

TO: PATUXENT PUBLISHING COMPANY
Thursday, January 26, 2006 Issue - Jeffersonian

Please forward billing to:
Mr. David Schlachman (410-825-5559)
7001 Bristol Road
Baltimore, MD 21212

NOTICE OF ZONING HEARING

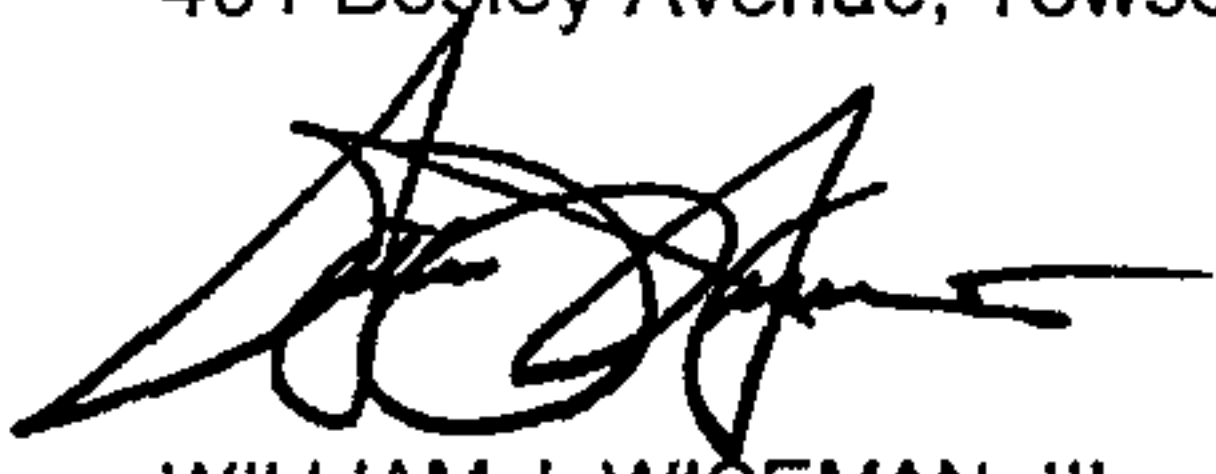
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 06-319-A

7001 Bristol Road
East side of Bristol Road, 69.51 feet to Chumleigh Road
9th Election District, 5th Councilmanic District
Legal Owners: Pamela R. & David Schlachman

Variance to permit an open projection (pool and decking) with a 4 foot side yard setback in lieu of the required 7.5 feet and to amend the site plan for Case No. 97-402-A.

Hearing: Monday, February 13, 2006 @ 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson, MD 21204



WILLIAM J. WISEMAN, III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



January 17, 2006

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 06-319-A

7001 Bristol Road
East side of Bristol Road, 69.51 feet to Chumleigh Road
9th Election District, 5th Councilmanic District
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Hearing: Monday, February 13, 2006 @ 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson, MD 21204

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy Kotroco
Director

TK:raj

C: Mr. & Mrs. David Schlachman, 7001 Bristol Road, Baltimore, MD 21212
David Schlachman, 208 Washington Avenue, 2nd Flr., Towson, MD 21204
Mr. Elmer H. Wingate, Jr., 602 Stoneleigh Road, Baltimore, MD 21212

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JANUARY 28, 2006.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-3868.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 319 -A Address 7001 BRISTOL RD.

Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 12/23/05 Posting Date: 1/1/06 Closing Date: 1/16/06

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 06- 319 -A Address 7001 BRISTOL RD

Petitioner's Name SCHLAHMAN Telephone 410-825-5559

Posting Date: 1/1/06 Closing Date: 1/16/06

Wording for Sign: To Permit AN OPEN PROTECTION (POOL AND DECKING) WITH A

4-FOOT SIDE YARD SETBACK IN LIEU OF THE REQUIRED 7.5- FEET AND TO

ADHERE TO THE SIDE YARD SETBACK REQUIREMENTS.

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: 06-319-A

Petitioner: SCHLACHMAN

Address or Location: 7001 BRISTOL RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. DAVID SCHLACHMAN

Address: 7001 BRISTOL RD.

BALTO. MD 21212

Telephone Number: 410-825-5559



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 7001 BRISTOL RD. BALTO. MD 21212
which is presently zoned DR S.5

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) 1802.3A.5., 1802.B+C. (BCZR)

TO PERMIT AN OPEN PROTECTION (POOL + DECKING) WITH A 4-FOOT
SIDE YARD SETBACK IN LIEU OF THE REQUIRED 7.5-FEET AND TO
AMEND THE SITE PLAN FOR 97-402-A.

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):

DAVID SCHLACHMAN

Name - Type or Print

Signature

PAMELA R SCHLACHMAN

Name - Type or Print

Pamela R Schlachman

Signature

7001 BRISTOL RD 410-825-5559

Address

Telephone No.

BALTIMORE MD 21212

City

State

Zip Code

Representative to be Contacted:

DAVID SCHLACHMAN

Name

208 WASHINGTON AVE 3rd FLOOR 410-296-3715

Address

Telephone No.

TOWSON MD 21204

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 10/23/05 day of October 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. 02-214-A

Reviewed By DOT Date 10/23/05

REV 10/25/01

Estimated Posting Date 11/06

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

7001 BRISTOL RD

Address

BALTO.,

City

MD

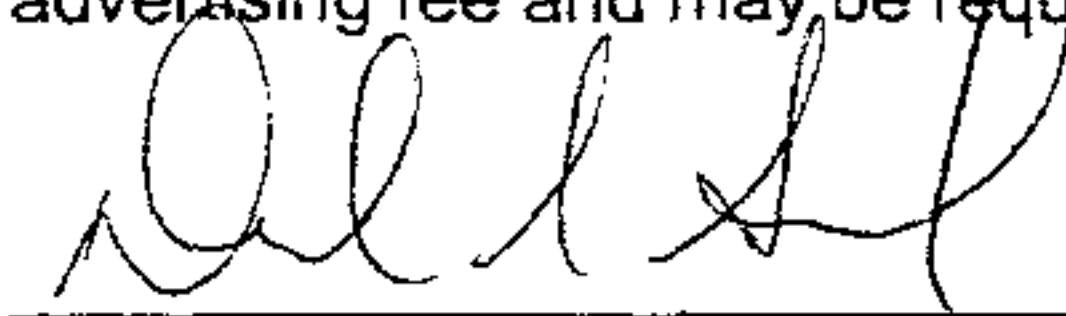
State

21212

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): BECAUSE OF THE WAY OUR HOUSE IS SITUATED ON THE LOT, THERE IS NOT ENOUGH PROPERTY IN THE BACK OF THE HOUSE, WITHOUT TEARING DOWN A SIGNIFICANT PORTION OF THE STRUCTURE. WE CURRENTLY USE THE SOUTH SIDE OF OUR HOUSE AS OUR "BACKYARD" FOR RECREATION AND ENTERTAINMENT. THERE ARE CURRENTLY 4 ACCESS POINTS FROM THE HOUSE TO THIS AREA (PROPOSED POOL AREA) THAT INCLUDE 2 SETS OF FRENCH DOORS AND A SET OF SLIDING GLASS DOORS. OUR SIDE YARD ABUTS THE BACK YARDS OF THE 3 ADJACENT PROPERTIES, WHICH FRONT ON STONELEIGH RD.

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

DAVID M. SCHLACHMAN

Name - Type or Print



Signature

PAMELA R. SCHLACHMAN

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22nd day of DECEMBER, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

DAVID M. SCHLACHMAN AND PAMELA R. SCHLACHMAN

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

11/1/09

DESCRIPTION OF # 7001 BRISTOL ROAD

BEGINNING FOR THE SAME AT A PIPE NOW SET ON THE EAST SIDE OF BRISTOL ROAD AT THE DISTANCE OF SIXTY-NINE AND FIFTY ONE-HUNDREDTH FEET MEASURED SOUTHERLY ALONG THE EAST SIDE OF SAID ROAD FROM A CONCRETE MONUMENT HERETOFORE SET AT THE CORNER FORMED BY THE INTERSECTION OF THE EAST SIDE OF BRISTOL ROAD AND THE SOUTH SIDE OF CHUMLEIGH ROAD AND RUNNING THENCE BINDING ON THE EAST SIDE OF BRISTOL ROAD SOUTH EIGHTEEN DEGREES THIRTY MINUTES WEST ONE HUNDRED AND THIRTY-SIX AND NINETY ONE-HUNDREDTHS FEET TO THE SOUTHERNMOST CORNER OF LOT 7 OF BLOCK 7 AS SHOWN ON THE PLAT HEREINAFTER REFERRED TO THENCE NORTHEASTERLY BINDING ALONG THE SOUTHEASTERNMOST OUTLINE OF SAID LOT 7 ONE HUNDRED AND FIFTY-FIVE FEET TO THE WESTERNMOST OUTLINE OF LOT 75 OF BLOCK 7 ON SAID PLAT THENCE NORTH SEVENTEEN DEGREES THIRTY-ONE MINUTES EAST BINDING ALONG THE WESTERNMOST OUTLINE OF SAID LOT 75 FIFTY-NINE AND NINETY ONE-HUNDREDTHS FEET TO THE SOUTHEASTERNMOST CORNER OF THE PARCEL CONVEYED BY WILLIAM R. KENNY TO M. EDWARD SAFFRAN AND WIFE BY DEED DATED FEBRUARY 19, 1948 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY ON MARCH, 1948 AND THENCE NORTH EIGHTY-ONE DEGREES TWENTY-SEVEN MINUTES WEST ONE HUNDRED AND TWENTY-TWO AND TWENTY-TWO ONE-HUNDREDTHS FEET TO THE PLACE OF BEGINNING. THE IMPROVEMENT THEREON BEING KNOWN AS # 7001 BRISTOL ROAD.

06-319-A



FORMAL DEMAND FOR HEARING

CASE NUMBER: #06-319-A

Address: 7001 BRISTOL ROAD BALTO 21212

Petitioner(s): Elmer H. Wingate Jr.
DAVID SCHLACHMAN

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We Elmer H. Wingate Jr.
Name - Type or Print

☒ Legal Owner OR ☐ Resident of

602 Stoneleigh Road
Address

BALTO MD 21212
City State Zip Code

410-821-6273
Telephone Number

which is located approximately _____ feet from the
property, which is the subject of the above petition, do hereby
formally demand that a public hearing be set in this matter.
ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS
DEMAND.

[Signature] 1/10/2006
Signature Date

Signature _____ Date _____
Revised 9/18/98 - wcr/scj

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 2895

DATE 1-10-06 ACCOUNT 001-006-2150

AMOUNT \$ 50.00

RECEIVED FROM: Elmer W. Nichols Jr.

CR# 06-317-A 7001 D-11-1 Rd.

FOR: PERMANENT DEMAND FOR RENTING

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS AGENCY THE
1/10/06 1/10/06 11:00 AM 4
RECEIVED FROM: ELMER W. NICHOLS JR.
RECEIPT # 2895 1/10/06
AMOUNT \$ 50.00
DATE 1/10/06
BALANCE \$ 0.00
BALANCE \$ 50.00
BALANCE \$ 50.00

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 2824

DATE 12/22/05 ACCOUNT 0010066150

AMOUNT \$ 65.00

RECEIVED FROM: DAVID SCHWARTZMAN

FOR: ITEM # 319 - 06-319-A

7001 D-11-1 Rd D. THOMPSON

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS AGENCY THE
12/22/05 12/22/05 12:34 PM 1
RECEIVED FROM: DAVID SCHWARTZMAN
RECEIPT # 2824 12/22/05
AMOUNT \$ 65.00
DATE 12/22/05
BALANCE \$ 0.00
BALANCE \$ 65.00
BALANCE \$ 65.00

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

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9th Election District-5th Councilmanic District

Legal Owner(s): Pamela R. & David Schlachman

Variance: to permit an open projection (pool and decking) with a 4 foot side yard setback in lieu of the required 7.5 feet and to amend the site plan for Case No. 97-402-A.

Hearing: Monday, February 13, 2006 at 9:00 a.m. in Room 407, County Courts Building, 401 Rosier Avenue, Towson 21204.

WILLIAM J. WISEMAN, III.

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

1/375 January 26

82175

CERTIFICATE OF PUBLICATION

1/27/2006

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1/26/2006.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No: 06-319-A

Petitioner/Developer: SCHLACHMAN

Date Of Hearing/Closing: 1/16/06

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue

Attention:

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
at 7001 BRISTOL ROAD

This sign(s) were posted on December 31, 2005
(Month, Day, Year)

Sincerely,

Martin Ogle 12/31/05
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

PUBLIC HEARING ?

NOTICE IS HEREBY GIVEN THAT THE CITY OF CHICAGO, DEPARTMENT OF PLANNING AND DEVELOPMENT, IS REQUESTING A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE. THE PUBLIC HEARING WILL BE HELD AT 4:30 P.M. ON MONDAY, JANUARY 14, 1968, AT THE CITY OF CHICAGO, DEPARTMENT OF PLANNING AND DEVELOPMENT, 120 N. LA SALLE ST., 12TH FLOOR. ANY PERSON INTERESTED IN THE PROPOSED VARIANCE IS REQUESTED TO APPEAR IN PERSON OR BY WRITTEN STATEMENT AT THE PUBLIC HEARING.

ALL INTERESTED PARTIES ARE REQUESTED TO APPEAR AT THE PUBLIC HEARING. IF YOU ARE NOT ABLE TO APPEAR, PLEASE SUBMIT A WRITTEN STATEMENT TO THE CITY OF CHICAGO, DEPARTMENT OF PLANNING AND DEVELOPMENT, 120 N. LA SALLE ST., 12TH FLOOR, BY JANUARY 11, 1968.

FOR MORE INFORMATION, CONTACT THE CITY OF CHICAGO, DEPARTMENT OF PLANNING AND DEVELOPMENT, 120 N. LA SALLE ST., 12TH FLOOR, CHICAGO, ILL. 60601.

Justin D. L. 12/31/05

**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*

January 16, 2006

David Schlachman
Pamela R. Schlachman
7001 Bristol Road
Baltimore, Maryland 21212

Dear Mr. and Mrs. Schlachman:

RE: Case Number: 06-319-A, 7001 Bristol Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 23, 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 that reads "W. Carl Richards, Jr." The signature is stylized and cursive.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:

Enclosures

c: People's Counsel

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





Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

January 4, 2006

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

ATTENTION: Zoning Review planners

Distribution Meeting of: December 26, 2005

Item No.: 315, 316, 317, 318, 319, 320

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

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

Acting Lieutenant William F. Connolly, Jr.
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

DATE: January 10, 2006

FROM: Dennis A. Kennedy, ^{DAK}Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 2, 2006
Item Nos. 315, 317, 318, 319, and 320

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-01102006 doc

File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 9, 2006

RECEIVED

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

JAN 10 2006

SUBJECT: 7001 Bristol Road

ZONING COMMISSIONER

INFORMATION:

Item Number: 6-319

Petitioner: David Schlachman

Zoning: DR 5.5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioners request provided the following conditions are met:

1. All accessory equipment associated with the use of the pool (including sliding boards, other play equipment, equipment buildings, pumping facility) shall not protrude vertically above the existing fence line or 60 inches whichever is lesser thereof.
2. All exterior lighting associated with the use of the proposed pool shall not project or intrude upon the privacy of surrounding property owners.
3. Proposed pool is subject to all provisions contained within section 13-6-101 of the Baltimore County Code, specifically those references to public safety and welfare.

For further information concerning the matters stated here in, please contact Kevin Gambrell at 410-887-3480.

Prepared by:

Kevin Gambrell

Division Chief:

Arnold F. Keller, III

AFK/LL:CM

BW
2/13

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 12, 2006

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

RECEIVED

JAN 17 2006

SUBJECT: 7001 Bristol Road

INFORMATION:

Item Number: 6-319

Petitioner: David Schlachman

Zoning: DR 5.5

Requested Action: Administrative Variance

HISTORIC REVIEW:

The property is a contributing structure (1928 construction date) in the Stoneleigh National Register Historic district. The proposed open projection (pool and decking) should be compatible in style and building materials with the historic character of Stoneleigh. The petitioner shall submit the following information to Karin Brown, Historic Preservation Division in the Office of Planning:

1. Photographs of all sides of the historic structure.
2. Photographs of the buildings immediately abutting 7001 Bristol, especially the side of the building abutting the proposed pool/deck.
3. Elevation drawings of the proposed pool/deck including information about the building materials, if anything projects above the fence (see comment 2 below) and/or provide spot elevations on the site plan.

RECOMMENDATIONS:

The Office of Planning does not oppose the petitioners request provided the following conditions are met:

1. The aforementioned information is submitted to the Historic Preservation section of the Office of Planning.
2. All accessory equipment associated with the use of the pool (including sliding boards, other play equipment, equipment buildings, pumping facility) shall not protrude vertically above the existing fence line or 60 inches whichever is lesser thereof
3. All exterior lighting associated with the use of the proposed pool shall not project or intrude upon the privacy of surrounding property owners

4. Proposed pool is subject to all provisions contained within section 13-6-101 of the Baltimore County Code, specifically those references to public safety and welfare.

For further information concerning the matters stated here in, please contact Kevin Gambrill at 410-887-3480.

Prepared by:



Division Chief:



AFK/LL: CM

4. Proposed pool is subject to all provisions contained within section 13-6-101 of the Baltimore County Code, specifically those references to public safety and welfare.

For further information concerning the matters stated here in, please contact Kevin Gambrell at 410-887-3480.

Prepared by:

Curtis Perry

Division Chief:

Apr. 1890

AFK/LL: CM



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

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

Maryland Department of Transportation

Date: 1-3-06

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

RE: Baltimore County
Item No. 319 DT

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

**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*

January 17, 2006

Mr. & Mrs. David Schlachman
7001 Bristol Road
Baltimore, MD 21212

Dear Mr. & Mrs. Schlachman:

RE: Demand for Public Hearing, Administrative Variance, Case Number: 06-319-A

The purpose of this letter is to officially notify you that your administrative posting procedure has been superceded by a timely public hearing demand by Elmer H. Wingate, Jr. concerning the above-proposed administrative procedure.

As soon as the hearing has been scheduled, you will receive a notice of public hearing indicating the date, time and location of the hearing. This notice will also contain the date that the sign must be reposted with the hearing information.

The property must be reposted with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact Donna Thompson at 410-887-3391.

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:raj

C. Mr. Elmer H. Wingate, Jr., 602 Stoneleigh Road, Baltimore, MD 21212
Mr. David Schlachman, 208 Washington Ave., 2nd Floor, Towson, MD 21204

**Department of Permits and
Development Management**

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708



Baltimore County

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

January 31, 2006

Mr. & Mrs. David Schlachman
7001 Bristol Road
Baltimore, Maryland 21212

Dear Mr. & Mrs. Schlachman:

Re: 7001 Bristol Road, Case No. 06-319-A

This office is in receipt of your fax addressed to Chris Blackmon dated January 30, 2006 requesting that the above-captioned case be withdrawn. You stated that you are amending your plans to conform to the setback regulations and are, therefore, withdrawing your variance request. We are removing the above-mentioned case from the hearing docket on Monday, February 13, 2006 at your request, and will close our file in this matter.

If you need further information or have any questions, please do not hesitate to contact this office at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "Timothy Kotroco", is written over a horizontal line.

Timothy Kotroco, Director
Permits & Development Management

TK:raj

c: Elmer H. Wingate, Jr., 602 Stoneleigh Road, Baltimore, MD 21212
Zoning Commissioner's Office



The Wingate Group

January 10, 2006

Baltimore County
Department of Zoning Review

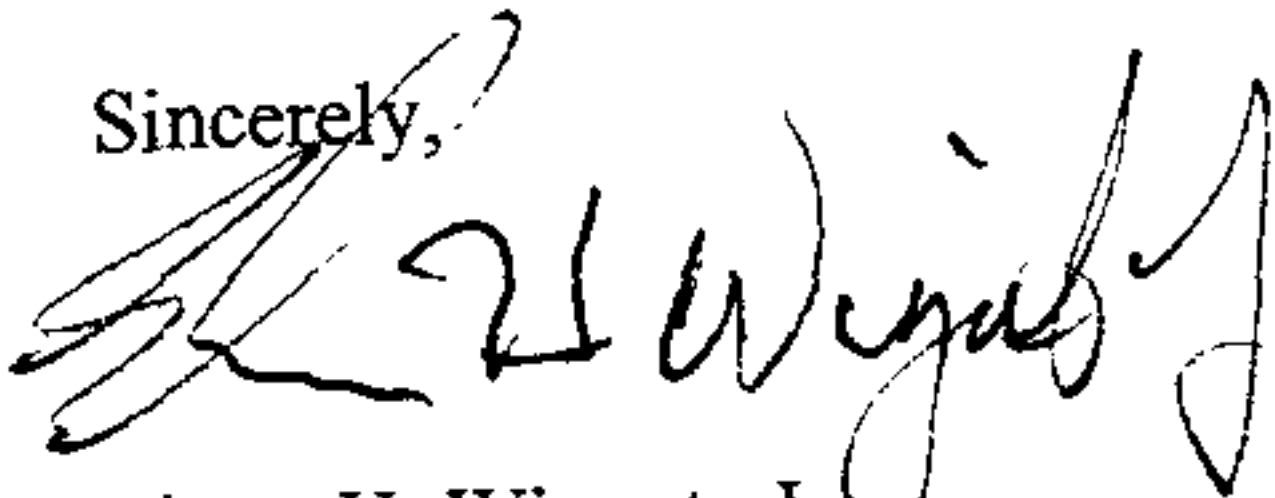
Re: Case # 06319- A

To Whom It May Concern:

The purpose of this letter is to advise that I oppose the variance requested for 7001 Bristol Road by David and Robin Schachman.

If you need any further information, please feel free to contact me.

Sincerely,



Elmer H. Wingate Jr.
602 Stoneleigh Road
Baltimore, MD 21212

EHW/tm

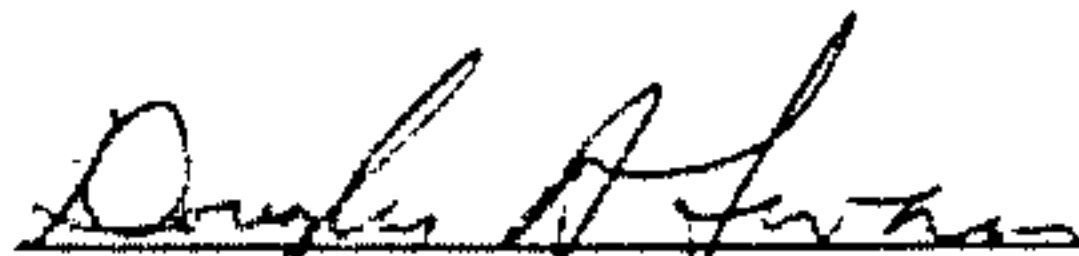
Baltimore County
Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3900/Fax: 410-887-2824

Permit No. _____

Location 7001 ~~4500~~ BRISTOL RD

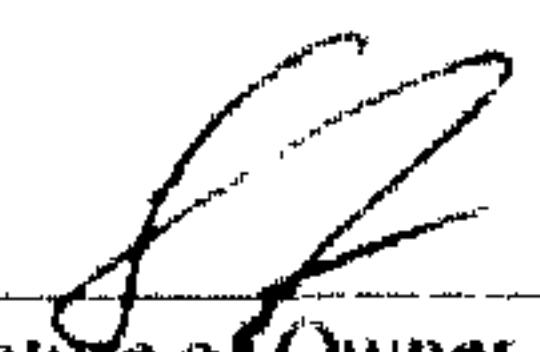
The residential swimming pool you propose is subject to the following requirements:

1. It must be emptied by methods that prevent nuisance and/or water damage to adjacent properties.
2. If regarding the pool site area, adequate disposal of surface drainage must be provided and existing property line grades must be met. The correction of any problem resulting from grading is the responsibility of the property owner. No construction or regrading is allowed in any county-owned easement.
3. Placement cannot be within ten feet of any overhead wires (NEC 680-8).
4. A fence or equivalent barrier, 48 inches high with self-closing and self-latching gates, must enclose the pool. Any openings in the barrier must be too small to allow the passage of a four-inch ball. The fence must support a 200-pound lateral load at the top. New enclosure fences or new sections of enclosure fences also are subject to the following requirements:
 - Picket-Type Fences: Horizontal members less than 45 inches apart (top to top) must be located on the pool side of the fence. Openings between vertical members must be 1¼ inches or less.
 - Chain Link or Lattice-Type Fences: Maximum opening must be 2¼ inch and 1¼ inches, respectively, unless provided with slats.
 - Dwelling Wall (forms part of the barrier): Doors from the dwelling directly into the pool enclosure must have an audible alarm.
5. Certification of the above must be filed with the building application and be by the owner in fee. Any other signature will nullify the permit.



Douglas A. Swam
Permit Services Supervisor

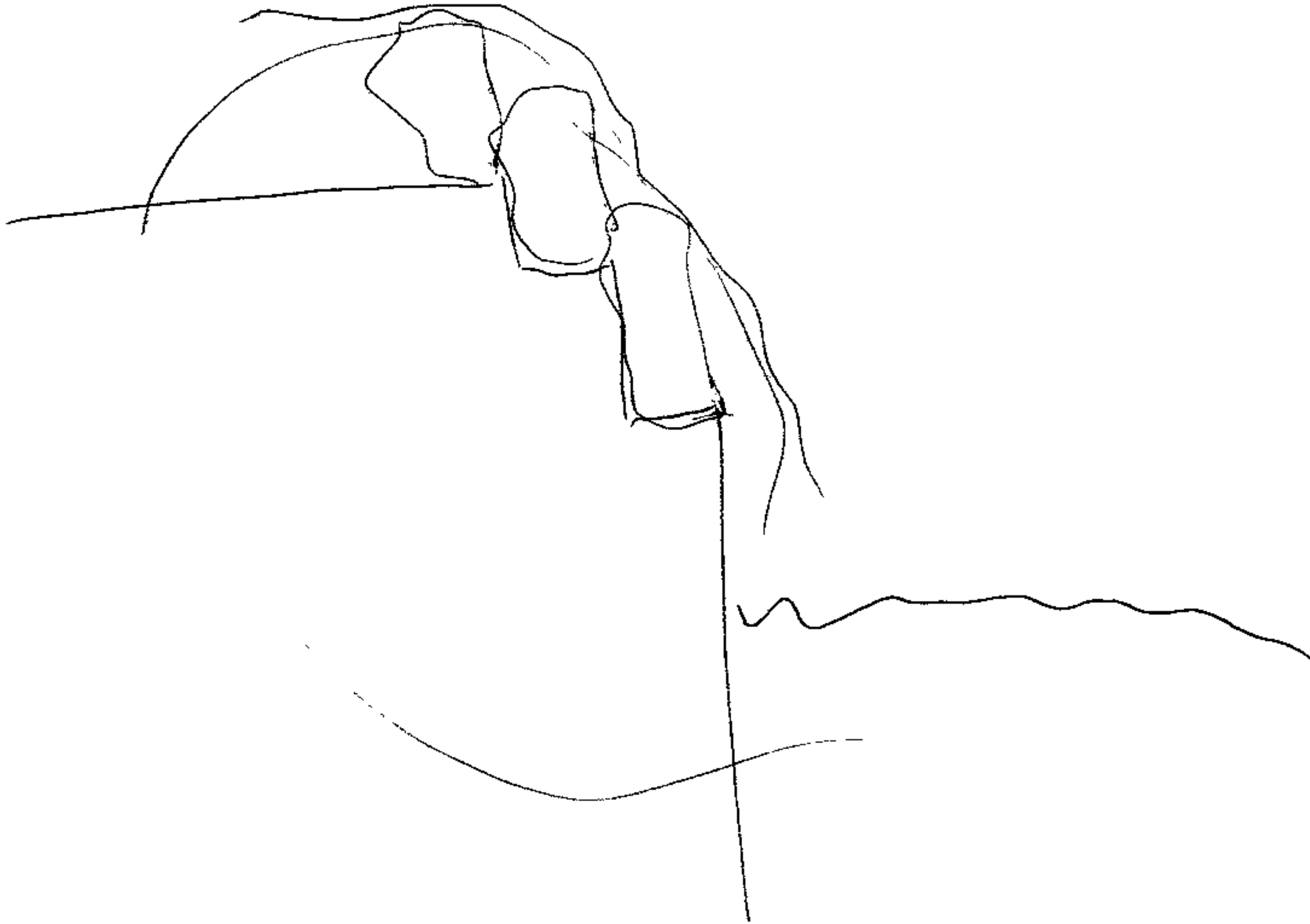
I hereby certify that I am the owner in fee of the referenced property and that I have read the above requirements.



Signature of Owner In Fee

11/2/60

Date



David Schlachman

7001 BRISTOL RD
BALTIMORE, MD. 21212
410-825-5559
410-296-3716 (fax)
443-980-0485 (cell)
davidschlachman@comcast.net

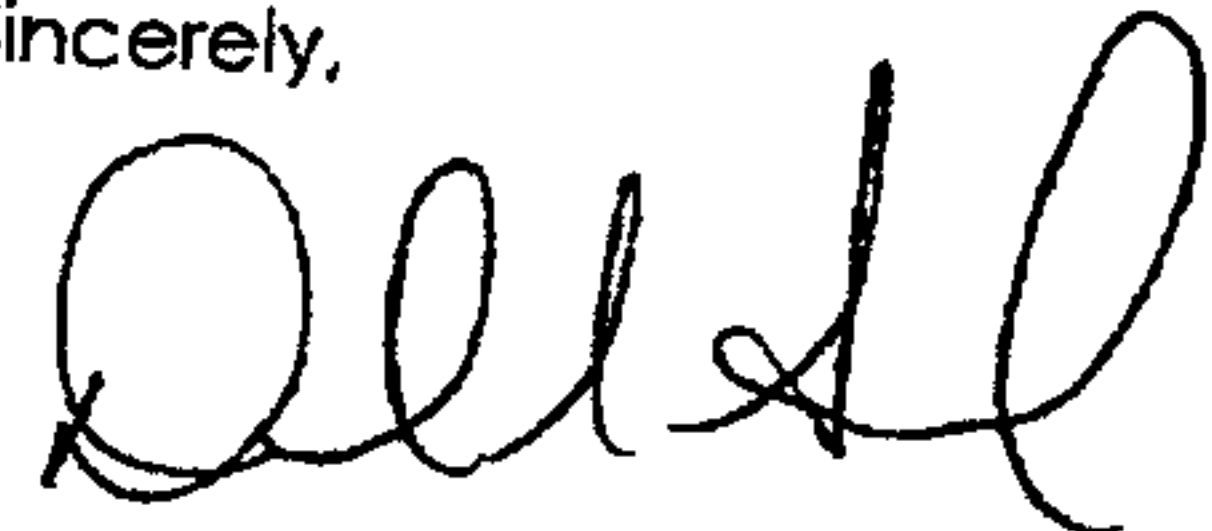
01/30/2006

Attn: Chris Blackmon
ie: setback variance

Chris,

Please withdraw my variance request, case # 97-402-A and public hearing case # 06-319-A, for the property above. We will amend our plans to conform to the setback regulations. Thank you for your help.

Sincerely,



David M. Schlachman

DMS DEVELOPMENT LLC.

208 WASHINGTON AVE
2ND FLOOR
TOWSON, MD. 21204
410-296-3715
410-296-3716 (fax)
443-980-0485 (cell)
davidschlachman@comcast.net

Send to: CHRIS BLACKMON	From: DAVID SCHLACHMAN
Attention:	Date: 01/30/2006
Office Location:	Office Location:
Fax Number: 410-887-3048	Phone Number: 410-296-3715
410-887-5708	

- ☐ Urgent
- ☐ Reply ASAP
- ☐ Please comment
- ☐ Please Review
- ☐ For your Information

Total pages, including cover: 2

Comments:

PLEASE CANCEL VARIANCE REQUEST. THANKS.

IN RE: PETITION FOR VARIANCE
E/S Bristol Road, 69.5' S of
Chumleigh Road
(7001 Bristol Road)
9th Election District
4th Councilmanic District

David M. Schlachman, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-402-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance for that property known as 7001 Bristol Road, located in the vicinity of Stoneleigh Road in Stoneleigh. The Petition was filed by the owners of the property, David M. and Pamela R. Schlachman. The Petitioners seek relief from Section 1B02.3.C.1 to waive the setback requirements to permit the connection of the existing house to the existing garage by way of a proposed addition. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) 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 the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 107.1 of the

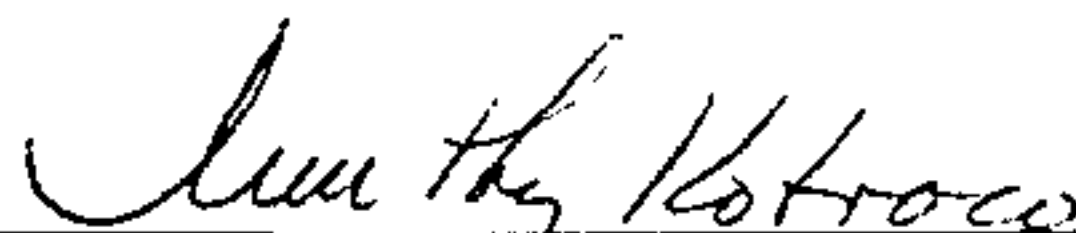
DATE
By

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 B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

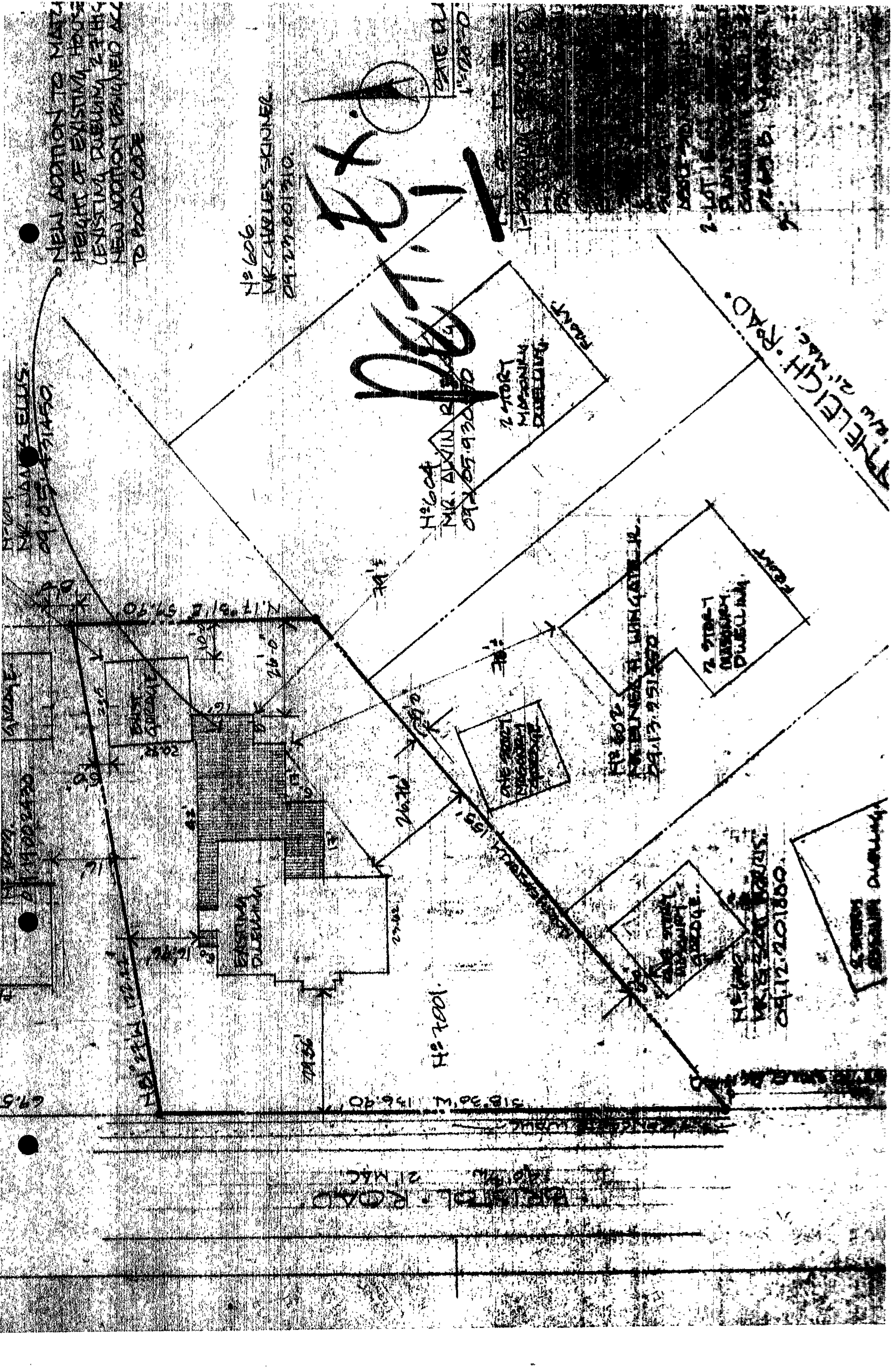
THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 21st day of April, 1997 that the Petition for Administrative Variance from Section 1B02.3.C.1 to waive the setback requirements to permit the connection of the existing house to the existing garage by way of a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 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 relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

6/17/97
bjs



MR. JAMES ELLIS
09.05.931450

NEW ADDITION TO WEST
HEIGHT OF EXISTING HOUSE
EXISTING DWELLING 2.5 HIG
NEW ADDITION TO EXISTING AL
TO ROADSIDE

No 606
MR. CHARLES SKINNER
09.27.001910

No 604
MR. ALVIN R
09.05.930170

DATE D
1-00-00

2 STORY
MASSIVE
DWELLING

No 602
MR. BUNNELL WINGGATE R.
09.13.951250

2 STORY
MASSIVE
DWELLING

2 STORY
MASSIVE
DWELLING

No 603
MR. BUNNELL WINGGATE R.
09.12.201800

2 STORY
MASSIVE
DWELLING

TRIPLE CH. ROAD.
21' M.C.

TRIPLE CH. ROAD.
21' M.C.

No 7001

09.05.931450

69.5

09.05.931450

09.05.931450

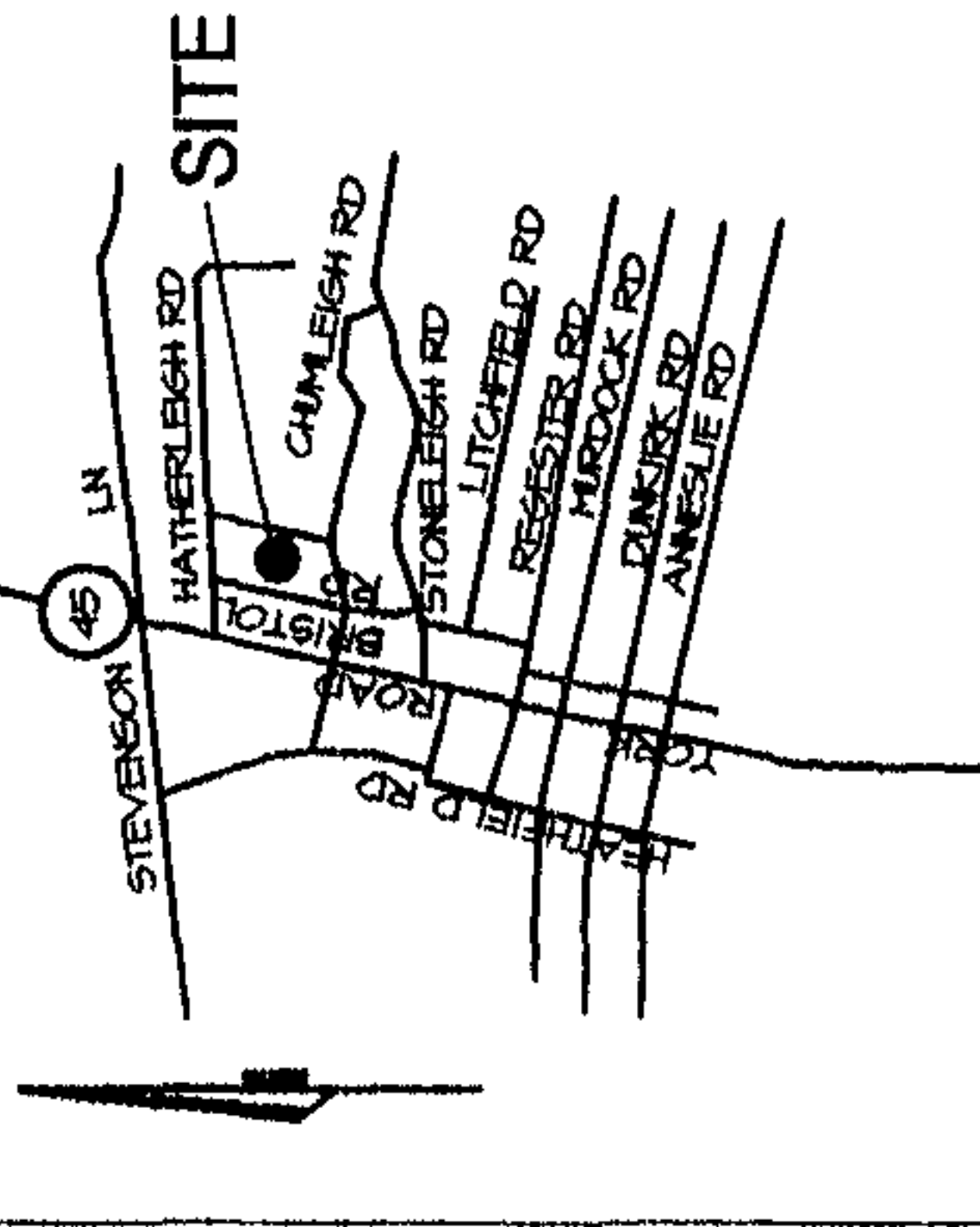
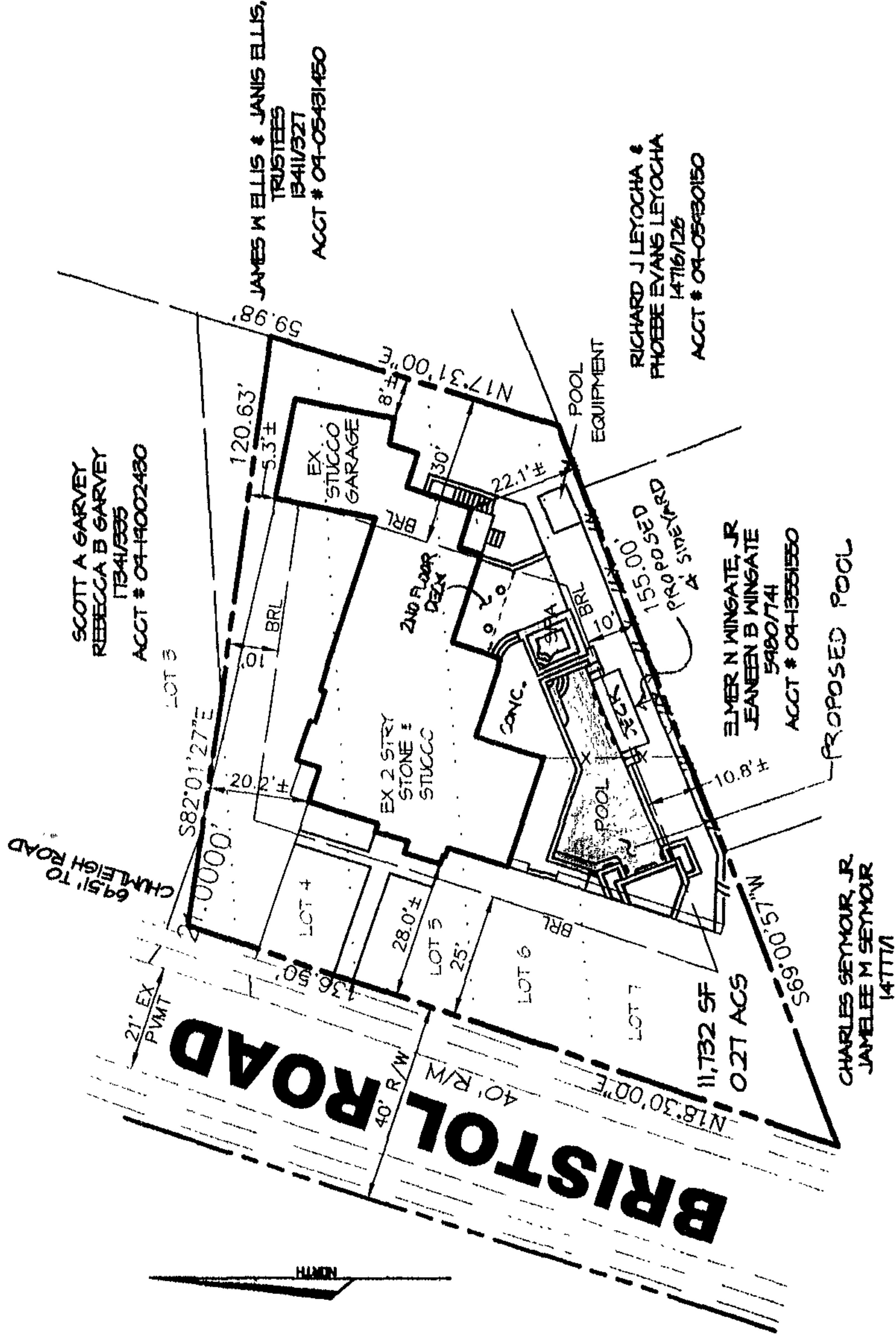
09.05.931450

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VICINITY MAP
N.T.S.

OWNERS

DAVID M. & PAMELA R. SCHLACHMAN
7001 BRISTOL ROAD
TOWSON, MD. 21212

ZONING RELIEF REQUESTED: PETITION FOR VARIANCE
TO CONSTRUCT POOL IN SIDEYARD

GENERAL NOTES

1. PROPERTY ADDRESS: 7001 BRISTOL ROAD, TOWSON, MD 21212
2. PLAT REFERENCE: PLAT BOOK 7, FOLIO 87
3. DEED REFERENCE: 11740/619
4. TAX MAP: 80, BLOCK: 2, PARCEL: 130
5. TAX ACCOUNT NO. 09-0906000310
6. COUNILMANIC DISTRICT: 5, 9th ELECTION DISTRICT
7. ZONING: DR-5.5
8. LOT ACREAGE: 0.31ACRES = 13,386 SF
9. THIS PROPERTY WAS THE SUBJECT OF AN ADMINISTRATIVE VARIANCE FROM SECTION 1802.3.C.1 OF THE BCZR CASE NO. 97-402A TO WAVE SETBACK REQUIREMENTS TO PERMIT CONNECTION OF THE EXISTING HOUSE TO THE EXISTING GARAGE BY WAY OF THE PROPOSED ADDITION. THE PETITION WAS GRANTED SUBJECT TO CERTAIN RESTRICTIONS ON APRIL 21, 1997 BY THE ZONING COMMISSIONER.

ZONING MAP # 02061

PLAT TO ACCOMPANY PETITION FOR VARIANCE
DAVID & PAMELA SCHLACHMAN RESIDENCE

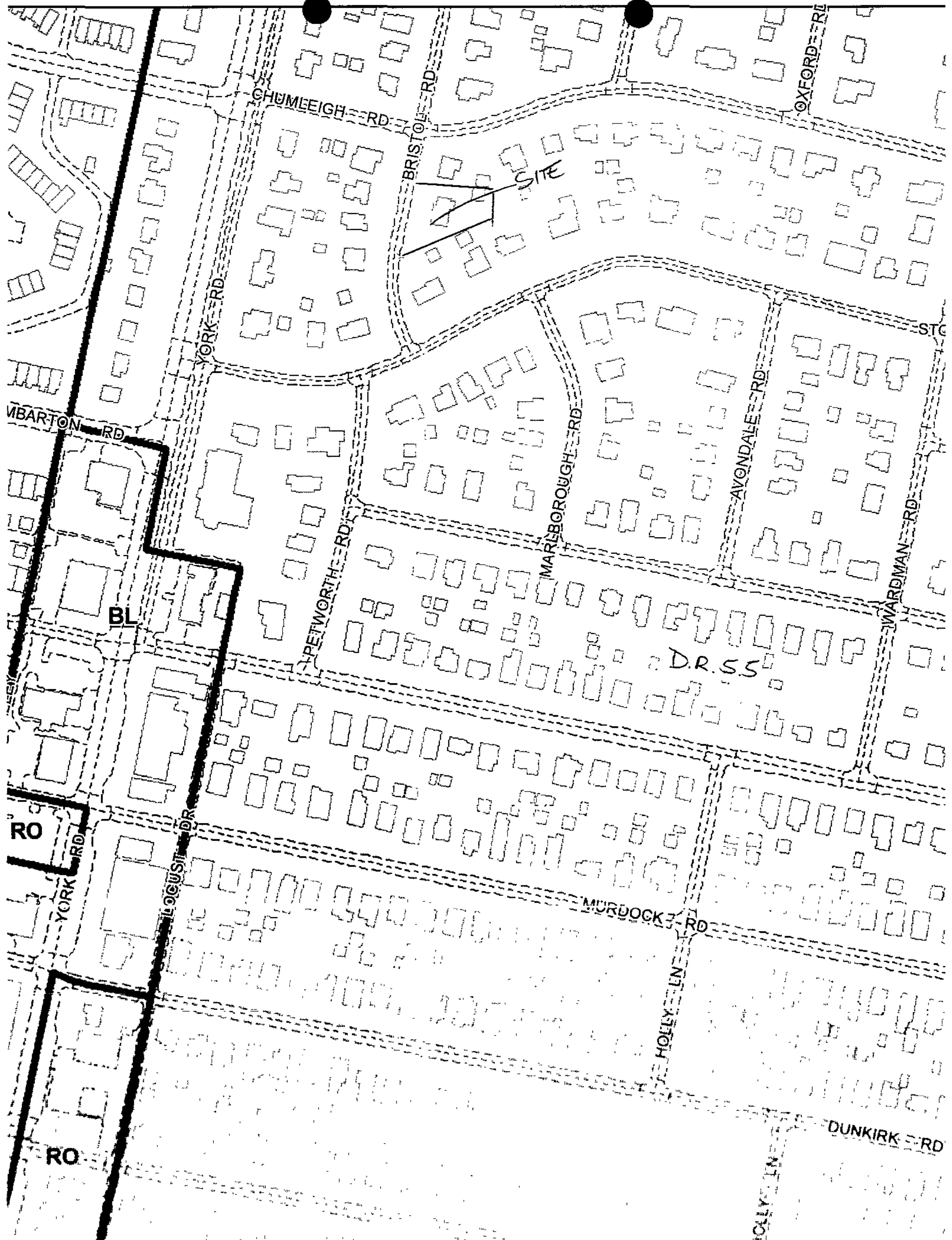
7001 BRISTOL ROAD
ELECTION DISTRICT 9
COUNCILMANIC DISTRICT 5
BALTIMORE COUNTY, MARYLAND

MJ CONSULTING, INC.

208 Washington Ave., 2nd Floor
Towson, Maryland 21204
410-296-5288 fax 410-296-5289
email
mjconsultinginc@comcast.net

SCALE 1" = 30'	DATE: 12/2005
DRAWN BY: BEI	DESIGNED BY: MJE
CHECKED BY: MJE	JOB NO: 05-022

06-219



CHORAI

Baltimore County - My Neighborhood

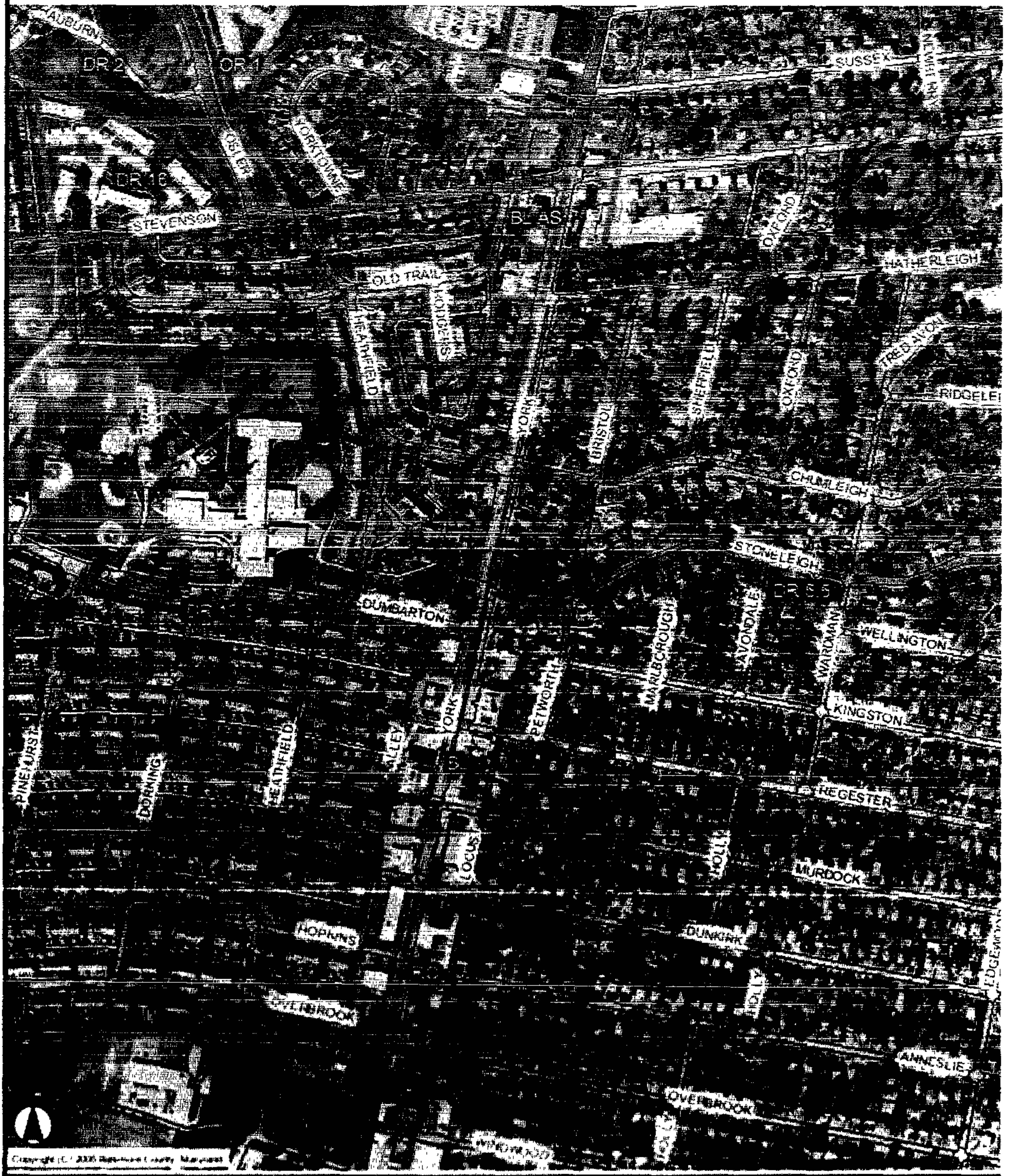


Image © 2005 Globe Explorer

Globe Explorer

rdjkb | all galleries >> pool > PC210006.JPG

[previous](#) | [next](#)



21-DEC-2005

PC210006.JPG

SIDE YARD

Olympus C-2100UZ
1/500s f/5.0 at 7.0mm iso100 full exif

other sizes: small medium large original

[previous](#) | [next](#)

[post a comment](#)

06-29-A



21-DEC-2005

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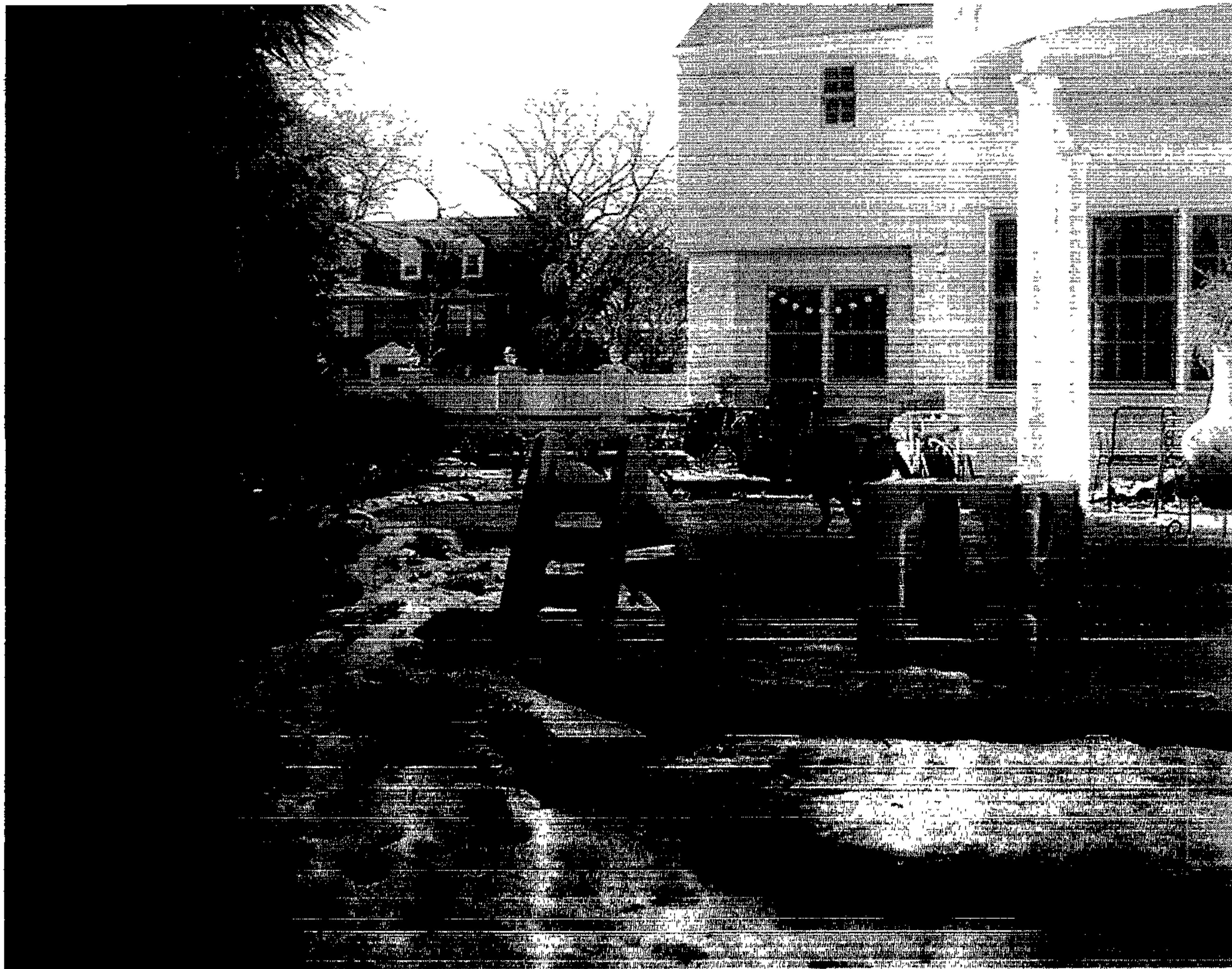
Olympus C-2100U7
1/650s f/4.0 at 7.0mm iso100 full exif

other sizes: small medium large original

FRONT OFF
OF STREET

[post a comment](#)

06-219-A



21-DEC-2005

PC210012.JPG

BACK YARD
FACING SIDE YARD

Olympus C-2100U7
1/500s f/3.2 at 7.0mm iso100 full exif

other sizes: small medium large original

[post a comment](#)

06-249-A