

IN RE: PETITION FOR ADMIN. VARIANCE
W/S Greenspring Valley Road, 450' W of
Brooktown Road
(2628 Greenspring Valley Road)
3rd Election District
2nd Council District

Eric M. Gordon, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 05-046-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Eric M. Gordon, and his wife, Laurie Litz Gordon. The Petitioners seek relief from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 20 feet and a side yard setback of 24 feet in lieu of the required 35 feet each for a proposed addition to an existing dwelling. The subject property and requested relief are more particularly described on the site plan submitted with the Petition filed and marked into evidence as Petitioner's Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 26-127 of the Baltimore County Code, which allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, any property owner residing within 1,000 feet of the property in question who objects to the relief requested has 15 days from the date of the sign posting to demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

In this case, the Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information contained therein, I find that the relief requested meets the spirit and intent of Section 307.1 of the B.C.Z.R. and will not result in any

ORDER RECEIVED FOR FILING

Date

By

8/25/04

[Signature]

detriment to the health, safety and general welfare of the surrounding locale. There were no adverse comments submitted by any County reviewing agency and apparently no objection from any of the neighbors. In this regard, the site plan shows that the nearest neighboring residence is 1000 feet away. For all of these reasons, I am persuaded to grant the variance.

It should also be noted that the Office of Planning originally submitted an adverse comment in which they requested that the matter proceed for a full public hearing given the property's location in the historic district of Greenspring Valley. That comment also requested that building elevation drawings of the proposed addition be submitted for their review and approval and raised an issue as to the new septic reserve area for the subject property as it related to the location of the existing well on the adjacent property. Pursuant to their revised comment dated August 23, 2004, the Office of Planning withdrew its request for a full hearing and deferred the matter of the septic and well locations to the Department of Environmental Protection and Resource Management (DEPRM). That comment also indicated that the Petitioners submitted building elevation drawings of the proposed addition and photographs of the existing structure for their review and that the Office of Planning no longer has any objections to the proposal.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 25th day of August 2004 that the Petition for Administrative Variance seeking relief Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 20 feet and a side yard setback of 24 feet in lieu of the required 35 feet each for a proposed addition to an existing dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed

ORDER RECEIVED FOR FILING

Date

By

and this Order is reversed, the relief granted herein shall be rescinded.

- 2) Compliance with any recommendations made by DEPRM relative to the location of the septic reserve area to comply with groundwater management regulations.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 8/25/14
By [Signature]

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

August 25, 2004

Mr. & Mrs. Eric M. Gordon
2628 Greenspring Valley Road
Owings Mills, Maryland 21117

RE: PETITION FOR ADMINISTRATIVE VARIANCE
W/S Greenspring Valley Road, 450' W of the Brooktown Road
(2628 Greenspring Valley Road)
3rd Election District – 2nd Council District
Eric M. Gordon, et ux - Petitioners
Case No. 05-046-A

Dear Mr. & Mrs. Gordon:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Messrs. Dan Bursi & Peter Radcliffe
10404 Stevenson Road, Stevenson, Md. 21153
Office of Planning; DEPRM; People's Counsel; Case File





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2628 GREENSPRING VALLEY RD
which is presently zoned RC2

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) 1A01.3B.3. To Permit A

REAR YARD SETBACK OF 20 FT. & A SIDE YARD SETBACK OF 24 FT. LA
VIEW OF THE REQUIRED 35 FT. LMAN RC-2 ZONE

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.

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

ERIC M. GORDON
Name - Type or Print

Signature

LAURIE LITE GORDON
Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

DAN BURSI & PETER W. PATCHIFFE
Name

10404 STEVENSON RD
Address

STEVENSON MD
City

410-484-7010
Telephone No.

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 05 day of July, 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. 05-046-A

Reviewed By STH Date 07-23-04

REV 10/25/01

Estimated Posting Date 08-01-04

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.

That the Affiant(s) does/do presently reside at

2628 GREENSPRING VALLEY RD.
Address
BALTIMORE COUNTY MD 21117
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):

The subject property is an undersized lot (26136 SF or .60 Acre). It was platted prior to Aug. 30, 1955, and is bounded on three sides (North, East & West) by a Forest Conservation Easement and on the South by an existing undersized lot at 2626 Greenspring Valley Rd.

Due to recent changes in family size; the needs of today's lifestyle; the constraints of the existing dwelling layout as well as the desire to preserve the original structure and the lack of alternate locations for the well and septic systems has caused the proposed addition to be forced into the rear and west side setbacks for which this request for relief is being made.

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

ERIC M. GORDON
Name - Type or Print

Signature

LAURIE LITZ GORDON
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21st day of July, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Paulette M. Thompson
Notary Public

My Commission Expires 9-22-04

ZONING DESCRIPTION FOR 2628 GREENSPRING VALLEY ROAD

Being that property recorded in Deed #14438/421, Tax Map 6, Parcel 315 (Tax #0313077291) described as follows:

Starting at a point 207*/- ft. West of Green Spring Valley Road on the East side of a Road-In-Common Easement thence North 9 degrees East for 204.58 ft.; North 8 degrees 45 minutes East for 30.08 ft.; South 85 degrees 32 minutes East for 109.80ft.; South 2 degrees 1 minute West for 30.03 ft.; South 2 degrees 15 minutes West for 202.58 ft.; North 85 degrees 52 minutes West for 138.25 ft. to the point of beginning.

05-046.A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 39325

DATE 07-23-04

ACCOUNT

RCOL-CC-6150

AMOUNT \$

650

RECEIVED FROM

DAV BUCI

FOR

RCOL-CC-6150

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

39325

CASHIER'S VALIDATION

PAID RECEIPT

BUSINESS ACTUAL TIME

7/26/2004 7/27/2004 14:32:34

REN WGRS WALKIN WEL HAN

> RECEIPT # 342450 7/23/2004

Dept 5 328 ZONING VERIFICATION

CR NO. 039325

Receipt for

445.00

445.00 OK

CA

Baltimore County, Maryland

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

Date August 1, 2004

Case Number 05-046-A

Petitioner/Developer ERIC AND MAURIE GORDON/PETER W. RATCLIFF, AIA

Date of Hearing/Closing AUGUST 16, 2004

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 2628 GREENSPRING VALLEY RD.

The sign(s) were posted on

July 28, 2004

ZONING NOTICE ADMINISTRATIVE VARIANCE

CASE # 05-046-A
TO PERMIT SIDE AND REAR YARD
SETBACKS OF 24 AND 20 FEET IN LIEU
OF 35 FEET.

*2628 GREENSPRING VALLEY ROAD

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
4:30 P.M. ON MONDAY, AUGUST 16, 2004.
ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3361.
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER THE DATE. (AFTER PENALTY OF LAW)
HANDICAPPED ACCESSIBLE

Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley Maryland 21030
(City, State, Zip Code of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

TO: PATUXENT PUBLISHING COMPANY
Thursday, September 16, 2004 Issue - Jeffersonian

Please forward billing to:
Peter W. Ratcliffe
10404 Stevenson Road
Stevenson, MD 21153

410-484-7010

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 05-046-A

2628 Greenspring Valley Road

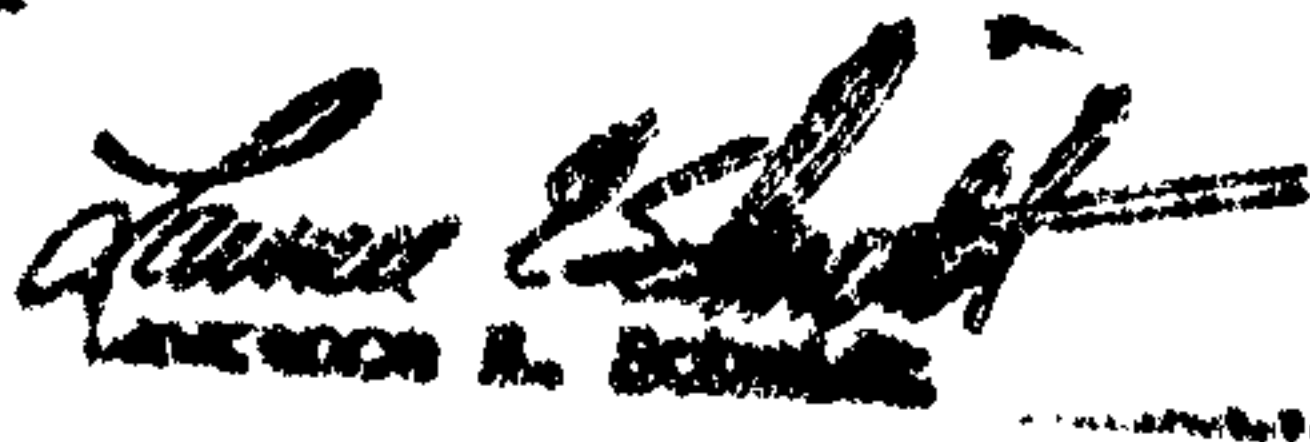
N/side of Greenspring Valley Road, 450 ft. west of Brooktown Rd., private road w/common easement e/side

3rd Election District – 2nd Councilmanic District

Legal Owners: Eric M. and Laurie Litz Gordon

Administrative Variance to permit a rear yard setback of 20 feet and a side yard setback of 24 feet in lieu of the required 35 feet each in an R.C. 2 zone.

Hearing: Friday, October 1, 2004 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



LAWRENCE E. SCHMIDT

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

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

August 18, 2004

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 05-046-A

2628 Greenspring Valley Road

N/side of Greenspring Valley Road, 450 ft. west of Brooktown Rd., private road w/common easement e/side

3rd Election District – 2nd Councilmanic District

Legal Owners: Eric M. and Laurie Litz Gordon

Administrative Variance to permit a rear yard setback of 20 feet and a side yard setback of 24 feet in lieu of the required 35 feet each in an R.C. 2 zone.

Hearing: Friday, October 1, 2004 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Eric & Laurie Gordon, 2628 Greenspring Valley Rd., Owings Mills 21117
Dan Bursi, 10404 Stevenson Road, Stevenson 21153

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, SEPTEMBER 16, 2004.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 046 -A

Address 2628 GREENSPRING VALLEY RD

Contact Person: JOHN R. ALEXANDER
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 07-23-04

Posting Date: 08-01-04

Closing Date: 08-16-04

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 05- 046 -A

Address 2628 GREENSPRING VALLEY RD

Petitioner's Name ERIC & LAUREL GORDON

Telephone _____

Posting Date: 08-01-04

Closing Date: 08-16-04

Wording for Sign: To Permit SIDE & REAR YARD SETBACKS OF 24 & 20 FT.
IN LIEU OF 35 FT.

WCR - Revised 6/25/04

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 05-046 A.
Petitioner ERIC & LAURIE GORDON
Address or Location 2628 GREENSPRING LAUREL RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name PETER W. RATCHLEE
Address 10404 STEVENSON RD
STEVENSON MD 21153
Telephone Number: 410-484-7010

05-046-A.

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 2628 GREENSPRING VALLEY ROAD
Address
BALTIMORE COUNTY MARYLAND 21117
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):

The subject property is an undersized lot (26136 SF or .60 Acre). It was platted prior to Aug. 30, 1955, and is bounded on three sides (North, East & West) by a Forest Conservation Easement and on the South by an existing undersized lot at 2626 Greenspring Valley Rd.

Due to recent changes in family size; the needs of today's lifestyle; the constraints of the existing dwelling layout as well as the desire to preserve the original structure and the lack of alternate locations for the well and septic systems has caused the proposed addition to be forced into the rear and west side setbacks for which this request for relief is being made.

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
ERIC M. GORDON
Name - Type or Print


Signature
LAURIE LITZ GORDON
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21st day of JULY, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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 9-22-04



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2628 GREENSPRING VALLEY RD
which is presently zoned RC2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

to permit a rear yard setback of 20 ft. & a side yard setback of 24 feet in lieu of the required 35 ft in an R.C. 2 zone

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):

ERIC M. GORDON

Name - Type or Print

Signature

LAURIE LITE GORDON

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

PETER W. RATCLIFFE, AIA DAN BURS

Name

10404 STEVENSON RD 410 4847010

Address

Telephone No.

STEVENSON

MD

21153

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. OS 046-A

Reviewed By SDH Date 07-23-04

REV 10/25/01

Estimated Posting Date 08-01-04

**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

August 16, 2004

Eric M. Gordon
Laurie Litz Gordon
2628 Greenspring Valley Road
Owings Mills, Maryland 21117

Dear Mr. and Mrs. Gordon:

RE: Case Number:05-046-A, 2628 Greenspring Valley Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 23, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Dan Bursic and Peter Ratcliffe 10404 Stevenson Road Stevenson 31153

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





Baltimore County
Fire Department

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

August 2, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: August 2, 2004

Item No.: 002, 036-049, 051

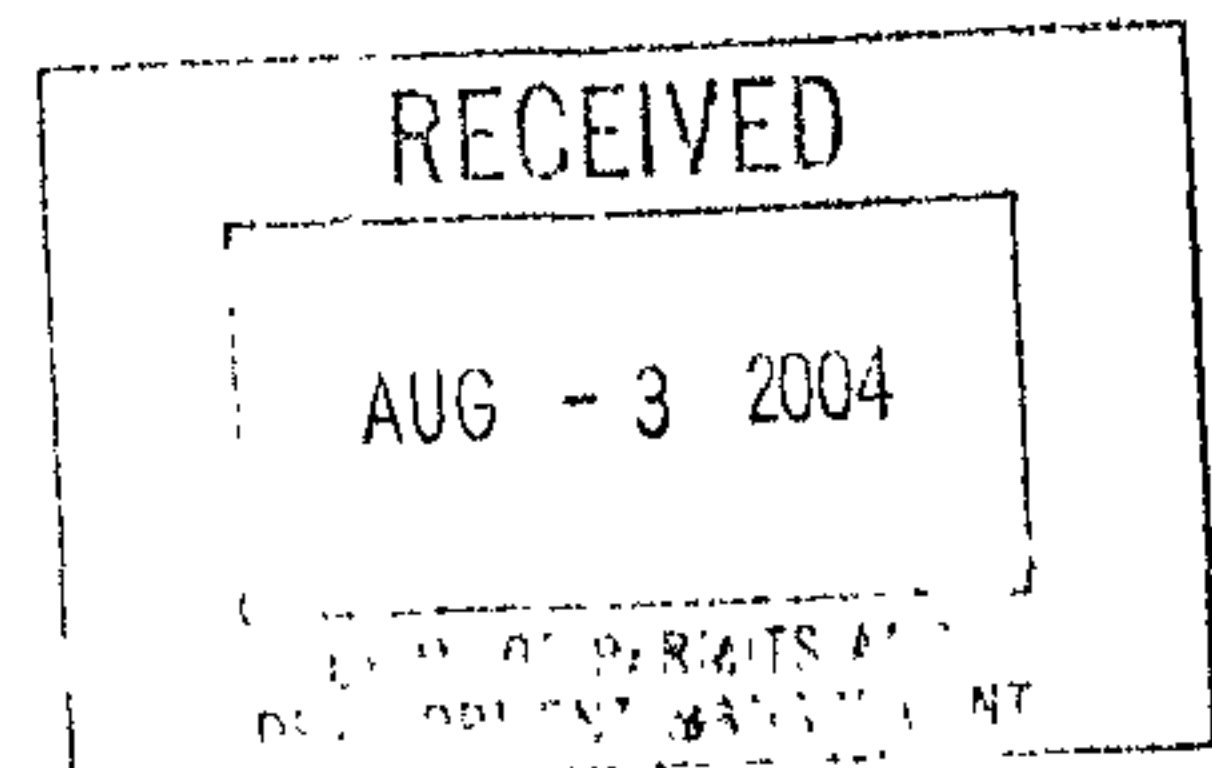
Dear Ms. Mathews:

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



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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 26, 2004

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

RWB / RFF

SUBJECT: Zoning Advisory Committee Meeting
For August 9, 2004
Item Nos. 036, 037, 038, 039, 040, 041,
044, 045, 046, 047, 048, and 051

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
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: John D. Oltman, Jr. *JDO*

DATE: August 25, 2004

SUBJECT: Zoning Item # 05-046
Address 2628 Greenspring Valley Road

Zoning Advisory Committee Meeting of August 25, 2004.

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

 X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

 X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

 X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

An evaluation of the well and septic will be required prior to building permit approval. Soil evaluations will be required as a result of relocating the septic system.

Reviewer: Brian Lindley, Sue Farinetti

Date: August 25, 2004

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 16, 2004

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

SUBJECT: 2628 Greenspring Valley Road

INFORMATION:

Item Number: 5-046

Petitioner: Eric M. Gordon

Zoning: RC 2

Requested Action: Administrative Variance

RECEIVED

AUG 16 2004

ZONING COMMISSIONER

SUMMARY OF RECOMMENDATIONS:

The Office of Planning opposed the subject Administrative Variance and recommends that a full hearing be conducted due to the following:

1. The subject property is located within the Greenspring Valley National Registry Historic District and the subject structure is designated as BA 1692. As such, submit elevations (all sides) of the proposed addition and photographs (all sides) of the existing structure to this office.
2. Indicate the location of the existing well at 2626 Greenspring Valley Road as the new septic reserve area for the subject property could negatively affect the well water.

For further information concerning the matters stated herein, please contact Lenwood Johnson at 410-887-3480.

Prepared by: Harold A. Campbell

Division Chief: Lenwood Johnson

AFK/LL:MAC:

John,
I have
elevations +
photo. Will
return.
We may not want
hearing

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE AMENDED COMMENTS

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

DATE: August 23, 2004

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

RECEIVED

AUG 27 2004

SUBJECT: 2628 Greenspring Valley Road

INFORMATION:

Item Number: 5-046

Petitioner: Eric M. Gordon

Zoning: RC 2

Requested Action: Administrative Variance

ZONING COMMISSIONER

SUMMARY OF RECOMMENDATIONS:

The subject property is located within the Greenspring Valley National Registry Historic District and the subject structure is designated as BA 1692. Proposed building elevations (all sides) of the proposed addition and photographs (all sides) of the existing structure were submitted with the zoning petition. The Office of Planning has obtained these documents from the Department of Permits and Development Management and has reviewed them. The Office of Planning recommends approval of the requested variances and no longer demands a full hearing. See attached memo from Kim Abe to Doug Swam.

The Office of Planning defers to Department of Environmental Protection and Resource Management regarding any issues related to septic and well locations.

Division Chief:



AFK/LL

C: Dan Bursi

Attachment

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



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

Maryland Department of Transportation

Date: 8.2.04

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

RE: Baltimore County
Item No. 046 JRA

Dear Ms. Matthews:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 130 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA 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,

Steven D. Foster, Acting Chief
Engineering Access Permits Division

**Department of Permits and
Development Management**



Baltimore County

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

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

August 18, 2004

Eric Gordon
Laurie Gordon
2628 Greenspring Valley Road
Owings Mills, MD 21117

Dear Mr. and Mrs. Gordon:

RE: Demand for Public Hearing, Administrative Variance, Case Number: 05-046-A

The purpose of this letter is to officially notify you that your administrative posting procedure has been superceded by a timely public hearing demand or the zoning commissioner is requiring a public hearing concerning the above proposed administrative procedure.

The hearing has been scheduled, and the hearing notice indicating the date, time and location of the hearing is attached. This notice will also contain the date that the sign must be reposted with the hearing information.

The property must be reposted with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact John Alexander at 410-887-3391.

Very truly yours,

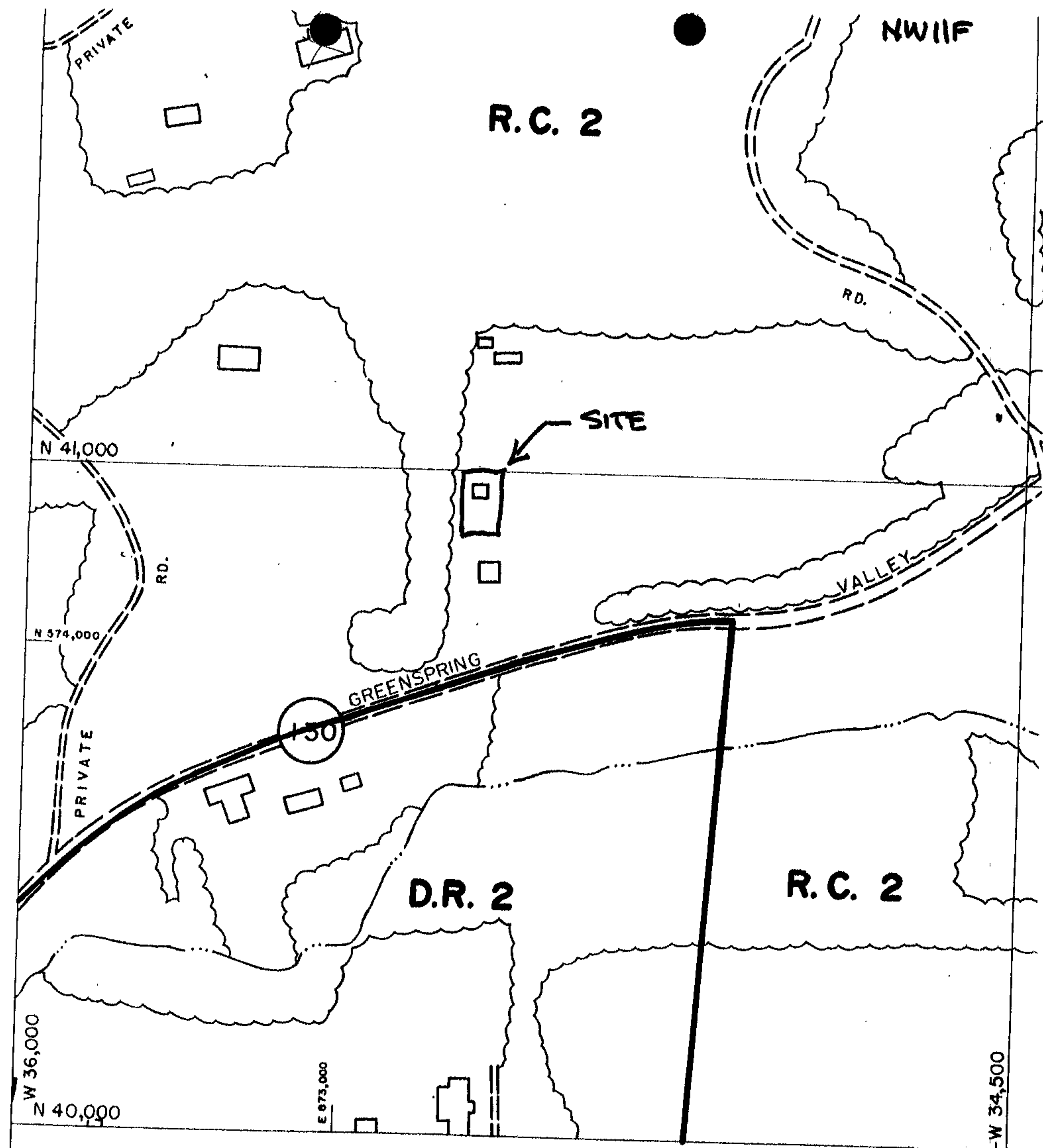

W. Carl Richards, Jr.
Supervisor
Zoning Review

WCR:klm

C: Dan Bursi @ Peter W. Ratcliffe, 10404 Stevenson Road, Stevenson 21153

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





T - SE

P - NE

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

2000 COMPREHENSIVE
ADOPTED BY
THE BALTIMORE COUNTY BOARD
OCTOBER 10, 2000
Bills Nos. 87-00, 88-00, 89-00, 90-00

Joseph B. Ballew
Chairman, County Board

05-046-17

