

IN RE: PETITION FOR ADMIN. VARIANCE  
N/S Bellchase Court, 242.64' W  
centerline of Hillchase Court  
3rd Election District  
3rd Councilmanic District  
(36 Bellchase Court)

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 03-274-A

Carol A. & Ricardo C. Kimbers  
*Petitioners*

\* \* \* \* \*

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, Carol A. and Ricardo C. Kimbers. The variance request is for property located at 36 Bellchase Court in the western area of Baltimore County. The variance request is from Section 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Comprehensive Manual of Development Policies (C.M.D.P.) V.B.6.B, to permit a side yard setback of 3 ft. in lieu of the required 15 ft. (a variance of 12 ft.) from window to property line and to amend previously approved 5<sup>th</sup> Amended Partial Development Plan of Valley Gate, Lot 16. 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

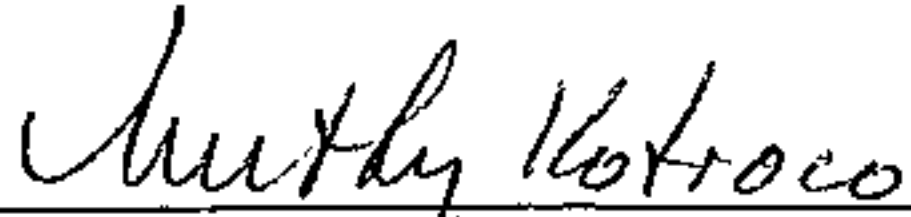
1/9/03  
D.R. [Signature]

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

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

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 9<sup>th</sup> day of January, 2003, that a variance from Section 504 of the B.C.Z.R. and C.M.D.P., Sec. V.B.6.B, to permit a side yard setback of 3 ft. in lieu of the required 15 ft. (a variance of 12 ft.) from window to property line and to amend previously approved 5<sup>th</sup> Amended Partial Development Plan of Valley Gate, Lot 16, 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

1/9/03  
R. J. Johnson



Baltimore County  
Zoning Commissioner

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

January 9, 2003

Mr. & Mrs. Ricardo C. Kimbers  
36 Bellchase Court  
Baltimore, Maryland 21208

Re: Petition for Administrative Variance  
Case No. 03-274-A  
Property: 36 Bellchase Court

Dear Mr. & Mrs. Kimbers:

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 that reads "Timothy M. Kotroco".

Timothy M. Kotroco  
Deputy Zoning Commissioner

TMK:raj  
Enclosure

c: Paul Lee, P.E.  
Century Engineering, Inc.  
32 West Road  
Towson, MD 21204

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at #36 BELLCHASE COURT

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)

504 BCZR & CMDP V.B.6.b TO PERMIT A SIDE YARD SETBACK OF 3 FEET IN LIEU OF THE REQUIRED 15 FEET (A VARIANCE OF 12 FEET) FROM WINDOW TO PROPERTY LINE AND TO AMEND PREVIOUSLY APPROVED 5TH AMENDED PARTIAL DEVELOPMENT PLAN OF VALLEY GATE, LOT 16.

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

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

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

**Contract Purchaser/Lessee:**

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

**Attorney For Petitioner:**

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

**Legal Owner(s):**

RICARDO C. KIMBERS

Name - Type or Print

Signature

CAROL A. KIMBERS

Name - Type or Print

Signature

36 BELLCHASE COURT H-410-653-1666 W-410-523-2662

Address Telephone No.

BALTIMORE MD 21208

City State Zip Code

**Representative to be Contacted:**

PAUL LEE - CENTURY ENGINEERING, INC.

Name

32 WEST ROAD 410-823-8070

Address Telephone No.

TOWSON MD 21204

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. D3-274-A

Reviewed By ltm Date 12/9/03

REV 10/25/01

Estimated Posting Date 12/23/02

# 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 #36 BELLCHASE COURT  
Address  
BALTIMORE MD 21208  
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):

MY FATHER, WHO LIVES WITH US AND DRIVES HIS OWN CAR, IS "WHEEL CHAIR DEPENDENT" AND THE ADDITIONAL PARKING AREA BEING REQUESTED IS FOR HIS USE. MY GARAGE AREA IS SCREENED FROM BELLCHASE COURT.

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.

Ricardo C. Kimbers  
Signature

RICARDO C. KIMBERS  
Name - Type or Print

Carol Kimbers  
Signature

CAROL A. KIMBERS  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3 day of December, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Ricardo C. Kimbers and Carol A. Kimbers  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Cynthia Ben  
Notary Public

My Commission Expires 11/6/04

# 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.

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Address  
BALTIMORE MD 21208  
City State 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.

*Ricardo C. Kimbers*  
Signature

RICARDO C. KIMBERS  
Name - Type or Print

*Carol Kimbers*  
Signature

CAROL A. KIMBERS  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3 day of December, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

*Ricardo C. Kimbers & Carol A. Kimbers*  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

*Comelia Shaw*  
Notary Public

My Commission Expires 11/16/04



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at #36 BELLCHASE COURT

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)

504 BCZR & CMDP V.B.6.b TO PERMIT A SIDE YARD SETBACK OF 3 FEET IN LIEU OF THE REQUIRED 15 FEET (A VARIANCE OF 12 FEET) FROM WINDOW TO PROPERTY LINE AND TO AMEND PREVIOUSLY APPROVED 5TH AMENDED PARTIAL DEVELOPMENT PLAN OF VALLEY GATE, LOT 16.

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

RICARDO C. KIMBERS

Name - Type or Print

Signature

Signature

Address Telephone No.

CAROL A. KIMBERS

Name - Type or Print

City State Zip Code

Signature

### Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

H-410-653-1666

W-410-523-2662

Address Telephone No.

BALTIMORE MD 21208

City State Zip Code

### Representative to be Contacted:

PAUL LEE - CENTURY ENGINEERING, INC.

Name

32 WEST ROAD 410-823-8070

Address Telephone No.

TOWSON MD 21204

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_ day of \_\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 03-274-A

Reviewed By LTM Date 12/9/03

REV 10/25/01

Estimated Posting Date 12/23/02

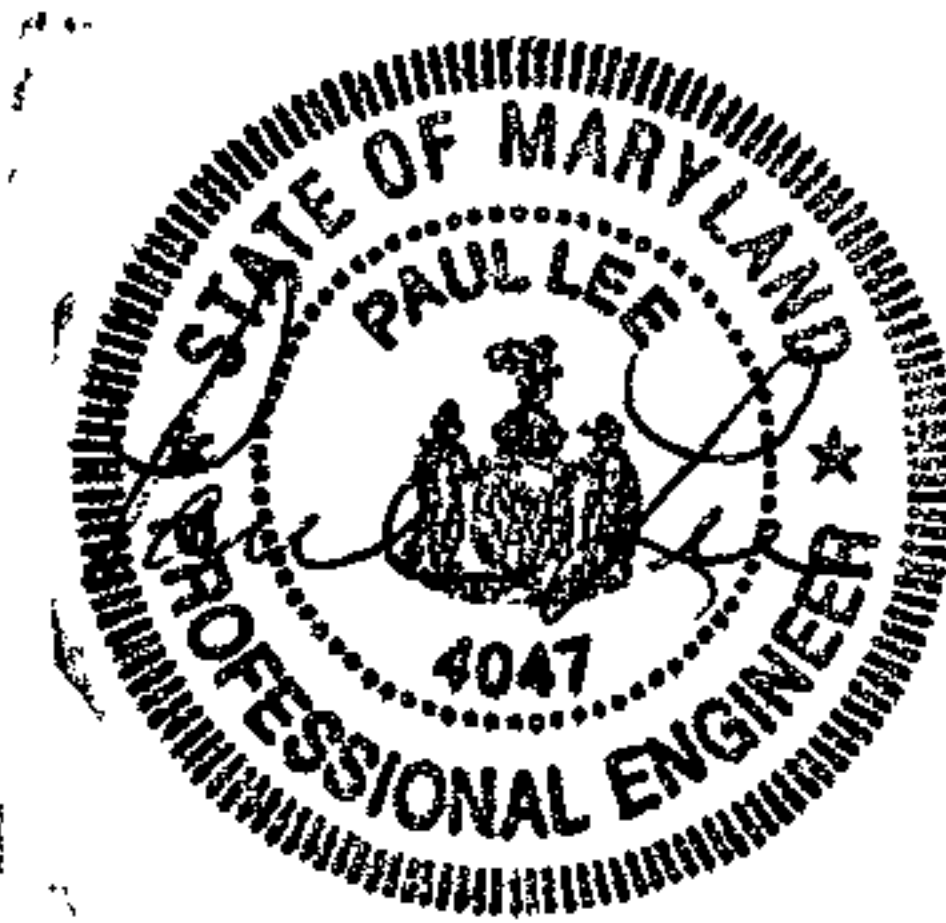
**DESCRIPTION**  
**#36 BELLCHASE COURT**  
**3RD ELECTION DISTRICT BALTIMORE COUNTY, MD**  
CEI Project No. 22249.00

BEGINNING FOR THE SAME on the North side of Bellchase Court said point also being located Westerly 242.64' from the center of Hillchase Court; thence running with and binding on said North side of Bellchase Court

- 1) By a line curving to the left with a radius of 558.50' for a distance of 10', thence leaving said North side of Bellchase Court and running for the following 6 courses and distances:
- 2) North 12° 55' 57" West 125.00'
- 3) North 21° 32' 15" East - 188.18'
- 4) North 86° 23' 54" East 79.00'
- 5) South 00° 00' 40" East 156.13'
- 6) South 79° 36' 50" West - 139.68' and
- 7) South 12° 55' 57" East 121.53' to the North side of Bellchase Court and said point of beginning.

Containing 0.453 Acres of land, more or less.

W:\file\Login2\Land-Dev\LD02\desc\DogwoodRd-pl-6-26-02



#274



BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 20152

DATE 12/19/02 ACCOUNT R001 001 6150  
AMOUNT \$ 100.00

RECEIVED FROM: W. MIELLS

FOR: 03-774-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

DATE RECEIVED  
PAID RECEIPT  
BUSINESS DATE TIME  
12/09/2002 12/09/2002 11:18:00  
REV 4504 WALKIN DIAL AND CASHER 2  
RECEIPT # 295770 12/09/2002 UFLM  
Dept 5 501 (ORTH) VERIFICATION  
OK DL 026152  
Receipt Tot \$100.00  
100.00 OK 00 00  
BALTIMORE COUNTY - MARYLAND

CASHIER'S VALIDATION

# CERTIFICATE OF POSTING

RE: Case No. 03-274-A

Petitioner/Developer: KIMBERS  
PAUL LEE

Date of Hearing/Closing: 1/7/03

To: <u>BETTY OF ROBIN</u>		From: <u>O'KEEFE</u>	
Co: <u>ZONING COMM</u>		Co: <u>ZONING COMM</u>	
Dept: <u>ZONING COMM</u>		Dept: <u>ZONING COMM</u>	
Phone: <u>945 4571</u>		Phone: <u>945 4571</u>	
Fax: <u>410 887-3468</u>		Fax: <u>410 887-3468</u>	

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

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 #36-BELLCHASE CT.

The sign(s) were posted on 12/20/02 12/20/02  
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe  
(Signature of Sign Poster and Date) 1/7/03

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)



03 274 A

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: 03-274-A

Petitioner: RICARDO C. KIMBERS

Address or Location: \*36 BELLCHASE COURT, 21208

PLEASE FORWARD ADVERTISING BILL TO:

Name: RICARDO C. KIMBERS

Address: \*36 BELLCHASE COURT

BALTIMORE, MD 21208

Telephone Number: (410)-523-2662

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 274 -A Address 36 BELLCHASE CT

Contact Person: LLOYD T. MOXLEY Phone Number: 410-887-3391  
Planner Please Print Your Name

Filing Date: 12/9/02 Posting Date: 12/23/02 Closing Date: 1/7/03

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.
- 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.
- 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.

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 03- 274 -A Address 36 BELLCHASE CT

Petitioner's Name RICARDO C. KIMBERS Telephone 410 653 1666

Posting Date: 12/23/02 Closing Date: 1/7/03

Wording for Sign To Permit A SIDEYARD SETBACK OF 3' IN LIEU OF THE REQUIRED 15' FROM WINDOW TO PROPERTY LINE AND TO AMEND PREVIOUSLY APPROVED 5TH AMENDED PARTIAL DEVELOPMENT OF VALLEY GATE, LOT 16.



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

January 6, 2003

Mr. and Mrs. Kimbers  
36 Bellchase Court  
Baltimore, MD 21208

Dear Mr. and Mrs. Kimbers:

RE: Case Number: 03-274-A, 36 Bellchase Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 9, 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, appearing to read "W. Carl Richards, Jr.", with a stylized flourish at the end.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:rlh

Enclosures

c: People's Counsel  
Paul Lee, Century Engineering, 32 West Road, Towson 21204

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)





**Maryland Department of Transportation  
State Highway Administration**

Parris N. Glendening  
Governor

John D. Porcari  
Secretary

Parker F. Williams  
Administrator

Date: 12.30.02

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

RE: Baltimore County  
Item No. 274 LTM

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,

A handwritten signature in black ink, appearing to read 'K. A. McDonald Jr.'.

*K* 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 Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

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

December 31, 2002

ATTENTION: George Zahner

Distribution Meeting of December 23, 2002

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:

257-290

274

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

cc: File



# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** January 7, 2003

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

01 7 '03

**SUBJECT:** Zoning Advisory Petition(s): Case(s) 03-274, 03-285, & 03-289  
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: Mark A. Cunningham

Section Chief: Lynne L. Latham

AFK/LL:MAC



**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

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

**DATE:** January 27, 2003

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For December 30, 2002  
Item Nos. 257, 258, 259, 260, 261, 262,  
263, 264, 265, 266, 267, 268, 270, 271,  
272, 273, 274, 275, 276, 277, 278, 279,  
280, 281, 282, 283, 284, 285, 286, 287,  
288, 289, and 290

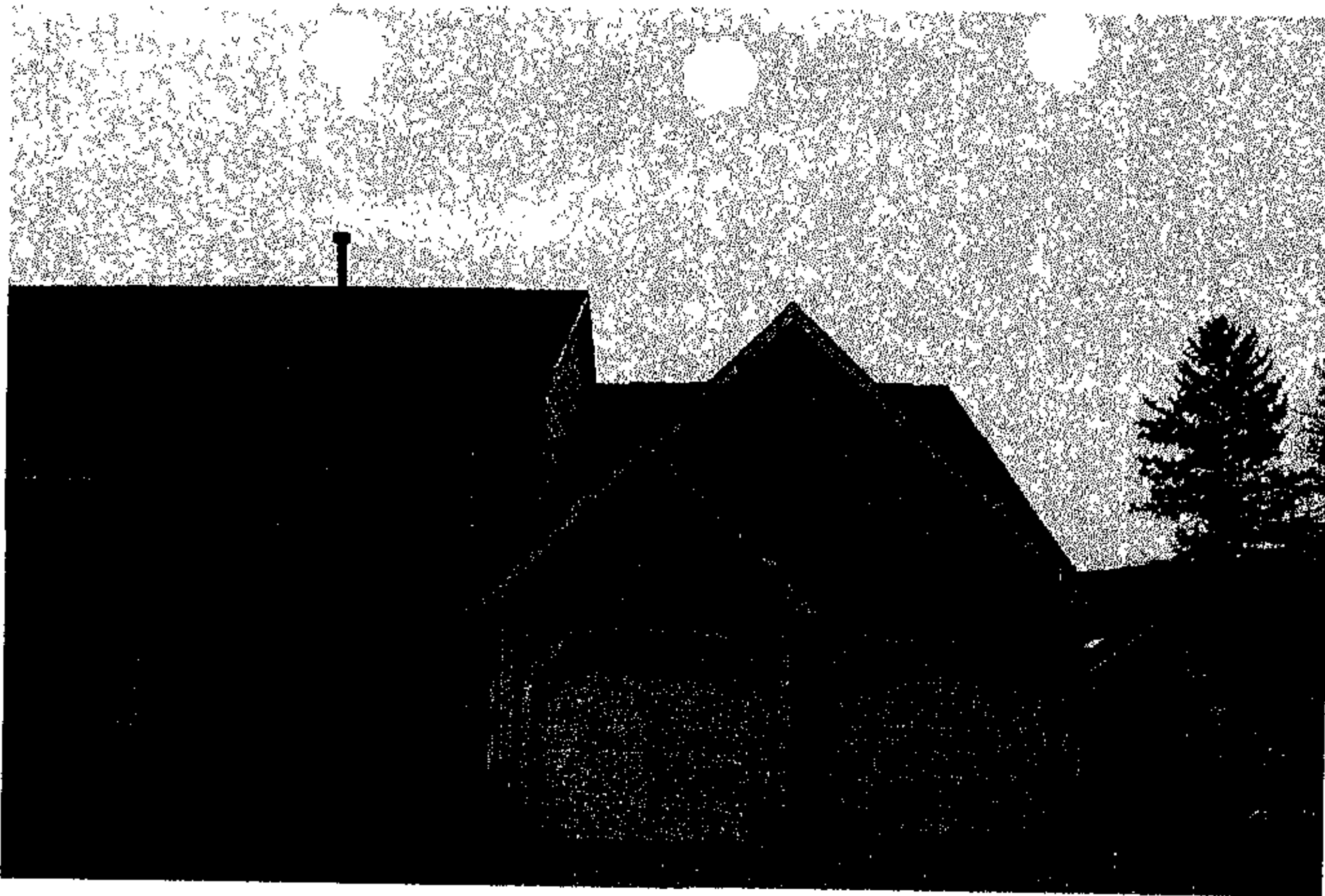
The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

RWB:CEN:jrb

cc: File



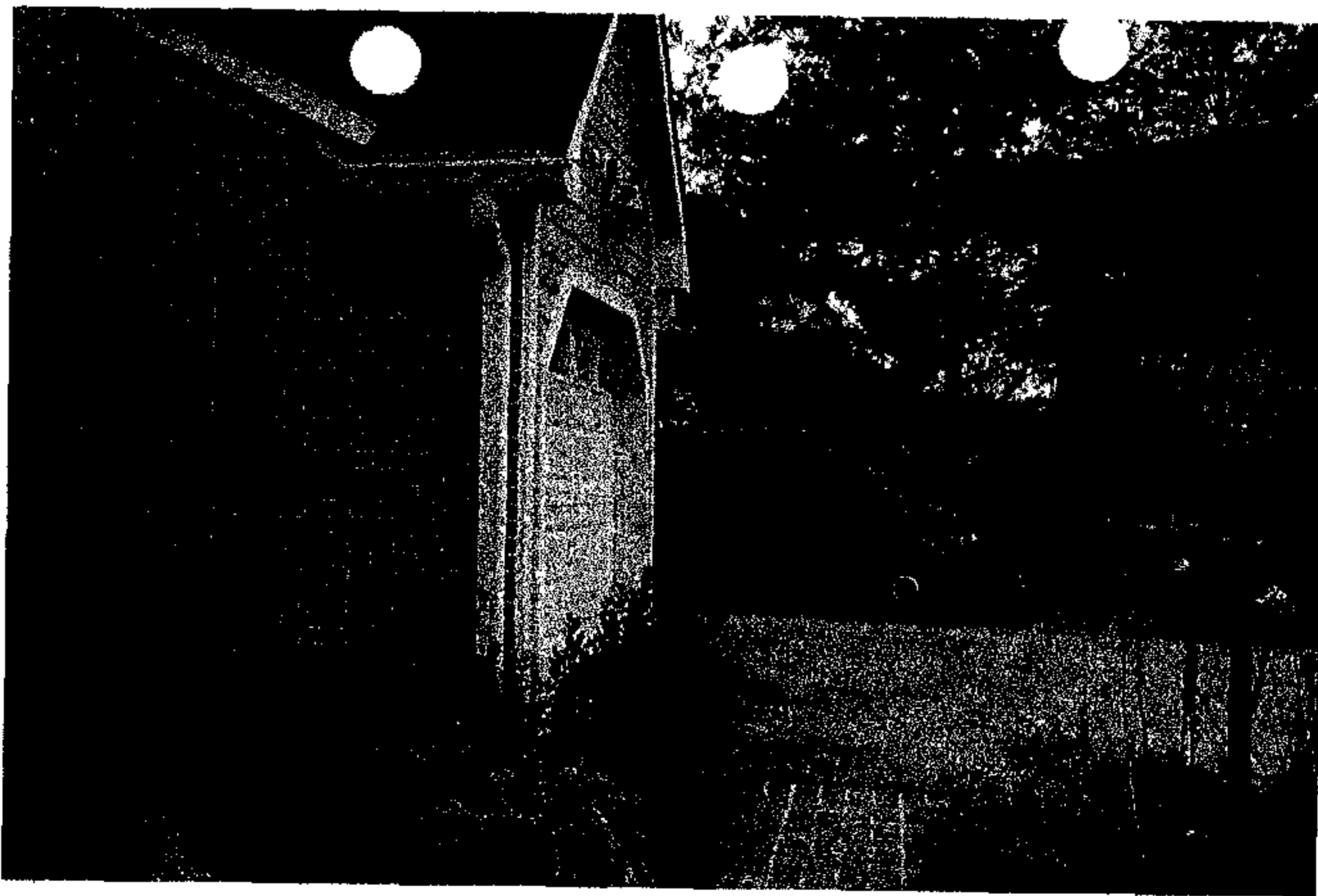
① LOOKING AT FRONT OF #36 BELLCHASE CT.  
FROM BEGINNING OF DRIVEWAY



① FRONT OF #36 BELLCHASE CT.  
PROP. GARAGE TO JOIN EX. 2 CAR GAR



③ LOOK AT LOCATION OF PROP. GARAGE



④ LOOK AT LOT 15 FROM FRONT OF EXISTING GARAGE



⑤ LOOKING AT SIDE OF EXISTING  
GARAGE & PROP. GARAGE AREA  
FROM REAR YARD OF LOT 15



⑥ LOOKING AT REAR OF PROP. GARAGE  
AREA FROM LOT .3

# JOHNS HOPKINS UNIVERSITY

**Don R. Martin, M.D.**  
Assistant Professor of Medicine  
Clinical Director,  
International Patient Services

**Internal Medicine and Rheumatology**  
The Johns Hopkins Outpatient Center  
601 North Caroline Street / 7th Floor  
Baltimore, MD 21287-0941  
Office: (410) 955-9760 / Fax: (410) 514-1195  
Appointments: (410) 955-0870  
drmartin@welch.jhu.edu (non-urgent messages only)

410 523 5070

## THE JOHNS HOPKINS HOSPITAL Baltimore, Maryland 21205

Date: 2/4/02

To Whom It May Concern:

Benjamin Kimbure has been  
treated in the Johns Hopkins Hospital Outpatient

Internal Med clinic today.

Is excused from work from 2/4/02 to 2/4/02  
school from 2/4/02 to 2/4/02

He/She need not return for further treatment

He/She should return for further treatment as follows:

needs transportation thru  
handicap accessibility

Don R. Martin M.D.  
ICP

THE JOHNS HOPKINS OUTPATIENT CTR.  
DIVISION OF INTERNAL MEDICINE  
601 N. CAROLINE STREET, 7th FLR.  
BALTIMORE, MD 21287-0941

#274

**CENTURY ENGINEERING, INC.**

32 West Road  
Towson, Maryland 21204

**LETTER OF TRANSMITTAL**

(410) 823-8070  
FAX (410) 823-2184

TO Zoning Commissioners of Balto. County  
County Office Bldg  
Towson, Md 21204

DATE	12-06-02	JOB NO.	20-249.00
ATTENTION			
RE.	Administrative Variance		
	# 36 Bellchase Court		

WE ARE SENDING YOU  Attached  Under separate cover via \_\_\_\_\_ the following items:

Shop drawings  Prints  Plans  Samples  Specifications

Copy of letter  Change order  check # 4255

COPIES	DATE	NO.	DESCRIPTION
3	1-16-04	1	Petitions for Administrative Variance (originals & signatures)
12		1	Copies of zoning plat
3		1	Descriptions
1		1	BCMD Zoning Map "NW9F"
1		1	Copy of advertising
1		1	Plat and Photos
1	11-26-02	1	Check for 100.00
1	12-4-02	1	Doctor's letter

THESE ARE TRANSMITTED as checked below:

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

REMARKS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

COPY TO Dr. Ricardo/Numbers

Very Truly Yours  
Paul Lee

**CENTURY ENGINEERING, INC.**

32 West Road  
Towson, Maryland 21204

JAN 15 '03

**LETTER OF TRANSMITTAL**

(410) 823-8070  
FAX (410) 823-2184

DATE	1-13-03	JOB NO	22-249, 00
ATTENTION	Jonathan Kotrow		
RE:	36 Bellchase Court Case # 03-274 A		

TO  
 Young Commissioners  
 County Courts Bldg  
 Towson, Md 21204

WE ARE SENDING YOU  Attached  Under separate cover via \_\_\_\_\_ the following items:

Shop drawings     Prints     Plans     Samples     Specifications

Copy of letters     Change order     \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
1	12-04-02	1	Approval Dr. Swadesh K. Bhatnagar
1	12-06-02	1	Approval Mrs Susan C Sidney

THESE ARE TRANSMITTED as checked below:

For approval     Approved as submitted     Resubmit \_\_\_\_\_ copies for approval

For your use     Approved as noted     Submit \_\_\_\_\_ copies for distribution

As requested     Returned for corrections     Return \_\_\_\_\_ corrected prints

For review and comment     \_\_\_\_\_

FOR BIDS DUE \_\_\_\_\_     PRINTS RETURNED AFTER LOAN TO US

REMARKS Mr. Commissioners:  
 Letters from adjoining property owners requesting approval for fence and variance for your files. I received these letters in the weekend mail from Dr. Kimbers  
 Many thanks for your decision  
 Have a great "New Year" with all good things and times

COPY TO \_\_\_\_\_

SIGNED: V.T.Y.  
Paul Lee



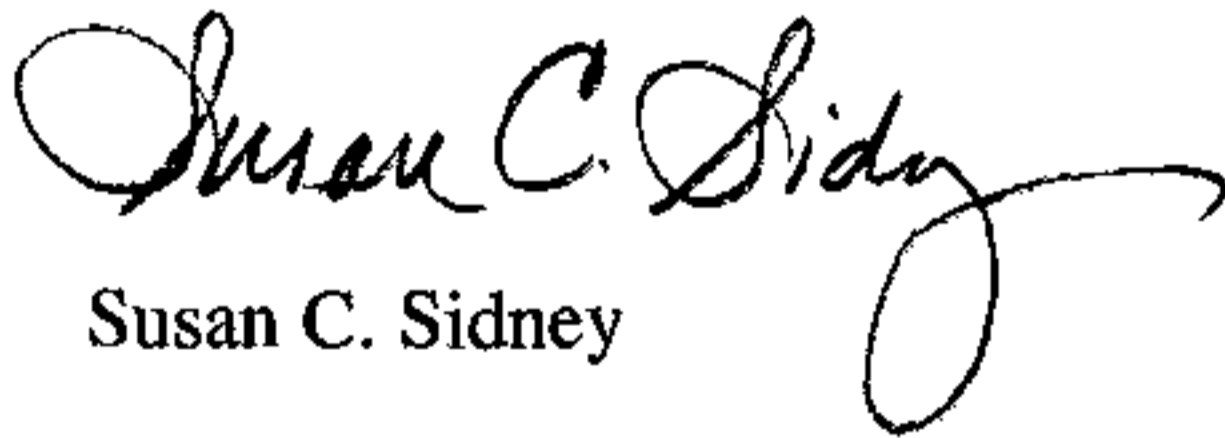
December 6, 2002

Baltimore County Zoning Commissioner  
111 W. Chesapeake Avenue  
Room 111  
Towson, MD 21204

Dear Sir or Madam,

Based on the details provided by our neighbors, the Kimbers family at 36 Bellchase Court, I approve the addition of their proposed garage. Should you have any further questions, please feel free to contact me.

Thank you,

A handwritten signature in cursive script that reads "Susan C. Sidney". The signature is written in black ink and is positioned to the left of the printed name.

Susan C. Sidney




Dr. Swadesh K. Bhatiani  
34 Bellchase Court  
Baltimore, Maryland 21208

December 04 2002

To Whom It May Concern:

I have spoken to Dr. Ricardo C. Kimbers at 36 Bellchase Court Baltimore, Maryland 21208. He has informed me of the proposed addition to his property. I have no objections to the addition.

Thank You,

  
Swadesh K. Bhatiani, M.D.



Maryland Department of Planning

Parris N. Glendening  
Governor

Kathleen Kennedy Townsend  
Lt. Governor

Roy W. Kientz  
Secretary

Mary Abrams  
Deputy Secretary

December 27, 2002

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

Re: Zoning Advisory Committee Agenda, 12/30/02 re: case numbers 03-257-A, 03-258-SPHA, 03-259-SPHA, 03-260-A, 03-261-A, 03-262-A, 03-263-A, 03-264-SPH, 03-265-A, 03-266-XA, 03-267-A, 03-268-A, 03-270-A, 03-271-A, 03-272-A, 03-273-A, 03-274-A, 03-275-A, 03-276-A, 03-277-XA, 03-278-SPH, 03-279-A, 03-280-A, 03-281-SPHA, 03-282-A, 03-283-SPHA, 03-284-A, 03-285-A, 03-286-A, 03-287-A, 03-288-A, 03-289-A, 03-290-A

Dear Mr. Zahner:

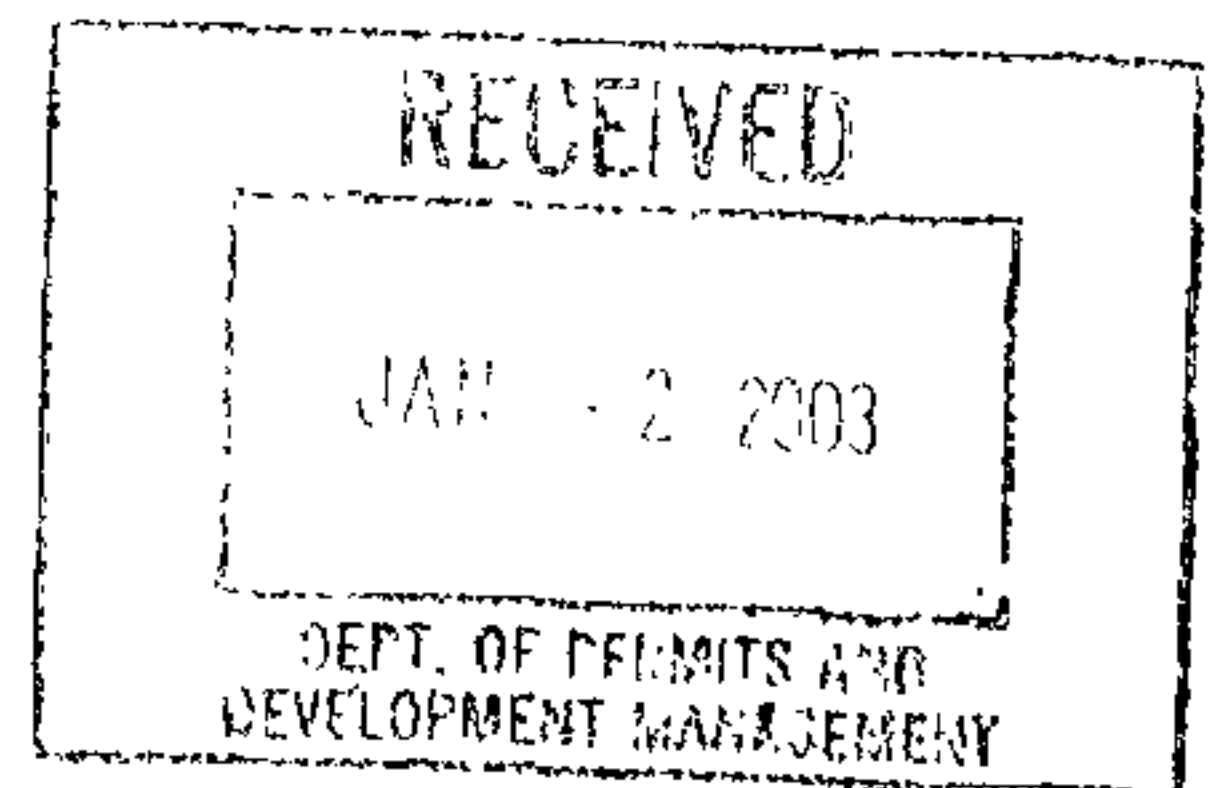
The Maryland Department of Planning has received the above-referenced information on 12/26/02. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this 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



# PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE SPECIAL HEARING

PROPERTY ADDRESS #36 BELLCHASE COURT

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME PLAT TWO "VALLEY GATE"

PLAT BOOK # 57 FOLIO # 35 LOT # 16 SECTION # TWO

OWNER RICARDO G. & CAROL A. KIMBERS

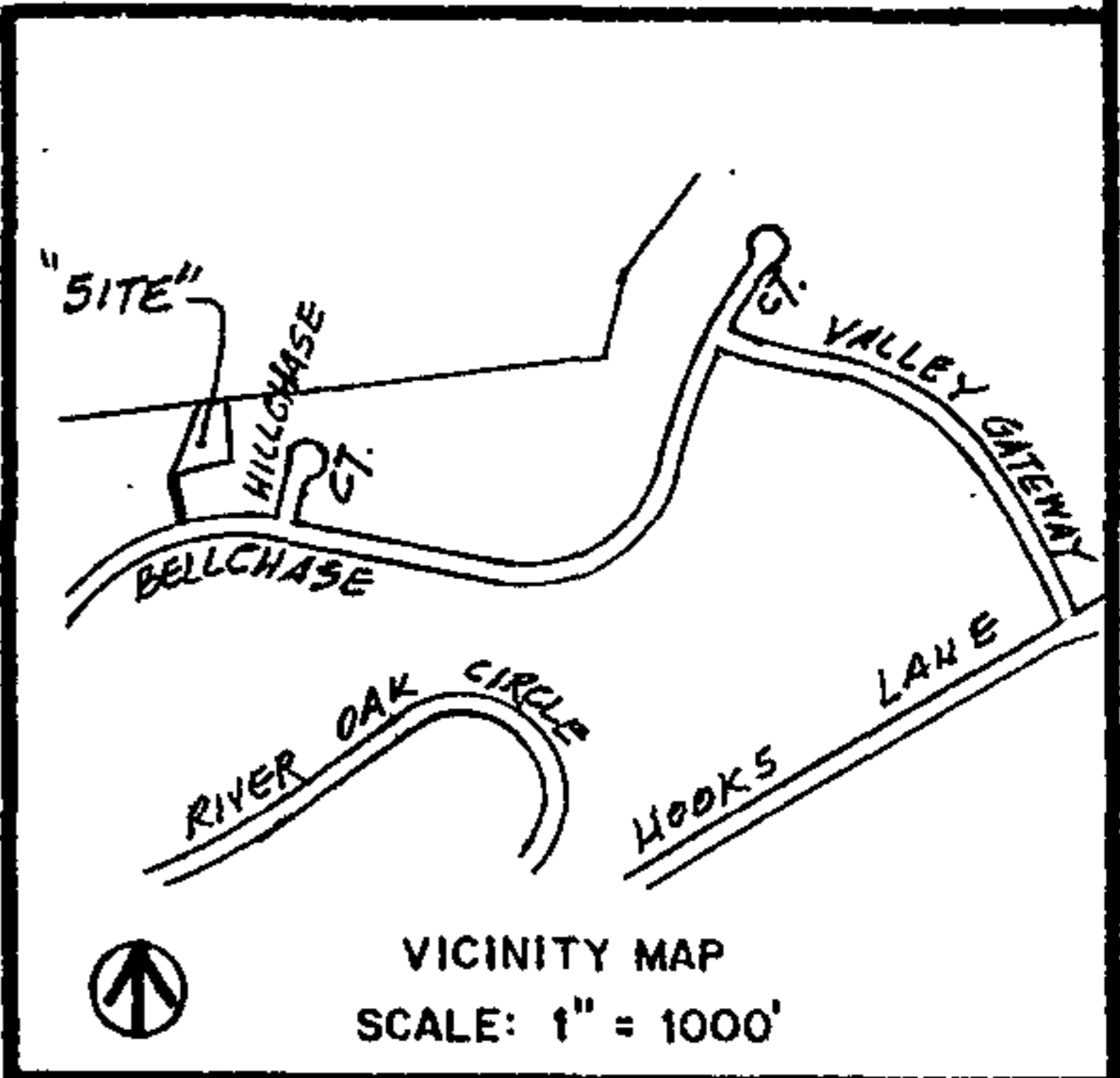
JYOTIN Y. PARIKH  
#21-00-000403  
(9174-665)

IRA GOLDFARB  
#21-00-000402  
(8595-777)

ROSS S. EHUDIN  
#21-00-000404  
(9307-576)

SWADESH K. BHATIANI  
#21-00-000400  
(8960-147)

PRIVATE DRAINAGED  
UTILITY EASEMENT  
H.O.A.



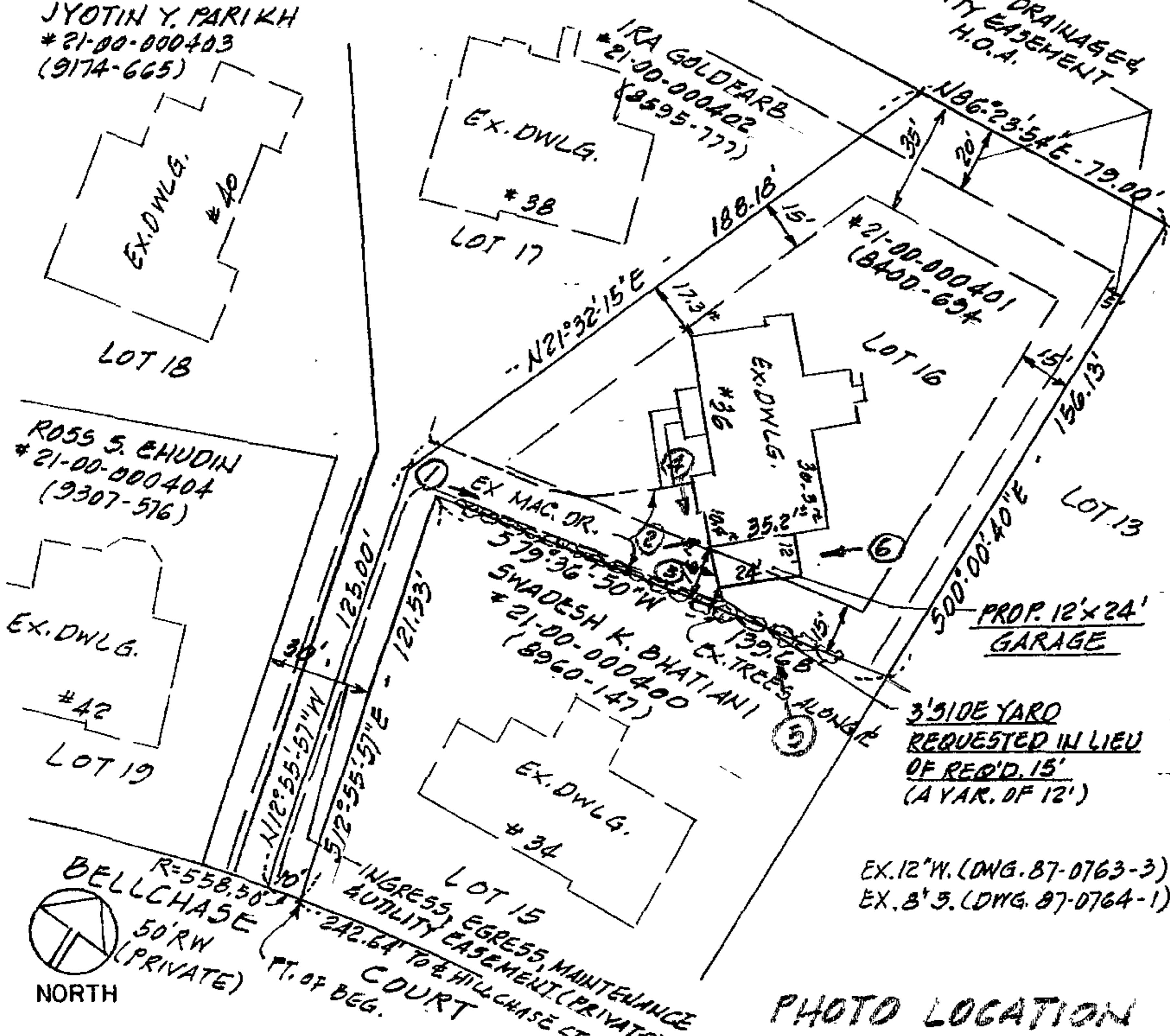
### LOCATION INFORMATION

ELECTION DISTRICT 3  
COUNCILMANIC DISTRICT 3  
1" = 200' SCALE MAP # NW 9F  
ZONING "DR 3.5"  
LOT SIZE 0.453 19,732  
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE	YES	NO
SEWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WATER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
CHESAPEAKE BAY CRITICAL AREA			<input type="checkbox"/>	<input checked="" type="checkbox"/>
100 YEAR FLOOD PLAIN			<input type="checkbox"/>	<input checked="" type="checkbox"/>
HISTORIC PROPERTY/ BUILDING			<input type="checkbox"/>	<input checked="" type="checkbox"/>
PRIOR ZONING HEARING	NONE			

PROP. 12'x24' GARAGE  
3' SIDE YARD REQUESTED IN LIEU OF REQ'D. 15' (A VAR. OF 12')

EX. 12' W. (DWG. 87-0763-3)  
EX. 8' S. (DWG. 87-0764-1)



PREPARED BY PAUL LEE - CENTURY ENGR., INC.

SCALE OF DRAWING: 1" = 50'

-15-  
Plat. G. #7

PLAT TO ACCOMPANY PETITION FOR ZONING  VARIANCE  SPECIAL HEARING

PROPERTY ADDRESS #36 BELLCHASE COURT

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME PLAT TWO "VALLEY GATE"

PLAT BOOK # 57 FOLIO # 35 LOT # 16 SECTION # TWO

OWNER RICARDO C. & CAROL A. KIMBERS

JYOTIN Y. PARIKH  
#21-00-000403  
(9174-665)

IRA GOLDFARB  
#21-00-000402  
(8595-777)

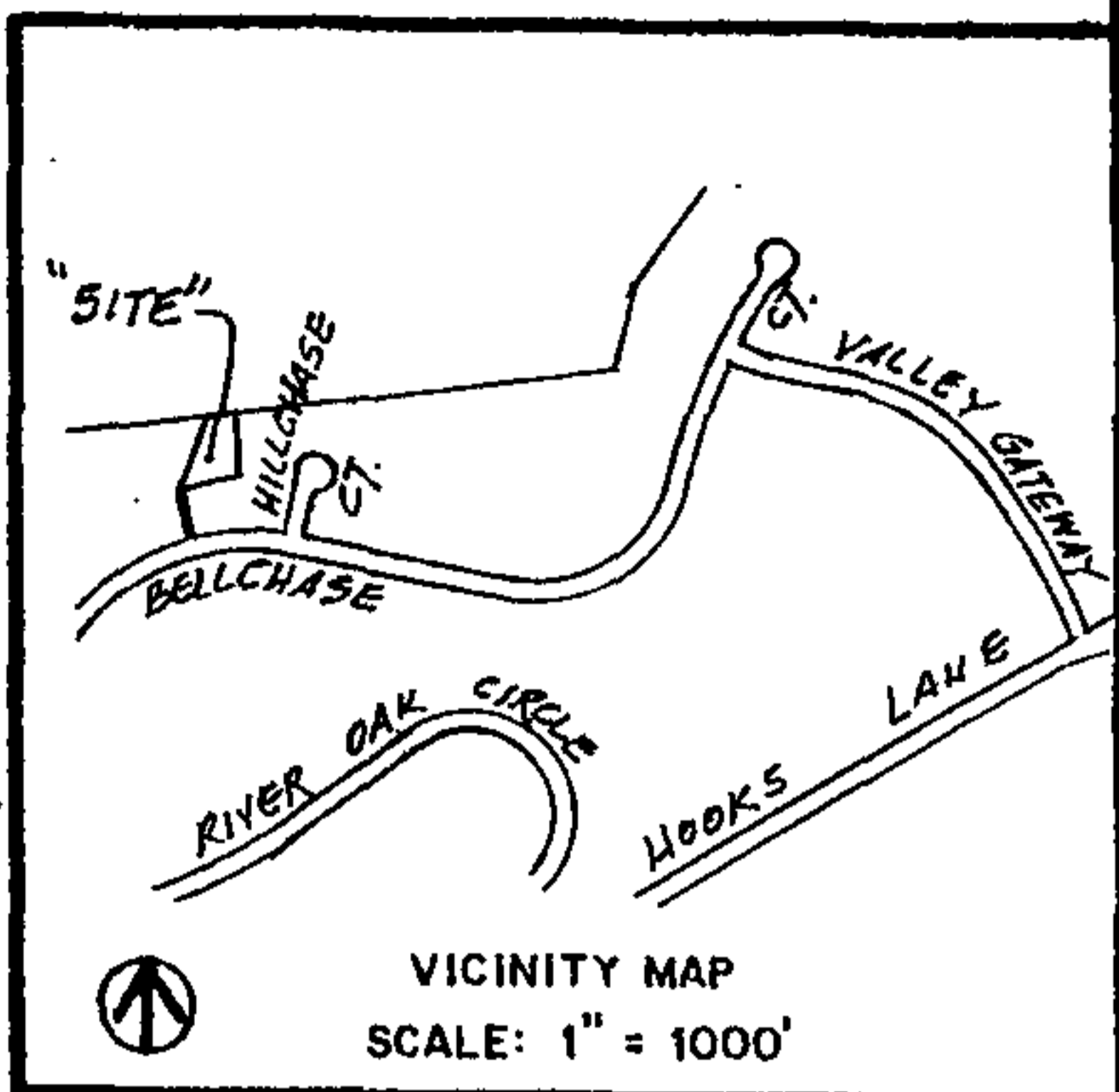
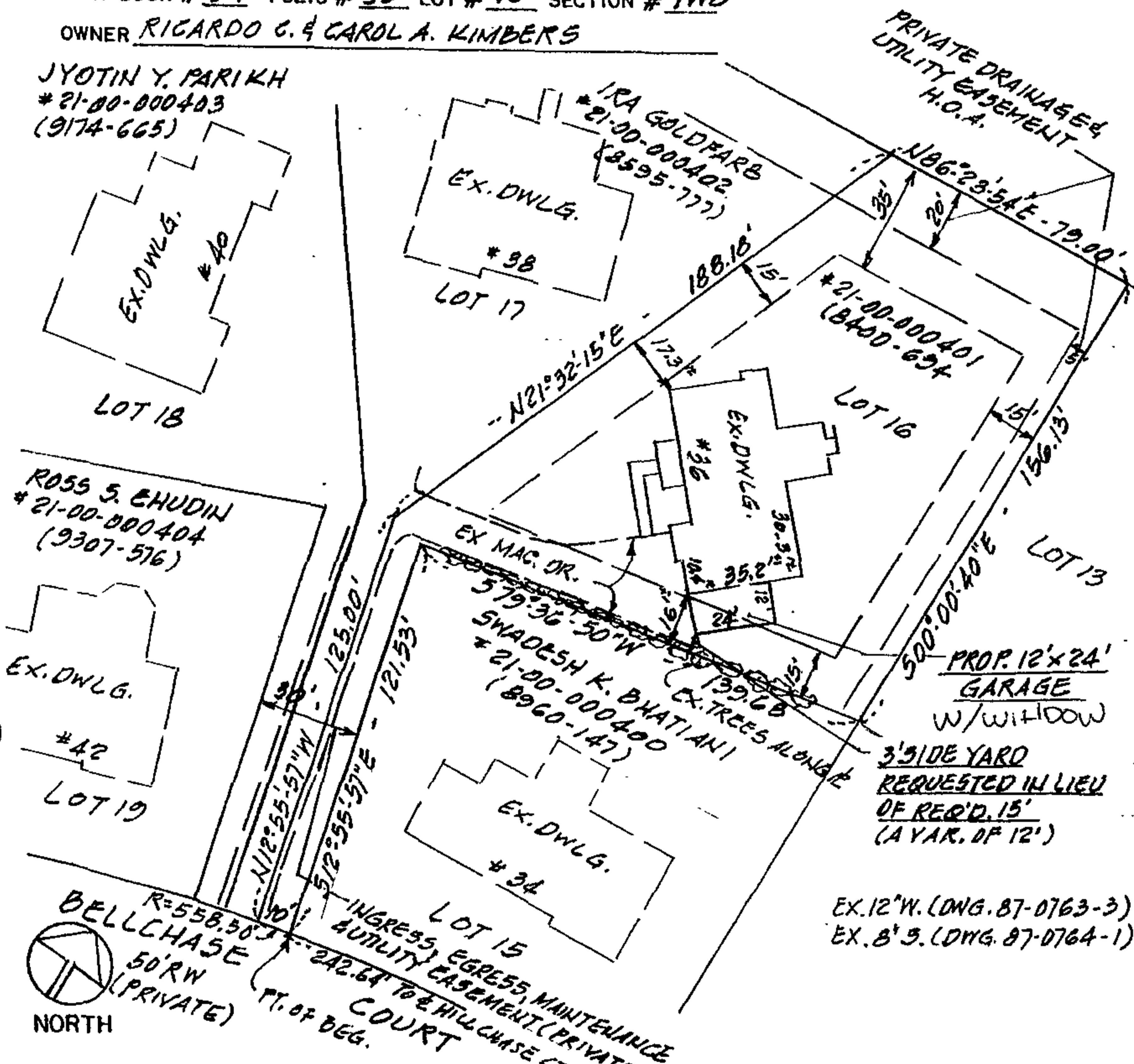
ROSS S. EHUDIN  
#21-00-000404  
(9307-576)

SHADESH K. BHATIANI  
#21-00-000400  
(8960-147)

BELLCHASE  
50' RW  
(PRIVATE)  
PT. OF BEG.

PREPARED BY PAUL LEE - CENTURY ENGR., INC.

SCALE OF DRAWING: 1" = 50'



LOCATION INFORMATION

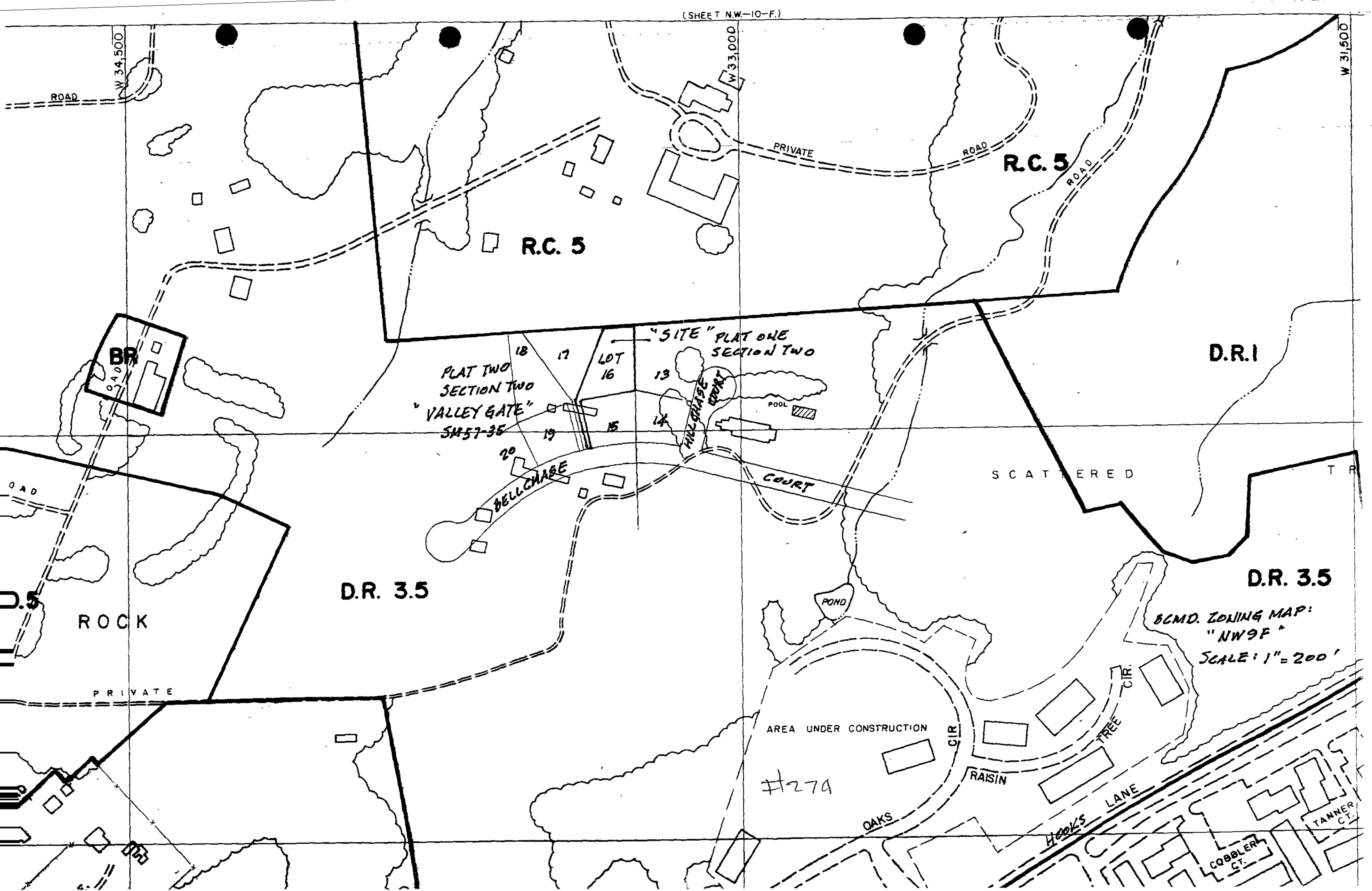
ELECTION DISTRICT 3  
COUNCILMANIC DISTRICT 3  
1" = 200' SCALE MAP # NW 9F  
ZONING "DR 3.5"

LOT SIZE	0.453	19,732
	ACREAGE	SQUARE FEET
	PUBLIC	PRIVATE
SEWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATER	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CHESAPEAKE BAY CRITICAL AREA	<input type="checkbox"/>	<input checked="" type="checkbox"/>
100 YEAR FLOOD PLAIN	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HISTORIC PROPERTY/BUILDING	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PRIOR ZONING HEARING	NONE	

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #

-15- Pet. No. #1



ROAD

W 34,500

W 33,000

W 31,500

PRIVATE

ROAD

R.C. 5

ROAD

R.C. 5

"SITE" PLAT ONE SECTION TWO

PLAT TWO SECTION TWO "VALLEY GATE" SM 57-35

18

17

LOT 16

13

15

14

20

BELLCHASE

HILLCHASE COURT

POOL

COURT

SCATTERED

D.R. 1

D.R. 3.5

ROCK

D.R. 3.5

BCMD. ZONING MAP: "NW9F" SCALE: 1" = 200'

AREA UNDER CONSTRUCTION

#279

CIR

RAISIN

OAKS

HOOKS LANE

LANE

COBBLER CT.

TANNER CT.

PRIVATE

1000

1000

1000

