IN RE: PETITION FOR ADMIN. VARIANCE NW/S Laurelford Court, 1,535' W centerline of Michaelsford Road 8th Election District 3rd Councilmanic District (14 Laurelford Court)

> Steven M.Pittler Petitioner

BEFORE THE

DEPUTY ZONING COMMISSIONER

\* OF BALTIMORE COUNTY

\* CASE NO. 03-110-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

\*

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Steven M. Pittler, legal owner, of that property known as 14 Laurelford Court in the Hunt Valley area of Baltimore County. The Petitioner herein seeks relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (tennis court) to be located partially within the side yard in lieu of the required rear yard and to amend the Final Development Plan for Laurelford (Section 3). The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner 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 Petitioner has 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 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 Petitioner.

 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.

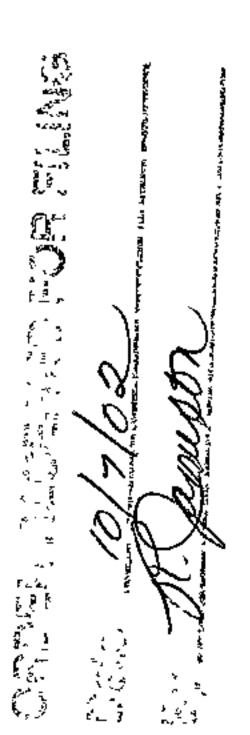
1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

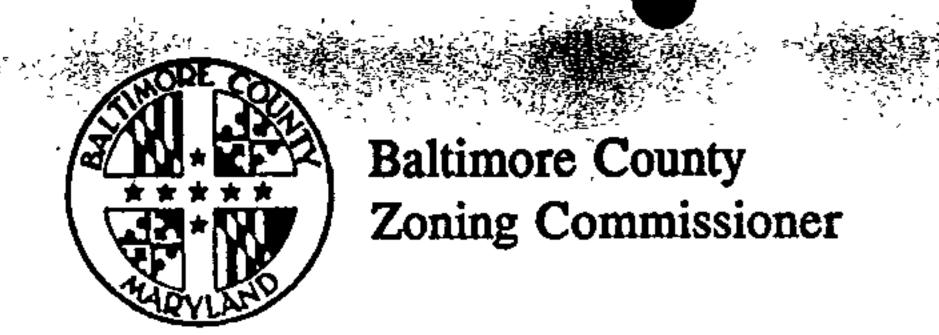
TIMOTHY M . KOTROCC

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

TMK:raj





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

Fax: 410-887-3468

October 7, 2002

Mr. Steven M. Pittler 14 Laurelford Court Hunt Valley, Maryland 21030

> Re: Petition for Administrative Variance Case No. 03-110-A Property: 14 Laurelford Court

Dear Mr. Pittler:

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

Churthy llotroco

TMK:raj Enclosure

c: Leslie M. Pittler, Esquire 9 W. Susquehanna Ave, Suite 610 Towson, MD 21204



## Petition for Administrative Variance

#### to the Zoning Commissioner of Baltimore County

for the property located at 14 Laurelford Court Hunt United Mc. which is presently zoned RC-4 21030

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, BCZR, to permit an accessory structure (tennis court) to be located partially within the side yard in lieu of the required rear yard only and to amend the latest Final Development Plan for Laurelford (Section 3).

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:	Legal Owner(s):
Name - Type or Print	Steven M. Titter  Name / Type or Print
Signature	Signature
Address Telephone No.	Name - Type or Print
City State Zip Code	Signature
Attorney For Petitioner:	14 Laurelford Court 410-628-2810 Address Telephone No.
Leslie M. P. Hler	Hunt Valley, MD 21030
Name - Type or Print	City State Zip Code  Representative to be Contacted:
Leslie 4. Pittler PA	Leslie M. Pittler
29 4. Susquehanna Ave Ste. 610 823-4455	Name (1/1)
Address Telephone No. 21204	Address D Telephone No
City State Zip Code	City Md Zip Code
inat the subject matter of the	required, it is ordered by the Zoning Commissioner of Baltimore County, his 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. 03-1/0 A Rev	iewed By JNP Date 9/5/02
REV 10/25/01 Esti	mated Posting Date 9/16/02

Estimated Posting Date \_\_\_\_

# 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

14 Laurelford Court

Address
Hunt Ualley Maryland
State

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):

> Petitioner seeks a variance to build a tennis court which is to be located partially in the side yard.

The basis for the granting of the variance is as follows:

This is the only place on the property which said tennis court can be constructed due to the topography of the site which does not allow the tennis court to be placed at any other location; there are wetlands on the site which prohibits where the tennis court can be located; there is a swimming pool in the backyard which prevents the tennis court from being fully in the backyard; the location of the septic area prevents the tennis court from being placed in any other location; the above reasons satisfy the uniqueness criteria for the site as well as the practical difficulty of placing the tennis court entirely in the back yard of the site

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
Name - Type or Print	Name - Type or Print
STATE OF MARYLAND, COUNTY OF BALTIMORE, to	
I HEREBY CERTIFY, this 30 day of August of Maryland, in and for the County aforesaid, personally	
the Affiant(s) herein, personally known or satisfactorily in	lentified to me as such Affiant(s).
~	

AS WITNESS my hand and Notarial Seal

My Commission Expires

Notary Public

ANTONIA N. LASHLEY Notary Public State of Maryland Qualified in Baltimore County Commission Expires May 21, 2005

REV 10/25/01

#### Zoning Description for 14 Laurelford Court, Cockeysville, Maryland 21030

Zoning description for 14 Laurelford Court. Beginning at a point 248 feet northwest of the northwest side of Laurelford Court which is 24 feet right of way, 24 feet wide, at the the distance of 1,535 feet, + or - west of the centerline of the nearest improved intersection street, Michaelsford Road, Cockeysville, Maryland, 21030 which is 24 feet right of way, 24 feet wide. Being Lot # 11, Section #3 in the subdivision of Laurelford as recorded in Baltimore County Plat Book # 61, folio #113 containing 5.30 acres.

Also known as 14 Laurelford Court and located in the 8 Election District, 3 Councilmanic District.

MISCEL	OF BUDGET & FINA LANEOUS RECE	EIPT	No. i 🔾 🕁 🖔 🖔
DATE	9/5/02	ACCOUNT	-001-006-6150
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#### CERTIFICATE OF POSTING

RE: Case No. 03-110-A
Petitioner/Developer:
Steven M. Pittler
Classics Data: 10/01/02

Closing Date: 10/01/02

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

Attention: Mr. George Zahner

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 14 Laurelford Court.

The sign(s) were posted on 09/16/02.

NYA

Sincerely

Diana Sugiuchi
Thomas J. Hoff, Inc.

406 West Pennsylvania Avenue

Towson, MD. 21204

410-296-3668



#### ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 10 -A Address 14 LAURELFORD COURT
Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Filing Date: $\frac{9}{50}$ Posting Date: $\frac{9}{160}$ Closing Date: $\frac{10}{10}$
Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number
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. <u>DEADLINE:</u> 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.
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.
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
Default Aurig Demus Link
Petitioner: This Part of the Form is for the Sign Poster Only
USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT
Case Number 03- 110 -A Address 14 LAURELFORD COURT
Petitioner's Name Steven M. Pittler Telephone 410-628-2810
Posting Date: $\frac{9/16/02}{1/02}$ Closing Date: $\frac{10/1/02}{1}$
Wording for Sign To Permit an accessory structure (tennis court) to be located partially
within the side yard in lieu of the required rear yard only and to amend the latest Final Development Plan for Laurelford (Section 3)

# Affidavit in Support of Administrative Variance

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mat the Amant(s) does do presently reside at	Address

Hunt Valley Maryland

Court

2 (03 a Zip Code

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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
Steven H. P. Hler Name - Type or Print	Name - Type or Print
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:	
of Maryland, in and for the County aforesaid, personally appears	, <u>≥∠ooʻ≥_</u> , before me, a Notary Public of the State
the Affiant(s) herein, personally known or satisfactorily identified	to me as such Affiant(s).
AS WITNESS my hand and Notarial Seal	

My Commission Expires

Notary Public

ANTONIA N. LASHLEY

Notary Public State of Maryland Qualified in Baltimore County Commission Expires May 21, 2005

REV 10/25/01



CASE-NO.

REV 10/25/01

## Petition for Administrative Variance

#### to the Zoning Commissioner of Baltimore County

for the property located at 14 Laurelford Court Hunt Calley Hd 21030
which is presently zoned Rc-4

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) +00,1, BCZR, to permit an accessory structure (tennis court) to be located partially within the slide yard in lieu of the required rear yard only and to amend the latest final Development Plan for Laurel ford (Section 3).

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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:	Legal Owner(s):
Name - Type or Print	Steven M. Pitter
Signature	Name - Type or Print  Signature
Address Telephone No.	Name - Type or Print
City State Zip Code	Signature
Attorney For Petitioner:	14 Laure ford Court 410-628-2810 Address Telephone No.
Varne - Type or Print	Hunt Valley, MD 21030
Elis Hattle	City State Zip Code  Representative to be Contacted:
Loslie M. Pi Hler PA	Leslie M. Pittles
27 W. Susquehanna HVE. Ste. 610 823-4455	29 W. Susquehanna Ave Ste. 610 410-
Telephone No.	Address Telephone No 823- Towson Hd 21204  Telephone No 823- 4455
State Zip Code	City State Zip Code
Public Hearing having been formally demanded and/or found to be required by the subject matter of this property be reposted.	ulred, it is ordered by the Zoning Commissioner of Baltimore County, etition be set for a public hearing, advertised, as required by the zoning
- ! *=	Zoning Commissioner of Baltimore County

Reviewed By

**Estimated Posting Date** 





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

September 30, 2002

Mr. Steven M. Pittler 14 Laurelford Court Hunt Valley, MD 21030

Dear Mr. Pittler

RE: Case Number: 03-110-A, 14 Laurelford Ct.

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 05, 2002.

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.

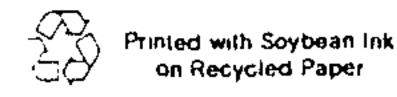
Very truly yours,

W. Carl Richards, Jr.

Supervisor, Zoning Review

WCR: rjc Enclosures

c People's Counsel







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

September 16, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: George Zahner

Property Owner:

Location:

Item No.:

Dear Mr. Zahner:

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.

7. The Fire Marshal's Office has no comments at this time, in reference to the following items: 110...

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office

PHONE 887-4881, MS-1102F

cc: File

#### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

**DATE:** October 21, 2002

TO:

Arnold Jablon, Director

Department of Permits & Development Management

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For September 16, 2002

Item Nos. 103, 104, 105, 107, 108, 109, 110, 111, 112, 114, and 115

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

RWB:CEN:jrb

cc: File

### BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Arnold Jablon

FROM:

R. Bruce Seeley RS/767

DATE:

October 7, 2002

**Zoning Petitions** 

Zoning Advisory Committee Meeting of September 9, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

105, 108, 109, 110-115

# 10/1

## BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: September 18, 2002

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SEP 1 8 2002

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-108, & 03-110

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:

Section Chief:

AFK/LL:MAC



#### Maryland Department of Transportation State Highway Administration



Parris N. Glendening Governor

John D. Porcari Secretary

Parker F. Williams
Administrator

Date: 9.16.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County

Item No. 110 JHP

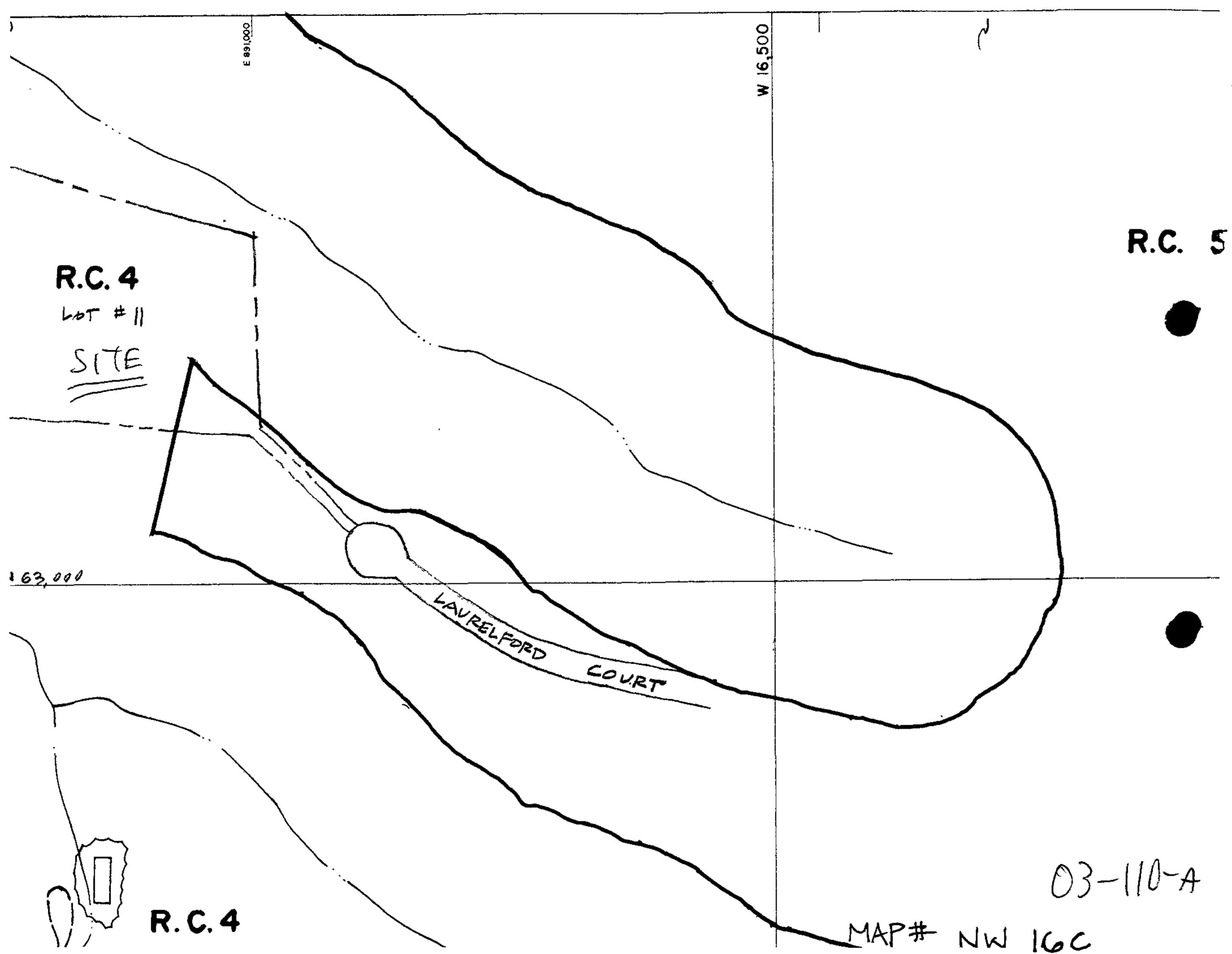
Dear. Mr. Zahner:

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







03-110-A

