherd

HILDA & RICHARD SHEPHERD

PETITION

We, the undersigned, are residents and property owners in the Hunting Lodge Development in Baltimore County. We are aware that Wayne and Elizabeth Winterstein of 9510 Buckhorn Road have erected or are in the process of erecting a two car motor vehicle garage in the rear of their property at 9510 Buckhorn Road. We have no objection whatsoever to the construction and use and continued existence of this permanent improvement, namely, a two car motor vehicle garage.

PLEASE INDICATE YOUR APPROVAL WITH YOUR NAME  
PRINTED, YOUR SIGNATURE AND ADDRESS.

9527 Powderhorn Lane  
Carl Adams  
CARL ADAMS

PETITION

We, the undersigned, are residents and property owners in the Hunting Lodge Development in Baltimore County. We are aware that Wayne and Elizabeth Winterstein of 9510 Buckhorn Road have erected or are in the process of erecting a two car motor vehicle garage in the rear of their property at 9510 Buckhorn Road. We have no objection whatsoever to the construction and use and continued existence of this permanent improvement, namely, a two car motor vehicle garage.

PLEASE INDICATE YOUR APPROVAL WITH YOUR NAME  
PRINTED, YOUR SIGNATURE AND ADDRESS.

9524 Powder Horn Lane

WADE MEYERS

Wade Meyers

PETITION

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PLEASE INDICATE YOUR APPROVAL WITH YOUR NAME  
PRINTED, YOUR SIGNATURE AND ADDRESS.

: 9523 Powderhorn Lane :

CHRISTIAN OBINEME

Chris Obineme

PETITION

We, the undersigned, are residents and property owners in the Hunting Lodge Development in Baltimore County. We are aware that Wayne and Elizabeth Winterstein of 9510 Buckhorn Road have erected or are in the process of erecting a two car motor vehicle garage in the rear of their property at 9510 Buckhorn Road. We have no objection whatsoever to the construction and use and continued existence of this permanent improvement, namely, a two car motor vehicle garage.

PLEASE INDICATE YOUR APPROVAL WITH YOUR NAME  
PRINTED, YOUR SIGNATURE AND ADDRESS.

9520 Powderhorn Lane

ESTA E. DUNN

ESTA DUNN

PETITION

We, the undersigned, are residents and property owners in the Hunting Lodge Development in Baltimore County. We are aware that Wayne and Elizabeth Winterstein of 9510 Buckhorn Road have erected or are in the process of erecting a two car motor vehicle garage in the rear of their property at 9510 Buckhorn Road. We have no objection whatsoever to the construction and use and continued existence of this permanent improvement, namely, a two car motor vehicle garage.

PLEASE INDICATE YOUR APPROVAL WITH YOUR NAME  
PRINTED, YOUR SIGNATURE AND ADDRESS.

9510 Powderhorn Lane  
Paul S. Freed  
PAUL FREED

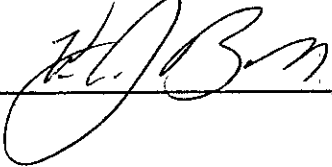
PETITION

We, the undersigned, are residents and property owners in the Hunting Lodge Development in Baltimore County. We are aware that Wayne and Elizabeth Winterstein of 9510 Buckhorn Road have erected or are in the process of erecting a two car motor vehicle garage in the rear of their property at 9510 Buckhorn Road. We have no objection whatsoever to the construction and use and continued existence of this permanent improvement, namely, a two car motor vehicle garage.

PLEASE INDICATE YOUR APPROVAL WITH YOUR NAME  
PRINTED, YOUR SIGNATURE AND ADDRESS.

9515 Powderhorn Lane

Bill Bow



PETITION

We, the undersigned, are residents and property owners in the Hunting Lodge Development in Baltimore County. We are aware that Wayne and Elizabeth Winterstein of 9510 Buckhorn Road have erected or are in the process of erecting a two car motor vehicle garage in the rear of their property at 9510 Buckhorn Road. We have no objection whatsoever to the construction and use and continued existence of this permanent improvement, namely, a two car motor vehicle garage.

PLEASE INDICATE YOUR APPROVAL WITH YOUR NAME  
PRINTED, YOUR SIGNATURE AND ADDRESS.

FORREST GESSWEIN

9514 Powder Horn Lane

Forrest Gesswein

PETITION

We, the undersigned, are residents and property owners in the Hunting Lodge Development in Baltimore County. We are aware that Wayne and Elizabeth Winterstein of 9510 Buckhorn Road have erected or are in the process of erecting a two car motor vehicle garage in the rear of their property at 9510 Buckhorn Road. We have no objection whatsoever to the construction and use and continued existence of this permanent improvement, namely, a two car motor vehicle garage.

PLEASE INDICATE YOUR APPROVAL WITH YOUR NAME  
PRINTED, YOUR SIGNATURE AND ADDRESS.

9513 Powderhorn Ln

Vicki Lockwood

Vicki Lockwood

Shawn A. Millet  
President, Hunting Lodge Community Association  
9505 Buckhorn Road  
Baltimore, Maryland 21234  
(410) 661-2716

September 21, 2001

Mr. Ralph Faulkner  
Building Inspections  
111 West Chesapeake Avenue  
Baltimore, Maryland 21204

**Re: Property #0919391240 (9510 Buckhorn Road, 21234)**

Dear Mr. Faulkner,

I am writing this letter on behalf of my neighbors, Elizabeth and Wayne Winterstein, whose recent property improvements include the addition of a two car garage. It is clear that the Wintersteins have been successful in designing this garage in a way that compliments the existing structures within our community.

I know that your office has had conversations with the Wintersteins about this garage and that you have concerns about whether a variance should have been issued prior to its construction. Perhaps this is true technically, however, Wayne relied upon his contractor in this regard and was not aware that an oversight had occurred until a substantial portion of the construction had taken place. To punish the Wintersteins for this oversight at best accomplishes little and at worst imposes unjust penalties upon persons who acted in good faith.

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Our community is a 'dead-end' neighborhood and, therefore, has very little traffic. Beyond this, it is impossible to conceive of a circumstance where there would be the need to upgrade the streets to accommodate additional traffic since the neighborhood has been entirely 'built out.'

The garage does not interfere whatsoever with any sight lines that would cause any traffic or safety concerns.

The garage is constructed at the end of the neighborhood and is tucked away in the corner of the Winterstein's lot in a way that puts it out of sight when looking at the house from the front of the property.

Ref Ex 3

The property allows no other place on which this garage could have been constructed because of the existence of a septic and drain field in the area within the permissible building area of the lot.

In my conversations with our neighbors (my lot is catty-corner to the Wintersteins) I have not encountered anyone that has any objections to the garage or its placement.

I don't know if you have seen for yourself the Winterstein's garage; if you have not, I invite you to pay us a visit. I believe that improvements which increase the value and utility of an individual property within our community will also tend to increase the value of the properties of its neighbors. Please help to keep the benefit that we as a community have received by the construction of the Winterstein's garage.

Yours,



Shawn A. Millet

c.c. Elizabeth and Wayne Winterstein  
Hunting Lodge Community residents

LAW OFFICES

WALKER & VAN BAVEL, P.A.

306 COURT SQUARE BUILDING  
200 E. LEXINGTON STREET  
BALTIMORE, MARYLAND 21202

ROLAND WALKER<sup>†</sup>  
MARK A VAN BAVEL<sup>†</sup>

MARC L. ZAYON  
MEMBERS, MARYLAND BAR  
<sup>†</sup> ALSO MEMBERS, FEDERAL BAR

TEL: (410) 727-3710  
FAX: (410) 727-4955

[www.walkervanbavel.com](http://www.walkervanbavel.com)

September 6, 2001

COPY  
Ralph Faulkner  
Building Inspector  
Baltimore County Department  
of Permits and Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Re: Property Number 0919391240  
Wayne and Elizabeth Winterstein  
9510 Buckhorn Road

Dear Mr. Faulkner:

Please be advised that I am the next door neighbor and property owner, with my wife Elizabeth, of 9508 Buckhorn Road. I have been a property owner in Hunting Lodge since 1988, prior to Mr. Winterstein.

I obviously am fully aware that Mr. Winterstein has constructed a two car garage behind his property and he has further made me aware that Baltimore County has issued a correction notice due to an allegation of work without a permit and the performance of electrical work without a permit or a license.

I would like to state that I have absolutely no objection to Mr. Winterstein's two car garage. Probably more than anyone except another neighbor, I have the clearest view of Mr. Winterstein's garage and I find it to be an improvement and very aesthetically pleasing.

Mr. Winterstein is a very responsible property owner and has done a great deal to make his property more attractive. He is very conscientious in maintaining his property and it is always well groomed and attractive.

Ref Ex 4

Page 2  
September 6, 2001

As you may have noticed while inspecting his property, I am a very active gardener and spend as much of my free time as possible in my front and back yards. Therefore my ability to observe Mr. Winterstein has always been exceptional. He is constantly improving his property and expends a great deal of effort in maintenance and upkeep.

I certainly hope that he can resolve his situation with Baltimore County without any difficulty whatsoever. He is an excellent neighbor and fine property owner.

Should you have any questions or wish any further detail, please do not hesitate to contact me either at home or the office.

Thank you for your consideration.

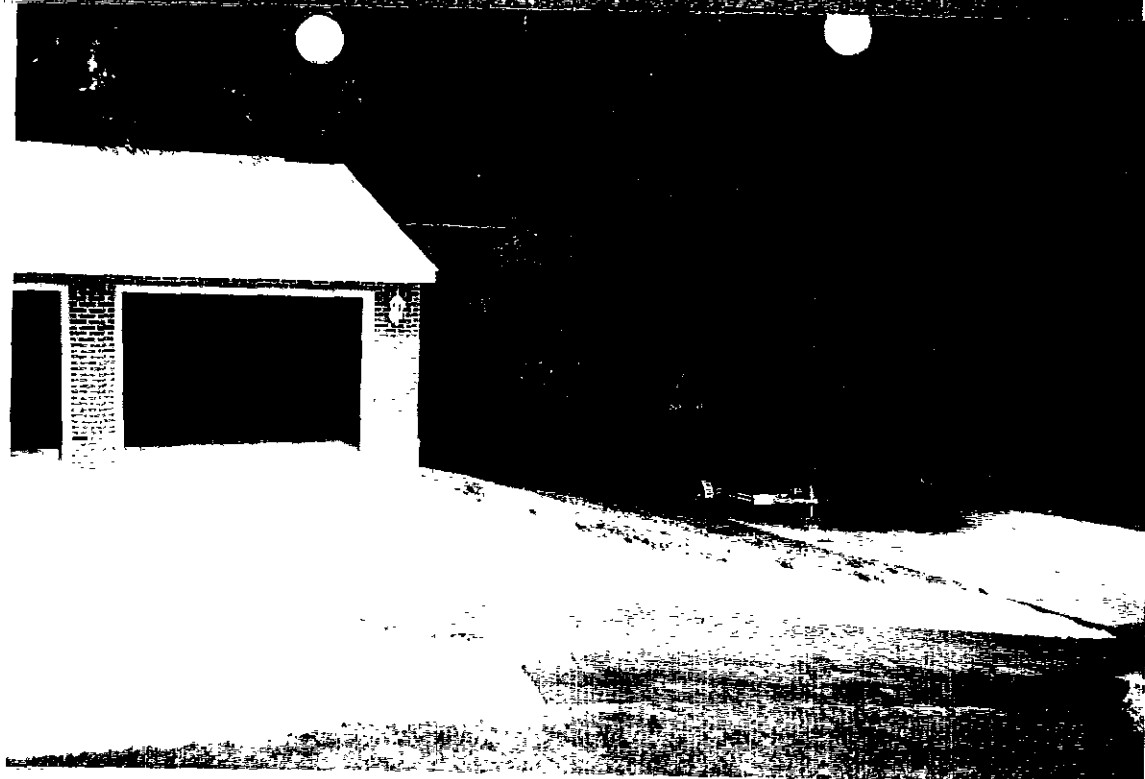
Very truly yours,

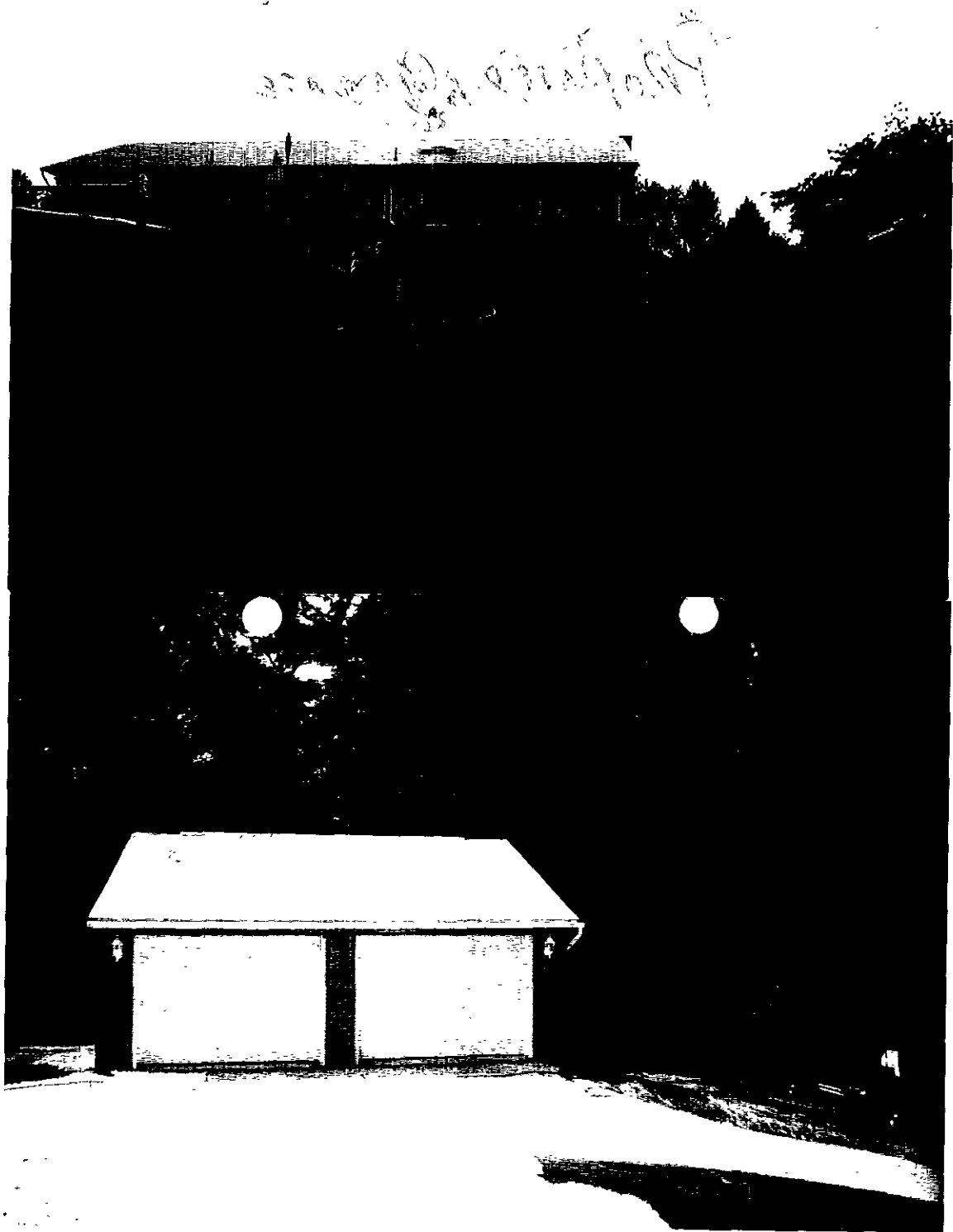
MARK VAN BAVEL

MVB/sg

cc: Mr. and Mrs. Wayne Winterstein









BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

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

| SCALE                                        | LOCATION                          | SHEET        |
|----------------------------------------------|-----------------------------------|--------------|
| 1" = 200'±                                   |                                   |              |
| DATE<br>OF<br>PHOTOGRAPHY<br>JANUARY<br>1986 | MD TRAINING<br>SCHOOL<br>CUB HILL | N.E.<br>12-E |