IN RE: PETITION FOR ADMIN. VARIANCE

CE * BEFORE THE

NE/S Jackson Ridge Court, 1000' N of the c/l

Old York Road

ZONING COMMISSIONER

(3104 Jackson Ridge Court)

10th Election District

* OF BALTIMORE COUNTY

3rd Council District

* Case No. 06-034-A

William D. Savitsky

Petitioner

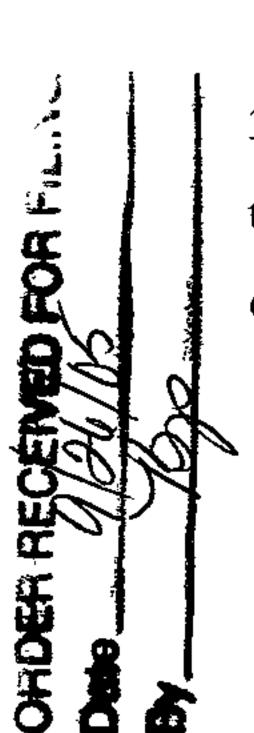
CubC 110. 00 05 1 11

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 owner of the subject property, William D. Savitsky. The Petitioner requests a variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 20 feet and 25 feet in lieu of the required 35 feet each for proposed additions. The subject property and requested relief are more particularly described on the site plan submitted which marked into evidence 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, any property owner residing within 1,000 feet of the property in question who objects to the relief requested has 15 days from the date of the sign posting to 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 there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.



Based upon all of the evidence contained therein, I am persuaded to grant the requested relief. It was indicated that variance relief is necessitated given the unique configuration of the lot, the site constraints associated therewith, and the location of the existing dwelling thereon. Moreover, the proposed improvements were designed in keeping with the design and layout of the existing dwelling. As shown on the site plan, extensive additions are proposed on each side of the existing dwelling, which is located in the front portion of the lot. Due to the unique configuration of the property and the location of existing improvements, the requested variances are necessary. There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency and none of the neighbors voiced any objections. Thus, I find that relief can be granted without detrimental impact to adjacent properties or the surrounding locale.

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.

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.

WJW:bjs

SE LEIN

A CORP PA

Zoning Commissioner for Baltimore County

Zoning Commissioner

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



Baltimore County

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

September 26, 2005

Mr. William D. Savitsky 3104 Jackson Ridge Court Jacksonville, Maryland 21131

RE: PETITION FOR ADMINISTRATIVE VARIANCE
NE/S Jackson Ridge Court, 1,000' N of the c/l Old York Road
(3104 Jackson Ridge Court)
10th Election District – 3rd Council District
William D. Savitsky - Petitioner
Case No. 06-034-A

Dear Mr. Savitsky:

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: Mr. L. J. Link, Jr.

P.O. Box 727, Brooklandville, Md. 21022

People's Counsel; Case File



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



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at	7104.	Jadrson	Reda	elant	2113
which	a is present	tly zoned	Rc-	2	_

I/We do solemnly declare and affirm, under the penalties of

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)

1A01,3,B,3 to permit side yard setbacks of 20 ft. and 25 ft. in lieu of the required 35 ft. for two additions.

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.

			perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purc	haser/Lessee:		Legal Owner(s): Legal Owner(s): Children County Sunt Slave
Name - Type or Print		· · · · · · · · · · · · · · · · · · ·	Name Type or Psint
Signature	· ·· -· · · ·	<u></u>	Signatura
Address		Telephone No.	Name - Type or Print
City	State	Zip Code	Signature
Name - Type or Print	······································	-	Address Telephone No. City State Zipcode
Manie - Type of Pinn	.		Representative to be Contacted:
Signature	**-		L. I. Link Mc - Architect
Company			Name DX727. 410.337-9528.
Address	-	Telephone No.	Address Address and welle Md. 21022
City	State	Zip Code	City State Zip Code
May of	aving been formally demand that ore County and that the proper	at the subject matter of t	required, it is ordered by the Zoning Commissioner of Baltimore County, this petition be set for a public hearing, advertised, as required by the zoning
T 1 1	·'		Zoning Commissioner of Baltimore County

Reviewed By

Estimated Posting Date

Affida Vit 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 That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty): the hardschop impired by the 1. moture of the lost shape a constraints 2. functional arrangement of rooms in housed additions 3. Paveteinel program of additions to home. 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 Name - Type or Print Name - Type or Print STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit: I HEREBY CERTIFY, this __ (2_ day of before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared the Affiant(s) herein, personally known of satisfactorily identified to me as such Affiant(s). AS WITNESS my hand and Notarial Seal-

Notary Public

My Commission Expires

LAWRENCE JOSEPH LINK, JR

NOTARY PUBLIC STATE OF MARYLAND

Battimbre County

My Commission Expires May 1, 2009

REV 10/25/01

ZONING DESCRIPTION

Zoning Description For 3104 Jackson Ridge Court

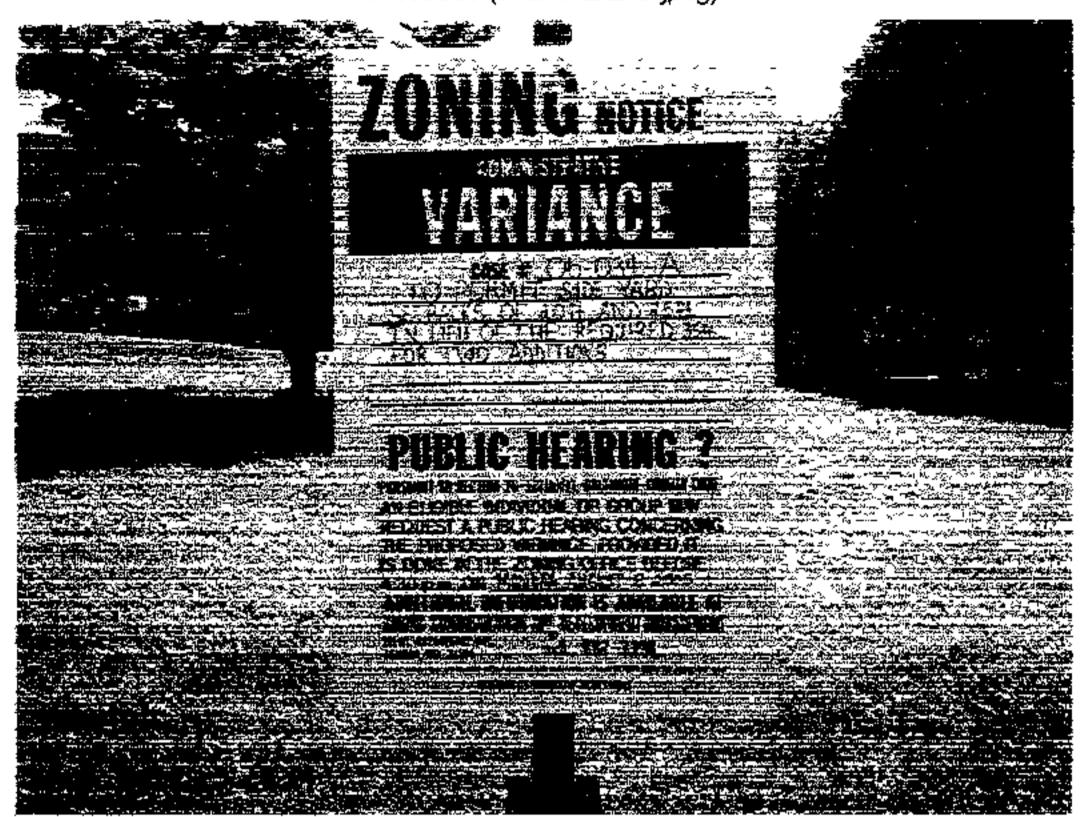
Beginning at a point on the North side of Jackson Ridge Court, which is 50 feet wide at a distance of 1,000 feet East of the centerline of the nearest improved intersecting street Old York Road which is 50 feet wide. Being Lot #5 in the subdivision known as Jackson Ridge as recorded in Baltimore County Plat Book #040, Folio# 067, containing 1.7 acres. Also known as 3104 Jackson Ridge Court and located in the 10th Election District, 3rd Councilmanic District.

Mary Mary Mary Mary Mary Mary Mary Mary	i kara di ji kasaka masalan Lingga di Lingga di Kasa Tangga di Lingga di Kasa Lingga di Lingga di Kasa						More de la lace
\$ 10 10		9	38	The second secon	All Control of the Co	39 5	The parabolic for
	The second of th	The second of th		April 1 Company of the Company of th			
	And the second s		majories a just legiste.	And the second s			
			The state of the s	AND THE CONTRACT OF THE CONTRA		35	
				المراجع في المراجع في المراجع في المراجع في المراجع في المراجع في			
	Section Constitution of the section		A TOTAL CONTRACTOR OF THE CONT				
9				The second secon			
Constitution of the consti		Andreas Angles (1997) Angles (1997) Angles (1997) Angles (1997)	Section of the Control of		The Control of the Co		
					8		
				Š	2	Paradalla de la constanta de l	
			Secretary of the property of t			Table 1 bernation - The second of the second	
					B		
				5		5	
PREADS TO THE PREADS		2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0					
		The state of the s					
		The state of the s					
				さんぱん ひっという (1987)			
		و مرکب بست ماهی از این					
AT 18 (A) 1 (A)		$[\psi^{2}]_{(m', k)}$					The second secon
							17 THE STATE OF TH

CERTIFICATE OF POSTING

titioner/Developer: [VILLIA M SAVITSKY SE te Of Hearing/Closing: 8/8/05
te Of Hearing/Closing: 8/8/ව 5
t
ies of perjury that the necessary ispicuously on the property ALKSON PIBGE CT.
hth, Day, Year) Sincerely, Sincerely, Autin Ogle Sign Poster Salix Court Address D. Md 21220 3-629 3411)

rm000358 (576x432x24b jpeg)



Mater Ogle 7/23/05

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is 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.

Item Number or Case	e Number: <u>06-034-A</u>
Petitioner:	Pall audslew.
Address or Location:	304. Jacks du Ridge Cout 21131
PLEASE FORWARD	ADVEDTISING BILL TO:
•	J. Line of
Name: Address:/	J. Link Dr. 727.
Name: Address:/	J. Link Dr. 727.
Name: Address:/Y	J. Link 20

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number	06-	034	-A	Address _	3/04	Jackson	Ridge	ct.
Contact Perso	on:	Bruno Planner	رر , Please Print	La: tis Your Name		Phone Numb	er: 410-8	87-3391
Filing Date:		13/05	_ P	osting Date: _	7/24/05	Closing	Date: _ &	18/05
Any contact through the co	made ontact	with this of person (plan	fice regar iner) using	ding the status g the case numb	of the adr	ninistrative va	ariance sh	ould be
repostii is agair	ng mu ng resp	st be done of onsible for a	nly by one	nust use one of petitioner is researched eigh potential above at a noted above	sponsible for sters on the	all printing/p approved list	osting cost and the p	etitioner
a lomi	x: IEQI	aestion a p	ublic nea	e deadline for a ring. Please u cess is not com	inderstand t	hat even if t	horo io no	et to file o formal
order the (typical)	at the	e matter be in 7 to 10 da	a) gram set in fo set the	the file will be the requested or a public hear closing date) as The order will be	relief; (b) di ring. You s to whather	eny the reque will receive v	ested relie vritten not	ef; or (c) tification
commis	sioner d givin certific), notification	n will be he hearing	nal request or forwarded to g date, time and a photograp	by order of you. The s	the zoning sign on the	or deputy property n	zoning nust be
····			(E	Detach Along Dotted Lin	e)			
Petitioner: Th	is Pa			he Sign Poster				
Petitioner's Nate: Posting Date: Vording for Signate:	me <u>(</u> jn:]	034 -A William 5 7/24/	Savitski Side yo	RATIVE VARIA Idress 3/0 Y Sr. Clos Ind setbacks +, Cor +w	المدر 	lephone 4/8/8/8	<u>10 - 337</u>	7 - 9528
· · · · · · · · · · · · · · · · · · ·		<u></u>		<u></u>				

Department of Permits and Development Management

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





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

August 8, 2005

William Savitsky 3104 Jackson Ridge Court Jacksonville, Maryland 21131

Dear Mr. Savitsky:

RE: Case Number: 06-034-A, 3104 Jackson Ridge Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 13, 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.

W. Callinal Stand

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

Link P.O. Box 727 Brooklandville 21022



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







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

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

Maryland Department of Transportation

RE:

Date: 7.29.05

Baltimore County

Item No. **34**

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

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

1. 1. Street

Engineering Access Permits Division

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204 August 2, 2005

Distribution Meeting of August 1, 2005

ATTENTION: Zoning Review Planners

Item No. 032, 033, 034, 035, 036, 037, 038, 039, 040, 041 and 043
Pursuant to your request, the above referenced plan(s) have been reviewed by this Office and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Fire Department has no comments at this time.

If you have any questions contact my office.

Acting Lt. Warren T. Moffitt Fire Marshal's Office 410-887-4880 MS-1102F

Cc:file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For August 8, 2005

Item Nos. 032, 033, 034, 035, 036, 038,

039, 040, 041, 042, 043,

DATE: August 8, 2005

RECEIVED

AUG 1 0 2005

ZONING COMMISSIONER

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-08082005.doc



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management DAITE: (une 7, 2005)

AUG 1 7 2005

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case(s) 6-034- 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 Bill Hughey in the Office of Planning at 410-887-3480.

Prepared By

Division Chief:

CM/LL

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Tim Kotroco

FROM:

R. Bruce Seeley

DATE:

September 2, 2005

SUBJECT:

Zoning Items # See List Below

Zoning Advisory Committee Meeting of August 1, 2005

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

06-032

06-033 06-034

06-036

06-038

06-039

06-040

06-041

06-043

Reviewers:

Sue Farinetti, Dave Lykens, Glenn Shaffer, Bruce Seeley

S:\Devcoord\ZAC-8-1-05NC.doc

Bette Schuhmann - Admin. Variance Case No. 06-034-A (3104 Jackson Ridge Court)

From: Bette Schuhmann
To: Seeley, Bruce

Subject: Admin. Variance Case No. 06-034-A (3104 Jackson Ridge Court)

Hi, Bruce - I know you've been busy down there but I was wondering if you'd had a chance to review the above-captioned case to determine if DEPRM has any issues. Thanks!

about:blank 8/23/2005

Bette Schuhmann - Administrative Variance Case No. 06-034-A

From: Bette Schuhmann
To: Seeley, Bruce

Subject: Administrative Variance Case No. 06-034-A

Hi, Bruce - I'm working on the above-captioned administrative variance case and note that there are no DEPRM comments in the file. A note on the site plan indicates that an existing septic system will be removed prior to the construction of one of the proposed additions. Plus, there is a large septic reserve area in the side/rear yard. Anyway, I would think DEPRM might have a comment regarding this case so before I finalize an Order, would you please let me know at your earliest convenience if DEPRM has reviewed this case and whether they have any issues? Thanks!

about:blank 8/10/2005

