IN RE: PETITION FOR ADMIN. VARIANCE

E/S Windsong Court, 235' S of the c/l

Keyser Road

(5 Windsong Court)

3rd Election District

2nd Council District

Albert Lichtman, et ux Petitioners

- * BEFORE THE
- * ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * Case No. 06-504-A

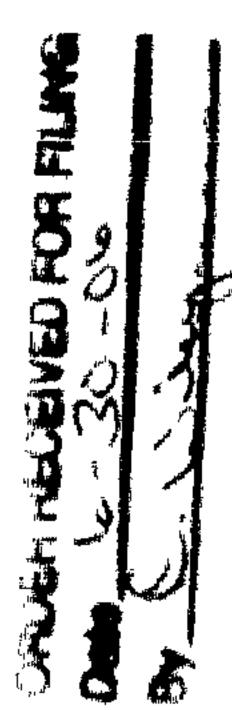
FINDINGS OF FACT AND CONCLUSIONS OF LAW

*

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Albert Lichtman, and his wife, Eleanor Lichtman. The Petitioners seek relief from Sections 1B02.3.B and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 3 feet in lieu of the minimum required 11.5 feet for a proposed carport addition. The subject property and requested relief are more particularly described on the site plan submitted with the Petition and 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 regard, a formal demand for public hearing was made by the adjacent property owners, Dr. and Mrs. Harry Friedman. Thus, a hearing was scheduled before the undersigned on June 22, 2006.

Appearing at the hearing in support of the request were Albert Lichtman, property owner, and Bernadette Moskunas, on behalf of Site Rite Surveying, Inc., the consultants who prepared the site plan for this property. Appearing in opposition to the request were Harry and Joannie Friedman, adjacent property owners, and their attorney, Howard L. Alderman, Jr., Esquire. There were no other interested persons present.



Testimony and evidence offered disclosed that the subject property is a rectangular shaped parcel located on the east side of Windsong Court, just south of Keyser Road in Pikesville. The property contains a gross area of 0.54 acres, more or less, zoned D.R.2, and is improved with a one-story dwelling, an in ground swimming pool and a wood shed. As shown on the site plan, the house features an attached carport on the south side of the home, adjacent to the Friedman property. Beyond the carport is a 7' x 16' wood shed. In addition, a 13' wide macadam driveway leads into the property from Windsong Court and extends along the southern property line to the stone patio and pool area to the rear.

The Petitioners have owned and resided on the property since 1973 and are desirous of expanding the existing carport to provide additional covered parking for the family's vehicles. As shown on the site plan, the existing carport is 12.3' wide and extends to a depth of 24.2' where it connects with the wood shed. The Petitioners propose an 11' x 24.2' addition to the carport, and extending the roof line of the existing carport to the edge of the existing driveway and back to the shed. Due to the location of the existing carport and shed, the proposed addition will be located 3 feet from the side property line. Thus, the requested variance is necessary.

As noted above, the adjacent neighbors, Harry and Joanne Friedman, appeared in opposition to the request. On behalf of the Protestants, Mr. Alderman noted that the property is located in the subdivision known as Stevenson at Anton Farms, which was platted and recorded in 1969. The D.R.2 regulations in effect at that time would have required a minimum side yard setback of 15 feet and no sum of the side yard setbacks required, as is the case with the current regulations. He argued that because the shed was attached to the house, it then became part of the principle structure and was built in violation of the regulations. Moreover, he argued that the driveway was widened when the wood shed was built, again without benefit of a building permit. Finally, he argued that none of the other homes on Windsong Court encroach into the side setbacks as the Petitioners' home and that any hardship has been self-created. He noted that all of the lots are the same in this community and there is no uniqueness to the subject property that would warrant variance relief.

In support of their request. Mr. Lichtman argued that the Friedmans have no windows on that sade of their home and that they also store firewood on that sade of their property. He also noted that the

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Friedmans' chimney is on that side of their home and that the air conditioning units are on that side as well. Thus, he believes that there will be no detrimental impact to the adjacent property and that strict compliance with the regulations would result in a practical difficulty and unreasonable hardship for him and his wife. Mr. Lichtman, however, did concede that he could remove the wood shed and extend the existing carport deeper so that cars could be stacked alongside his home.

After due consideration of the testimony and evidence presented, I am persuaded to deny the variance. Although there were no adverse comments submitted by any County reviewing agency, I must consider the request in accordance with the mandate of Cromwell v. Ward, 102 Md. 691 (1995) and Section 307 of the B.C.Z.R. The Court interpreted the regulation to require that two tests be met in order for variance relief to be granted. First, it must be shown that the property is unique in some manner and that this uniqueness drives the need for variance relief. Second, upon the determination that the property is unique, then it must be considered whether compliance with the regulation would cause a practical difficulty upon the property owner and be unnecessarily burdensome. In my judgment, there was no evidence of unusual conditions or characteristics that are unique to this lot. Moreover, it was demonstrated at the hearing that the Petitioner has the option to remove the existing shed and lengthen the existing carport to accommodate more vehicles. Thus, I am persuaded to deny the variance.

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 should be denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of June 2006 that the Petition for Administrative Variance seeking relief from Sections 1B02.3.B and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 3 feet in lieu of the minimum required 11.5 feet for a proposed carport addition, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED.

Any appeal of this decision shall be entered within thirty (39) days of the date hereof

Coming Commissioner for Haltingfie Counts

WIW bys



JAMES T. SMITH, JR. County Executive

June 30, 2006

WILLIAM J. WISEMAN III

Zoning Commissioner

Mr. & Mrs. Albert Lichtman 5 Windsong Court Baltimore, Maryland 21208

RE: PETITION FOR ADMINISTRATIVE VARIANCE

E/S Windsong Court, 235' S of the c/l Keyser Road

(5 Windsong Court)

3rd Election District – 2nd Council District

Albert Lichtman, et ux - Petitioners

Case No. 06-504-A

Dear Mr. & Mrs. Lichtman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been denied, 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.

ery tryly yours,

VILLIAMAN, III

Zoning Commissioner for Baltimore County

WJW:bis

Ms. Bernadette Moskunas, Site Rite Surveying, Inc.
 200 E. Joppa Road, Suite 101, Towson, Md. 21286
 Howard L. Alderman, Jr. Esquire,
 Levin & Gann, 502 Washington Avenue, 8th Floor, Towson, Md. 21204
 Dr. & Mrs. Harry Friedman, 7 Windsong Court, Baltimore, Md. 21208
 People's Counsel; Case File



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at	5 Windsong Court	
which	is presently zoned D.R.2	

	which is present	y zoned D.R.2
This Petition shall be filed with the Department of Permovner(s) of the property situate in Baltimore County and vand made a part hereof, hereby petition for a Variance from	which is described in the descript	ion and plat attached hereto
To permit an addition (carport	-) With a sideua	d Setwark
To permit an addition (carport of 3ft. in lieu of the required	1 11.5 ft. 100 p. 1.	Jung Plane and 969
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of the zoning regulations of Baltimore County, to the zoning back of this petition form.	ng law of Baltimore County, for t	he reasons indicated on the
Property is to be posted and advertised as prescribed by the l, or we, agree to pay expenses of above Variance, advertising, por regulations and restrictions of Baltimore County adopted pursuant	and the same of the contract o	re to be bounded by the zoning only.
	I/We do solemnly declare and a perjury, that I/we are the legal of is the subject of this Petition.	affirm, under the penalties of
Contract Purchaser/Lessee:	Legal Owner(s):	··
	ALBERT LICHTMAN	
Name - Type or Print Name	e - Type or Print	11/11/7
Signature	Signature	0600
Address Telephone No.	Name Type or Print	
City State Zio Code	a llament sich	mer
Attorney For Petitioner:	5 Windsong Court	(410) 282-3300
	Address	Telephone No.
Name - Type or Print City	Baltimore MD State	Zip Code
	Representative to be Co.	·
Sionatura		Macieu.
Signature	Site Rite Surveying	3. Inc.
	Site Rite Surveying	#101 (410) 828-906
	Site Rite Surveying Name 200 E. Joppa Road,	3. Inc.

Affidavit in Support of Administrative Variance

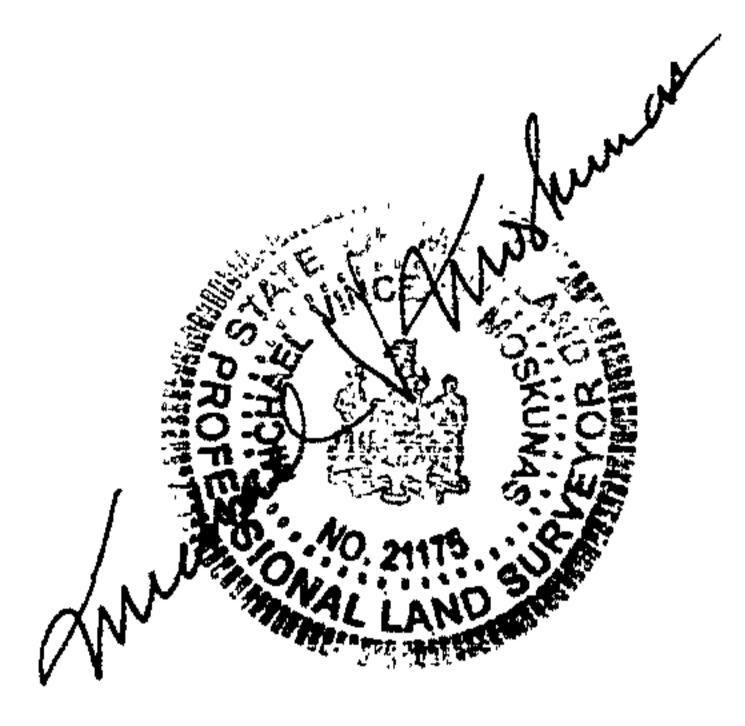
The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at	5 Windsong	Court: Court	
and the state of t	Address		01000
- -	City	MD State	21208 Zip Code
That based upon personal knowledge, the follow Variance at the above address (indicate hardshi	wing are the facts upon	which I/we base the reque	est for an Administrative
We want to extend the roof that driveway that is closest to the citizens who find it difficult to help protect against other wear	house. The house clean snow off the	e is occupied by twee car and driveway.	o senior Also, this will
That the Affiant(s) acknowledge(s) that if a for advertising fee and may be required to provide a	rmal demand is filed, A additional information.	01 /	to pay a reposting and
Signature	Signatur	e Town	
ALBERT LICHTMAN Name - Type or Print	Name - Type or Pri	EANOR LICHTMAN	······································
STATE OF MARYLAND, COUNTY OF BALTIM I HEREBY CERTIFY, this day of State of Maryland, in and for the County aforesa the Affiant(s) herein, personally known or satisfalaw that the matters and facts hereinabove set for the County of the County aforesal and county aforesa	ACRE, to wit: Auch id, personally appeared actorily identified to me	2006, before me, Such Affiant(s), and m	a Notary Public of the ade oath in due form of r knowledge and belief.
March 24, 2006 Date	Notary Public My Commission	ero-K. Kle	h 14 2009

REV 09/15/98

ZONNG DESCRIPTION #5 WINDSONG COURT

BEGINNING at a point on the east side of Windsong Court which is 50 feet wide at the distance of 235 feet south of the centerline of Keyser Road which is 60 feet wide. Being Lot #13, Block F, in the subdivision of Stevenson at Anton Farms as recorded in Baltimore County Plat Book #33, Folio #141 containing 23,565 S.F. Also known as #5 Windsong Court and located in the 3rd Election District, 2nd Councilmanic District.



Michael V. Moskunas Reg. No. 21175

Site Rite Surveying, Inc. 200 E. Joppa Road, Suite 101 Towson MD 21286 (410) 828-9060

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LEVIN & GANN, P.A. OPERATING ACCOUNT • ATTORNEYS-AT-LAW

32874

Check# / Date

32874

\$50.00

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05/03/2006 5905-2	50.00
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05/03/2006 Baltimore County, Maryland

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: #06-504-A
5 Windsong Court
East side of Windsong
Court at the distance of 235
feet south of the centerline
of Keyser Road
3rd Election District
2nd Councilmanic District
Legal Owner(s): Albert &
Eleanor Lichtman
Variance: to permit an addition (carport) with a side
yard setback of 3 feet in
lieu of the required 11.5
feet.

Hearing: Friday, June 9, 2006 at 2:00 p.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) 887-4386.

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

5/272 May 25 96376

CERTIFICATE OF PUBLICATION

<u>5 25 ,20,06</u>
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of successive weeks, the first publication appearing
on $5 25 $,2006.
The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
☐ NE Booster/Reporter
☐ North County News
S. Wilking

LEGAL ADVERTISING

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: # 86-504-A

5 Windsong Court

East side of Windsong Court at the distance of 235 feet

south of the centerline of Keyser Road 3rd Election District — 2nd Councilmanic District

Legal Owner(s): Albert & Eleanor Lichtman

Variance: to permit an addition (carport) with a side yard setback of 3 feet in lieu of the required 11.5 feet.

Hearing: Thursday, June 22, 2006 at 9:00 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.

JT 6/610 June 6 97605

CERTIFICATE OF PUBLICATION

<u>6/8</u> , 20 <u>6</u>
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of $\frac{1}{200}$ successive weeks, the first publication appearing on $\frac{66}{200}$.
The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
☐ NE Booster/Reporter
☐ North County News
P Wilkinson_

LEGAL ADVERTISING

CERTIFICATE OF POSTING

Baltimore County Department of

County Office Building, Room 111

111 West Chesapeake Avenue

Attention: Christen Matthews

The sign(s) were posted on _

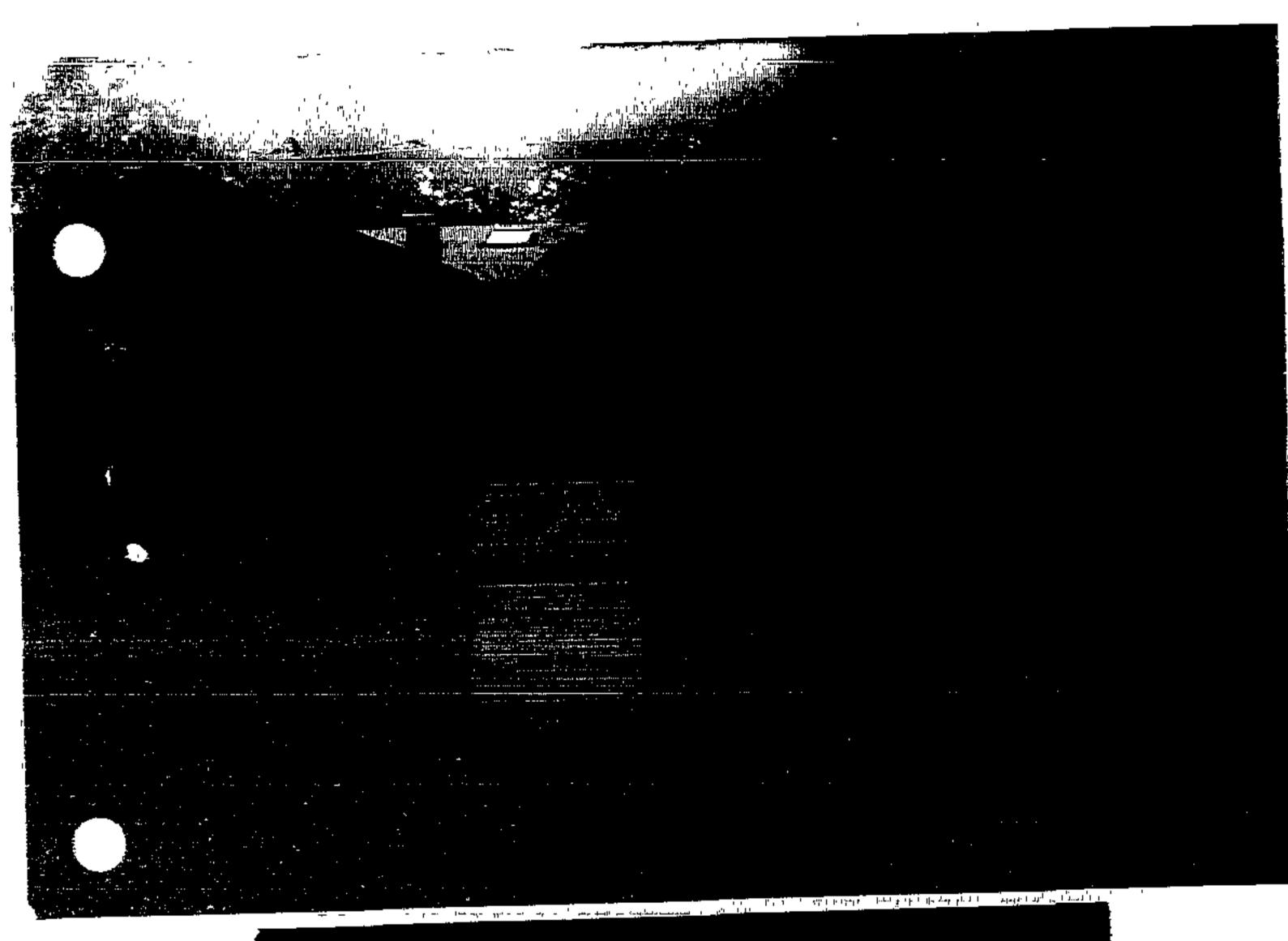
Towson, MD 21204

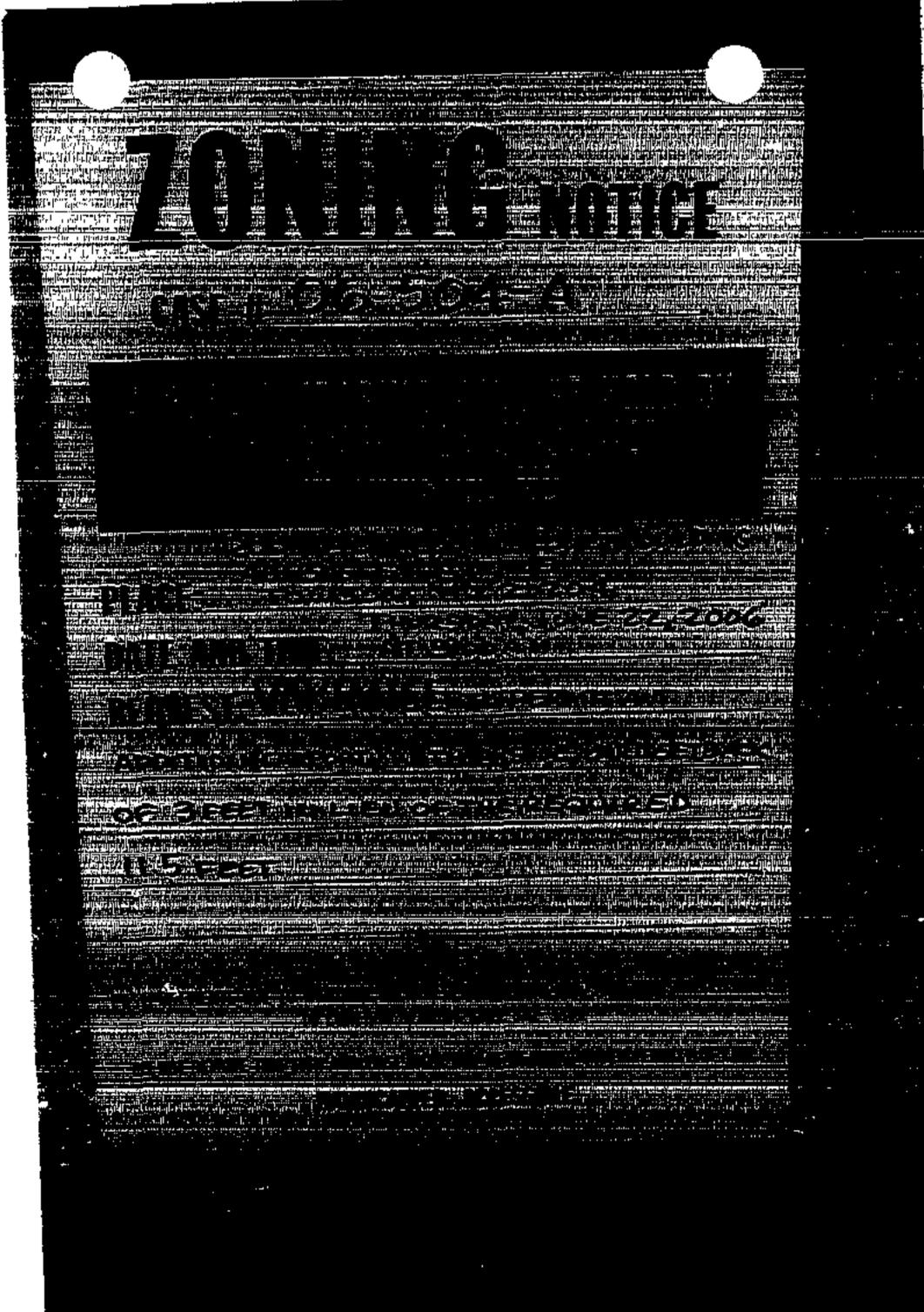
Permits and Development Management

Petitioner/Developer: A. LICLITIMAN Date of Hearing/Closing: JUNE 77, 7006 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 propery located at _ # 5 BUNDSONIG COURT June 6, 2006 (Month, Day, Year) Sincerely, (Signature of Sign Poster and Date) CARLAGE, MOORE 3225 RYERSON CIRCLE BACTIMORE, MD, 21227 (City, State, Zip Code) (41c) 242-4263

(Telephone Number)

RE: Case No.: 06 - 504 - A





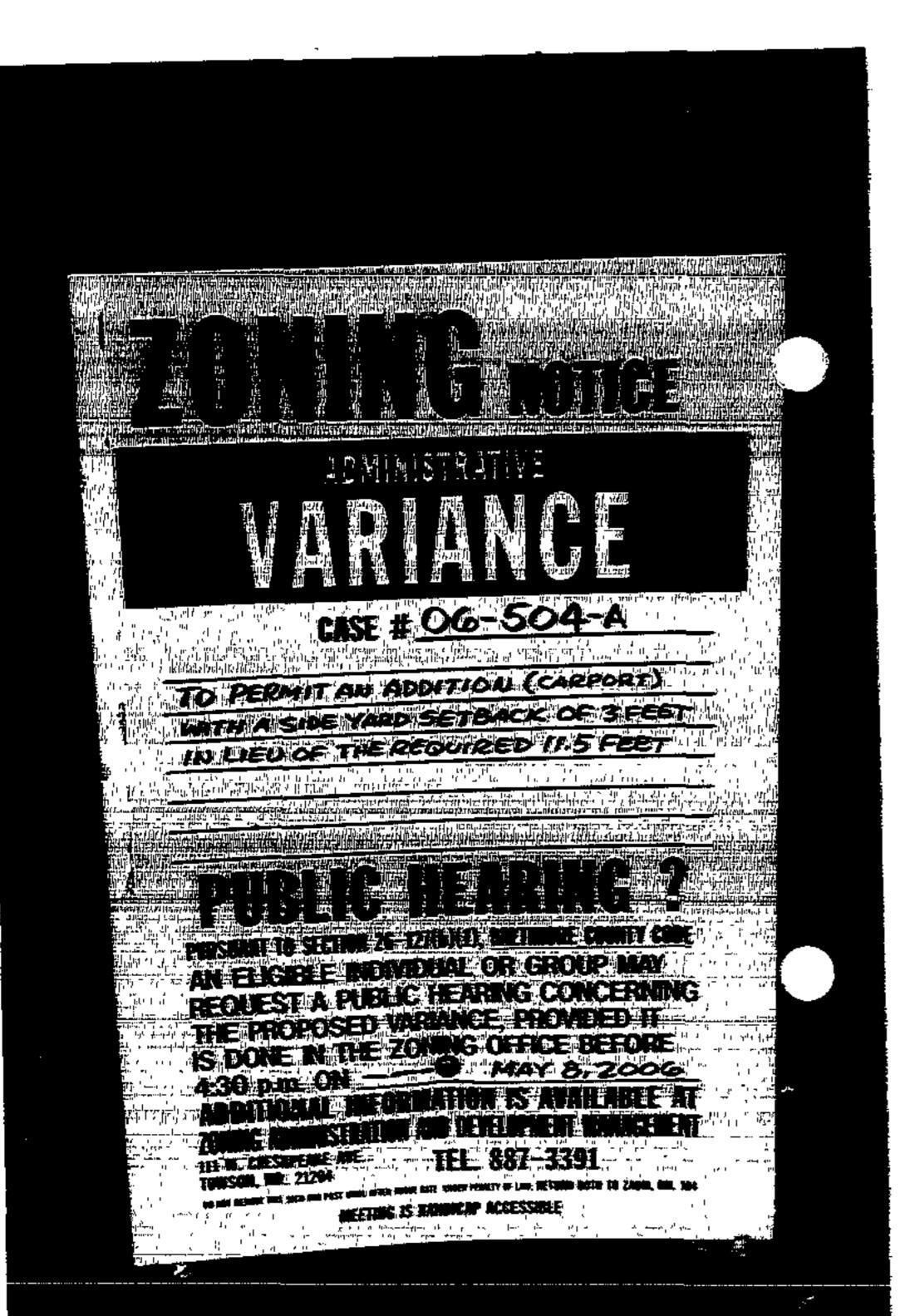
CERTIFICATE OF POSTING

altimore County Department of ermits and Development Management ounty Office Building, Room 111	
West Chesapeake Avenue owson, MD 21204	
ttention: Christen Matthews	
adies and Gentlemen: This letter is to certify under the penalties of perjury that the necessary sign(s)	
quired by law were posted conspicuously on the propery located at	
#5 WINDSONG COURT	
the sign(s) were posted on $\triangle P(21121, 7000)$. (Month, Day, Year)	
Sincerely,	
Barland Date) (Signature of Sign Poster and Date)	
CARLAGE E, MOORE (Printed Name)	
3225 RYEIZSOM CIRCLE	^ >
BALTIMORE, MD, 2122 (City, State, Zip Code)	27
(41c) 242-4263 (Telephone Number)	

RE: Case No.: 06-504-A

Petitioner/Developer: ALBERT LIGHTMAN

Date of Hearing/Closing: MAY 8, 2006





TO: PATUXENT PUBLISHING COMPANY

Thursday, May 25, 2006 Issue - Jeffersonian

Please forward billing to:

Albert Lichtman 5 Windsong Court Baltimore, MD 21208

410-282-3300

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: 06-504-A

5 Windsong Court

East side of Windsong Court at the distance of 235 feet south of the centerline of Keyser Road 3rd Election District – 2nd Councilmanic District

Legal Owners: Albert & Eleanor Lichtman

Variance to permit an addition (carport) with a side yard setback of 3 feet in lieu of the required 11.5 feet.

Hearing: Friday, June 9, 2006 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

WHELTAM INVISEMAN III

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY

Tuesday, June 6, 2006 Issue - Jeffersonian

Please forward billing to:

Albert Lichtman 5 Windsong Court Baltimore, MD 21208

410-282-3300

CORRECTED 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: 06-504-A

5 Windsong Court

East side of Windsong Court at the distance of 235 feet south of the centerline of Keyser Road 3rd Election District – 2nd Councilmanic District

Legal Owners: Albert & Eleanor Lichtman

Variance to permit an addition (carport) with a side yard setback of 3 feet in lieu of the required 11.5 feet.

Hearing: Thursday, June 22, 2006 at 9:00 a.m. in Room 407, County Courts Building,

101 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 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

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

May 5, 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: 06-504-A

5 Windsong Court

East side of Windsong Court at the distance of 235 feet south of the centerline of Keyser Road 3rd Election District – 2nd Councilmanic District

Legal Owners: Albert & Eleanor Lichtman

Variance to permit an addition (carport) with a side yard setback of 3 feet in lieu of the required 11.5 feet.

Hearing: Friday, June 9, 2006 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: Mr. & Mrs. Lichtman, 5 Windsong Court, Baltimore 21208 Site Rite Surveying, inc., 200 E. Joppa Road, Ste. 101, Towson 21286

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, MAY 25, 2006.

- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

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

May 19, 2006

NEW 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: 06-504-A

5 Windsong Court

East side of Windsong Court at the distance of 235 feet south of the centerline of Keyser Road 3rd Election District – 2nd Councilmanic District

Legal Owners: Albert & Eleanor Lichtman

Variance to permit an addition (carport) with a side yard setback of 3 feet in lieu of the required 11.5 feet.

Hearing: Thursday, June 22, 2006 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco Director

buth Kotroco

TK:klm

C: Mr. & Mrs. Lichtman, 5 Windsong Court, Baltimore 21208
Site Rite Surveying, inc., 200 E. Joppa Road, Ste. 101, Towson 21286

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, MAY 25, 2006. Wed. ゴル・フ

- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

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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 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.

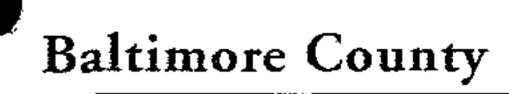
OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:
Item Number or Case Number: 06-504-A
Petitioner: Mv. Albert Wichtman
Address or Location: 5 WINASONA COWA
PLEASE FORWARD ADVERTISING BILL TO: Name: About hithum
Address: 5 WINASONG COUV+
Butture was the second of the
Telephone Number: 1

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





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

June 15, 2006

Albert Lichtman Eleanor Lichtman 5 Windsong Ct. Baltimore, MD 21208

Dear: Mr. & Mrs. Lichtman,

RE: Case Number: 06-504-A, 5 Windsong Ct.

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 23, 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,

u. Callibal)

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR:sma

Enclosures

c' People's Counsel
Site Rite Surveying, Inc. 200 E. Joppa Rd #101 Towson, MD 21286



VESSE THE CONSTRUKT WE DESTE AS WWW. PARTITIONECLES LESS PROPRIES AND ASSESSMENT PROPRIES

Fire Department

700 East Joppa Road Towson, Maryland 21286-5500 Tel: 410-887-4500



Baltimore County

James T Smith, Jr., County Executive John J Hohman, Chief

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204 April 21,2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: April 24, 2006

Item Numbers: 491-515

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.

Lieutenant Roland P Bosley Jr. Fire Marshal's Office 410-887-4881 (C)443-829-2946 MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: April 25, 2006

Department of Permits & Development Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For May 1, 2006

Item Nos. 491, 492, 493, 494, 495, 498, 499, 500, 502, \$04, 505, 507, 508, 509,

511, 513, 514, 515, 516, 517

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

DAK:CEN.clw

ZAC-NO COMMENTS-04252000 doc

BALTIMORE COUNTY, MARYLAND

DATE: May 3, 2006

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 6-504- 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 Diana Itter in the Office of Planning at 410-887-3480.

Prenared Ry

Division Chief:

CM/LL



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

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

Maryland Department of Transportation

Date: 4.21.01

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

RE: Baltimore County

Item No. 504 1RF

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. Andle

Engineering Access Permits Division

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

May 5, 2006

Albert Lichtman Eleanor Lichtman 5 Windsong Court Baltimore, MD 21208

Dear Mr. & Mrs. Lichtman:

RE: Demand for Public Hearing, Administrative Variance, Case Number: 06-504-A

The purpose of this letter is to officially notify you that a timely public hearing demand for the above referenced case has superceded your administrative posting procedure.

The hearing has been scheduled, and the notice of public hearing indicating the date, time and location of the hearing is attached. This notice will also contain the date that the sign must be reposted with the hearing information.

The property must be advertised 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 Jun Fernando at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr. Supervisor

Zoning Review

WCR:klm

C: Site Rite Surveying, Inc., 200 E. Joppa Road, Rm. 101, Towson 21286 Howard Alderman, 502 Washington Avenue, Towson 21204 Dr. & Mrs. Harry Friedman, 7 Windsong Court, Baltimore 21208

Veset the County's Website at wow balenterine into

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

May 19, 2006

Albert Lichtman Eleanor Lichtman 5 Windsong Court Baltimore, MD 21208

Dear Mr. & Mrs. Lichtman:

RE: Case Number: 06-504-A, 5 Windsong Court

The above matter, previously scheduled for June 9, 2006, has been postponed at your request. The hearing has been rescheduled and the new notice of hearing is attached.

Please be advised that the responsibility of the appropriate posting of the property is with the Petitioners. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with the notice of the original hearing date, as quickly as possible after you have been notified, the new hearing date should be affixed to the sign(s).

Timothy Kotroco Director

Very truly yours.

TK:klm

C: Site Rite Surveying, Inc., 200 E. Joppa Road, #101, Towson 21286 Howard Alderman, 502 Washington Avenue, 8th Floor, Towson 21204 Dr. & Mrs. Harry Friedman, 7 Windsong Court, Baltimore 21208 HOWARD L. ALDERMAN, JR. halderman@LevinGann.com

DIRECT DIAL 410-321-4640 LAW OFFICES

LEVIN & GANN

A PROFESSIONAL ASSOCIATION

NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
8^d Floor
TOWSON, MARYLAND 21204
410-321-0600
TELEFAX 410-296-2801

ELLIS LEVIN (1893-1960) CALMAN A LEVIN (1930-2003)

May 1, 2006

Timothy M. Kotroco, Director Baltimore County Department of Permits and Development Management 111 W. Chesapeake Avenue. Room 111 Towson, Maryland 21204

Re: Petition for Administrative Variance

Case No. 06-504-A

Lot No. 13/Block "F"-5 Windsong Court

Request for Public Hearing

Dear Mr. Kotroco:

This firm has been retained by Dr. and Mrs. Harry Friedman, residents at 7 Windsong Court, the adjoining Lot No. 12 to the above-referenced property. As provided in the Baltimore County Zoning Regulations, being property owners within 1,000 feet of the administrative variance requested, our clients hereby request that a public hearing on the petitioned relief be held.

Upon your receipt and review of this request for hearing, should you or your staff need any additional information to process the request, please do not hesitate to contact me. I would note that the deadline for filing such a request is noted on the posted sign as May 8, 2006.

Very truly yours,

Howard L. Alderman, Jr.

HLA/pal

cc' Dr. and Mrs. Harry Friedman Andrew R. Sandler, Esquire

UNIVERSAL HEALTH BRACES

7151 Holabird Ave., Baltimore, Maryland 21222 Offices: Dundalk, Glen Burnie, Arnold, Towson, Owings Mills, Westminster Phone 410-282-3300 FAX 410-282-3333 E-Mail - universalbraces@comcast.net



May 18, 2006

Kristin Matthews Department of Permits 111 W. Chesapeake Ave Towson, MD 21204

Concerning Public Hearing, Administrative Variance, Case Number 06-504-A, Albert & Eleanor Lichtman, 5 Windsong Ct. Baltimore, MD 21208.

As per our phone conversation of today, I am requesting a postponement until Thursday June 22 at 9 AM.

Thank you for your help.

Sincerely yours,

Albert Lichtman, CO, BOCO

UNIVERSAL HEALTH

7151 HOLABIRD AVE BALTIMORE, MD 21222 PHONE 410-282-3300 FAX 410-282-3333

FAX COVER SHEET

DATE: May 18, 2006

TO: Kristin Matthews

FAX NUMBER: 410-887-3248

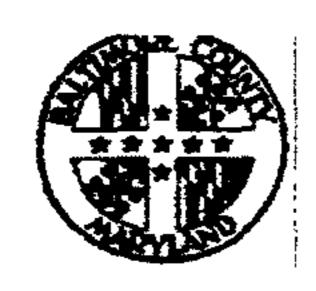
FROM: Albert Lichtman

NUMBER OF PAGES (including cover): 2

MESSAGE: enclosed

Please contact me if you have questions. Phone 410-282-3300,ext 304, Fax 410-282-3333, E-mail alichtman@comcast.net

Confidentiality Notice: This facsimile contains confidential information which may also be legally privileged and which is intended only for the use of the addresses(s) named above. If you are not the intended recipient, or their employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any dissemination or copying of this facsimile, or the taking of any action in reliance on the contents of this telecopied information, may be strictly prohibited. If you have received this facsimile in error, please notify the sender immediately by telephone and return the entire facsimile via U.S. Postal Service as soon as possible. Thank you.







FORMAL FOR HEARING

CASE NOMBE	K:		<u></u>	
Address:	····			
Petitioner(s):				
TO THE ZONING COM	IMISSION	ER OF BALTIMORE	COUNTY:	
I/WeName	s - Type o	r Print	·····	
() Legal Owner			of	
	Addres	\$ \$		
City	··· · · · · · · · · · · · · · · · ·	State	Zıp Code	
	Telept	sone Number	 	
which is located approperty, which is to formally demand: ATTACHED IS THE RE	that a po	ublic hearing be	set in this mai	n the Iby Iter.
				emand
Signature	- ,	 	Dete	

DEMAND FOR HEARING

ZONING COMMISSIONE	R OF BALTIMORE C		-
I/WeDr and Mrs. Har			
Name -	Type or Print		-
(X) Legal Owner	OR () Reside	ent of	
7 Windsong Court [Lot 8	No. 12 which adjoins t	he subject property]	
Address Stevenson	MD	21208	•
City 410-486-3	State 3745	Zip Code	-
	-	next door	-
which is located appr property, which is the	oximately adjoining	property feet from	om the
formally demand the	nt a public hearin	ng be set in this ma	atter.
	DOCFCCIMA PPF FO	R THIS DEMAND.	

RECEIVED

1' X 0 3 2006

Per

FLEASE PRINT CLEARLY

CASE NAME 5 WINDSOND OF CASE NUMBER 06 - 504 - A

PETITIONER'S SIGN-IN SHEET

5/m 1 mha aol. com alichtmana (mnanting)									
CITY, STATE, ZIP Lowson MD 2126 [Leville MD 2/24/									
RE Summing 200 E. Joyan Kd. 5 Walson L.F.)									
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CASE NAME CASE NUMBER DATE

CITIZEN'S SIGN-IN SHEET

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CITY, STATE, ZIP	By Church MD 21208					
ADDRESS	ma cumple son					

Case No.:

06-504-A

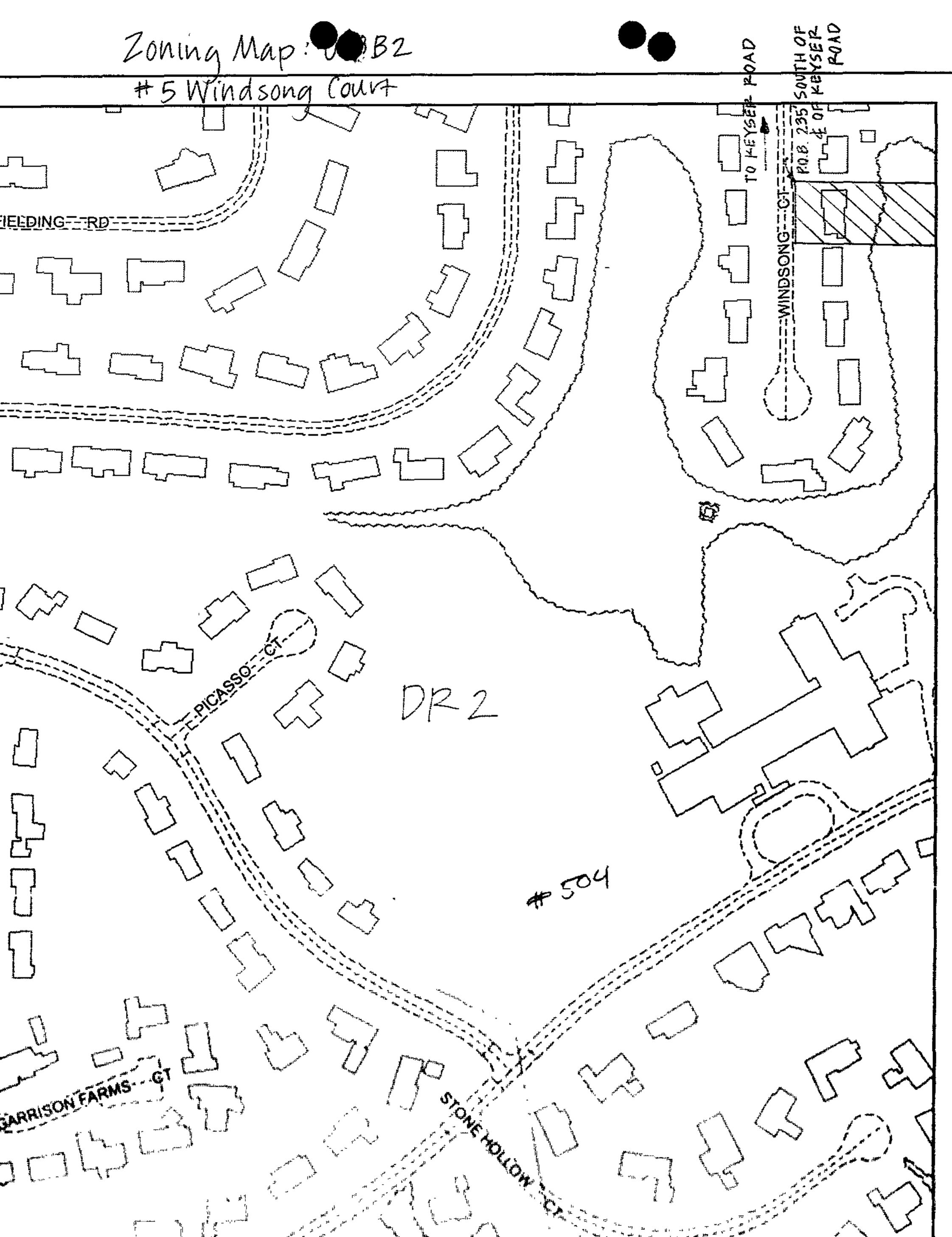
5 WINDSONG CT.

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	SITE PLAN		SUB DIVISION PRAT Stevenson @ Auton FARMS
No. 2	PHOTO	B+C	acrial Photo
No. 3			
No. 4			
No. 5			
No. 6			
No. 7		····	
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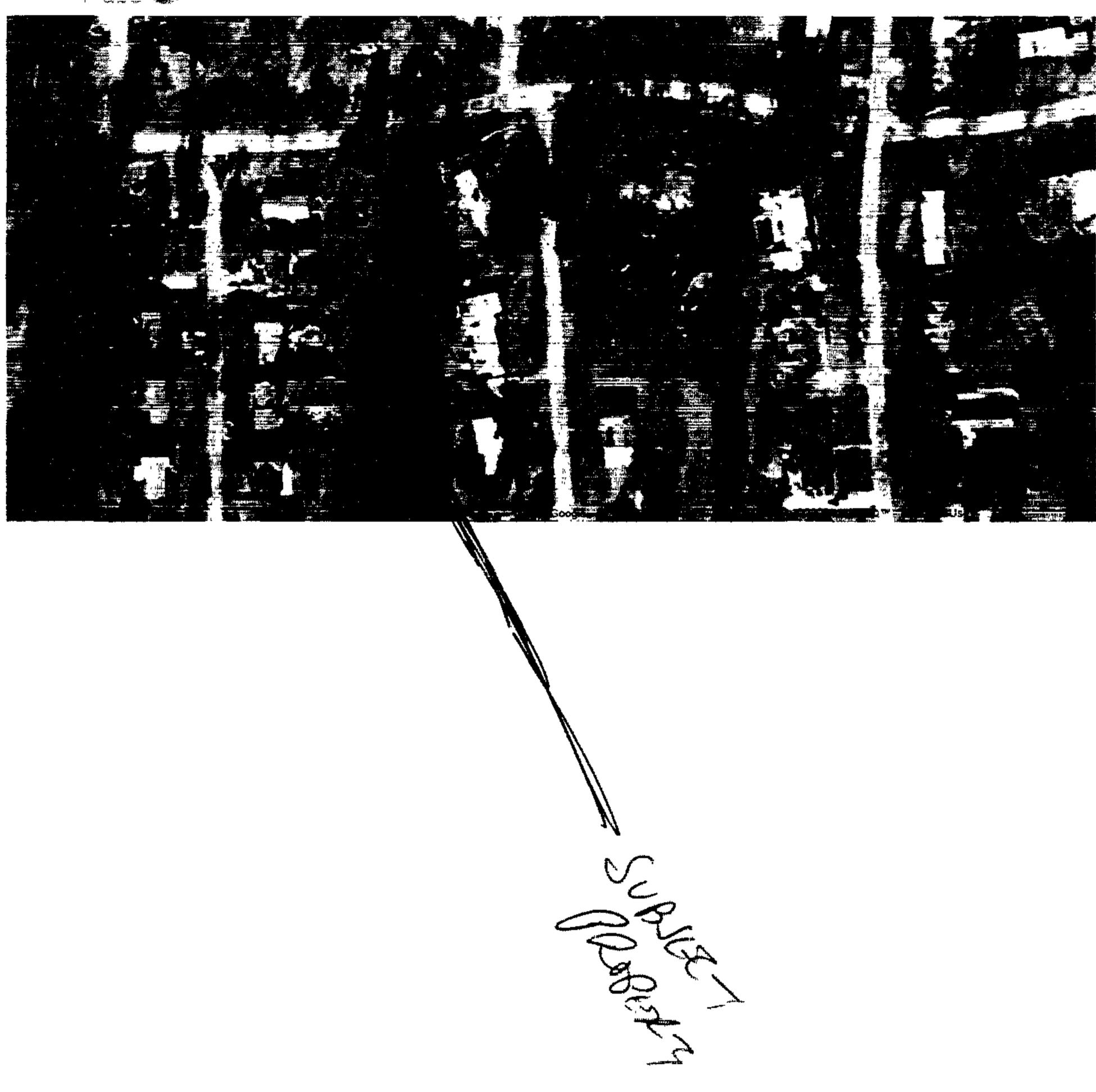


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EXHIBIT





PROTESTANT'S

EXHIBIT NO.

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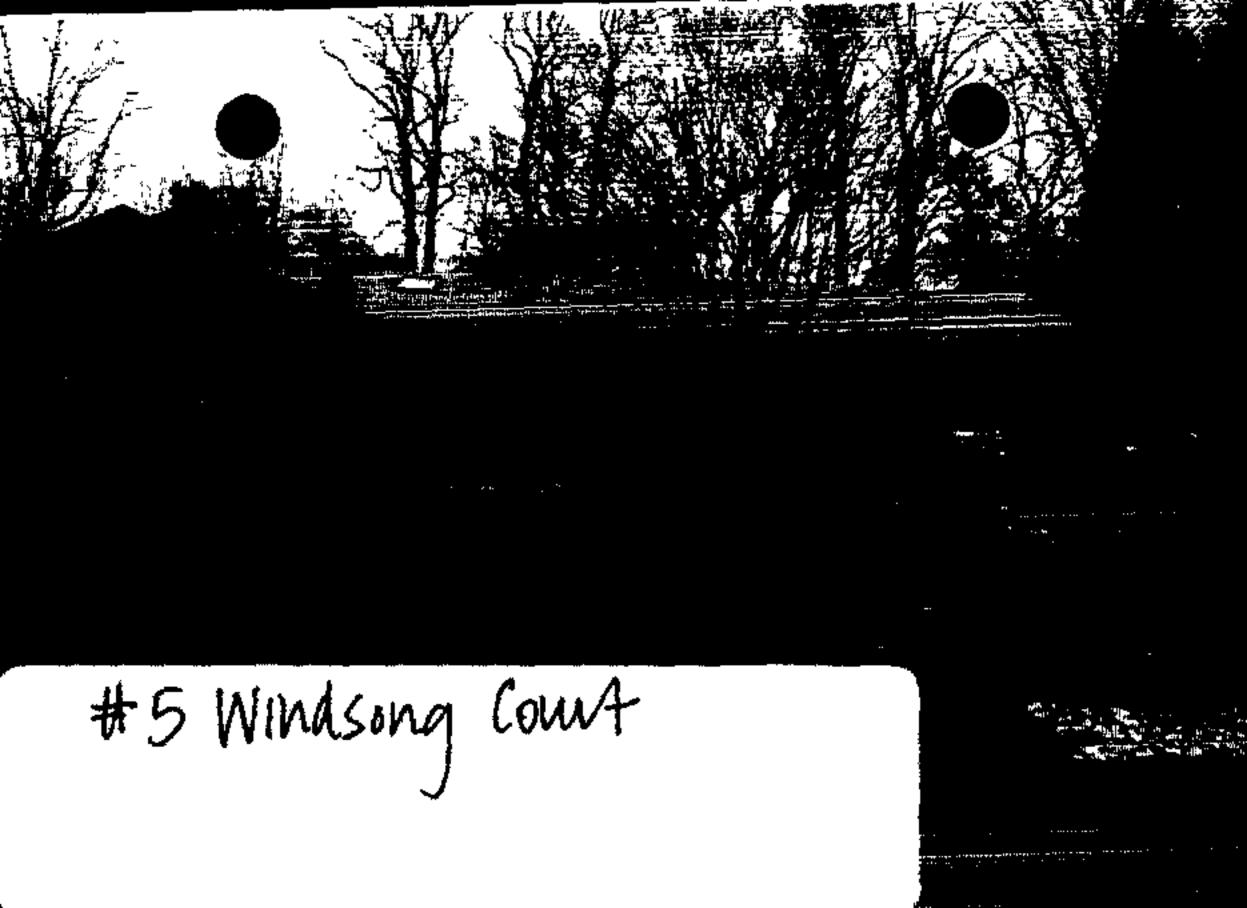
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Petitioneres 2A







#5 Windsong Ct- and #7 19 Ct. Windsong Ct.

547 honsons Cf



#3 Windsong Ct. and #5 Windsong Ct.

