

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
S/S of Greenspring Avenue, 510 ft. +/- E	*	DEPUTY ZONING COMMISSIONER
centerline of Woodland Drive	*	
3rd Election District	*	FOR
2nd Councilmanic District	*	
(11108 Greenspring Avenue)	*	BALTIMORE COUNTY
Michael P. & Cheryl Faust	*	CASE NO. 05-555-A
Petitioners	*	

* * * * *

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, Michael P. and Cheryl Faust. The variance request is for property located at 11108 Greenspring Avenue in Baltimore County. The variance request is from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 30 ft. in lieu of the required 50 ft. (See 04-04-5A) for a dwelling. 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 May 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: A ZAC comment was received from the Office of Planning dated May 19, 2005, a copy of which is attached hereto and made a part hereof.

Applicable Law

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

“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

NOTED RECEIVED FOR FILING
6/3/05
Ray

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."

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, the requested variance should be granted.

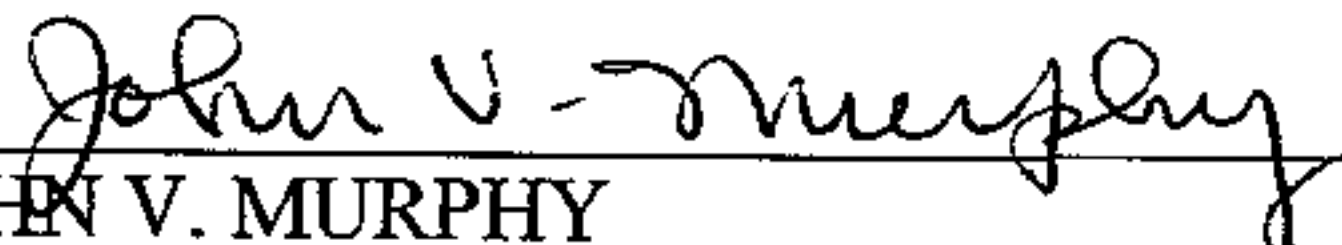
THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 3 day of June, 2005, that a variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 30 ft. in lieu of the required 50 ft. (See 04-04-5A) for a dwelling, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions 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;

2. Compliance with the ZAC comments submitted by the Office of Planning dated May 19, 2005, a copy of which is attached hereto and made a part hereof. Specifically, that:
 - (1) the proposed dwelling shall be constructed in accordance with the building elevations that were submitted to that office dated 5/15/05; and
 - (2) the existing wooded area that is located to the rear of the proposed dwelling shall be retained to the greatest extent possible.
3. When applying for a building permit, the site plan field must reference this case and set forth and address the restrictions of this Order.

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



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING

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

June 3, 2005

Mr. & Mrs. Michael P. Faust
24 Sugarvale Way
Lutherville, Maryland 21093

Re: Petition for Administrative Variance
Case No. 05-555-A
Property: 11108 Greenspring Avenue

Dear Mr. & Mrs. Faust:

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





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 11108 GREENSPRING AVENUE
LUTHERVILLE, MD. which is presently zoned RC5
21093.

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) 1A04.3.B.3 To Permit

A SIDEYARD SETBACK OF 30FT IN LIEU OF THE REQUIRED
50 FT. (SEE 04-045A) (for Dwelling)

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:

MICHAEL P. & CHERYL J. FAUST

Name - Type or Print

Signature

24 SUGARVALE WAY (4103081784)

Address

LUTHERVILLE, MD. 21093

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

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 6/3/05 day of June, 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.

CASE NO. 05-555-A

REV 10/25/01

Legal Owner(s):

MICHAEL P. & CHERYL J. FAUST

Name - Type or Print

Signature

24 SUGARVALE WAY

(4103081784)

Address

LUTHERVILLE, MD. 21093

Telephone No.

City

State

Zip Code

Representative to be Contacted:

MICHAEL FAUST

Name

24 SUGARVALE WAY

(4103081784)

Address

LUTHERVILLE, MD. 21093

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

Reviewed By JCM

Date 6-29-05

Estimated Posting Date 5-8-05

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 11108 GREENSPRING AVE. - LUTHERVILLE, MD.
Address 21093.

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):

MY CURRENT SIDE SET BACKS ARE 40' ON THE RIGHT SIDE AND 40' ON THE LEFT SIDE, TALLING 80' IN SIDE SET BACKS. I WOULD LIKE TO KEEP THE 80' IN TOTAL SIDE SET BACKS, BUT I AM ASKING FOR A 50' SET BACK ON THE RIGHT SIDE AND A 30' SIDE SET BACK ON THE LEFT SIDE. OUR WELL IS LOCATED 20' FROM THE RIGHT SIDE PROPERTY LINE AND KEEPING OUR FUTURE HOME 30' FROM THE WELL, PUTS OUR HOME 50' FROM THE RIGHT SIDE PROPERTY LINE AND 30' FROM THE LEFT PROPERTY LINE. WE HAVE OUR HOUSE PLANS AND IT IS AS NARROW AS WE CAN POSSIBLY HAVE IT, DUE TO OUR CURRENET HARDSHIP. I AM CONFINED PERMANENTLY TO A WHEELCHAIR. I NEED TO HAVE THIS ONE AND A HALF STORY HOME WITH LARGE HALLWAYS AND ROOMS SO THAT I CAN MANEUVER MY WHEELCHAIR AROUND THE FURNITURE, PEOPLE AND WALLS. A RANCHER 1½ STORY HOME TAKES UP MORE WIDTH BUT I NEED THIS SET UP WITH EVERYTHING ON ONE LEVEL. WE ALSO CARE FOR OUR 87 AND 82 YEAR OLD PARENTS AND THEY WILL LIVE ON THE FIRST FLOOR ALSO. THEY CANNOT CLIMB STEPS. THERE IS NOT ANOTHER HOME WITHIN 1,000' ON EITHER SIDE AND THE SIZE OF OUR HOME WILL FIT IN WITH THE OTHER NEW HOMES IN LUTHERVILLE.

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.

Michael P. Faust
Signature

MICHAEL P. FAUST

Name - Type or Print

Cheryl J. Faust
Signature

CHERYL J. FAUST

Name - Type or Print

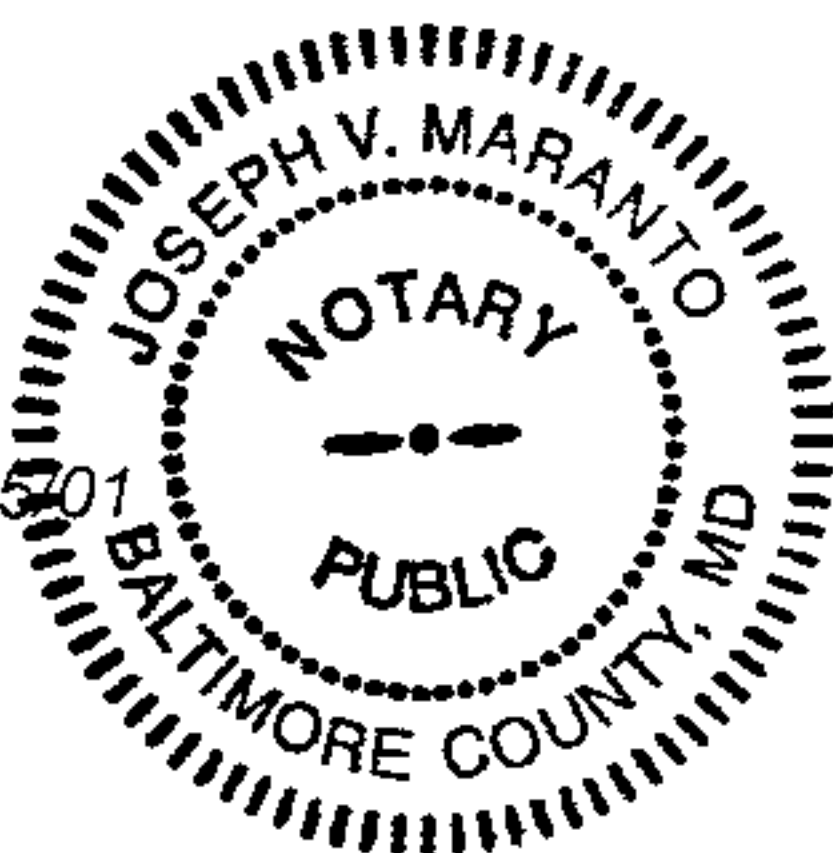
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26th day of April, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

MICHAEL P. FAUST & CHERYL J. FAUST

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s)

AS WITNESS my hand and Notarial Seal



REV 10/25/01

J. V. Maranto
Notary Public
My Commission Expires 4-01-08

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 11108 GREENSPRING AVE. - LUTHERVILLE, MD.
Address 21093.

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):

MY CURRENT SIDE SET BACKS ARE 40' ON THE RIGHT SIDE AND 40' ON THE LEFT SIDE, TALLING 80' IN SIDE SET BACKS. I WOULD LIKE TO KEEP THE 80' IN TOTAL SIDE SET BACKS, BUT I AM ASKING FOR A 50' SET BACK ON THE RIGHT SIDE AND A 30' SIDE SET BACK ON THE LEFT SIDE. OUR WELL IS LOCATED 20' FROM THE RIGHT SIDE PROPERTY LINE AND KEEPING OUR FUTURE HOME 30' FROM THE WELL, PUTS OUR HOME 50' FROM THE RIGHT SIDE PROPERTY LINE AND 30' FROM THE LEFT PROPERTY LINE. WE HAVE OUR HOUSE PLANS AND IT IS AS NARROW AS WE CAN POSSIBLY HAVE IT, DUE TO OUR CURENET HARDSHIP. I AM CONFINED PERMANENTLY TO A WHEELCHAIR. I NEED TO HAVE THIS ONE AND A HALF STORY HOME WITH LARGE HALLWAYS AND ROOMS SO THAT I CAN MANEUVER MY WHEELCHAIR AROUND THE FURNITURE, PEOPLE AND WALLS. A RANCHER 1½ STORY HOME TAKES UP MORE WIDTH BUT I NEED THIS SET UP WITH EVERYTHING ON ONE LEVEL. WE ALSO CARE FOR OUR 87 AND 82 YEAR OLD PARENTS AND THEY WILL LIVE ON THE FIRST FLOOR ALSO. THEY CANNOT CLIMB STEPS. THERE IS NOT ANOTHER HOME WITHIN 1,000' ON EITHER SIDE AND THE SIZE OF OUR HOME WILL FIT IN WITH THE OTHER NEW HOMES IN LUTHERVILLE.

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.

Michael P. Faust

Signature

MICHAEL P. FAUST

Name - Type or Print

Cheryl J. Faust

Signature

CHERYL J. FAUST

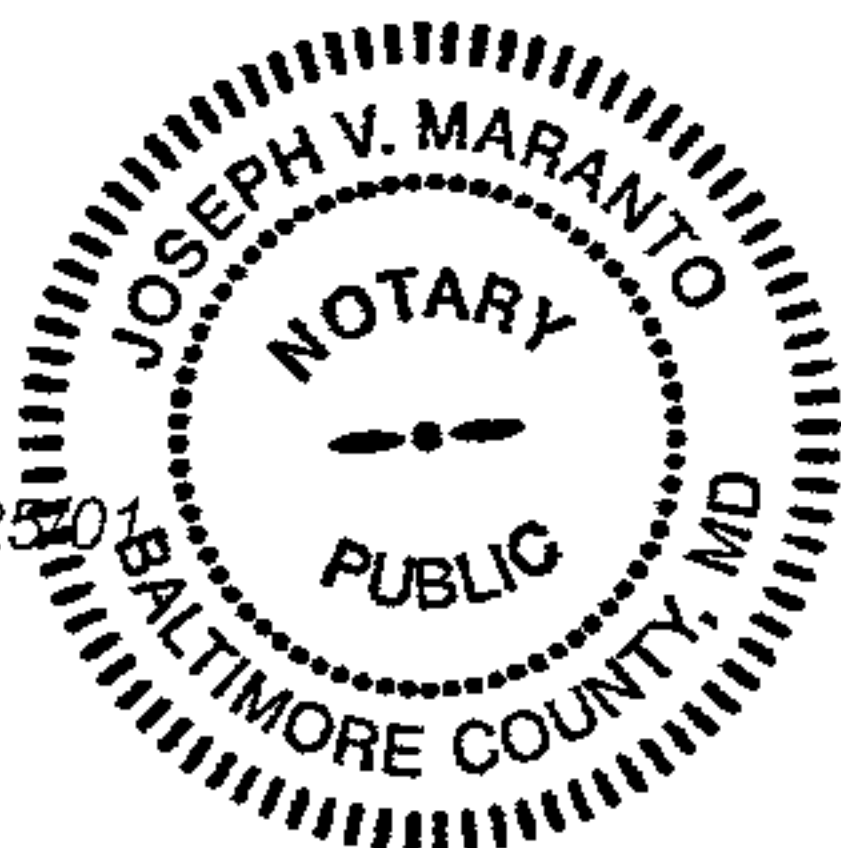
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26th day of April, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

MICHAEL P. FAUST & CHERYL J. FAUST
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



REV 10/25/01

J. V. Maranto
Notary Public

My Commission Expires 4-01-08



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 11108 GREENSPRING AVENUE
LUTHERVILLE, MD. which is presently zoned RC5
21093.

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) 1A04.3.B.3 TO PERMIT

A SIDEYARD SETBACK OF ~~(30ft)~~ 30ft. IN LIEU OF
THE REQUIRED 50ft. (SEE 04-045A) (for Dwelling)

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:

MICHAEL P. & CHERYL J. FAUST

Name - Type or Print

Signature

24 SUGARVALE WAY (4103081784)

Address

LUTHERVILLE, MD. 21093

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No

City

State

Zip Code

Legal Owner(s):

MICHAEL P. & CHERYL J. FAUST

Name - Type or Print

Signature

Name - Type or Print

Signature

24 SUGARVALE WAY (4103081784)

Address

LUTHERVILLE, MD. 21093

City

State

Zip Code

Representative to be Contacted:

MICHAEL FAUST

Name

24 SUGARVALE WAY (4103081784)

Address

LUTHERVILLE, MD. 21093

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. 05-555A

Reviewed By JCM

Date

4-27-05

Estimated Posting Date

5-8-05

ZONING DESCRIPTION FOR 11108 GREENSPRING AVENUE - LUTHERVILLE,
MARYLAND 21093.

BEGINING AT A POINT ON THE SOUTH SIDE OF GREENSPRING AVENUE
AT A POINT 510 FEET SOUTH EAST OF WOODLAND DRIVE THENCE
RUNNING

(METES AND BOUNDS)

S. 46 06' E. 150.00', S. 43 54-00 W. 668.08', N. 52 - 10.00
W. 150.85', N. 43 54-00 E. 684.00' TO THE PLACE OF BEGINING.

3RD ELECTION DISTRICT - 2ND COUNCILMAN DISTRICT.

1.915 ACRES - 83,416 SQUARE FEET.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE 4-27-05 ACCOUNT 2001-006-6150

AMOUNT \$ 65.00

RECEIVED FROM M. Faust 11108 Greenspring Ave.

FOR AN. VAL.

DISTRIBUTION
WHITE CASHIER PINK AGENCY YELLOW CUSTOMER

No. 443688

PAID RECEIPT

BUSINESS - 443688
4/28/2005 4/27/2005 14-000000
400 00000 MAIL 443688
SUBJECT # 401115 4/27/2005
Total 5 520 200000 443688
R NO. 003688
Receipt To: 860.00
\$65.00 OK 4.00 OK
Baltimore County, Maryland

CASHIER'S VALIDATION



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE#05-555-A
PETITIONER/DEVELOPER:
Michael Faust
DATE OF CLOSING: 5/23/05

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: KRISTEN MATTHEWS

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

(see page 2 for full size photo)

LOCATION:

11108 Greenspring Avenue

SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD

SUITE 100

320 EAST TOWSONTOWN BLVD

TOWSON, MARYLAND 21286

410-823-4470 PHONE

410-823-4473 FAX

POSTED ON: 5/2/05

ZONING NOTICE
ADMINISTRATIVE
VARIANCE

THE BOARD OF ZONING ADJUSTMENTS OF THE CITY OF CHICAGO HAS CONSIDERED THE APPLICATION OF [REDACTED] FOR A VARIANCE FROM THE ZONING ORDINANCE OF THE CITY OF CHICAGO TO [REDACTED] FOR THE PURPOSE OF [REDACTED]

PUBLIC HEARING?

THE BOARD OF ZONING ADJUSTMENTS HAS CONSIDERED THE APPLICATION OF [REDACTED] FOR A VARIANCE FROM THE ZONING ORDINANCE OF THE CITY OF CHICAGO TO [REDACTED] FOR THE PURPOSE OF [REDACTED]. THE BOARD HAS DETERMINED THAT THE VARIANCE IS IN THE BEST INTERESTS OF THE CITY OF CHICAGO AND HAS GRANTED THE VARIANCE. THE VARIANCE IS EFFECTIVE FROM THE DATE OF THE BOARD'S DECISION.

05/02/2005

ZONING NOTICE
VARIANCE
PUBLIC HEARING?
The staff has recommended a variance be granted for the proposed use of the property. The public hearing will be held on the date and time indicated below. The public is invited to attend and voice their opinion on the proposed variance.

05/02/2005

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: 555

Petitioner: Michael & Cheryl Faust

Address or Location: 11108 Greenspring Ave.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Mike & Cheryl Faust

Address: 24 Sugarvale Way
Lutherville, MD 21093

Telephone Number: 410-308-1784

Revised 2/20/98 - SCJ

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 555 -A

Address 11108 Greenspring Ave.

Contact Person: J. Merrey
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 4.27.05

Posting Date: 5.8.05

Closing Date: 5.23.05

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- 555 -A

Address 11108 Greenspring Ave.

Petitioner's Name Michael Faust

Telephone 410-308-1784

Posting Date: 5.8.05

Closing Date: 5.23.05

Wording for Sign: A VARIANCE
To Permit A SIDE SETBACK OF 30ft. IN
LIEU of the REQUIRED 50ft.

WCR - Revised 6/25/04

**Department of Permits and
Development Management**

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



Baltimore County

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

May 23, 2005

Michael P. Faust
Cheryl J. Faust
24 Sugarvale Way
Lutherville, Maryland 21093

Dear Mr. and Mrs. Faust:

RE: Case Number: 05-555-A, 11108 Greenspring Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 27, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director DATE: May 16, 2005
Department of Permits & Development
Management

FROM: Dennis A. Kennedy, Acting Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 16, 2005
Item No. 542, 543, 545, 550, 552,
553, 554, 555, 563

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

Dak:CEN:clw
X cc: file
ZAC-NO COMMENTS-05162005.doc

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
FROM: John D. Oltman, Jr ^{job}
DATE: May 24, 2005
SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of May 9, 2005

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

05-543

05-546

05-550

05-551

05-552

05-554

05-555

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 19, 2005

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

RECEIVED

SUBJECT: 11108 Greenspring Avenue

INFORMATION:

MAY 19 2005

Item Number: 5-555

Petitioner: Cheryl J. & Michael P. Faust

ZONING COMMISSIONER

Zoning: RC 5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning reviewed the petition's request and the building elevations that were submitted to this office and finds them to be in accordance with the RC 5 performance standards, and recommends approval subject to the following:

1. The proposed dwelling shall be constructed in accordance with the building elevations that were submitted to this office dated 5/15/05.
2. The existing wooded area that is located to the rear of the proposed dwelling shall be retained to the greatest extent possible.

For further information concerning the matters stated herein, please contact Diana Itter at 410-887-3480

Prepared by:



Division Chief:



AFK/LL:MAC:

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



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

Maryland Department of Transportation

Date: 5.6.05

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

RE: Baltimore County
Item No. 555 JCM

Dear Ms. Matthews:

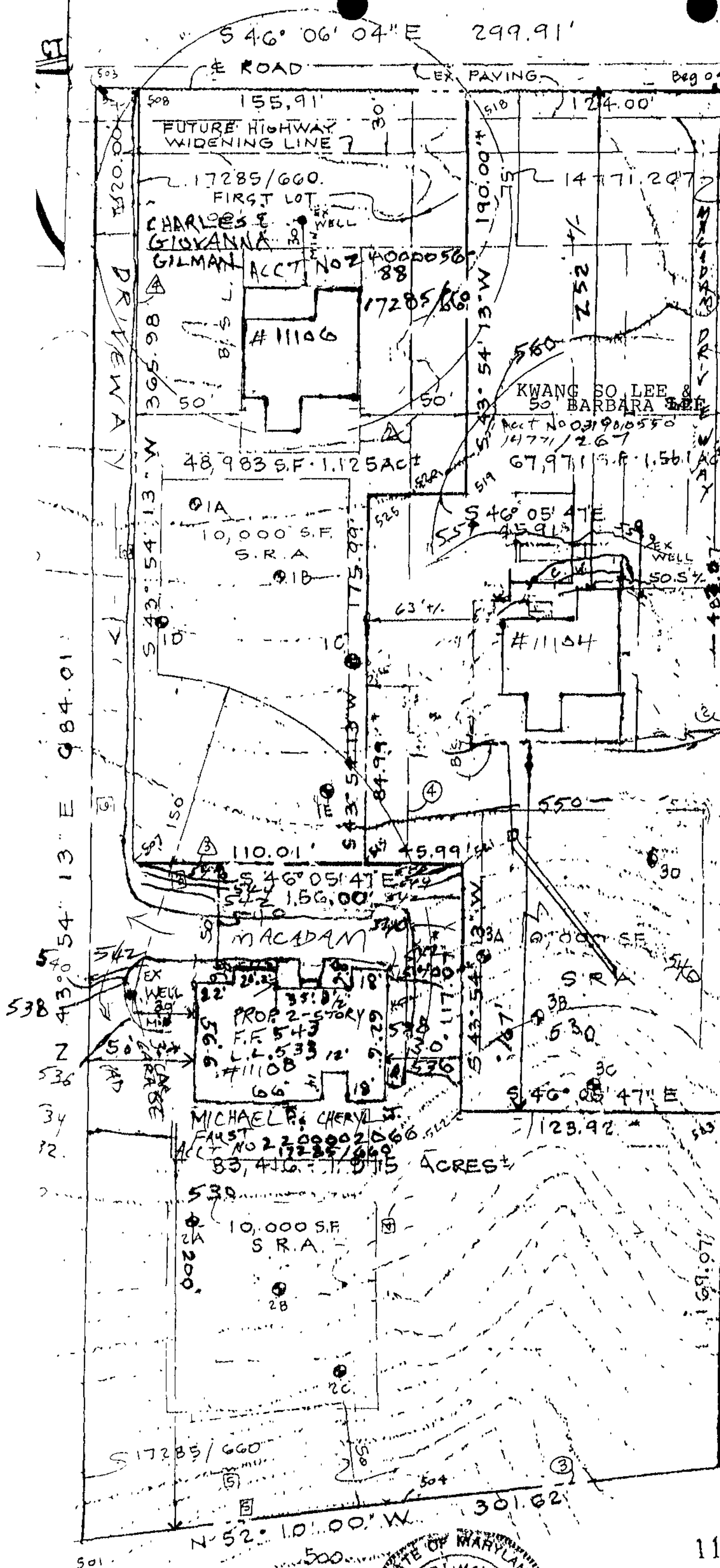
This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

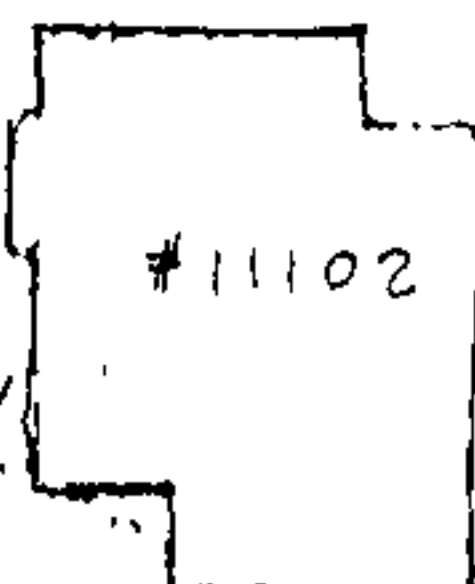
Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division

Greenspring Avenue



PLAT SHOWING PROPERTY
KNOWN AS #11108 GREENSPRING
AVENUE, BALTIMORE COUNTY,
MARYLAND 21093. ALSO KNOWN
AS LOT 2 AS SHOWN ON SDP
DRC AMENDED PLAN 11104-
11106-11108 GREENSPRING
AVENUE, WHICH PLAT IS
RECORDED AMONG THE LAND
RECORDS OF BALTIMORE
COUNTY IN LIBER 17285,
FOLIO 660. TAX PARCEL 163
TAX MAP 59 GRID 17. ACCT.
No. 2200002066. EXISTING
ZONING: RC-5



BARBARA E. GAGNON
ACCT. No. 0304036000
6532/335 EX
SEPTIC
TANK

DEPARTMENT
OF
ENVIRONMENTAL PROTECTION
AND
RESOURCE MANAGEMENT

Approved *James L. [Signature]* DATE 2/3/04

WOODSIDE HOMES, INC.
(MHBR # 1370) 410-308-1784
FAX: 410-308-3551
24 SUGARVALE WAY --
LUTHERVILLE, MARYLAND 21093

11108 GREENSPRING AVENUE
3RD ELECTION DISTRICT
COUNCILMANIC DISTRICT NO. 2
BALTIMORE COUNTY, MARYLAND



H. Malmud & Associates, Inc.
12018 Ridge Valley Drive
Owings Mills, Maryland 21117
Telephone 410 382-2959

Scale: 1" = 60'

4-25-05

N 50,000

R.C. 5

BURWOOD

HIGHVIEW

CANDLESTICK DRIVE

BARSTAD

N 49,000

N 52,000

R.C. 5

R.C. 2

HIGHVIEW

AVENUE

W 22,500

W 24,000

N 48,000

S - SW

S - NW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

2000 COMPREHENSIVE ZONING MAP

ADOPTED by

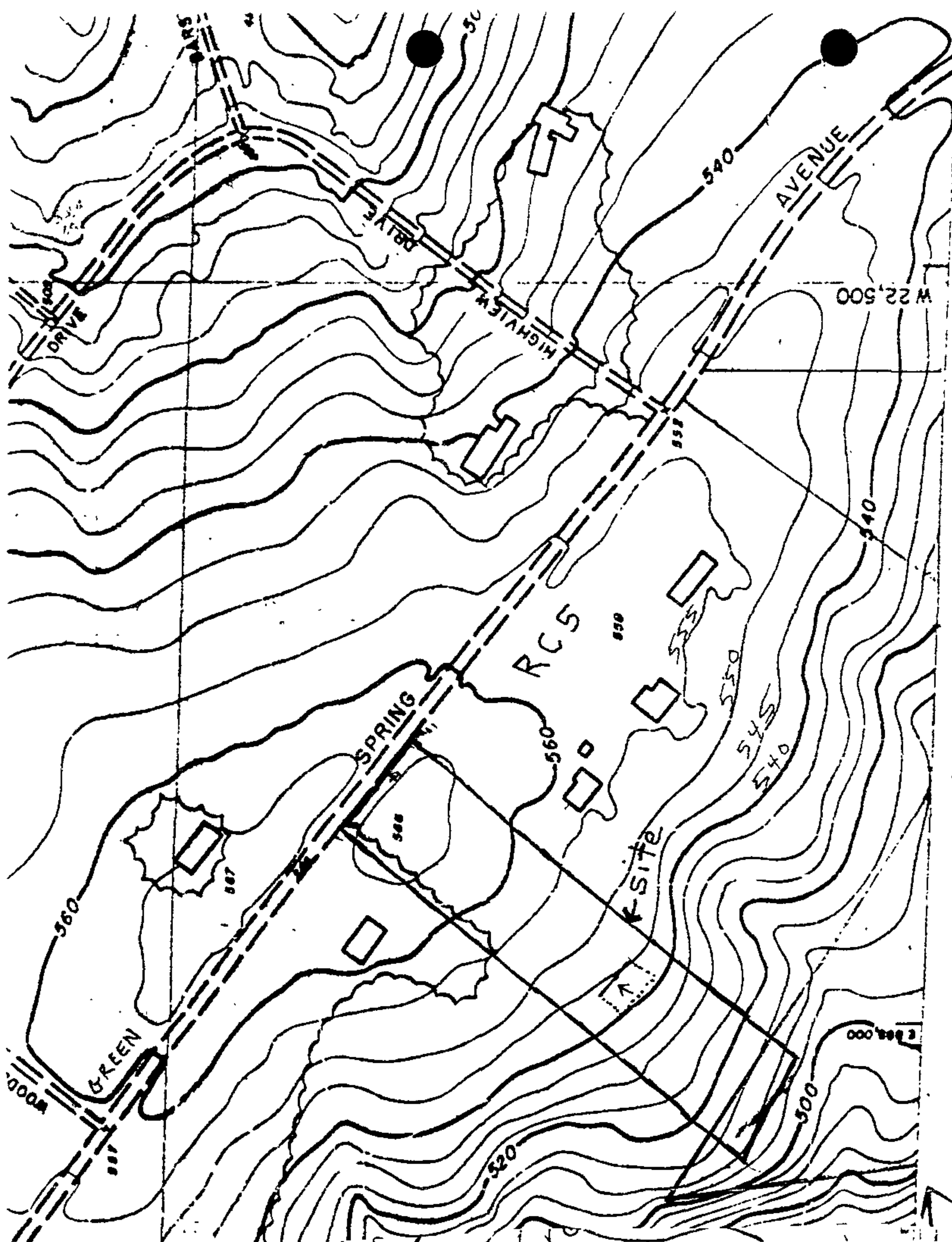
THE BALTIMORE COUNTY COUNCIL

OCTOBER 10, 2000

Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00,

Joseph Bartolotta
Chairman, County Council

ZONING MAP



REVISIONS

BY	DATE
<i>Ben</i>	<i>9/5/54</i>

SCALE

1" = 200'

DATE OF
PHOTOGRAPHY
APRIL 1953

LOCATION

←
STEVENSON

Dipping SHEET

N.W.

13-E

N.W

12-D

raphy Compiled By Photogrammetric Methods
SERVICE CORPORATION-PHILADELPHIA, PA.

