

IN RE: PETITION FOR ADMIN. VARIANCE
NE corner of Old Manor Court and
Ridge Road
8th Election District
2nd Councilmanic District
(2 Old Manor Court)

Robert and Joan Iwanowski
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
*
* CASE NO. 07-020-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Robert and Joan Iwanowski. The variance request is for property located at 2 Old Manor Court. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached accessory structure (swimming pool) to be located in the closest third of a yard from a street in lieu of the farthest removed third. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners state that the rear of the home is designated as a septic reserve area. The right rear area next to the septic reserve area is a BGE easement. Both of these areas take away from the usable area in that part of their yard. The location of the pool is the best placement given the lot's topography. The lot size is 12.51 acres in size and is zoned RC 4.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment letter was received from the Office of Planning dated August 2, 2006. That office does not oppose the request, provided the

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vegetative buffer that exists along Ridge Road is retained. 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.”

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on July 28, 2006 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits and photographs as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

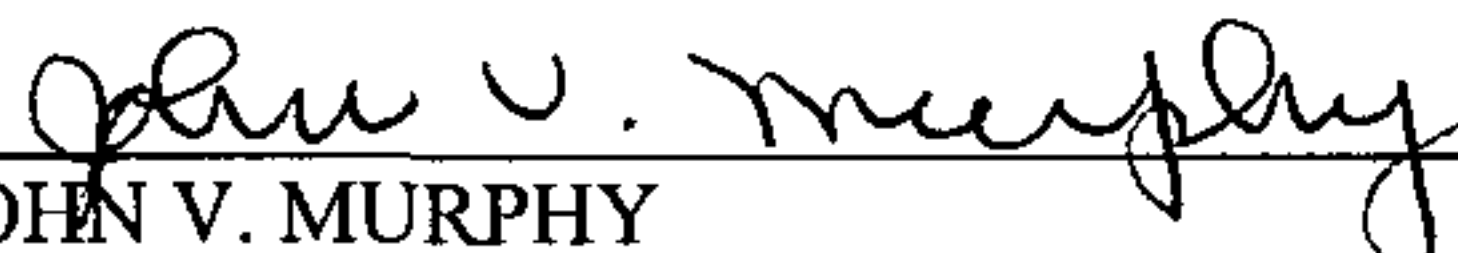
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[Signature]

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be GRANTED.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 23 day of August, 2006, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached accessory structure (swimming pool) to be located in the closest third of a yard from a street in lieu of the farthest removed third be and is hereby GRANTED, subject to the following:

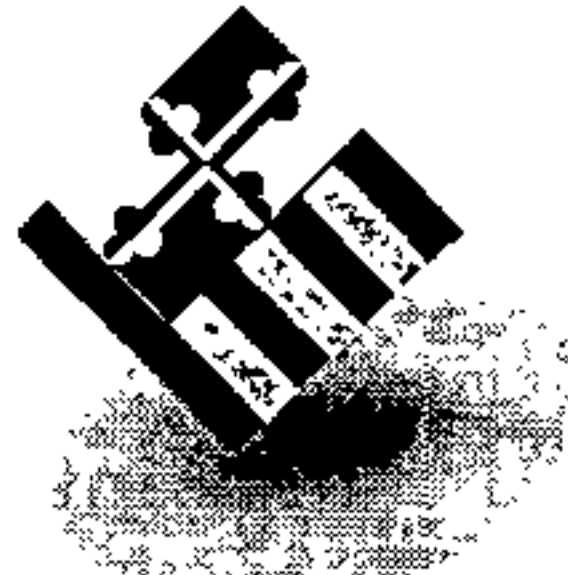
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The vegetative buffer that exists along Ridge Road must be retained.

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:pz

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8-23-06
JVM



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

August 23, 2006

ROBERT AND JOAN IWANOWSKI
2 OLD MANOR COURT
REISTERSTOWN MD 21136

Re: Petition for Administrative Variance
Case No. 07-020-A
Property: 2 Old Manor Court

Dear Mr. and Mrs. Iwanowski:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:pz

Enclosure

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8-23-06

PJ

FLOOD



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2 OLD MANOR COURT
which is presently zoned RC 4

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 - to permit a detached

accessory structure (swimming pool) to be located in the closest third of a yard removed from a street in lieu of the farthest third

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):

ROBERT IWANOWSKI
Name - Type or Print

Signature

JOAN M. IWANOWSKI
Name - Type or Print

Signature

2 OLD MANOR Ct
Address

4105600576
Telephone No.

REISTERS TOWN
City

MD.
State

21136
Zip Code

Representative to be Contacted:

FRANCIS STEFANSKI
Name

2066 YORK ROAD
Address

4102525116
Telephone No.

TIMONIAN
City

MD
State

21093
Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 07-020-A

REV 10/25/01

Reviewed By RTD

Date 7/19/07

Estimated Posting Date 7/30/06

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8-23-06

DM

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

2 OLD MANOR COURT
Address
REISTERSTOWN MARYLAND 21136
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):

- ① THE AREA IN THE REAR OF HOME IS DESIGNATED AS A SEPTIC RESERVE AREA.
- ② THE RIGHT REAR AREA NEXT TO THE SEPTIC RESERVE IS A BALTIMORE GAS & ELECTRIC EASEMENT. THIS AND THE S.R.A. TAKES AWAY ANY USEABLE AREA IN THAT PART OF YARD.
- ③ THE TOPOGRAPHY OF THE LOCATION WHICH POOL IS SHOWN ALLOW BEST PLACEMENT AVAILABLE

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.

X Robert Iwanowski
Signature

Robert Iwanowski
Name - Type or Print

X Joan M Iwanowski
Signature

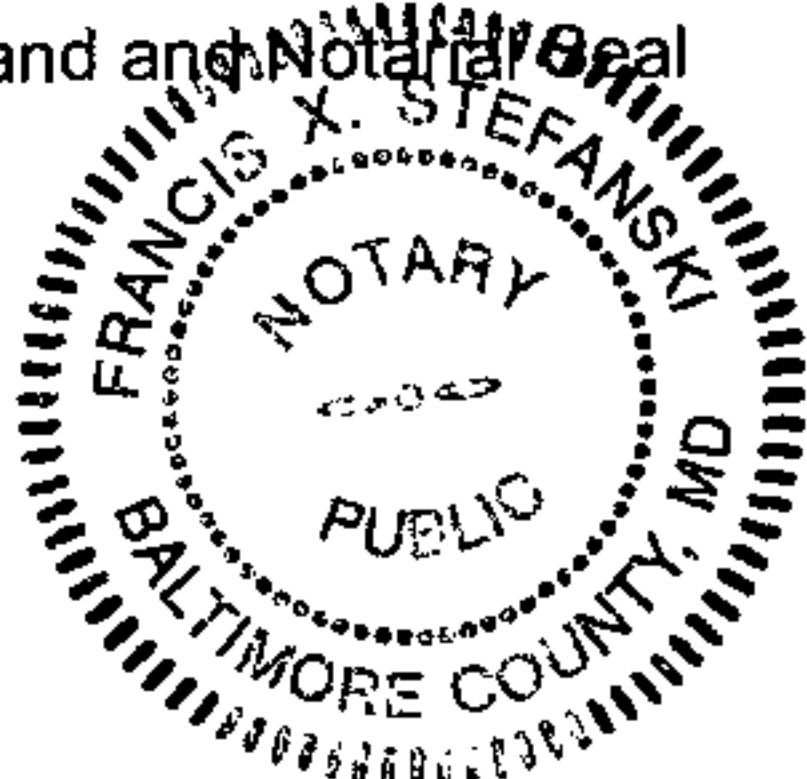
JOAN M IWANOWSKI
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20 day of JUNE, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Robert & Joan M. Iwanowski
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notary Seal



Francis X. Stefanski
Notary Public

My Commission Expires 1/10/07

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

2 OLD MANOR CT
Address
REISTERSTOWN MARYLAND 21136
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):

- ① THE AREA IN THE REAR OF HOME IS DESIGNATED AS A SEPTIC RESERVE AREA.
- ② THE RIGHT REAR AREA NEXT TO THE SEPTIC RESERVE IS A BALTIMORE GAS & ELECTRIC CO. EASEMENT. THIS AND THE S.R.A. TAKES AWAY ANY USEABLE AREA IN THAT PART OF YARD
- ③ THE TOPOGRAPHY OF THE LOCATION WHICH POOL IS SHOWN ALLOWS BEST PLACEMENT AVAILABLE

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.

x Robert Iwanowski
Signature

ROBERT IWANOWSKI
Name - Type or Print

x Joan M. Iwanowski
Signature

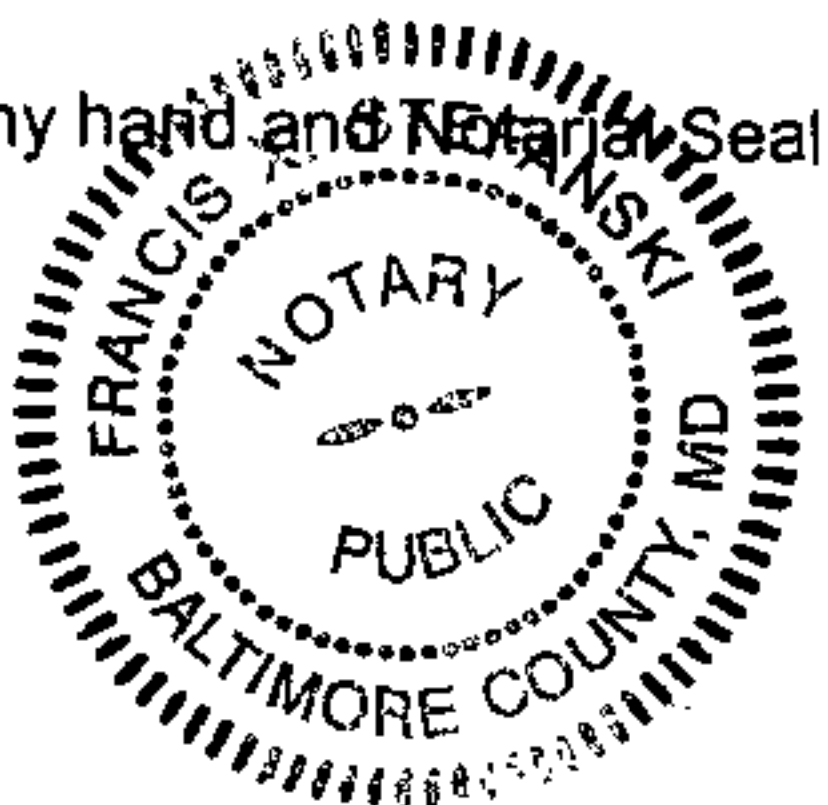
JOAN M. IWANOWSKI
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20 day of JUNE, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

ROBERT & JOAN M. IWANOWSKI
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notary Seal



Francis X. Iwanowski
Notary Public

My Commission Expires 11/1/07

Flood



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2 OLD MANOR COURT
which is presently zoned RC 4

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 - to permit a detached

accessory structure (swimming pool) to be located in the closest third of a yard removed from a street in lieu of the farthest third

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):

ROBERT IWANOWSKI

Name - Type or Print

Robert Iwanowski

Signature

JOAN M. IWANOWSKI

Name - Type or Print

Joan M. Iwanowski

Signature

2 OLD MANOR COURT 410 560 0576

Address

Telephone No.

REGISTERSTOWN MD 21136

City

State

Zip Code

Representative to be Contacted:

FRANCIS STEFAWSKI

Name

2066 YORK ROAD 410 252 5116

Address

Telephone No.

TIMOWICHA MD 21093

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of , that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 07-020-A

Reviewed By RID Date 7/19/06

REV 10/25/01

Estimated Posting Date 7/30/06

Zoning Description for 2 Old Manor Ct.

Beginning at a point at the intersection of the north side of Old Manor Court which is 40 wide and the east side of Ridge Road which is 50 wide being lot # 23 in the subdivision of Beaverbrook as recorded in Baltimore County plat book # S.M. 69, folio #47 containing 12.5143 acres. Also known as 2 Old Manor Ct. and located in the 8th election district, 2nd councilmanic district.

As recorded in deed liber 14855 / folio 264 and described as follows, typical metes and bounds:

N 28° 15' 41" W	S 30° 45' 22" E	S 42° 57' 24" W
N 09° 12' 21" E	S 62° 18' 25" E	N 56° 07' 54" W
N 14° 16' 56" E	N 31° 38' 27" E	N 68° 52' 54" W
N 53° 41' 06" E	N 45° 11' 15" E	To the P.O.B.
S 76° 23' 58" E	S 56° 03' 16" E	
S 04° 16' 42" E	N 42° 57' 24" E	
S 31° 36' 27" W	S 54° 49' 03" E	

Item # 020

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 3835

DATE 7/19/05 ACCOUNT 2001 006 6150

AMOUNT \$ 65

RECEIVED FROM: Reed's Park & Sports

FOR: Training for children # 07-1220-A

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS OFFICE TIME
7/20/2005 7/19/2005 09:00:36
0023 1503 WALKIN FOR REP
RECEIPT # 31533 7/19/2005
Dept 5 523 JUDING VERIFICATION
CR NO. 000005
Receipt Tot \$65.00
\$65.00 CR
Baltimore County, Maryland

CASHIER'S VALIDATION

McKEE & ASSOCIATES, INC.

*Engineering • Surveying • Environmental Planning
Real Estate Development*

DATE: July 28, 2006

TO: Baltimore County, PDM

RE : Case No. : 07-020-A

MAI : Job No. : SP-11

ATTENTION: Mrs. Kristen Matthews

(X) We are submitting () We are returning () We are forwarding
() Herewith () Under separate cover

No.	Description
1	Certificate Of Posting
2	Photos

(X) For processing () For your use () For your review
() Please call when ready () Please return to this office () In accordance with your request

Remarks:

For further information, please contact the writer at this office.

Very truly yours,

McKee & Associates, Inc.

William D. Gulick, Jr.

cc:

AUG 1 2006

DEPT. OF PERMITS AND
ENVIRONMENTAL MANAGEMENT

Shawan Place • Suite 1 • 5 Shawan Road • Cockeysville, MD 21030

Tel: 410-527-1555 • Fax: 410-527-1563 • E-Mail: @mckeeinc.com

CERTIFICATE OF POSTING

Baltimore County Dept. of Permits &
Development Management
111 W. Chesapeake Avenue, Rm. 111
Towson, MD 21204

Attention: Mrs. Kristen Matthews

Date: July 28, 2006
MAI Job No. : SP-11

RE: Case Number: 07-020-A

Petitioner/Developer: Robert Iwanowski / Fran Stefanski

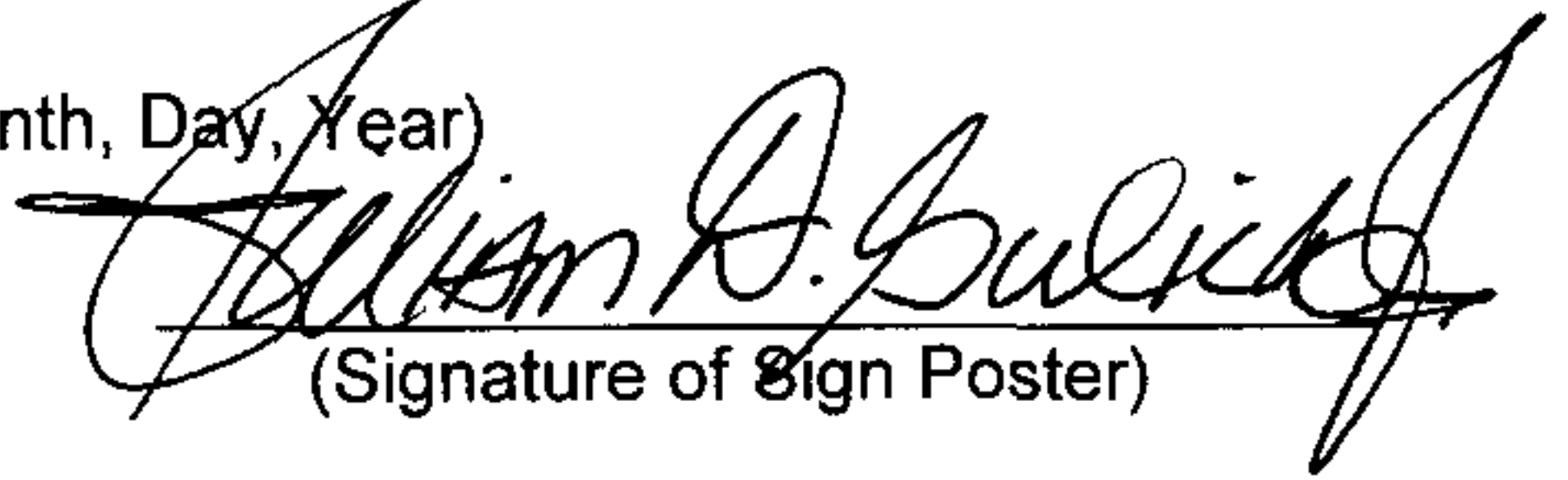
Date of Hearing/Closing:

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 # 2 Old Manor Court

The sign(s) were posted on

July 28 , 2006

(Month, Day, Year)


(Signature of Sign Poster)

William D. Gulick, Jr.

(Printed Name of Sign Poster)

McKee and Associates, Inc.
5 Shawan Road, Suite 1

(Street Address of Sign Poster)

Cockeysville, MD 21030

(City, State, Zip Code of Sign Poster)

(410) 527-1555

(Telephone Number of Sign Poster)

SEE
**ATTACH PHOTOGRAPH
OF
SIGN POSTED ON
PROPERTY**

Revised 3/1/01 - SCJ

ZONING NOTICE

ADMINISTRATIVE VARIANCE

TO PERMIT: CASE # 07-020-A
A DETACHED ACCESSORY STRUCTURE
(SWIMMING POOL) TO BE LOCATED IN THE
CLOSEST THIRD OF A YARD REMOVED
FROM A STREET IN LIEU OF THE
FARTHEST THIRD.

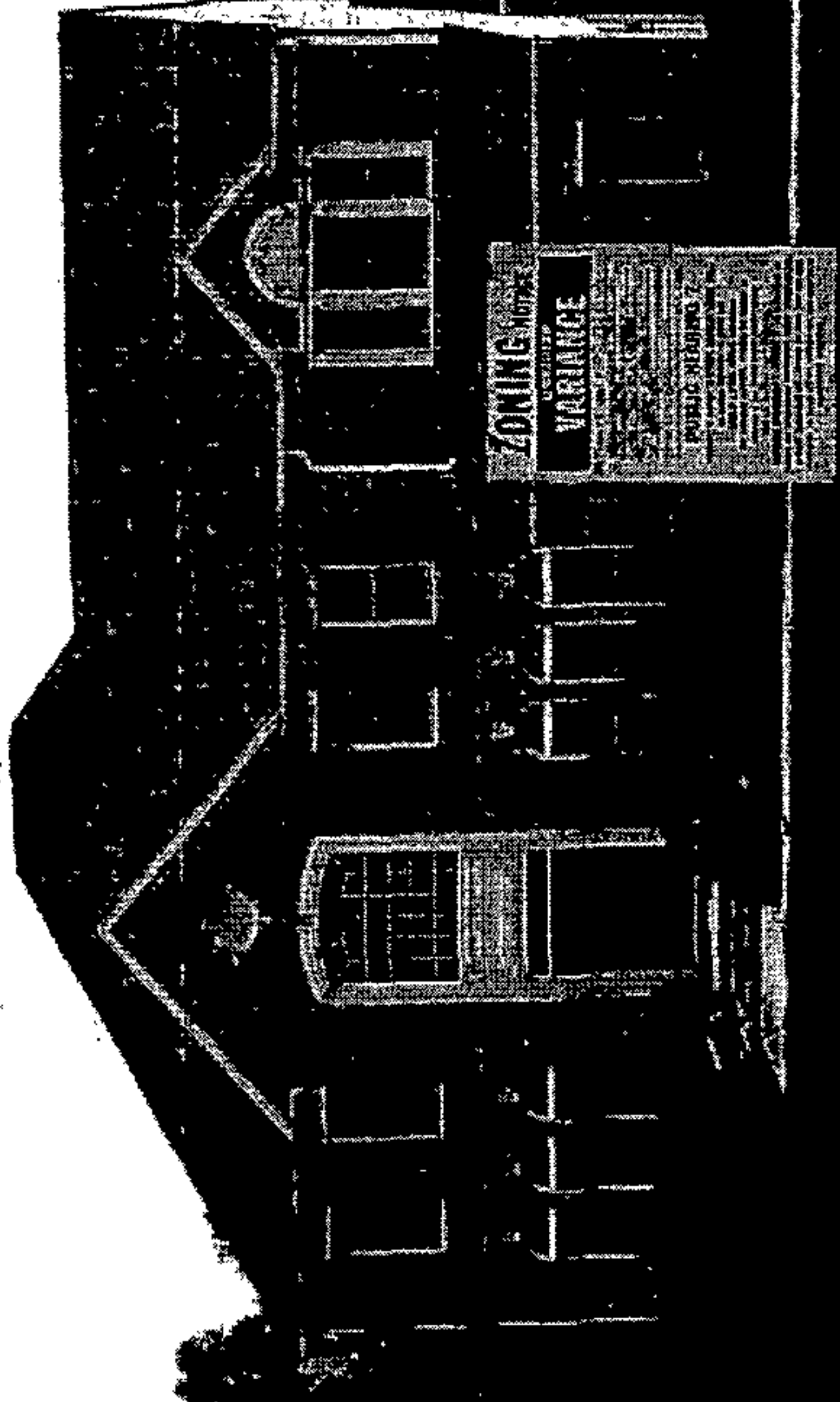
PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON AUG. 14, 2006

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

07-27-2006



07-27-2006

0001234

12345

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 020 -A

Address 2 Old Manor Ct

Contact Person:

David Duval
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 7/19/06

Posting Date: 7/30/06

Closing Date: 8/14/06

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 07- 020 -A

Address 2 Old Manor Ct

Petitioner's Name Robt. Iwanowski

Telephone 410 560 0576

Posting Date: 7/30/06

Closing Date: 8/14/06

Wording for Sign: To Permit a detached accessory structure (swimming pool) to be located in the closest third of a yard removed from a street in lieu of the farthest third

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: 07-020-A
Petitioner: ROBERT IWANOWSKI
Address or Location: 2 OLD MANOR COURT

PLEASE FORWARD ADVERTISING BILL TO:

Name: FRANCIS STEFANSKI / REGINA POOLS & SPAS
Address: 2066 YORK ROAD
TIMONUM MD 21093

Telephone Number: 410 252 5116



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

August 15, 2006

Robert Iwanowski
Joan M. Iwanowski
2 Old Manor Court
Reisterstown, MD 21136

Dear Mr. and Mrs. Iwanowski:

RE: Case Number: 07-020-A, 2 Old Manor Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 19, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Francis Stefawski 2066 York Road Timonium 21093

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 2, 2006

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

SUBJECT: 2 Old Manor Court

INFORMATION:

Item Number: 7-020

Petitioner: Robert and Joan Iwanowski

Zoning: RC 4

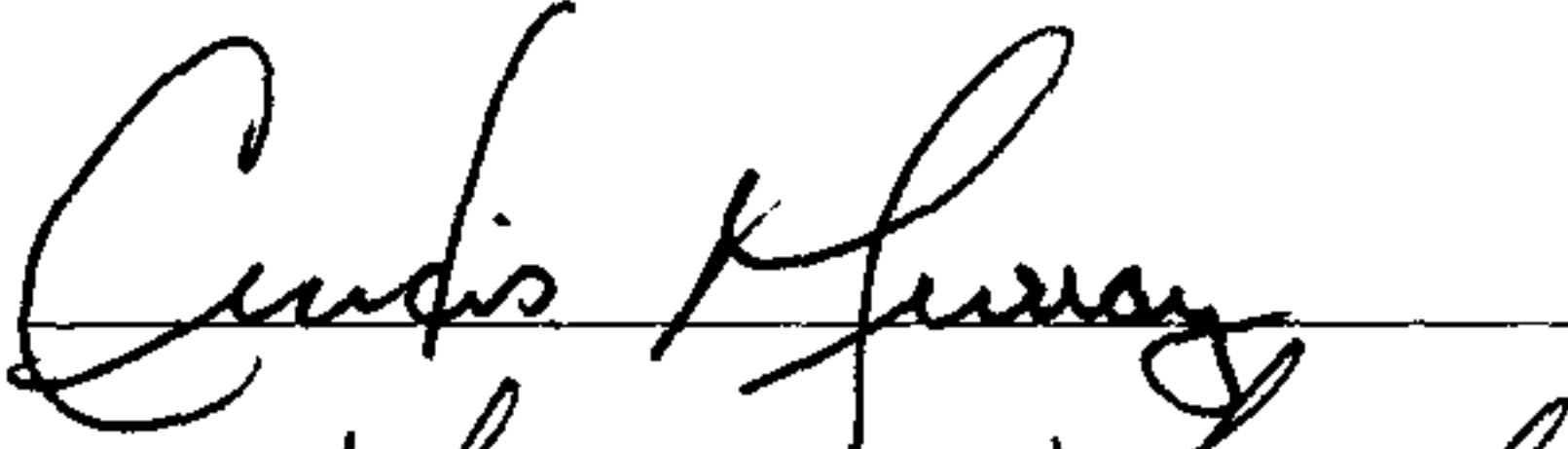
Requested Action: Administrative Variance

The petitioners request an administrative variance to permit a swimming pool in the third of the lot closest to the side street in lieu of the third of the lot farthest removed from the side street. The location of the septic reserve area and existing forest buffer/ greenway easement are cited as reasons for practical difficulty in locating the swimming pool as show on the site plan.

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided the vegetative buffer that exists along Ridge Road is retained.

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

Prepared by: 

Division Chief: 
AFK/LL: CM

RECEIVED

AUG 1 8 2006

ZONING COMMISSIONER

RECEIVED FOR MR. KOTROCO
8-23-06
124
P3

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



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

Maryland Department of Transportation

Date: 7.21.06

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

RE: Baltimore County
Item No. 020 DD

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, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 31, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For July 31, 2006
Item Nos. 06-010, 06-176, 07-012, 013,
016, 017, 018, 020, 021, 022, and 023

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-07282006.doc

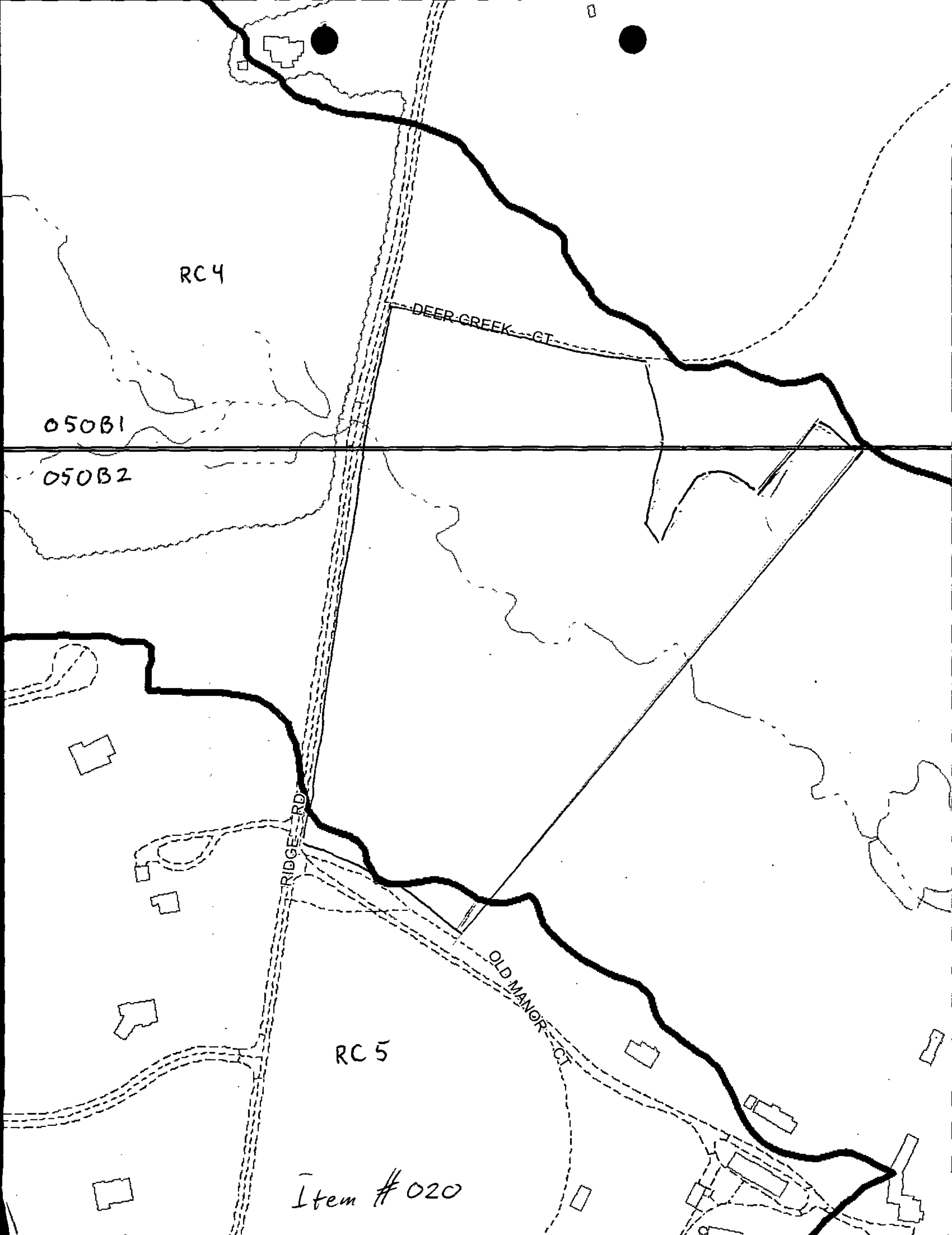
August 14, 2006

07-020-A

Flood Plain notation inadvertently omitted from agenda. Plat and updated agenda enclosed.

Baltimore County - My Neighborhood





RC 4

DEER CREEK CT

050B1

050B2

RIDGE RD

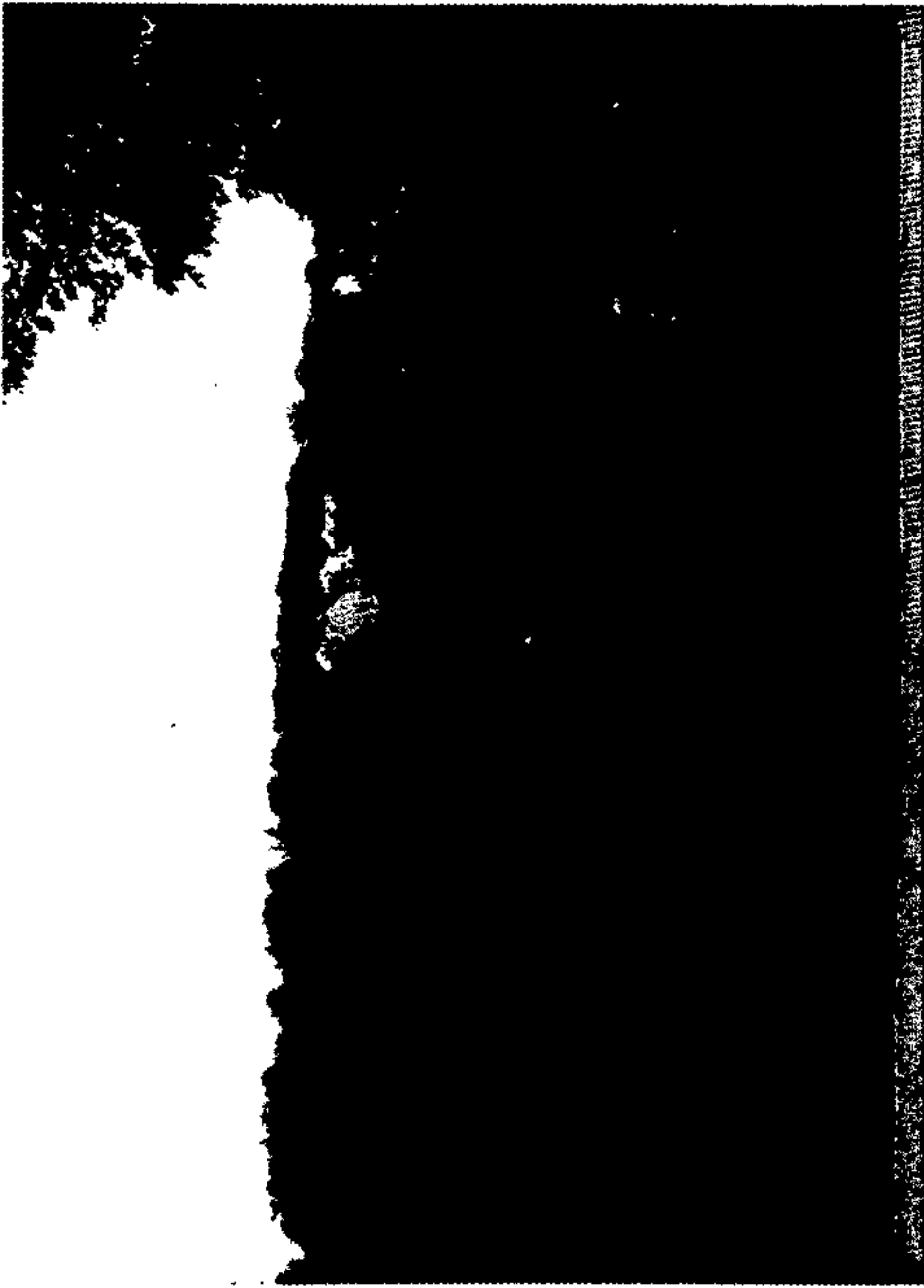
RC 5

OLD MANOR CT

Item # 020



RIGHT FRONT LOOKING NORTH



VIEW FROM RIGHT CORNER OF PROPERTY NORTH
FRONT



LOOKING EAST FROM FRONT CORNER CBFT



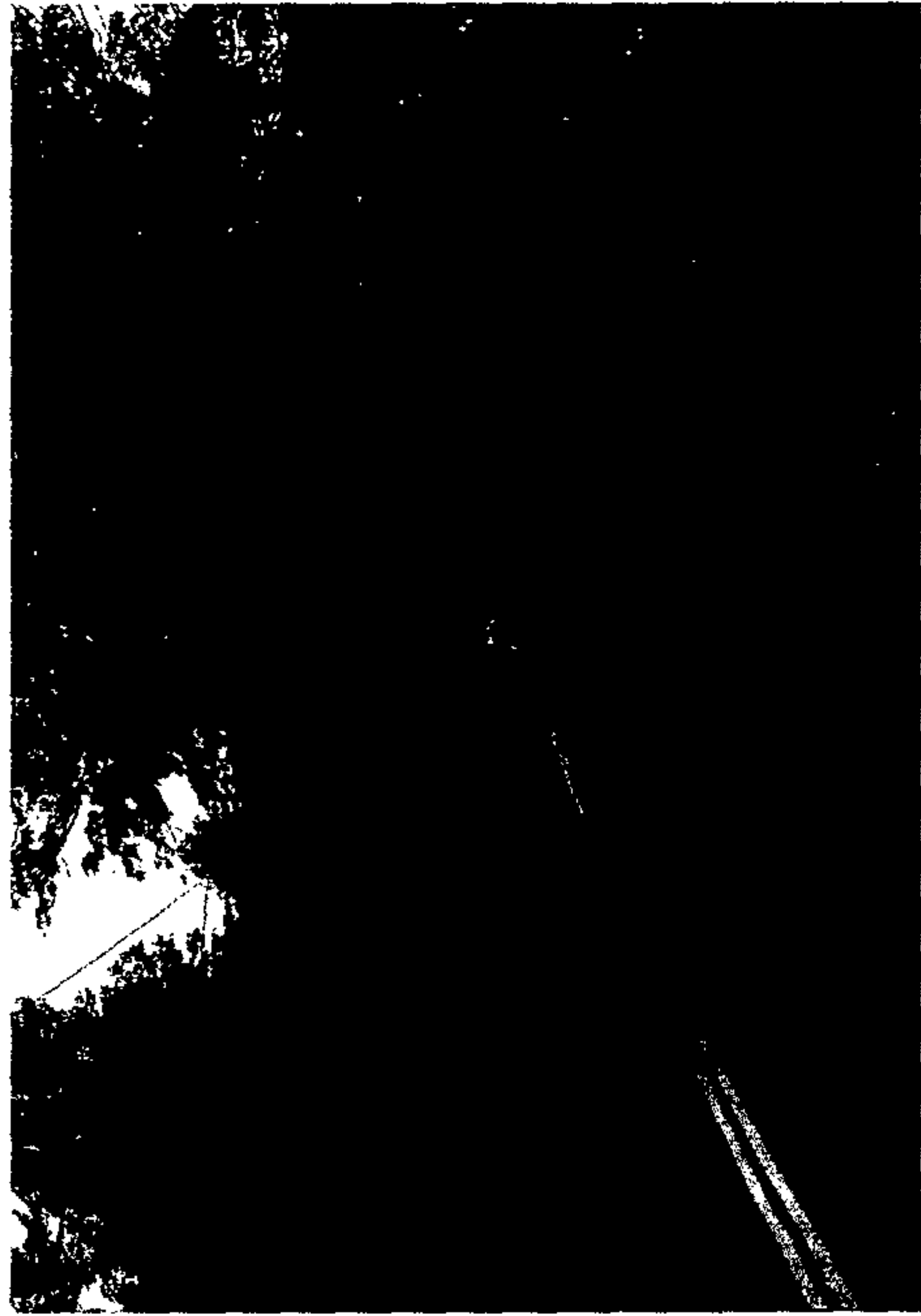
LOOKING WEST FROM FRONT CORNER RIGHT
Item #020



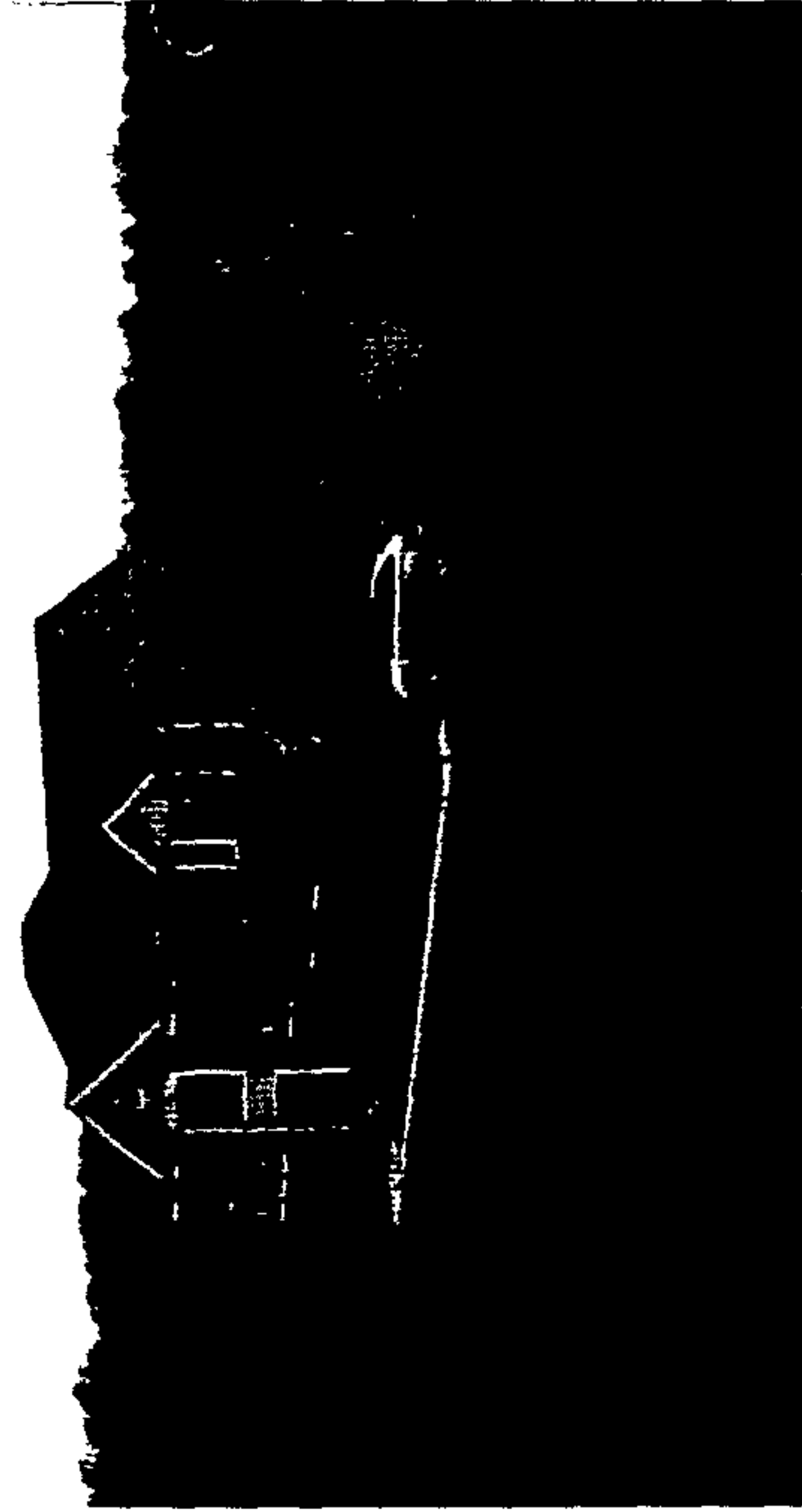
LEFT FRONT



VIEW ACROSS LAWN OF HOUSE



FRONT OF PROPERTY LOOKING NORTH LEFT SIDE



CENTER FRONT OF HOUSE
Item #020

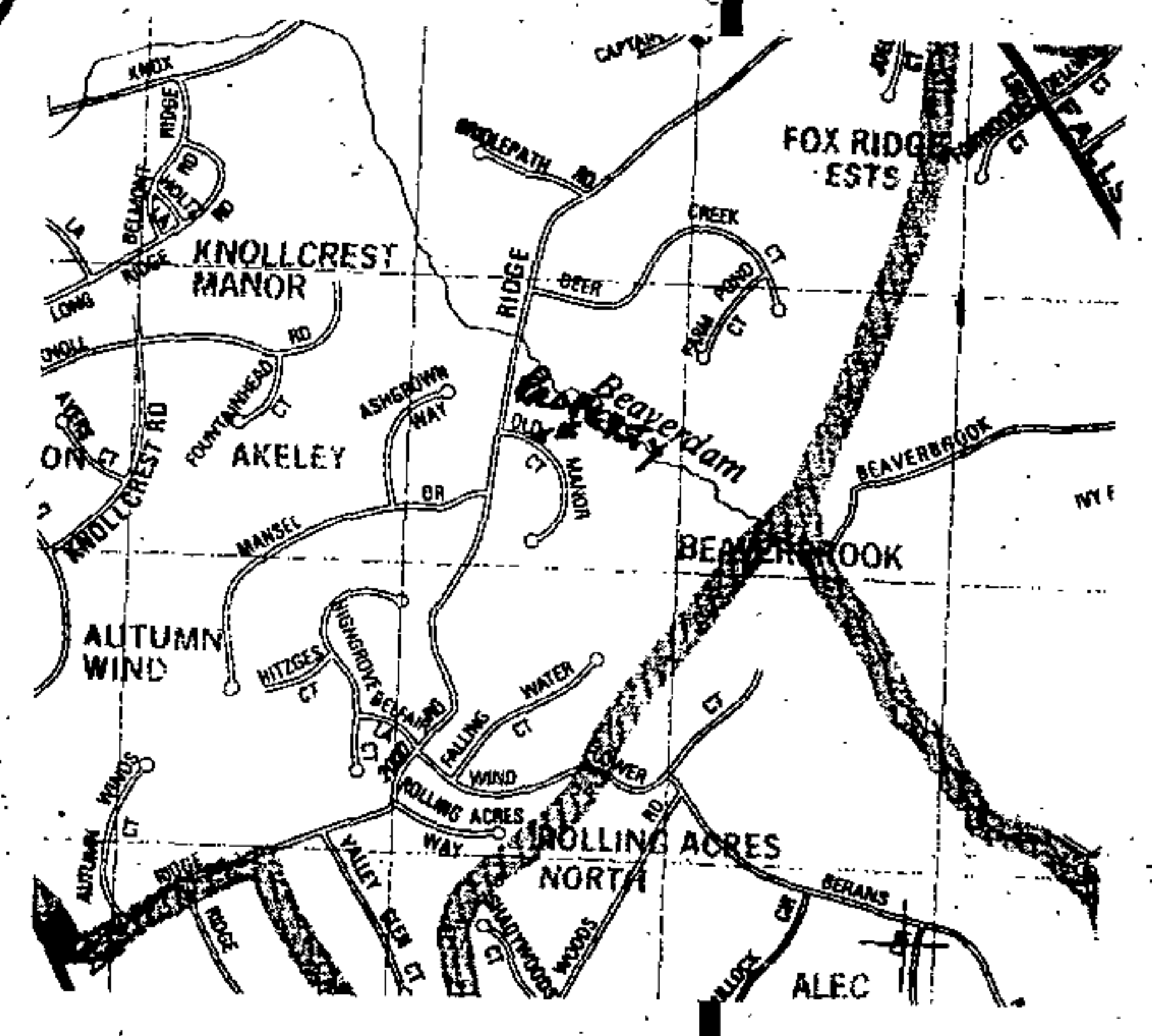
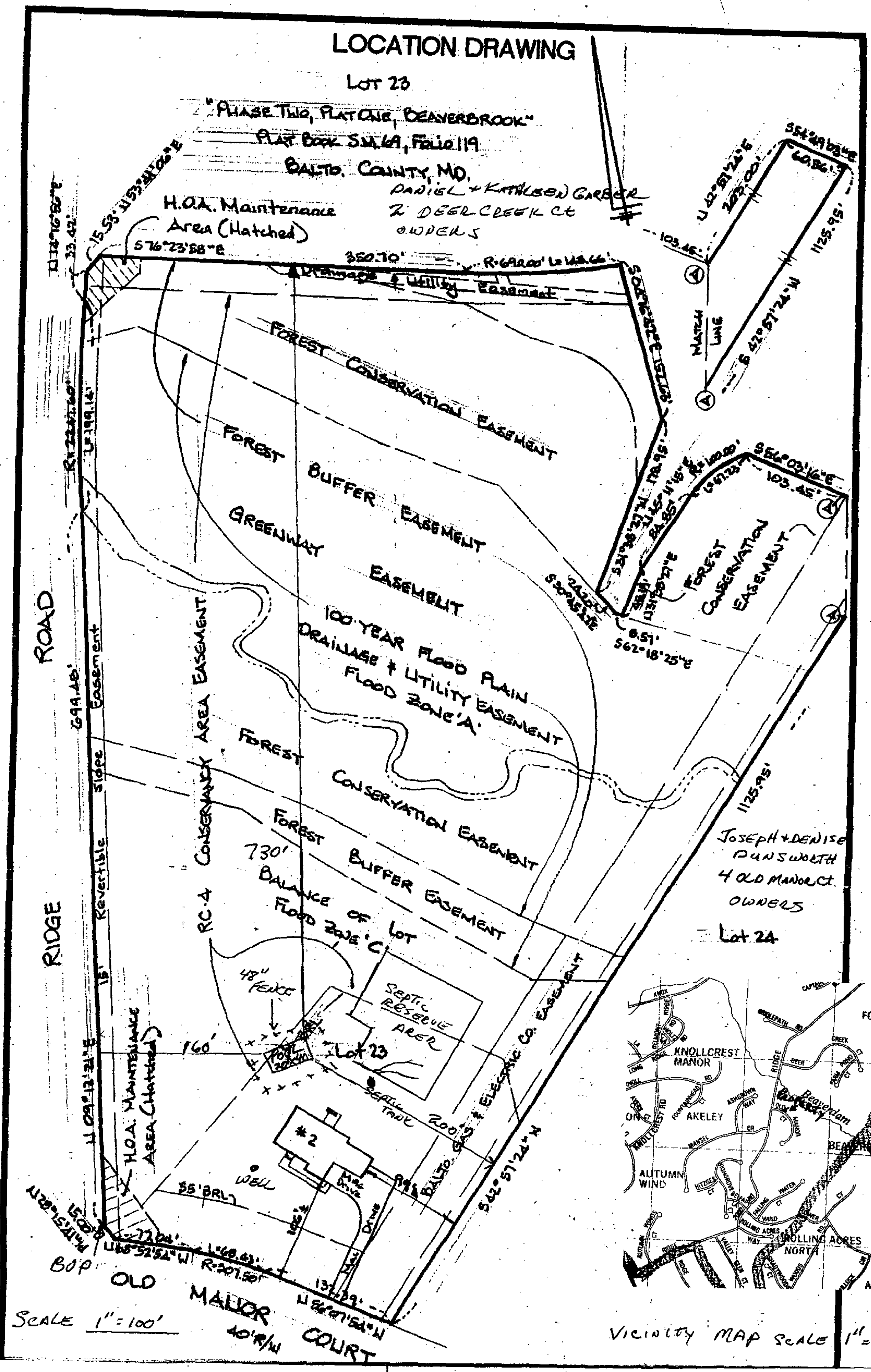


REAR OF PROPERTY ON RIGHT SIDE LOOKING SOUTH



REAR OF PROPERTY LOOKING SOUTH LEFT SIDE
Item #020

PLATT TO Accompany Petition For Administrative VARIANCE



Property Address 2 Old Manor Ct		Location Information	
Subdivision - BEAVER BROOK		Election District	8th
Plat Book # S.M. 69 Folio 119 Lot # 23		Councilmanic District	2nd
Owner ROBERT & JOAN M. IWANOWSKI		1" = 200' Scale Map #	050B1/050B2
Zoning Office Use Only		Zoning	RC-4
Reviewed By		Lot Size	12.51 Acres 346,750 sq ft approx
Item #		Sewer	Private
Case #		Water	Private
		Chesapeake Bay Critical Area	No
		100 Year Flood Plain	Yes
		Historic Property	No
		Prior Zoning Hearing	None