

IN RE: PETITION FOR ADMIN. VARIANCE
E/S Moores Valley Drive, 1,800' E
centerline of Mariposa Road
3rd Election District
2nd Councilmanic District
(2700 Moores Valley Drive)

Robin & Steven G. Bass
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-239-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, Robin and Steven G. Bass. The variance request is for property located at 2700 Moores Valley Drive in the western area of Baltimore County. The variance request is from the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a 20 ft. rear yard setback in lieu of the required 35 ft. setback from tract boundary for an addition. 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 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.

12/15/02
R. J. Jernigan

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 18th day of December, 2002, that a variance from the Baltimore County Zoning Regulations, to permit a 20 ft. rear yard setback in lieu of the required 35 ft. setback from tract boundary for an addition, 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


12/18/02



Baltimore County
Zoning Commissioner

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

December 18, 2002

Mr. & Mrs. Steven G. Bass
2700 Moores Valley Drive
Baltimore, Maryland 21209

Re: Petition for Administrative Variance
Case No. 03-239-A
Property: 2700 Moores Valley Drive

Dear Mr. & Mrs. Bass:

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

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

Very truly yours,

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

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure



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on Recycled Paper

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



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2700 MOORES VALLEY DRIVE

which is presently zoned DR 3.5

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)

TO PERMIT A 20 FT. REAR SETBACK IN LIEU OF THE
REQUIRED 35 FT. SETBACK FROM LOT BOUNDARY

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: N/A

Legal Owner(s):

STEVEN G. BASS

Name - Type or Print

Steven G. Bass

Signature

ROBIN BASS

Name - Type or Print

Robin Bass

Signature

2700 MOORES VALLEY DR (410) 653-0850

Address

Telephone No.

BALTIMORE

MD

21209

City

State

Zip Code

Representative to be Contacted:

STEVEN G. BASS

Name

Home: (410) 653-0850

2700 MOORES VALLEY DR

Work: (443) 394-5250

Address

Telephone No.

BALTIMORE

MD

21209

City

State

Zip Code

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner: N/A

Name - Type or Print

Signature

Company

Address

Telephone No.

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 regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 03-239-A

Reviewed By STB Date 11-20-02

Estimated Posting Date 12-02-02

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 2700 MOORES VALLEY DRIVE
Address
BALTIMORE MD 21209
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):

EXISTING DWELLING IS SITUATED ON AN IRREGULARLY SHAPED LOT WITH A LIMITED BUILDING ENVELOPE. CONSEQUENTLY, EXPANSION OF EXISTING DWELLING IS VIRTUALLY IMPOSSIBLE DUE TO SETBACK LIMITATIONS. STRICT COMPLIANCE WITH THE EXISTING 35' REAR SETBACK REQUIREMENT WOULD UNREASONABLY PREVENT EXPANSION OF THE EXISTING DWELLING. PETITIONERS DESIRE TO EXPAND THE DWELLING TO ACCOMMODATE FUTURE FAMILY GROWTH.

EXISTING DWELLING ABUTS WOODED OPEN SPACE AT THE POINT WHERE RELIEF FROM THE EXISTING MINIMUM SETBACK REQUIREMENT IS BEING REQUESTED. AS SUCH, RELIEF CAN BE GRANTED IN SUCH FASHION THAT THE SPIRIT OF THE ORDINANCE WILL BE OBSERVED AND PUBLIC SAFETY AND WELFARE OBSERVED.

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.

Steven G. Bass
Signature

STEVEN G. BASS
Name - Type or Print

Robin Bass
Signature

ROBIN BASS
Name - Type or Print

STATE OF MARYLAND, COUNTY OF ^{CARROLL} BALTIMORE, to wit:

I HEREBY CERTIFY, this 11th day of November, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Steven G. Bass and Robin Bass
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Deputy James H. H. H. H.
Notary Public

My Commission Expires 10-1-2005

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 2700 MOORES VALLEY DRIVE
Address
BALTIMORE MD 21209
City State Zip Code

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EXISTING DWELLING ABUTS WOODED OPEN SPACE AT THE POINT WHERE RELIEF FROM THE EXISTING MINIMUM SETBACK REQUIREMENT IS BEING REQUESTED. AS SUCH, RELIEF CAN BE GRANTED IN SUCH FASHION THAT THE SPIRIT OF THE ORDINANCE WILL BE OBSERVED AND PUBLIC SAFETY AND WELFARE OBSERVED.

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.

Steven G. Bass
Signature

STEVEN G. BASS
Name - Type or Print

Robin Bass
Signature

ROBIN BASS
Name - Type or Print

STATE OF MARYLAND, COUNTY OF ^{CARROLL} BALTIMORE, to wit:

I HEREBY CERTIFY, this 11th day of November, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Steven G. Bass and Robin Bass
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Julie Jeanne Haddock
Notary Public

My Commission Expires 10-1-2005



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2700 MOORES VALLEY DRIVE

which is presently zoned DR 3.5

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)

TO PERMIT A 20 FT. REAR SETBACK IN LIEU OF THE
REQUIRED 35 FT. SETBACK FROM TRACT BOUNDARY

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: N/A

Legal Owner(s):

STEVEN G. BASS

Name - Type or Print

Steven G. Bass

Signature

ROBIN BASS

Name - Type or Print

Robin Bass

Signature

2700 MOORES VALLEY DR (410) 653-0850

Address

Telephone No.

BALTIMORE

MD

21209

City

State

Zip Code

Representative to be Contacted:

STEVEN G. BASS

Name

2700 MOORES VALLEY DR

Home: (410) 653-0850

Work: (443) 394-5250

Address

Telephone No.

BALTIMORE

MD

21209

City

State

Zip Code

Name - Type or Print

Signature

Address

Telephone No

City

State

Zip Code

Attorney For Petitioner: N/A

Name - Type or Print

Signature

Company

Address

Telephone No

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. 03-239.A

Reviewed By SRD Date 11.20.02

Estimated Posting Date 12.02.02

ZONING DESCRIPTION FOR: 2700 Moores Valley Drive

Beginning at a point on the East side of Moores Valley Drive which is 50 feet wide at the distance of 1,800 feet East of the centerline of the nearest improved intersecting street, Mariposa Road, which is 50 feet wide. Being Lot #207 as shown on a Plat entitled, "1st Amended Section 1, Plat 2, Greenspring East, which Plat is recorded among the Land Records of Baltimore County in Plat Book 57, Folio 141, containing .252 acres. Also known as 2700 Moores Valley Drive and located in the Third Election District and Second Councilmanic District of Baltimore County.

03-239. A

CERTIFICATE OF POSTING

ADMIN

RE Case No.:

03-239-A

Petitioner/Developer:

BASS

Date of Hearing/Closing:

12/17/02

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

Attention

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 #2700-MOORES VALLEY
DRIVE

The sign(s) were posted on

12/07/02

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 12/5/02
(Signature of Sign Poster and Date)

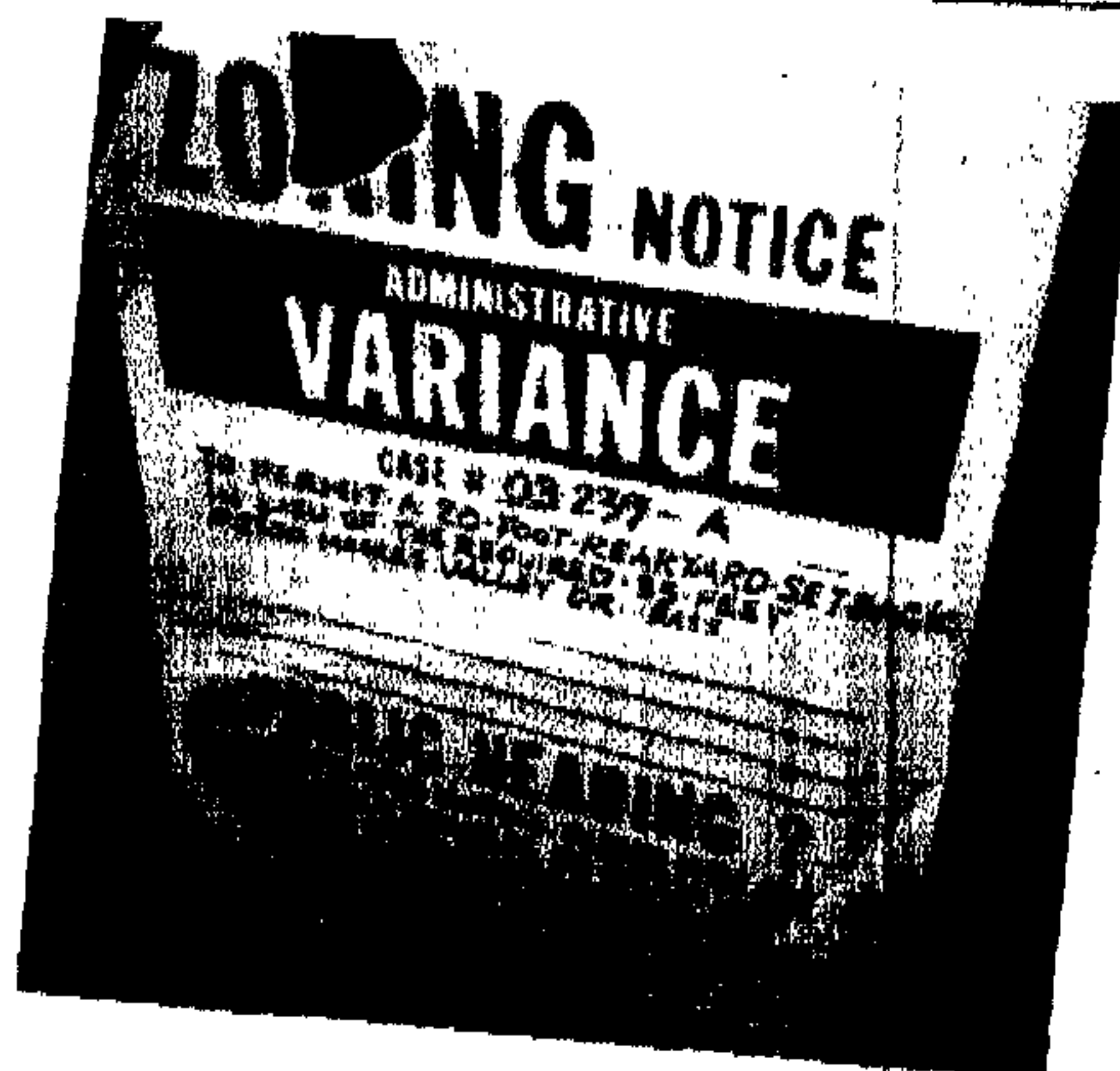
PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571
(Telephone Number)

Date	From	To	Phone #	Fax #
7/6/01	BETTY ROBIN	ZONGING Co.	887-3468	666-0929



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: 03-239-A
Petitioner: Steven G. & Robin Bass
Address or Location: 2700 Moores Valley Drive

PLEASE FORWARD ADVERTISING BILL TO:

Name: Steven G. & Robin Bass
Address: 2700 Moores Valley Drive
Baltimore, MD 21209
Telephone Number: (410) 653-0850

Revised 2/20/98 - SCJ

03-239-A¹⁰

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 239 -A Address 2700 MOORES VALLEY DR
Contact Person SHAN RALEX ANDEA Phone Number: 410-887-3391
Planner Please Print Your Name
Filing Date: 11-20-07 Posting Date: 12-07 Closing Date: 12-17

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 03- 239 -A Address 2700 MOORES VALLEY DR
Petitioner's Name STEVEN & ROBIN BASS Telephone 410-653-0850
Posting Date: 12-07-07 Closing Date: 12-17-07
Wording for Sign To Permit A 20 FT. REAR SETBACK IN LIEU OF THE
REQUIRED 35 FT.



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

December 16, 2002

Steven G. Bass
Robin Bass
2700 Moores Valley Drive
Baltimore, MD 21209

Dear Mr. and Mrs. Bass:

RE: Case Number: 03-239-A, 2700 Moores Valley Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 20, 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rlh

Enclosures

c: People's Counsel

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



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on Recycled Paper



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 12.6.02

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

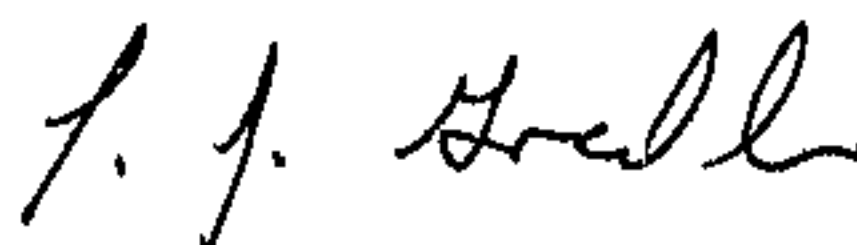
RE: Baltimore County
Item No. 239 JRA

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,


for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Baltimore County
Fire Department

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

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

December 11, 2002

ATTENTION: George Zahner

Property Owner:

Location:

Item No.: Distribution Meeting of 12/9/02

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:

224-240

237

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

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RB/TS*

DATE: January 14, 2003

Zoning Petitions

Zoning Advisory Committee Meeting of December 9, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

224, 225, 229, 233, 234, 237, 239, 240

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

13.

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

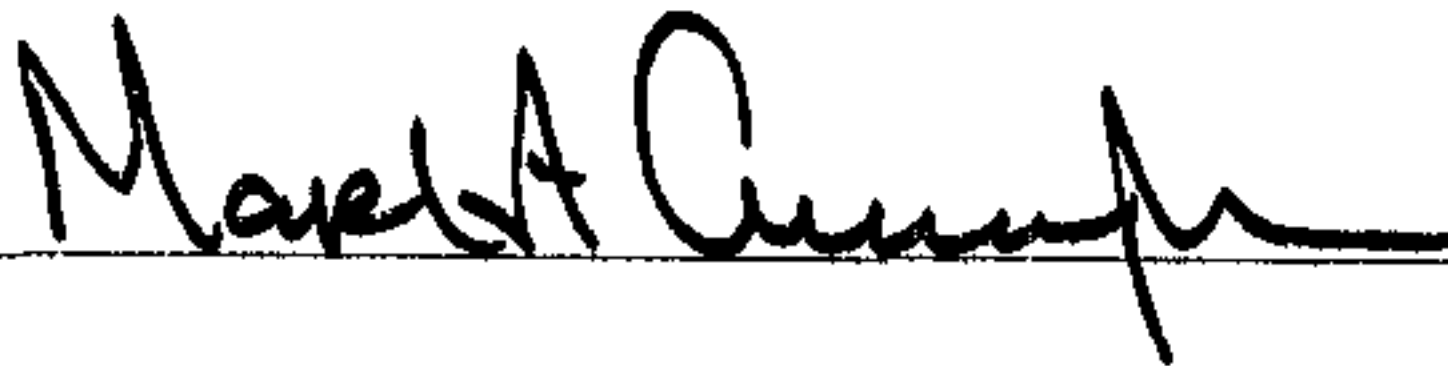
DATE: December 13, 2002

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

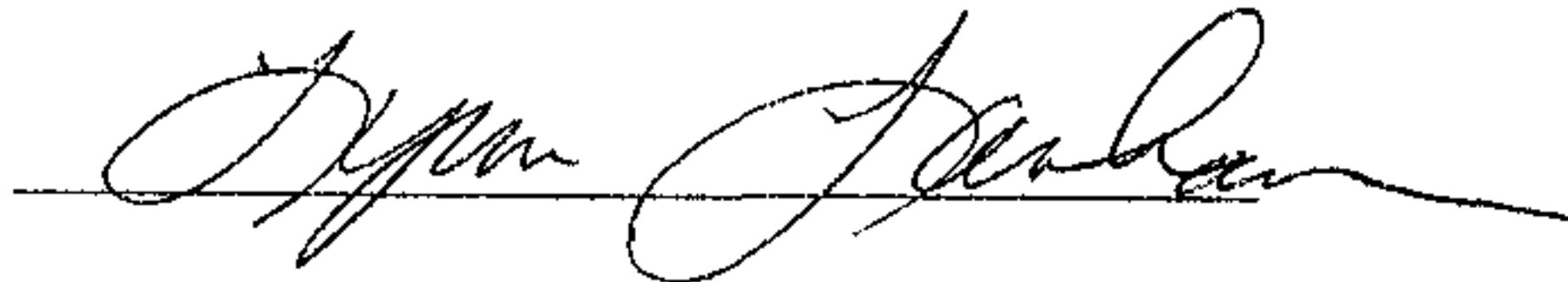
SUBJECT: Zoning Advisory Petition(s): Case(s) 03-237 & 03-239
ADMINISTRATIVE VARIANCE

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 17, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For December 16, 2002
Item Nos. 224, 225, 228, 229, 230, 231,
232, 233, 234, 235, 236, 238, 239 and
240

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

RWB:CEN:jrb

cc: File

MDP
Maryland Department of Planning

Parris N. Glendening
Governor
Kathleen Kennedy Townsend
Lt. Governor

Roy W. Kienitz
Secretary
Mary Abrams
Deputy Secretary

December 11, 2002

Mr. George Zahner
Baltimore County Department of Permits and Development Management
Count Office Building
111 West Chesapeake Avenue, Room 111
Mail Stop # 1105
Towson MD 21204

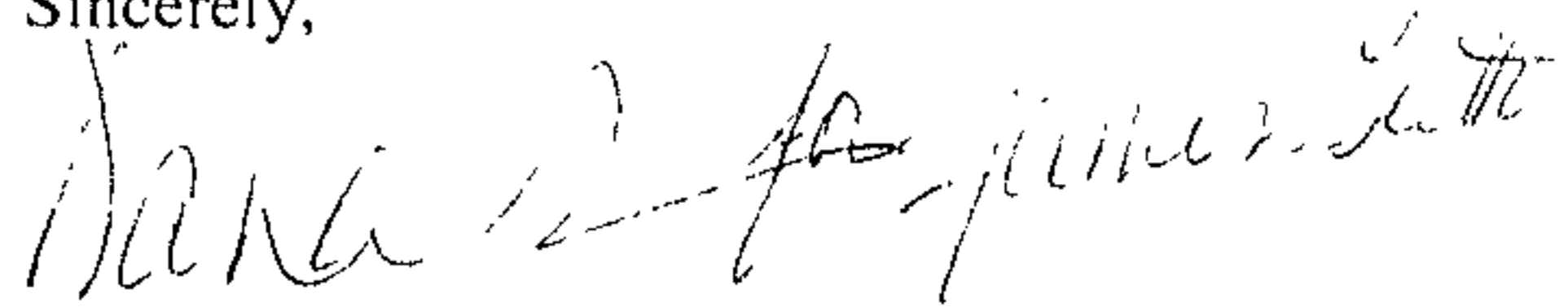
Re: Zoning Advisory Committee Agenda, 12/16/02 re: case numbers 03-224-A, 03-225-SPH, 03-226-SPH, 03-228-A, 03-229-A, 03-230-A, 03-231-SPH, 03-232-SPH, 03-233-SPHA, 03-234-A, 03-235-SPHA, 03-236-A, 03-237-A, 03-238-A, 03-239-A, 03-240-A

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 12/11/02. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,



James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup

Edward M. Buxbaum
Cindy S. Buxbaum
2702 Moores Valley Drive
Baltimore, MD 21209

November 11, 2002

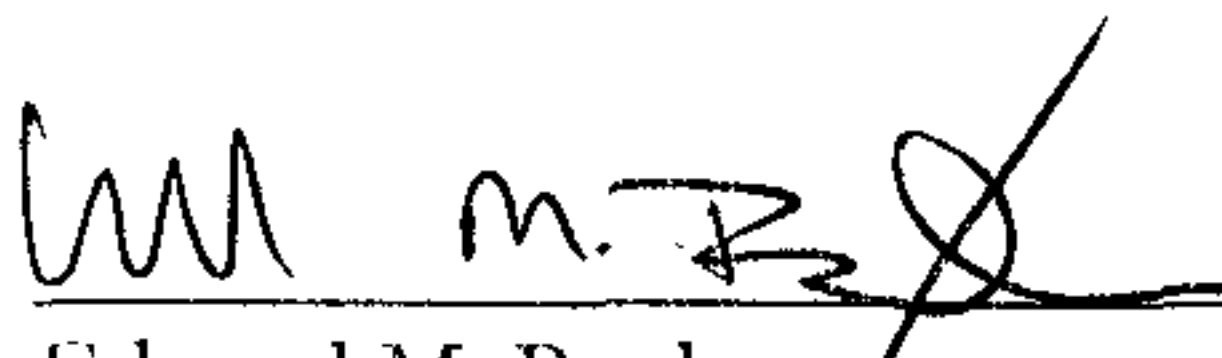
Zoning Review
Department of Permits and Development Management
111 West Chesapeake Avenue
Towson, MD 21204

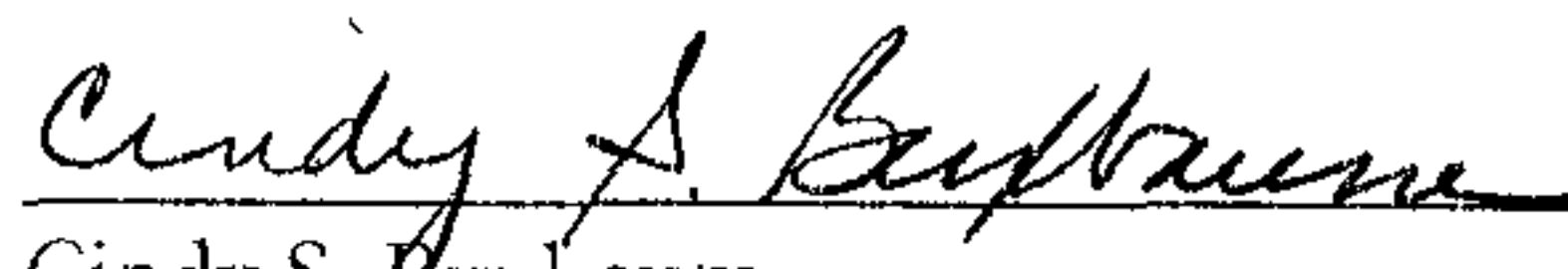
RE: Petition for Administrative Variance
2700 Moores Valley Drive

To whom it may concern:

We are the legal owners of, and reside at, 2702 Moores Valley Drive which is situated adjacent to the above-mentioned property. The legal owners of the above mentioned property, Steven G. and Robin Bass, have advised us of their desire to construct an addition to their personal residence and their need to obtain an administrative variance from certain rear yard setback requirements. They have also advised us as to the nature and extent of the proposed addition and have provided us the opportunity to review the Plat to Accompany Petition for Zoning Variance which is being submitted as part of their Petition for Administrative Variance (Case No. _____). After reviewing the materials and speaking with the owners, we have no objection to the proposed addition and support the Bass' petition for variance.

Respectfully submitted,

 11-19-02
Edward M. Buxbaum Date

 11-19-02
Cindy S. Buxbaum Date

03-259-A

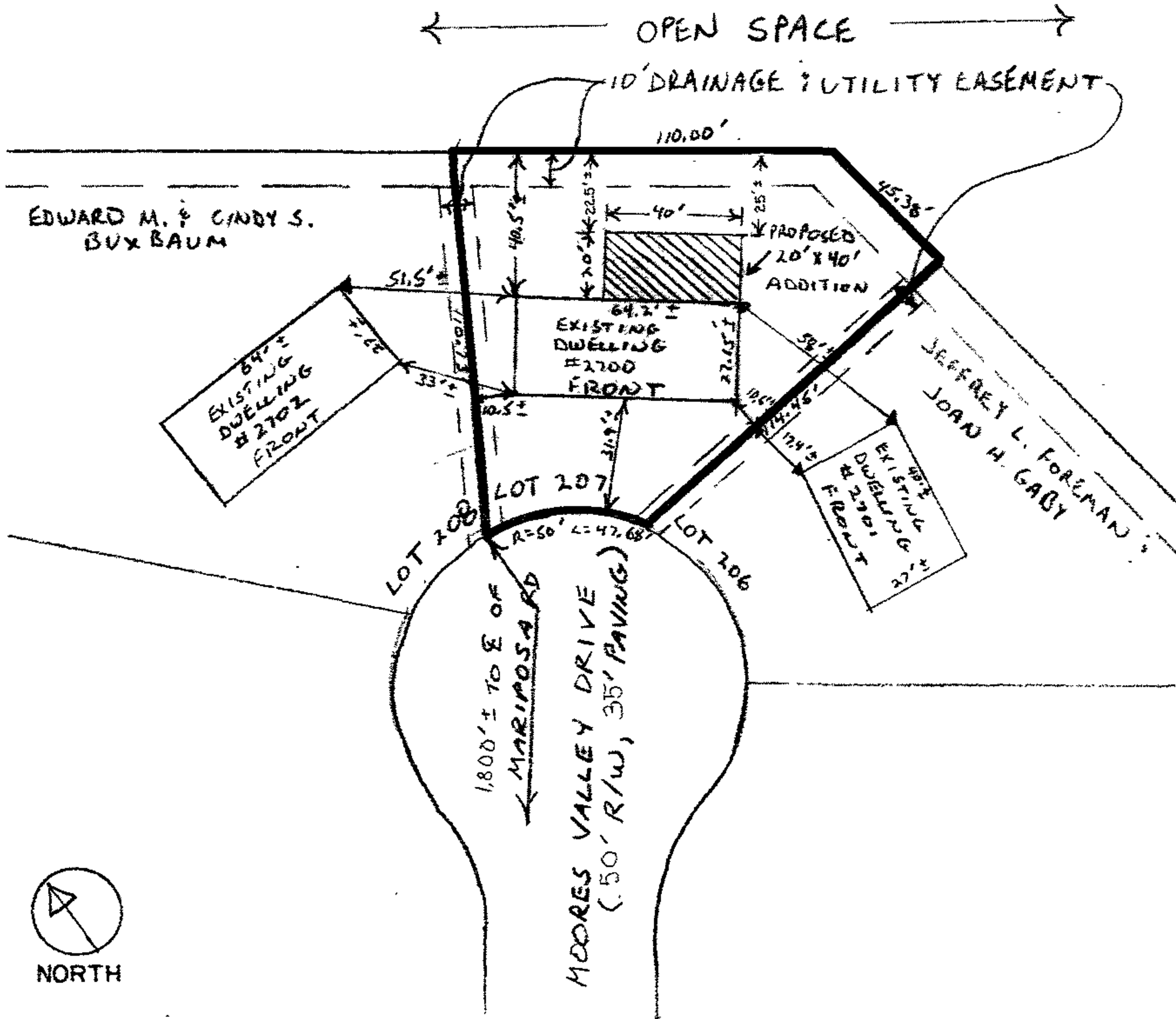
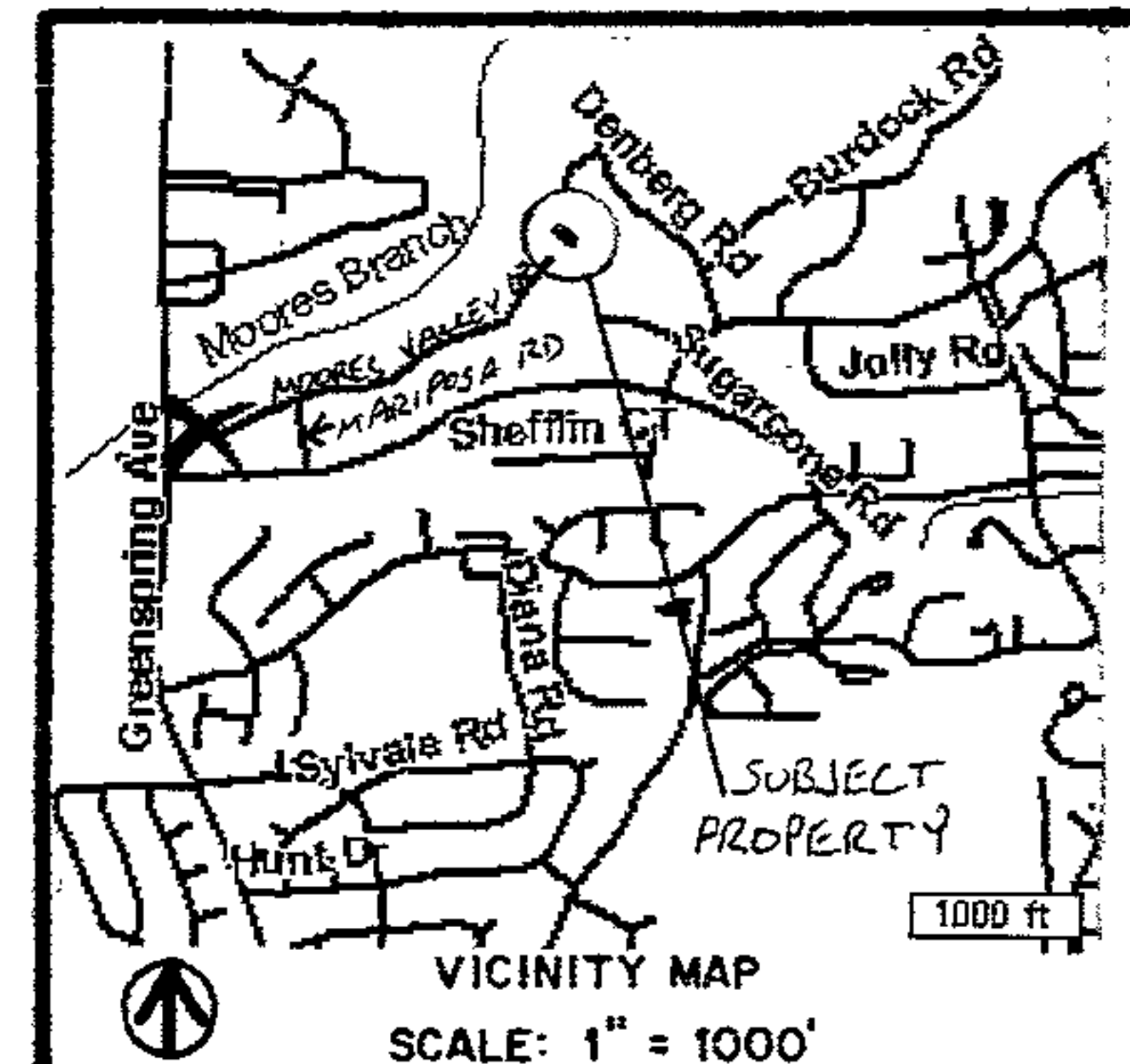
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 2700 MOORES VALLEY DRIVE SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME GREENSPRING EAST

PLAT BOOK # 57 FOLIO # 14 LOT # 207 SECTION # 1

OWNER STEVEN G. & ROBIN BASS



LOCATION INFORMATION

ELECTION DISTRICT 3

COUNCILMANIC DISTRICT 2

1" = 200' SCALE MAP # NW 9C

ZONING DR 3.5

LOT SIZE 2.52 10,977
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒
PRIOR ZONING HEARING		

ZONING OFFICE USE ONLY
REVIEWED BY STH ITEM # 03-2397 CASE #

PREPARED BY STEVEN G. BASS (PETITIONER) SCALE OF DRAWING: 1" = 50'

VICINITY MAP

SCALE: 1"=500'

EXISTING DRAINAGE & UTILITY EASEMENT

GREENGATE SECTION 3 PLAT 2 55/117

GREENGATE SECTION 3 PLAT 1 55/116

EXISTING DRAINAGE & UTILITY EASEMENT

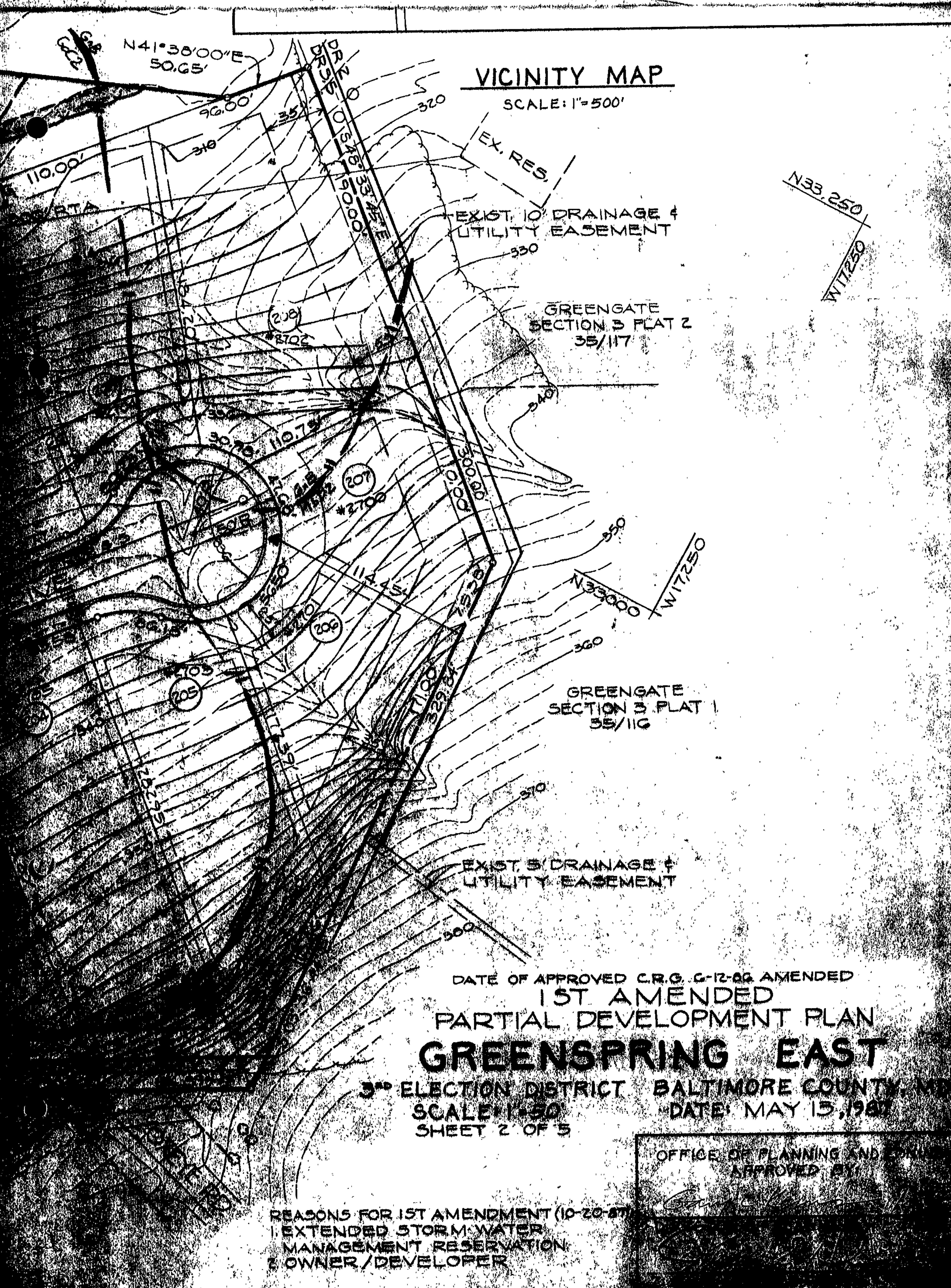
DATE OF APPROVED C.R.G. 6-12-82 AMENDED
1ST AMENDED
PARTIAL DEVELOPMENT PLAN
GREENSPRING EAST

3RD ELECTION DISTRICT BALTIMORE COUNTY
SCALE: 1"=500'
SHEET 2 OF 5

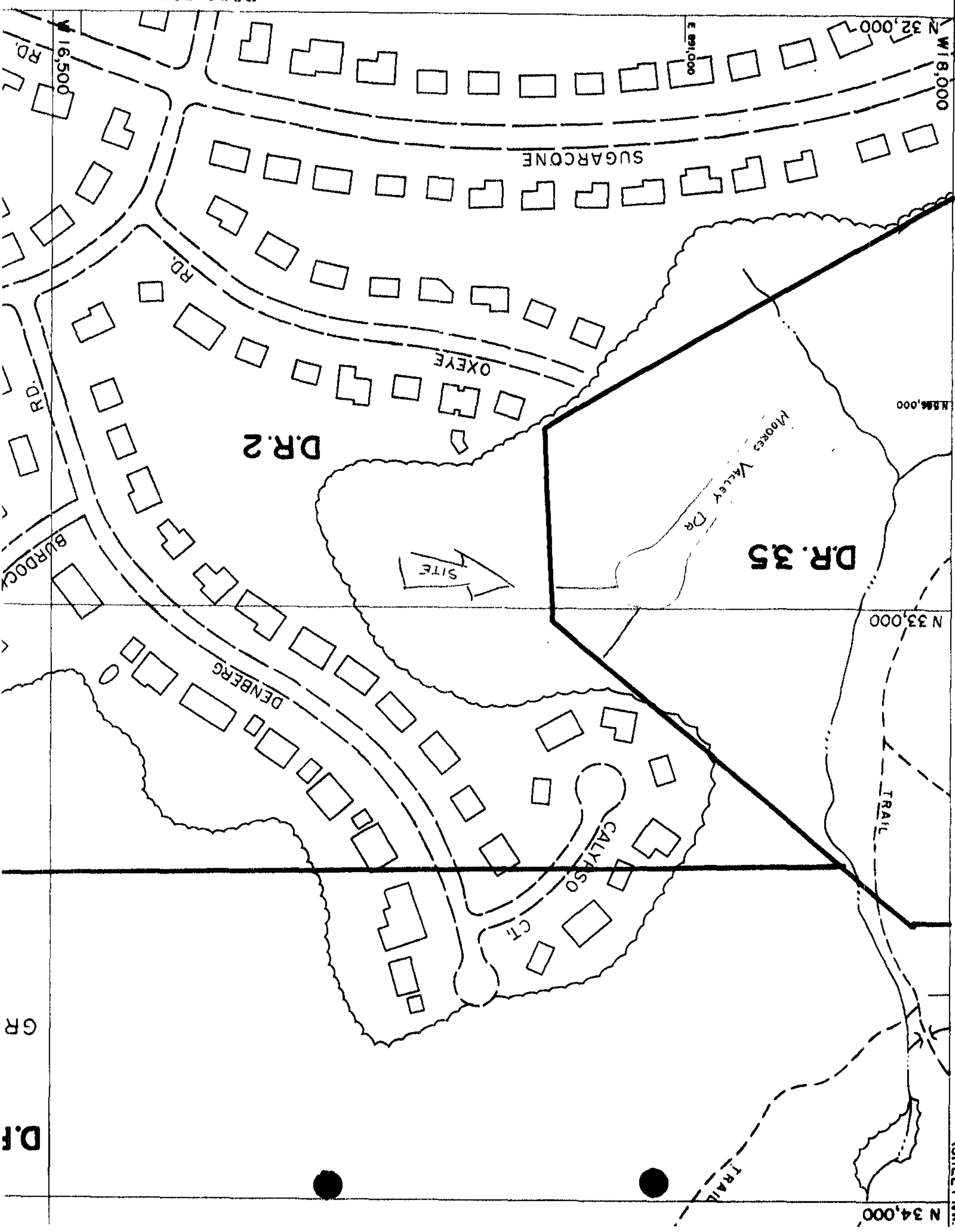
OFFICIAL PLANNING BOARD

REASONS FOR 1ST AMENDMENT (10-20-87)
EXTENDED STORM WATER
MANAGEMENT RESERVATION
OWNER/DEVELOPER

MICROFILMED

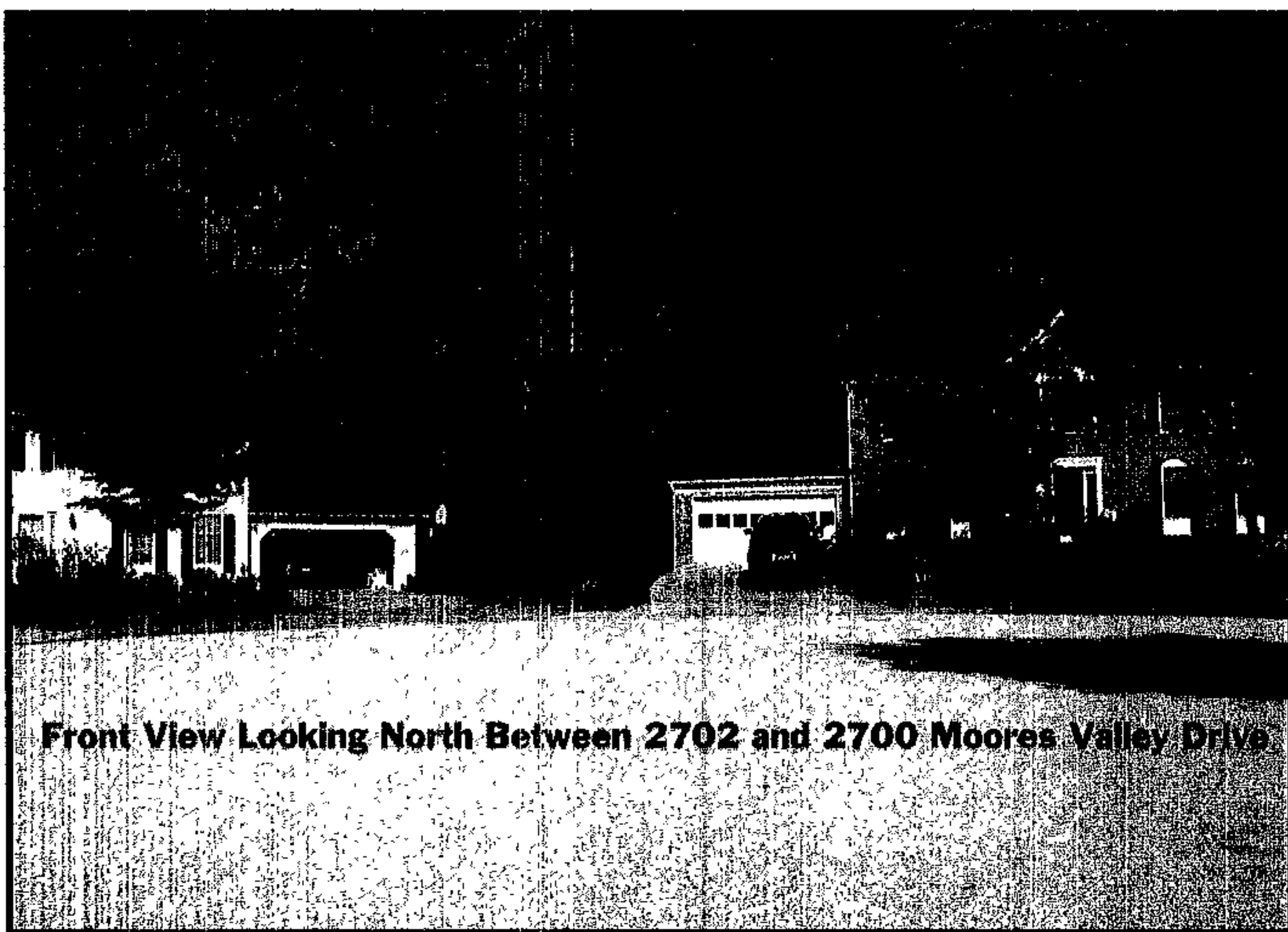
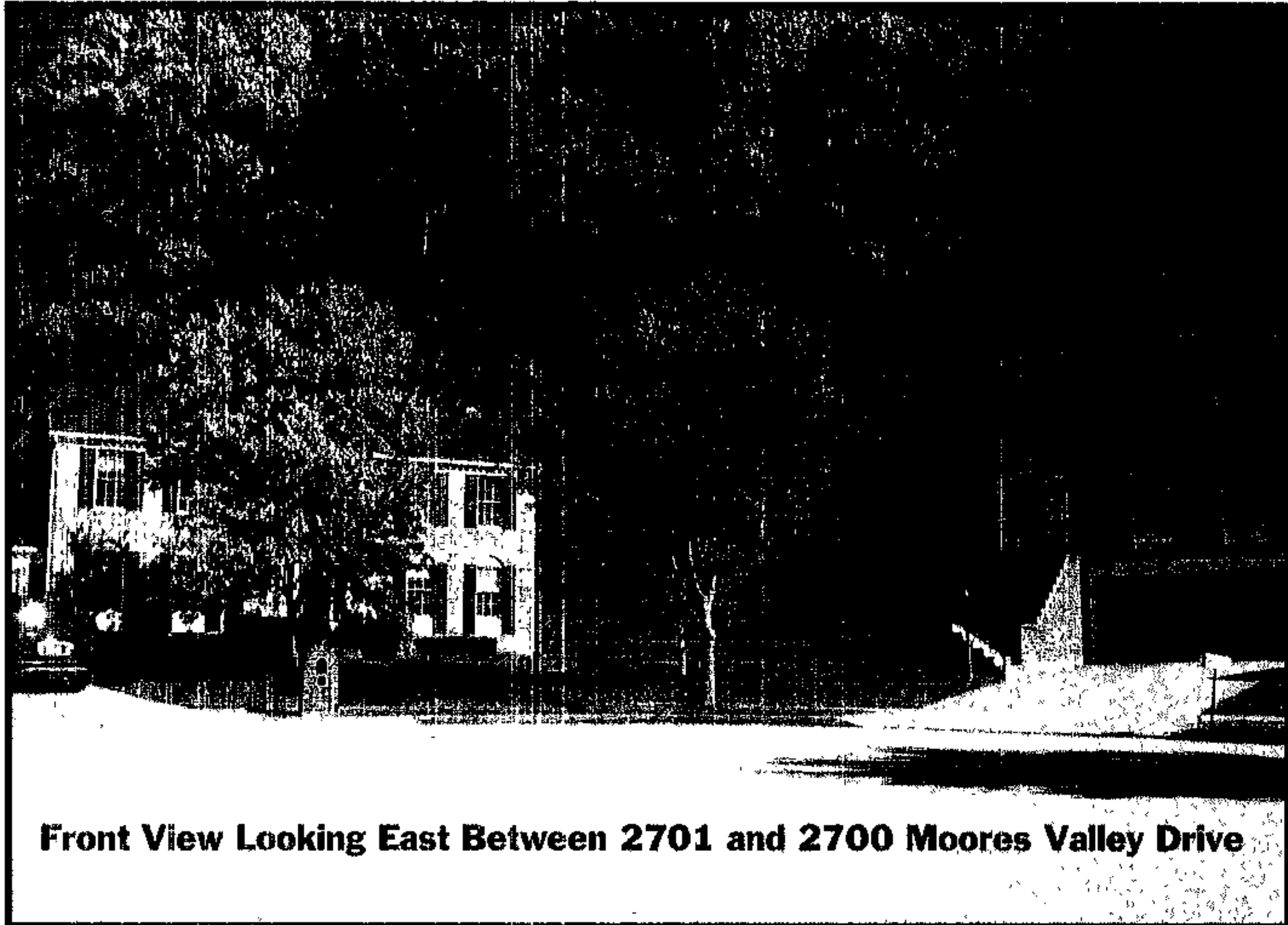


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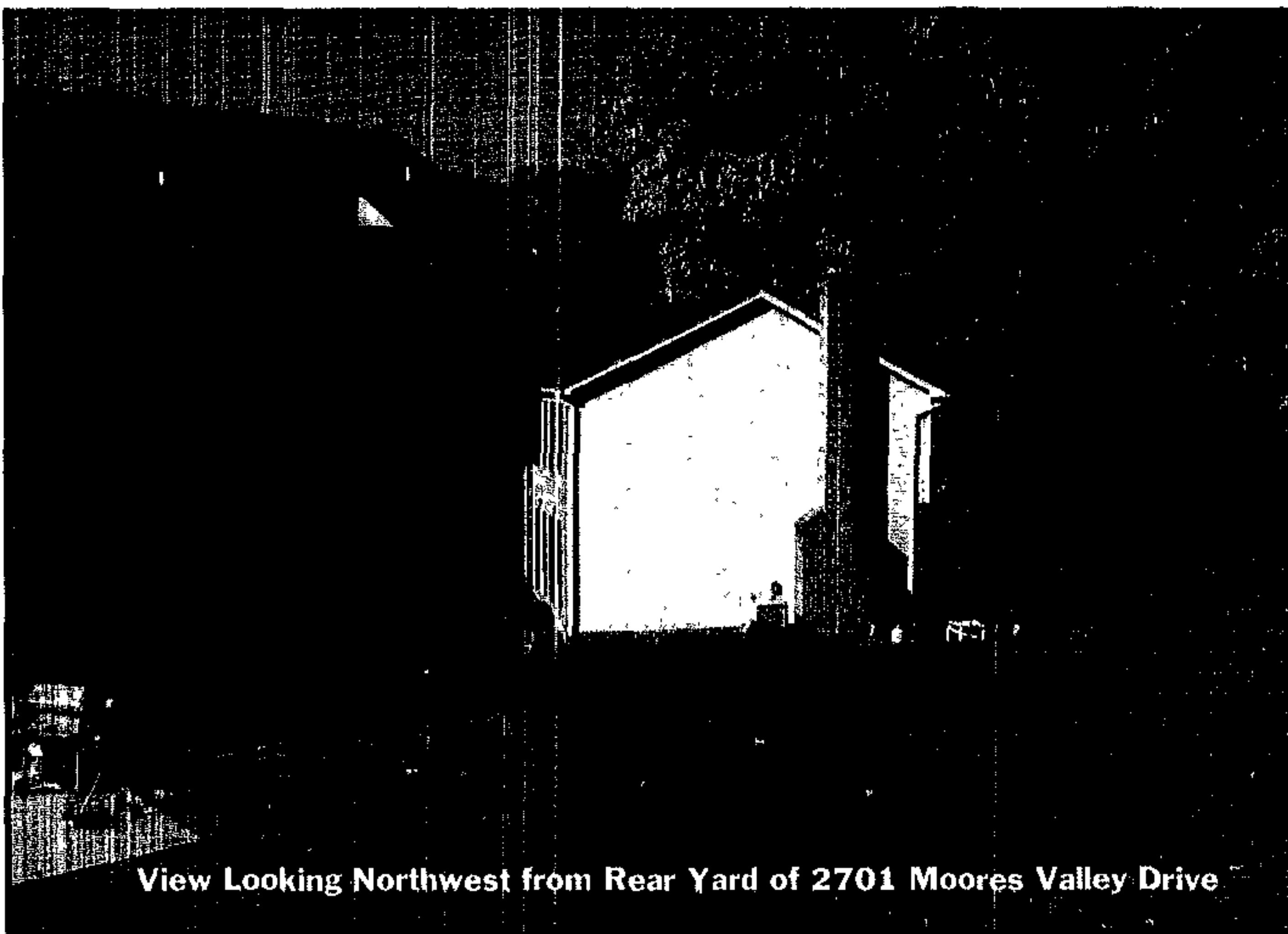
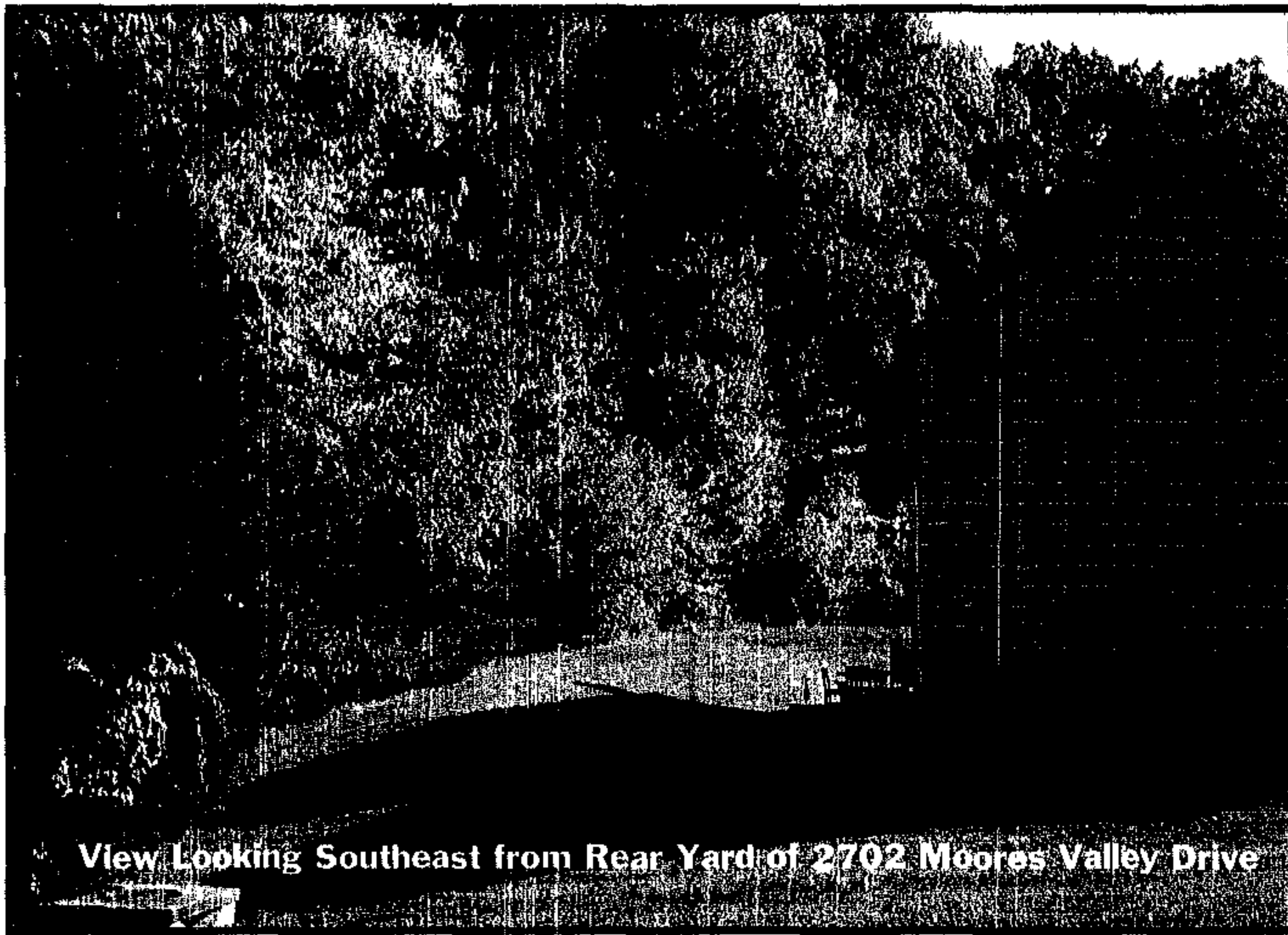


GR
D.F

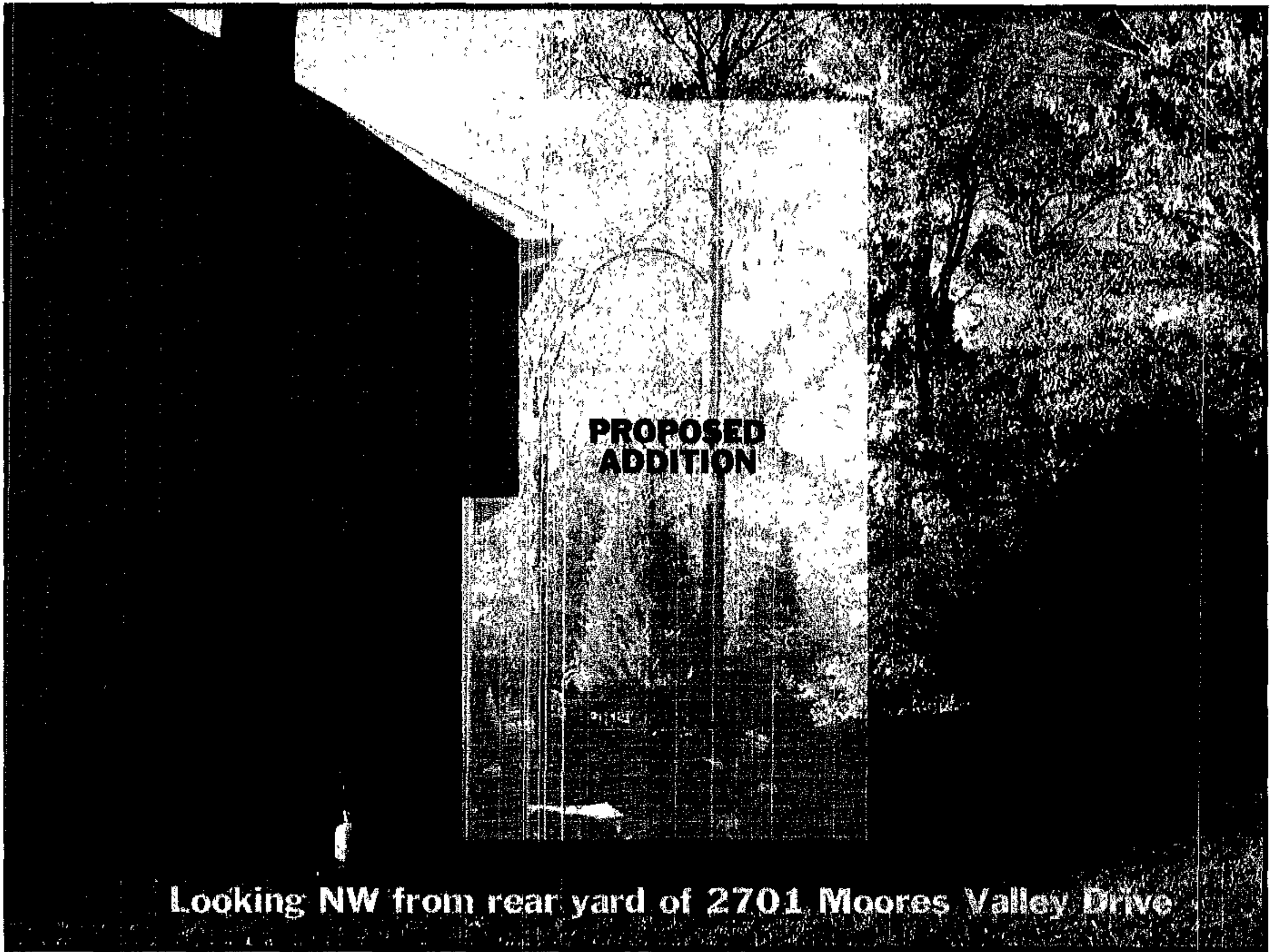
(SHEET NW)



03.239 A



03-289.A



Looking NW from rear yard of 2701 Moores Valley Drive

03.239.7

Jeffrey L. Foreman
Joan H. Gaby
2702 Moores Valley Drive
Baltimore, MD 21209

November 11, 2002

Zoning Review
Department of Permits and Development Management
111 West Chesapeake Avenue
Towson, MD 21204

RE: Petition for Administrative Variance
2700 Moores Valley Drive

To whom it may concern:

We are the legal owners of, and reside at, 2701 Moores Valley Drive which is situated adjacent to the above-mentioned property. The legal owners of the above mentioned property, Steven G. and Robin Bass, have advised us of their desire to construct an addition to their personal residence and their need to obtain an administrative variance from certain rear yard setback requirements. They have also advised us as to the nature and extent of the proposed addition and have provided us the opportunity to review the Plat to Accompany Petition for Zoning Variance which is being submitted as part of their Petition for Administrative Variance (Case No. _____). After reviewing the materials and speaking with the owners, we have no objection to the proposed addition and support the Bass' petition for variance.

Respectfully submitted,

Jeffrey L. Foreman 11/19/02
Jeffrey L. Foreman Date

Joan H. Gaby 11/19/02
Joan H. Gaby Date

03-239.A