IN RE: PETITION FOR ADMIN. VARIANCE E/S Seven Mile Lane, 407 ft. N centerline of Smith Avenue 3rd Election District 2nd Councilmanic District **(7619 Seven Mile Lane)** Judy & Eli Ben-Zev Petitioners	* * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 05-248-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, Judy and Eli Ben-Zev. The variance request is for property located at 7619 Seven Mile Lane in Baltimore County. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single-family dwelling with addition and open projection (deck and swimming pool) to have a front yard of 23 ft., rear yard of 24 ft.–8 ½ in. and open projection rear yard of 5 ft. in lieu of the required 25 ft., 30 ft. and 22.5 ft. respectively, and to approve a single lot amendment for Lot 3 of the Final Development Plan for "Tabor Property".

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on December 3, 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

ORDER RECEIVED FOR FILING
Date 12/20/04
By

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.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 20 day of December, 2004, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single-family dwelling with addition and open projection (deck and swimming pool) to have a front yard of 23 ft., rear yard of 24 ft.–8 ½ in. and open projection rear yard of 5 ft. in lieu of the required 25 ft., 30 ft. and 22.5 ft. respectively, and to approve a single lot amendment for Lot 3 of the Final Development Plan for "Tabor Property", be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition;

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

John V. Murphy
JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING
Date 12/20/04
By

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 20, 2004

Mr. & Mrs. Judy & Eli Ben-Zev
7619 Seven Mile Lane
Baltimore, Maryland 21208

Re: Petition for Administrative Variance
Case No. 05-248-A
Property: 7619 Seven Mile Lane

Dear Mr. & Mrs. Ben-Zev:

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

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Moshe Miller/Archserv
3409 Menlo Drive
Baltimore, MD 21215

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7619 SEVEN MILE LANE
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1 (BCZR)

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH ADDITION AND OPEN PROJECTION (DECK/POOL) TO HAVE A FRONT YARD OF 23', REAR YARD OF 24'-8 1/2" AND OPEN PROJECTION REAR YARD OF 5' IN LIEU OF THE REQUIRED 25', 30' AND 22.5' RESPECTIVELY, AND TO APPROVE A SINGLE LOT AMENDMENT FOR LOT 3 OF THE FINAL DEVELOPMENT PLAN FOR TABOR PROPERTY.

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):

ELI BEN-ZEV
Name - Type or Print

Signature

JUDY BEN-ZEV
Name - Type or Print

Signature

7619 SEVEN MILE LANE — 410 536 4625
Address — Telephone No.

BALTIMORE — MD — 21208
City — State — Zip Code

Representative to be Contacted:

MOSHE MILLER / ARCHSERV
Name

3409 MENLO DR — 410 949 7249
Address — Telephone No.

BALTIMORE — MD — 21215
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

ORDER RECEIVED FOR FILING
Date 12/28/04
By

CASE NO. 05-248-A

Reviewed By LTM **Date** 11/12/04

Estimated Posting Date 11/21/04

REV 10/25/01

Affidavit in Support of Administrative Variance

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

That the Affiant(s) does/do presently reside at 7619 SEVEN MILE LANE
Address

BALTIMORE MD 21208
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 PLANNED RESIDENTIAL ADDITION EXTENDS INTO THE 25' SETBACK, TO INCREASE THE DESIRED LIVING SPACE TO A USABLE SIZE, FOR THE GROWING FAMILY. TO INCREASE THE SAFETY & SECURITY, & SPATIALLY FITS ON ON THE FRONT OF THE EXISTING HOUSE.

THE HARDSHIP IS IN ORDER TO SATISFY THE SETBACK REQUIREMENTS, THE EXISTING HOUSE WOULD NEED TO BE MOVED.

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

ELI BEN ZEV
Name - Type or Print

Signature

JUDY BEN ZEV
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of November, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Eli Ben-Zev & Judy Ben Zev 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

SHANNON M. HOFER
NOTARY PUBLIC
ANNE ARUNDEL COUNTY
MARYLAND
My Commission Expires Nov. 15, 2006

REV 10/25/01

Affidavit in Support of Administrative Variance

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

That the Affiant(s) does/do presently reside at 7619 SEVEN MILE LANE
Address

BALTIMORE MD 21208
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 PLANNED RESIDENTIAL ADDITION EXTENDS INTO THE 25' SETBACK, TO INCREASE THE DESIRED LIVING SPACE TO A USABLE SIZE, FOR THE GROWING FAMILY.

TO INCREASE THE SAFETY & SECURITY, & SPATIALLY FITS ON THE FRONT OF THE EXISTING HOUSE.

THE HARDSHIP IS, IN ORDER TO SATISFY THE SETBACK REQUIREMENTS, THE EXISTING HOUSE WOULD NEED TO BE MOVED.

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

ELI BEN ZEV
Name - Type or Print

Signature

JUDY BEN ZEV
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of November, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Eli Ben-Zev & Judy Ben Zev 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

SHANNON M. HOFER
NOTARY PUBLIC
ANNE ARUNDEL COUNTY
MARYLAND
My Commission Expires Nov. 15, 2006

REV 10/25/01

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7619 SEVEN MILE LANE
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1 (BCZR)
TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH ADDITION AND OPEN PROJECTION (DECK/POOL) TO HAVE A FRONT YARD OF 23', REARYARD OF 24' 8 1/2" AND OPEN PROJECTION REARYARD OF 5' IN LIEU OF THE REQUIRED 25', 30' AND 22.5' RESPECTIVELY AND TO APPROVE A SINGLE LOT AMENDMENT FOR LOT 3 OF THE FINAL DEVELOPMENT PLAN FOR TABOR PROPERTY

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):

ELI BEN-ZEV
Name - Type or Print

Signature

JUDY BEN-ZEV
Name - Type or Print

Signature

7619 SEVEN MILE LANE — 410 536 4625
Address — Telephone No.

BALTIMORE MD
City — State — Zip Code

Representative to be Contacted:

MOSHE MILLER / ARCHSERV
Name

3409 MENLO DR — 410 949 7249
Address — Telephone No.

BALTIMORE MD 21215
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. 05-248-A

Reviewed By LTM **Date** 11/12/04

Estimated Posting Date 11/21/04

REV 10/25/01

ZONING DESCRIPTION

Zoning Description for **7619 Seven Mile Lane**

Beginning at a point on the east side of Seven Mile Lane which is 60' wide at the distance of 407' north of the centerline of the nearest improved intersecting street Smith Ave, which is 60' wide.

Being Lot #3, in the subdivision of Tabor Property, as recorded in Baltimore County Plat Book 43, Folio 10, containing 12,430 sf / .28 acres. Also known as 7619 Seven Mile Lane, and located in the third Election District, and second Councilmanic District.

#248

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 05-248-A

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH ADDITION AND OPEN PROJECTION (DECK/POOL) TO HAVE A FRONT YARD OF 23', REAR YARD OF 26'0 1/4" AND OPEN PROJECTION REAR YARD OF 5' IN LIEU OF THE REQUIRED 25', 30' AND 22.5' RESPECTIVELY AND TO APPROVE A SINGLE LOT AMENDMENT FOR LOT 3 OF THE FINAL DEVELOPMENT PLAN FOR TABOR PROPERTY

PUBLIC HEARING ?

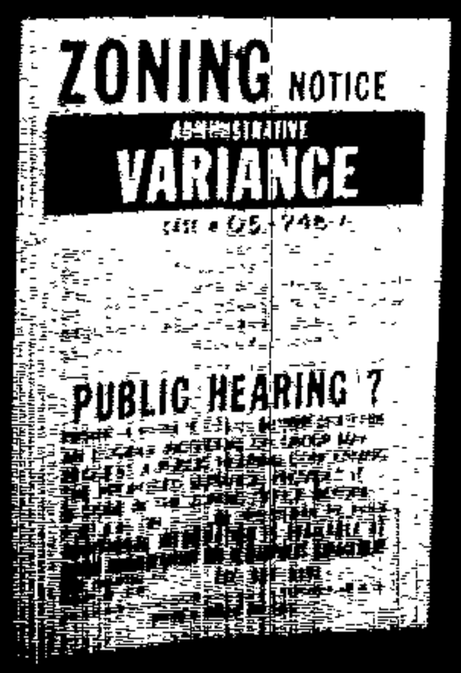
PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN THE ZONING OFFICE BEFORE 4:30 p.m. ON [illegible] DECEMBER 20, 2004

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 887-3391

MEETING IS HANDICAP ACCESSIBLE



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 42895

DATE 11/12/04 ACCOUNT R001 6150

AMOUNT $ 115.00

RECEIVED FROM: [illegible]

FOR: [illegible]

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTION	TIME	BY
11/15/2004	11/12/2004	15:15:17	4

[illegible] MANION MACH KZK
RECEIPT # 207075 11/12/2004 OFLK
Rcpt 5 508 ZONING VERIFICATION
R RE. 042895
Rcpt Tot $115.00
$115.00 CR $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 05-248-A

Petitioner/Developer: ELI BEN-ZEL

Date of Hearing/ Closing: DEC. 20, 2004

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

Attention: Becky Hart

Ladies and Gentlemen: This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at # 7619 SEVEN MILE LANE

The sign(s) were posted on DEC. 3, 2004
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

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 05-248-A

Petitioner: ELI & JUDY BELZEV

Address or Location: 7619 SEVEN MILE LANE

PLEASE FORWARD ADVERTISING BILL TO

Name. ELI & JUDY BELZEV

Address 7619 SEVEN MILE LANE
BALTIMORE MD 21208

Telephone Number: 410 536 4625

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05-248 -A Address 7619 SEVEN MILE LANE

Contact Person: LLOYD T. MOXLEY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11/12/04 **Posting Date:** ~~11/21/04~~ 12/5/04 **Closing Date:** ~~12/6/04~~ 12/20/04

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 05-248 -A Address 7619 SEVEN MILE LANE

Petitioner's Name ELI BEN-ZEV ET AL Telephone 410 536 4625

Posting Date: 11/21/04 **Closing Date:** 12/6/04

Wording for Sign: *To Permit* AN EXISTING SINGLE FAMILY DWELLING WITH ADDITION AND OPEN PROJECTION (DECK/POOL) TO HAVE A FRONT YARD OF 23', REARYARD OF 24'8½" AND OPEN PROJECTION REARYARD OF 5' IN LIEU OF THE REQUIRED 25', 30' AND 22.5' RESPECTIVELY AND TO APPROVE A SINGLE LOT AMENDMENT FOR LOT 3 OF THE FINAL DEVELOPMENT PLAN FOR TABOR PROPERTY.

WCR - Revised 6/25/04

RECEIVED POSTING HEREON

**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

December 6, 2004

Eli Ben-Zev
Judy Ben-Zev
7619 Seven Mile Lane
Baltimore, Maryland 21208

Dear Mr. and Mrs. Ben-Zev:

RE: Case Number:05-248-A , 7619 Seven Mile Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 12, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Moshe Miller/Archserv 3409 Menlo Drive Baltimore 21215

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, 245-249 248

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

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

SHA State Highway Administration Driven to Excel

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

Maryland Department of Transportation

Date: 11·22·04

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

RE: Baltimore County
Item No. 248 LTM

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,

S. F. Foster

Steven D. Foster, Chief
Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED
DEC 1 0 2004
ZONING COMMISSIONER

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr JDO
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
05-232
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

ZONING COMMISSIONER

NOV 22 2004

RECEIVED

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

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.

Prepared By: Mark A. Cunningham

Division Chief: Lyn Lanham

MAC/LL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: December 7, 2004

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

SCALE	LOCATION	SHEET
1" = 200' ±	DUMBARTON	N. W. 8-E
DATE OF PHOTOGRAPHY JANUARY 1986		

G

28

2

3

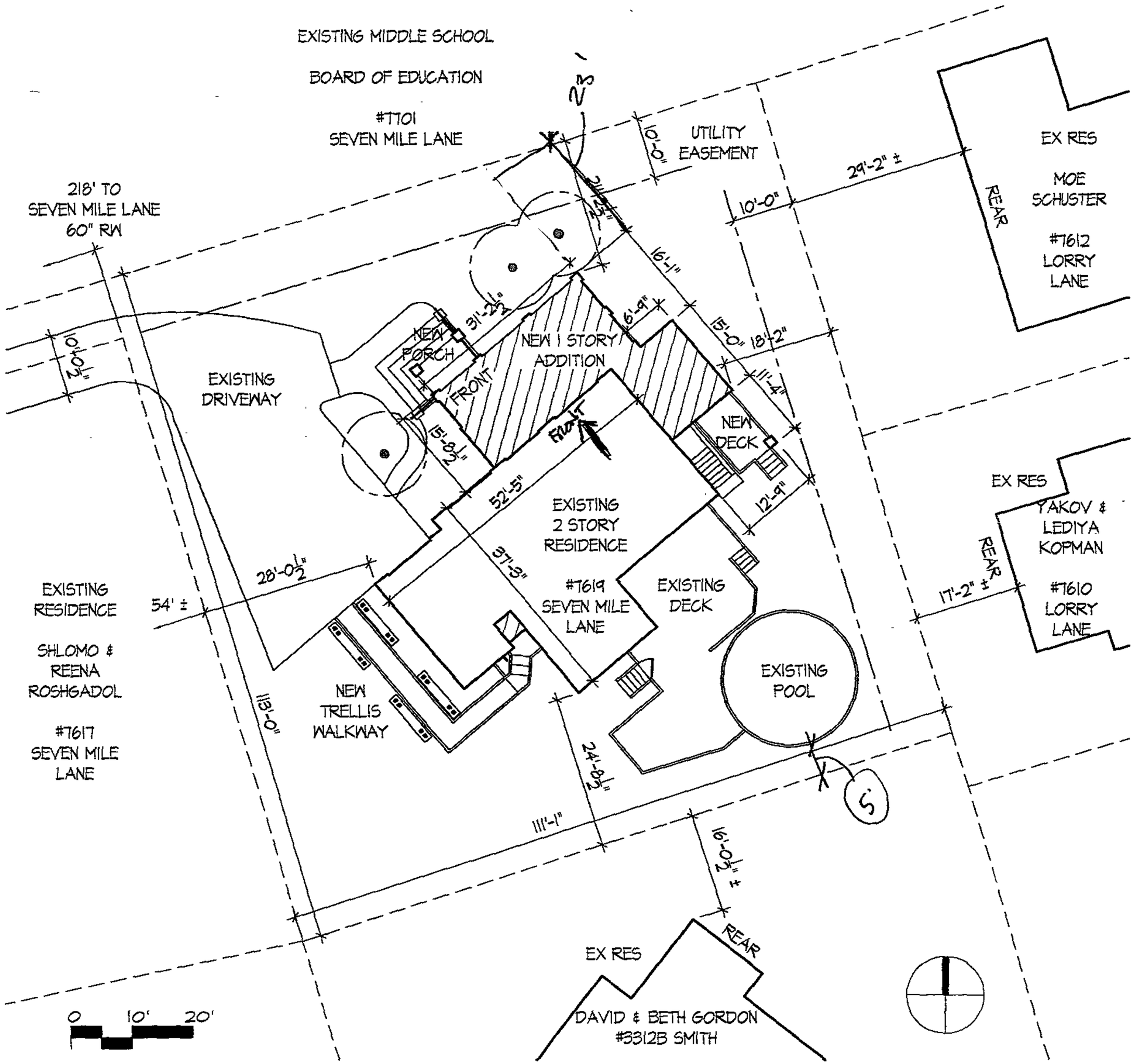
4

4

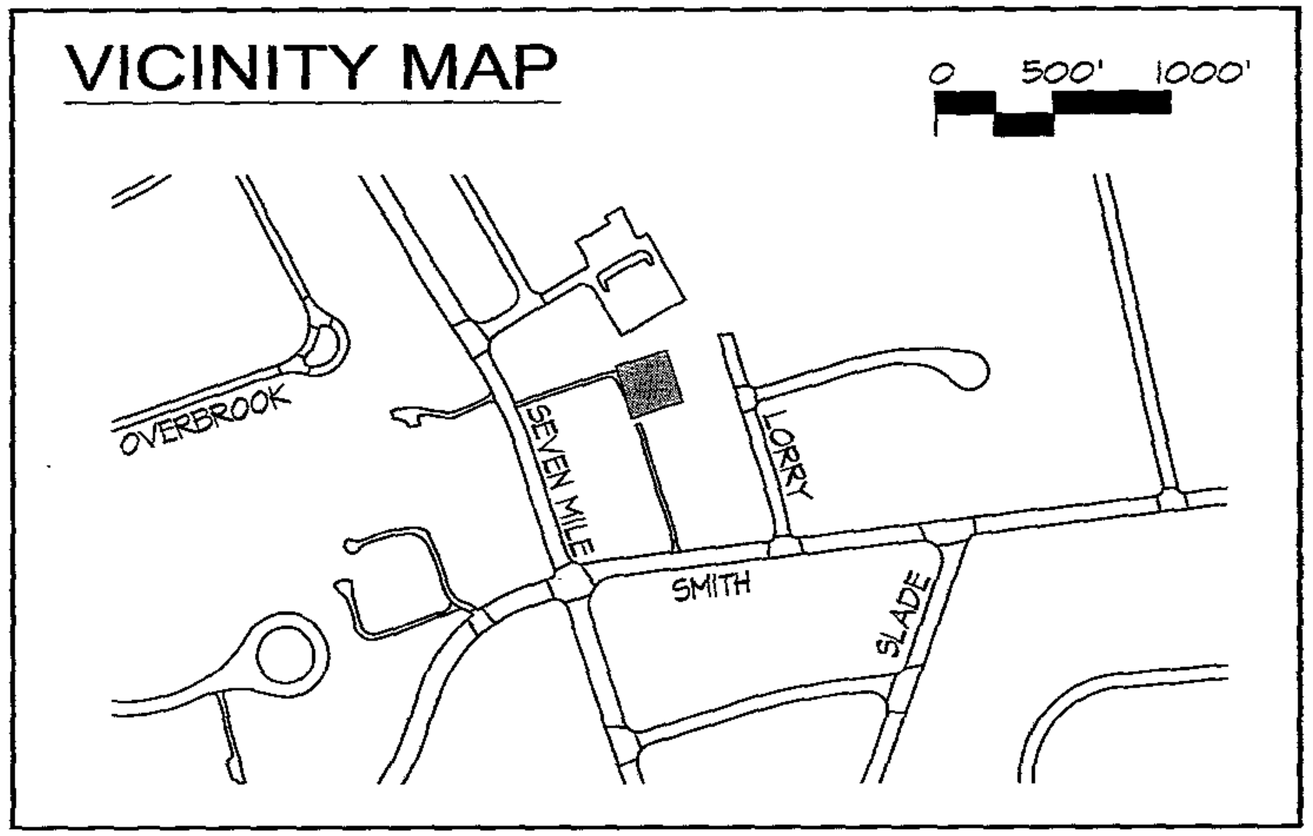
H

PLAT TO ACCOMPANY PETITION FOR
ZONING VARIANCE SPECIAL HEARING

Property address:	Subdivision name:	Plat book:	Folio:	Lot:	Section:	Owner:
7619 Seven Mile Lane	Tabor Property	43	10	3		Eliakum & Judy Ben-Zev



VICINITY MAP



LOCATION INFO

Election District:	3
Councilmanic District	2
1"=200' scale map #:	NW 8E
Zoning:	DR 5.5
Lot acreage:	.28
Lot square feet:	12,430
Sewer:	Public
Water:	Public
Chesapeake Bay critical area:	No
100 year flood plain:	No
Historic Property / Building:	No
Prior zoning hearing:	No Pet Ex #1

ZONING OFFICE USE

REVIEWED BY	ITEM #	CASE #
LTM		248

ARCH SERV LLC

ARCHSERV, LLC
3409 Menlo Dr
Baltimore, MD 21215
410 . 466 . 1034 ofc
410 . 949 . 7249 cell
www.archserv.org
moshe@archserv.org

BEN ZEV RESIDENCE

7619 Seven Mile Lane Baltimore, MD

DATE: 11.10.04
DRAWING: 04093
SCALE: 1" = 20'

PLAT MAP

PL

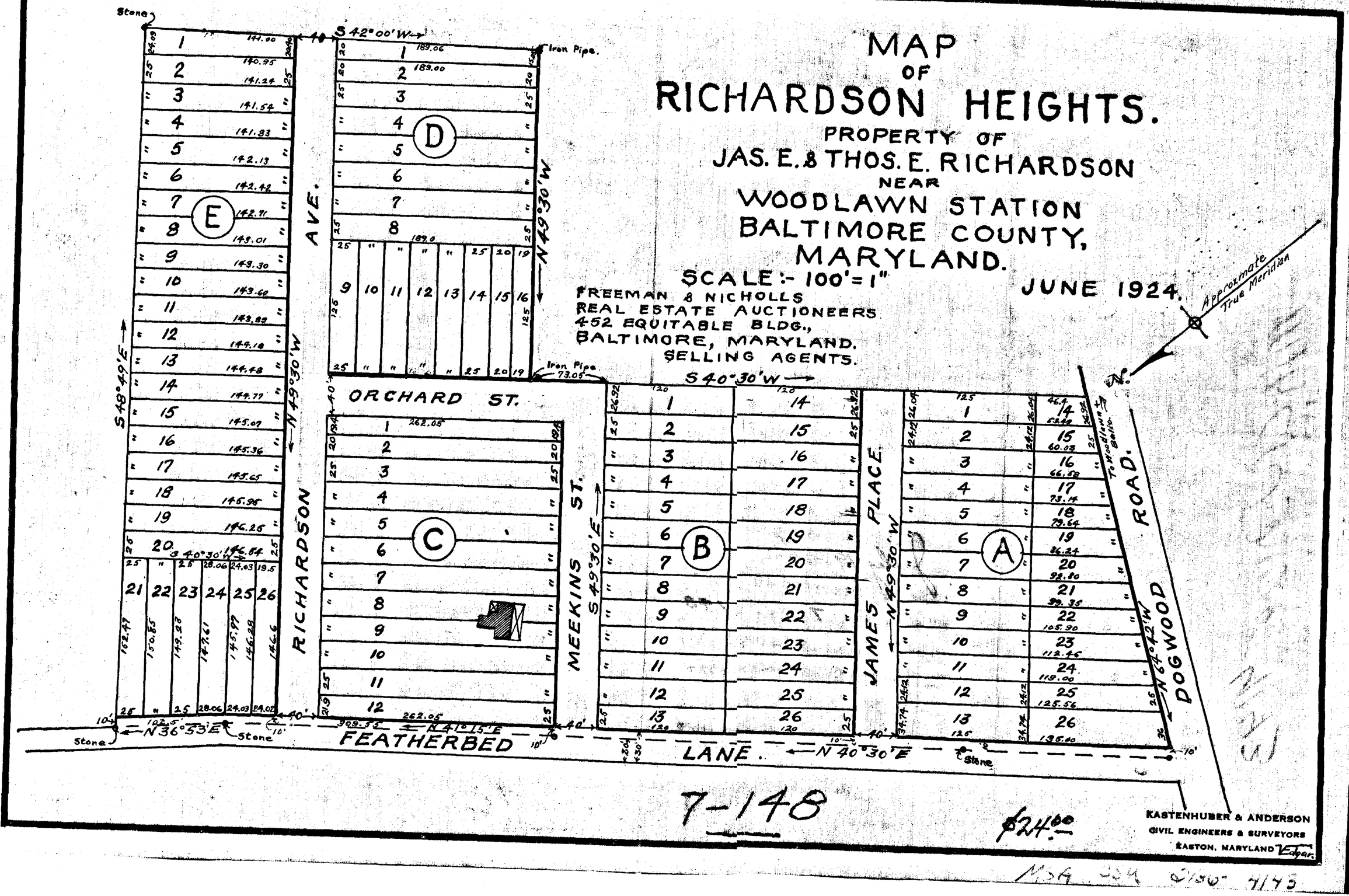
MAP OF RICHARDSON HEIGHTS.

PROPERTY OF
JAS. E. & THOS. E. RICHARDSON
NEAR
WOODLAWN STATION
BALTIMORE COUNTY,
MARYLAND.

SCALE:- 100' = 1"

JUNE 1924.

FREEMAN & NICHOLLS
REAL ESTATE AUCTIONEERS
452 EQUITABLE BLDG.,
BALTIMORE, MARYLAND.
SELLING AGENTS.



7-148

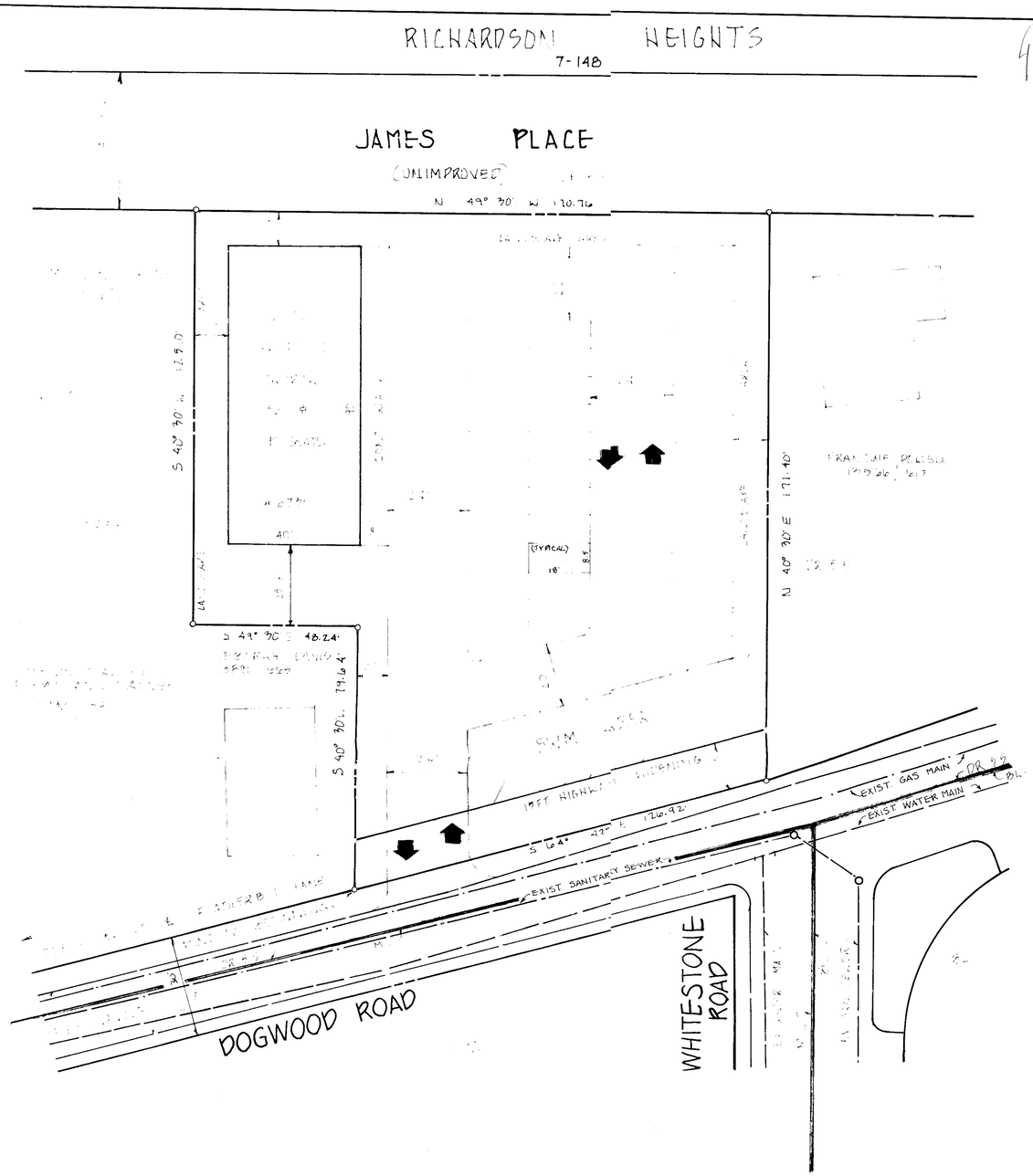
$24.00

KASTENHUBER & ANDERSON
CIVIL ENGINEERS & SURVEYORS
EASTON, MARYLAND
Edgar.

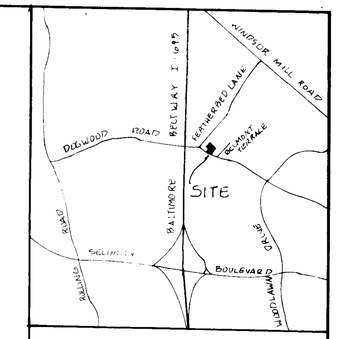
MSA 334 6/50 7/73

Pat #1

GENERAL NOTES



PETITIONERS #2



VICINITY MAP
SCALE 1" = 2000'

SITE DATA

AREA OF TRACT	0.67 ACS.
EX. ZONING	DR 5.5
EX. USE	VACANT
COUNCILMANIC DIST.	2ND
TAX MAP/GRID/PARCEL	88/19/184
TAX ACCT. NO.	0203475930-36 0212590110-111
DEED REFERENCE	16181-508
UTILITIES -	WATER PUBLIC SEWER PUBLIC
PROPOSED USE	CHURCH
ZONING MAP	N.W. 3-F
PLAT REFERENCE	7-148

SURVEYORS CERTIFICATE

REVISIONS

NO.	DATE	DESCRIPTION
1	9.25.02	REVISED PER ZONE COMMENTS

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 406, JEFFERSON BLDG., TOWSON, MD 21204
PHONE: 823-3535

PLAT TO ACCOMPANY
ZONING PETITION

SEMBLEY PROPERTY
6730 DOGWOOD ROAD
RICHARDSON HEIGHTS
7/148
2ND ELECTION DISTRICT BALTIMORE CO., MD.

Pet #2

SCALE: 1" = 20'
DATE: MAY 15, 2002
DES. BY:
DRN. BY:
SHT. 1 OF 1

OWNER
ELMER V. SEMBLY, 3RD
SOPHELIA L. SEMBLY
755 FRIENDSHIP ROAD
WESTMINSTER, MD. 21157
410 840-8455

202015

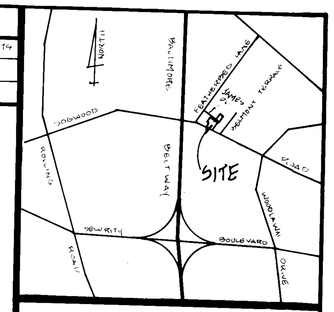
GENERAL NOTES

ZONING HISTORY

PARKING

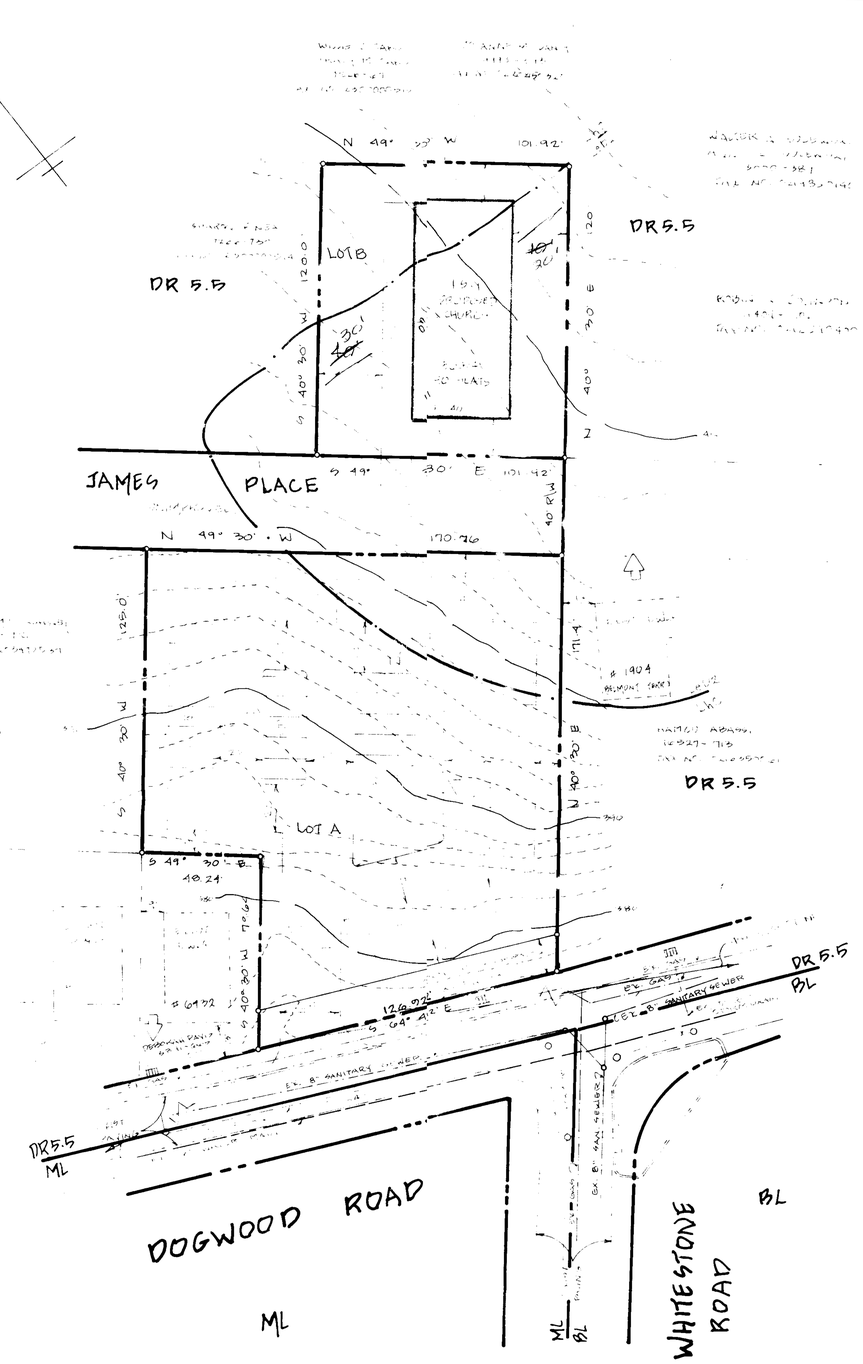
SOILS LIMITATION CHART

SYMBOL	SERIES	W/ BASEMENT	W/O BASEMENT	PARKING & STREETS
LeD2	LEDGEMORE	SEVERE	SEVERE	SEVERE
L[illegible]	LEDGEMORE	MODERATE	MODERATE	SEVERE



VICINITY MAP

SCALE: 1" = 2,000'



ZONING PETITION

SITE DATA

ZONING MAP	NW 3-F
EXIST ZONING	DR 5.5
EXIST USE	VACANT
PROPOSED USE	4 SFD
GROSS AREA	LOT A 29,185 SQ.FT. 0.67 AC LOT B 12,120 SQ.FT. 0.28 AC TOTAL AREA = 0.95 AC
UTILITIES	SEWER - PUBLIC WATER - PUBLIC
PROPOSED USE	SFDR
DEED REFERENCE	S.B.G. 5880 7427 - 710
TAX MAP/GRID/PARCEL	88 19 180
TAX ACCOUNT NO.	0203072534 0212690110 0218070322
PROJ. ASSESSMENT	7-148

OWNER INFORMATION

ELMERY GEMBLY 3RD
SOPHELIA L GEMBLY
[illegible] FRIENDSHIP ROAD
WESTMINSTER, MD 21157

PHONE (410) 840-8455

REVISIONS

NO.	DATE	DESCRIPTION

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 408, JEFFERSON BLDG., TOWSON, MD 21204
PHONE: 823-3535

PLAT TO ACCOMPANY ZONING PETITION

GEMBLY PROPERTY
(LOT A)
6730 DOGWOOD RD. -- LOTS 14-18 & 1-7
(LOT B)
JAMES PLACE -- LOTS 14-17

Petition

RICHARDSON HTS. PLAT BK 7 FOLIO 148
2ND ELECTION DISTRICT BALTIMORE CO., MD

SCALE 1" = 20'	DES. BY:	SHT. ___ OF ___
DATE: [illegible]	DRN. BY:	

05-247-SPHA 2-2-05