IN RE: PETITION FOR ADMIN. VARIANCE
E/S of Greenridge Court, 164.4' S
centerline of Greenridge Road
9th Election District
2nd Councilmanic District
(100 Greenridge Court)

Cynthia & Brian Sabo Petitioners BEFORE THE

* DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* CASE NO. 03-429-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, Cynthia and Brian Sabo. The variance request is for property located at 100 Greenridge Court in the Lutherville area of Baltimore County. The variance request is from Section 1B02.3.c (Chart) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 8 ft. in lieu of the required 10 ft. 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

4/21/03

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 2/5 day of April, 2003, that a variance from Section 1B02.3.c (Chart) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 8 ft. in lieu of the required 10 ft. for an addition, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

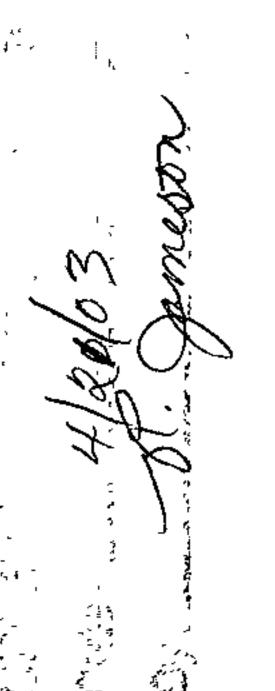
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this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

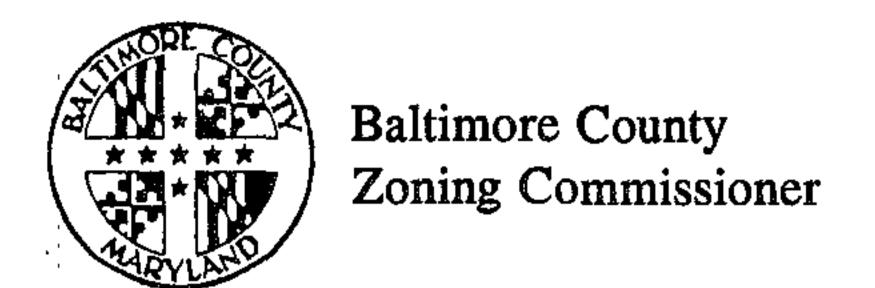
TIMOTHY M. KOTROCO

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

TMK:raj





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

Fax: 410-887-3468

April 21, 2003

Mr. & Mrs. Brian Sabo 100 Greenridge Court Lutherville, Maryland 21093

Re: Petition for Administrative Variance

Case No. 03-429-A

Property: 100 Greenridge Court

Dear Mr. & Mrs. Sabo:

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

luthy lotroco

TMK:raj Enclosure



3

THE REPORT OF THE PARTY OF THE

THOUSE THE

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 100 GREEN ridge Court

I/We do solemnly declare and affirm, under the penalties of

perjury, that I/we are the legal owner(s) of the property which

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) 1302. 30 (CHART) TO FEMILT A SIDE YARD OF SET. LO LIEW OF THE REQUIRED TO FT.

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. l, 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.

			is the subject of this	Petition.	
Contract Purchaser/L	<u>_essee:</u>		<u>Legal Owner(s)</u>	E	
Name - Type or Print	-,,,		Name - Type or Print	5A730	<u></u>
Signature		<u> </u>	Signature		
Address	, <u>, , , , , , , , , , , , , , , , , , ,</u>	Telephone No.	Name - Type or Print	· Sabo	
City	State	Zip Code	Signature	- >alox	410-821-16
Attorney For Petition	er:		100 Green Address	uridge Court	7410-821-167 Telephone No
Name - Type or Print		<u> </u>	Luthervill	E MD	21093
			<u> </u>	State to be Contacted:	Zip Code
Signature					á
Company			Name		
Address		Telephone No	Address		Telephone No
	State	Zip Code	City	State	Zip Code
diffs learing having bee			required, it is ordered by his petition be set for a publi	the Zoning Commissioner	of Baltimore County,
regulations of Baltimore County	/ and that the proper	ty be reposted.	, , , , , , , , , , , , , , , , , , , ,		equilibrium Edining
Taran ing		^	Zoning Com	missioner of Baltimore Cou	nty
CASEINO	3.429	Rev	iewed By	7 Date	-18-03
BEV MANA DIGITAL			mated Deathur Date	()Z - Z()	

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.

competent to testify thereto in the event that a p	_	X	j i
That the Affiant(s) does/do presently reside at		ridgE Co	vet
	Address	MD	21093
,	City	State	Zip Code
That based upon personal knowledge, the follo Variance at the above address (indicate hardshi	wing are the facts upon which ip or practical difficulty):	I/we base the rec	quest for an Administrative

- 1. Residence was built in 1943 with an 8 foot Set-back. Corrently the setback required is 10 feet.
- 2. Additional space is required for a growing family.
- 3. Corrently 5 out of 10 Properties on Greeninge Court
 have additions which are configured Similarly
 to my property with an 8 Foot Setback.

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 BriAN M. SABO Name - Type or Print Signature Signature Signature Signature Signature Signature Name - Type or Print	
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit: I HEREBY CERTIFY, this 17th day of March , 2003, before me, a Notary Public of Maryland, in and for the County aforesaid, personally appeared Brian M Saho and Currence C Saho	of the State
the Affiant(s) herein, personally known of satisfactorily identified to me as such Affiant(s). AS WITNESS my hand and Notarial Seal	
Notary Public My Commission Expires	

REV 10/25/01

PENNY FORTE
Notary Public
Carroli County, MD
My Commission Expires Oct 7, 2006

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	100 GREENTIQUE COURT				
	Address	MD	21093		
	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):

- 1. Residence was built in 1943 with an 8 foot set-back, Currently the setback required is 10 feet.
- 2. Additional space is required for a growing family.

3. Currently 5 out of 10 Properties on Greenridge Covet have additions which are configured Similarly to my property with an 8 foot Setback

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.

Down South	linthia C. Saba
BRIAN M. SABO	Signature C. Sabo
Name - Type or Print	Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this $\mathcal{N}^{\gamma\gamma}$ day of $\mathcal{N}_{\alpha\gamma\gamma}$ day of Maryland, in and for the County aforesaid, personally appeared 2003, 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

Notary Public

My Commission Expires

REV 10/25/01

PENNY FORTE **Notary Public** Carroll County, MD My Commission Expires Oct 7, 2006



REV 10/25/01

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at	100	GREENT	idae Couré	\leftarrow
			Da. S	•

I/We do solemnly declare and affirm, under the penalties of

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)

permit a sideyard of settin liew of the regulard

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.

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 Name - Type or Print Signature Signat Address Telephone No. City State Zip Code Signature TREENTIAGE COURT Attorney For Petitioner: Address Telephone No. Name - Type or Print State Zip Code Representative to be Contacted: Signature Company Name Address Telephone No. Address Telephone No City State Zip Code 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 Date 03-18-03 Reviewed By

Estimated Posting Date

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 100 Greenridge Court Lutherville, MD 21093

Beginning at a point on the east side of Greenridge Court which is 30 feet wide at the distance of 164.4 feet south of the centerline of the nearest improved intersecting street Greenridge Road which is 40 feet wide. Being Lot# 17, Block 100, Section# in the subdivision of Greenridge as recorded in Baltimore County Plat Book #12, Folio#107, containing 11,891 feet (.27 acres). Also known as 100 Greenridge Court Lutherville, MD 21093 and located in the 9th Election District, 2nd Councilmanic District.

WHITE - CASHIER DISTRIBUTION FOR: FROM: RECEIVED DATE MISCELLANEOUS OFFICE OF BUDGET & FINANCE BALTIMORE PINK - AGENCY RECEIPT MARY AMOUNT ACCOUNT YELLOW - CUSTOMER AND 47 F THE STATE OF THE S Baltimore County, in tank 021950 CASHIER'S OLY SWIME **PRETATINE** WITHIN #6.86 #6.86 #6.86 #6.86

CERTIFICATE OF POSTING

RE: Case No.: <u>03-429-A</u>
Petitioner/Developer:
Brian Sabo
Date of Hearing/Closing: 4-14-02

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

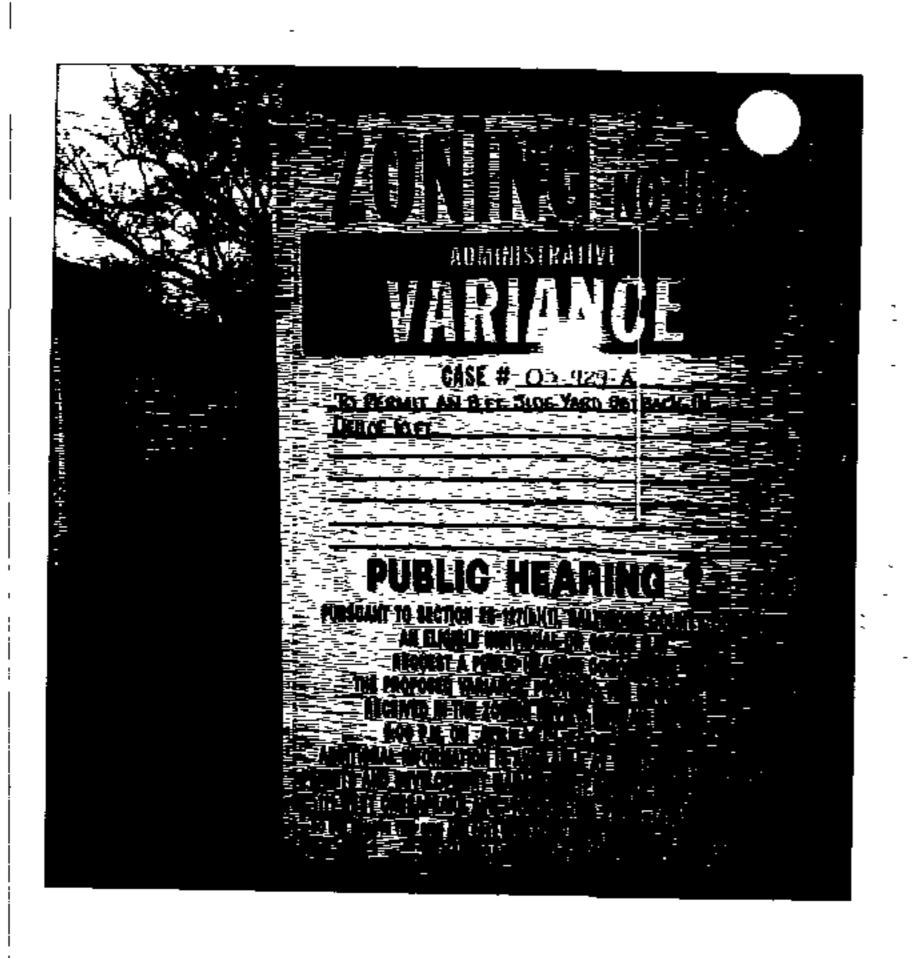
Attention: Ms. Gwendolyn Stephens

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 100 Green Ridge Ct.

The sign(s) were posted on March 21, 2003

(Month, Day, Year

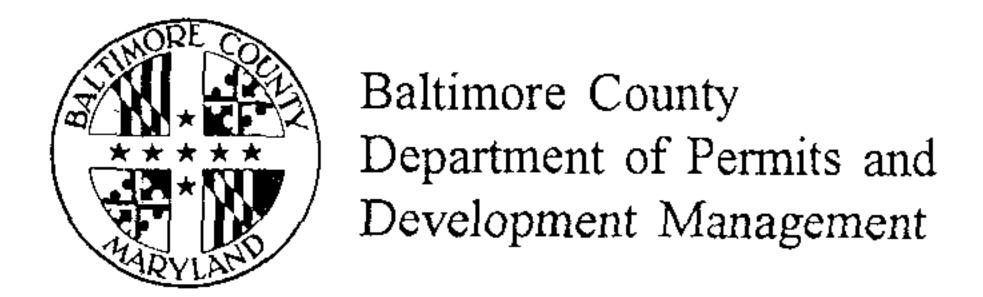


John, Day, Tear)	-
Sincerely,	MMU 3-21-04 ign Poster and Date)
(Signature of S	ign Poster and Date)
Stacy (1	udner
SHANNON-B	AUMISTGNS INC.
	ITIVE GOALS_DR.
	RG;°₩D. 21784
(City, Sta 4/0-78/-	te, Zip Code)
410-781-	4/100

(Tolonhano 1:

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number	03-	429.	-A	Address 100	Gree	5 R W66	G1.
Contact Persor	n:	SO6 Planner	Please Print Your Nar	KANDGA ne	_ Pho	one Number: 41	10-887-3391
Filing Date: _		3-18-03	Postin	g Date: <u>3·30·</u>	<u>3</u>	Closing Date:	4-14.03
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Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 pdmlandacq@co.ba.md.us

April 14, 2003

Brian Sabo Cynthia Sabo 100 Greenridge Court Lutherville, MD 21093

Dear Mr. and Mrs. Sabo:

RE: Case Number: 03-429-A, 100 Greenridge Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 18, 2003.

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, U. Call Rillal D.

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR:rlh

Enclosures

c: People's Counsel



Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor Robert L. Flanagan, Secretary Neil J. Pedersen, Acting Administrator

JRA

MARYLAND DEPARTMENT OF TRANSPORTATION

RE:

Date: 3.25.03

Baltimore County

Item No. 429

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

Towson, Maryland 21204

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,

L. H. McDonald Jr., Chief

Engineering Access Permits Division



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

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204

March 26, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: March 24, 2003

Item No.: 407-418, 420-430 47

Dear Ms. Hart:

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.

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

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

DATE: March 26, 2003
RECEIVED

MAR 2 6 2003

ZONING COMMISSIONER

SUBJECT:

Zoning Advisory Petition(s): Case(s) 03-410 & 03-429

Administrative Variances

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.

AFK/LL:MAC

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

Department of Permits & Development Management

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For March 31, 2003

Item Nos. 407, 408, 410, 411, 412, 414, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, and

430

DATE: April 15, 2003

RECEIVED

APR 2 5 2003

ZONING COMMISSIONER

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

RWB:CEN:jrb

cc: File

109 Greenridge Rd. Lutherville, MD 21093 March 6, 2003

Mr. and Mrs. Brian Sabo 100 Greenridge Ct. Lutherville, MD 21093

Dear Mr. and Mrs. Sabo:

This letter is in response to your request for permission to add onto your house at an eight foot setback from my property line. You have informed me that the extension will not exceed the existing dimensions of your house. Currently there are eight feet between my property line and your house. I am aware that the new codes call for a ten foot setback; however, I agree that an eight foot setback (a difference of two feet) will not infringe upon my property or my view.

In conclusion, I grant you the permission you have requested to build a two story addition onto the back of your house which will be eight feet away from my property line.

Sincerely,

Eleanor Converso (homeowner)

cott Jordan (witness)

Robert L. Ehrlich, Jr.



Audrey E. Scott Secretary

Florence E. Burtan Deputy Secretary

Michael S. Steele

March 25, 2003

Ms. Rebecca Hart
Baltimore County Department of Permits and Development Management
111 West Chesapeake Avenue
Room 111, Mail Stop #1105
Towson MD 21204

Re: Zoning Advisory Committee Agenda, 03/31/03 re: case numbers 03-407-SPH, 03-408-SPH, 03-409-A, 03-410-A, 03-411-A, 03-412-A, 03-413-A, 03-414-SPH, 03-415-A, 03-416-SPH, 03-417-SPH, 03-418-SPH, 03-419-SPHX, 03-420-A, 03-421-A, 03-422-A, 03-423-A, 03-424-SPH, 03-425-SPH, 03-426-SPH, 03-427-A, 03-428-SPHAHSA, 03-429-A, 03-430-A

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 03/25/03. 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,

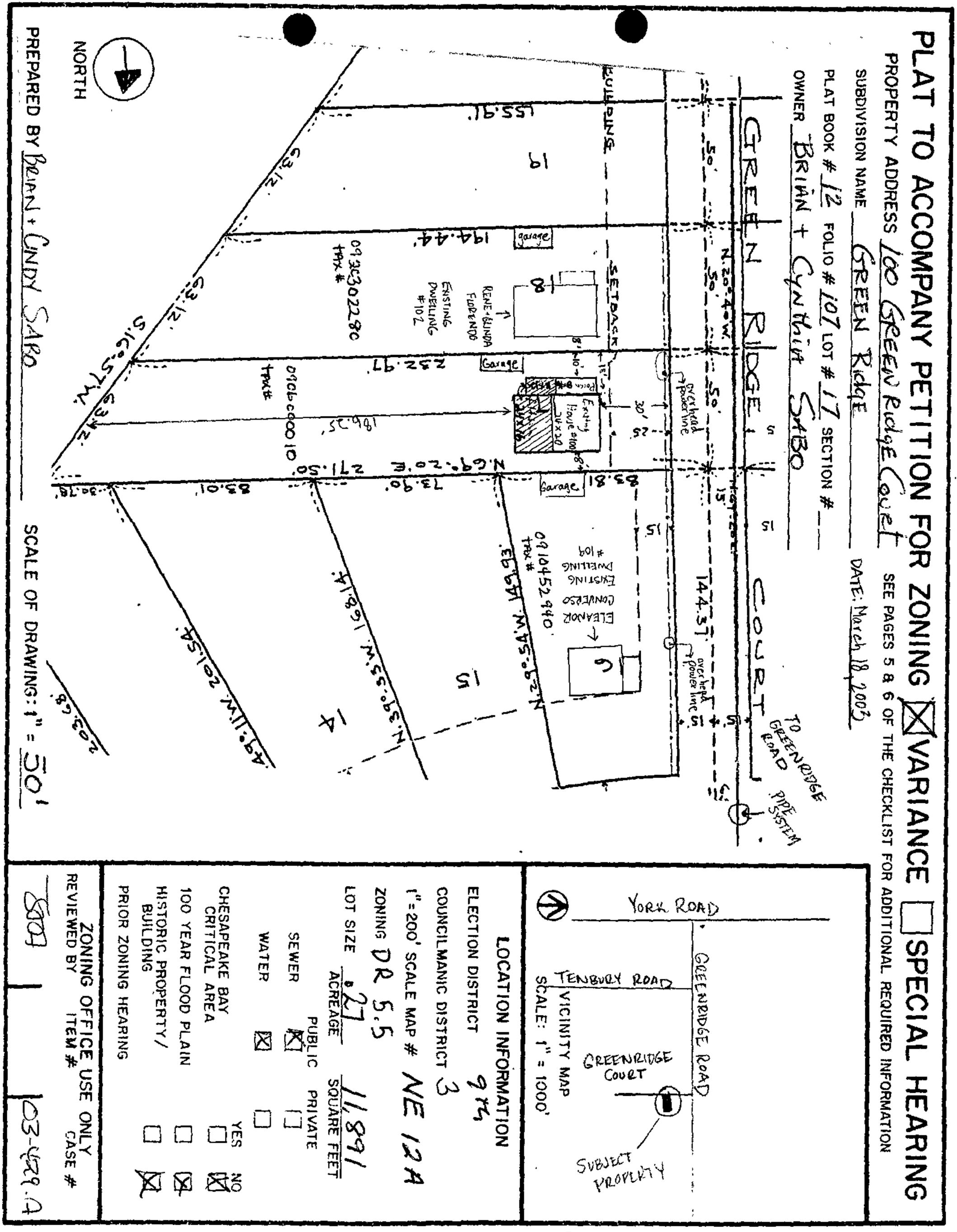
James R. Gatto

Manager

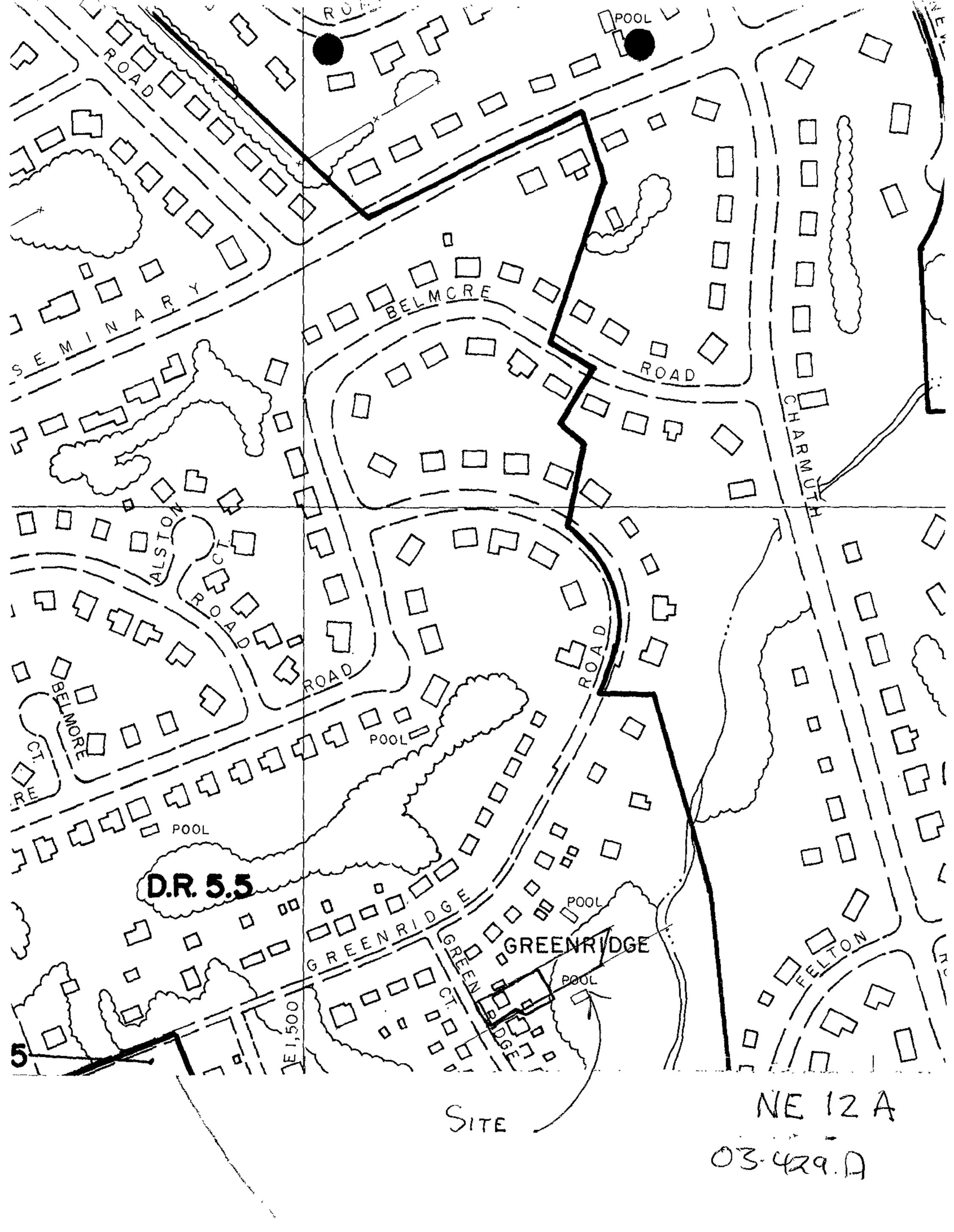
Metropolitan Planning

Local Planning Assistance Unit

cc: Mike Nortrup



Pet. Cy.#1





VIEW Showing Subject Property back + garage, where of proposed addition will Strad.

03.429.







VIEW from Heighbors yard Looking South onto Subject Property.

03.429.0



VIEW looking South onto Subject Property Showing Where Proposed addition will Stand

03-4290



VIEW From Subject Property Looking North toward Neighbors Property Showing Neighbors garage + the proximity of the Neighbors house

O3-429.0



VECUTEW & Subject Property

J. Charle

View Shouling Property line

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