

IN RE: PETITION FOR ADMIN. VARIANCE

W/S of Candor Court,
212 ft. S of Chestnut Hill Lane
4th Election District
2nd Councilmanic District
(8 Candor Court)

Iris & Roger C. Birenbaum
Petitioners

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

CASE NO. 04-465-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, Iris and Roger C. Birenbaum. The variance request is for property located at 8 Candor Court in the Reisterstown area of Baltimore County. The variance request is from Section 1B01.2.C.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Policy Manual, to permit a side yard setback of as close as 7 ft. in lieu of 10 ft., and a sum of side yards of 17 ft. in lieu of 25 ft. (for a proposed addition in a Residential Transition Area) and to amend the Final Development Plan for Lot 14 "Chestnut Hill Manor". 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 on April 15, 2004, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

ORIGINAL FILED FOR FILING

5/12/04

[Signature]

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

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.

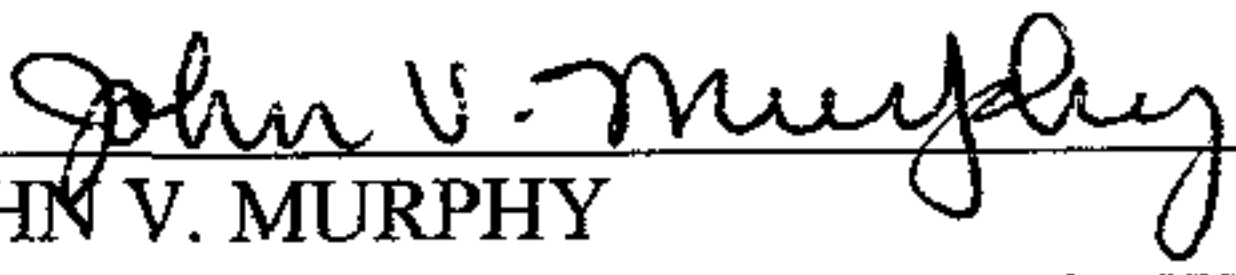
Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioners' variance request should be GRANTED.

THEREFORE, IT IS ORDERED, this 7 day of ^{May} April, 2004, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 1B01.2.C.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Policy Manual, to permit a side yard setback of as close as 7 ft. in lieu of 10 ft., and a sum of side yards of 17 ft. in lieu of 25 ft. (for a proposed addition in a Residential Transition Area) and to amend the Final Development Plan for Lot 14 only "Chestnut

Hill Manor", 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;

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING
Date 5/7/04
BY D. Jameson

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
Lawrence E. Schmidt, Zoning Commissioner

May 7, 2004

Mr. & Mrs. Roger C. Birenbaum
8 Candor Court
Reisterstown, Maryland 21136

Re: Petition for Administrative Variance
Case No. 04-465-A
Property: 8 Candor Court

Dear Mr. & Mrs. Birenbaum:

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 black ink that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

Visit the County's Website at www.baltimorecountyonline.info





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 8 CANDOR CT
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)

1 BOI. 2. C. 4 BCZR (1971) AND POLICY MANUAL TO PERMIT A SIDE
YARD SETBACK OF AS CLOSE AS 7 FT. IN LIEU OF 10 FT., AND A SUM
OF SIDE YARDS OF 17 FT. IN LIEU OF 25 FT. (FOR A PROPOSED ADDITION
IN A RESIDENTIAL TRANSITION AREA) AND TO AMEND THE FINAL DEVELOPMENT
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
PLAN FOR LOT 14 CHESTNUT HILL MANOR.

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

Name - Type or Print

Signature

Signature

Address Telephone No.

Name - Type or Print

City State Zip Code

Signature

Attorney For Petitioner:

8 CANDOR CT 410-517-0301
Address Telephone No.

REISTERSTOWN MD 21136
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

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, 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. 04-465-A

Reviewed By JL Date 4/08/04

Estimated Posting Date

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 8 CANDOR CT.
Address
REISTERS TOWN MD 21136
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):
RB

PRACTICAL DIFFICULTY:

The property is an irregularly shaped parcel making it impossible to build an attached garage so that the garage door wall on the street side of the addition is in alignment with the front wall of the dwelling. Having the garage door wall in perfect alignment with the front of the residence will greatly improve the overall esthetics of the addition. The desired goal of the project is to have the total finished addition appear as if it were part of the original design of the house, which should increase the overall value of the property.

HARDSHIP REASONS:

- 1) About one & a half years ago, we purchased this one-story rancher because both my wife and I are in our late-fifties and are not in the best of health. We have difficulty walking long distances and climbing steps. Recently, my wife fell and broke her knee. She is currently wearing a brace and may require major, painful knee surgery with a prolonged convalescence.
- 2) My 25-year old grown daughter, who had years ago moved out of our house, has recently returned to live with us.

This presents two more hardships:

- a.) She is living in the space that was previously used to store household items. We need part of the garage area to store these now displaced household items.
- b.) Our residence is built in a cul-de-sac with limited on-street parking. Previously, both my wife's and my car could easily park in our two-car off-street driveway. My daughter currently must park her car in the limited available on-street parking in the cul-de-sac. Building the garage will provide parking for one of the three cars, thereby, eliminating the need to park any cars on the street.

OTHER REASON: The garage will provide theft protection for the one valuable vehicle

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.

Roger C. Birenbaum
Signature

ROGER C. BIRENBAUM
Name - Type or Print

Iris Birenbaum
Signature

IRIS BIRENBAUM
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24th day of March, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Roger C. Birenbaum + Iris Birenbaum
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Terri Lynn Sobus
Notary Public

My Commission Expires 11/01/06

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 B CANDOR CT.
Address
REISTERSTOWN MD 21136
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): PB

PRACTICAL DIFFICULTY:

The property is an irregularly shaped parcel making it impossible to build an attached garage so that the garage door wall on the street side of the addition is in alignment with the front wall of the dwelling. Having the garage door wall in perfect alignment with the front of the residence will greatly improve the overall esthetics of the addition. The desired goal of the project is to have the total finished addition appear as if it were part of the original design of the house, which should increase the overall value of the property.

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- 2) My 25-year old grown daughter, who had years ago moved out of our house, has recently returned to live with us.
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We need part of the garage area to store these now displaced household items.
 - b.) Our residence is built in a cul-de-sac with limited on-street parking. Previously, both my wife's and my car could easily park in our two-car off-street driveway. My daughter currently must park her car in the limited available on-street parking in the cul-de-sac. Building the garage will provide parking for one of the three cars, thereby, eliminating the need to park any cars on the street.

OTHER REASON: The garage will provide theft protection for the one valuable vehicle.

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.

Roger C. Birenbaum
Signature
ROGER C. BIRENBAUM
Name - Type or Print

Iris Birenbaum
Signature
IRIS BIRENBAUM
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24th day of March, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Roger C. Birenbaum + Iris Birenbaum
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Terri Lynn Sobus
Notary Public

My Commission Expires 11/01/06



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 8 CANDOR CT
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) 1301, 2.C.4 BCZR (1971) AND POLICY MANUAL. TO PERMIT A SIDE YARD SETBACK OF AS CLOSE AS 7 FT. IN LIEU OF 10 FT., AND A SUM OF SIDE YARDS OF 17 FT IN LIEU OF 25 FT.
(FOR A PROPOSED ADDITION IN A RESIDENTIAL TRANSITION AREA) AND TO AMEND THE FINAL DEVELOPMENT PLAN FOR LOT 14 CHESTNUT HILL MANOR

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):

ROGER C. BIRENBAUM
Name - Type or Print _____

Roger C. Birenbaum
Signature _____

IRIS BIRENBAUM
Name - Type or Print _____

Iris Birenbaum
Signature _____

8 CANDOR CT 410-517-0301
Address _____ Telephone No. _____

REISTERSTOWN MD 21136
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____

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

CASE NO. 04 465-A

REV 10/25/01

Zoning Commissioner of Baltimore County

Reviewed By JL Date 4/08/04

Estimated Posting Date _____

465

Zoning Description

ZONING DESCRIPTION FOR **8 CANDOR COURT**

Beginning at a point on the **WEST** side of

CANDOR COURT which is **50 feet**

wide at a distance of **212 feet SOUTH** of the

centerline of the nearest improved intersecting street **CHESTNUT HILL LANE**

which is **50 feet** wide. Being Lot # **14**,

in the subdivision of **CHESTNUT HILL MANOR**

as recorded in Baltimore County Plat Book # **44**, Folio # **145**,

containing **11,858 square feet**. Also known as **8 CANDOR COURT**

and located in the **4th** Election District, **2nd** Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 32681

DATE

4/08/04

ACCOUNT

001 006 6150

RECEIVED
FROM:

B. E. ELLIOTT

AMOUNT \$

130.00

FOR:

Beaumont & Mumford
8 Emerald Ct

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME

4/08/2004 4/08/2004 1511119

NEW 8502 MAIL JENVA JEE 2

> RECEIPT 1111119 4/08/2004 0711

Dept 5 528 ZONING VERIFICATION

CR NO. 112481

Receipt Tot \$130.00

\$130.00 CR 4.00 CR

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 04-465-A

Petitioner/Developer: _____

Roger + Iris Birenbaum

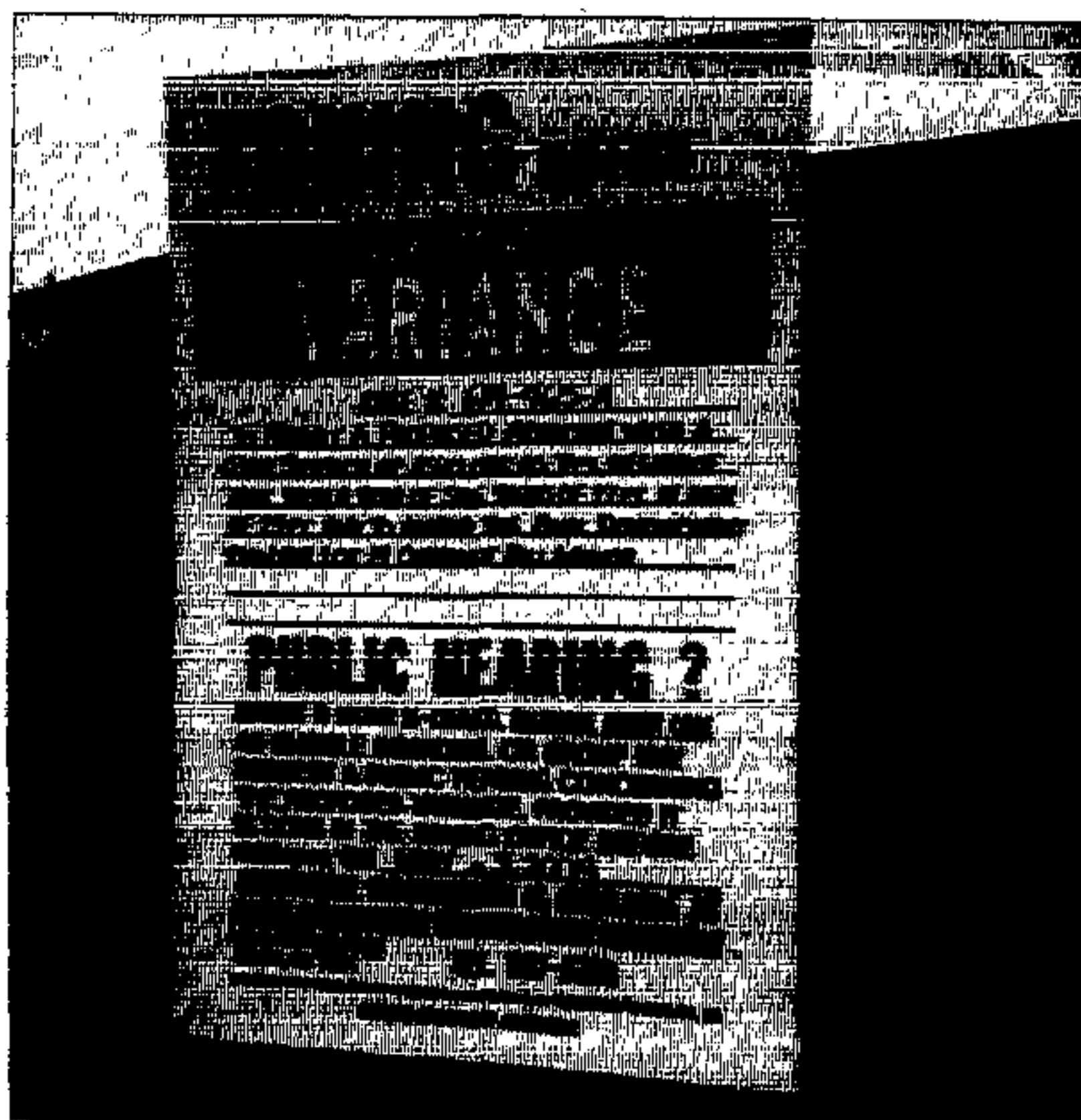
Date of Hearing/Closing: 5-3-04

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

Attention: Becky 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 8 Candor Court
Reisterstown, MD 21136



April 15, 2004

(Month, Day, Year)

Sincerely,

Stacy Gardner

(Signature of Sign Poster and Date)

Stacy Gardner

SHANNON-BALM SIGNS INC.

105 COMPETITIVE GOALS DR.

ELDERSBURG, MD. 21784

410-781-4000

(City, State, Zip Code)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04- 465 -A

Address 8 CAUDOR CT.

Contact Person: JOHN LEWIS
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 4/08/04

Posting Date: 4/18/04

Closing Date: ~~4/18/04~~ 5/03/04

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 04- 465 -A

Address 8 CAUDOR CT

Petitioner's Name ROBERT + IRIS BIRENBAUM

Telephone 410 517 0301

Posting Date: 4/18/04

Closing Date: 5/03/04

Wording for Sign: To Permit A PROPOSED ADDITION WITH A SIDE SETBACK OF
AS CLOSE AS 7 FT. IN LIEU OF 10 FT. WITH A SUM OF SIDE YARDS OF 17 FT IN
LIEU OF 25 FT. AND TO AMEND THE FINAL DEVELOPMENT PLAN FOR LOT 14
CHESTNUT HILL MANOR.

WCR - Revised 6/28/00

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 04 - 465 - A

Petitioner BIRENBAUM

Address or Location. 8 CANDOR CT.

PLEASE FORWARD ADVERTISING BILL TO

Name. ROGER BIRENBAUM

Address 8 CANDOR CT.

KEISTERS TOWN, MD 21136

Telephone Number 410 - 517 - 0301

**Department of Permits and
Development Management**

Development Processing
County Office Building
111 W Chesapeake Avenue
Towson, Maryland 21204



Baltimore County

*James T Smith, Jr, County Executive
Timothy M Kotroco, Director*

April 29, 2004

Roger C. Birenbaum
Iris Birenbaum
8 Candor Court
Reisterstown, Maryland 21136

Dear Mr. and Mrs. Birenbaum:

RE: Case Number: 04-465-A, 8 Candor Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 8, 2004.

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.", with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

Visit the County's Website at www.baltimorecountyonline.info

Fire Department

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



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

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

April 20, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: April 26, 2004

Item No.: 457-⁴⁶⁵469

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.

6. 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, *Administrator*

Date: 4.19.04

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

RE: Baltimore County
Item No. 465 JLL

Dear Ms. Matthews:

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
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley *RBS/TDW*

DATE: April 5, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of March 8, 2004

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

04-457

04-458

04-459

04-460

04-461

04-462

04-465

04-466

04-467

04-468

04-468

04-469

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: May 4, 2004

RECEIVED

MAY - 5 2004

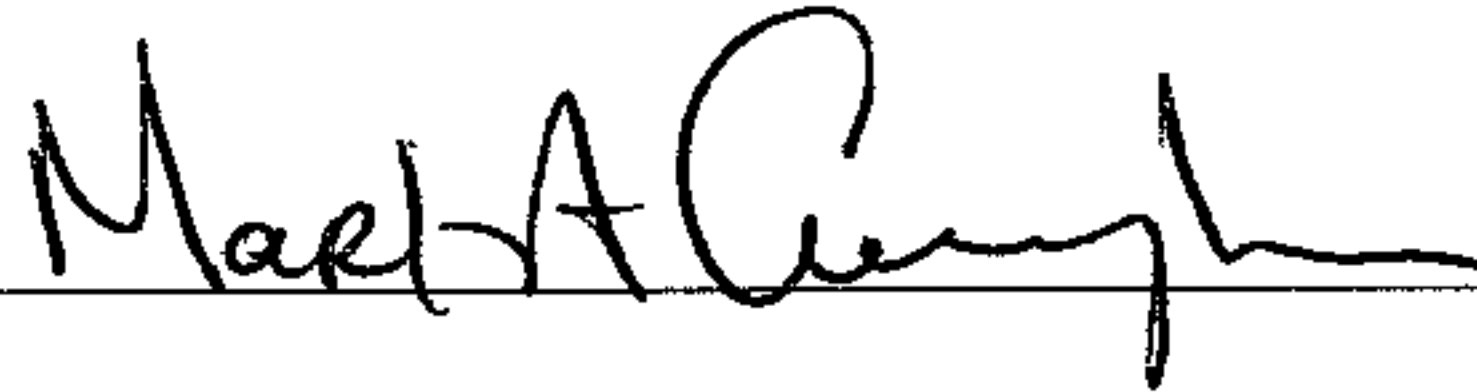
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case 4-465 – 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:



Division Chief:



MAC/LL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: May 18, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For April 26, 2004
Item Nos. 457, 458, 459, 460, 461, 462,
465, 466, 468, and 469

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

RWB:CEN:jrb

cc: File

A65

Jose & Teresa Mendez Acknowledgement

10 Candor Court

Reisterstown, MD 21136

Phone: 410-526-5981

We, Jose and Teresa Mendez, who live in and own the house directly to the left of Roger and Iris Birenbaum of 8 Candor Court, acknowledge and understand that Roger and Iris Birenbaum have applied to the Baltimore County Zoning Commission for a zoning variance in order to build an attached one car garage onto their house.

Furthermore, we, Jose and Teresa Mendez, have no objection whatsoever to this zoning variance, and also, have no objection whatsoever to the Birenbaum's building this addition onto their house.

Jose Mendez
Signature

3-24-04
Date

Jose Mendez

Teresa Mendez
Signature

3-24-04
Date

Teresa Mendez

Doug & Mary Matzke Acknowledgement

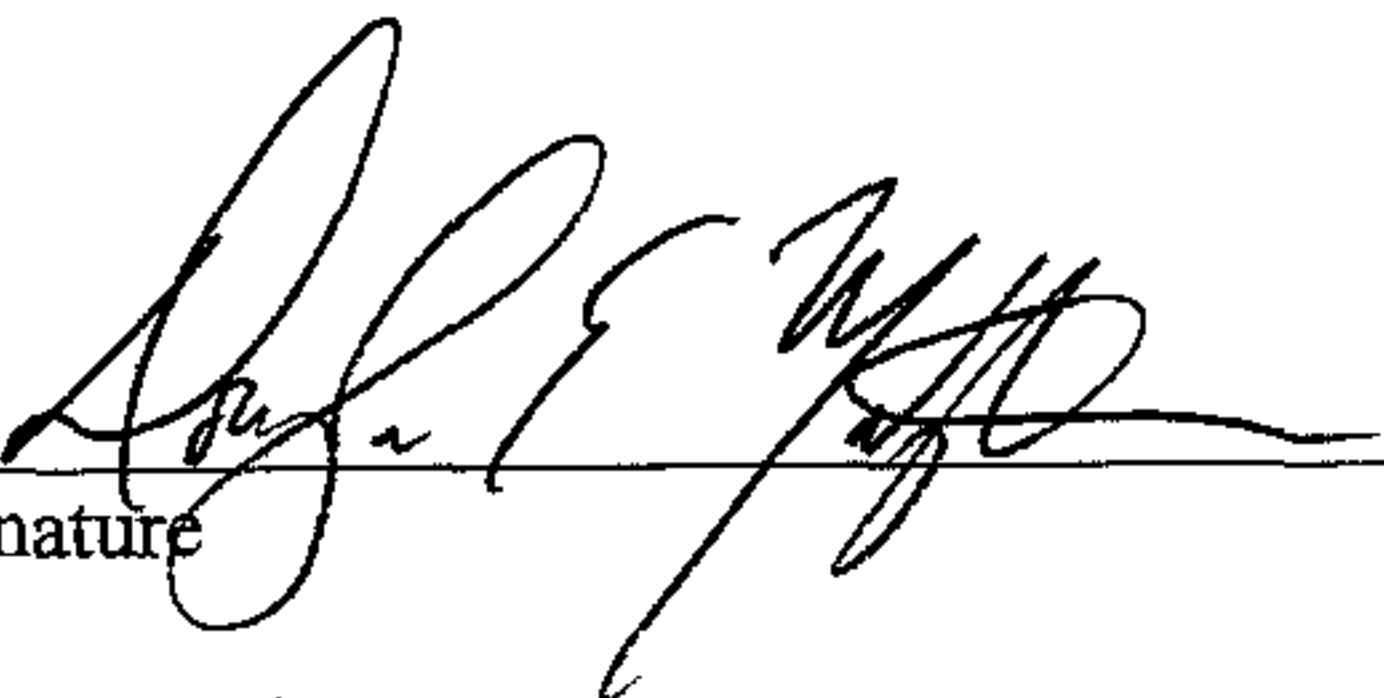
6 Candor Court

Reisterstown, MD 21136

Phone: 410-833-5299

We, Doug and Mary Matzke, who live in and own the house directly to the right of Roger and Iris Birenbaum of 8 Candor Court, acknowledge and understand that Roger and Iris Birenbaum have applied to the Baltimore County Zoning Commission for a zoning variance in order to build an attached one car garage onto their house.

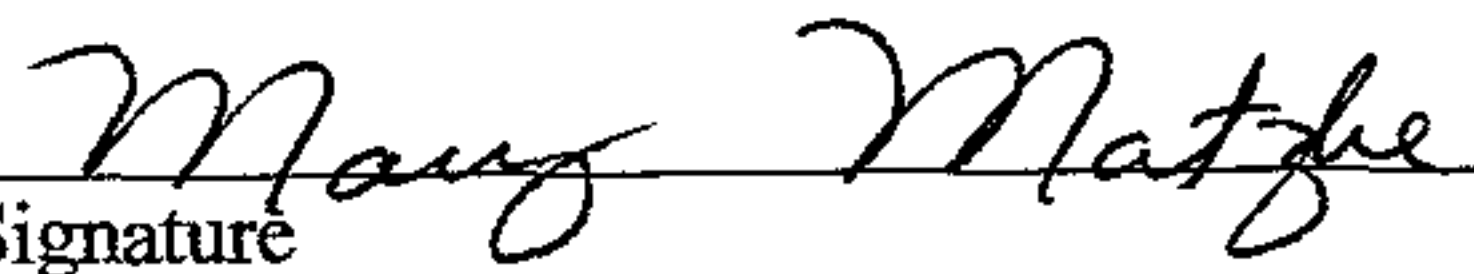
Furthermore, we, Doug and Mary Matzke, have no objection whatsoever to this zoning variance, and also, have no objection whatsoever to the Birenbaum's building this addition onto their house.



Signature

Doug Matzke

3-24-04
Date



Signature

Mary Matzke

3-24-04
Date

Edgar & Chiqui Sagastume Acknowledgement

15 ~~12~~ Candor Court

Reisterstown, MD 21136

Phone: 410-833-1986

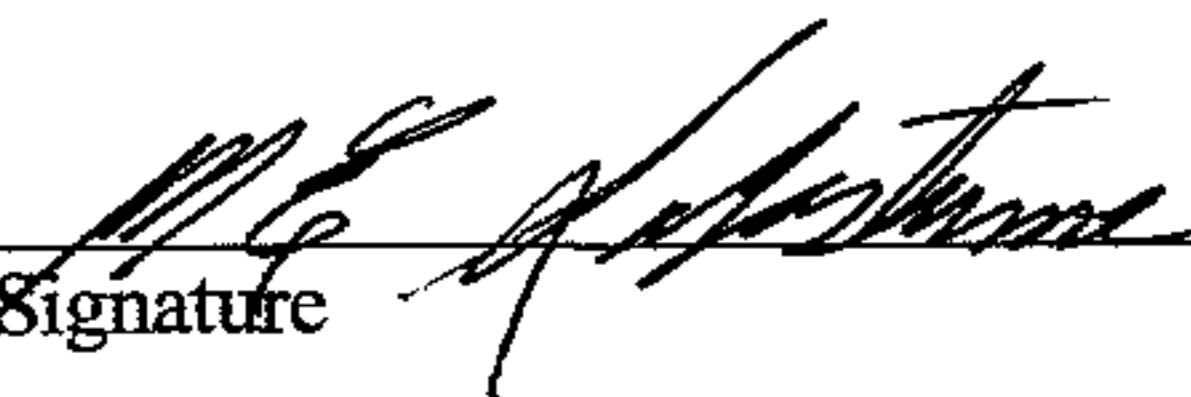
We, Edgar and Chiqui Sagastume, who live in and own the house two houses to the left of Roger and Iris Birenbaum of 8 Candor Court, acknowledge and understand that Roger and Iris Birenbaum have applied to the Baltimore County Zoning Commission for a zoning variance in order to build an attached one car garage onto their house.

Furthermore, we, Edgar and Chiqui Sagastume, have no objection whatsoever to this zoning variance, and also, have no objection whatsoever to the Birenbaum's building this addition onto their house.


Signature

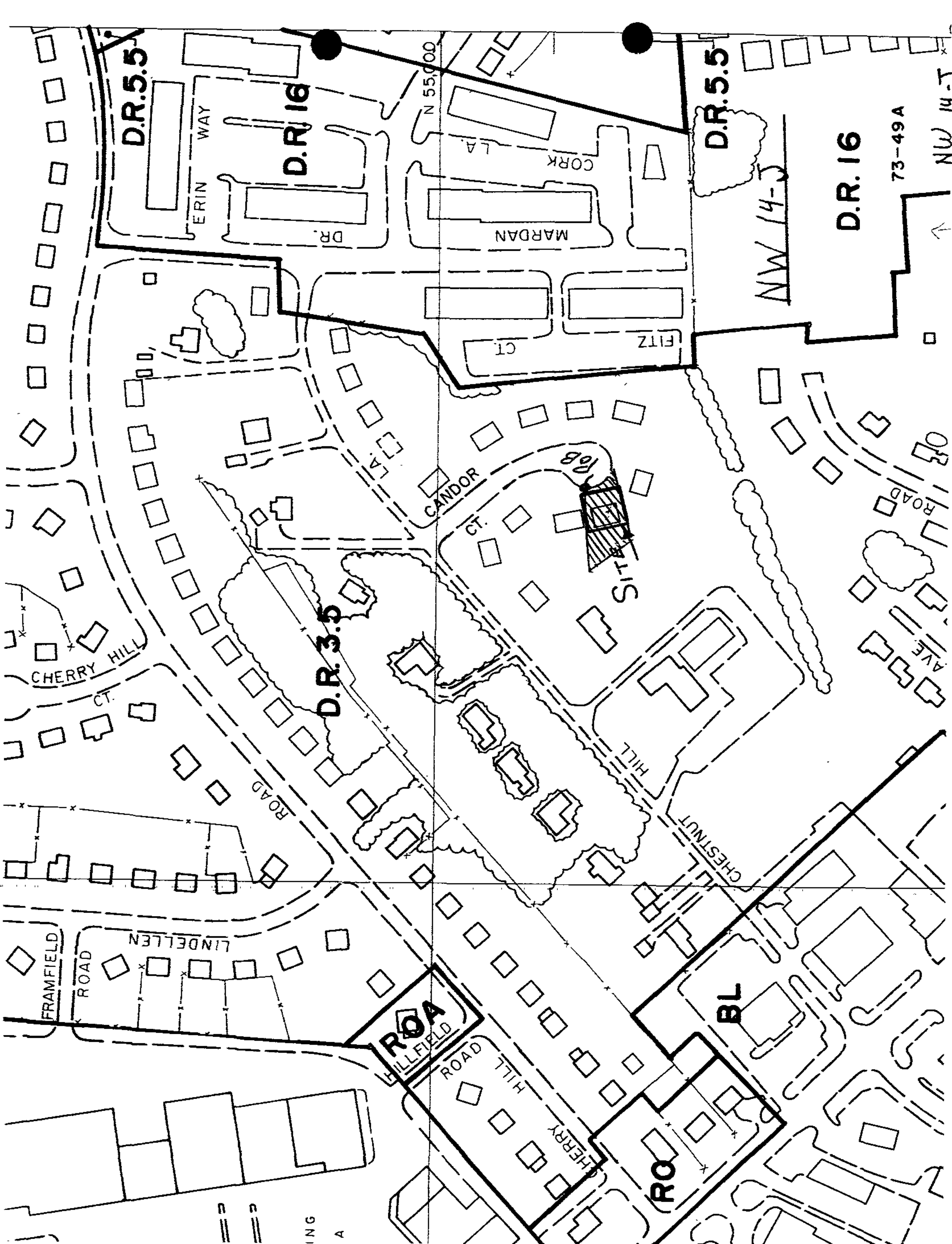
Edgar Sagastume

3-24-04
Date


Signature

Chiqui Sagastume

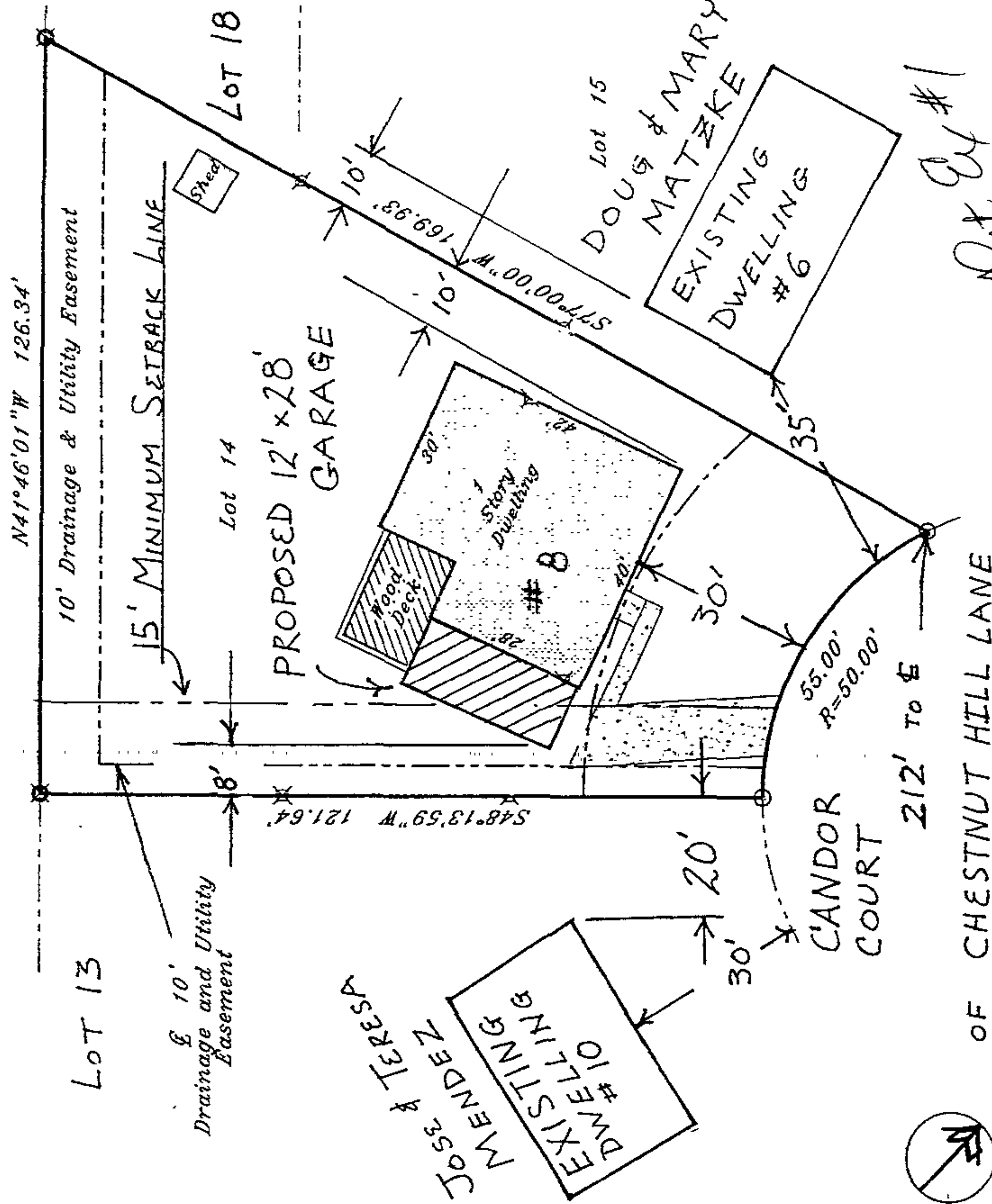
3-24-04
Date



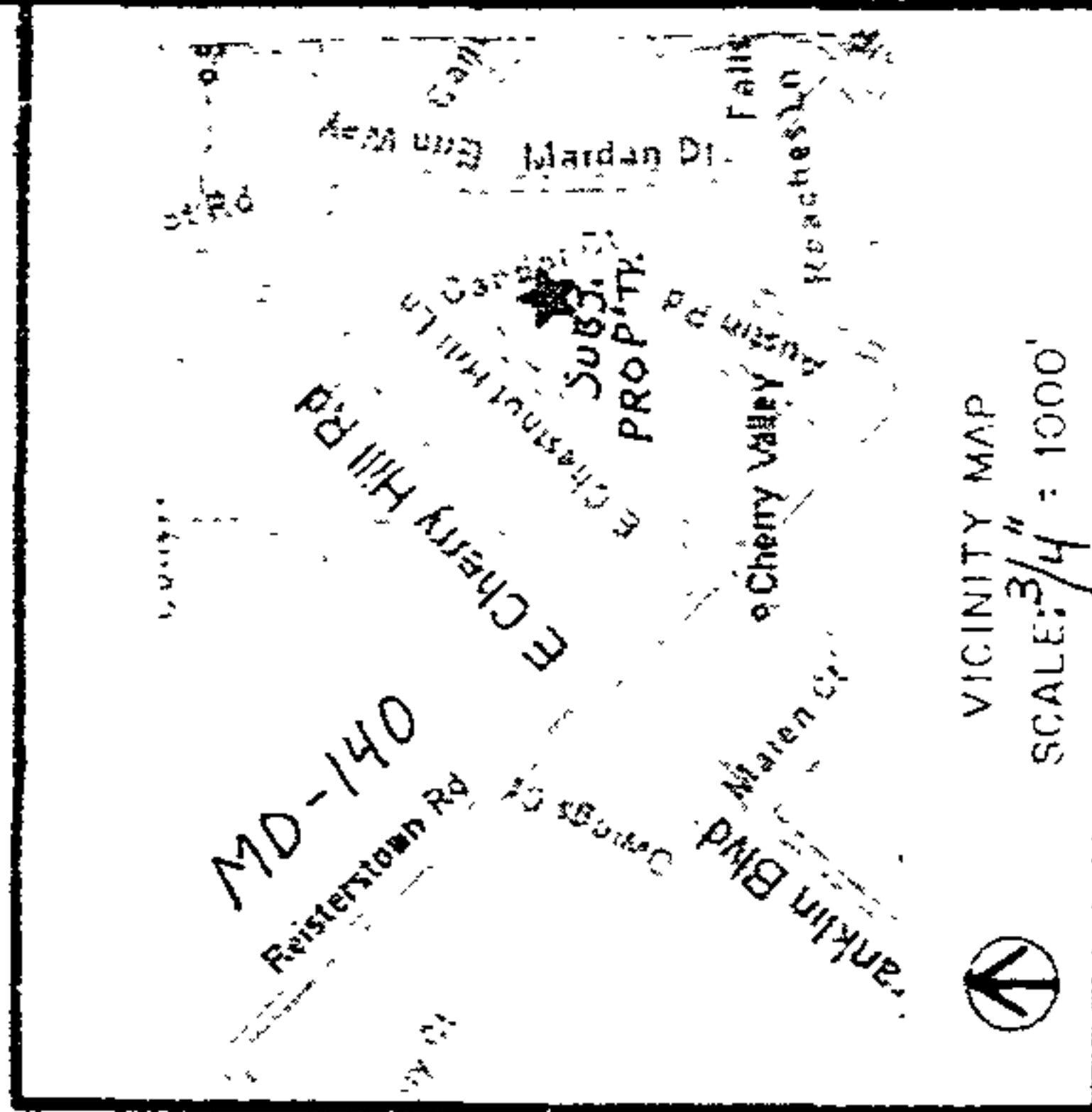
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

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

PROPERTY ADDRESS 8 CANDOR CT.
 SUBDIVISION NAME CHESTNUT HILL MANOR
 PLAT BOOK # 44 FOLIO # 145 LOT # 14 SECTION # -
 OWNER ROGER C. & IRIS BIRENBAUM



PREPARED BY ROGER C. BIRENBAUM SCALE OF DRAWING: 1" = 30'



LOCATION INFORMATION

ELECTION DISTRICT 4
 COUNCILMANIC DISTRICT 2
 1" = 200' SCALE MAP # NW 14-J
 ZONING DR-3.5
 LOT SIZE 2722 ACRES 11,858 SQUARE FEET
 SEWER ☒ PUBLIC ☒ PRIVATE ☐
 WATER ☒ ☐
 CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒
 100 YEAR FLOOD PLAIN YES ☐ NO ☒
 HISTORIC PROPERTY / BUILDING YES ☐ NO ☒
 PRIOR ZONING HEARING NONE

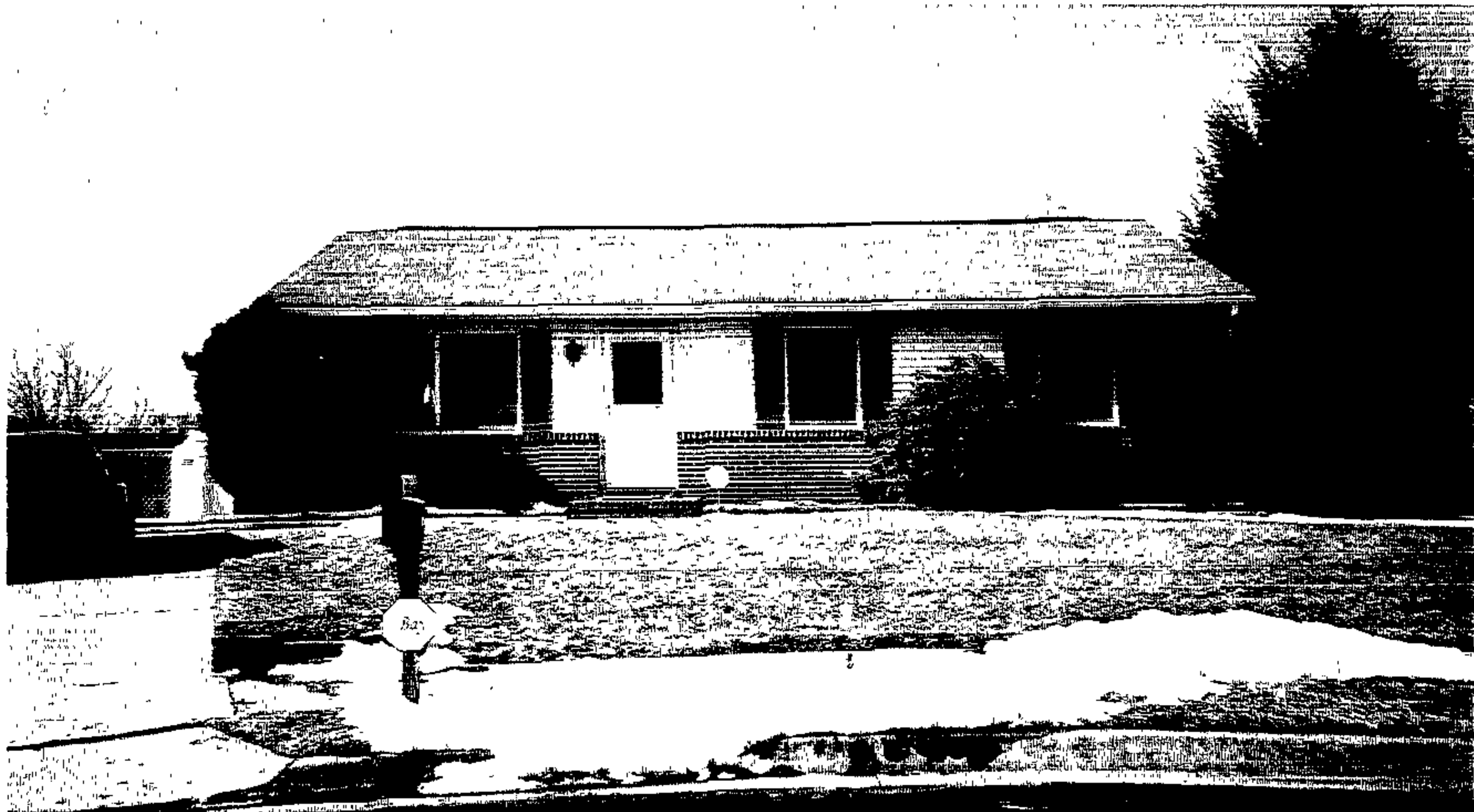
ZONING OFFICE USE ONLY
 REVIEWED BY _____ ITEM # _____ CASE # 10A-A65-A

JL

410-S17-0301



#4615





410-517-0301

FRONT View

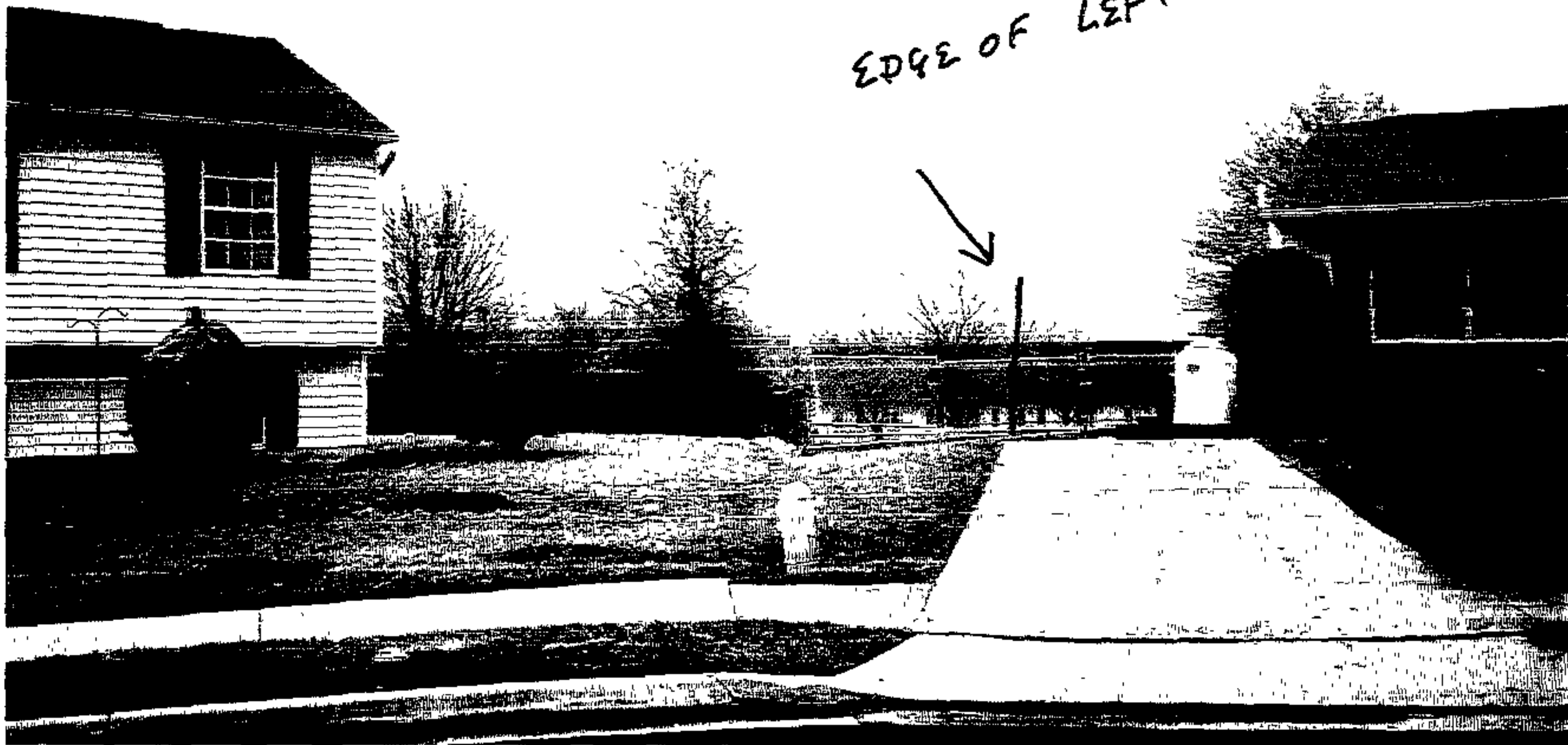




410-517-0301

REAR View

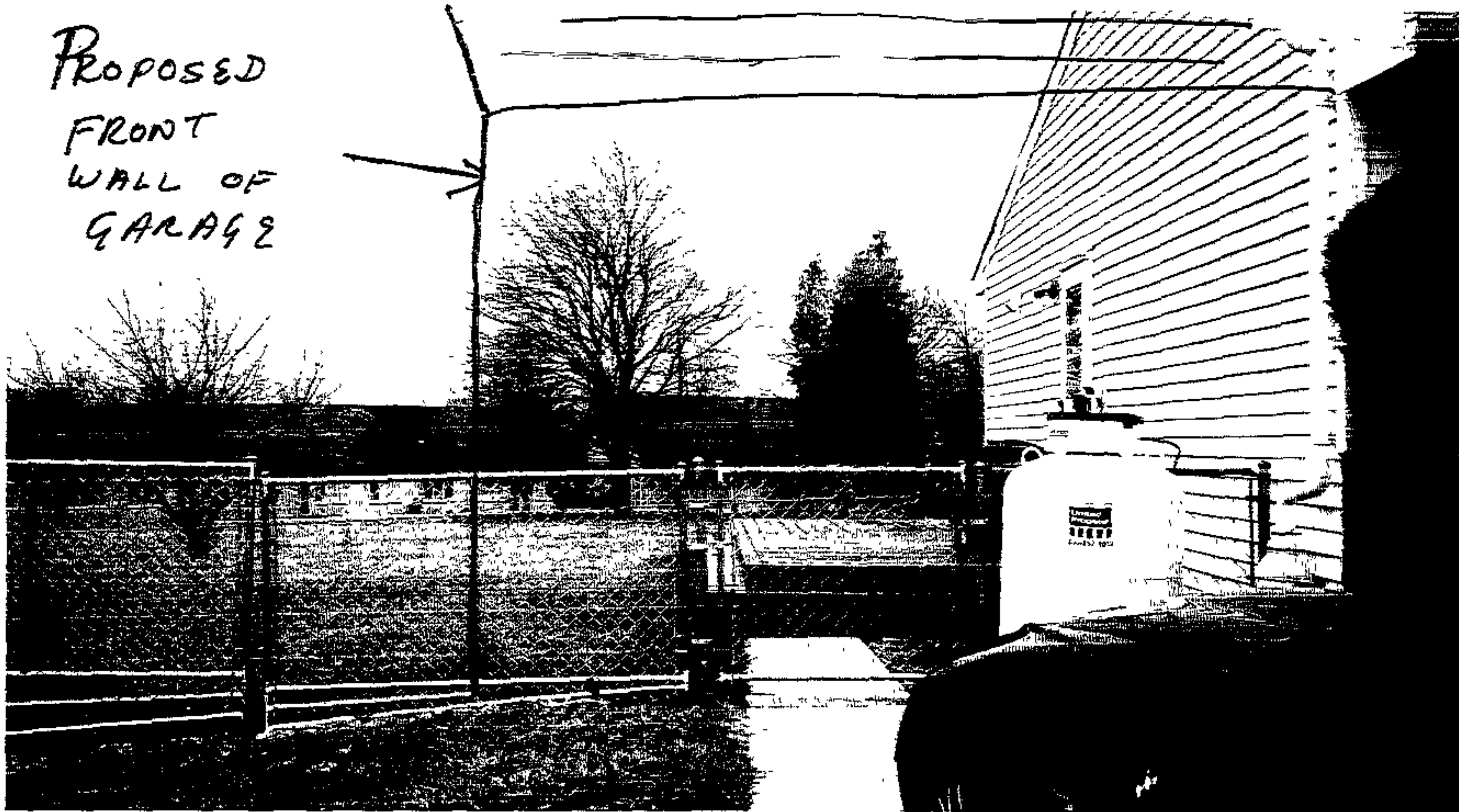
EDGE OF LEFT WALL

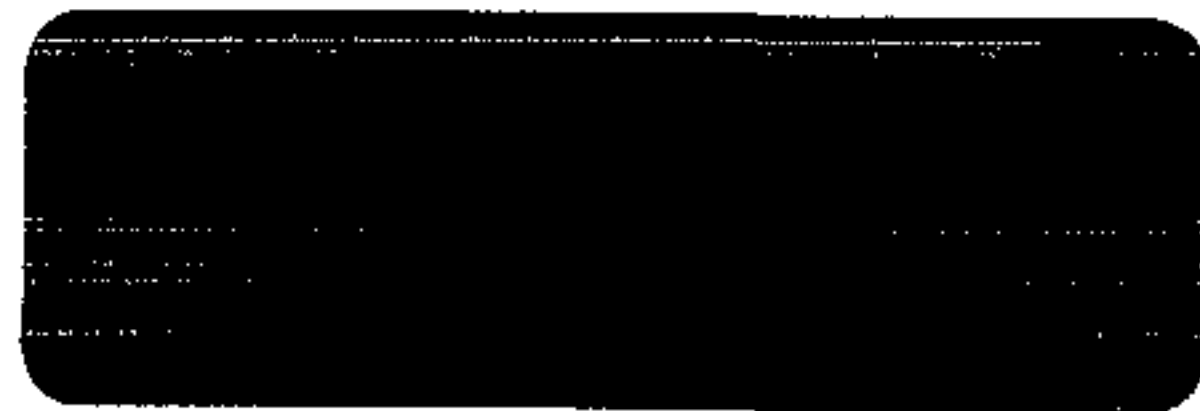




410-517-0301

PROPOSED
FRONT
WALL OF
GARAGE





410-517-0301