IN RE: **PETITION FOR ADMIN. VARIANCE** E/S Waterspout Court, 2000' N of the c/l Baublitz Road **(12625 Waterspout Court)** 4th Election District 3rd Council District Michael K. Schwartz, et ux Petitioners	* * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY **Case No. 05-641-A**

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Michael K. Schwartz, and his wife, Elisa H. Schwartz. The Petitioners request variance relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached accessory structure (garage) to be partially located in the side yard in lieu of the required rear yard with a height of 23 feet in lieu of the maximum allowed 15 feet, and an amendment to the Final Development Plan for Waterspout, Section II, Lot 56, accordingly. 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, the Petitioners have filed the supporting affidavits as required by Section 32-3-303 (a)(2)(i) of the Baltimore County Code. The subject property having been posted and

ORDER RECEIVED FOR FILING
Date
By

there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

Based upon the evidence contained therein, I am persuaded to grant the requested relief. A review of the site plan shows that the Petitioners propose to construct a 27' x 23' detached garage immediately adjacent to the rear (northern) corner of the existing house, at the end of an existing driveway. Due to the location of the existing dwelling, approximately 4 feet of the proposed garage will be located in the side yard. Moreover, it was also indicated that the rear of the property slopes dramatically and thus, placement of the garage further into the rear yard would be impractical and difficult. Building elevation drawings of the proposed structure show that the garage has been designed in keeping with the architectural style of the existing house and that the additional height is necessary due to the pitch of the roof and design details incorporated therein. It was indicated that the second floor of the garage will be used for storage, only, and that there will be no living space provided therein. Finally, a line of trees and evergreens to the rear of the property will buffer the view of the structure from adjacent properties.

There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency and letters contained within the case file indicate that the neighbors have no objections to the request. Thus, it appears that the relief requested can be granted without detrimental impact to adjacent properties or the surrounding locale. However, the Office of Planning has requested that building elevation drawings be submitted to that agency for review and approval prior to the issuance of any permits.

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 1st day of July 2005 that the Petition for Administrative Variance seeking relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached accessory structure (garage) to be partially located in the side yard in lieu of the required rear yard with a height of 23 feet in lieu of the maximum allowed 15 feet, and an amendment to

ORDER RECEIVED FOR FILING
Date
By

the Final Development Plan for Waterspout, Section II, Lot 56, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their 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 building permits, the Petitioners shall submit building elevation drawings of the proposed garage to the Office of Planning for review and approval.

3) The Petitioners shall not allow or cause the garage to be converted to a second dwelling unit and/or apartments. There shall be no living quarters contained therein, and no kitchen or bathroom facilities.

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

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

ORDER RECEIVED FOR FILING
Date _____
By _____

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468

Baltimore County

James T. Smith, Jr., County Executive
William J. Wiseman III, Zoning Commissioner

July 1, 2005

Mr. & Mrs. Michael K. Schwartz
12625 Waterspout Court
Owings Mills, Maryland 21117

RE: PETITION FOR ADMINISTRATIVE VARIANCE
E/S Waterspout Court, 2,000' N of the c/l Baublitz Road
(12625 Waterspout Court)
4th Election District – 3rd Council District
Michael K. Schwartz, et ux - Petitioners
Case No. 05-641-A

Dear Mr. & Mrs. Schwartz:

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.

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Office of Planning
People's Counsel; Case File

Printed on Recycled Paper

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 12625 Waterspout Court
which is presently zoned RC5

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 and 400.3, BCZR, to permit an accessory building (garage) to be located partially within the side yard in lieu of the required rear yard only, ~~and~~ to permit a height of 23 feet in lieu of the maximum allowed 15 feet, and to amend the Final Development Plan for Lot 56 of Waterspout, Section II

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):

Michael K. Schwartz
Name - Type or Print
Michael K. Schwartz
Signature

Elisa H. Schwartz
Name - Type or Print
Elisa H. Schwartz
Signature

12625 Waterspout Court 410.356.3696
Address — Telephone No.

Owings Mills, Maryland 21117
City — State — Zip Code

Representative to be Contacted:

Sharon Miller or Dick Schaefer
Name

Apollo Design, Inc. 823 E. Balto. St.
Address — Telephone No.

Balto., MD 21202 410.752.7438
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, this ____ day of _____, _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
Date 6/1/05
By

CASE NO. 05-641-A

Reviewed By JNP **Date** 6/1/05

Estimated Posting Date 6/12/05

REV 10/25/01

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that the 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 12625 Waterspout Court
Address
Owings Mills Maryland 21117
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):

After living in our house and raising our family here, we have finally begun work on many planned improvements. We take pride in our home, and we care for it well, both inside and outside. Now that we are facing the prospect of teenage children with cars, we would like to construct a garage that will accommodate additional vehicles but will not detract from the pleasant appearance of our home. To that end, we are requesting a variance to address both the appearance and location of the garage. First, we request that we be allowed to match the height and slope of the roof of our house so the garage will not appear out of place. The construction will be done with trusses, *and there will be no upper floor or living space within the garage.* Second, while most of the proposed garage would lie within the rear yard, about four feet of it would be in the side yard setback. Siting the garage this way, we can create a visual connection between house and garage by installing an iron gate to match new ironwork on the front facade. If the garage is fully in the rear yard, the gate must be installed on a diagonal, which is architecturally inappropriate. Additionally, our lot slopes dramatically to the rear, and there will be a substantial cost saving if we can locate the proposed garage slightly forward.

It should be noted, too, that there is a natural tree buffer of evergreens that screens our proposed garage from most of the surrounding houses.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature Signature

Michael K. Schwartz Elisa H. Schwartz
Name - Type or Print Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of May, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Michael Schwartz - Elisa Schwartz

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

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires 12/16/2008

REV 10/25/01

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that the 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 12625 Waterspout Court
Address

Owings Mills — Maryland — 21117
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):

After living in our house and raising our family here, we have finally begun work on many planned improvements. We take pride in our home, and we care for it well, both inside and outside. Now that we are facing the prospect of teenage children with cars, we would like to construct a garage that will accommodate additional vehicles but will not detract from the pleasant appearance of our home. To that end, we are requesting a variance to address both the appearance and location of the garage. First, we request that we be allowed to match the height and slope of the roof of our house so the garage will not appear out of place. The construction will be done with trusses, *and there will be no upper floor or living space within the garage.* Second, while most of the proposed garage would lie within the rear yard, about four feet of it would be in the side yard setback. Siting the garage this way, we can create a visual connection between house and garage by installing an iron gate to match new ironwork on the front facade. If the garage is fully in the rear yard, the gate must be installed on a diagonal, which is architecturally inappropriate. Additionally, our lot slopes dramatically to the rear, and there will be a substantial cost saving if we can locate the proposed garage slightly forward.

It should be noted, too, that there is a natural tree buffer of evergreens that screens our proposed garage from most of the surrounding houses.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature — Signature

Michael K. Schwartz — Elisa H. Schwartz
Name - Type or Print — Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of May, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Michael K. Schwartz and Elisa Schwartz the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Janet P. Smith
Notary Public
My Commission Expires December 16, 2008

REV 10/25/01

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 12625 Waterspout Court

which is presently zoned RC5

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 and 400.3, BCZR, to permit an accessory building (garage) to be located partially within the side yard in lieu of the required rear yard only, ~~and~~ to permit a height of 23 feet in lieu of the maximum allowed 15 feet, and to amend the Final Development Plan for Lot 56 of Waterspout, Section II.

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):

Michael K. Schwartz
Name - Type or Print

Michael K. Schwartz
Signature

Elisa H. Schwartz
Name - Type or Print

Elisa H. Schwartz
Signature

12625 Waterspout Court 410.356.3696
Address — Telephone No.

Owings Mills, Maryland 21117
City — State — Zip Code

Representative to be Contacted:

Sharon Miller or Dick Schaefer
Name

Apollo Design, Inc. 823 E. Balto. St.
Address — Telephone No.

Balto., MD 21202 410.752.7438
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. 05-641-A

Reviewed By JNP **Date** 6/1/05

Estimated Posting Date 6/12/05

REV 10/25/01

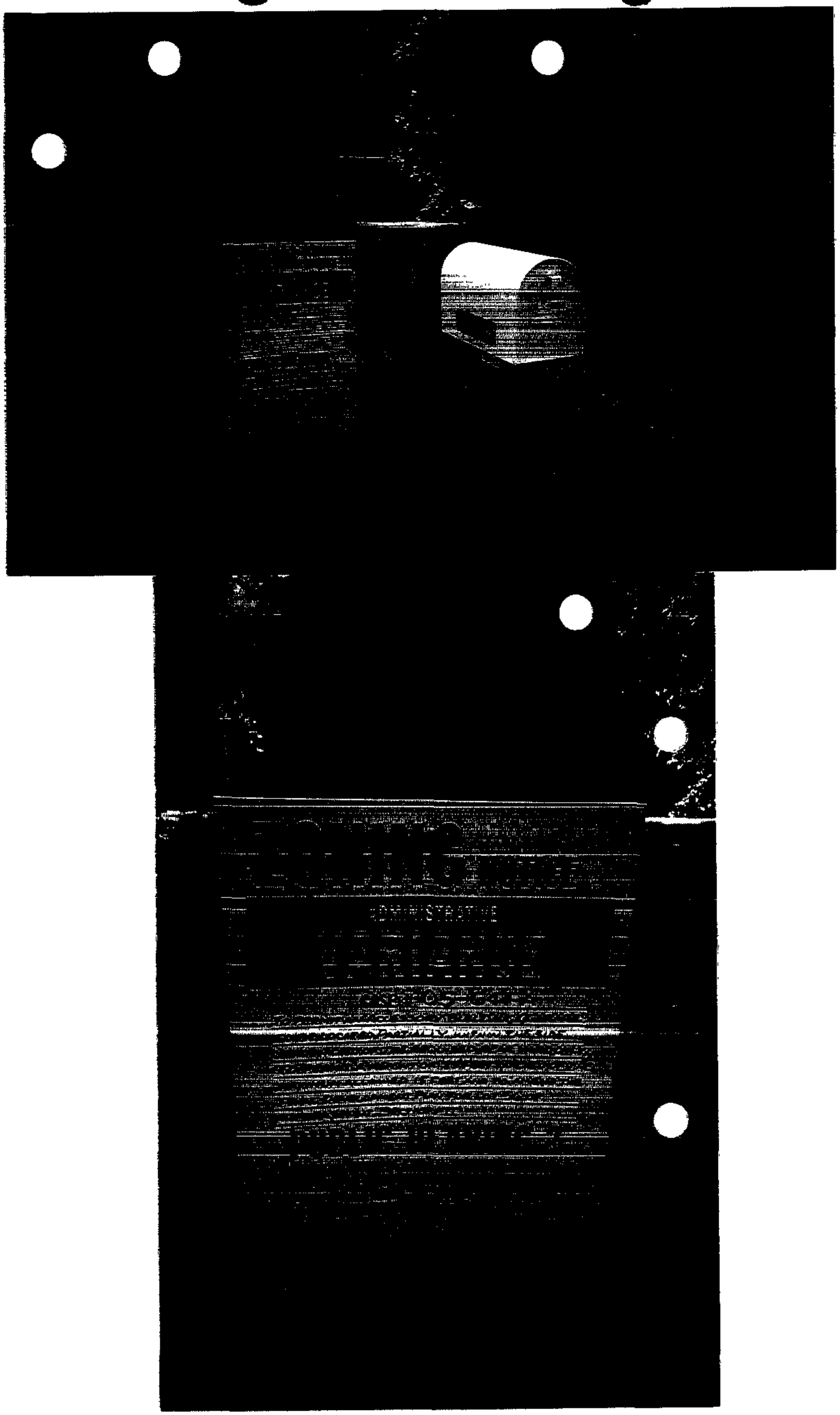
Description of Parcel for Variance Request
Schwartz Residence
12625 Waterspout Court
Owings Mills, Maryland 21117
4th Election District
Baltimore County, Maryland
Tax Account #20-00-014346

Beginning at a point on the east side of Waterspout Court, which is 50' wide, at the distance of 2000' north [redacted] of the centerline of Baublitz Road, which is 50' wide. Being lot 56, as shown on plat of "Resubdivision of Section II, Waterspout", which is recorded among the plat records of Baltimore County in Liber 56, Folio 130, the improvements thereon being known as 12625 Waterspout Court,

Containing 1.60 acres, more or less.

This description is intended for zoning purposes only.

05-641-A



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 440371

DATE 6/1/05 ACCOUNT R-001-006-6150

AMOUNT $ 130.00

RECEIVED FROM: Apollo Design

FOR: Adm Variance - 2625 Walkwood Court
05-641-A (Schwartz)

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
6/02/2005	6/01/2005	14:59:24	2

FR: MSDA MONTH DAY, DEO
RECEIPT # 215296 6/01/2005 OFLN
Dept: 5 FOR ZONING VERIFICATION
R NO. 440371
Rcpt Tot $130.00
$130.00 CK $0.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 05-641-A

Petitioner/Developer: SCHWARTZ

Date of Hearing/ Closing: JUNE 27, 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 #12625 WATERSPOUT COURT

The sign(s) were posted on JUNE 9TH, 2005
(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)

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05-641 -A Address 12625 Waterspout Court

Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/1/05 **Posting Date:** 6/12/05 **Closing Date:** 6/27/05

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 05-641 -A Address 12625 Waterspout Court

Petitioner's Name Schwartz Telephone 410-356-3696

Posting Date: 6/12/05 **Closing Date:** 6/27/05

Wording for Sign: To Permit an accessory building (garage) to be located partially within the side yard in lieu of the required rear yard only, to permit a height of 23 feet in lieu of the maximum allowed 15 feet, and to amend the Final Development Plan for Lot 56 of Waterspout, Section II

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

June 27, 2005

Michael K. Schwartz
Elisa H. Schwartz
12625 Waterspout Court
Owings Mills, Maryland 21117

Dear Mr. and Mrs. Schwartz:

RE: Case Number: 05-641-A, 12625 Waterspout Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 1, 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

WCR: clb

Enclosures

c: People's Counsel
Sharon Miller/Dick Schaefer Apollo Design, Inc. 823 E. Balto. Street Baltimore 21202

June 6, 2005

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Zoning Review Planners

Distribution Meeting of: June 13, 2005

Item No.: 63[illegible],64[illegible],583

Pursuant to your request, this Office has reviewed the referenced plan(s) and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

Acting Lieutenant William F. Connolly, Jr.
Lieutenant Franklin J. Cook
Fire Marshal's Office
(O) 410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: June 10, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For June 20, 2005
Item No. 634, 635, 636, 638, 640, 641,

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

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-06102005.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 21, 2005

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

SUBJECT: 5-641 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure to be located partially in the side yard with a height of 23 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.
3. Submit elevations (all sides) of the proposed accessory structure to this office for review and approval prior to the issuance of any building permit.

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

Prepared by: Curtis Murray

Section Chief: Jeffrey W. Long

AFK/LL: CM

W:\DEV\REVZAC\5-641.doc

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

State Highway Administration
Driven to Excel
Maryland Department of Transportation

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

Date: 6-7-05

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

RE: Baltimore County
Item No. 641 JAT

Dear. Ms. Matthews:

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

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

Very truly yours,

S. D. Foster

Steven D. Foster, Chief
Engineering Access Permits Division

APOLLO DESIGN, INC. 8231 ASH BALTIMORE STREET BALTIMORE, MARYLAND 21202 (410) 752-7438

2 June 2005

Ms. Kristin Matthews
Baltimore County Zoning Office
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Case #05-641
12625 Waterspout Court
Schwartz Residence
Administrative Variance

Dear Ms. Matthews

Enclosed are two copies of an architectural sketch that I would like to have added to the package of materials I filed with Jeffrey Perlow yesterday in connection with this Administrative Variance request. I think they could be helpful in the review process.

Please call me if you have questions. Otherwise, I appreciate your assistance.

Yours truly,
APOLLO DESIGN, INC.

Sharon Miller

SWM:cc
Encl.

Waterspout Development
Architectural Committee

May 26, 2005

Dr. and Mrs. Michael Schwartz
12625 Waterspout Court
Owings Mills, MD 21117

Re: 12625 Waterspout Court Improvements

Dear Michael and Elisa,

The Architectural Committee has reviewed your blue print drawings of the garage addition. Although this drawing is not a complete architectural drawing of the entire structure, this committee will approve the addition with the stipulation that we will be provided with complete plans when available. We reserve the right to amend our decision at that time.

The driveway improvements and gate posts are approved.

Best of luck on your project and we look forward to hearing from you.
Respectfully,

Jay Toth, Architectural Committee Chairman

cc:
Jonathan Kaufman, Committee Member
Maria Vershel, AIA, Committee Member

05-641-A

Emanuel and Sharon Levin
12627 Waterspout Court
Owings Mills, Maryland 21117

April 19, 2005

Zoning Commissioner of Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

To Whom it may concern:

I/We reside at 12627 Waterspout Court, (behind) Michael & Elisa Schwartz. I have seen the plans for their proposed garage, and I have no objections to the variance

Yours truly,

Sharon R. Levin

05-641-A

John and Maria Daskalakis
12631 Waterspout Court
Owings Mills, Maryland 21117

April 19, 2005

Zoning Commissioner of Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

To Whom it may concern:

I/We reside at 12631 Waterspout Court, (next door to) Michael & Elisa Schwartz. I have seen the plans for their proposed garage, and I have no objections.

Yours truly,

05-641-A

Faith and Adam Harrison
12623 Waterspout Court
Owings Mills, Maryland 21117

April 19, 2005

Zoning Commissioner of Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

To Whom it may concern:

I/We reside at 12623 Waterspout Court, (next door to) Michael & Elisa Schwartz. I have seen the plans for their proposed garage, and I have no objections.

Yours truly,

Faith E. Harrison

Faith E. Harrison

05-641-A

Howard Bensky
12629 Waterspout Court
Owings Mills, Maryland 21117

April 19, 2005

Zoning Commissioner of Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

To Whom it may concern:

I/We reside at 12629 Waterspout Court, (behind) Michael & Elisa Schwartz. I have seen the plans for their proposed garage, and I have no objections.

Yours truly,

Howard Bensky
HOWARD BENSKY

05-641-A

Terrell Williams
12618 Waterspout Court
Owings Mills, Maryland 21117

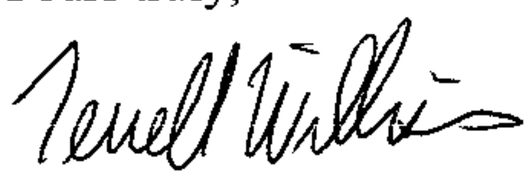
April 19, 2005

Zoning Commissioner of Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

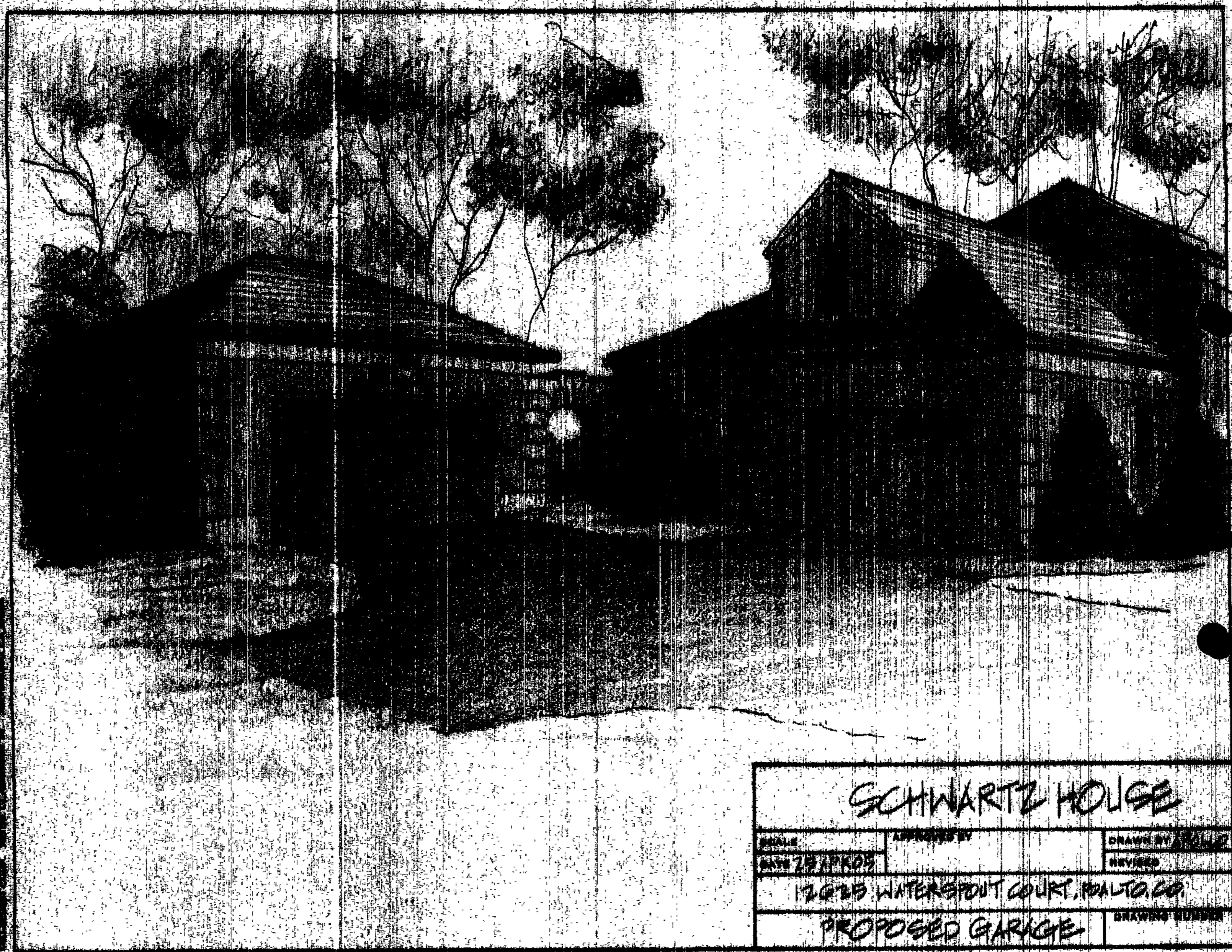
To Whom it may concern:

I/We reside at 12618 Waterspout Court, (across from) Michael & Elisa Schwartz. I have seen the plans for their proposed garage, and I have no objections.

Yours truly,



05-641-A



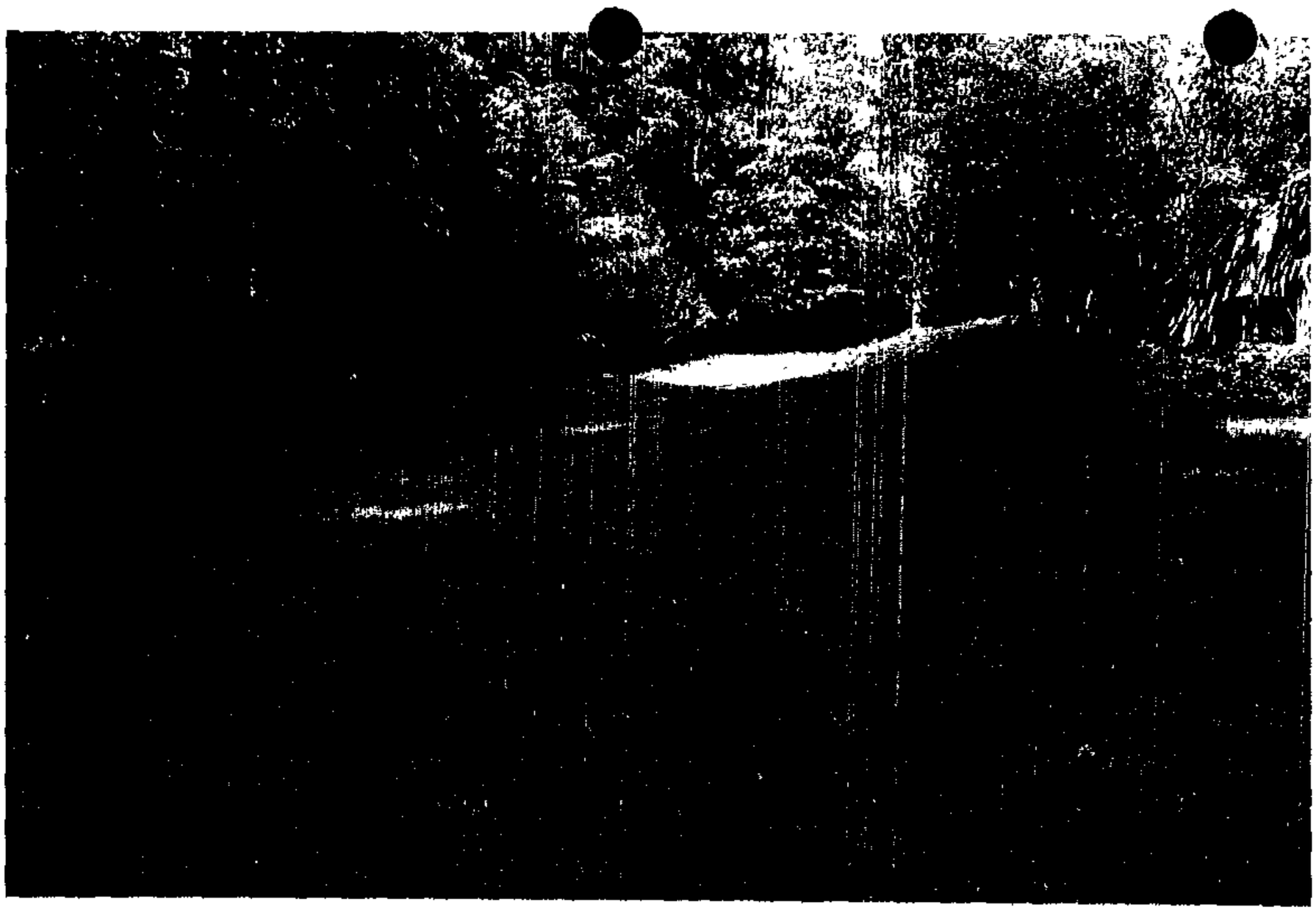
SCHWARTZ HOUSE

SCALE	APPROVED BY	DRAWN BY
DATE 28 APR 05		REVISED

12625 WATERSPOUT COURT, ROALTO, CO.

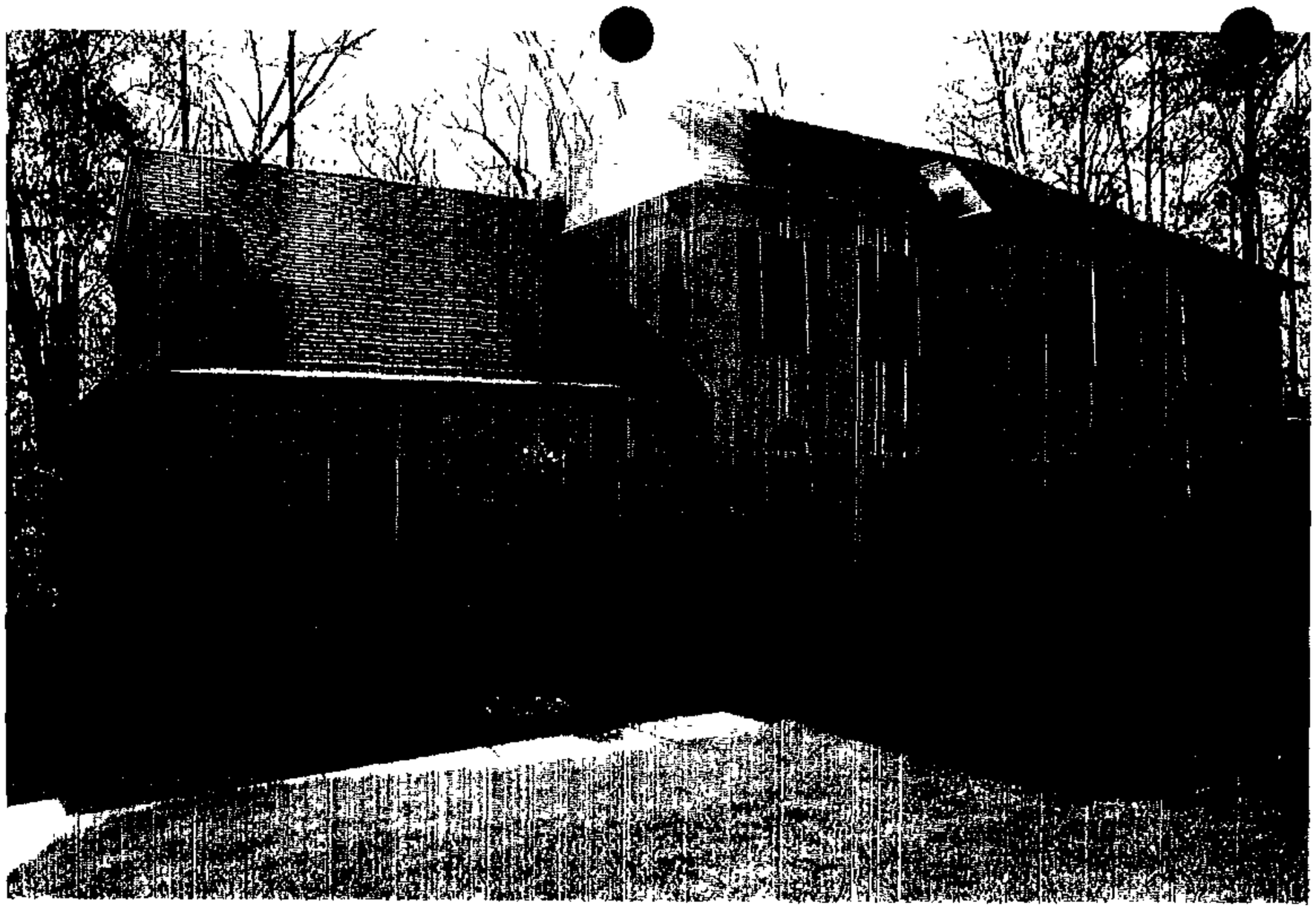
PROPOSED GARAGE

DRAWING NUMBER



TREE BUFFERS BOTH SIDES + REAR

05-641-A



FRONT

FRONT
W/ EXTG.
GARAGE

FRONT W/ SIDE
SHOWING
~~SHOWING~~ SLOPE

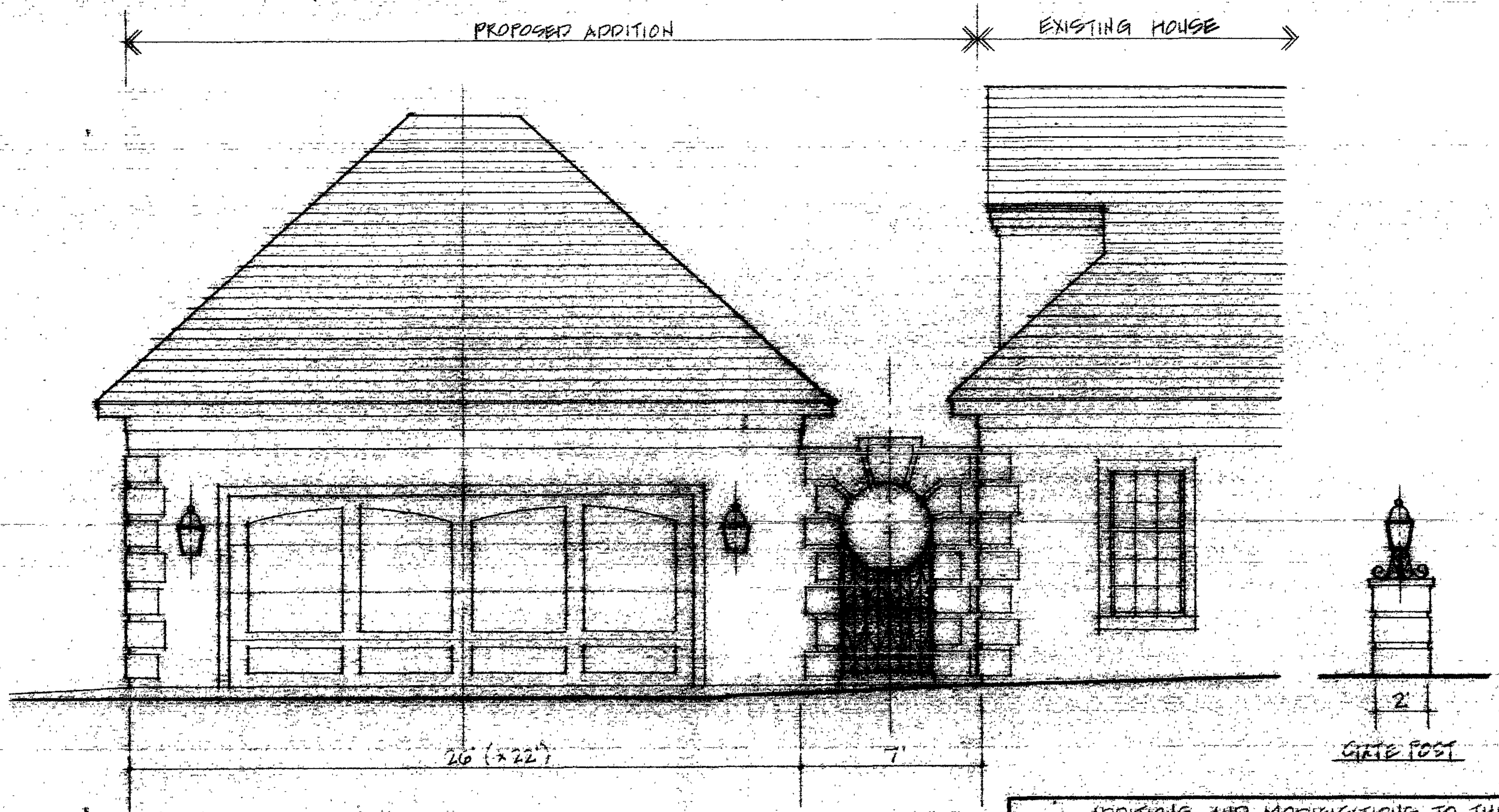
05-641-A

SIDE

REAR + SIDE

FULL REAR

05-641-A



NOTE:

1. ALIGN ALL DETAILS HORIZONTALLY: ROOF EAVES, FASCIA, QUOINS, DOOR HEAD, ETC.
2. MATCH ALL DETAILS W/ EXISTING: FINISH, COLOR, ROOF SLOPE, DIMENSIONS, ETC.

ADDITIONS AND MODIFICATIONS TO THE

SCHWARTZ HOUSE

SCALE 1/4" = 1'	APPROVED BY	DRAWN BY APOLLO
DATE 20 MAY 05		REVISED

FRONT FACADE & GATE POST ELEVATION

12625 WATERSPOUT COURT

DRAWING NUMBER A1

05-641-A

TAPRINT CORP. 709 SO. CLAREMONT ST. SAN MATEO, CA. 94402
KDRAFTING FORM NO. 101-61

Note

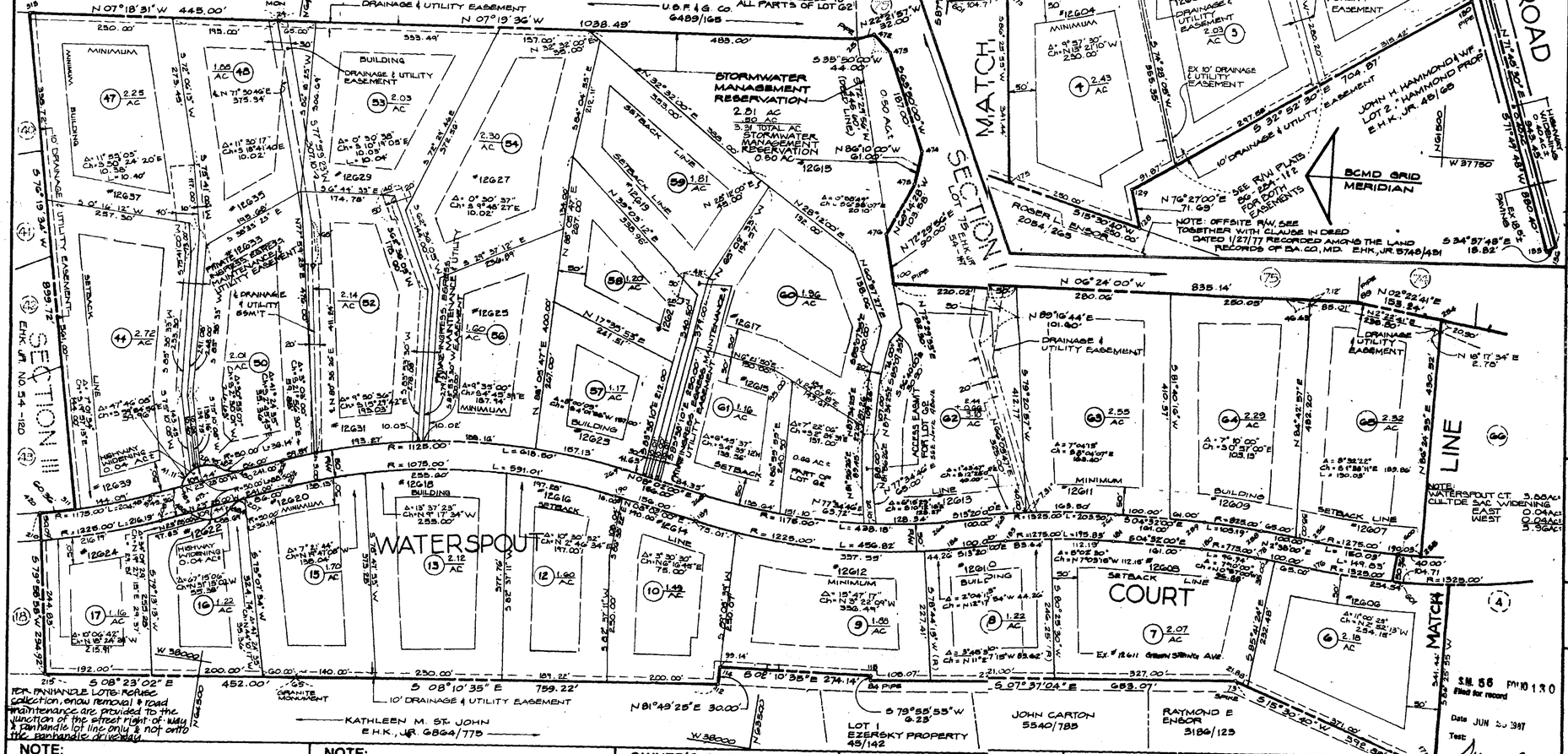
THE OUTLINES SHOWN ON THIS PLAT ARE BASED ON A SURVEY PROVIDED BY GERWOLD, CROSS & ETZEL DATED MAY, 1985

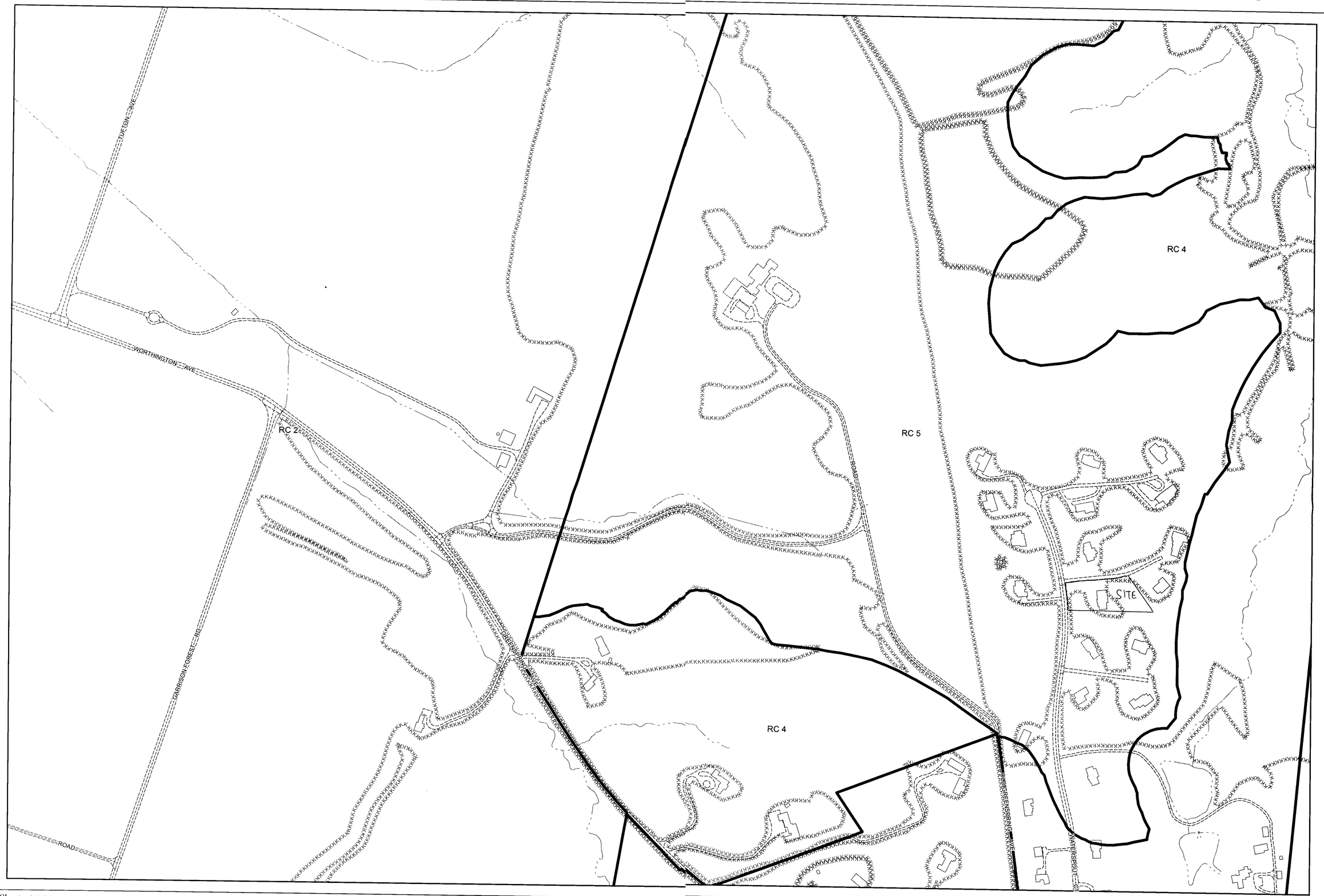
Coordinates

NO	NORTH	WEST	NO	NORTH	WEST	NO	NORTH	WEST	NO	NORTH	WEST
24	64536.66	36832.34	136	61288.30	37899.39	225	61547.21	37218.29	311	64705.35	37763.17
25	63506.65	36699.91	163	61822.08	37289.23	226	61586.79	37232.28	313	64978.04	36888.95
65	64325.19	38003.28	164	61541.01	37279.71	229	61613.46	37013.23	420	64823.66	37778.76
78	62658.20	37749.17	171	62077.10	37457.34	230	61903.04	37108.98	421	61583.62	37003.37
84	65305.51	37832.74				245	62092.83	37409.88	600	62402.49	37471.31
89	62542.71	37031.79	173	62300.89	37510.46	247	61920.01	37057.65	472	63477.06	36687.79
100	63372.65	37124.88	176	62554.72	37523.18	254	62389.61	37038.14	473	63441.38	36713.49
112	63573.68	37895.30	178	62654.62	37518.59	255	62362.64	37467.81	474	63388.92	36881.32
114	63577.95	37865.60	180	62751.48	37520.20	256	62552.42	37473.24	601	62404.97	37521.60
115	63306.60	37826.61	181	62911.97	37532.92	258	62652.52	37468.64	175	62279.64	37551.23
128	62038.74	37918.29	183	63105.23	37563.30	259	62755.43	37470.35	475	63363.00	36942.15
129	62059.54	37848.40	184	63202.54	37586.36	261	62915.93	37483.08	476	63399.71	37039.04
130	61463.55	37465.79	189	63656.24	37607.36	263	63116.76	37514.65	207	64467.90	37698.17
131	61593.76	37072.80	190	63810.70	37585.56	264	63214.07	37537.71	480	64487.81	37652.30
132	61578.33	37073.58	202	64389.02	37563.92	268	63449.28	37557.88	482	62523.13	37054.01
133	61303.79	37910.08	208	64610.08	37759.89	269	63803.72	37556.08	484	64493.26	37722.80
479	64538.53	37701.57	210	64814.94	37828.08	302	64408.93	37618.06	488	64568.30	37741.75
			215	64772.56	38069.18	310	64650.00	37714.03	489	64568.21	37695.89

REASON FOR RESUBDIVISION:
LOT LINES HAVE BEEN CHANGED TO ALLOW APPROPRIATE AREA FOR PRIVATE WELLS.

NOTE: THE OWNER OF LOT G2 HAS THE RIGHT TO CROSS THE 20' WIDE PORTION OF SWM RESERVATION FOR THE PURPOSE OF PROVIDING UNDERGROUND & SURFACE ACCESS TO ALL PARTS OF LOT G2
U.E.P. & G. CO.
6489/168


BCMD GRID MERIDIAN
NANCY B. MARTIN W.R. 48/353
N 07°18'31" W 445.00'
N 07°19'36" W 1038.49'
STORMWATER MANAGEMENT RESERVATION
2.81 AC
80 AC
3.31 TOTAL AC STORMWATER MANAGEMENT RESERVATION
0.50 AC
WATERSPOUT
SECTION I
SECTION II
SECTION III
MATCH LINE
BAUBLITZ ROAD
WATERSPOUT COURT
CT. #12601
#12603
#12605
#12604
#12602 BLDG
#12000
#12607
#12609
#12611
#12613
#12615
#12617
#12625
#12627
#12629
#12631
#12633
#12639
#12622
#12624
#12620
#12618
#12616
#12614
#12612
#12610
#12608
#12606
#12037
#12035
ROGER L. ENSOR 2054/265
JOHN H. HAMMOND & WF LOT 2 - HAMMOND PROP. E.H.K. JR. 48/68
NOTE: OFFSITE R/W. SEE TOGETHER WITH CLAUSE IN DEED DATED 1/27/77 RECORDED AMONG THE LAND RECORDS OF BA. CO., MD. E.H.K. JR. 5748/431
KATHLEEN M. ST. JOHN E.H.K., JR. 6864/775
LOT 1 EZERSKY PROPERTY 45/142
JOHN CARTON 5540/785
RAYMOND E ENSOR 3186/123
PRIVATE 16633 MAINTENANCE & UTILITY EASEMENT
PRIVATE 16633 MAINTENANCE & UTILITY EASEMENT
ACCESS EASEMENT
10' DRAINAGE & UTILITY EASEMENT
S 08°23'02" E 452.00'
S 08°10'35" E 759.22'
S 07°37'04" E 683.07'
N 06°24'00" W 835.14'
N 02°22'41" E 470.00'
N 18°17'46" W 336.42'
S 34°57'48" E 880.40'
S 15°30'40" W 371.00'
S 15°30'40" W 292.08'
S 79°55'55" W 6.23'
N 81°49'25" E 30.00'
S 02°55'58" W 15.40'
N 18°17'34" E 2.70'
N 89°16'44" E 101.60'
N 02°22'41" E 153.24'
S 34°57'48" E 15.82'
N 76°27'00" E 71.69'
S 32°52'30" E 704.87'
S 74°42'15" W 250.00'
S 74°42'15" W 250.00'
S 74°42'15" W 250.00



Plan Sheet: *049C1*

Note:
Section 32-3-202 of the Baltimore County, 2003 Code establishes the zoning geodatabase. This map represents the actions of the Baltimore County Council on August 31, 2004 (Bills 82-04, 83-04, 84-04, 85-04, 86-04, 87-04, 88-04, and 89-04) effective September 3, 2004.

Legend

Zoning — Streams — Vegetation
Buildings — Roads

Baltimore County
Office of Planning and Zoning
Official Zoning Map

040A3	040B3	040C3	041A3	041B3
049A1	049B1	049C1	050A1	050B1
049A2	049B2	049C2	050A2	050B2

Scale
1" = 200'
0 100 200 400 Feet

1

Data Sources:
Planametric Data - Baltimore County
OIT/GIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2004

DS-461-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 12625 WATERSPOUT COURT

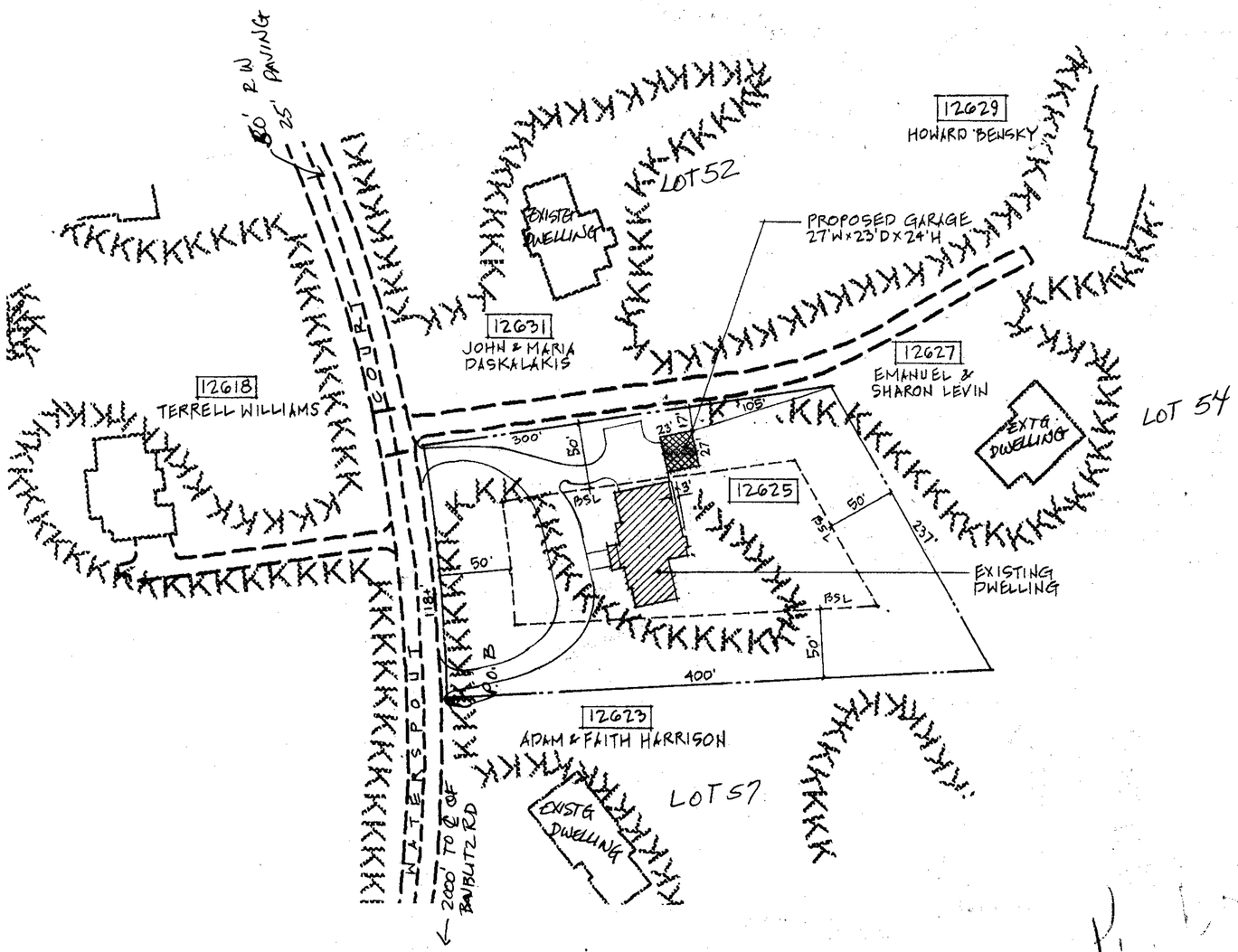
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

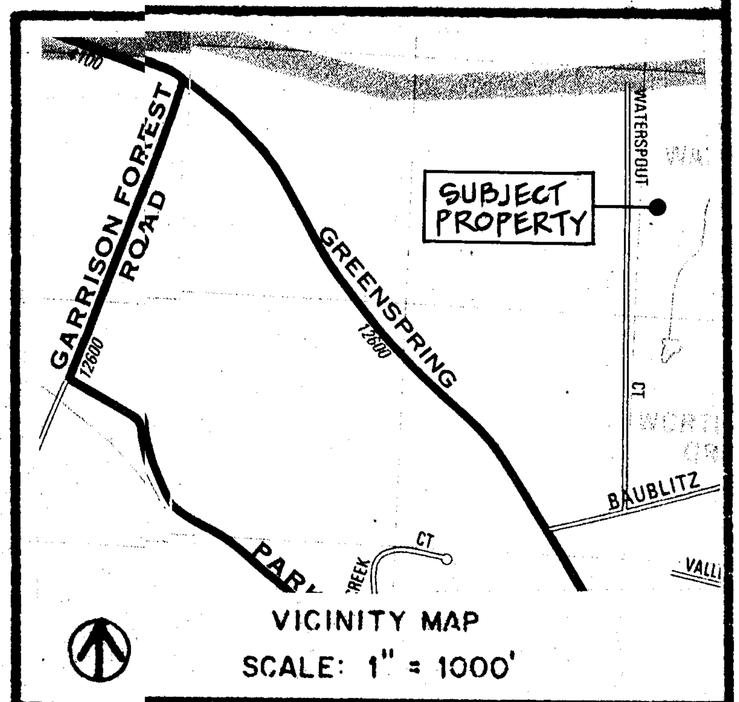
SUBDIVISION NAME SECTION II "WATERSPOUT"

PLAT BOOK # 56 FOLIO # 130 LOT # 56 SECTION # 2

OWNER MICHAEL K. & ELISA SCHWARTZ

TAX ACCT. NO. 20-00-014346





VICINITY MAP

SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT	4
COUNCILMANIC DISTRICT	3
1" = 200' SCALE MAP #	04901 (NW16G)
ZONING	RC5
LOT SIZE	1.60 ACREAGE / 69,700 ± SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☐	☒

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒

PRIOR ZONING HEARING NO

N

NORTH

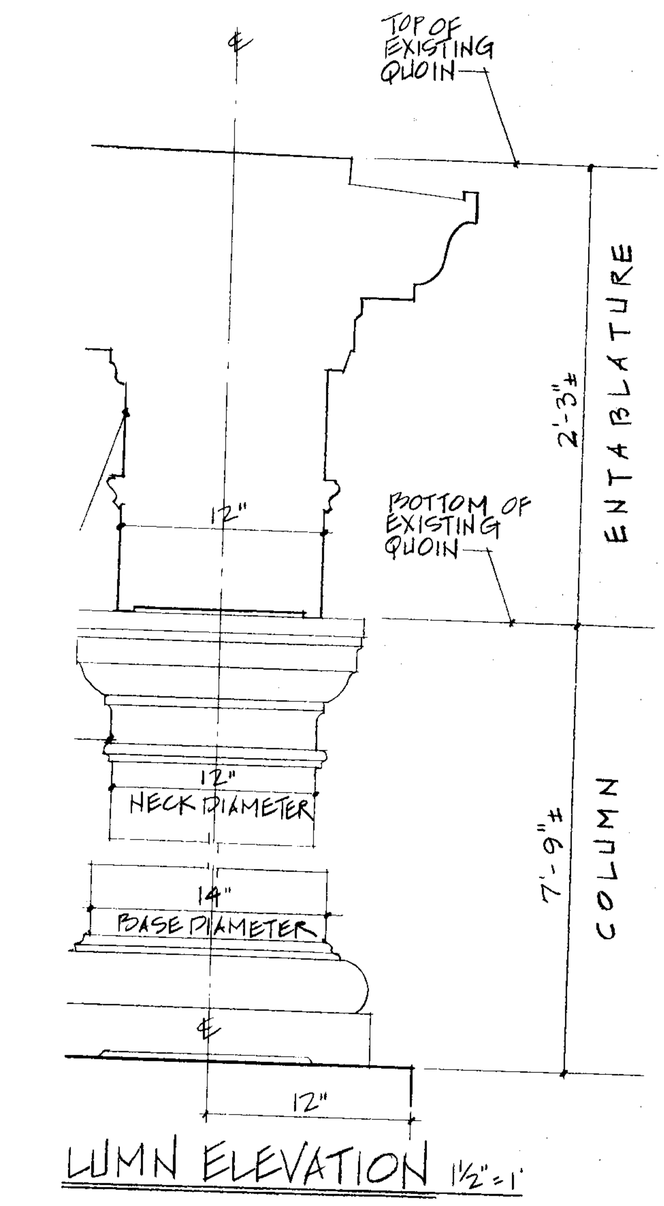
PREPARED BY APOLLO DESIGN, INC.

SCALE OF DRAWING: 1" = 80'

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
JNP	461	05-461-A

-15-

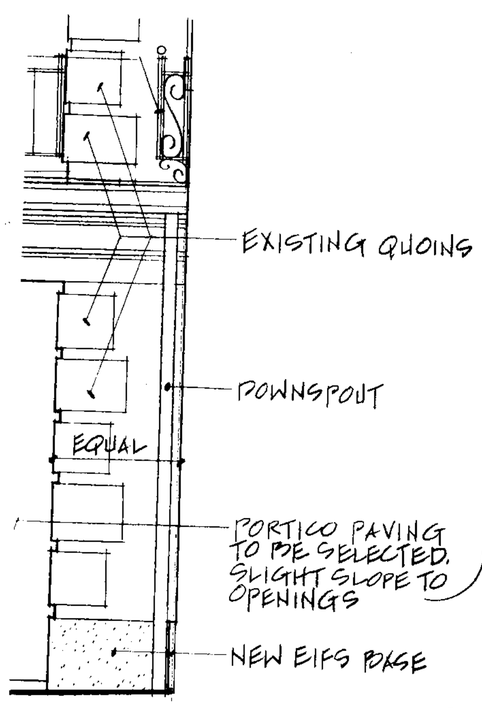


LUMN ELEVATION 1½"=1'

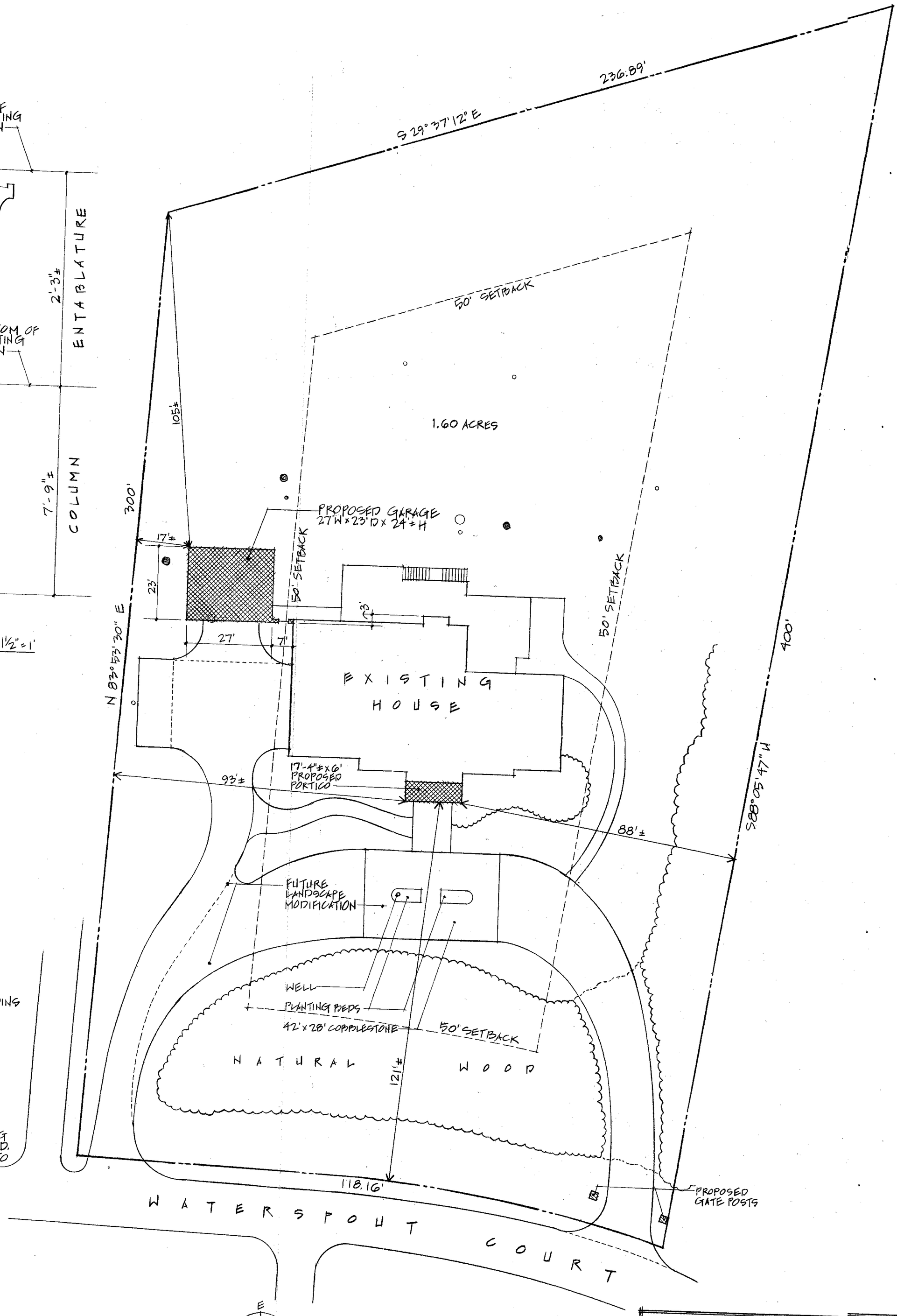
ETAILS

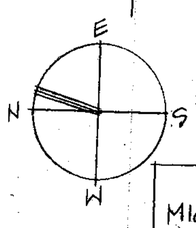
BE RESPONSIBLE
DETAILS SUCH AS
NNECTIONS, BEAMS,

· INSULATION AND
ATCH EXISTING
HID COLUMNS TO



ON 3/8"=1'





PLOT PLAN 1"=20'

#12625
MICHAEL K. & ELISA SCHWARTZ
TAX NO. 20-00-014346
BOOK 56/FOLIO 130/LOT 56
SECTION: "WATERSPOUT II"
ZONING CLASSIFICATION: RC5

GARAGE & PORTICO ADDITIONS
AND
FACADE MODIFICATION

ADDITIONS AND ALTERATIONS TO
SCHWARTZ HOUSE
12625 WATERSPOUT COURT, BALTO. CO.

1

05-641-A