

IN RE: PETITION FOR ADMIN. VARIANCE  
N/S of Firwood Court, 718 ft. N  
centerline of Labrador Lane  
8th Election District  
2nd Councilmanic District  
**(8 Firwood Court)**

Valerie Eisman & Steve Breiter  
*Petitioners*

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 05-369-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, Valerie Eisman and Steve Breiter. The administrative variance is requested for property located at 8 Firwood Court in the Cockeysville area of Baltimore County. The administrative variance request is from Sections 202.1 and 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single-family dwelling with additions (garage, entrance) to have a side yard of 6 ft. and a front yard of 37 ft. in lieu of the required 20 ft. and 50 ft. respectively. 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 February 2, 2005, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

Applicable Law

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

ADJUDICATED FOR FILING

3/17/05

Raj



"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

Upon review of the Petition, a question arose as to why the addition could not be made to the west side of the home avoiding the need for a variance. The Petitioners' architect wrote in regard to this question that the west side of the property drops off precipitously and would present a serious practical difficulty. See letter dated March 4, 2005 from Laura Penza.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 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 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, I find that the requested variance should be GRANTED.

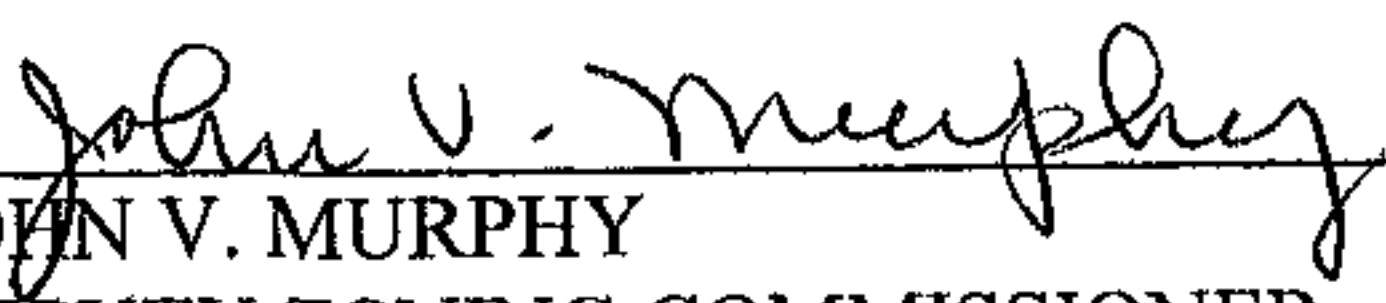
ORDER RECEIVED FOR FILING  
3/7/05  
Ray



THEREFORE, IT IS ORDERED, this 7 day of March, 2005, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Sections 202.1 and 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single-family dwelling with additions (garage, entrance) to have a side yard of 6 ft. and a front yard of 37 ft. in lieu of the required 20 ft. and 50 ft. respectively, 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  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING

3/7/05

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*

March 7, 2005

Valerie Eisman & Steve Breiter  
8 Firwood Court  
Cockeysville, Maryland 21030

Re: Petition for Administrative Variance  
Case No. 05-369-A  
Property: 8 Firwood Court

Dear Ms. Eisman & Mr. Breiter:

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

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

Very truly yours,

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

John V. Murphy  
Deputy Zoning Commissioner

JVM:raj  
Enclosure

c: Erica Nestlerode, 401 Woodbourne Avenue, Baltimore, MD 21212

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# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 8 FIRWOOD CT. COCKEYSVILLE 21032  
which is presently zoned RCA

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) 202.1 (BCZR "G3") 1B02.3. B (BCZR) TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH ADDITIONS (GARAGE, ENTRANCE) TO HAVE A SIDEYARD OF 6' AND A FRONT YARD OF 37' IN LIEU OF THE REQUIRED 20' AND 50' RESPECTIVELY

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

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

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

### Contract Purchaser/Lessee:

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Attorney For Petitioner:

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Legal Owner(s):

Name - Type or Print STEVE BREITER  
Signature [Signature]  
Name - Type or Print VALERIE EISMAN  
Signature [Signature]  
Address 8 FIRWOOD CT. Telephone No. 410-561-3549  
City COCKEYSVILLE State MD Zip Code 21030

### Representative to be Contacted:

Name ERICA NESTLERODE  
Address 401 WOODBOURNE AVE. Telephone No. 410-435-6677  
City BALTIMORE State MD Zip Code 21212

At 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 March 2005 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. 05-369-A

Reviewed By LTM Date 1/25/05

Estimated Posting Date 2/6/05

ORDER RECEIVED FOR FILING  
3/7/05  
9/15/05



# 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 8 FIRWOOD COURT  
Address  
COCKEYSVILLE, MD 21030  
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):

Due to constrained site conditions we seek a variance granted to reduce the 10 feet side yard setback for an attached garage be reduced to 6 feet. Also that the front yard setback of 50 feet be reduced to 37 feet to allow infill on the first floor below the existing 2 foot overhang, AND AN ENTRY PORCH ADDITION. THE TOPOGRAPHY ON THE LOT PREVENTS PLACING THE GARAGE ELSEWHERE, ALSO LOCATION OF EXISTING WELL & SEPTIC PREVENT BUILDING A GARAGE IN THE BACK. THE FRONT PORCH ENTRY WILL GIVE A MORE PRONOUNCED DEFINED SECURE ENTRY FOR THE HOMEOWNERS & UPDATE THE STERILE FACADE.

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.

Steve Breiter Valerie Eisman  
Signature Signature  
STEVE BREITER VALERIE EISMAN  
Name - Type or Print Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24<sup>th</sup> day of January, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

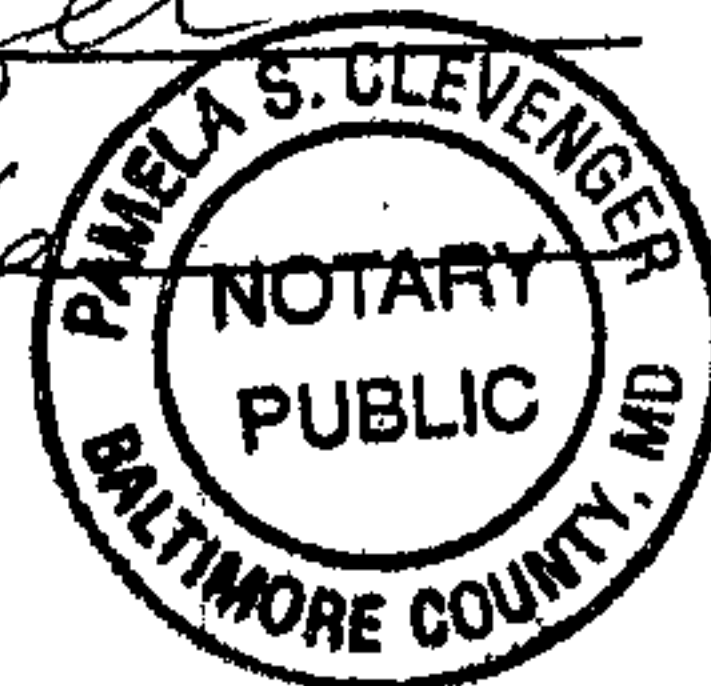
Steve Breiter and Valerie Eisman  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

1/24/05  
Date

Pamela S. Clevenger  
Notary Public

My Commission Expires 5/1/06





## ZONING DESCRIPTION

### ZONING DESCRIPTION FOR 8 FIRWOOD COURT, COCKEYSVILLE MD 21030

Beginning at a point on the north side of Firwood Court which is 50 feet wide at the distance of 718.74 feet north of the nearest improved intersecting street Labrador Lane which is 50 feet wide. \*Being Lot #16, Block A, in the subdivision of Boxer Hill Park as recorded in Baltimore County Plat Book # O.T.G 33, Folio# 144, containing 57,499.2 square feet. Also known as 8 Firwood Court and located in the 8<sup>th</sup> Election District, 2<sup>nd</sup> Councilmanic District.

Typical metes and bounds: N12°18'55" W 327.25 ft., S71°56'09"E 309.5 ft., S36°22'42"W 249.24 ft., R=50.0' L=92.74 ft. to the point of beginning.

#369



BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 1125105

DATE 11/25/05 ACCOUNT 000V0066150

AMOUNT \$ 65.00

RECEIVED FROM:

PLAZA N555-C

FOR:

25-369-A

DISTRIBUTION  
WHITE - CASHIER

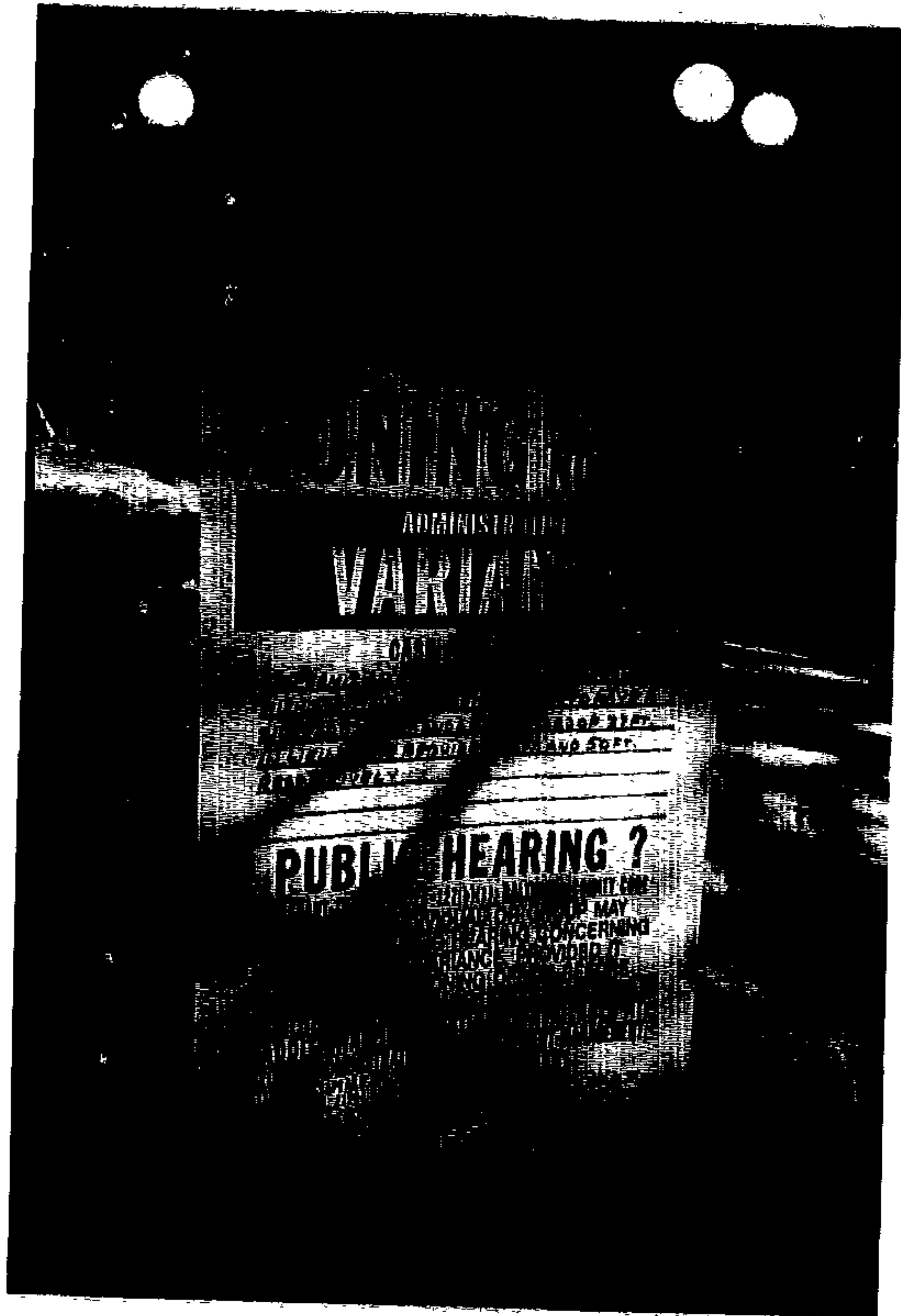
PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

THIS RECEIPT  
IS NOT VALID  
UNLESS SIGNED BY  
THE CASHIER  
ON THE DATE OF  
ISSUANCE  
AND THE RECEIPT  
IS NOT VALID  
UNLESS SIGNED BY  
THE CASHIER  
ON THE DATE OF  
ISSUANCE  
AND THE RECEIPT  
IS NOT VALID  
UNLESS SIGNED BY  
THE CASHIER  
ON THE DATE OF  
ISSUANCE







# CERTIFICATE OF POSTING

RE: Case No.: 05-369-A

Petitioner/Developer: Breiter and Eisman

Date of Hearing/ Closing: Feb. 21, 2005

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 8 Firwood Court

Note: Distance changed from 7 feet to 6 feet at the request of architect

Date: (02/02/05)

The sign(s) were posted on \_\_\_\_\_

(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

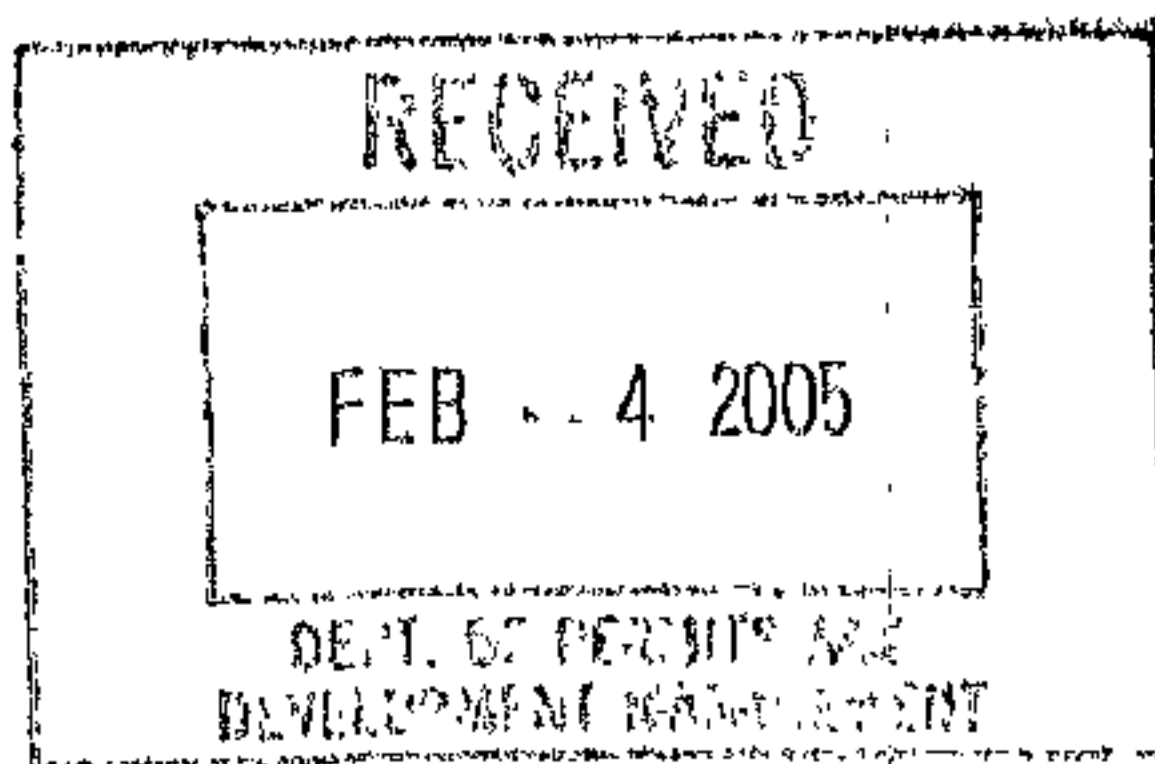
(City, State, Zip Code)

(410) 242-4263

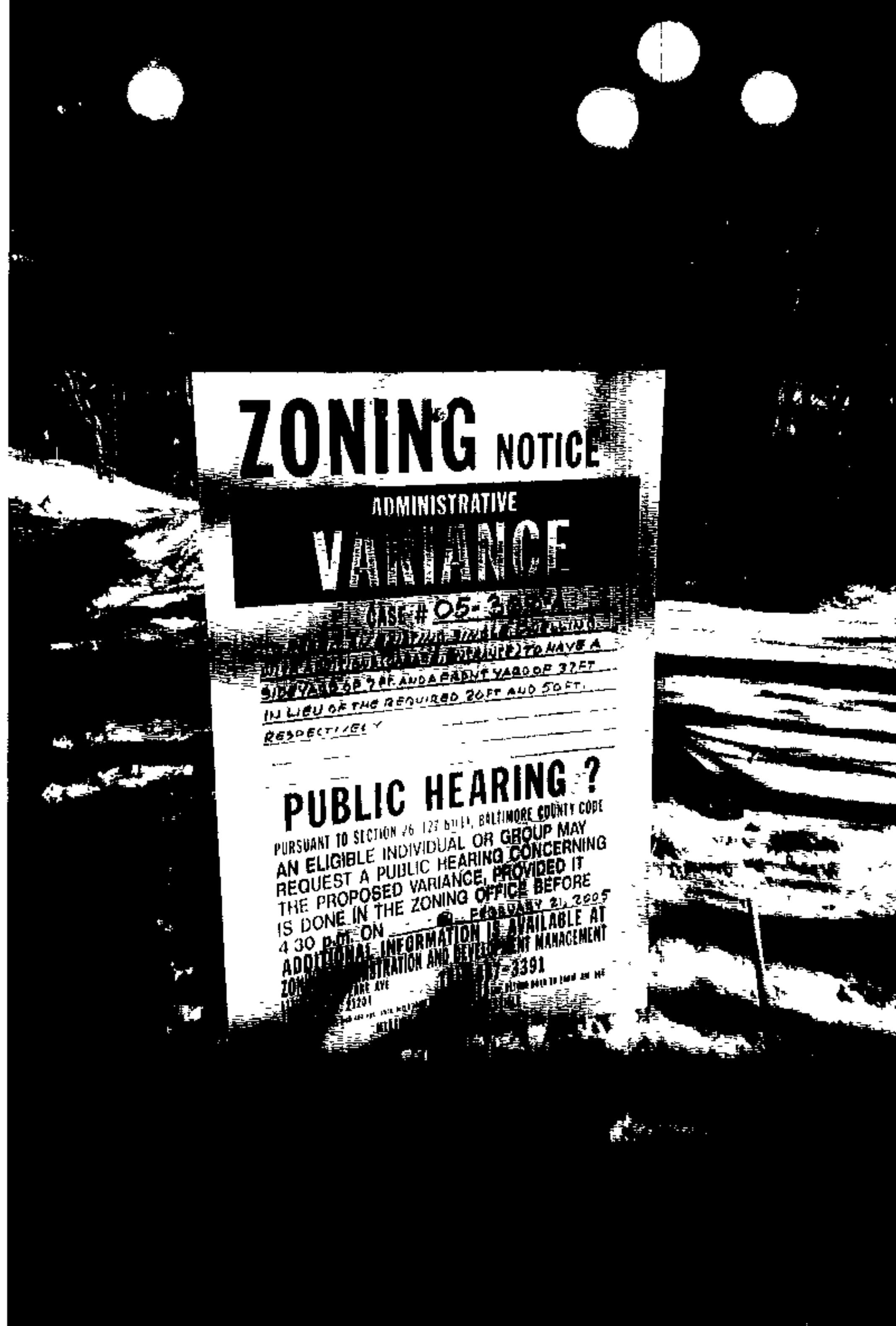
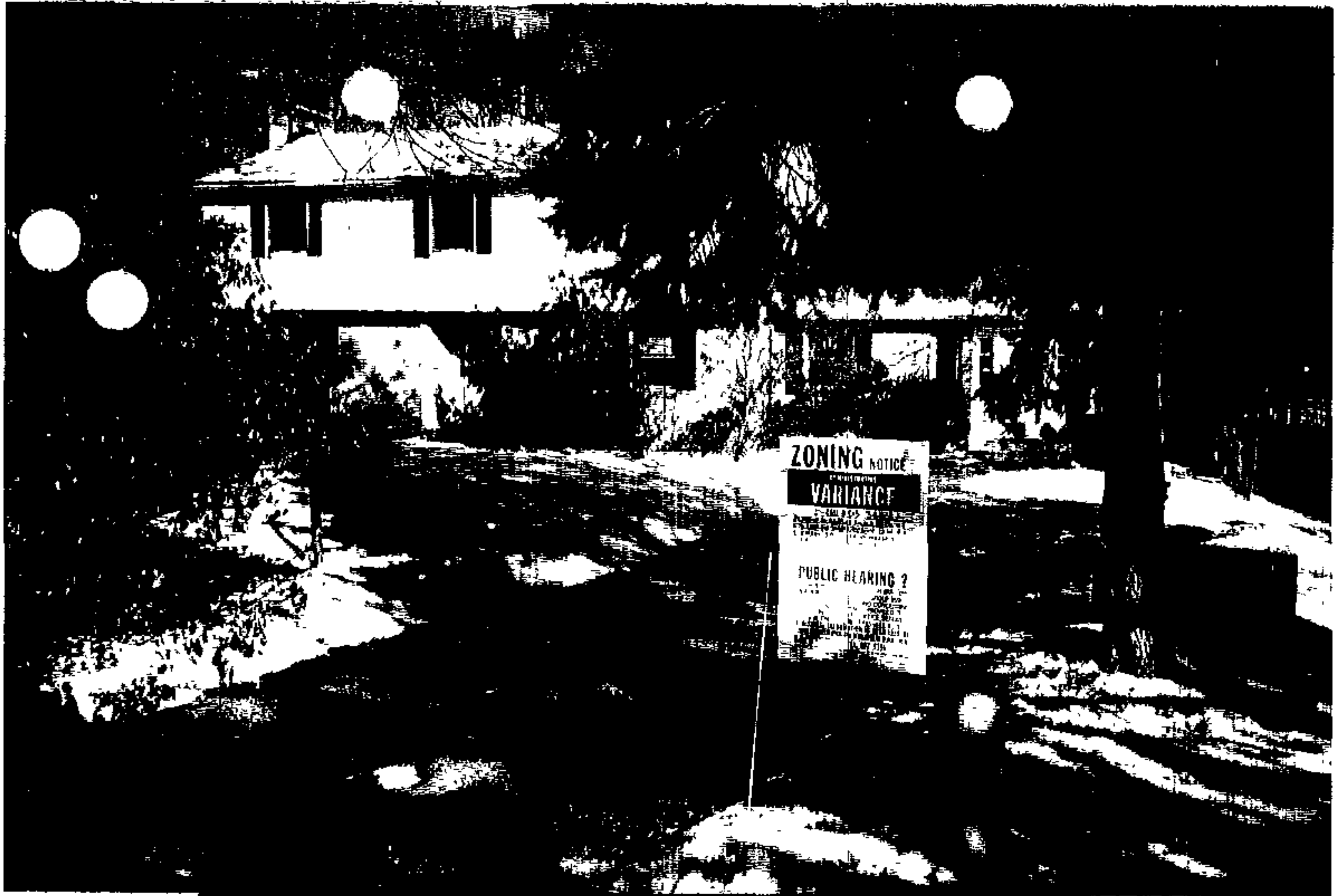
(Telephone Number)

Correction











CERTIFICATE OF POSTING

RE: Case No.: 05-369-A

Petitioner/Developer: BROITER - EISMANN

Date of Hearing/ Closing: FEB. 21, 2005

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 # 8 FIRWOOD COURT

The sign(s) were posted on

FEBRUARY 2, 2005  
(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

(Address)

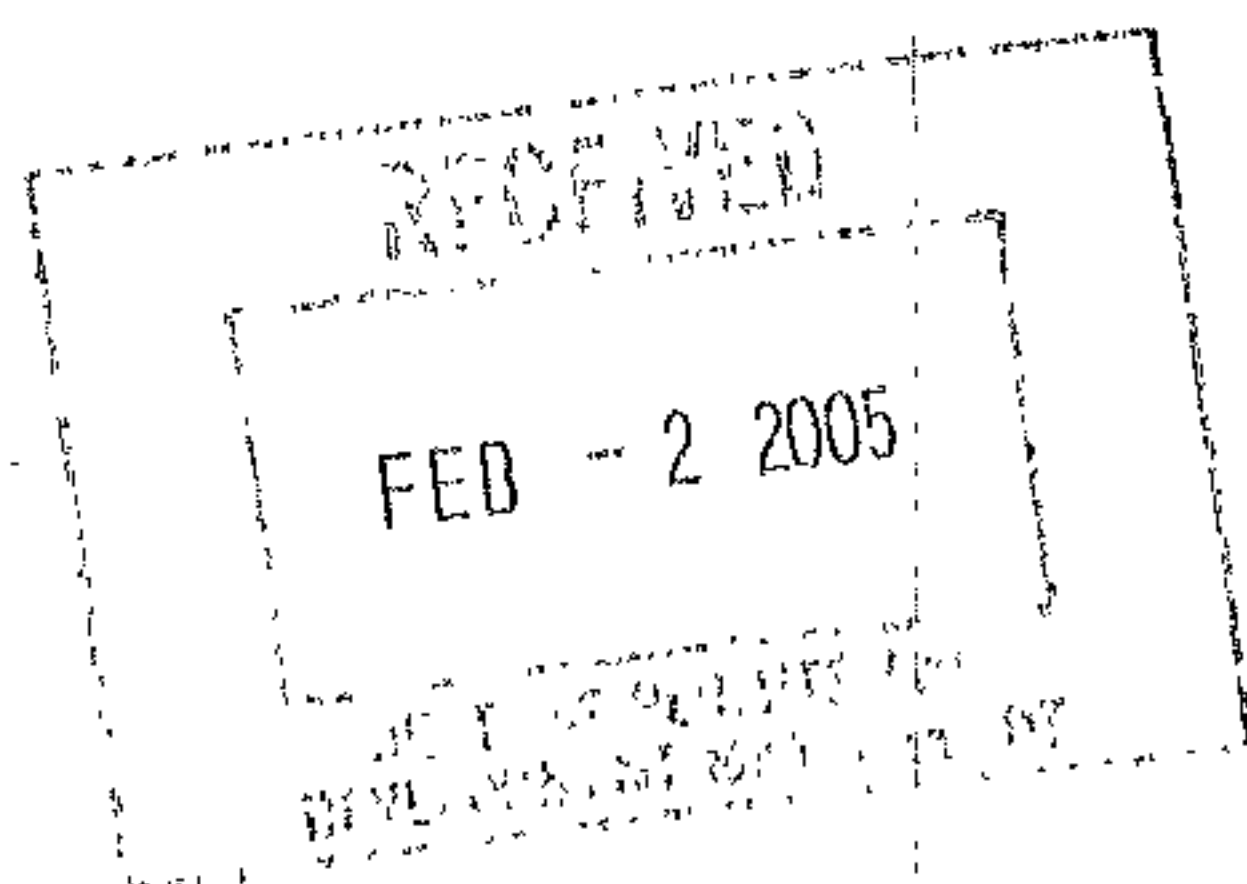
BAUTIMORE, MD. 21227

(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 05-369-A  
Petitioner: STEVE BREITER; VALERIE ELMAN  
Address or Location: 8 FIRWOOD COURT, COCKEYVILLE, MD 21030  
BALTIMORE, MD 21215

PLEASE FORWARD ADVERTISING BILL TO

Name: PENZA ASSOCIATES ARCHITECTS, INC. ERICA NESTLERODE  
Address 401 WOODBOURNE AVE.  
BALTIMORE, MD 21212

Telephone Number 410.435.10677



**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 05- 369 -A

Address 8 FIRWOOD CT

Contact Person: LLOYD MOXLEY

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 1/25/05

Posting Date: 2/6/05

Closing Date: 2/21/05

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- 369 -A

Address 8 FIRWOOD CT

Petitioner's Name S. BREITER & V. EISMAN

Telephone 410.561.3549

Posting Date: 2/6/05

Closing Date: 2/21/05

Wording for Sign: To Permit AN EXISTING SINGLE DWELLING WITH ADDITIONS  
(GARAGE, ENTRANCE) TO HAVE A SIDEYARD OF 7'6" AND A FRONT YARD OF  
37' IN LIEU OF THE REQUIRED 20' AND 50' RESPECTIVELY



## ZONING REVIEW

### APPROVED SIGN POSTERS

Staff Sergeant Robert A. Black  
1508 Leslie Road  
Dundalk, MD 21222

Telephone: 410-282-7940  
Cell: 410-499-7940  
Fax: 410-282-7940

Bruce E. Doak  
Gerhold, Cross & Etzel, Ltd.  
Suite 100, 320 E. Towsontown Boulevard  
Towson, MD 21286

Telephone: 410-823-4470  
Fax: 410-823-4473

Stacy Gardner  
Shannon-Baum Signs, Inc.  
105 Competitive Goals Drive  
Eldersburg, MD 21784

Telephone: 410-781-4000  
Toll Free: 800-368-2295  
Fax: 410-781-4673

Thomas J. Hoff  
406 W. Pennsylvania Avenue  
Towson, MD 21204

Telephone: 410-296-3668  
Fax: 410-296-5326

Richard Hoffman  
904 Dellwood Drive  
Fallston, MD 21047

Telephone: 410-879-3122  
Fax: 410-879-3122

Linda M. Jones  
Daft-McCune-Walker, Inc.  
200 East Pennsylvania Avenue  
Towson, MD 21286

Telephone: 410-296-3333  
Fax: 410-296-4705

Charles E. Merritt  
9831 Magledt Road  
Baltimore, MD 21234

Telephone: 410-665-5562  
410-663-5525  
Fax: 410-663-4315

Garland E. Moore  
3225 Ryerson Circle  
Baltimore, MD 21227

Telephone: 410-242-4263  
Fax: 410-242-4263

Linda O'Keefe  
523 Penny Lane  
Hunt Valley, MD 21030

Telephone: 410-666-5366  
Fax: 410-666-0929  
Cell: 443-604-6431

J. Lawrence Pilson, R.S.  
McKee & Associates, Inc.  
5 Shawan Place Suite 1  
Cockeysville, MD 21030

Telephone: 410-527-1555  
Fax: 410-527-1563

Martin Ogle  
5016 Castlestone Drive  
Baltimore, MD 21237

Telephone: 410-933-9470  
Fax: 410-931-1767  
Cell: 443-629-3411  
E-Mail: mert1114.aol.com



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW

THE PETITIONER MUST USE ONE OF THE SIGN POSTERS ON THIS APPROVAL LIST. ANY REPOSTING MUST ALSO BE DONE BY ONE OF THESE APPROVED POSTERS. IF YOU WISH TO SELECT A POSTER NOT SHOWN ON THE LIST ABOVE, PRIOR APPROVAL BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT/ZONING REVIEW IS REQUIRED.

THIS DEPARTMENT IS NOT ASSOCIATED WITH ANY OF THE ABOVE POSTERS, NOR DO WE RECOMMEND ANY SPECIFIC ONE. WE DO SUGGEST THAT YOU CONTACT A NUMBER OF THEM TO COMPARE PRICES SINCE THEIR CHARGES MAY VARY.

WC/rjc – Revised 7/22/04



**Department of Permits and  
Development Management**

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



**Baltimore County**

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

February 21, 2005

Steve Breiter  
Valerie Eisman  
8 Firwood Court  
Cockeysville, Maryland 21030

Dear Mr. Breiter and Ms. Eisman:

RE: Case Number: 05-369-A, 8 Firwood Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 25, 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", written in a cursive style.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel  
Erica Nestlerode 401 Woodbbourne Avenue Baltimore 21212

Visit the County's Website at [www.baltimorecountyonline.info](http://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

February 8, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: February 7, 2005

Item No.: 368-378

369

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.

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

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

cc: File

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)



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



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

Maryland Department of Transportation

Date: 2.3.05

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

RE: Baltimore County  
Item No. 369 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](mailto:lgredlein@sha.state.md.us)).

Very truly yours,

Steven D. Foster, Chief  
Engineering Access Permits Division

My telephone number/toll-free number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • [www.marylandroads.com](http://www.marylandroads.com)



# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** February 17, 2005

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

**SUBJECT:** Zoning Advisory Petition(s): Case(s) 5-369 – 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 Cunningham in the Office of Planning at 410-887-3480.

**Prepared By:**

*Mark A. Cunningham*

**Division Chief:**

*John L. Barber*

RECEIVED

FEB 16 2005

ZONING COMMISSIONER

MAC/LL



**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

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

**DATE:** February 23, 2005

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For February 14, 2005  
Item Nos. 368, 369, 371, 372, 373,  
374, 375, 376, 377 and 378

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

RWB:CEN:jrb

cc: File



## 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 3, 2005

Valerie Eisman & Steve Breiter  
8 Firwood Court  
Cockeysville, Maryland 21030

Re: Petition for Administrative Variance  
Case No. 05-369-A  
Property: 8 Firwood Court

Dear Ms. Eisman & Mr. Breiter:

Your request for administrative variance has been given to me for review. I note that you are requesting to add an attached garage, which is approximately 16 ft. wide, on the east end of your home (the Pointer side). The plan to accompany shows that there is 47 ft. on the west from your home end to the property line. It seems to me that if you added the garage on the west end, you would not need a side yard setback variance. In addition, I note the proposed garage location reduced the separation to the Pointer home. There is no similar constraint on the west side as I understand the situation.

Would you kindly amplify in writing your reasons why you located the garage on the east end and not on the west side?

Very truly yours,

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

John V. Murphy  
Deputy Zoning Commissioner

JVM:raj

c: Mr. James Pointer, 7 Firwood Ct., Cockeysville, MD 21030





**RECEIVED** PENZA ASSOCIATES ARCHITECTS, INC.

FAX TRANSMITTAL

MAR - 7 2005

**To:** Baltimore County Zoning **Date:** March 4, 2005  
**Attention:** Mr. John V. Murphy **Project Name:** Breiter-Eisman Residence  
Deputy Zoning Commissioner **Case Number:** 05-369-A  
**Fax Number:** 410-887-3468 **Project Number:** 04093  
**From:** Laura Thul Penza, AIA **Number of pages:** 1 (including transmittal)

**WE ARE TRANSMITTING TO YOU:**

Response to request for information (below)

- ☐ Please call  
☒ For your use  
☒ As requested  
☐ For review and comment

- ☐ Approved  
☐ Approved as noted  
☐ Revise and Resubmit  
☐ Rejected

**REMARKS:**

Mr. Murphy,

As discussed by phone today, I did receive a fax of the March 3, 2005 letter sent out to the owners yesterday requesting additional information. In response to your question regarding the proposed location of the garage, I have the following clarification comments:

This is a very difficult site to build upon, due to existing grading conditions. Although the existing grading on the east side of the home poses quite a challenge to the proposed new garage addition, the existing grading on the west side is even more severe. The grade drops off drastically on the west side, and there are steps constructed into the front hillside for site access on that side.

Also, the garage location adjacent to the kitchen and family room is desired. Locating a garage on the west side adjacent to the formal spaces, would restrict views from the formal spaces into the wooded area and would cause awkward circulation and functional issues within the home.

Hope this helps to clarify the administrative zoning variance request. Please feel free to contact me for additional information.

Laura Thul Penza

**Copy To:** Mr. Steve Breiter, Ms. Valerie  
Eisman 410-561-9167  
PAA file

**Mail Original:** ☐ Yes ☒ No**Confidentiality Notice:**

The information contained herein is confidential and is intended only for the use of the individual to whom it is addressed. If you are not the addressee, any use, dissemination, distribution or copying of this message is strictly prohibited. If you have received this transmission in error, please notify us immediately by telephone.



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\*\*\*\*\*  
\*\*\*\*\* ACTIVITY REPORT \*\*\*\*\*  
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TX/RX NO. 4575  
CONNECTION TEL 94104356868  
CONNECTION ID  
START TIME 03/04 15:27  
USAGE TIME 00'34  
PAGES 1  
RESULT OK

|                   |                |      |         |              |            |   |
|-------------------|----------------|------|---------|--------------|------------|---|
| Post-It® Fax Note |                | 7671 | Date    | 3/4/05       | # of pages | 1 |
| To                | Valerie Eisman |      | From    | Jack Murphy  |            |   |
| Co./Dept.         |                |      | Co.     |              |            |   |
| Phone #           |                |      | Phone # | 410-887-3868 |            |   |
| Fax #             | 410-435-6868   |      | Fax #   | 410-887-3468 |            |   |
| Re: 05-369-A      |                |      |         |              |            |   |



FROM :

PHONE NO. :

Jan. 24 2005 06:00PM P1

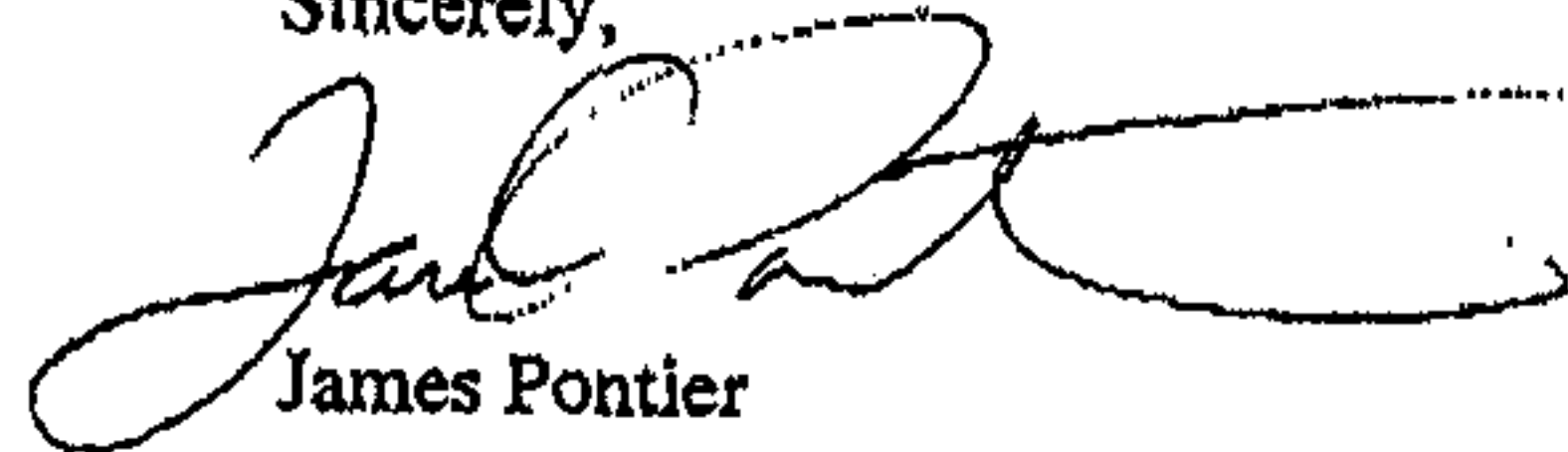
January 24, 2005

To whom it may concern:

I am the homeowner residing at 7 Firwood Court, Cockeysville, Maryland 21030, and am the most affected by changes made in zoning for my next door neighbor, at 8 Firwood Court.

I have spoken with the homeowners at 8 Firwood Court (Steve Breiter and Valerie Eisman) and reviewed plans and drawings for their proposed additions to their home. I am in full support of their plans and have no objections to their proposal.

Sincerely,

A handwritten signature in black ink, appearing to read 'James Pontier', with a long horizontal flourish extending to the right.

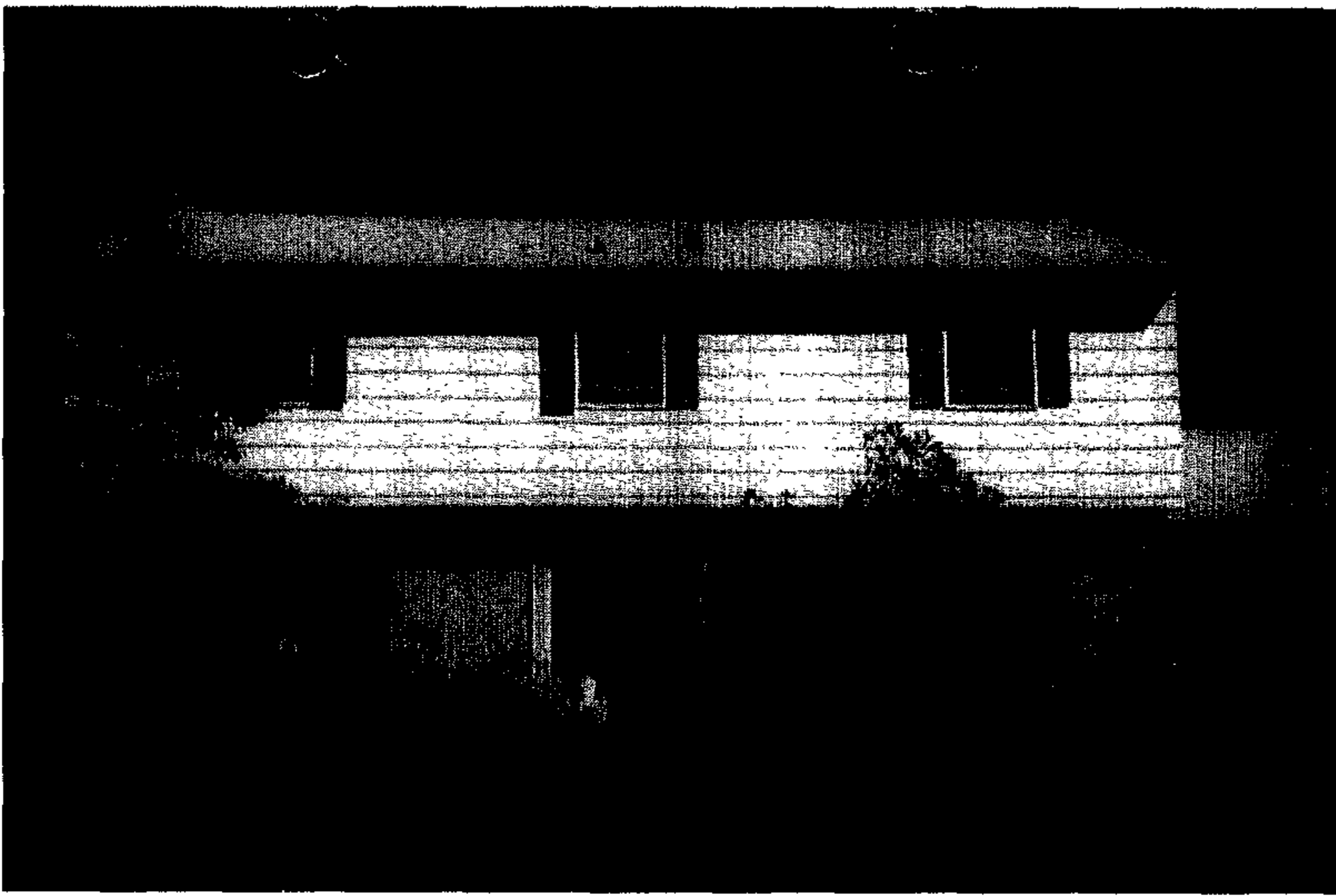
7 Firwood Court,  
Cockeysville, MD 21030





#369





Front of existing house. Existing 2 foot overhang to be infilled on first floor.



Existing front side yard, front of attached garage addition to be located here.

# 369





Rear side yard where attached garage addition to be located.



Side yard where attached garage addition will extend.

#369



# PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

SCALE: 1"=1000'

NOTE: INFORMATION FOR PLAT DRAWING OF BREITER/EISMAN BELOW

D.S. THALER & ASSOCIATES  
3809 CLARKS LANE  
BALTIMORE, MARYLAND 21215

INFORMATION FOR PLAT DRAWING OF 7 FIRWOOD COURT TA

FREEDOM SURVEYING, INC.  
2022 BROWN ROAD  
FINKSBURG, MARYLAND 21048



**PENZA**  
ASSOCIATES ARCHITECTS

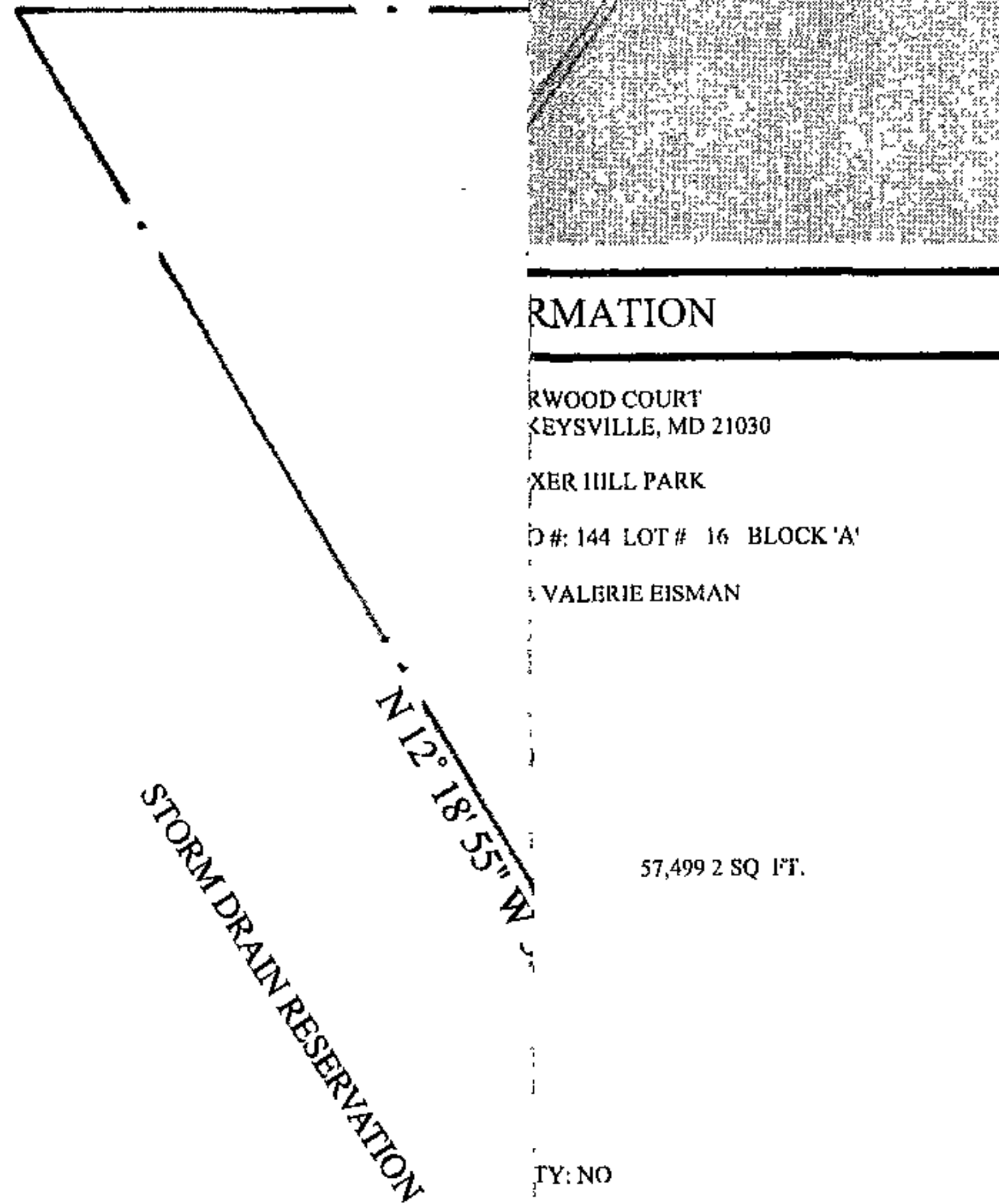
COMMERCIAL, RESIDENTIAL & HISTORIC RENOVATION

101 WOODBOURNE AVENUE  
BALTIMORE, MARYLAND 21212

TEL 410-667-7777

FAX 410-435-6868

www.penza.com



## INFORMATION

8 FIRWOOD COURT  
KEYSVILLE, MD 21030  
XER HILL PARK  
D#: 144 LOT # 16 BLOCK 'A'  
VALERIE EISMAN

57,499.2 SQ. FT.

TY: NO  
NE

PROPOSED 1

PROPOSED 7'x13'

PROPOSED 2'  
EXTENDED 3'

EXISTING

NEAREST INTERSECTING STREET

USE

M

① SITE PLAN  
SCALE 1"=40'

## BREITER- EISMAN RESIDENCE

8 FIRWOOD COURT  
KEYSVILLE, MD 21030  
BALTIMORE, MARYLAND 21215

| MARK | DATE       | DESCRIPTION         |
|------|------------|---------------------|
|      | 01/19/2005 | COORDINATION/REVIEW |

|                  |                        |
|------------------|------------------------|
| PROJECT NO       | 04093                  |
| LAYOUT BOOK FILE | BREITER-EISMAN.lbk     |
| DRAWN BY         | ecj                    |
| CHK'D BY         | Laura Thul Penza, AIA. |

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ZONING VARIANCE

Z-1



PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

NOTE: INFORMATION FOR PLAT DRAWING OF BREITER/EISMAN BELOW TAKEN FROM PLAT DATED 11/30/77 BY:

D.S. THALER & ASSOCIATES  
3809 CLARKS LANE  
BALTIMORE, MARYLAND 21215

INFORMATION FOR PLAT DRAWING OF 7 FIRWOOD COURT TAKEN FROM PLAT DATED 06/28/04 BY:

FREEDOM SURVEYING, INC.  
2022 BROWN ROAD  
FINKSBURG, MARYLAND 21048

STORM DRAIN RESERVATION

S 71° 56' 09" E 309.5'

LOT #16  
BLOCK 'A'  
BREITER/EISMAN  
8 FIRWOOD COURT

#1600000166

PLAT BOOK O.T.G. 33 FOLIO 144

APPROXIMATE LOCATION  
OF EXISTING WELL

APPROXIMATE LOCATION  
OF EXISTING SEPTIC TANK

LOT #15  
BLOCK 'A'  
JAMES T. PONTIER  
7 FIRWOOD COURT

#1600000165

PLAT BOOK O.T.G 33 FOLIO 144

2 STORY IN  
REAR YARD

PROPOSED 15'-6" x 40'  
ATTACHED GARAGE ADDITION  
1 STORY IN FRONT YARD

EX. WOOD  
DECK  
EXISTING 2 STORY RANCHER  
#8

EXISTING  
DWELLING  
#7

CAR  
PORT

SHED

DECK

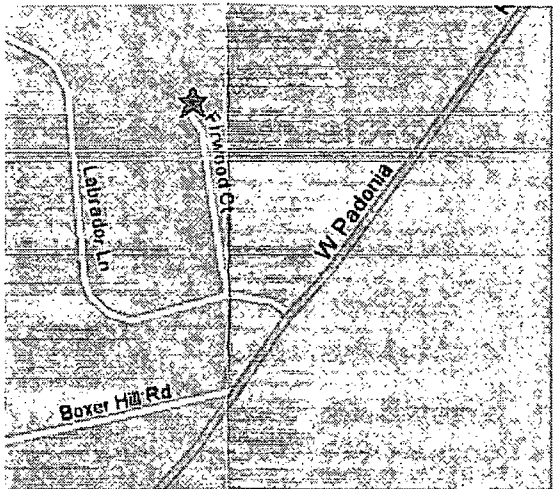
FIRWOOD COURT  
50' WIDE

NEAREST INTERSECTING STREET 718.74' LABRADOR LANE

1 SITE PLAN  
SCALE: 1"=40'

VICINITY MAP

SCALE: 1"=1000'



LOCATION INFORMATION

PROPERTY ADDRESS: 8 FIRWOOD COURT  
COCKEYSVILLE, MD 21030  
SUBDIVISION NAME: BOXER HILL PARK  
PLAT BOOK #: O.T.G 33 FOLIO #: 144 LOT #: 16 BLOCK 'A'  
OWNER(S): STEVE BREITER & VALERIE EISMAN  
ELECTION DISTRICT: 8  
COUNCILMANIC DISTRICT: 2  
1"=200' SCALE MAP # NW 15-D  
ZONING: RC 4  
LOT SIZE: 1.32 ACRES 57,499.2 SQ. FT.  
SEWER: PRIVATE  
WATER: PRIVATE  
CHESAPEAKE BAY  
CRITICAL AREA: NO  
100 YEAR FLOOD PLAIN: NO  
HISTORIC BUILDING/PROPERTY: NO  
PRIOR ZONING HEARING: NONE

**PENZA**  
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**BREITER-  
EISMAN  
RESIDENCE**

8 FIRWOOD COURT  
COCKEYSVILLE, MD 21030  
BALTIMORE, MARYLAND 21215

01/19/2005 COORDINATION/REVIEW  
MARK DATE DESCRIPTION

PROJECT NO: 04093  
LAYOUT BOOK FILE: BREITER-EISMAN.lbk  
DRAWN BY: ecj  
CHKD BY: Laura Thul Penza, AIA.  
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ZONING OFFICE USE

REVIEWED BY: LTM  
ITEM #: 369  
CASE #:

ZONING VARIANCE

Z-1