

IN THE MATTER OF * BEFORE THE
THE APPLICATION OF
DR. HOWARD & BEVERLY L. ROTHSCHILD * COUNTY BOARD OF APPEALS
LEGAL OWNER / PETITIONERS FOR VARIANCE
ON PROPERTY LOCATED ON THE S/S * OF
THOROUGHbred LANE, 425' W OF C/L
BONITA RD (3809 THOROUGHbred LANE) * BALTIMORE COUNTY
4TH ELECTION DISTRICT
2ND COUNCILMANIC DISTRICT * CASE NO. 05-165-A

* * * * *

ORDER OF DISMISSAL

This matter comes to the Board of Appeals on appeal filed by Dr. Brian Lerman, Appellant /Protestant, from a decision of the Deputy Zoning Commissioner dated November 19, 2004 in which the Petition for Variance was granted subject to restrictions.

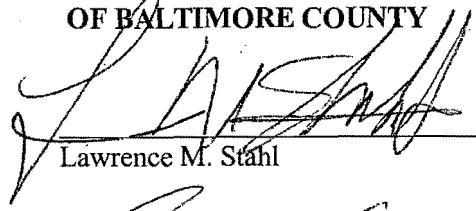
WHEREAS, the Board is in receipt of a request for withdrawal of appeal filed on March 10, 2005 by Dr. Brian Lerman, Appellant /Protestant (a copy of which is attached hereto and made a part hereof); and

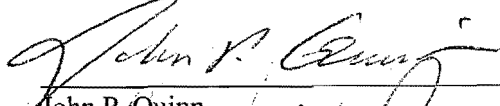
WHEREAS, said Appellant requests that the appeal taken in this matter be withdrawn and dismissed as of March 10, 2005; and

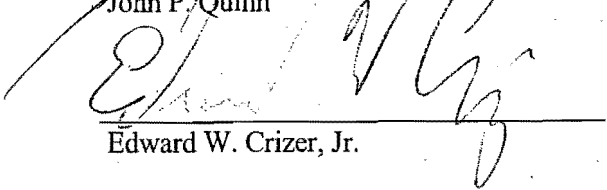
WHEREAS, said withdrawal of appeal was confirmed via telephone call from Dr. Lerman at 8:20 a.m. on March 11, 2005,

IT IS ORDERED this 17th day of March, 2005 by the County Board of Appeals of Baltimore County that the appeal taken in Case No. 05-165-A be and the same is hereby **DISMISSED**.

**COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY**


Lawrence M. Stahl


John P. Quinn


Edward W. Crizer, Jr.



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

March 17, 2005

✓ Dr. Brian Lerman
3807 Thoroughbred Lane
Owings Mills, MD 21117

RE: In the Matter of: *Dr. Howard & Beverly L. Rothschild*
– Legal Owners /Petitioners
Case No. 05-165-A /Order of Dismissal

Dear Dr. Lerman:

Enclosed please find a copy of the Order of Dismissal issued this date by the Board of Appeals of Baltimore County in the subject matter.

Very truly yours,

Kathleen C. Bianco
Kathleen C. Bianco
Administrator

Enclosure

c: ✓ Dr. Howard and Beverly Rothschild *copy mailed & faxed*
✓ Byron Warnker *(410) 682-8135*
✓ Office of People's Counsel
✓ William J. Wiseman III /Zoning Commissioner
✓ Pat Keller, Planning Director
✓ Timothy M. Kotroco, Director /PDM



IN RE: PETITION FOR ADMIN. VARIANCE
S/S of Thoroughbred Lane, 425 ft. W
centerline of Bonita Road
4th Election District
2nd Councilmanic District
(3809 Thoroughbred Lane)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-165-A

Dr. Howard & Beverly L. Rothschild
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter was originally before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Dr. Howard & Beverly L. Rothschild. Thereafter, a formal demand for hearing was made by an adjacent property owner, and the matter was set in for a hearing. The variance request is for property located at 3809 Thoroughbred Lane in the Owings Mills area of Baltimore County. The variance request is from Section 1A00.3.B.3 (Bill No. 100, 1970) of the Baltimore County Zoning Regulations (B.C.Z.R.) pursuant to Sections 103.1 and 103.3 (Current Zoning Regulations), to permit a proposed addition with a side yard setback of 39 ft. in lieu of the minimum required 50 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The property was posted with Notice of Hearing on October 27, 2004, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in the "Jeffersonian" newspaper on October 28, 2004 to notify any interested persons of the scheduled hearing date.

Applicable Law

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

COPIES RECEIVED FOR FILING
Date 11/19/04
By [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."

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.

Interested Persons

Appearing at the hearing on behalf of the variance request was Dr. Howard Rothschild Petitioner. Dr. Brian Lerman appeared in opposition to the requested variance. Byron Warnker attended the hearing as an interested citizen. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

Testimony and evidence indicated that the property, which is the subject of this variance request, contains 1.236 acres, more or less. and is zoned R.C. 5 (formerly RDP), as shown on Petitioners' Exhibit No. 1. The Petitioners propose to construct a 30 ft. x 40 ft. addition to the side of their existing home, which will have two garage bays and room for handicapped ramps to allow the Petitioner to access his vehicles within the garage. The Petitioner testified that he suffers from a back problem that has resulted in four surgeries. He further indicated that

NOTED RECEIVED FOR FILING
Date 11/12/04
By Ray

although his last surgery was performed in 1986, he is starting to experience symptoms again. He indicated that this condition might limit his access to his vehicles and also to his basement that he now uses for storage. In anticipation of debilitating problems, he proposes to build a two car garage to store his vehicles out of the weather, which would contain the access ramps and sufficient storage room to replace his basement.

The Petitioner testified that he could build a 30 ft. x 30 ft. garage without a variance as he has 80 ft. to the property line on that side of the house. However, he indicated that this would not be large enough to accommodate access ramps with turn-around room for wheel chairs. He also indicated that he could not located the garage on the Power's side of his home as the distance to the property line is only 57 ft. He also noted that there was no room in the rear yard because of an existing pool, existing septic reserve area, and his need to have an all weather connection from the garage to the house.

Dr. Rothschild presented photographs marked as Petitioners' Exhibit Nos. 2A and 2B which shows the line of trees along the panhandle driveway that he indicated would make the addition invisible to anyone on the driveway. In addition, he noted that his property slopes toward the rear where there is a double row of mature white pines, which again screen the Berman property from the new addition.

Dr. Berman lives behind the subject site in a home that has access to Thoroughbred Lane via a panhandle driveway. See Petitioners' Exhibit 1. He testified that he opposed the requested variance because he will be able to see the addition when the leaves fall from the trees along the driveway described by Dr. Rothschild. In addition, he disputed Dr. Rothschild's description of the vegetative screening along their common property line.

ORDER RECEIVED FOR FILING
Date 11/19/04
By Ray

Dr. Berman testified that there was nothing unique about the Rothschild lot, which he described as flat and rectangular. He doubted Dr. Rothschild's assertion that he needed wheel chair access to his vehicles as Dr. Rothschild appeared at the hearing in perfect health. He also disputed the Petitioner's description of his back yard and indicated that there was room on the property to erect a garage without a variance or that the Petitioners could simply build a 30 ft. x 30 ft. garage that would require no variance.

In rebuttal, Dr. Rothschild indicated that his neighbor opposed this request in a continuing series of harassments, including pending litigation between the two.

Findings of Fact and Conclusions of Law

I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. It is not that the lot is physically unique. From all evidence it is not. However, the regulations note that either the land or the structure be peculiar. Based on Dr. Rothschild's assertions that he needs wheelchair access to his vehicles, the new garage would contain access ramps that indeed would make the structure unique. I realize in finding this that Dr. Rothschild appeared at the hearing without any wheelchair or special device to help him walk. He seemed to move effortlessly. However, I have no reason to doubt his word that he was having a return of back symptoms which, from his experience, he could reasonably conclude that he would need wheelchair access shortly.

I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. Dr. Rothschild states that he cannot build wheelchair ramps for access to his vehicles in a 30 ft. x 30 ft. addition. I have no reason to doubt him. He also asserts that there is no other place to build the addition. I agree that building such on the Power's side of the house would call for a larger variance than the 11 ft.

variance requested. Again, I have no reason to question his assertion that the detached garage would not give him all weather access he needs, nor that it is not feasible to build the garage on the rear of the house.

I also find that this variance can be granted in strict harmony with the spirit and intent of the regulations, and in a manner as to grant relief without injury to the public health, safety and general welfare. I make this finding if, in fact, the addition is properly screened from the Berman residence. Here the parties are in dispute and frankly I have no means of determining how effective the existing vegetative screening is. Consequently, although I will grant the variance requested, I shall require that the Petitioner submit a landscape plan to the County Landscape Architect for review and approval prior to the County issuing any building permit for the addition. The Landscape Architect will review the existing vegetation and determine what additional plantings, if any, are needed to properly screen the adjoining properties from the addition.

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 Petitioners, I find that the Petitioners' variance request should be GRANTED with conditions.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 19 day of November, 2004, that a variance from Section 1A00.3.B.3 (Bill No. 100, 1970) of the Baltimore County Zoning Regulations (B.C.Z.R.) pursuant to Sections 103.1 and 103.3 (Current Zoning Regulations), to permit a proposed addition with a side yard setback of 39 ft. in lieu of the minimum required 50 ft., be and is hereby GRANTED, subject, to the following restrictions which are conditions precedent to the relief granted herein:

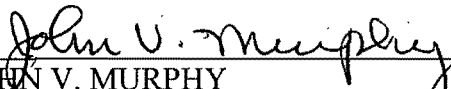
1. The Petitioners shall submit a landscape plan to Avery Harden, County Landscape Architect, for his review and approval prior to the County issuing any building permit

ORDER RECEIVED FROM PLANNING
Date 11/19/04
By Ray

for the addition. The Landscape Architect will review the existing vegetation and determine what additional plantings, if any, are needed to properly screen the adjoining properties from the addition.

2. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

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 11/19/04

By Ray

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
William J. Wiseman III, Zoning Commissioner

November 19, 2004

Dr. Howard & Beverly L. Rothschild
3809 Thoroughbred Lane
Owings Mills, Maryland 21117

Re: Petition for Administrative Variance
Case No. 05-165-A
Property: 3809 Thoroughbred Lane

Dear Dr. & Mrs. Rothschild:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Dr. Brian Lerman, 3807 Thoroughbred Lane, Owings Mills, MD 21117
Byron Warnker, 172 Archimedes Court, Pikesville, MD 21208





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 3809 THOROUGHbred LANE
which is presently zoned RCS (Formerly RDP)

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) 1A 00.3.B.3 (Bill 100, 1970) pursuant to

Sections 103.1 and 103.3 (Current Zoning Regulations) to permit a proposed addition with a side yard setback of 39 feet in lieu of the minimum required 50 feet.

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

3809 THOROUGHbred Ln.

Address

Dwains Mills

City

MD

State

21117

Zip Code

410-356-1979

Telephone No.

Representative to be Contacted:

Name

Address

City

MD

State

21117

Zip Code

Telephone No.

410-602-8100

As 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. 05-165-A

Reviewed By JNP

Date 9/30/04

Estimated Posting Date 10/10/04

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

3809 THOROUGHRED LANE
Address
BOWING MILLS 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):

1. GARAGE WILL PROVIDE INDOOR HANDICAP (RAMP) ENTRANCE to home.
2. OWNER will need wheelchair access to home in future
3. Additional ground level storage needed.

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

Howard H. Rothschild
Name - Type or Print

Signature

Beverly L. Rothschild
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17th day of September, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Howard H. Rothschild + Beverly L. Rothschild
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

SHARON KRAUSS

Notary Public, State of Maryland
Carroll County

My Commission Expires: Oct. 20, 2004

Notary Public

My Commission Expires

10/20/04

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

3809 THOROUGHFARE LANE
Address
BOWING MILLS, 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):

1. GARAGE WILL PROVIDE INDOOR HANDICAP (RAMP) ENTRANCE to home.
2. OWNER will need wheelchair access to home in future
3. Additional ground level storage needed.

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

Howard H. Rothschild
Name - Type or Print

Signature

Beverly L. Rothschild
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17th day of September, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Howard H. Rothschild + Beverly L. Rothschild
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Sharon Krauss
Notary Public

My Commission Expires 10/20/04

SHARON KRAUSS
Notary Public, State of Maryland
Carroll County
My Commission Expires: Oct. 20, 2004

ZONING DESCRIPTION FOR 3809 THOROUGHbred LANE

Beginning at a point on the South side of

Thoroughbred Lane which is **60ft.** wide at

the distance of **425ft.** west of the

centerline of the nearest improved intersecting street **BONITA**

ROAD WHICH IS **60 FEET** right-of-way width wide. Being Lot

43 in the subdivision of **WORTHINGTON**

as recorded in Baltimore County Plat Book #**38**, Folio #**15**,

containing **1.236** acres. Also known as 3809 Thoroughbred Lane

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

District.

05-165-A

Certificate Of Posting

RE: Case NO.: 05-145-A

Petitioner/Developer: _____

DR. HOWARD ROTHSCCHILD

Date of Hearing/Closing: 11/15/04

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

Attention:

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
at 3809 THOROUGHbred LANE

This sign(s) were posted on October 27, 2004
(Month, Day, Year)

Sincerely,

Martin Ogle 10/27/04
(Signature of Sign Poster and Date)

Martin Ogle

(Printed Name)

5016 Castlestone Drive

(Address)

Balto, MD 21237

(City, State, Zip Code)

(410)-933-9470

(Phone Number)

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: # 05-165-A

3809 Thoroughbred Lane

S/side of Thoroughbred Lane at the distance of 425 ft. west of the centerline of Bonita Road

4th Election District — 2nd Councilmanic District

Legal Owner(s): Dr. Howard L. and Beverly L. Rothstein

Administrative Variance: to permit a proposed addition with a side yard setback of 39-feet in lieu of the minimum required 50 feet.

Hearing: Monday, November 15, 2004 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations 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.
10/339 Oct.28 - 27552

CERTIFICATE OF PUBLICATION

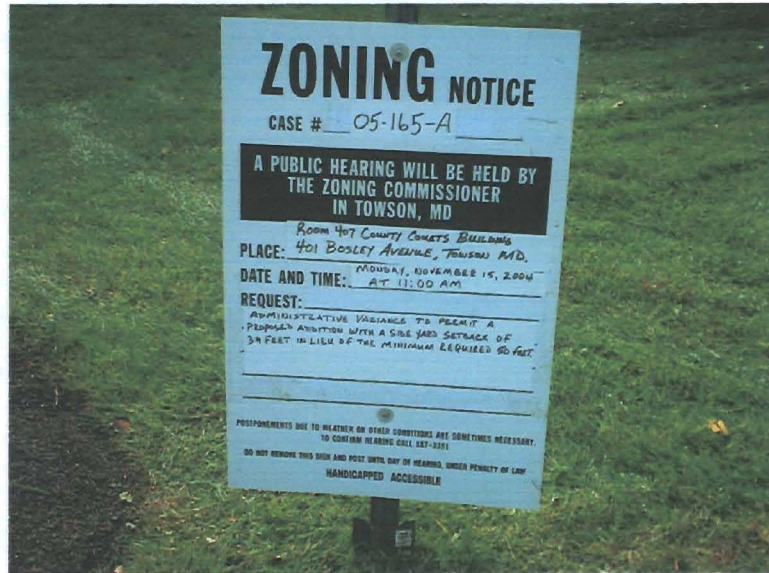
10/28, 2004

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/28, 2004.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkins

LEGAL ADVERTISING



myalms Dg 10/27/04



FORMAL DEMAND FOR HEARING

CASE NUMBER: 05-165

Address: 3809 Thoroughbred.

Petitioner(s): Dr. Brian Lerman

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We Dr. BRIAN J. Lerman
Name - Type or Print

☒ Legal Owner OR ☐ Resident of
3807 Thoroughbred Lane.
Address

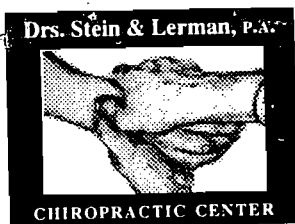
Owings Mills MD. 21117
City State Zip Code

410 356 4746
Telephone Number

which is located approximately ADJACENT feet from the property, which is the subject of the above petition, **do hereby formally demand that a public hearing be set in this matter.**
ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS DEMAND.

[Signature] 10 14 4.
Signature Date

Signature _____ Date _____
Revised 9/18/98 - wcr/scj



Let Our Hands Do The Healing

Robert S. Stein, D.C.

Brian J. Lerman, D.C.

410-581-9966

www.steinandlerman.com

90 Painters Mill Road, Suite 131
Owings Mills, Maryland 21117

1900 East Northern Parkway, Suite 307
Baltimore, Maryland 21239

9055 Chevrolet Drive, Suite 104
Ellicott City, MD 21042

APPEAL SIGN POSTING REQUEST

CASE NO.: 05-165-A

HOWARD AND BEVERLY ROTHSCHILD - LEGAL OWNER

3809 THOROUGHBRED LANE, OWINGS MILLS

4TH ELECTION DISTRICT
RECEIVED AT BOARD ON 1/18/2005

APPEALED: 12/9/2004

ATTACHMENT – (Plan to accompany Petition – Petitioner's Exhibit No. 1)

*******COMPLETE AND RETURN BELOW INFORMATION*******

CERTIFICATE OF POSTING

TO: Baltimore County Board of Appeals
400 Washington Avenue, Room 49
Towson, Maryland 21204

Attention: Kathleen Bianco
Administrator

CASE NO.: 05-165-A

Petitioner/Developer:

HOWARD AND BEVERLY ROTHSCHILD - LEGAL OWNER

This is to certify that the necessary appeal sign was posted conspicuously on the property located at:

3809 THOROUGHBRED LANE, OWINGS MILLS

The sign was posted on

2/8/5, 2005 2:00 PM

By:

[Signature]
(Signature of Sign Poster)

FO CRABO SA
(Printed Name)

**Department of Permits and
Development Management**

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



Baltimore County

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

October 14, 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: 05-165-A

3809 Thoroughbred Lane

S/side of Thoroughbred Lane at the distance of 425 ft. west of the centerline of Bonita Road

4th Election District – 2nd Councilmanic District

Legal Owners: Dr. Howard L. and Beverly L. Rothstein

Administrative Variance to permit a proposed addition with a side yard setback of 39 feet in lieu of the minimum required 50 feet.

Hearing: Monday, November 15, 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: Dr. Howard and Beverly Rothstein, 3809 Thoroughbred Ln., Owings Mills 21117
Brian Lerman, D.C., 3807 Thoroughbred Ln., Owings Mills 21117

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 30, 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.



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

Hearing Room – Room 48
Old Courthouse, 400 Washington Avenue

3-09-05
August 23, 2004

*Appeal w/D
by Appellants
3-10-2005
Order to be
issued*

NOTICE OF ASSIGNMENT

CASE #: 05-165-A

IN THE MATTER OF: DR. HOWARD & BEVERLY L. ROTHSCHILD
– Legal Owners / Petitioners 3809 Thoroughbred Lane
4th Election District; 2nd Councilmanic District

11/19/2004 – D.Z.C.'s Order in which requested variance relief was GRANTED
with conditions.

ASSIGNED FOR:

TUESDAY, JUNE 28, 2005 at 10:00 a.m.

NOTICE: This appeal is an evidentiary hearing; therefore, parties should consider the
advisability of retaining an attorney.

Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be
in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted
within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to
hearing date.

Kathleen C. Bianco
Administrator

c: Appellant /Protestant

: Dr. Brian Lerman

Legal Owners /Petitioners

: Dr. Howard and Beverly Rothschild

Interested Citizen: Byron Warnker

Office of People's Counsel
William J. Wiseman III /Zoning Commissioner
Pat Keller, Planning Director
Timothy M. Kotroco, Director /PDM



**Department of Permits and
Development Management**

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



Baltimore County

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

November 10, 2004

Dr. Howard L. Rothschild
Mrs. Beverly L. Rothschild
3809 Thoroughbred Lane
Owings Mills, Maryland 21117

Dear Dr. and Mrs. Rothschild:

RE: Case Number: 05-165-A, 3809 Thoroughbred Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 10, 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 dark ink, reading "W. Carl Richards, Jr.", written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
FROM: John D. Oltman, Jr JDO
DATE: October 27, 2004
SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of October 11, 2004.

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

05-158
04-160
04-161
04-162
5 04-163
04-165
04-166
04-168
04-169

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: November 3, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For October 18, 2004
Item Nos. 156, 158, 159, 161, 164,
165, 166, 168, and 169

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

DATE: October 20, 2004

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

RECEIVED

OCT 22 2004

SUBJECT: Zoning Advisory Petition(s): Case(s) 5-165, 5-166 and 5-168
Administrative Variance

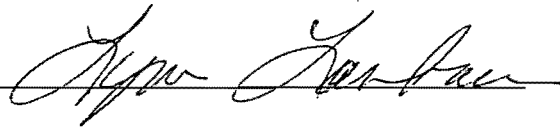
ZONING COMMISSIONER

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

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



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

Maryland Department of Transportation

Date: 10.13.04

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

RE: Baltimore County
Item No. 165 JHP

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,

Steven D. Foster, Chief
Engineering Access Permits Division

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

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

October 11, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: October 11, 2004

Item No.: 156, 158-166, 168&169

(105)

Pursuant to your request, the referenced plan(s) have been reviewed 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



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

March 11, 2005

Dr. Brian Lerman
3807 Thoroughbred Lane
Owings Mills, MD 21117

RE: *In the Matter of: Dr. Howard & Beverly L. Rothschild*
Case No. 05-165-A /Withdrawal of Appeal

Dear Dr. Lerman:

This letter will confirm that your appeal in the subject matter has been withdrawn as of March 10, 2005 and to advise you that the hearing scheduled for June 28, 2005 has been pulled from the Board's schedule.

An Order of Dismissal has been prepared in this matter and will be issued and sent to all parties upon signature by the Board of Appeals.

Should you have any questions, please call me at 410-887-3180.

Very truly yours,

Kahlleen C. Bianco
Administrator

Enclosure

c: Dr. Howard and Beverly Rothschild
Byron Warnker
Office of People's Counsel
William J. Wiseman III /Zoning Commissioner
Pat Keller, Planning Director
Timothy M. Kotroco, Director /PDM



**Department of Permits and
Development Management**

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



Baltimore County

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

January 14, 2005

Dr. Howard Rothschild
Beverly Rothschild
3809 Thoroughbred Lane
Owings Mills, Maryland 21117

RECEIVED
JAN 18 2005

Dear Dr. & Mrs. Rothschild:

RE: Case: 3809 Thoroughbred Lane, 05-165-A

**BALTIMORE COUNTY
BOARD OF APPEALS**

Please be advised that an appeal of the above-referenced case was filed in this office on December 9, 2004 by Brian Lerman. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to call the Board at 410-887-3180.

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

Timothy Kotroco
Director

TK:klm

c: William Wiseman, Zoning Commissioner
Timothy Kotroco, Director of PDM
People's Counsel
Brian Lerman, 3807 Thoroughbred Lane, Owings Mills 21117
Byron Warnker, 172 Archimedes Court, Pikesville 21208



APPEAL

Petition for Administrative Variance
3809 Thoroughbred Lane
S/S Thoroughbred Ln., 425 ft. w/of c/line Bonita R.
4th Election District – 2nd Councilmanic District
Legal Owners: Dr. Howard & Beverly L. Rothschild

Case No.: 05-165-A

- ✓ Petition for Administrative Variance (^{September} October 30, 2004)
- ✓ Zoning Description of Property
- ✓ Formal Demand for Hearing – made October 14, 2004
- ✓ Notice of Zoning Hearing (October 14, 2004)
- ✓ Certification of Publication (October 28, 2004 – The Jeffersonian)
- ✓ Certificate of Posting (October 27, 2004) by Martin Ogle
- ~~✓~~ Entry of Appearance by People's Counsel () *Not in file*
- ✓ Petitioner(s) Sign-In Sheet – One Sheet
- ✓ Protestant(s) Sign-In Sheet - None
- ✓ Citizen(s) Sign-In Sheet – One Sheet
- ✓ Zoning Advisory Committee Comments *11-10-04*
- ✓ Petitioners' Exhibit
- ✓ 1. Plat to accompany Petition for Variance
- ✓ 2. Photos (a-b)
- ✓ Protestants' Exhibits: - None in file
- ✓ Miscellaneous (Not Marked as Exhibit) - None
- ✓ Deputy Zoning Commissioner's Order (GRANTED – November 19, 2005) ⁴
- * ✓ Notice of Appeal received on December 9, 2004 from Brian Lerman

RECEIVED
JAN 18 2005
BALTIMORE COUNTY
BOARD OF APPEALS

c: People's Counsel of Baltimore County, MS #2010
Zoning Commissioner/Deputy Zoning Commissioner
Timothy Kotroco, Director of PDM
Dr. & Mrs. Rothschild, 3809 Thoroughbred Lane, Owings Mills 21117
Brian Lerman, 3807 Thoroughbred Lane, Owings Mills 21117
Byron Warnker, 172 Archimedes Court, Pikesville 21208

date sent January 14, 2005, klm

* Brian Lerman
3807 Thoroughbred Lane,
Owings Mills, MD 21117
APPELLANT

Howard and Beverly Rothschild
3809 Thoroughbred Lane
Owings Mills, MD 21117
APPLICANTS

Case No. 05-165-A

In the Matter of: Dr. Howard and Beverly Rothschild
– Legal Owners /Petitioners 3809 Thoroughbred Lane
4th Election District; 2nd Councilmanic District

VAR – To permit a proposed addition with side yd setback of 39' ilo
minimum req'd 50;.

11/19/04 -- D.Z.C.'s Order in which requested variance relief was
GRANTED with conditions.

3/03/05 – T/C from Dr. Lerman – sign is down at 3809 Thoroughbred Lane. E-mail to G. Freund – requesting that
property be re-posted.

3/09/05 -Notice of Assignment sent to following; assigned for hearing on Tuesday, June 28, 2005 at 10 a.m.:

Dr. Brian Lerman
Dr. Howard and Beverly Rothschild
Byron Warnker
Office of People's Counsel
William J. Wiseman III /Zoning Commissioner
Pat Keller, Planning Director
Timothy M. Kotroco, Director /PDM

3/10/05 – T/C from Kristin Matthews, PDM – Dr. Lerman had indicated to her that the sign is not posted at 3809
Thoroughbred Lane. Advised Kristin that a message has gone to Gary and that property will be re-posted
prior to June hearing.

- T/C from Rose /PDM; she has a letter hand-delivered by Dr. Lerman withdrawing his appeal; Rose
hand-delivered the letter to this office 3/10/05. Letter was addressed "Dear Mr. Zimmerman" with request
to rescind appeal. T/C placed to Dr. Lerman to confirm that he is withdrawing the appeal pending before
the Board.

3/11/05 –Message from Dr. Lerman confirming withdrawal of appeal in Case No. 05-165-A at 8:20 a.m. 3/11/05.
Order of Dismissal to be issued.

- Letter to Dr. Lerman with copies to all listed advising that Order of Dismissal will be issued; 6/28/05
hearing has been pulled from schedule.

MR. Kotroco,

12 9 4

I would like to appeal Zoning case # 05 1651A.
Regarding Property at 3809 Thoroughbred Lane in
Owings Mills. That Property is owned by Howard Rothschild
my name is Brian Lerman 3807 Thoroughbred Lane
Owings Mills MD.

my tel # is 410.356.4746 Home

410 581 9966 " work

Thank You for Your attention. Enclosed is
\$225 for appeal and \$75 for posting fee

RECEIVED

DEC 09 2004

Per. CW.....

paid

3 10 5.

Dear Mr. Zimmermann,

Please resend my Appeal for 05-165.

3809 Thoroughbred Lane on 2/11/7.

Dr Brian Lerman



Dr Brian Lerman (neighbor)

3807 Thoroughbred Lane

on 2/11/7

RECEIVED

MAR 10 2005

BALTIMORE COUNTY
BOARD OF APPEALS

CASE NAME 3809 Thoroughbred La
CASE NUMBER 05-165-A
DATE 11/15/04

[illegible]

PLEASE PRINT CLEARLY

CASE NAME 3809 Thoroughbred La.
CASE NUMBER 05-165-A
DATE 11/15/04

CITIZEN'S SIGN-IN SHEET

NAME

ADDRESS

CITY, STATE, ZIP

E-MAIL

Dr. BRIAN LERMAN
Byron Warnken

3807 Thoroughbred Lane
172 Archimedes Ct

OWINGS MILLS MD 21117
Pikeville, MO 21208

BLERMAN2MYCOMCAST.COM
byronb.warnken@warnkenlaw.com

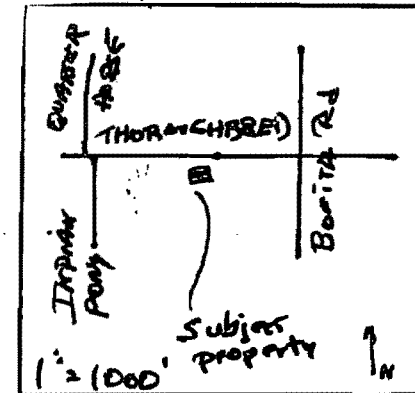
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 3809 THOROUGHbred LANE SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME WORTHINGTON

PLAT BOOK # 38 FOLIO # 15 LOT # 43 SECTION #

OWNER HOWARD & BEVERLY ROTHSCHILD



VICINITY MAP

SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 4th

COUNCILMANIC DISTRICT 2nd

1" = 200' SCALE MAP # NW-15-H

ZONING RC5 (formerly RDP)

LOT SIZE 1.236 53,840
ACREAGE SQUARE FEET

SEWER ☐ PUBLIC ☒ PRIVATE
WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/BUILDING ☐ ☒

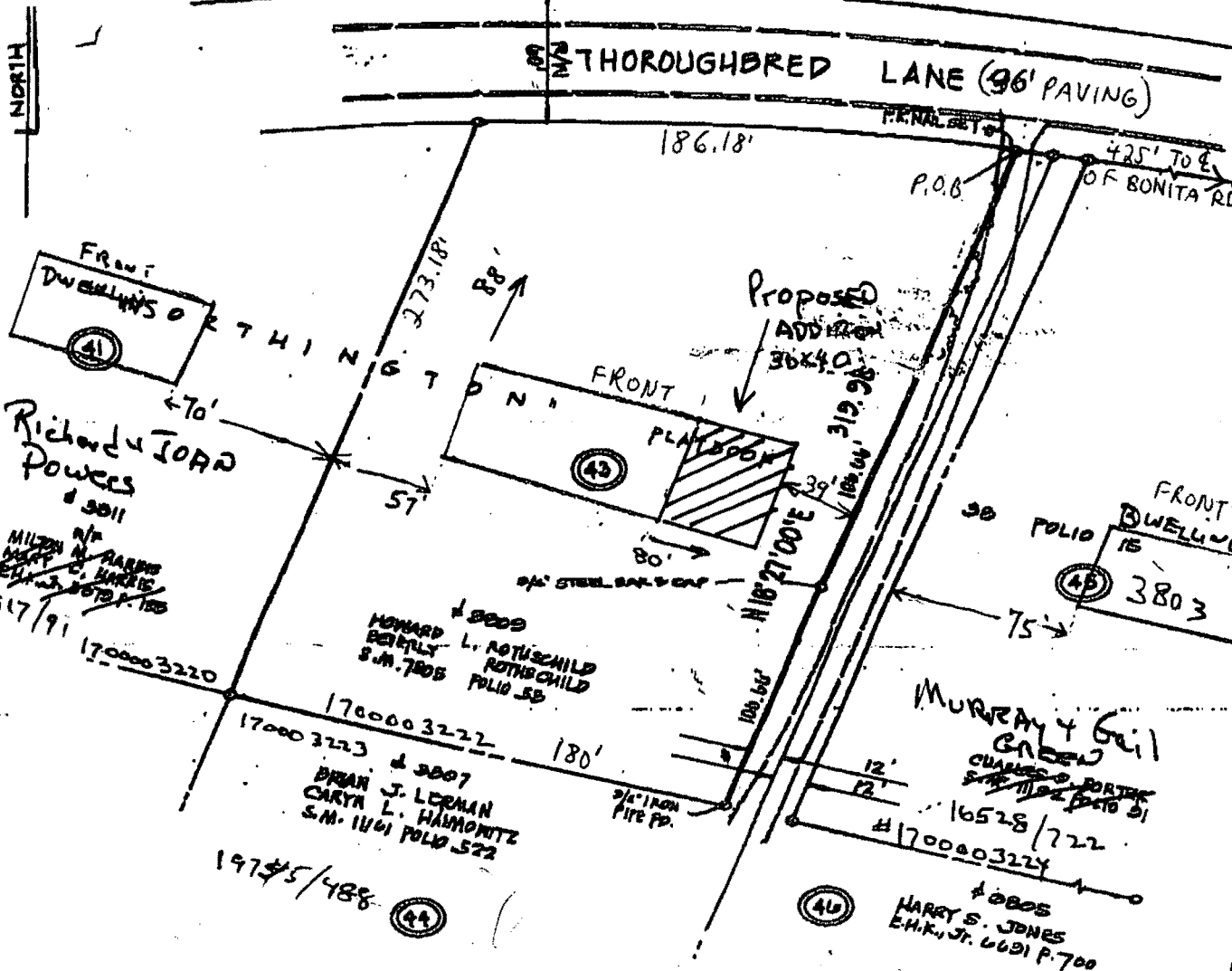
PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

JNP | 165 | 05-165-A

Pet Ex #1



PREPARED BY HOWARD ROTHSCHILD

SCALE OF DRAWING: 1" = 60'

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 40308

DATE 9/30/04 ACCOUNT R 001-006-6150

AMOUNT \$ 65.00

RECEIVED FROM Howard Rothschild

FOR Administrative Variance (05-165-A)

3809 Thoroughbred Lane (Rothschild)

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTION TIME PER
9/30/2004 9/30/2004 09:00:00 2

REF NO. 001 300 REF

>> RECEIPT # 36512 9/30/2004 REF#

Dept 5 502 TRADING VERIFICATION

CR NO. 000000

Receipt For \$0.00

\$65.00 CR \$65.00 CR

Baltimore County, Maryland

CASHIER'S VALIDATION

Certificate Of Posting

RE: Case NO.: 05-105-A

Petitioner/Developer: _____

ROTHSCHILD

Date of Hearing/Closing: 10/25/04

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

Attention:

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
at 3809 THOROUGHBREED LAVE

This sign(s) were posted on 10/9/04
(Month, Day, Year)

Sincerely,

Martin Ogle 10/9/04
(Signature of Sign Poster and Date)

Martin Ogle

(Printed Name)

5016 Castlestone Drive

(Address)

Balto, MD 21237

(City, State, Zip Code)

(410)-933-9470

(Phone Number)

TO: PATUXENT PUBLISHING COMPANY
Thursday, October 28, 2004 Issue - Jeffersonian

Please forward billing to:
Dr. Howard Rothstein
3809 Thoroughbred Lane
Owings Mills, MD 21117

410-356-2979

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: 05-165-A

3809 Thoroughbred Lane

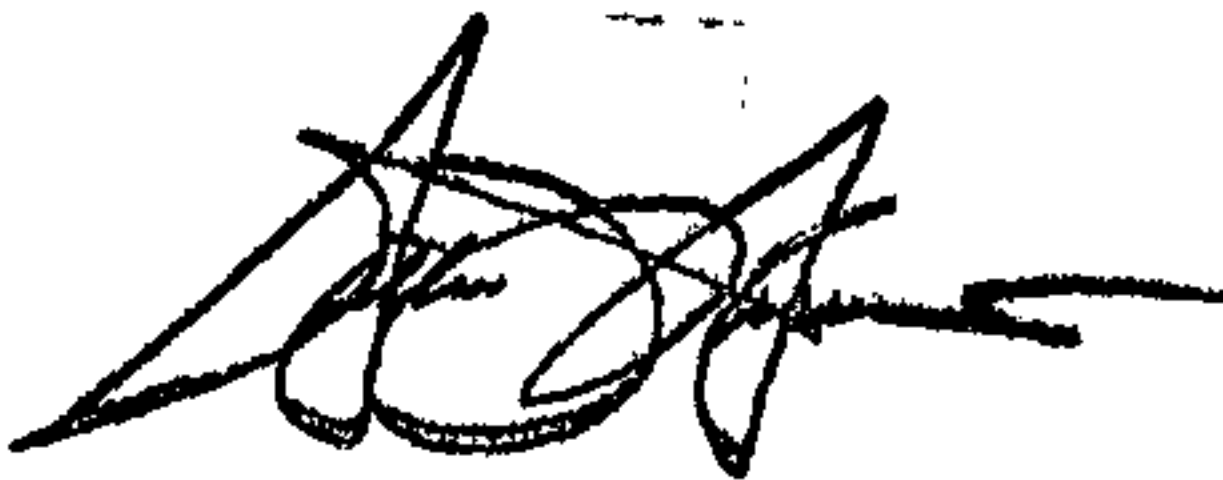
S/side of Thoroughbred Lane at the distance of 425 ft. west of the centerline of Bonita Road

4th Election District – 2nd Councilmanic District

Legal Owners: Dr. Howard L. and Beverly L. Rothstein

Administrative Variance to permit a proposed addition with a side yard setback of 39 feet in lieu of the minimum required 50 feet.

Hearing: Monday, November 15, 2004 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



WILLIAM WISEMAN
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.

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 165 -A

Address 3809 Thoroughbred Lane

Contact Person: Jeffrey Perlow
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 9/30/04

Posting Date: 10/10/04

Closing Date: 10/25/04

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- 165 -A

Address 3809 Thoroughbred Lane

Petitioner's Name Rothschild

Telephone 410-356-2979

Posting Date: 10/10/04

Closing Date: 10/25/04

Wording for Sign: To Permit a proposed addition with a side yard setback of 39 feet in lieu of the minimum required 50 feet.

WCR - Revised 6/25/04

**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*

October 25, 2004

Dr. Howard L. Rothschild
Mrs. Beverly L. Rothschild
3809 Thoroughbred Lane
Owings Mills, Maryland 21117

Dear Dr. and Mrs. Rothschild:

RE: Case Number: 05-165-A, 3809 Thoroughbred Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 10, 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.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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



**Department of Permits &
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*

October 15, 2004

Dr. Howard Rothstein
Beverly Rothstein
3809 Thoroughbred Lane
Owings Mills, MD 21117

Dear Dr. and Mrs. Rothstein:

RE: Demand for Public Hearing, Administrative Variance, Case Number: 05-165-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.

As soon as the hearing has been scheduled, you will receive a notice of public hearing indicating the date, time and location of the hearing. 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 Jeffrey Perlow at 410-887-3391.

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

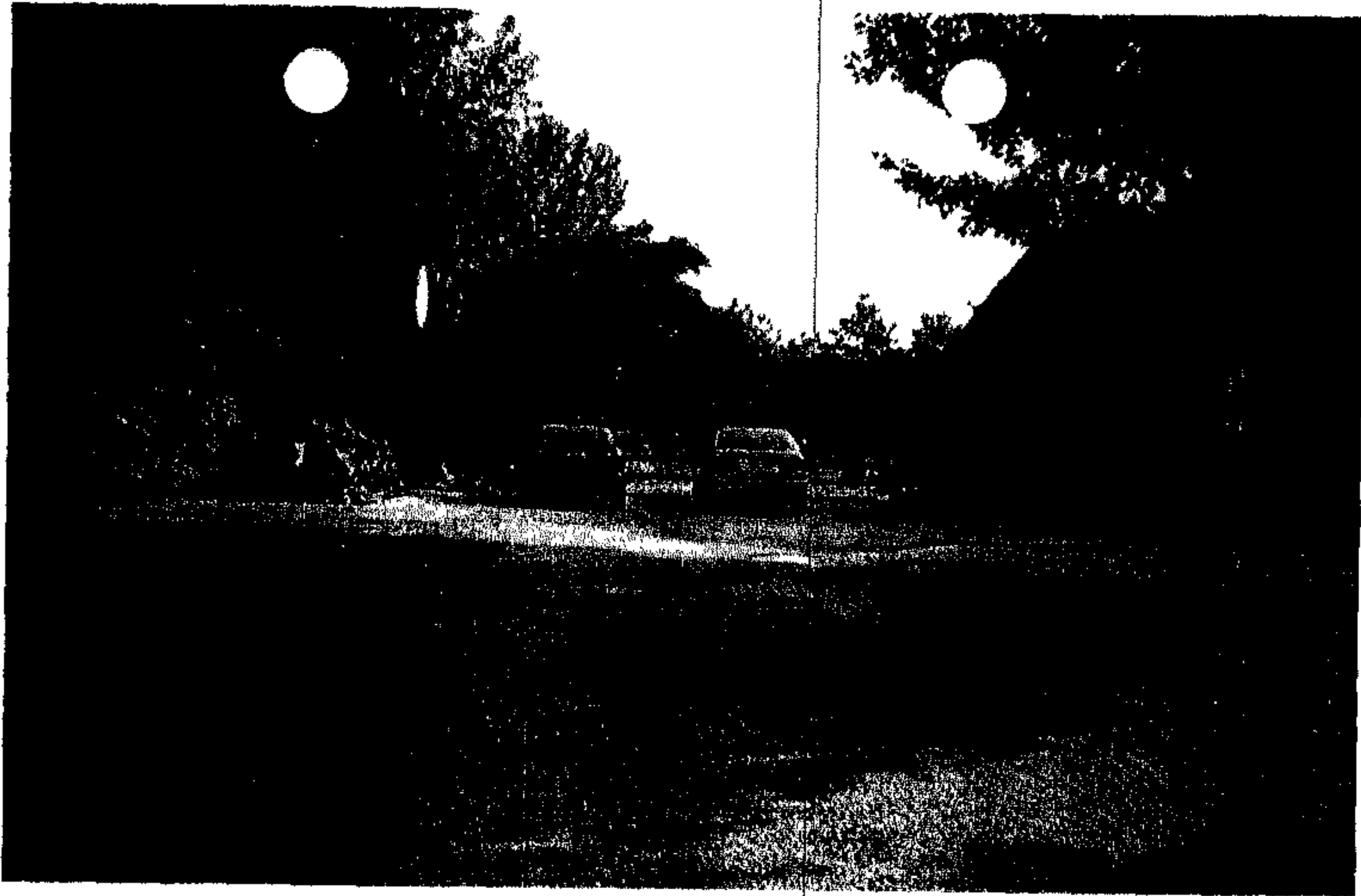
WCR:klm

C: Dr. Brian Lerman, 3807 Thoroughbred Lane, Owings Mills 21117

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



Printed on Recycled Paper



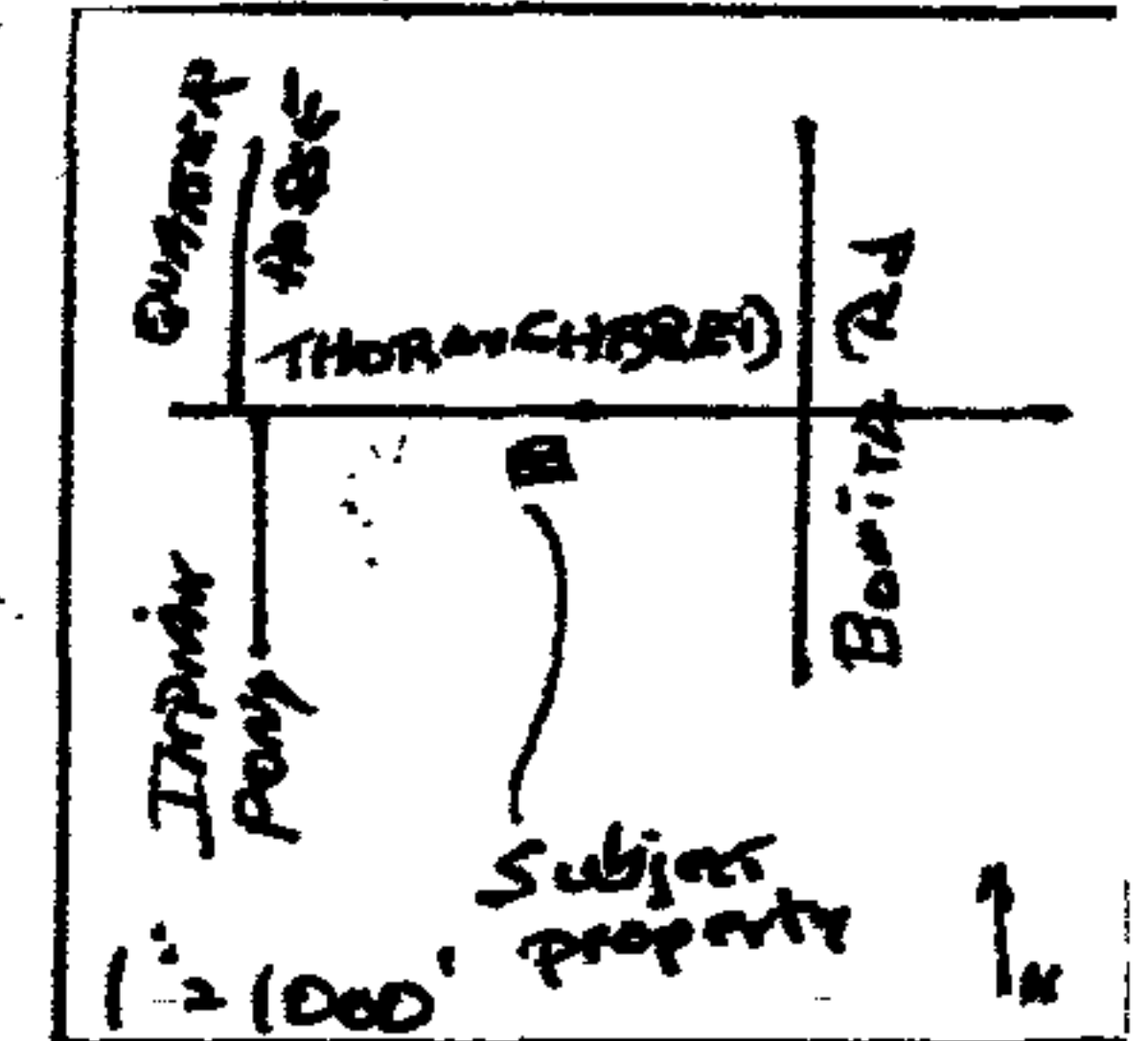
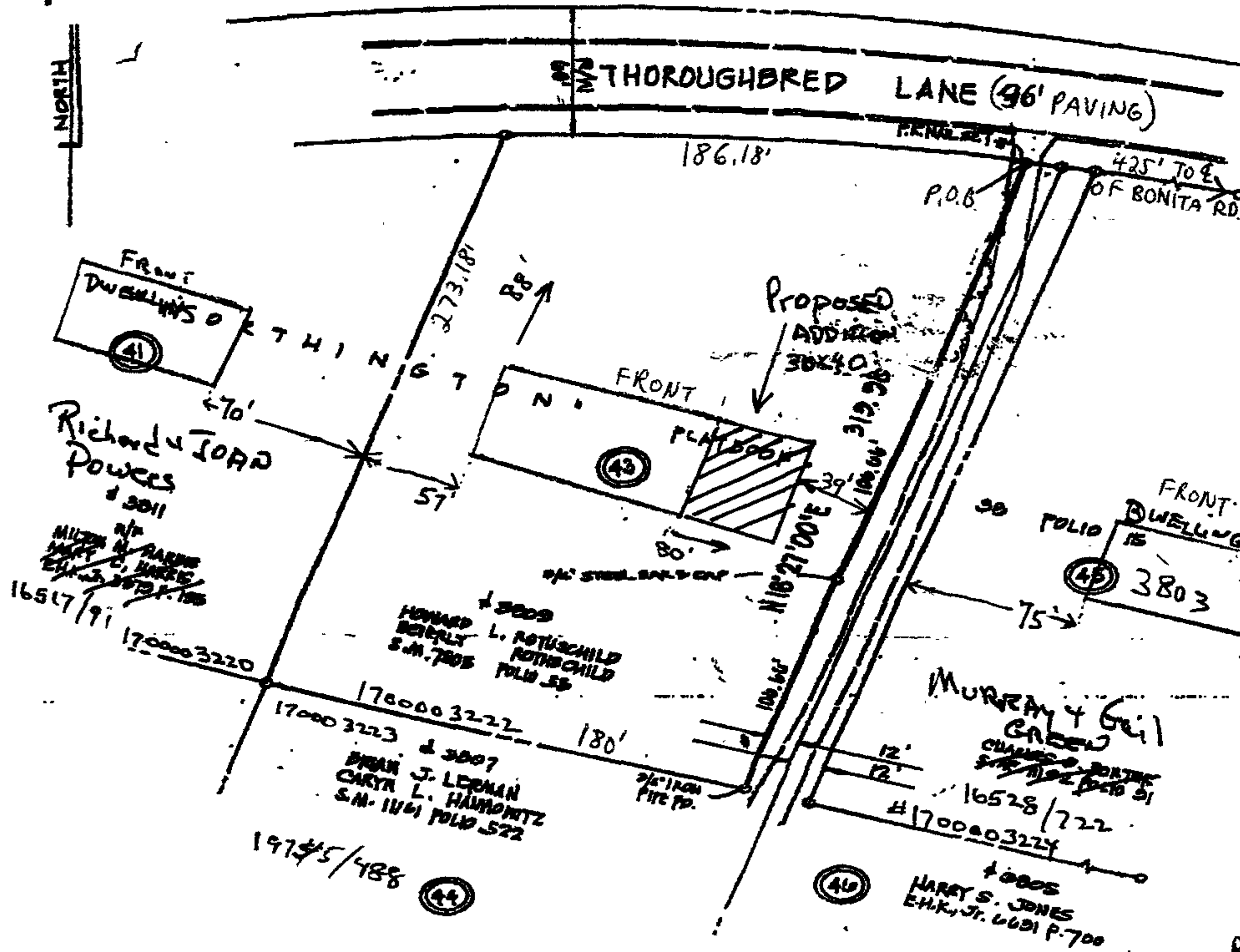
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 3809 THOROUGHbred LANE SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME WORTHINGTON

PLAT BOOK # 38 FOLIO # 15 LOT # 43 SECTION #

OWNER HOWARD & BEVERLY ROTHSCILD



VICINITY MAP SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 4th

COUNCILMANIC DISTRICT 2nd

1"=200' SCALE MAP # NW-15-H

ZONING RC5 (formerly RDP)

LOT SIZE 1.236 53,840

ACREAGE SQUARE FEET

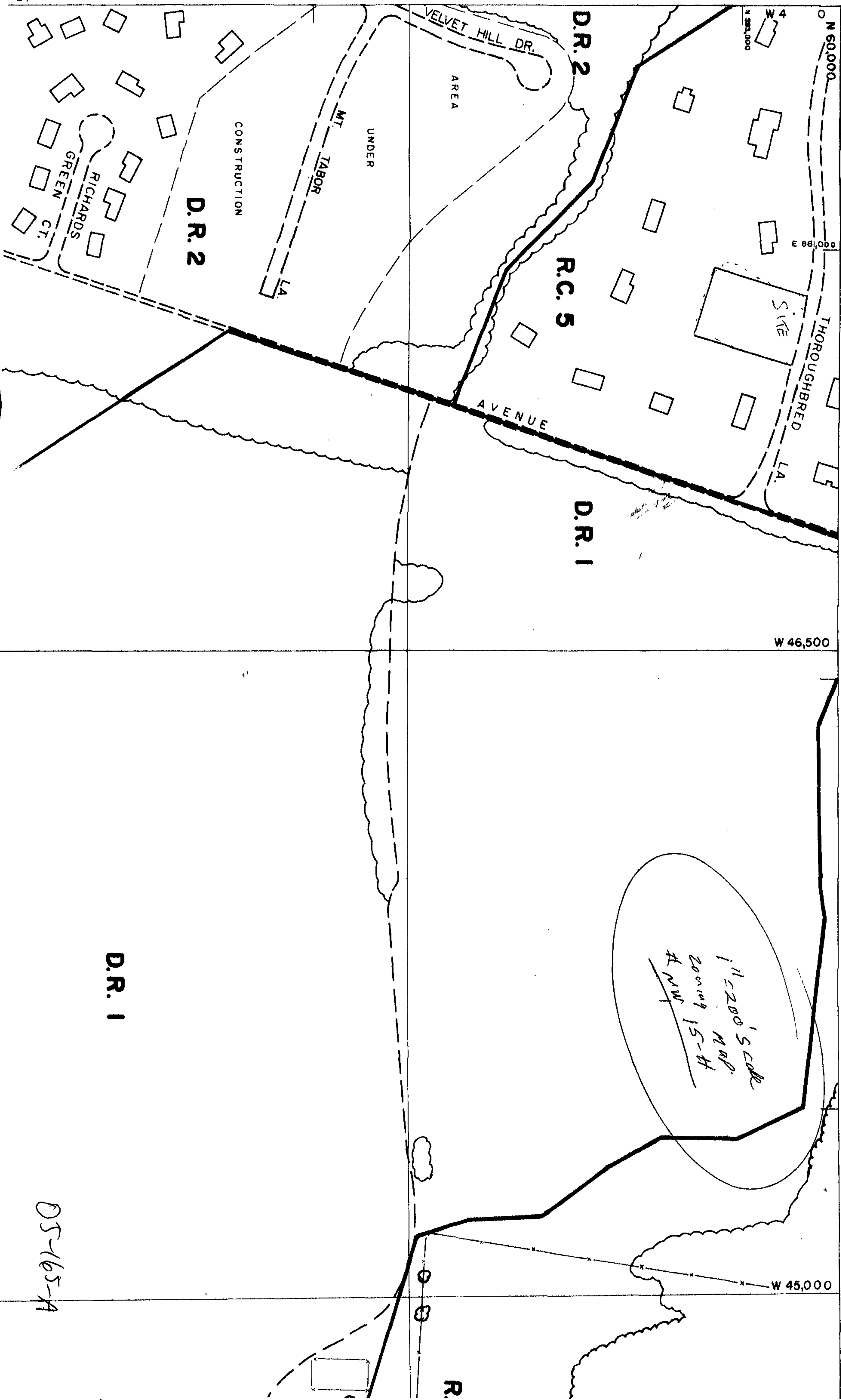
	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☒	☐
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/BUILDING	☐	☒
PRIOR ZONING HEARING	<u>NONE</u>	

ZONING OFFICE USE ONLY

REVIEWED BY JNP ITEM # 165 CASE # 05-165-A

PREPARED BY HOWARD ROTHSCILD

SCALE OF DRAWING: 1" = 60'



05-165-A