IN RE: PETITION FOR ADMIN. VARIANCE

E/S Dulaney Valley Road, S of the c/l Stratford Court & N of Charmuth Road

(1311 Dulaney Valley Road)

9th Election District 3rd Council District

Stanley Fleischer Petitioner

- * BEFORE THE
- * ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * Case No. 05-351-A

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FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Stanley Fleischer. The Petitioner requests a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached accessory structure (garage) to be located in the front yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 32-3-303 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, the property in question is posted for a period of 15 days during which time any property owner residing within 1,000 feet of the property may demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate. In this case, Richard Badmington, President of the Hampton Improvement Association, requested a public hearing on the matter and thus, a hearing was scheduled before the undersigned on March 9, 2005.

Appearing at that hearing in support of the request were Stanley Fleischer, property owner, and Terrence Leland. No one appeared in opposition to the request. In this regard, it was indicated that the Petitioner had met with representatives of the Hampton Improvement

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Association prior to the hearing to discuss his proposal and had apparently addressed all of their concerns.

In any event, testimony and evidence offered disclosed that the subject property is a rectangular shaped parcel located on the east side of Dulaney Valley Road, between Charmuth Road and Stratford Court in the Historic District of Hampton in Towson. The property contains a gross area of 3.086 acres, more or less, zoned D.R.1, and is improved with a large two-story, stone dwelling and one-story stone garage. Other improvements on the property include a circular macadam driveway in the front yard and a tennis court in the rear, northeast corner of the yard. In addition, the house features stone courtyards on each end which are enclosed with 8' high stone walls. Maryland Department of Assessments and Taxation records indicate that the main house was built in 1931. In this regard, it was indicated that Councilman Bryan McIntire has nominated the property for inclusion on the Maryland Landmarks Preservation List and that final approval is pending.

The Petitioner purchased the property in November 2004 and is in the process of refurbishing the house and property. Mr. Fleischer testified that there is no automobile access to the existing garage, and that the structure is only suitable for storage purposes. Thus, he proposes constructing a new, four-car garage in the front portion of the site, across from the existing garage. As shown on the site plan, the new garage will be located immediately adjacent to the existing driveway and feature a paved parking area between it and the existing garage. Testimony indicated that the front yard location was the most practical given the layout and location of existing improvements on the property, and that strict compliance with the regulations would be impractical and unnecessarily burdensome. Further testimony indicated that the proposed structure would be constructed of similar materials as the existing dwelling and garage so as to preserve and maintain the historic character of the property.

After due consideration of the testimony and evidence presented, I am persuaded that variance relief should be granted. There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency and no one appeared in opposition to the

request. Moreover, as noted above, the Petitioner has apparently resolved the concerns raised by the Hampton Community Association. It is also to be noted that all height and area setback requirements will be met. Thus, it appears that relief can be granted without detrimental impact to adjacent properties or the surrounding locale. However, as a condition of approval, the Petitioner will be required to submit building elevation drawings of the proposed structure to the Office of Planning for review and approval prior to the issuance of any permits to insure compatibility with the historic character of the Hampton community.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this ______day of March 2005 that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached accessory structure (garage) to be located in the front yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at his own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Prior to the issuance of any permits, the Petitioner shall submit building elevation drawings of the proposed garage to the Office of Planning for review and approval to insure compatibility with the historic character of the Hampton community.

3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

WJW:bjs

Zoning Commissioner for Baltimore County

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

March 14, 2005

Mr. Stanley Fleischer 12600 Jarrettsville Pike Dulaney Valley, Maryland 21131

RE: PETITION FOR ADMINISTRATIVE VARIANCE
E/S Dulaney Valley Road, S of Stratford Court, N of Charmuth Road
(1311 Dulaney Valley Road)
9th Election District – 3rd Council District
Stanley Fleischer - Petitioner
Case No. 05-351-A

Dear Mr. Fleischer:

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

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

WHAM J. WISEMAN, III Zoning Commissioner

for Baltimore County

cc: L. J. Link, Jr., Inc., P.O. Box 727, Brooklandville, Md. 21022 Office of Planning; People's Counsel; Case File



WJW:bjs



FILVE

CASE NO. 2"

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

THE PARTY OF THE P	for the property located at 1311	Julan	ya Val	ly Rd	21280
	which is present			or!.L	, i
This Petition shall be filed owner(s) of the property site	d with the Department of Permits and Development Muate in Baltimore County and which is described in the des	/lanageme escription a	nt. The und plat att	indersigned, ached heret	legal o and

made a part hereof, hereby petition for a Variance from Section(s)

400.1 to permit an accessory structure (garage) here
located in the fruit yard in their of the required

rear yard.

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: Legal Owner(s): Name - Type or Print Name - Type or Print Signature Address Telephone No. Name - Type or Print City State Zip Code Signature 2600 **Attorney For Petitioner:** 2113 Telephone No. Name - Type or Print State Representative to be Contacted: Signature Company Name Address Telephone No. Address Telephone No. ity Zip Code State City 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 ions of Baltimore County and that the property be reposted.

Reviewed By

Estimated Posting Date

Zoning Commissioner of Baltimore County

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	12600) Janrettsville Pilla.
	Dedauen Valley M. 21131. City State Zip Code
That based upon personal knowledge, the follow Variance at the above address (indicate hardship	wing are the facts upon which I/we base the request for an Administrative
1. existing termis court	occupies traw yourd.
2. wisturd garage toos on	▲
3. Kit Chen is located	en side of house nexter proposed
garage.	/
4. function of hours	e (breatrant attachen on have best
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arrangement of the	couse, new govage needs to be
located as reeswisted	
That the Affiant(s) acknowledge(s) that if a for advertising fee and may be required to provide ac	mal demand is filed, Affiant(s) will be required to pay a reposting and dditional information.
Affin La	
Signature	Signature
Name - Type or Print	Name - Type or Print
CTATE OF MADVIAND COUNTY OF DAI THA	
STATE OF MARYLAND, COUNTY OF BALTIMON I HEREBY CERTIFY, this day of day of of Maryland, in and for the County aforesaid, personal day of	
of Maryland, in and for the County aforesaid, pers	sonally appeared
the Affiant(s) herein personally known or satisfac	storily identified to me as such Affiant(s).
AS WITNESS my hand and Notarial Seal	
	Notary Public LAWRENCE JOSEPH LINK, JR.
	NOTARY PUBLIC STATE OF MARYLAND

My Commission Expires May 1, 2005

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, a follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/a competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.
That the Affiant(s) does/de presently reside at 12600
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. existing tennis court occupies rear yard.
2. existing garage too small. 3. kitchen is located on side of house not to existing
Exproposes.
4. Fourtein of house (losation of kitchen & other rooms) makes gavage losation on that riche the boot.
makes gavage location on Tout red the box.
Die to both functional, practical difficulty & the
Due to both functional practical difficulty & the nardshop of the internal arrangement of home, new garage needs to be located as reconsted.
That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting an advertising fee and may be required to provide additional information.
A A Hours
Signature Signature
Name - Type or Print Name - Type or Print
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this day of
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

Notary Public NOTARY PUBLIC STATE OF MARYLAND
Baltimore County

My Commission Expires My Commission Expires May 1, 2005

REV 10/25/01

AS WITNESS my hand and Notarial Seal



CASE NO.

REV 10/25/01

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at	1311. Dulane	Walley	121.	
which is	s presently zoned	(DR.1	•	

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)

400.1. To permit an accessory structure (garage) be located in the fract yard in lieu of the rear yard.

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/L	essee:		Legal Owner(s): Strinkly & Pascale Fleischer
Name - Type or Print	· · · · · · · · · · · · · · · · · · ·		Name - Type or Print
Signature		<u> </u>	Signature
Address		Telephone No.	Name - Type or Print
City	State	Zip Code	Signature
Attorney For Petitione	<u>er:</u>		Address Address Telephone No.
Name - Type or Print			City State Za Cod 6.
Signature		······································	Representative to be Contacted:
Company	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	——————————————————————————————————————	Name (10.337.9528)
Address		Telephone No.	Address Brosklandriller Md. 21022.
City	State	Zip Code	City State Zip Code
A Public Hearing having been his day of egulations of Baltimore County a	formally demand the and that the proper	led and/or found to be at the subject matter of the ty be reposted.	required, it is ordered by the Zoning Commissioner of Baltimore County, also petition be set for a public hearing, advertised, as required by the zoning
		-* ·	Zoning Commissioner of Baltimore County

Reviewed By

Estimated Posting Date

Zoning description for: 1311 Dubanen Valley Rd.

Resimment at the point an the Mortheost side of Pulanes Valley Rood, upon which the property Fronts with a regult of way of 40'-0", 290'00 Morth 76°94'49" W. to.
284.00' South 13°09'19" west to.
194.23' South 54°18'50" West to.
270.00' Morth 76°87'45" West to.
288.20' Morth 14°09'00" East to.
311.50' Morth 14°09'00" East to.
511.50' Morth 13°09'19" East to
point of bearinness.

Said property is located in
district of precinit of.

district of precinct of. class 04. liber 014. Folio 100. 15tH=3. tax a/c number 24 0000 7996., containing 134,164 saft. (3.08 Ac. t).

L.J.Link Jr., Inc.
Architect
Box 727 Rockland Grist Mill
Brooklandville, Md. 21022
410. 337. 9528
fac 410. 369, 6601

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: #05-351-A 1311 Dulaney Valley Road
E/side of Dulaney Valley
Rd., 360 ft. s/of centerline
of Stratford Court
9th Election District
3rd Councilmanic District Legal Owner(s);
Stanley Fleischer
Variance: to permit an accessory, structure (garage)
be located in the front yard
in lieu of the regulred rear yard.

Hearing: Wednesday, March 9, 2005 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM WISEMAN -

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.

JT 2/742 Feb22 40292

JT 2/742 Feb22

CERTIFICATE OF PUBLICATION

F
$\frac{2}{24}$, 2005
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing on _2 22,20 05 .
on <u>2/22</u> ,20 <u>05</u> .
The Jeffersonian
Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
□ NE Booster/Reporter
☐ North County News
D/Minson

LEGAL ADVERTISING

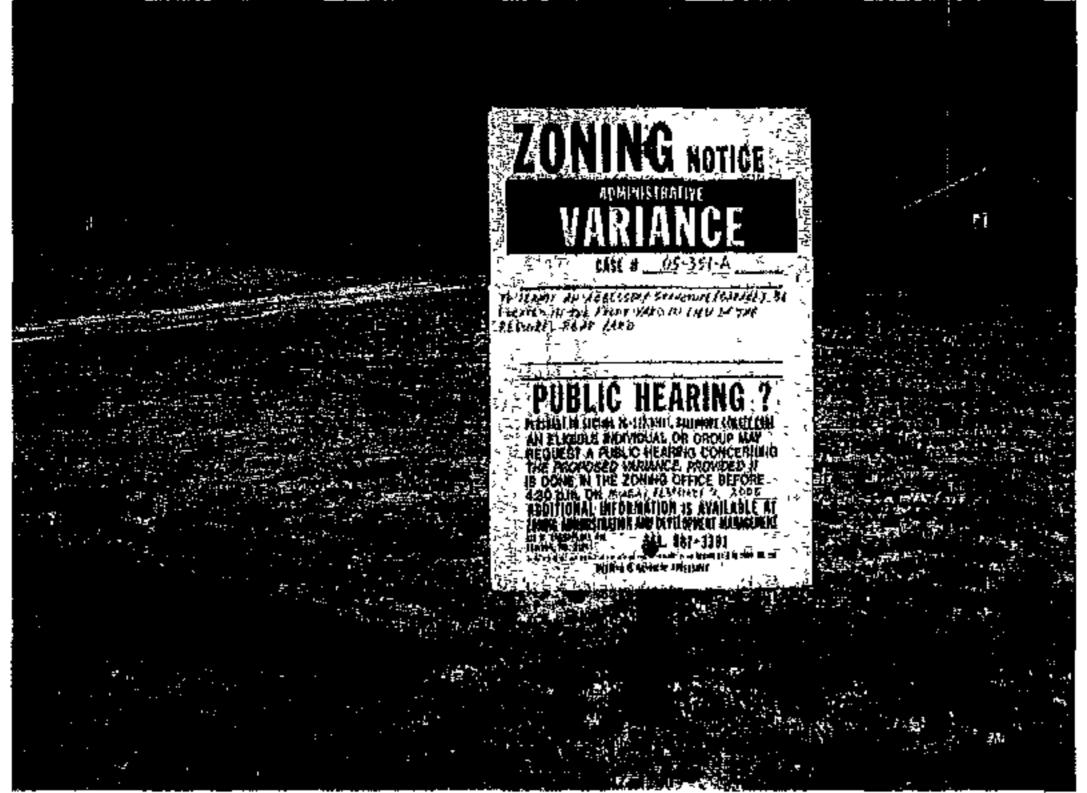
RECEIVED FROM: ___ DISTRIBUTION
WHITE - CASHIER **MISCELLANEOUS** OFFICE-OF BUDGET & FINANCE BALTIMORE COUNTY, MARYLAND PINK - AGENCY RECEIPT AMOUNT ACCOUNT YELLOW - CUSTOMER No. 2.4 2.4 $\tilde{\gamma}_j$ The Control of the second of t

く 実生 かれずいした アン・ログ TRANSET - TOTAL TOTAL 1977 ログラー・マップ こうしょ かられている事情になり、無いできただかい。」

CERTIFICATE OF POSTING

	RE: Case No. : 05-351-A
	Petitioner/Developer: 574 NLEY
	FLEISCHER
	Date of Hearing/Closing: 2/7/05
Baltimore County Department Permits and Development Ma County Office Building, Room 111 West Chesapeake Avenu	anagement n 111
Attention:	
Ladies and Gentlemen:	
sign(s) required by law were	the penalties of perjury that the necessary posted conspicuously on the property Dulanes Valles RD
	<u></u>
This sign(s) were posted on	(Month, Day Year)
	Sincerely, Martin Che 1/20/05
	(Signature of Sign Poster and Date) <u>Martin Ogle</u>
	Sign Poster 5016 Castlestone Drive
	5016 Castlestone Drive Address
	<u>Balto. Md 21237</u> (443-629-3411)

lm000187 (1152x864x24b jpeg)



Martin Ogle 1/20/05

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

February 1, 2005

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: 05-351-A

1311 Dulaney Valley Road

E/side of Dulaney Valley Rd., 360 ft. s/of centerline of Stratford Court

9th Election District – 3rd Councilmanic District

Legal Owner: Stanley Fleischer

Variance to permit an accessory structure (garage) be located in the front yard in lieu of the required rear yard.

Hearing: Wednesday, March 9, 2005 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco Director

TK:klm

C: Stanley Fleischer, 12600 Jarrettsville Pike, Dulaney Valley 21131 L.J. Link, Jr., P.O. Box 727, Brooklandville 21022 Richard Badmington, 553 Valley View Rd., Towson 21286

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, FEBRUARY 22, 2005.

- (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.

PATUXENT PUBLISHING COMPANY TO:

Tuesday, February 22, 2005 Issue - Jeffersonian

Please forward billing to: Stanley Fleischer 12600 Jarrettsville Pike Dulaney Valley, MD 21131

410-303-2976

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: 05-351-A 1311 Dulaney Vailey Road

E/side of Dulaney Valley Rd., 360 ft. s/of centerline of Stratford Court 9th Election District – 3rd Councilmanic District

Legal Owner: Stanley Fleischer

Variance to permit an accessory structure (garage) be located in the front yard in lieu of the required rear yard.

Hearing: Wednesday, March 9, 2005 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

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.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 35-1	-A Address 13/1	Dulaney Valley Rd.
Contact Person: Bruko	Radaitis Please Print Your Name	Phone Number: 410-887-339
Eiling Date:		
Filing Date: 1/12/05		
Any contact made with this off through the contact person (plant	ice regarding the status of the adner) using the case number.	ministrative variance should be
1. POSTING/COST: The pereverse side of this form) reposting must be done or is again responsible for a	titioner must use one of the sign pos and the petitioner is responsible for all by one of the sign posters on the associated costs. The zoning no costing date noted above. It should	an printing/posting costs. Any approved list and the petitione
DEADLINE: The closing of a formal request for a public hearing	late is the deadline for an occupant blic hearing. Please understand the process is not complete on the	or owner within 1,000 feet to file that even if there is no forma closing date.
ORDER: After the closin commissioner. He may: order that the matter be (typically within 7 to 10 day denied, or will go to public hears)	g date, the file will be reviewed be (a) grant the requested relief; (b) do set in for a public hearing. You as set in for a public hearing whethe sering. The order will be mailed to be a sering.	y the zoning or deputy zoning eny the requested relief; or (c) will receive written notification the petition has been granted, you by First Class mail.
commissioner), notification changed giving notice of the	ING AND REPOSTING: In cases for's formal request or by order or will be forwarded to you. The e hearing date, time and location. Change and a photograph of the alt	sign on the property must be
************************************	(Detach Along Dotted Line)	
etitioner: This Part of the Form	is for the Sign Poster Only	**************************************
USE THE AD	MINISTRATIVE VARIANCE SIGN	FORMAT
ase Number 05- 35 -A etitioner's Name Stanley	Address 13/1 Du/ Fleischer Te	ahey Valley Rd, lephone 4/0-303.2976
osting Date: 1/23/05	Closing Date:	2/7/05
ording for Sign: <u>To Permit</u> an	accessory structure (aure	$\frac{1}{2}$
Front yard in lieu	of the required rea	r vard.
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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.

For Newspaper Advertising:
x C - 2 - 1 - 1
Item Number or Case Number: 05-351-A
Petitioner: Thurschut
Address or Location: 01311 Dulamo Vally Rd. 21206.
PLEASE FORWARD ADVERTISING BILL TO:
Name: L. I. Link W. L.
Address: bx 727. Rockland Grist Will:
Proplandvilla, Md 21072.
Telephone Number: 410.337.9578.

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

February 24, 2005

Stanley Fleischer 12600 Jarrettsville Pike Dulaney Valley, Maryland 21131

Dear Mr. Fleischer:

RE: Case Number: 05-351-A, Address: 1311 Dulaney Valley Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 14, 2005.

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

W. Callinal Da

WCR:

Enclosures

c: People's Counsel
L. J. Link, Jr. Inc. Box 727 Brooklandville, MD 21022
Richard Badmington, 553 Valley View Road, Towson, MD 21286

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

January 25, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: January 31, 2005

Item No.: 348,349,351,353-358

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.

1. The Fire Marshal's Office has no comments at this time.

Lieutenant Franklin J. Cook Fire Marshal's Office (0)410-887-4881 (C)443-829-2946 MS-1102F

cc: File



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



Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor Robert L. Flanagan, Secretary Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: /.2/.05

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

RE:

Baltimore County

Item No. 351

BPR

Dear Ms. Matthews:

We have reviewed the referenced item and have no objection to approval. Our review has determined that no construction is required within the State Highway Administration's right-of-way.

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



TO:

Tim Kotroco

PDM

FROM:

John D. Oltman, Jr

DEPRM

DATE:

February 3, 2005

SUBJECT:

Zoning Items # See List Below

Zoning Advisory Committee Meeting of January 24, 2005.

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

05-348 05-351 05-357 05-358 05-370

Reviewers:

Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: February 9, 2005

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor

Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For January 31, 2005

Item Nos. 348, 349, 350, (351), 352, 355, 357, 358 and 359

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

RWB:CEN:cp

cc: File

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

February 1, 2005

Stanley Fleischer 12600 Jarrettsville Pike Dulaney Valley, MD 21131

Dear Mr. Fleischer:

RE: Demand for Public Hearing, Administrative Variance, Case Number: 05-351-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 by Richard Badmington of the Hampton Improvement Association 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 Bruno Rudaitis at 410-887-3391.

Very truly yours,

U. Callibal D

W. Carl Richards, Jr. Supervisor Zoning Review

WCR:klm

C: Richard Badmington, 553 Valley View Rd., Towson 21286 L. J. Link Jr., P.O. Box 727, Brooklandville 21022

ZONING HEARING FILE INTERNAL CHECKLIST Zoning Case No.

Date Completed/Initials	
1 1 👞	PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)
2/1100	DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise
	TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising computer for hearing date, time and place)
·	UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)
	COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning
***************************************	POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)
	RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)
	INDEX CARDS /
	ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put
# *** *** *** *** *** *** *** *** *** *	COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)
	File copy in hearing file)

FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the bibwing

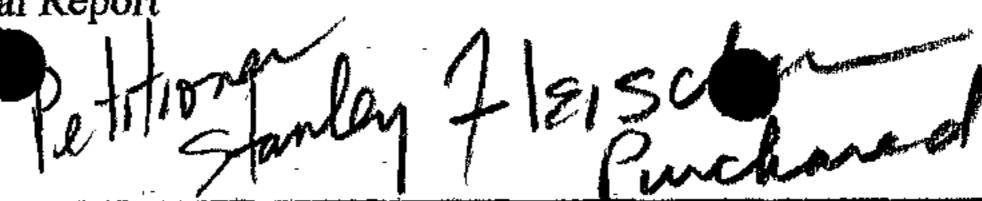
week every Friday and administrative files on Tuesday; verify that checklist of front c

hearing file has been completed; secure all papers under clips in file; send files for

hearings to zoning commissioner's office by noon on Friday and files for admini strativ

on Tuesday morning)

Real Property Search - Individual Report





Maryland Department of Assessments and Taxation **BALTIMORE COUNTY** Real Property Data Search

Account Identifier:

District - 09 Account Number - 2400007596

Owner Information

Owner Name:

DUVALL THREE LLC

Ųse: Principal Residence: RESIDENTIAL

Deed Reference:

NO 1) /20662/ 295

2)

Mailing Address:

12600 JARRETTSVILLE PIKE (*) PHOENIX MD 21131-2315

Location & Structure Information

Premises Address

1311 DULANEY VALLEY RD

Legal Description

3.14 AC

ES DULANEY VALLEY RD

HAMPTON

Subdivision Section Block **Sub District** Map Grld **Parcel** Lot Group 68 16 481 Town

Plat No: Plat Ref:

14/ 100

Special Tax Areas

Ad Valorem Tax Class

TUX VIUSS					
Primary Structure Built 1931		Enclosed Area 4,944 SF	Property Land Area 3.14 AC	County Use 04	
Stories	Basement	-	Туре	Exterior	
2	YES	_	STANDARD UNIT	STONE	

Value Information

	Base	Value	Phase-in Ass	essments
	Value	As Of	As Of	As Of
		01/01/2005	07/01/2004	07/01/2005
Land:	182,100	216,090		
Improvements:	381,700	659,560	•	
Total:	563,800	875,650	. 0	667,750
Preferential Land:	0	0	0	0

Transfer Information

Seller:	BUREAU OF CATHOLIC INIDAN MI	SSIONS	Date: 09/09/2004	- Price: \$925,000	
Type:	MULT ACCTS ARMS-LENGTH		Deed1: /20662/ 295	Deed2:	
Seller:		<u> </u>	Date:	Price:	
Type:		····	Deed1:	Deed 2:	
Seller:		, h	Date:	Price:	
Type:			Deed1:	Deed2:	

Exemption Information

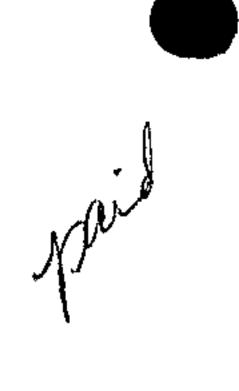
Partial Exempt Assessments	Class	07/01/2004	07/01/2005	
County	000	0	0	
State	000	0	0	
Municipal	000	0	0	

Tax Exempt: **Exempt Class:** NO

Special Tax Recapture:

* NONE *





January 27, 2005

Mr. Timothy Kotroco, Director
Department of Permits and Development Management
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Reference number 05-531A 05-351

Dear Mr. Kotroco:

On behalf of the Hampton Improvement Association, I am writing to request a public hearing, rather than the currently scheduled administrative hearing on a requested variance (reference to case number 05-531A), and the relocation of a garage on the property of 1311 Dulaney Valley Road.

Thank you for your consideration.

Sincerely

Richards R. Badmington

President

410-733-2480

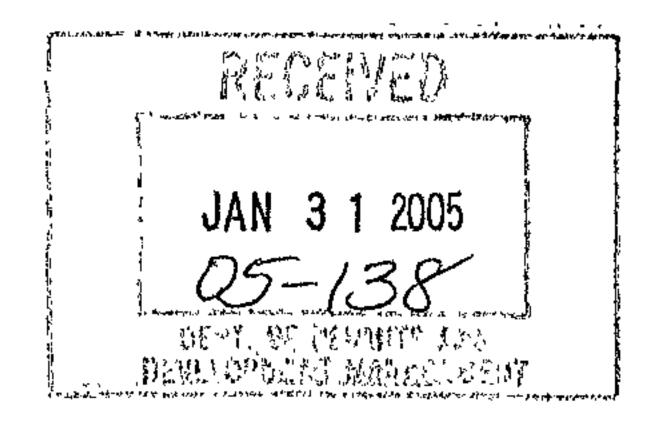
553 Valley View Road,

Towson, Maryland 21286

cc:

Mr. Stan Fleischer

encl: check #6073



JO1, LT W 5+I 6/28/05

Tim Kotroco
Department of Building & Planning
Baltimore County
Towson, Maryland

Re: 1311 Dulaney Valley Road
Tax AC No. 24.0000.7506
Zoning Case No. 05-351-A
Spirit & Intent Request

June 26, 2005

Dear Mr. Kotroco.

This letter is addressed to your office with regards the proposed garage i expect to build on my property on Dulany Valley Road. After applying for a administrative variance to construct a detached garage in the front yard of my residence, and obtaining permission to do so, I have revised my plans for construction.

I have decided to build the proposed detached garage in the side yard instead, and am submitting for your review and approval a spirit and intent letter that would allow me to locate the structure:

1. on the same side of the house as approved in the variance,

2. in the side yard of my property, and

3. conforming to all setbacks as per zoning regulations for my property.

I have spoken with the neighbors regarding this modification to my original intent and they again have no negative comments about the matter.

I am now seeking approval for the construction of the detached accessory structure on my property.

Respectfully,

Stanley Fleischer

RECEIVED

JUN 28 2005

DEVITOR PROPERTY

ロハナロ	CASE NUMBER_	CASE NAME

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
STANKEY FLEISCHEL		Towson Md 21286	Sencestore Act
	1311 (A) Owner order Ro	11	O CAOC. COM
-			

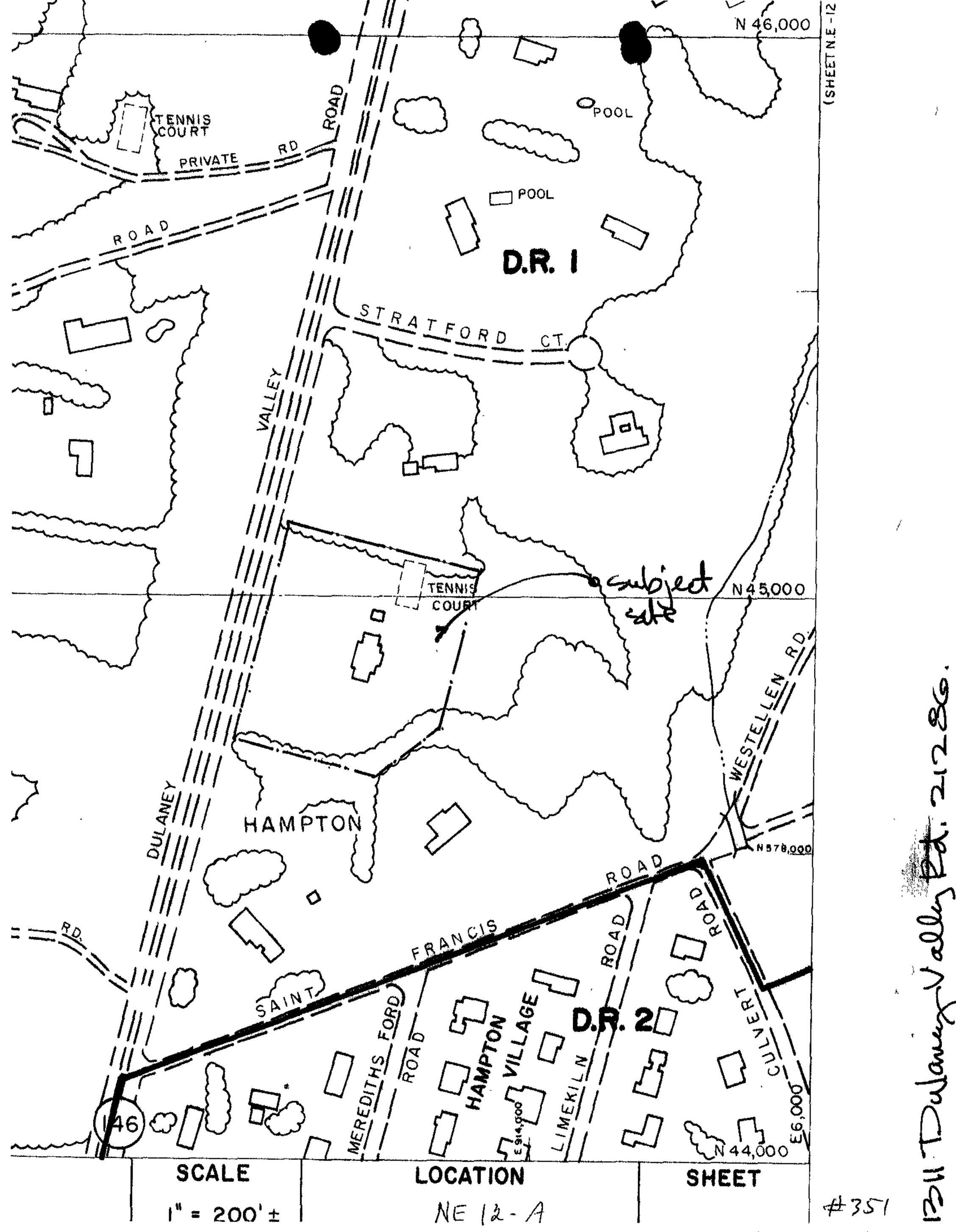
		n == 1	λ	
Case No.:	05-	35/	A	

Exhibit Sheet

Petitioner/Developer

Protestant

TD. 7 41		<u></u>
No. 1	SITE PLAN	,
No. 2	PHotographs AB+C	
No. 3		
No. 4		,
No. 5		
No. 6		
No. 7		
No. 8	· · · · · · · · · · · · · · · · · · ·	
No. 9	-	
No. 10		
No. 11		
No. 12		





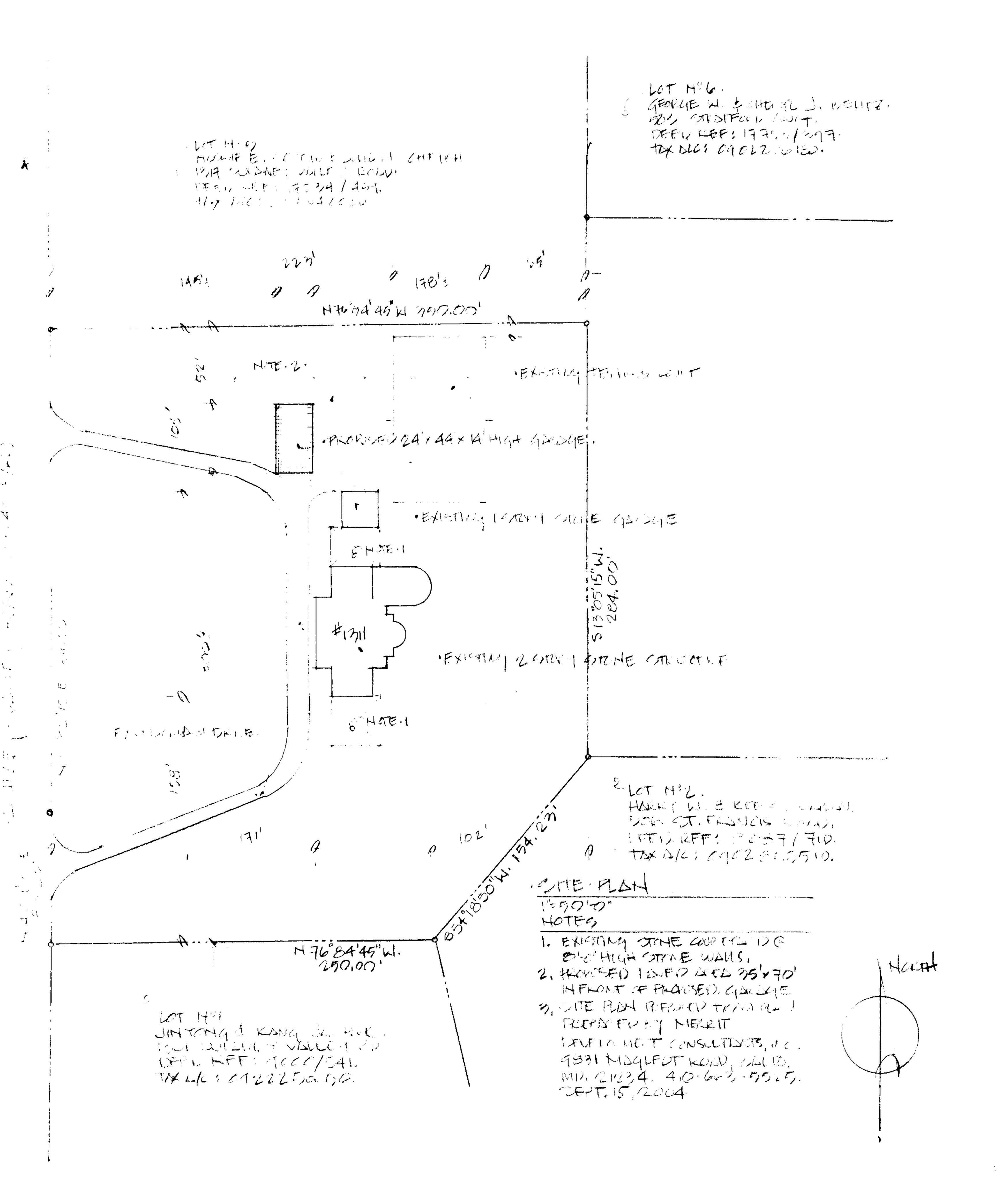




PETITIONER'S

EXHIBIT NO. 2-ABC

[,..] +,]



TRY MINISTER OF A COCCAPATOR

AND THE STATE OF THE STATE COUNTY NOTIFY TO STATE OF THE STATE OF

TRANS I COME OF CONTROLLING IN A GRANT CHANGE LOSS CONTROLS.

24' × 44' × 14' HIGH FOR

A SUL TENNE WITH CARRELLE LATT MOVE

GREAT TOCKY RELIEF IT INTO (FOUND).

File 1 - 1 File 1

STATISTICAL CONT.

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Children - 1 - 1 - 1 - 1 - FSIGHT THY 10000 DONETTE WILLE MEET GUYL 1911 1111

PETITIONER'S

DEDICHENDICHE VANDVOE FOI.

FRONT TON IN OF EXISTING REFONDEM CE
FILL, STANLE TO BY PASSION FLEISCHER.

LILINK JK., MC. - BECCHITECT

PX777. BECCHUNUVILLE MARCHED IV. (21072.

410.337.9528

FIC.410.369.6601.