IN RE: PETITION FOR ADMIN. VARIANCE
S/S of Ivy Brook Farm Court, 620 ft. W
centerline of Falls Road
8th Election District
2nd Councilmanic District
(3 Ivy Brook Farm Court)

Dr. Mark & Patricia Siegelbaum Petitioners BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

CASE NO. 05-232-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, Dr. Mark and Patricia Siegelbaum. The variance request is for property located at 3 Ivy Brook Farm Court in the Cockeysville area of Baltimore County. The variance request is from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition (3-car garage and storage) with a side yard setback of 30 ft. in lieu of the required 50 ft. and to amend the Final Development Plan of "Ivy Brook Farm", Lot #5 only. 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 November 12, 2004, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict

1910th Marie Marie

compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

- 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;
- 2. Compliance with any recommendations, if any, made by the Department of Environmental Protection & Resource Management (DEPRM).
- 3. When applying for a building permit, the site plan field 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.

OHN V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:raj

### 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

December 2, 2004

Dr. & Mrs. Mark Siegelbaum 3 Ivy Brook Farm Court Cockeysville, Maryland 21030

> Re: Petition for Administrative Variance Case No. 05-232-A Property: 3 Ivy Brook Farm Court

Dear Dr. & Mrs. Siegelbaum:

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,

John V. Murphy

Deputy Zoning Commissioner

Jan V. musky

JVM:raj Enclosure

c: James A. Huff 1412 Railroad Avenue Lutherville, MD 21093





### Petition for Administrative Variance

### to the Zoning Commissioner of Baltimore County

#3 IVY BROCK FARM COURT
for the property located at <u>COCKEYSVILLE</u>, <u>MD. 21030</u>
which is presently zoned <u>FC-5</u>

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

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) / AOH. 3. B. 2. B. B. C.E.

\* ZONING DEPARTMENT
To permit an addition (3 car garage & storage) with a side yard setback of 30' in lieu of the reguired 50. And to amend the FOP of Ivy Brook Farm, Let # 5 only.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser/Lessee: Legal Owner(s): SIEGELBAUM Name - Type or Print Name: Type or Print Signature /Signature SIEGELBAUM Address Telephone No. Name - Type or Print ruca Diealbaun 410-666-7139 City State Zip Code IVY BROOK FARM COURT Attorney For Petitioner: Address Telephone No. COCKEYSVILLE, MD 21030 Name - Type or Print Zlp Code Representative to be Contacted: Signature JAMES A. HUFF Name 1412 BAILROAD AVENUE Compan Address Telephone No. Address Telephone No. WILLE, MD State Zip Code State Zip Code Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning egulations of Baltimore County and that the property be reposted. 11-14-04 11-14-04 Zoning Commissioner of Baltimore County CASE NO. Reviewed By **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		OOK FARM COUL	27
	Address COCKEYSVIL		21030
That based upon personal knowledge, the follo Variance at the above address (indicate hardshi	wing are the facts upoi ip or practical difficulty):	State n which I/we base the req	Zip Code quest for an Administrative
- SEE ATTACK	ED (1) PAGE	i i i	``\ ``
; ; ; ; ;			
That the Affiant(s) acknowledge(s) that if a for advertising fee and may be required to provide a	ormal demand is filed, additional information.	Affiant(s) will be require	d to pay a reposting and
Mare Jeger burn		atricia Sregies	baum
Signature  DE. MURC SIEGELBAUM	Signate	UTEICIA STEGE	
Name - Type or Print	• • • • • • • • • • • • • • • • • • •	- Type or Print	
STATE OF MARYLAND, COUNTY OF BALTIN		2004 hefore me a	Matant Dublic of the Ctate
of Maryland, in and for the County aforesald, pe	rsonally appeared	_, <u>e,</u> before me, a	Notary Public of the State
the Affiant(s) herein, personally known or satisfa	actorily identified to me	as such Affiant(s).	
AS WITNESS my hand and Notarial Seal		2 1	1
·	Notary Public	ear another	
į	My Commissi	on Expires <u>63 / 01 /</u>	OL

# 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.

Address

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

REV 10/25/01

#3 IVY BROOK FARM COURT

	COCKE	EYSVILLE,	MD,	21030
C	lty	······································	State	Zip Code
That based upon personal knowledge, the following Variance at the above address (Indicate hardship of	ng are the for practical o	acts upon which	1/we base the reque	est for an Administrative
- SEE ATTACWE		PAGE -		
ı				
That the Affiant(s) acknowledge(s) that if a form advertising fee and may be required to provide add	al demand litional infor	is filed, Affiant mation.	(s) will be required	to pay a reposting and
Signature Segelban	<u>.</u>	Signature	Ticia Siegi	baum
DE. MILLE SIEGELBAUM Name - Type or Print	<del></del>		ICIA STEGEL	BAUM
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STATE OF MARYLAND, COUNTY OF BALTIMON	-	****		
I HEREBY CERTIFY, this Soundy day of Maryland, in and for the County aforesaid, person	nally appea	red	్ర్, before me, a No	otary Public of the State
the Affiant(s) herein, personally known or satisfacto	orily identifie	d to me as such	Affiant(s).	<del></del>
AS WITNESS my hand and Notarial Seal		<i>•</i>		
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	My C	ommission Exp	ires 03/0/05	



### Petition for Administrative Variance

### to the Zoning Commissioner of Baltimore County

#3 IVY BROCK FISEM COURT for the property located at <u>COCKEYSYILLE</u>, MD. 21030 which is presently zoned <u>FC-5</u>

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

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

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)  $PAOA_a$  3. B. 2. b PCZP

\* ZONING DEPARTMENT

TO FEEMIT AN ADDITION THAT IS A 3 CAR GARAGE & STORAGE)
WATH A SIDEYARD THEACK OF 30' IN LIEU OF THE REQUIRED 50' AND TO
AMMEND THE FOR OF INUBEDOK FARM, LOT \$5 ONLY

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.

is the subject of this Petition. Contract Purchaser/Lessee: Legal Owner(s): R. MARC SIEGELBAUM Name - Type or Print Name - Type or Print Signature Signature SIEGELBAUM Type or Print Sugubaum
410-666-7137 Address Telephone No. Name Type or Print City State Zip Code Attorney For Petitioner: IVY BROOK FARM COURT Address Telephone No. COCKEYSVILLE, MD 21030

State Zip Name - Type or Print Zip Code Representative to be Contacted: Signature JAMES A. HUFF Name 1412 BAILROUD AVENUE Company Address Telephone No. Address Telephone No LUTILERVILLE, MD City State Zip Code Zip Code A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, 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 Reviewed By \_\_\_\_\_\_ Date \_\_\_\_\_ 11/5/04
Estimated Posting Date \_\_\_\_\_ 11-14-04 05-232-4 CASE NO. REV 10/25/01

October 20th, 2004

Office of Zoning Review
Department of Permits and Development Management
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204
410-887-3391

RE:

Petition for Administrative Variance Dr. & Ms. Marc Siegelbaum #3 Ivy Brook Farm Court Cockeysville, Maryland 21030

Request for Variance to Building Setback Requirement

The intent of the Proposed construction of a new attached three-car garage is to allow for the conversion of the existing three-car garage into a family room.

All residence(s) in the Ivy Brook Farm subdivision are individually unique, each respectively requiring a variance to the building setback requirements for any side yard extension to their homes due to lot configurations and topographical contours.

The steep contours of the western side yard and rear of the yard of Lot 5, along with the close proximity of the building setback line on the northern most corner of the property, do not allow for enough area for the proposed new structure to be built, within the building envelope, allowing for adequate footage within an attached three car garage, thus resulting in the inability to maintain the homes current use, as a single-family residence, with a three-car garage.

The proposed new attached three-car garage requires an extension outside of the building envelope by only 20% of the total square footage of the new structure.

The property was purchased with the home location predetermined by the steep topography that exists. While pushing the Proposed structure further to the south or rear of the property would maintain the existing building setback requirements, the construction of the new structure would not be economical nor would it be Architecturally pleasing.

Strict compliance within the building setback requirements of the community would unreasonably prevent the proposed new use of the property in maintaining its original application with the proposed conversion desired.

Granting of this petition would not result in any substantial injustice neither to the Siegelbaum family nor to any of the adjoining families but would in fact, add to the appearance and overall use of the existing dwelling and property along with that of the community as well.

Granting of the request will not readjust the strict harmony with the spirit and intent of the overall use of the property nor vary from the existing height requirements allowed, nor would it affect the health, safety or general welfare of the public

This request is not for an increase in the residential density neither of the property nor for the use of the property as a rental facility for additional families, nor for manufacturing, servicing, or other light commercial activities.

Thank you in advance for your consideration and approval,

M M Mus. marc Sugubaum

Dr. & Ms. Marc Siegelbaum

## Zoning Description to Accompany Petition for Zoning <u>Variance</u>

Zoning Description for #3 Ivybrook Farm Court, Cockeysville, Maryland 21030

Beginning at a point on the south side of Ivybrook Farm Court which is forty (40) feet wide at the distance of six hundred twenty (620) feet west of the centerline of the nearest improved intersecting street, Falls Road, which is an eighty (80) foot wide right of way.

Being Lot # 5, as recorded in Deed Liber 63, Folio 91, in the Subdivision of Ivybrook Farms, containing 3.26 Acres or 140,005 square feet, also known as #3

Ivybrook Farm Court, Cockeysville, Maryland 21030 and located in the 8<sup>th</sup> Election District, and ZNA Councilmanic District.

Typical meets and bounds: S25-18-27W, 576.76ft, N74-52-46W, 463.39ft, N6-35-21W, 300.36ft, N53-30E, 182.74ft, N77-41-1E, 92.85ft to the place of beginning.

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### CERTIFICATE OF POSTING

Date:.	11/12/04
RE: Case Number: 05-232-A  Petitioner/Developer: SIECSELBAUM  Date of Hearing/Closing:2 11 29 04	
This is to certify under the penalties of perjury that the ron the property located at 13 IVY E	necessary sing(s) required by law were posted conspicuously.  SROOK FARM CT
The sign(s) were posted on 11/12/04	(Month, Day, Year)
	Chile Maddeller of Stan Poster)

Charles E. Merritt

9831 Magledt Road Baltimore, MD 21234

410-665-5562

### ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

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# DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

### **ZONING REVIEW**

## ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing

Zoning Review will ensure that the legal requirements for advertising are satisfied However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

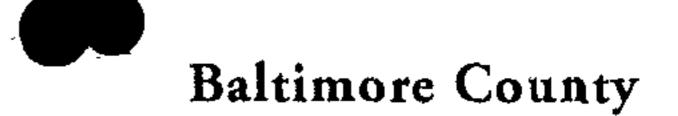
OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

Item Number or C	ase Numb	er # 232	05	-232-	4	
Petitioner JAMES.	SKFF FOR	De. # M5	, MARC SI	SCELBAUM	(MARCE S	SIEGELBOUM,
Address or Location	n #3	/VYBROOF	FARM COU	RT, BOCKEY.	SUILLE, M.	D, 21030
PLEASE FORWA						
Name. JAM	ES A. N	UFF, GEN.	CONTRACTIO	16	<u> </u>	
Address 1412	RAILLOA	O AVENUE			······································	
LUTIC	EVILLE,	MO. 210	73			
	•	•				
Telephone Numbe	r 41/	254-01-7	7	•	<del>, ,                                  </del>	<del>'</del>

# Department of Permits Development Management

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





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

November 29, 2004

Dr. Marc Siegelbaum Patricia Siegelbaum 3 Ivy Brook Farm Court Cockeysville, Maryland 21093

Dear Dr. and Mrs. Siegelbaum:

RE: Case Number: 05-232-A, 3 Ivy Brook Farm Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 5, 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.

Call Roll

Call Roll

Call

C

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel James A. Huff 1412 Railroad Avenue Lutherville 21093



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

November 22, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of November 22, 2004

Item No.:

227-241, 243, 245-249

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



#### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

DATE: December 7, 2004

TO:

Timothy M. Kotroco, Director

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For November 29, 2004

Item Nos. 227, 228, 229, 230, 231 (232, 233, 234, 237, 238, 239, 240, 241, 242,

243, 244, 246, and 248

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

PDM

FROM:

John D. Oltman, Jr Too

**DEPRM** 

DATE:

December 10, 2004

SUBJECT:

Zoning Items # See List Below

Zoning Advisory Committee Meeting of November 22, 2004.

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

05-227

05-229

05-230

43-434

05-233

05-234

05-235

05-238 05-239

05-240

05-241

05-242

05-243

05-244

05-245

05-246

05-247

05-248

Reviewers: Sue Farinetti, Dave Lykens

### BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management **DATE:** November 19, 2004

SOMING COMMISSIONER

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

4001 2 2 VON

BECEINED

**SUBJECT:** 

Zoning Advisory Petition(s): Case(s) 5-232, 5-233, and 5-248

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.

MAC/LL







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

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

JRF

#### Maryland Department of Transportation

Date: //. 22.04

Item No

Baltimore County

RE:

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

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,

1. f. Hudh

Steven D. Foster, Chief Engineering Access Permits Division

#### LETTER OF REPRESENTATION

Date: October 30th, 2004

l, Dr. Marc Siegelbaum and Patricia Siegelbaum, the undersigned, Owner(s) of # 3 Ivy Brook Farm Court, Cockeysville, Maryland, 21030do hereby confer full Authority of Representation on James A. Huff, Maryland Driver's License Number H-100-367-040-017, as true and lawful Representative(s) for me/us and in my/or name, place and stead, and on my/our behalf, and for my/our use and benefit, regarding the my/our property known as Lot #5, Ivy Brook Subdivision, #3 Ivy Brook Farm Court, Cockeysville, Maryland 21030.

FIRST: To ask, and receive all manner of documentation, information and demands whatsoever of the Baltimore County Planning & Zoning Office, Baltimore, Maryland.

SECOND: To make, execute, endorse, accept and deliver all applications for permits, including plans, acknowledgments, agreements and all other instruments in writing, of whatever nature, as necessary to obtain all building permits for the construction of a new single family residence or portions thereof, including water connections, sewage systems and/or utilities connections, public power services and local roadway access agreements;

Authority of Representation shall not be restricted to or limited by the aforementioned specifications regarding this situation of representation. The authority of said representation granted in this instrument shall commence and be in full force and effect on October 30th, 2004 and such authority shall remain in full force and effect thereafter until October 30th, 2005 or until such time as I give notice in writing that such power is terminated.

acc 1966/900- 410-666-7139 (Home)

Dr. Marc Siegelbaum Owner 410-296-1066 (Work)

JWWW 10-666-7139 (Home)

Patricia Siegelbaum Owner

AS WITNES, my hand and Notary Seal.

" 410 ans > (1).

Notary Public

My commission expires on 03/01/06 # 23<sup>2</sup>

1412 Railroad Avenue Lutherville, Md.21093 410-254-0677 (O) 410-254-0678 (F)

October 30<sup>th</sup>, 2004

Office of Zoning Review

Department of Permits and Development Management
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

ATTN: Mr. Jun Fernando

**RE:** Item # 232

410-887-3391

Petition for Administrative Variance

Dr. & Ms. Marc Siegelbaum #3 Ivy Brook Farm Court Cockeysville, Maryland 21030

#### Dear Mr. Fernando,

Attached, please find the last homeowner's signature of 'No Objection' for the Siegelbaum addition discussed, Item # 232. (Sharon & jay Smith were overseas and just recently returned)

This last signature gives 100 % approval within the community of Ivy Brook Farms for the addition.

Please attach this letter to the folder documents for submittal with all material registered on November 5<sup>th</sup>, 2004.

If you have any questions or comments, please call me at your earliest convenience.

Thank you once again for your attention to this matter,

James A. Huff

JAH; ag Attachments (1)

October 30<sup>th</sup>, 2004

### Office of Zoning Review Department of Permits and Development Management

111 West Chesapeake Avenue, Room 111 Towson, Maryland 21204 410-887-3391

|TEM # 232 (11/05/04)

RE:

Petition for Administrative Variance Dr. & Ms. Marc Siegelbaum

#3 Ivy Brook Farm Court Cockeysville, Maryland 21030

#### Request for Variance to Building Setback Requirement

We, the undersigned, Owner(s) of the adjoining lots to Lot Number 5, #3 Ivy Brook Farm Court, Cockeysville, Maryland 31030, within the community of Ivy Brook Farm, and having reviewed the documents for the Proposed construction of the new addition to the property mentioned above, hold no exception to and are in agreement with the request submitted by Dr. Marc Siegelbaum, Patricia Siegelbaum and family, for the extension of the Proposed new three garage outside of the building envelope as noted on the recorded plat for the community.

#1 Ivy Brook Farm Court

date

Tom Carroll (Owner)

Chip Hurley (Owner)

Jay Smith (Owner)

Dana Carroll (Owner)

Debbie Hurley (Owner)

#2 Ivy Brook Farm Court

#4 Ivy Brook Farm Court

date

704.12,04

#5 Ivy Brook Farm Court

Darby Boyle (Owner)

Suzanne Boyle (Owner)

Sharon Smith (Owner)

#6 Ivy Brook Farm Court

date

date

Duke Kassolis (Owner)

Jane Kassolis (Owner)

October 30th, 2004

Office of Zoning Review

Department of Permits and Development Management

111 West Chesangake Avenue, Room 111

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#1 Ivy Brook Farm Court  11-3-02+	Deals	2 mario
date	Tom Carroll (Owner)	Dana Carroll (Owner)
#2 Ivy Brook Farm Court		
date	Chip Hurley (Owner)	Debbie Hurley (Owner)
#4 Ivy Brook Farm Court		
date	Jay Smith (Owner)	Sharon Smith (Owner)
#5 Ivy Brook Farm Court		
date	Darby Boyle (Owner)	Suzanne Boyle (Owner)
#6 Ivy Brook Farm Court		
date	Duke Kassolis (Owner)	Jane Kassolis (Owner)

#232

October 30th, 2004

Office of Zoning Review
Department of Permits and Development Management

111 West Chesapeake Avenue, Room 111 Towson, Maryland 21204 410-887-3391

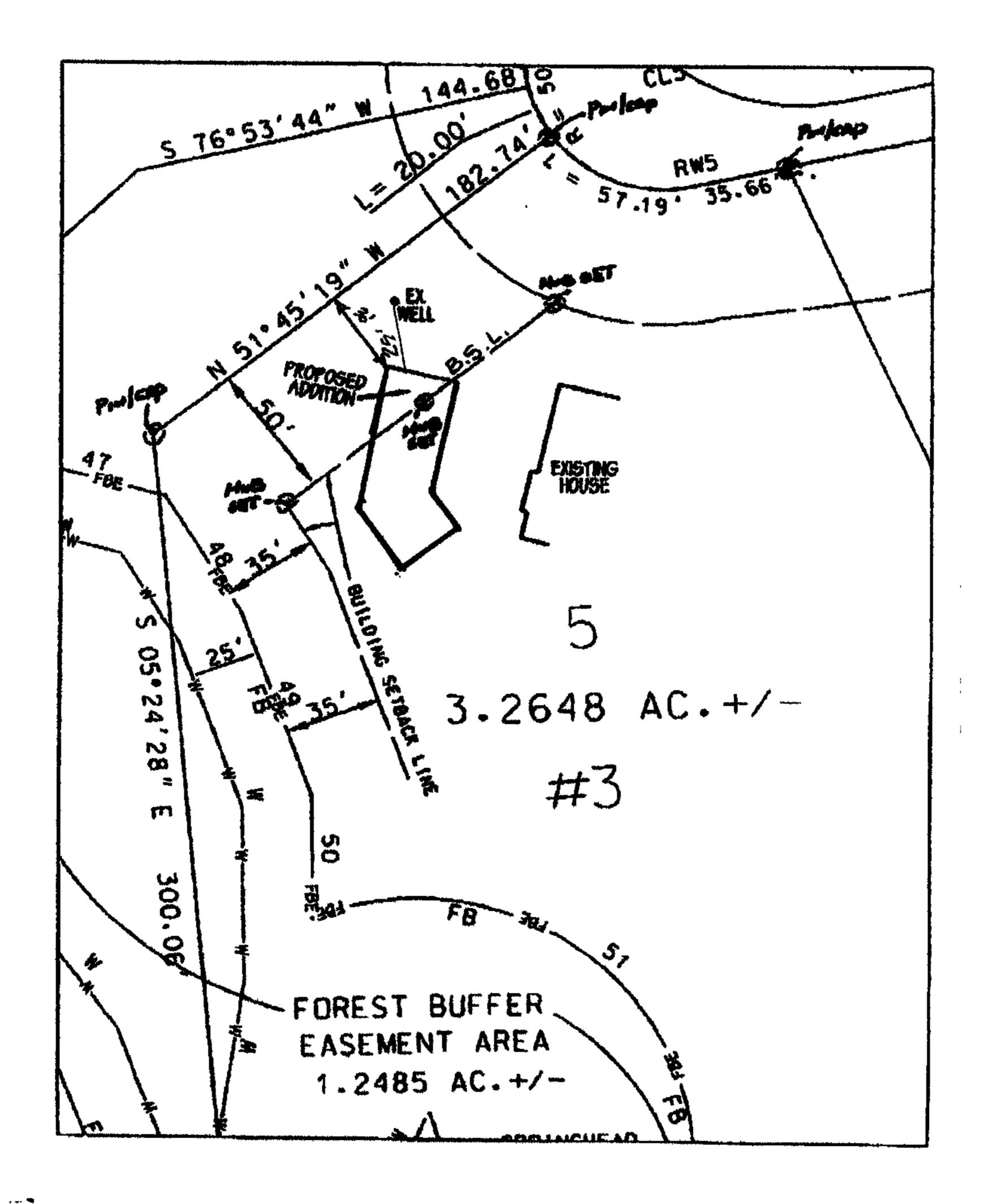
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#1 Ivy Brook Farm Court		
date	Tom Carroll (Owner)	Dana Carroll (Owner)
#2 Ivy Brook Farm Court  ///2/04  date	Melvin R. Hereley Jr., Chip Hurley (Owner)	Debbie Hurley (Owner)
#4 Ivy Brook Farm Court		
date	Jay Smith (Owner)	Sharon Smith (Owner)
#5 Ivy Brook Farm Court  // 4/04  date	Dayby Boyle (Owner)	Suzanne Boyle (Owner)
#6 Ivy Brook Farm Court  /0/3//04 /date/	Duke Kassolis (Owner)	Jane Kassolis (Owner)



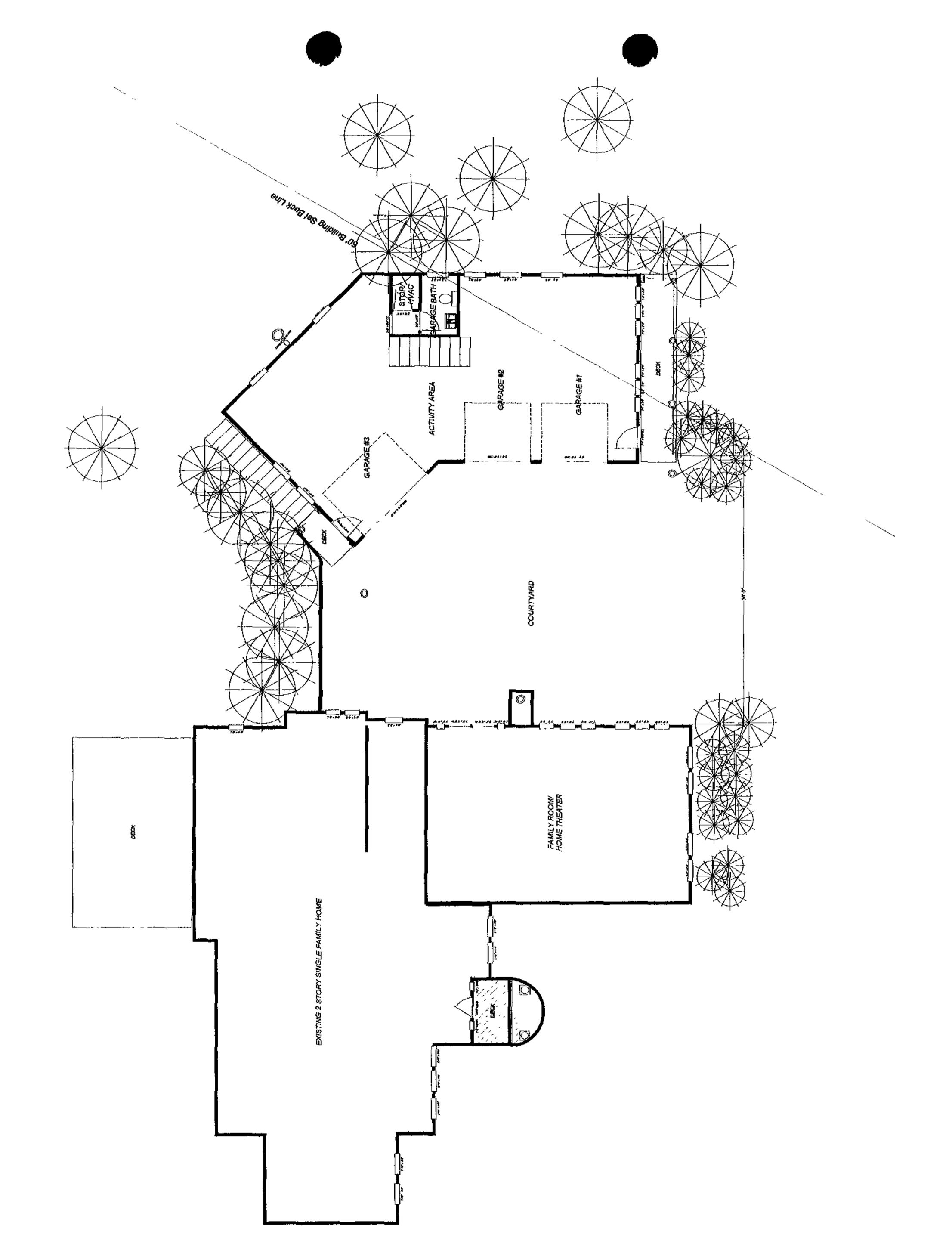
GWS

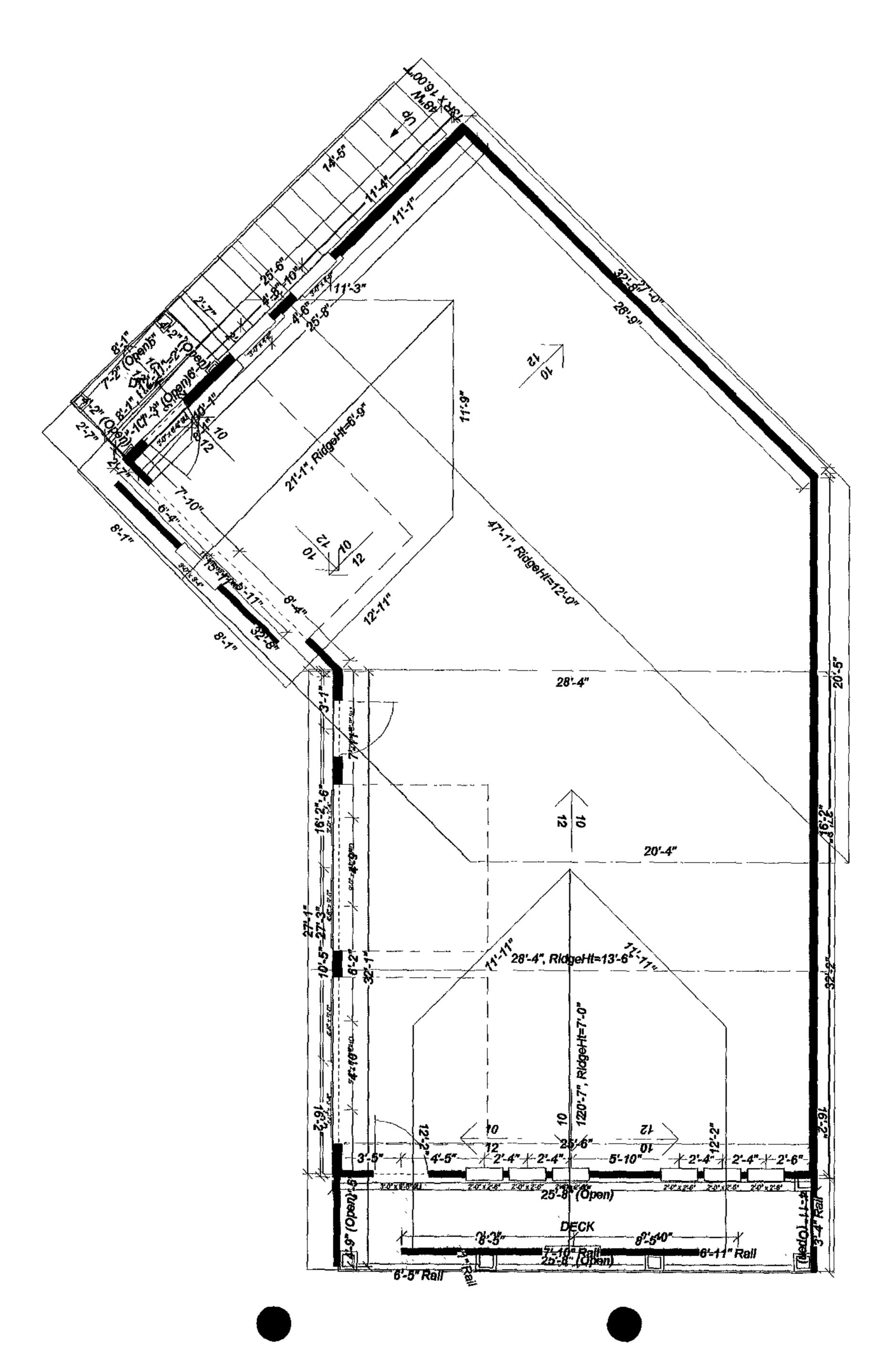
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.

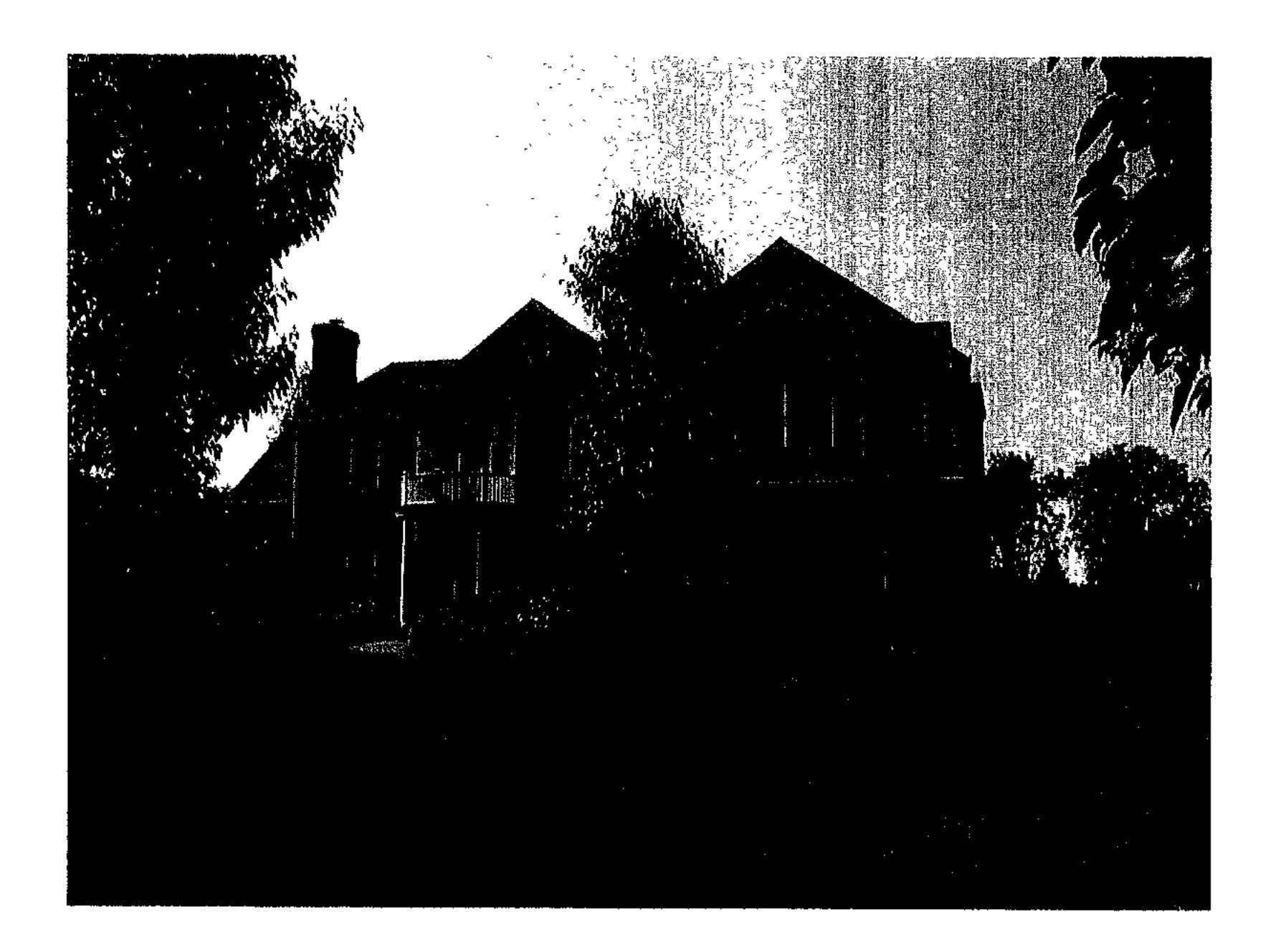
#### FACSIMILE TRANSMISSION SHEET

CONSULTING ENGINEERS
LAND PLANNERS
LAND SURVEYORS

1020 CROMWELL BRIDGE ROAD 10WSON, MARYLAND 21286-3396 410-825-8120 FAX: 410-583-0288







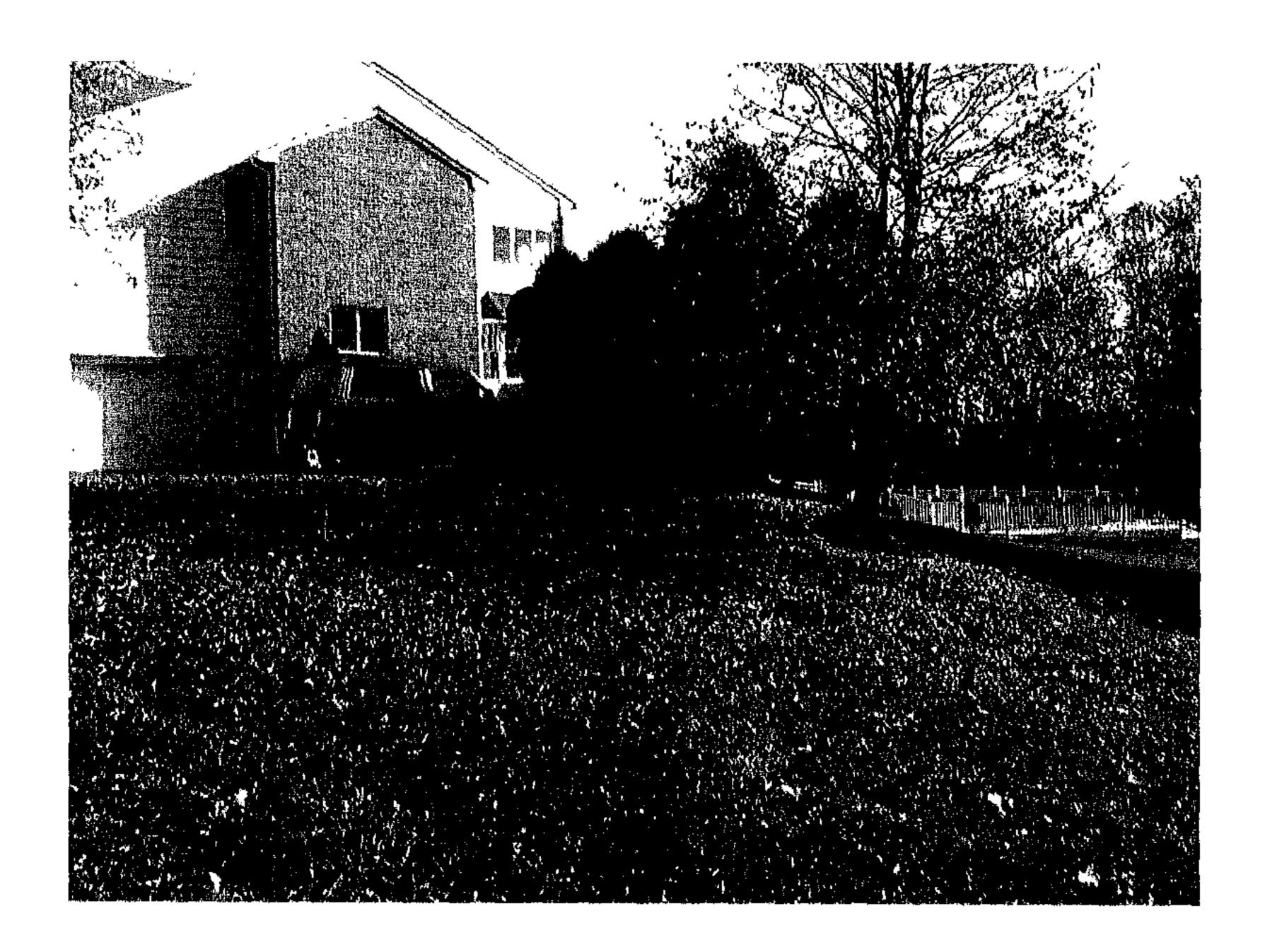














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