IN RE: PETITION FOR ADMIN. VARIANCE
S/S of Chalk Hill Drive, 70' SW
centerline of Stone Pine Court
3rd Election District
2nd Councilmanic District
(307 Chalk Hill Drive)

Harriet and Abner Levy

Petitioners

BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* CASE NO. 03-567-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Harriet and Abner Levy. The variance request is for property located at 307 Chalk Hill Drive in the Pikesville area of Baltimore County. The variance request is from the Comprehensive Manual of Development Policies (C.M.D.P.), Section V.B.5.a and Section 504 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition (sunroom) with a window to tract boundary setback of 29 ft. in lieu of the required 35 ft. and to amend the Final Development Plan for the subdivision of "Cobblestone", Lot 115. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

In addition, the Zoning Commissioner notes that a variance from the Comprehensive Manual of Development Policies (C.M.D.P.), Section V.B.5.b, to permit a building to tract boundary setback of 29 ft. in lieu of the required 30 ft. and to amend the Final Development Plan for the subdivision of "Cobblestone", Lot 115 accordingly is included in this request.

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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 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.

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 variances should be granted.

THEREFORE, IT IS ORDERED, by the Zoning Commissioner for Baltimore County, this day of July, 2003, that a variance from the Comprehensive Manual of Development Policies (C.M.D.P.), Section V.B.5.a and Section 504 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition (sunroom) with a window to tract boundary setback of 29 ft. in lieu of the required 35 ft., and that a variance from the Comprehensive Manual of Development Policies (C.M.D.P.), Section V.B.5.b., to permit a building to tract boundary setback of 29 ft. in lieu of the required 30 ft. and to amend the Final Development Plan for the subdivision of "Cobblestone", Lot 115, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

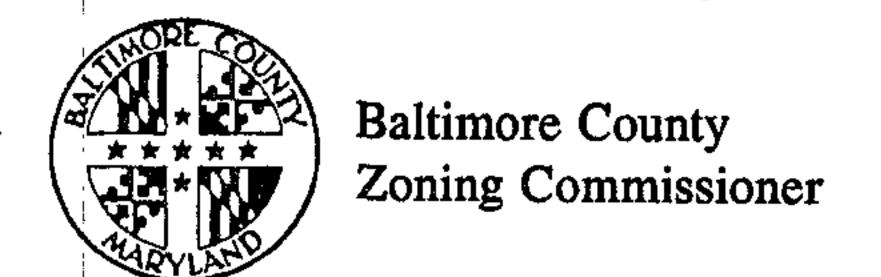
7/10/63

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.

LAWRENCE E. SCHMIDT ZONING COMMISSIONER FOR BALTIMORE COUNTY

LES:raj

Edoll Marian Johnson J



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

Fax: 410-887-3468

July 10, 2003

Mr. & Mrs. Abner Levy 307 Chalk Hill Drive Baltimore, Maryland 21208

> Re: Petition for Administrative Variance Case No. 03-567-A Property: 307 Chalk Hill Drive

Dear Mr. & Mrs. Levy:

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,

Lawrence E. Schmidt Zoning Commissioner

LES:raj Enclosure



CASE NO.

REV 10/25/01

03-51

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at $\frac{307}{200}$	Hill Drive				
which is presently zoned Residental					

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) CMDP V.B.5. 5.4 BCZR

TO PERMIT AN ADDITION (SUNROOM) WITH A WINDOW TO TRACT BOUNDARY SETBACK OF J9-FEET IN LIEU OF THE REQUIRED 35-FEET AND TO AMEND THE FDP FOR THE SUBDIVISION OF "COBBLESTONE", LOT 115.

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 Signature oner Address Telephone No. Name ype or Print City State Zip Code Signaturé 410-653-2307 **Attorney For Petitioner:** Address Telephone No. more Name - Type or Print Zip Code Representative to be Contacted: Signature HArrieTI Leuy Company Name 410-653-2307 Address. Telephone No Address Telephone No 21208 altimore City State Zip Code 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, regulations of _____ that the subject regulations of Baltimore County and that the property be reposted that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning Zoning Commissioner of Baltimore County

Reviewed By D.THomeson

Estimated Posting Date

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 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): The San Room is to allow me enjoy being outside as I am altergee to 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. Name - Type or Print STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit: HEREBY CERTIFY, this 274 day of before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

AS WITNESS my hand and Notarial Seal

NEA helly

My Commission Expires _____6/1/2000

Levy

ARRIE

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

REV 10/25/01

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 21208 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): The San Room is to allow me to being outside as I am cellenge to 1.40 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 euu Name - Type or Print Type or Print STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit: HEREBY CERTIFY, this 144 day of before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

AS WITNESS my hand and Notarial Seal

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s)

REV 10/25/01



Petition for Administrative Variance

for the property located at 3°7 Chalk

to the Zoning Commissioner of Baltimore County

which is presently zoned Residen

made a part nereot, nereby petition for a Variance	nt of Permits and Development Management. The undersigned, legal ity and which is described in the description and plat attached hereto and from Section(s)
TO PERMIT AN ADDITION (SI	MROBON WITH A WWO I to TOO
BOUNDARY SETBACK OF JO	T-FEET IN LIEU OF THE REQUIRED ACTOR
AND TO AMEND THE FOP FO	OR THE SUBDIVISION OF "COBBLESTONE",
LOT 115.	
of the zoning regulations of Baltimore County, to t of this petition form.	he zoning law of Baltimore County, for the reasons indicated on the back
Property is to be posted and advertised as prescrible, or we, agree to pay expenses of above Variance, advergulations and restrictions of Baltimore County adopted	Pertising, posting, etc. and further agree to and are to be bounded by the zoning.
	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:	<u>Legal Owner(s):</u>
Name - Type or Print	Name-Type or Print Levy
Signature	Signature
Address Teleph	one No. Name Type or Print
City State Z	ip Code Signature
Attorney For Petitioner:	307 CHALD LI DRIVE 410-653-2. Address Telephone No.
Narne - Type or Print	Baltimore Manyland 21208 City State Zip Code
Signature	Representative to be Contacted:
	HARRIETT Levy
Company	Name 307 CHA/K HI/ VR. 410-653-23
Address Telepho	ne No. Address Telephone No
City State Zi	p Code City State Zip Code
A Public Hearing having been formally demanded and/or his that the subject egulations of Baltimore County and that the property be reposited.	found to be required, it is ordered by the Zoning Commissioner of Baltimore County, ct matter of this petition be set for a public hearing, advertised, as required by the zoning ted
	Zoning Commissioner of Baltimore County
CASE NO. 03-567-A	Reviewed By D.THomPSON Date 6000
REV 10/25/01	Estimated Posting Date

Zoning Description for 307 Chalk Hill Drive

Beginning at a point on the south side of Chalk Hill Drive which is 50 feet wide at the distance of 70 feet southwest of the centerline of Stone Pine Court which is 50 feet wide. Being Lot #115 in Section 3 of the subdivision of "Cobblestone – (Hopkins, Samuel)" as recorded in Baltimore County Plat Book #62, Folio #6 containing 6,500 square feet.

Also known as 307 Chalk Hill Drive and located in the 3rd Election District, 2nd Councilmanic District.

OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT	No. 23548
DATE 6209 ACCOUNT	00100650
	120.00
RECEIVED MARS. HARRETTE	
FOR: ITEM # 567 (16-567-	
301 CHALK HILL DR	EN DITHOMPSON

YELLOW - CUSTOMER

BALTIMORE COUNTY, MARYLAND

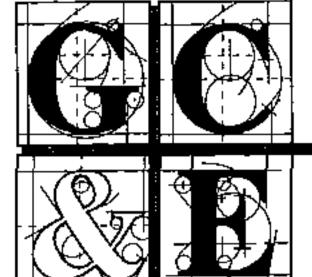
PINK - AGENCY

DISTRIBUTION

WHITE - CASHIER

14.5 Heart Tot. Eller, (ii) 通通 淮 Ballimie Comer, and dand

CASHIER'S VALIDATION



LIMITED

Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286 Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE # 03-567-A
PETITIONER/DEVELOPER:
LEVY
DATE OF HEARING:
June 30, 2003

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT COUNTY OFFICE BUILDING, ROOM 111 111 WEST CHESAPEAKE AVE. TOWSON, MARYLAND 21204

ATTENTION: REBECCA HART

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

10, 2003

June

NO

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE II: 03-567-A

A VARIANCE TO SOUNDARY SATBACK
OF 25 FEET ILLIEU OF THE REGURDARY SATBACK
OF 25 FEET ILLIEU OF THE SATBACK
OF 25 FEET ILLIEU

LOCATION: 307 Chalk Hill Drive

DATE:

June 11, 2003

SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD SUITE 100 320EAST TOWSONTOWN BLVD TOWSON, MARYLAND 21286 410-823-4470 PHONE 410-823-4473 FAX

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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.

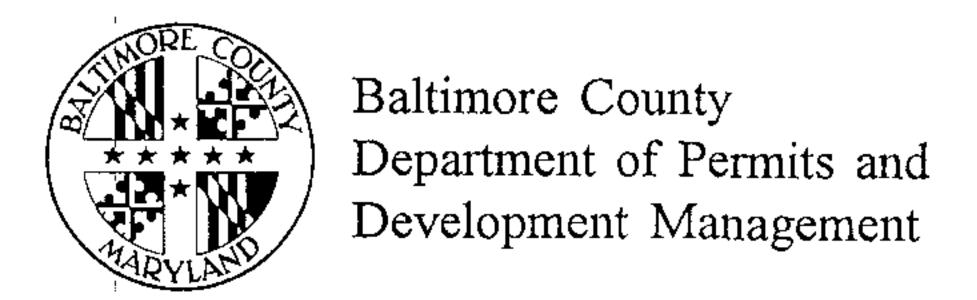
OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:
Item Number or Case Number: 03-567-A Petitioner: LEVY
Address or Location: 301 CHALK HILL DR.
PLEASE FORWARD ADVERTISING BILL TO
Name: MR. + MRS. ABKER LEVY
Address 301 CHALK HILL DR.
BALTO MD 21208
T. I.
Telephone Number: 410-653-4307

ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 567	-A Address 307 Ct	HALK HILL DR.
Contact Person: Donna T	HOMPSON Please Print Your Name	Phone Number: 410-887-3391
Filing Date: _ යු 2 03	Posting Date: 6/15/03	_ Closing Date: 6/30/03
Any contact made with this off through the contact person (plan	fice regarding the status of the annual iner) using the case number.	administrative variance should be
reverse side of this form) reposting must be done out is again responsible for a	and the petitioner is responsible only by one of the sign posters on the sign posters on the sociated costs. The zoning in the contract of the contract in the contract of the	for all printing/posting costs. Any the approved list and the petitioner notice sign must be visible on the did remain there through the closing
a formal request for a p	date is the deadline for an occupar ublic hearing. Please understan ig, the process is not complete on	nt or owner within 1,000 feet to file d that even if there is no formal the closing date.
commissioner. He may order that the matter be (typically within 7 to 10 da	 (a) grant the requested relief; (b) set in for a public hearing. 	by the zoning or deputy zoning deny the requested relief; or (c) ou will receive written notification her the petition has been granted, to you by First Class mail.
(whether due to a neigh commissioner) notification changed giving notice of :	bor's formal request or by order in will be forwarded to you. The ine hearing date, time and location	es that must go to a public hearing of the zoning or deputy zoning e sign on the property must be As when the sign was originally altered sign must be forwarded to
•	Defaun Alung Durted Ling	• • • • • • • • • •
Petitioner: This Part of the For		
USE THE	ADMINISTRATIVE VARIANCE SIG	IN FORMAT
Case Number 03- 567 -	Address 307 CHALK	HILL DR
Petitioner's Name		Telephone <u>410-653-2307</u>
Posting Date: 61503	Closing Date	=: <u>6/30/03</u>
Wording for Sign <u>To Permit</u>	AN ADDITION (SUKROOM) 1	WITH A WINDOW TO
TRACT BOUNDARY SE	FIBACK OF 29-FEET IN L	JEU OF THE
``	T. AND TO AMEND THE	FDP FOR THE
SUBDIVISON OF "COR	BBLESTONE", LOT 115.	



Director's Office County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 410-887-3353

Fax: 410-887-5708

June 30, 2003

Harriett Levy Abner Levy 307 Chalk Hill Drive Baltimore, MD 21208

Dear Mr. and Mrs. Levy:

RE: Case Number: 03-567-A, 307 Chalk Hill Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 2, 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, ...

W. Carl Richards, Jr.

Supervisor, Zoning Review

U. Cal Robal D

WCR:klm

Enclosures

People's Counsel



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

June 10, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: JuneS 9, 2003

Item No.: 558, 560-569 567

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

Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor



Robert L. Flanagan, Secretary Neil J. Pedersen, Acting Administrator

Harry the Constitution of Total Proceeding

Date: 6.6.03

Baltimore County

Item No. 567

RE:

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

Dear. Ms. Hart:

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

Department of Permits and

Development Management

RECEIVED DATE: June 11, 2003

JUN 1 2 2003

FROM:

Arnold F. 'Pat' Keller, IMOWNG COMMSSIONER
Director, Office of Planning

SUBJECT:

Zoning Advisory Petition(s): Case(s) 03-564 and 3-567

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.

Section Chief:

AFK/LL:MAC

AN/30

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits & Development Management

FROM

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For June 16, 2003

Item Nos. 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, and 569

DATE: June 23, 2003

RECEIVED

JUL - 3 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: June 11, 2003

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

Zoning Advisory Petition(s): Case(s) 03-564 and 3-567

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.

Prepared by:

Section Chief:

AFK/LL:MAC

BALTIMORE COUNTY, MARYLAND Interoffice Memorandum RECEIVED

DATE:

July 17, 2003

TO:

Zoning Commissioner and File

FROM:

ZONING COMMISSIONER Donna Thompson, Planner II, Zoning Review

SUBJECT:

Petition Zoning Variance

Case No. 03-567-A 307 Chalk Hill Drive

Attached please find the recent final zoning order for the above referenced case. The petitioner has filed for their building permit and was approved. Although the order attached is not dated. Could you please date and send another copy to the petitioner for their records and a copy to me for our files. Thanks.

DT

IN RE: PETITION FOR ADMIN. VARIANCE S/S of Chalk Hill Drive, 70' SW centerline of Stone Pine Court 3rd Election District 2nd Councilmanic District (307 Chalk Hill Drive)

Harriet and Abner Levy
Petitioners

BEFORE THE

* ZONING COMMISSIONER

OF BALTIMORE COUNTY

* CASE NO. 03-567-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Harriet and Abner Levy. The variance request is for property located at 307 Chalk Hill Drive in the Pikesville area of Baltimore County. The variance request is from the Comprehensive Manual of Development Policies (C.M.D.P.), Section V.B.5.a and Section 504 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition (sunroom) with a window to tract boundary setback of 29 ft. in lieu of the required 35 ft. and to amend the Final Development Plan for the subdivision of "Cobblestone", Lot 115. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

In addition, the Zoning Commissioner notes that a variance from the Comprehensive Manual of Development Policies (C.M.D.P.), Section V.B.5.b, to permit a building to tract boundary setback of 29 ft. in lieu of the required 30 ft. and to amend the Final Development Plan for the subdivision of "Cobblestone", Lot 115 accordingly is included in this request.

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 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.

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 variances should be granted.

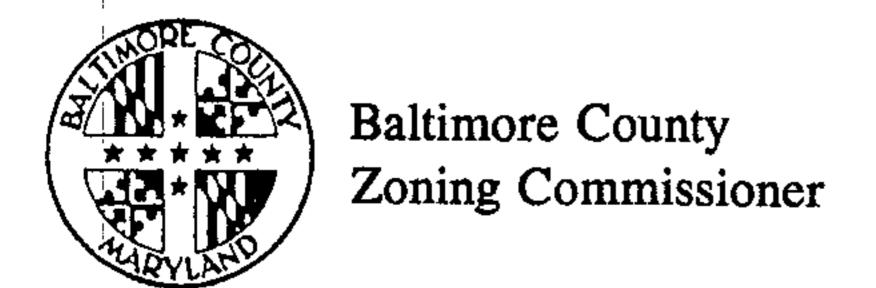
THEREFORE, IT IS ORDERED, by the Zoning Commissioner for Baltimore County, this day of July, 2003, that a variance from the Comprehensive Manual of Development Policies (C.M.D.P.), Section V.B.5.a and Section 504 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition (sunroom) with a window to tract boundary setback of 29 ft. in lieu of the required 35 ft., and that a variance from the Comprehensive Manual of Development Policies (C.M.D.P.), Section V.B.5.b., to permit a building to tract boundary setback of 29 ft. in lieu of the required 30 ft. and to amend the Final Development Plan for the subdivision of "Cobblestone", Lot 115, 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.

LAWRENCE E. SCHMIDT ZONING COMMISSIONER

FOR BALTIMORE COUNTY

LES:raj



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

Fax: 410-887-3468

July 10, 2003

Mr. & Mrs. Abner Levy 307 Chalk Hill Drive Baltimore, Maryland 21208

Re: Petition for Administrative Variance

Case No. 03-567-A

Property: 307 Chalk Hill Drive

Dear Mr. & Mrs. Levy:

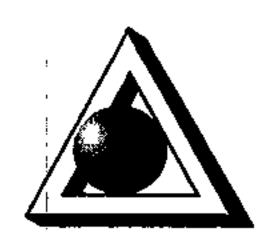
Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

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,

Lawrence E. Schmidt Zoning Commissioner

LES:raj Enclosure



RESIDENTIAL REALTY GROUP, INC.

the community management specialists

February 27, 2003

Abner Levy 307 Chalk Hill Drive Baltimore, Maryland 21208

Re:

Architectural Request

Dear Mr. Levy:

Your request to install a Sun Room on the back of the house has been approved. It is the homeowner's reponsibility to apply for any appliable permits from the County. Enclosed is a copy of the approval for your records.

Email: Info@residential-realty.com

If you have any questions, please contact my office at (410) 654-4444.

Sincerely,

RESIDENTIAL REALTY GROUP, INC.

William S. Work, ulf

William S. Wolf, Association Manager

Cobblestone Homeowners' Association

cc: Board of Directors

Enclosure

WSW/elf

3600 Crondall Lane • Suite 103 Owings Mills, Maryland 21117 (410) 654-4444 (410) 654-5666 Fax 1-800-464-0550 2 Harvard Circle • Suite 100 West Palm Beach, Florida 33409 (561) 683-3770 (561) 683-3657 Fax 1-800-330-0005

03-567-A



February 27, 2003

Abner Levy 307 Chalk Hill Drive Baltimore, Maryland 21208

Re: Architectural Request

Dear Mr. Levy:

Your request to install a Sun Room on the back of the house has been approved. It is the homeowner's reponsibility to apply for any appliable permits from the County. Enclosed is a copy of the approval for your records.

If you have any questions, please contact my office at (410) 654-4444.

Sincerely,

RESIDENTIAL REALTY GROUP, INC.

William S. Work, ulf

William S. Wolf, Association Manager

Cobblestone Homeowners' Association

cc: Board of Directors

Enclosure

WSW/elf

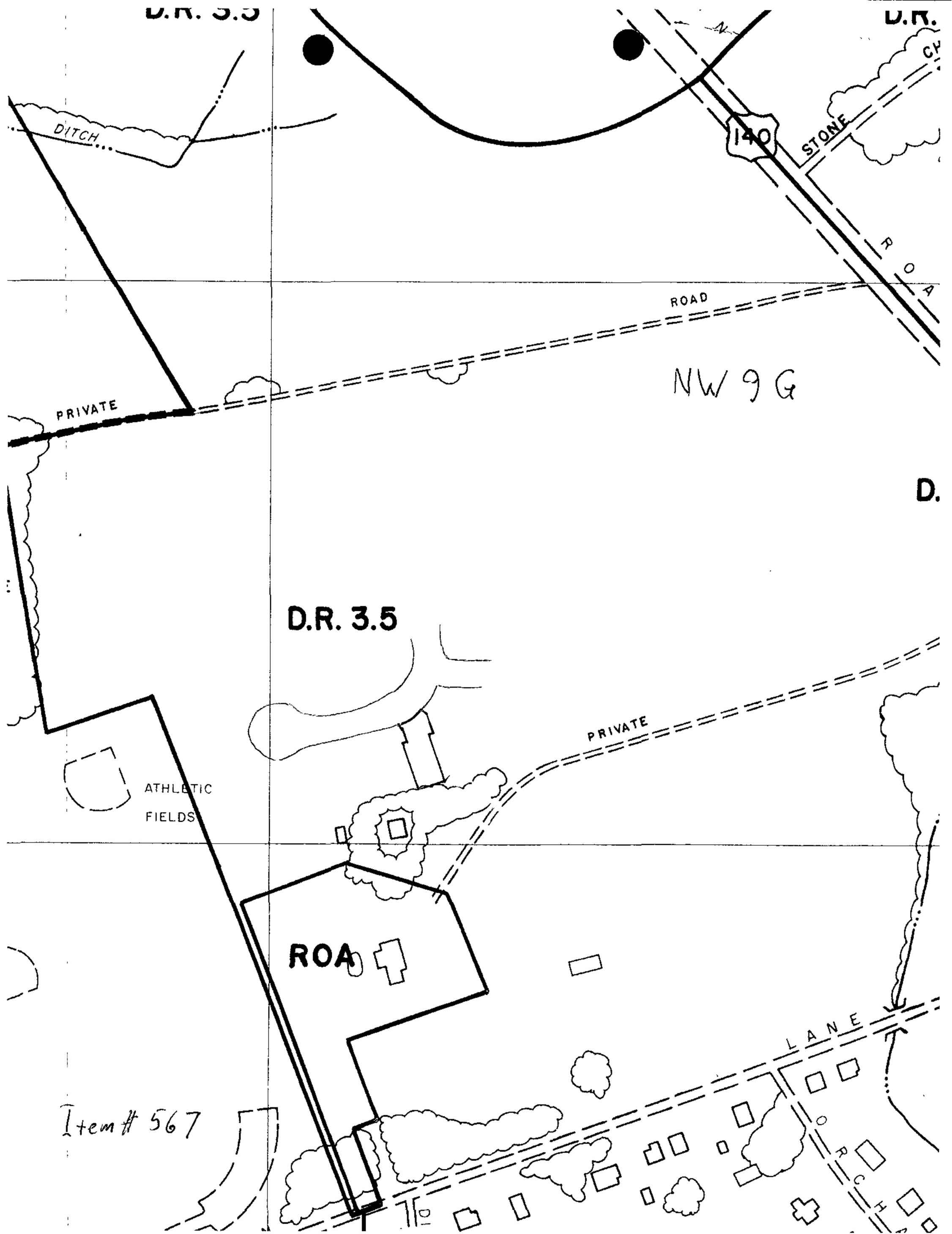
Email: info@residential-realty.com

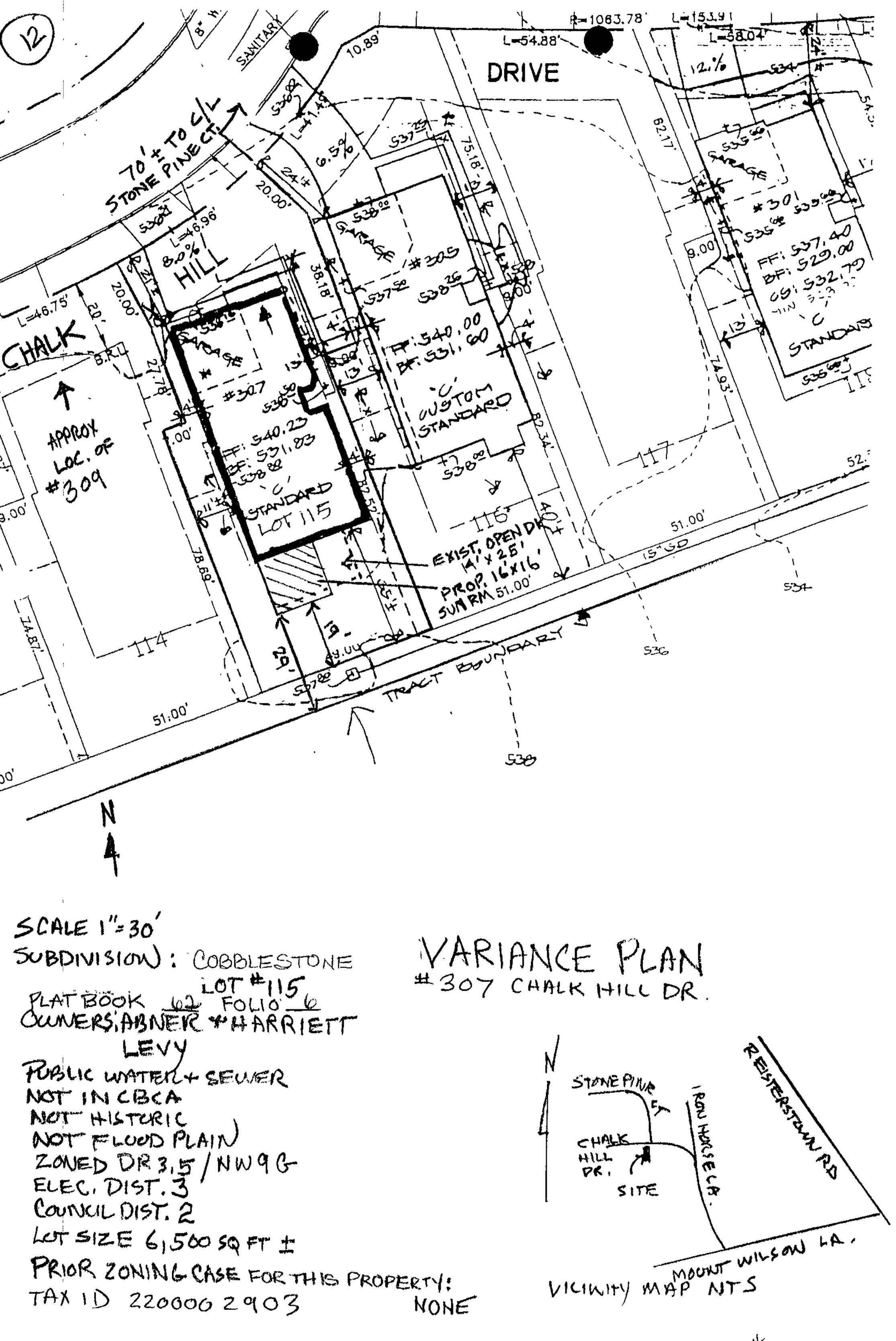
Cobblestone Homeowner's Association

EXTERIOR ALTERATION APPLICATION

Please mail or deliver to:
The Architectural Control Committee of Cobblestone
c/o Residential Realty Group, Inc.
3600 Crondall Lane, Suite #103
Owings Mills, Maryland 21117

Please print or type)	1
ame: Abner Levy	AN
	/I°
none Number: 4/0-653-2307	
ot Number: //3	
escription of changes desired give full details of arpose and/or reason, type and color of materials to be sed, and location on the property. Storm doors must match be color of the front door, shutters, and trim around the for. The Addition of a Sum Room to Set on the fine pear Deck 16 x 16	·
All outside to conform will Africe - Re-C Boot line - Siding	<u>_</u> <u>_o</u> /o.
	-
TORVAINA	
the change is for a structural change, ground planting, encing, rearrangement, etc., attach a sketch or chitectural plan etc.	
Acknowledgment of Adjacent Property Owners als acknowledgment indicates an awareness of the intent and ses not constitute nor indicate approval or disapproval. The Committee is not bound by the comments, approval, or sapproval of the adjacent property owners; however, any omments, approval, or disapproval will be carefully onsidered.	d
me: home of the desired with the application. dress: 307 (
me: Thya Helber Hill Daire	- -
Submission Date:	
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THE APPLICANT/OUNER IS RESPONSIBLE
FOR THE ACCURACY OF ALL INFORMATION
AS DRAWN AND WRITTEN BY
BALTO, COUNTY (CONCERNING THIS PETITION)

FOR THE ACCURACY OF ALL INFORMATION

AS DRAWN AND WRITTEN BY

BALTO, COUNTY (CONCERNING THIS PETITION)

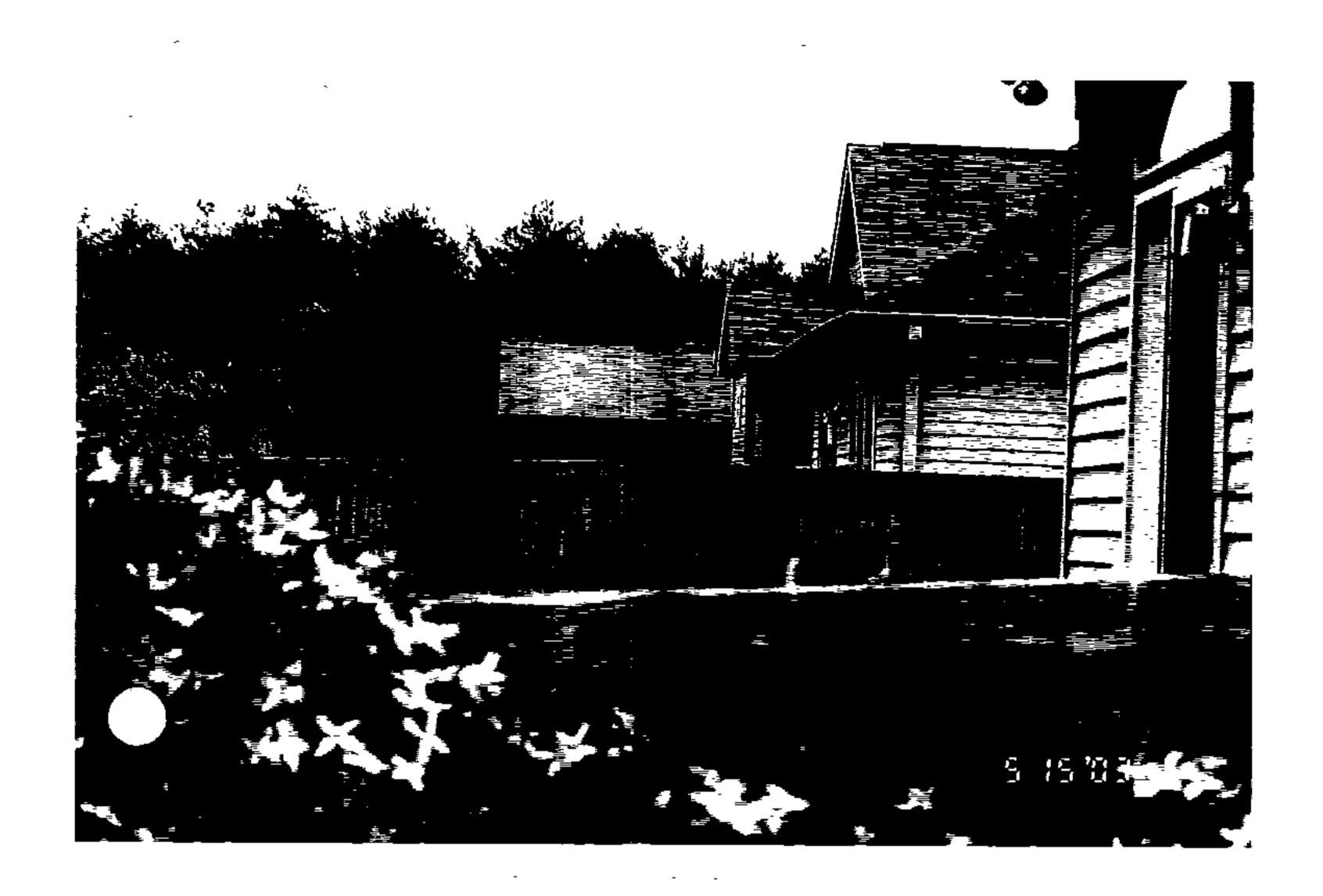
FOR THE APPLICANT OF 15 RESPONSIBLE

FOR THE ACCURACY OF ALL INFORMATION

AS DRAWN AND WRITTEN BY

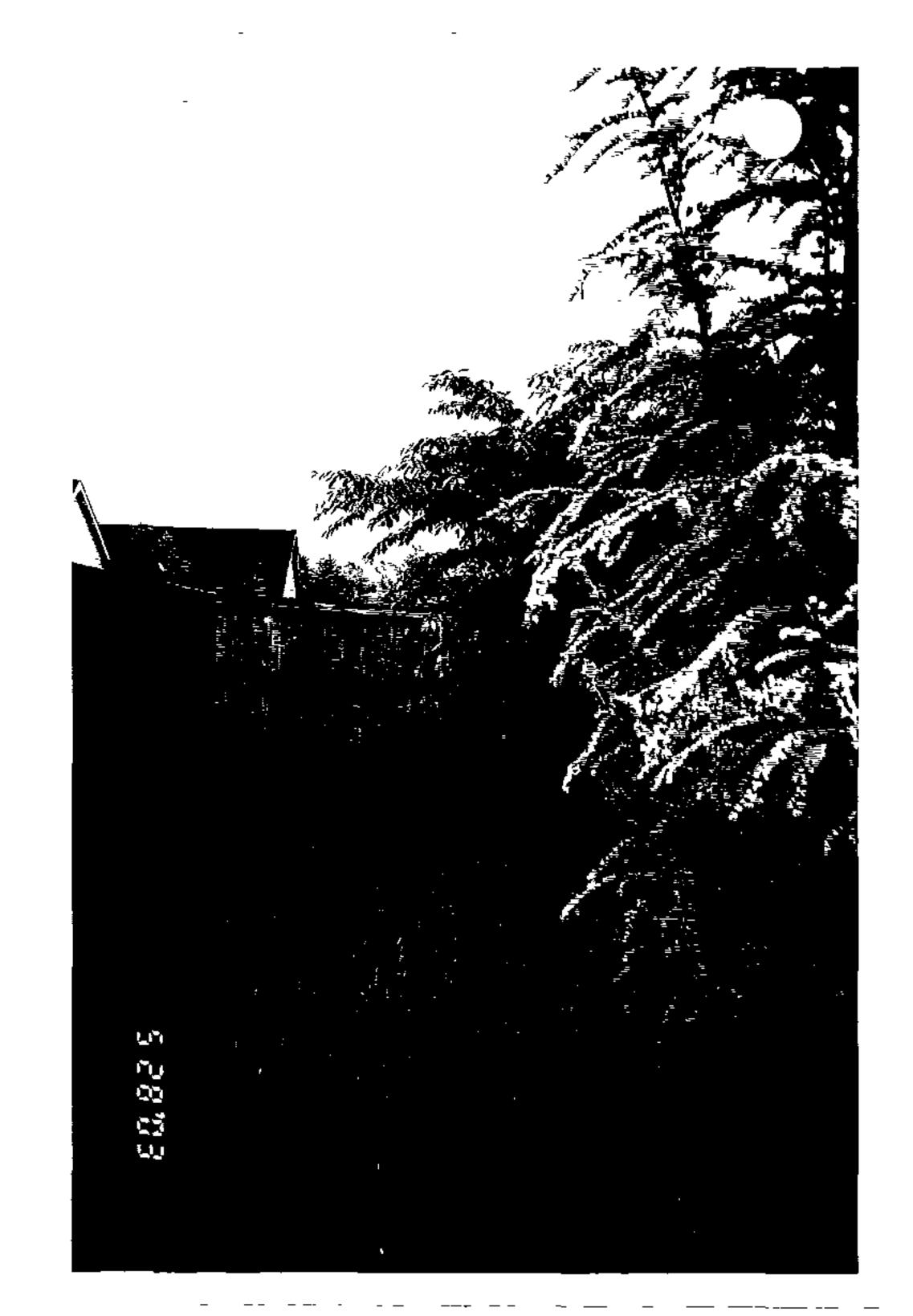
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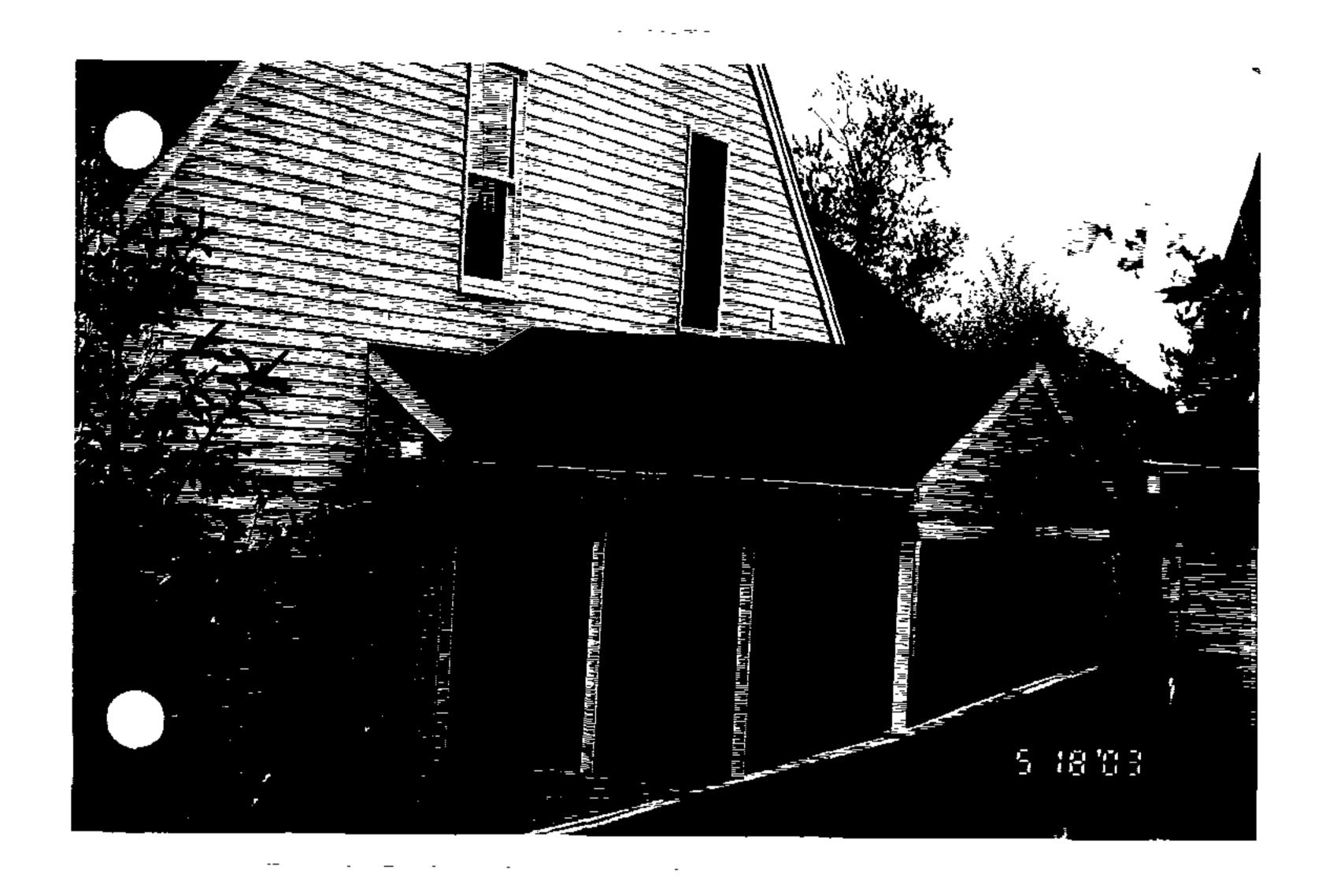
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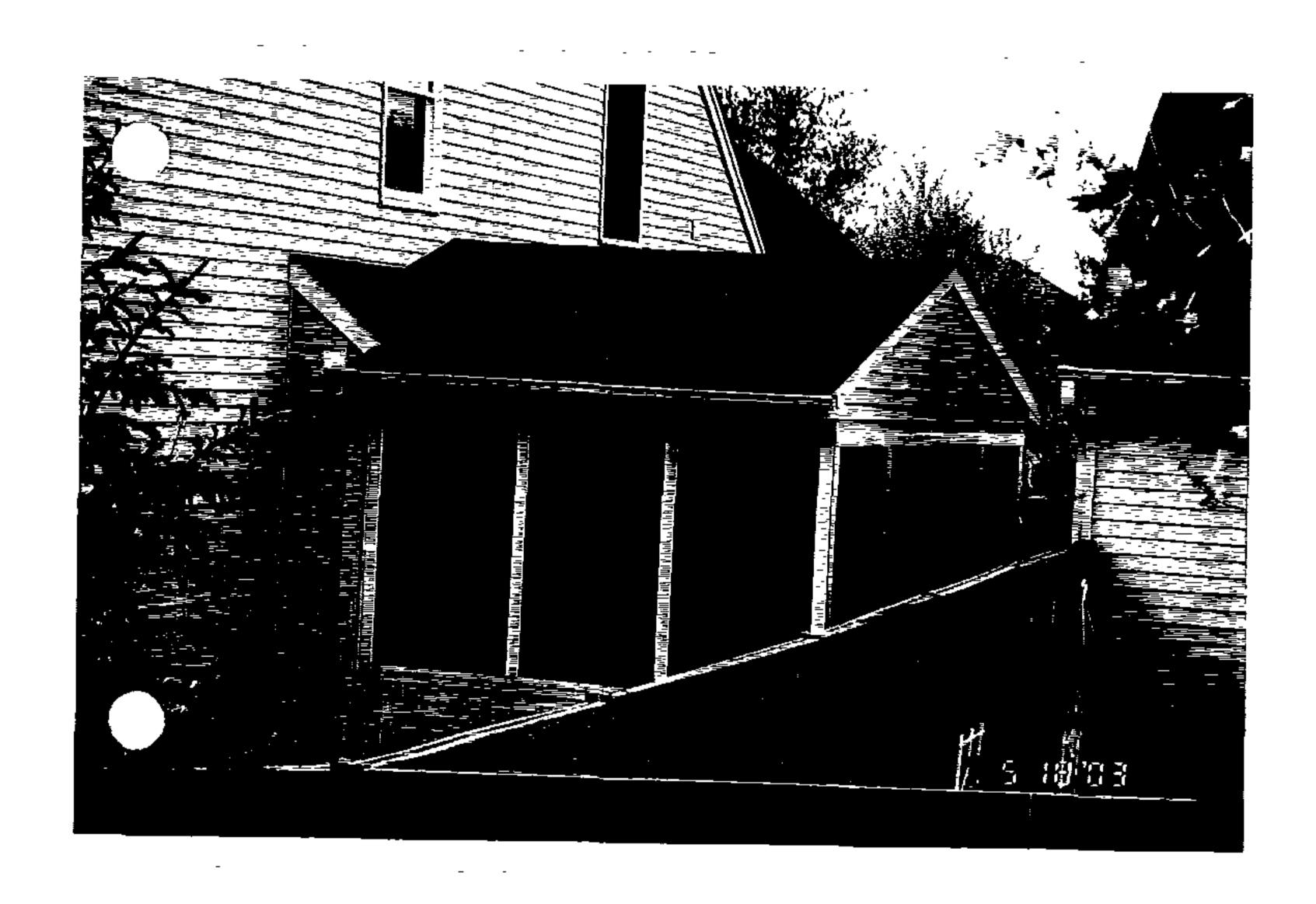




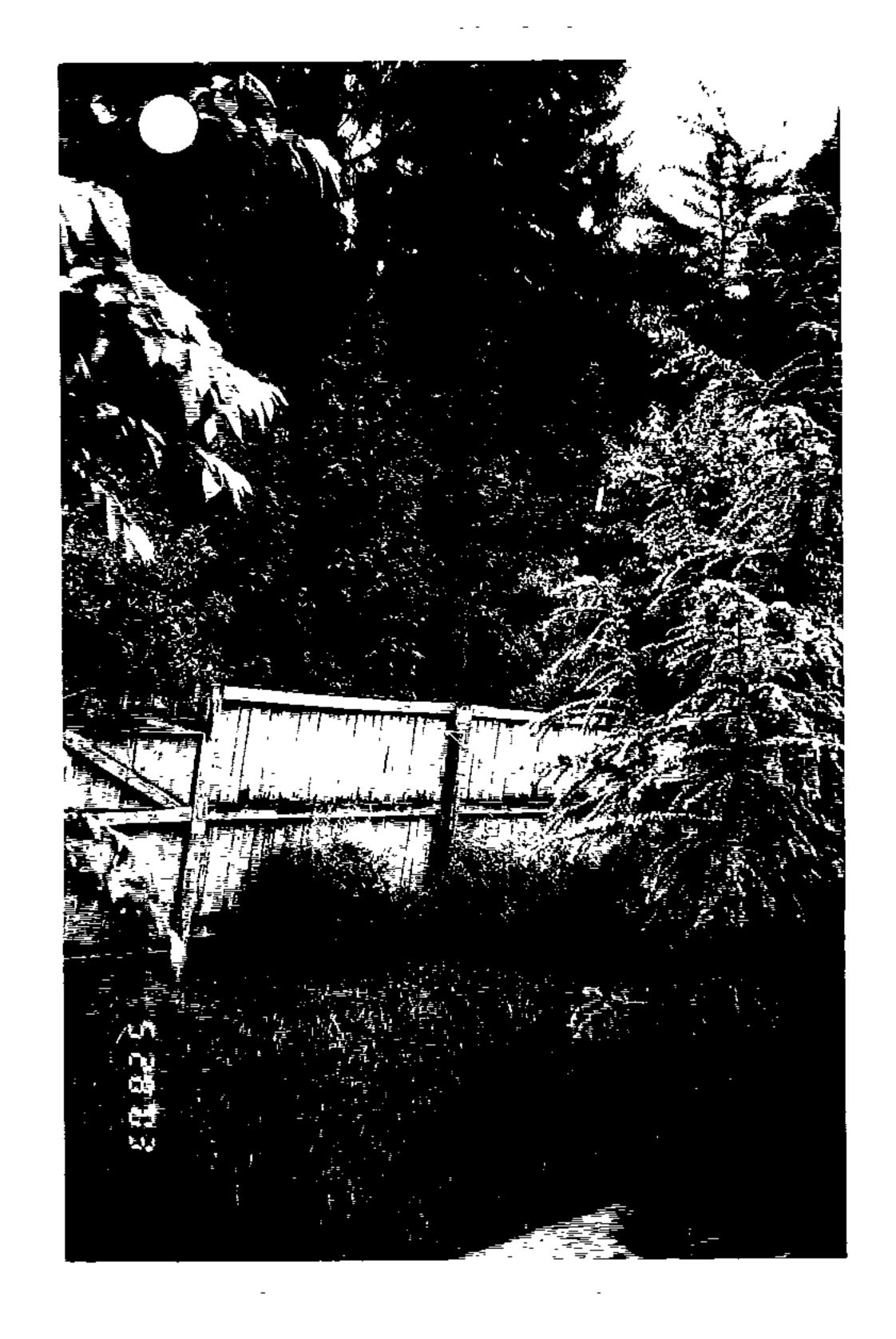












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BALTMORE, MARM AND 21208 LOT 115 COEBLESTONE / 307 CHMLK HIL DAME

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DAVID M. CROSS, A.I.B.D.

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TIOP OF DECK TOTOP OF NEW PLATE

TITTOR OF DECK TO EXERTING SOFFIT

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