

IN RE: PETITION FOR VARIANCE
North Side of Rolandvue Avenue, 1020'
West of Center of Malvern Avenue
9th Election District
2nd Councilmanic District
(920 Rolandvue Avenue)

Brian G. and Nancy S. Ebel
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 06-376-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed Brian G. and Nancy S. Ebel, Legal Owners of the subject property. The variance request is for property located at 920 Rolandvue Avenue in the Ruxton area of Baltimore County. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R), to allow a proposed attached garage with a side yard setback of 10 ft. and a sum of side yard setbacks of 36 ft. in lieu of the minimum required 30 ft. and 50 ft. respectively.

The property was originally posted with a notice of the administrative variance and a timely Formal Demand for Hearing was filed on February 21, 2006 by Heidi and Brian Berghuis, which superceded the Petitioners' administrative posting procedure (original closing date of February 27, 2006). The property was then re-posted with a notice of the public hearing date and time on February 11, 2006 and notice was also given to the general public by publication in the Jeffersonian Newspaper on March 9, 2006 of the public hearing date and time.

Interested Persons

Appearing at the hearing on behalf of the variance request was Bob Priest, architect. David Meese, Louise Hildreth and Heidi and Brian Berghuis, appeared at the hearing in opposition to the request. The protestants were represented by J. Carroll Holzer, Esq. Nancy Horst, from the

Jaie 3-27-06
By [Signature]

Ruxton Riderwood Association attended the hearing. Peter Max Zimmerman, People's Counsel, entered his appearance in this case.

Zoning Advisory Committee

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment was received by the Office of Planning dated February 23, 2006, a copy of which is attached hereto and made a part hereof.

Applicable Law

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

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

Testimony and Evidence

Mr. Priest explained that the Petitioners originally proposed an addition to their home which would come within 10 ft. of the western property line as shown in Exhibit 1. However after discussing the proposed addition with DEPRM, the Petitioners modified their plan to realign the addition so that the setback to the western property line is now 25 ft. as shown in Exhibit 2. Mr. Holzer explained that the property is zoned DR 1 so that the 25 ft. side yard

When received by the County Board of Appeals
Date 3-27-06
By [Signature]

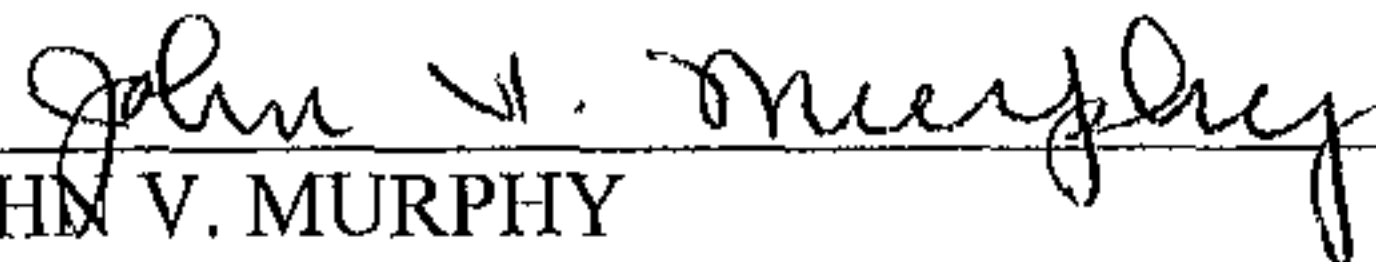
setback would meet the 20-ft. setback requirement in the regulations. Thus, no side yard setback variance would be needed. Mr. Priest agreed and withdrew the variance request.

Findings of Fact and Conclusions of Law

The Petition having been withdrawn, I will deny the request without prejudice as moot.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 27 day of March, 2006, that the variance request from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R), to allow a proposed attached garage with a side yard setback of 10 ft. and a sum of side yard setbacks of 36 ft. in lieu of the minimum required 30 ft. and 50 ft. respectively, be and are hereby DENIED without prejudice as moot.

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


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:dlw

RECEIVED RUN FILING
Date 3-27-06
By [Signature]



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 920 Rolandvue Avenue
which is presently zoned DR-1

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) 1B 02.3C1 to allow a proposed

attached garage with a side yard setback of 10 ft. & a sum of side yard setbacks of 36 ft. in lieu of the minimum required 30 ft. & 50 ft. respectively.

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

Property is to be posted and advertised as prescribed by the zoning regulations.

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Brian G. Ebel

Name - Type or Print

Signature

Nancy S. Ebel

Name - Type or Print

Nancy S. Ebel

Signature

920 Rolandvue Road

410.823.0913

Address

Telephone No.

Baltimore

Md

21204

City

State

Zip Code

Representative to be Contacted:

Brian Ebel

Name

920 Rolandvue Road

410.823.0913

Address

Telephone No.

Baltimore

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 2 day of February, 2006, 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. 06-376 A

Reviewed By [Signature] Date 2-02-06

Estimated Posting Date 2-12-06

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 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 ✓ 920 ROLAND VUE ROAD
Address
✓ BALTIMORE MD 21204
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):

We request a side yard setback of 10'-0" to build a 3-car garage to meet our needs for storage, car enclosure, security for entrance into the residence. The existing drive to the house, built in 1983, along with the existing septic system is 10,000 SF reserve area dictates only one location for the addition as shown on the enclosed plat drawing. In addition the adjacent neighbor on this side has erected an approx. 6 1/2' fence & received a variance for additions they made to their side setback also (see photos)

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.

Brian G. Ebel
Signature
BRIAN G. EBEL
Name - Type or Print

Nancy S Ebel
Signature
NANCY S EBEL
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of January, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Brian G. Ebel and Nancy S. Ebel
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Laura A. Samson
Notary Public
My Commission Expires 1/1/09

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 920 ROLANDVUE AVENUE

BEGINNING AT A POINT ON THE NORTH SIDE
OF ROLANDVUE AVENUE WHICH IS 20' WIDE
AT THE DISTANCE OF 1020' WEST OF
THE CENTERLINE OF THE NEAREST
IMPROVED INTERSECTING STREET
MALVERN AVENUE WHICH IS 30' WIDE.
BEING LOT #1 BLOCK, SECTION #
IN THE SUBDIVISION OF Rolandvue Ave. Property
AS RECORDED IN BALTIMORE COUNTY
PLAT BOOK # 48, FOLIO # 23,
CONTAINING 1.080 ACRES. ALSO
KNOWN AS 920 ROLANDVUE AVENUE
AND LOCATED IN THE 9TH ELECTION
DISTRICT, 2 COUNCILMANIC DISTRICT

376

Case No. 1082
06-376A

DATE 2-07-06 ACCOUNT R 201-006-6150

AMOUNT \$ 65.00

RECEIVED
FROM:

[illegible]

FOR: Repudiated for same filing fee
for 920 Roland v. Rd.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

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Abstract

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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 on the property identified herein as follows:

Case: # 06-376-SPHA

920 Rolandvue Avenue

North side of Rolandvue Avenue, 1020 feet west of center of Malvern Avenue

9th Election District — 2nd Councilmanic District

Legal Owner(s): Nancy S. & Brian G. Ebel

Variance: To permit an attached garage with a side yard setback of 10 feet and a sum of side yard setbacks of 36 feet in lieu of the minimum required 30 feet and 50 feet respectively.

Hearing: Monday, March 27, 2006 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley 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.

3/127 Mar. 9

86970

CERTIFICATE OF PUBLICATION

3/9/2006

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 3/9/2006.

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

J. Wilkins

LEGAL ADVERTISING



FORMAL DEMAND FOR HEARING

CASE NUMBER: 06-376 A

Address: 920 Rolandvue Ave.

Petitioner(s): Brian Ebel

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

me Heidi & Brian Berghuis
Name - Type or Print

☒ Legal Owner OR ☐ Resident of
922 Rolandvue Ave.
Address

Ruxton, Maryland 21204
City State Zip Code

410-825-3358
Telephone Number

which is located approximately adjacent 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.

Heidi Berghuis 2/21/06
Signature Date

Brian V. & Heather 2/21/06
Signature Date
Revised 9/18/98 - wcr/scj

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 1218

DATE 2/21/06 ACCOUNT 001-006-6130

AMOUNT \$ 50.00

RECEIVED FROM: HEIDI BORGHUIS

FOR: Personal Demand for Hearing
CASE # 06-376-A

CLASSIFICATION 2-27-06

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID BY

DATE 2/21/06 TIME 1:00 PM

BY HEIDI BORGHUIS

FOR PERSONAL DEMAND FOR HEARING

AMOUNT 50.00

CASHIER HEIDI BORGHUIS

BALTIMORE COUNTY, MARYLAND

CASHIER'S VALIDATION

ATTENTION: CHRIS BLACKMAN _____

DATE: 2/12/06

Case Number: 06-376-A

Petitioner/Developer: BRIAN EBEL-BOB PRIEST-ARCHITECT

Date of Hearing (Closing): 02/27/06

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: 920 ROLANDVUE ROAD

The sign(s) were posted on: 02/11/06



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley Maryland 21030
(City, State, Zip Code of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

TO: PATUXENT PUBLISHING COMPANY
Thursday, March 9, 2006 Issue - Jeffersonian

Please forward billing to:

Mr. & Mrs. Brian Ebel (410-823-0913)
920 Rolandvue Avenue
Baltimore, MD 21204

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: 06-376-SPHA

920 Rolandvue Avenue

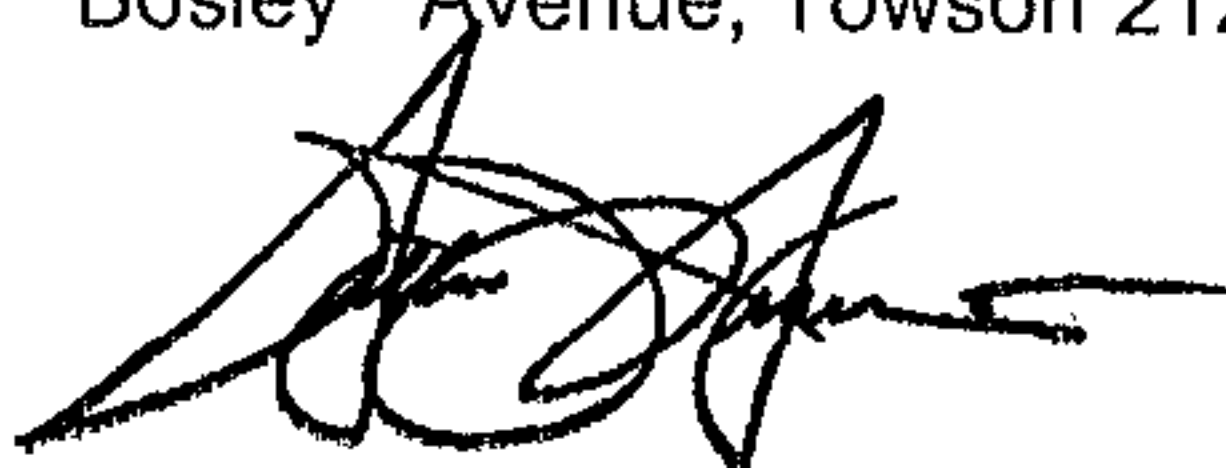
North side of Rolandvue Avenue, 1020 feet west of center of Malvern Avenue

9th Election District—2nd Councilmanic District

Legal Owners: Nancy S. & Brian G. Ebel

Variance to permit an attached garage with a side yard setback of 10 feet and a sum of side yard setbacks of 36 feet in lieu of the minimum required 30 feet and 50 feet respectively.

Hearing: Monday, March 27, 2006 @ 10:00 a.m., Room 407, County Courts Building, 401 Bosley Avenue, Towson 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.

**Department of Permits and
Development Management**



Baltimore County

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

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

February 28, 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: 06-376-SPHA

920 Rolandvue Avenue

North side of Rolandvue Avenue, 1020 feet west of center of Malvern Avenue

9th Election District—2nd Councilmanic District

Legal Owners: Nancy S. & Brian G. Ebel

Variance to permit an attached garage with a side yard setback of 10 feet and a sum of side yard setbacks of 36 feet in lieu of the minimum required 30 feet and 50 feet respectively.

Hearing: Monday, March 27, 2006 @ 10:00 a.m., Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:raj

C: Mr. & Mrs. Brian G. Ebel, 920 Rolandvue Avenue, Baltimore, MD 21204
Ms. Heidi Berghuis, 922 Rolandvue Avenue, Baltimore, MD 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MARCH 11, 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 410-887-339

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 376 -A Address 920 Rolandvue Rd

Contact Person: John Sullivan Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2-02-06 Posting Date: 2-12-06 Closing Date: 2-27-06

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- 376 -A Address 920 Rolandvue AVE

Petitioner's Name Brian Ebel Telephone 410-823-0913

Posting Date: 2-12-06 Closing Date: 2-27-06

Wording for Sign: To Permit an attached garage with a side yard set-
-back of 10 ft. and a sum of side yard setbacks of 36 ft. in lieu
of the minimum required 20 ft. and 50 ft. respectively

WCR - Revised 6/25/04

**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: 06-376 A
Petitioner: Mr. & Mrs. Brian Ebel
Address or Location: 920 Roland Ave AVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: Same
Address: _____

Telephone Number: 410-823-0913



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 920 Rolandvue Avenue
which is presently zoned DR-1

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) 1 B02.3 C.1 To allow an attached

garage with a side yard setback of 10 ft. & a sum of side yard setbacks of 36 ft. in lieu of the minimum required 30 ft & 50 ft. respectively

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

Property is to be posted and advertised as prescribed by the zoning regulations.

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 12 day of March, 2006, 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.

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

Reviewed By [Signature]

Date 2-02-06

Estimated Posting Date 2-12-06

CASE NO. 06-376 A

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 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

920 ROLANDVUE ROAD
Address
BALTIMORE MD 21204
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):

We request a side yard setback of 10'-0" to build a 3-car garage to meet our needs for storage, car enclosure, security for entrance into the residence. The existing drive to the house, built in 1983, along with the existing septic system's 10,000 S.F. reserve area dictates only one location for the addition as shown on the enclosed plat drawing. In addition the adjacent neighbor on this side has erected an approx. 6' fence & received a variance for additions they made to their side setback also (see photos)

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.

Brian G. Ebel
Signature

Brian G. Ebel
Name - Type or Print

Nancy S. Ebel
Signature

NANCY SEBEL
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of January, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Brian G. Ebel and Nancy S. Ebel
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Tom A. Sancy
Notary Public

My Commission Expires 1/1/09

**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*

March 20, 2006

Brian and Nancy Ebel
920 Rolandvue Road
Baltimore, MD 21204

Dear Mr and Mrs Ebel:

RE: Case Number: 06-376-A, 920 Rolandvue Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 2, 2006.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

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



Jm
3/27

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: February 27, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
for February 27, 2006
Item Nos. 375, 376, 377, 378, 379, 380,
381, 382, 384, 385, and 386

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-02272006.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 23, 2006

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

SUBJECT: 920 Rolandvue Avenue

INFORMATION:

Item Number: 6-376

Petitioner: Brian and Nancy Ebel

Zoning: DR 1

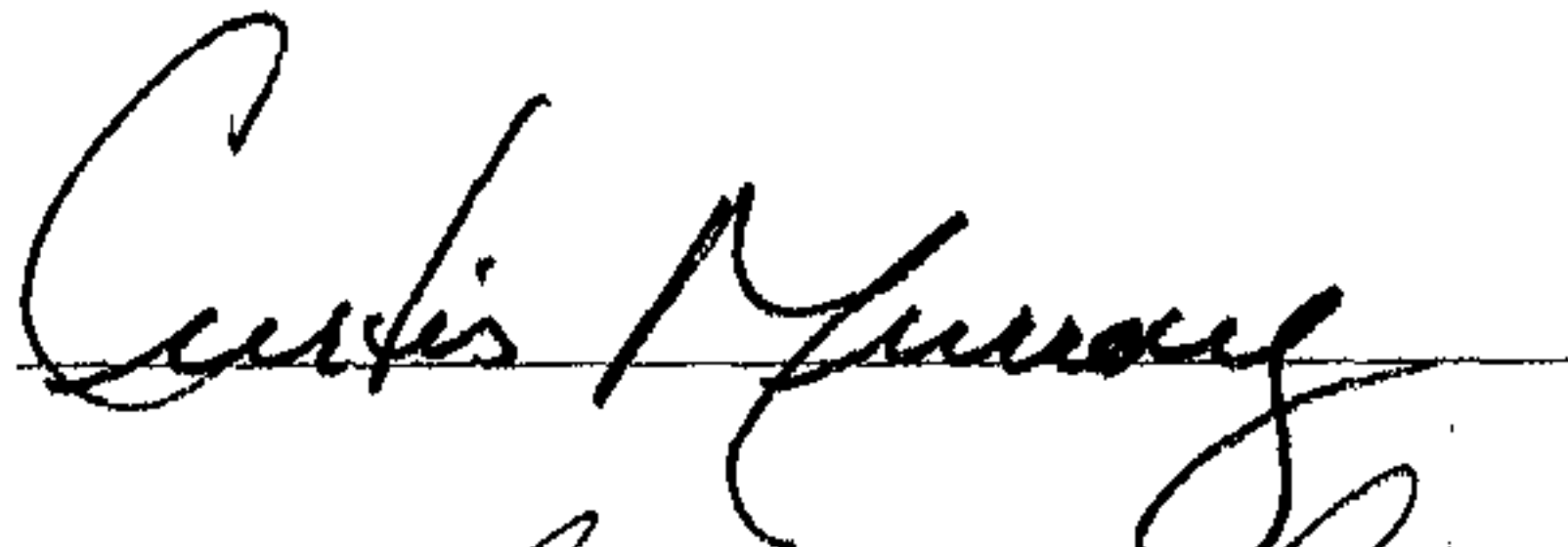
Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request and offer the following: If the petitioner's request is granted, the Office of Planning requests that the architectural elevation drawings for the proposed addition be submitted for review and approval by this office prior to issuance of any building permits. Additionally, the petitioner's architect, Robert Priest Jr. has supplied a list of proposed building materials indicating that the siding will be 6" horizontal cedar, trim to be 5/4 cedar, black architectural 35-year roof, and carriage style garage doors.

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

Prepared by:



Division Chief:
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: 2.17.06

RE: Baltimore County
Item No. 376 JJS

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
Engineering Access Permits Division



Baltimore County
Fire Department

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

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

February 24, 2006

ATTENTION: Zoning Review planners

Distribution Meeting of: February 20, 2006

Item No.: Item Numbers 375 through 386

(376)

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.

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

LT. Roland P. Bosley Jr.
Fire Marshal's Office
PHONE 887-4881
MS-1102F

cc: File



**Department of Permits and
Development Management**

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



Baltimore County

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

February 21, 2006

Brian G and Nancy S Ebel
920 Rolandvue Road
Baltimore, MD 21204

Dear Mr and Mrs Ebel:

RE: Demand for Public Hearing, Administrative Variance, Case Number: 06-376-A

The purpose of this letter is to officially notify you that a timely public hearing demand has superceded your administrative posting 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 John Sullivan 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:amf

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



Printed on Recycled Paper

1B02.3 Special regulations for certain existing developments or subdivisions and for small lots or tracts in D.R. Zones.

A. In D.R. Zones, contrary provisions of this article notwithstanding, the provisions of or pursuant to this subsection shall apply to the use, occupancy and development of; alteration or expansion of structures upon; and administrative procedures with respect to:

1. Any lot which is in a recorded residential subdivision approved by the Baltimore County Planning Board or Planning Commission and which has been used, occupied or improved in accordance with the approved subdivision plan;
2. Any land in a subdivision tract which was laid out in accordance with the regulations of residence zoning classifications now rescinded, for which a subdivision plan tentatively approved by the Planning Board remains in effect and which has not been used, occupied or improved in accordance with such plan;
3. Any lot or tract of lots in single ownership which is not in an existing development or subdivision, as described in Subsection A.1 or A.2, and which is too small in gross area to accommodate six dwelling or density units in accordance with the maximum permitted density in the D.R. Zone in which such tract is located;
4. Any lot or tract of lots in single ownership which is not in an existing development or subdivision, as described in Subsection A.1 or A.2, and which is less than one-half acre in area, regardless of the number of dwelling or density units permitted at the maximum permitted density in the zone in which it is located; or
5. Any lot or tract of lots in single ownership which is in a duly recorded subdivision plat not approved by the Baltimore County Planning Board or Planning Commission.

B. Standards applicable to existing developments, etc. The minimum standards for net area, lot width, front yard depth, single-side-yard width, sum of widths of both side yards, rear yard depth and height with respect to each use in a development described in Subsection A.1 above, shall be as prescribed by the zoning regulations applicable to such use at the time the plan was approved by the Planning Board or Commission; however, the same or similar standards may be codified under Section 504, and these standards shall thereupon control in such existing developments. Development of any subdivision described in Subsection A.2 shall be in accordance with the tentatively approved subdivision plan therefor. Standards for development of lots or tracts described in Subsection A.3, A.4 or A.5 shall be as set forth in Subsection C below.

C. Development standards for small lots or tracts.

1. Any dwelling hereafter constructed on a lot or tract described in Subsection A.3 or A.4 shall comply with the requirements of the following table:

Zoning Classifica- tion	Minimum Net Lot Area per Dwlling Unit (sq. ft.)	Minimum Lot Width (feet)	Minimum Front Yard Depth (feet)	Minimum Width of Individual Side Yard (feet)	Minimum Sum of Side Yard Widths (feet)	Minimum Rear Yard Depth (feet)
D.R.1	40,000	150	50	20	50	50
D.R.2	20,000	100	40	15	40	40
D.R.3.5	10,000	70	30	10	25	30
D.R.5.5	6,000	55	25	10	--	30
D.R.10.5	3,000	20	10	10	--	50
D.R.16	2,500	20	10	25	--	30

2. Other standards for development of small lots on tracts as so described shall be as set forth in provisions adopted pursuant to the authority of Section 504.
- D. An amendment to any part of a development plan involving only property subject to the provisions of this subsection shall not be subject to the provisions of Section 1B01.3.A.7.

CASE NAME _____
CASE NUMBER _____
DATE _____

E-MAIL

[illegible]

DATE _____

E-MAIL

[illegible]

420



existing drive off 1/2006
Rolandvue avenue

FRONT ELEVATION

376

Prep.
garage



area of proposed garage
addition

326

Neighbors
fence

PODS
Storage & More
Call 1-800-PODS

(800)
300-
DUMP

not
garage

neighbors fence at side yard

* neighbor must have gotten
variance for their side yard
addition

376

1/2006

att #

brook
ford

1/2004

side yard fence
of neighbors

- note neighbors
addition proximity
to side yard

326



1/2006

opposite side yard of
proposed addition

376

7

43

PETITIONER'S

EXHIBIT NO.

2

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

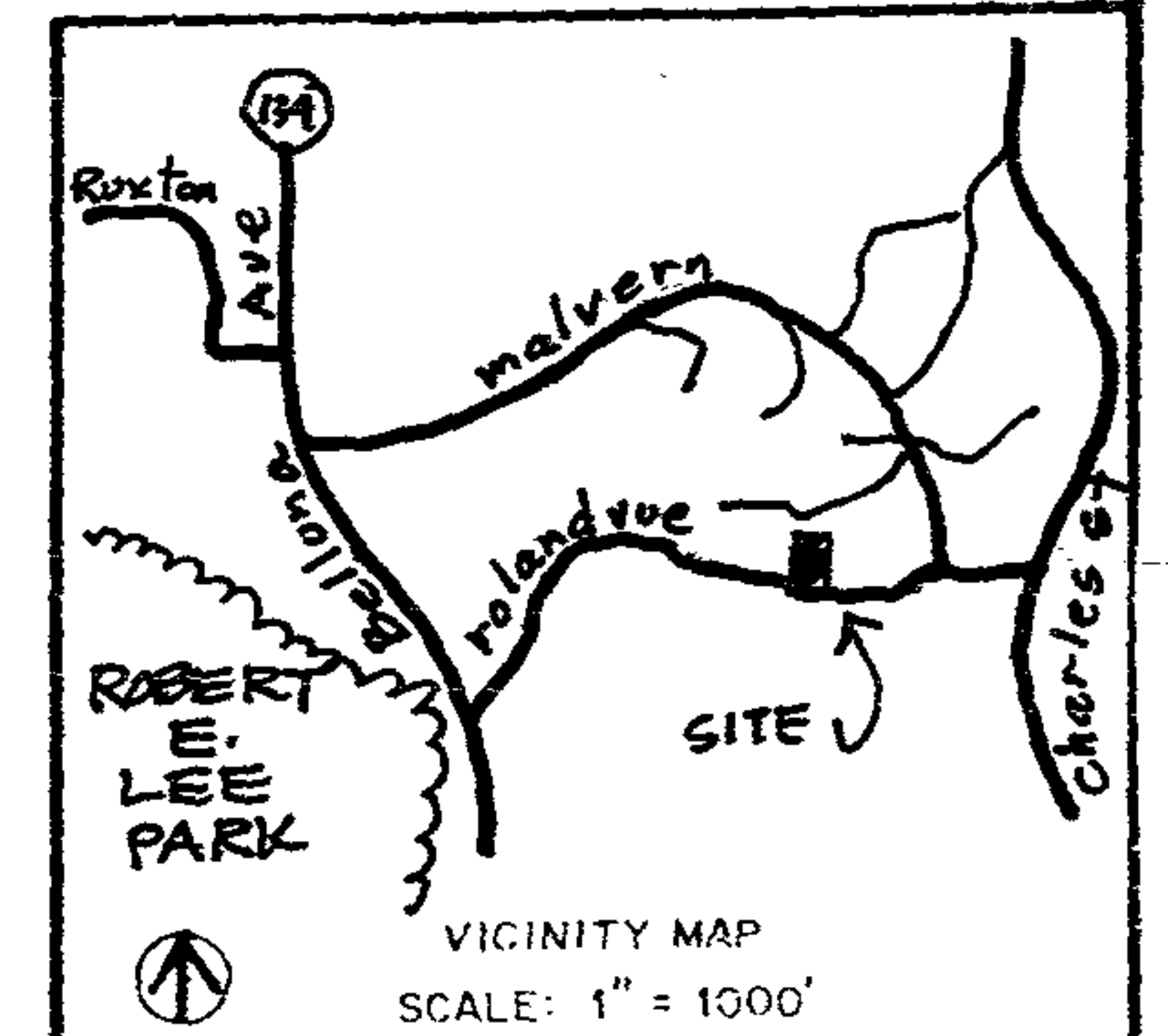
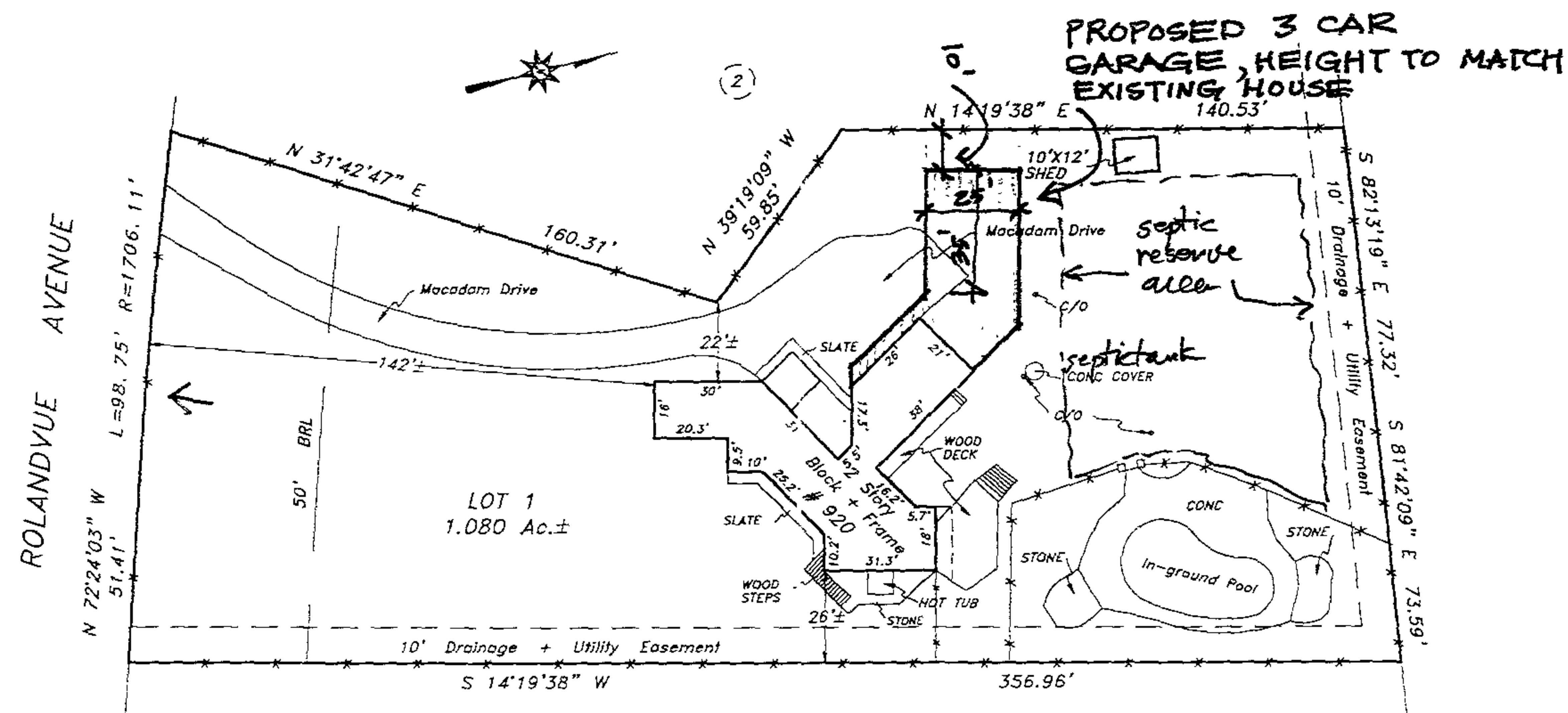
PROPERTY ADDRESS 920 ROLANDVUE AVENUE

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

SUBDIVISION NAME Rolandvue Avenue Property

PLAT BOOK # 48 FOLIO # 23 LOT # 1 SECTION #

OWNER BRIAN & NANCY EBEL



LOCATION INFORMATION

ELECTION DISTRICT 9
 COUNCILMANIC DISTRICT 2
 1"=200' SCALE MAP # 069C2
 ZONING DR1

LOT SIZE 1.080 47,044.8
 ACREAGE SQUARE FEET

SEWER PUBLIC ☐ PRIVATE ☒
 WATER ☒ ☐

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

ZONING OFFICE USE ONLY
 REVIEWED BY ITEM # CASE #



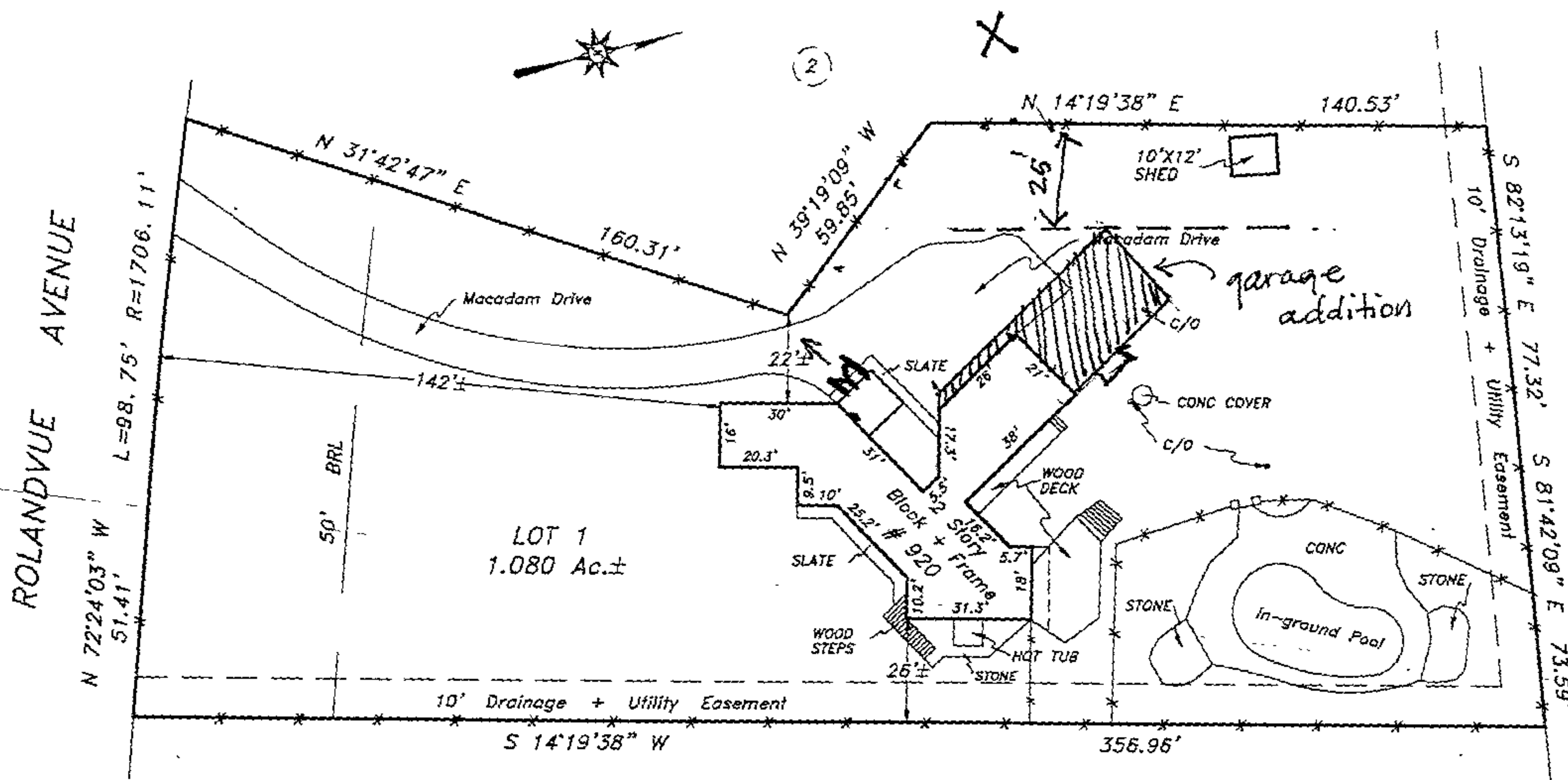
PREPARED BY R.W. PRIEST JR.

SCALE OF DRAWING: 1" = 50'-0"

Priest

NOTES:

- 1) B.R.L. information, if shown, was obtained from existing record plat or local agencies and is not guaranteed by NTT, Inc.
- 2) Building line and/or Flood Zone information is subject to the interpretation of the originator.
- 3) NTT, Inc. does not certify to unshown or unrecorded encroachments or overlaps.
- 4) Property markers NOT found, or guaranteed by this location.
- 5) Setback distance accuracy $\pm 1'$



Subject property is shown in Zone C
on the FIRM Map of Baltimore County,
Maryland on Community Panel #
240010 0245 E. Effective November 17, 1993

This is to certify that I have surveyed the property shown hereon,
being known as Lot 1, "ROLANDVUE AVENUE PROPERTY"

and recorded among the land records of Baltimore County,
Maryland in Plat 48, folio 23
for the purpose of locating the improvements thereon.

- * This plat is of benefit to the consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing purposes.
- * This plat is not to be relied upon for the establishment of location of fences, garages, buildings, or other existing or future structures.
- * This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or for securing financing or refinancing.



LOCATION DRAWING
920 Rolandvue Avenue
Baltimore County, Maryland

Election District No.9

NTT Associates, Inc.
16205 Old Frederick Road
Mt. Airy, Maryland 21771
Ph. (410)442-2031
Fax No. (410)442-1315

Scale: 1" = 50'
Date: 02DEC05
Field By: bp
Drawn By: bp
Drawing # 1807gns