

IN RE: PETITION FOR ADMIN. VARIANCE

S side Huntersworth Court, 457 feet

N of centerline Huntersworth Lane

4th Election District

2nd Councilmanic District

(15 Huntersworth Court)

Gregory and Sharri Rochlin

Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

BALTIMORE COUNTY

*

CASE NO. 07-200-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, Gregory and Sharri Rochlin. The variance request is for property located at 15 Huntersworth Court. The variance request is from Section 1A043.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 25 feet in lieu of the required minimum 50 feet from the property line, and to approve the amendment of an approved final development plan for Huntington (Lot 41) such that the final development plan will be consistent with the site plan that is the subject of this petition. The Petitioners state that their house is situated on 2.13 acres which are irregular in shape. The variance is to allow an addition on the side of the existing dwelling. A portion of the addition will contain a 3-car garage and the Petitioners wish to take advantage of the existing driveway. The location of the adjoining lot, 17 Huntersworth Court, is at the rear of that lot and approximately 250 feet from the closest corner of the proposed house addition.

Amended Petition

Stuart D. Kaplow, Esquire, representative for the Petitioners, requested that the original petition be modified. There is now an agreement between his client and an adjacent neighbor to the north, David M. Simon. The petition now requests that the side yard setback be reduced from the existing 50 feet to 25 feet, on the north side of the lot, for a distance and terminating

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Jan 17-6-06

JB

175 feet from the front lot line, thereupon returning to 50 feet, as depicted on Petitioner's exhibit 2, the revised site plan to accompany. The area of the reduced setback will not run the entire depth of the lot, but only for the first 175 feet deep as shown.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comments were received from the Office of Planning dated November 16, 2006 which contains restrictions and a copy of which is attached hereto and made a part hereof the file.

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 Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on November 10, 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.

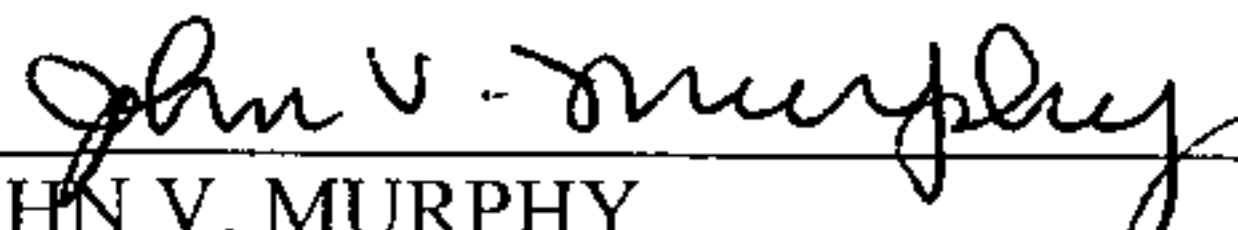
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be GRANTED.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 6th day of December, 2006, that a variance from Section 1A043.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 25 feet in lieu of the required minimum 50 feet from the property line on the north side of the lot for a distance of 175 feet from the front lot line, thereupon returning to 50 feet as shown on Petitioner's exhibit 2 be and is hereby GRANTED; and,

IT IS FURTHER ORDERED, to approve the amendment of an approved final development plan for Huntington (Lot 41) such that the final development plan will be consistent with the site plan that is the subject of this petition 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 Petitioner shall submit architectural elevation drawings showing all four facades of the existing dwelling and the proposed addition for review and approval of the Office of Planning prior to application of building permit. The drawings shall label materials and colors.

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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12-6-06
PB



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

December 6, 2006

GREGORY AND SHARRI ROCHLIN
15 HUNTERSWORTH COURT
OWINGS MILLS MD 21117

Re: Petition for Administrative Variance
Case No. 07-200-A
Property: 15 Huntersworth Court

Dear Mr. and Mrs. Rochlin:

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

c: Stuart Kaplow, Esquire, 15 East Chesapeake Avenue, Towson MD 21286

RECEIVED
12/12/06
B



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 15 Huntersworth Court 21117
which is presently zoned RC5

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. Variance from BCZR Section 1A043.B.2 to permit a side yard setback of 25 feet in lieu of the required minimum of 50 feet from the property line.

[Note, the existing house was constructed in 1994.]

2. To approve the amendment of an approved final development plan for Huntington, ^(LOT 41) pursuant to BCZR Section 1B01.3.A.7, such that the FDP will be consistent with the site plan that is the subject of this petition.

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:

Stuart Kaplow

Name - Type or Print

Signature

Stuart D. Kaplow, PA

Company

15 East Chesapeake Avenue

410-339-3910

Address

Telephone No.

Towson, Maryland 21286

City

State

Zip Code

Legal Owner(s):

Gregory Rochlin

Name - Type or Print

Signature

Sharri Rochlin

Name - Type or Print

Signature

15 Huntersworth Court

410-356-8645

Address

Telephone No.

Owings Mills, Maryland 21117

State

Zip Code

Representative to be Contacted:

Stuart Kaplow

Name

15 East Chesapeake Avenue

410-339-3910

Address

Telephone No.

Towson, Maryland 21286

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. 07-200-A

Reviewed By D.T.

Date 11/2/06

REV 9/15/98

Estimated Posting Date 11/12/06

RECEIVED FOR FILING

Date 12-6-06

By M

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 15 Huntersworth Court
Address
Owings Mills, Maryland 21117
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):

This residentially improved RC5 zoned property, that is the subject of an approved development plan, is unique and unusual in a manner different from the nature of the surrounding properties (i.e., topography, shape, historical significance, etc.) such that the uniqueness causes the zoning regulations to impact disproportionately upon this property. And practical difficulty or undue hardship resulting from the disproportionate impact of the ordinance caused by the property's uniqueness exists.

Also of note, the location of the the house on the adjoining lot, 17 Huntsworth Court, is at the rear of that lot and approximately 250 feet from the closest corner of the proposed house addition.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.


Signature
Gregory Rochlin
Name - Type or Print


Signature
Sharri Rochlin
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

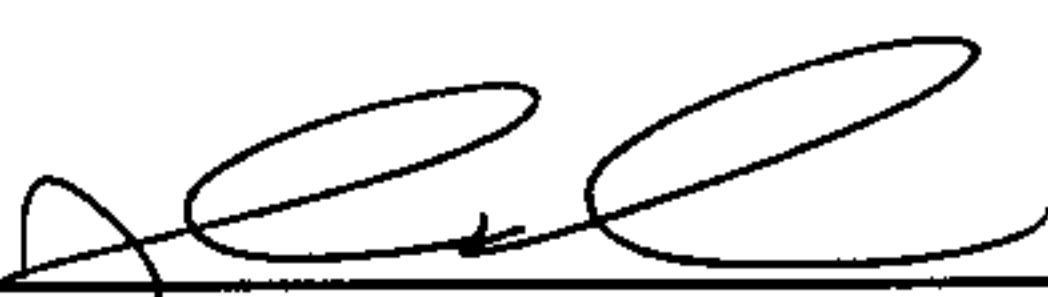
I HEREBY CERTIFY, this 21 day of October, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Gregory Rochlin and Sharri Rochlin

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

October 21, 2006
Date


Notary Public

My Commission Expires 5-1-2009

ZONING DESCRIPTION FOR 15 HUNTERSWORTH COURT

Beginning at a point on the south side of Huntersworth Court which is 50 feet wide at the distance of 457 feet north of the centerline of the nearest improved intersecting street Huntersworth Lane which is 50 feet wide. Being Lot # 41, Section # 3 in the subdivision of Huntington as recorded in Baltimore County Plat Book # 65, Folio # 44, containing 2.13 acres. Also known as 15 Huntersworth Court and located in the 4th Election District, 2nd Councilmanic District.

07-200-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 21775

DATE 11/2/06

ACCOUNT 0010060150

AMOUNT \$ 115.00

RECEIVED FROM:

GREG + SHARLE ROCHLIN

FOR: ITEM # 280

07-300-A + SINGLE LOT AM.

15 HOUTERSBLOETH CT D THOMPSON

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS REVIEW FILE
11/02/2006 11/02/2006 10:47:05 2

RECEIVED MAIL JEFF JEE

RECEIPT 11/02/2006 11/02/2006 07:19

5 528/2006 VERIFICATION

OR ID 02175

Receipt for \$115.00

\$115.00 OR \$ 00.00

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 11/11/06

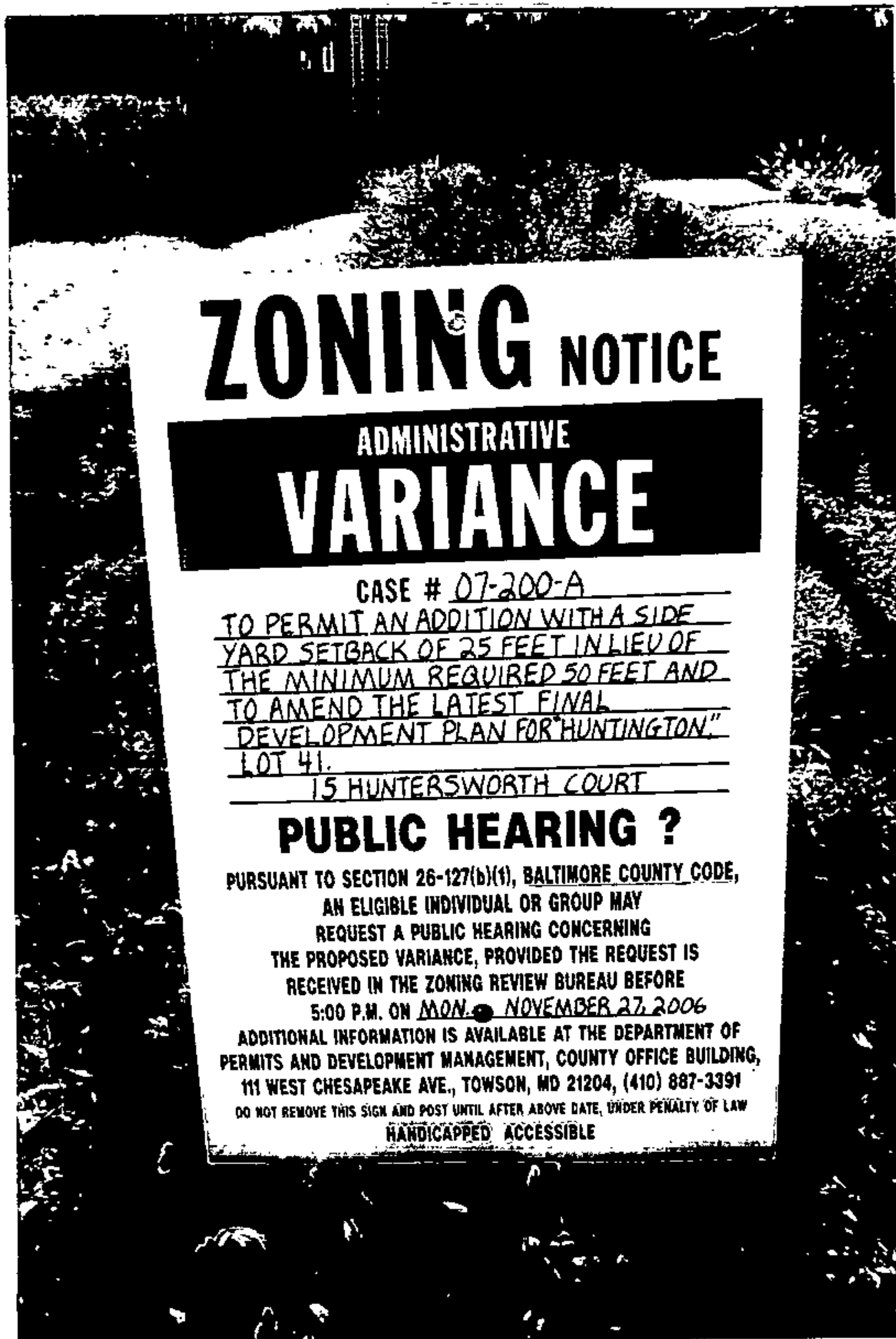
Case Number: 07-200-A

Petitioner/Developer: ROCHLIN~STUART KAPLOW, P.A.

Date of Hearing (Closing): 11/27/06

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: 15 HUNTERSWORTH COURT

The sign(s) were posted on: 11/10/06



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)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 200 -A

Address 15 HUNTERSWORTH COURT

Contact Person: DONNA THOMPSON

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 11/2/06

Posting Date: 11/12/06

Closing Date: 11/27/06

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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- 200 -A

Address 15 HUNTERSWORTH COURT

Petitioner's Name ROCHLIN

Telephone 410-356-8645

Posting Date: 11/12/06

Closing Date: 11/27/06

Wording for Sign: To Permit AN ADDITION WITH A SIDE YARD SETBACK OF
25- FEET IN LIEU OF THE MINIMUM REQUIRED 50- FEET AND TO
AMEND THE LATEST F.D.P. FOR "HUNTINGTON", LOT 41.

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: 07-200-A

Petitioner: GREGORY ROCHUN, ETUX

Address or Location: 15 HUNTERSWORTH COURT

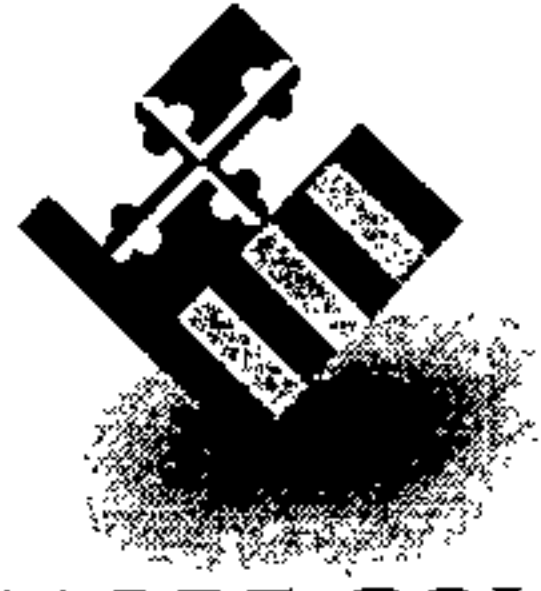
PLEASE FORWARD ADVERTISING BILL TO:

Name: MR GREG ROCHUN

Address: 15 HUNTERSWORTH COURT

QUINCY MD 21117

Telephone Number: 410-356-8645



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

November 27, 2006

Stuart Kaplow, P.A.
15 East Chesapeake Avenue
Towson, Maryland 21286

Dear Mr. Kaplow:

RE: Case Number: 07-200-A, 15 Huntersworth Court

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Gregory Rochlin Sharri Rochlin 15 Huntersworth Court Owings Mills 21117

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

November 9, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: November 13, 2006

Item Number(s): 193 through 201

200

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

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



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BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 9, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For November 13, 2006
Item Nos. 07-193, 197, 198, 199, 200 and 201

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

DAK:CEN:cab
cc: File
ZAC-NO COMMENTS-11132006.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 16, 2006

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

RECEIVED

SUBJECT: 15 Huntersworth Court

NOV 17 2006

INFORMATION:

Item Number: 7-200

Petitioner: Gregory and Sharri Rochin

Zoning: RC 5

Requested Action: Administrative Variance

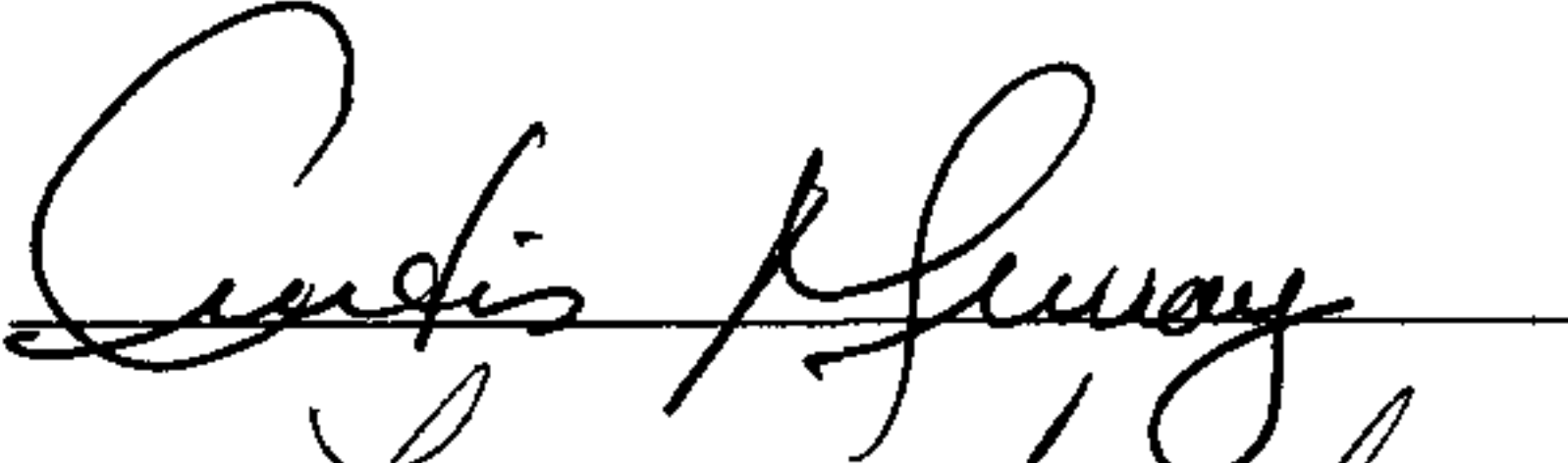
ZONING COMMISSIONER

The property in question is improved with an existing single family dwelling on a lot in the recorded and vested subdivision of Huntington recorded in 1993. The proposal for variance is to allow a substantial addition on the side of the existing dwelling.

SUMMARY OF RECOMMENDATIONS:

Provided the administrative variance is granted, architectural elevation drawings showing the all four facades of the existing dwelling and the proposed addition should be submitted for review and approval of the Office of Planning prior to application of building permit. The drawings should label materials and colors.

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: NOVEMBER 9, 2006

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

RE: Baltimore County
Item No. 7-200-A
15 HUNTERSWORTH COURT
ROCKHILL PROPERTY
VARIANCE - PERMIT SIDE
YARD SETBACK

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 7-200 A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

STUART D. KAPLOW, P.A.

ATTORNEYS AT LAW

15 EAST CHESAPEAKE AVENUE

TOWSON, MARYLAND 21286-5306

TELEPHONE 410-339-3910

FACSIMILE 410-339-3912

E-MAIL SKAPLOW@STUARTKAPLOW.COM

STUART D. KAPLOW

WWW.STUARTKAPLOW.COM

October 30, 2006

Via Hand Delivery

Timothy M. Kotroco, Director
Department of Permits and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: **Drop Off Filing**
Residential Administrative Variance – 15 Huntersworth Court

Dear Mr. Kotroco:

This is a Drop Off filing for a residential administrative variance (and an amendment to the FPD) to permit an addition to the existing house at 15 Huntersworth Court, an owner occupied single family lot. Specifically, please find attached:

1. Three copies of the petition, including the affidavit;
2. Twelve copies of the plat (as prepared by the homeowner);
3. One copy of the 200' scale zoning map, with the property identified;
4. Three copies of the property description;
5. One copy of the advertising requirement form;
6. Three sets of the required photographs;
7. Three copies of an architectural elevation of the house with the improvements; and
8. The client's check, payable to Baltimore County in the amount of \$115.

There are no known zoning violations on this property. No one in your office has previously reviewed this matter.

Please have the notice sent to me and I will cause the property to be appropriately posted. Thank you very much.

Sincerely,

Stuart Kaplow

Stuart D. Kaplow

SDK:tbm

cc: Mr. & Mrs. Greg Rochlin

GREEN

± CO2

A Carbon Neutral Business

STUART D. KAPLOW, P.A.

ATTORNEYS AT LAW

15 EAST CHESAPEAKE AVENUE

TOWSON, MARYLAND 21286-5306

TELEPHONE 410-339-3910

FACSIMILE 410-339-3912

E-MAIL SKAPLOW@STUARTKAPLOW.COM

STUART D. KAPLOW

WWW.STUARTKAPLOW.COM

November 24, 2006

Via Email

William J. Wiseman, Zoning Commissioner
401 Bosley Avenue, 4th Floor
Towson, Maryland 21204

Re: **Residential Administrative Variance Case 07-200-A**
15 Huntersworth Court

Dear Zoning Commissioner Wiseman:

The above noted matter is a residential administrative variance (and an amendment to the FPD) to permit an addition to the existing house at 15 Huntersworth Court, an owner occupied single family lot.

As a result of an agreement between your applicant (my client) and Mr. David B. Simon, the neighbor immediately to the north of this lot, I am writing to request that, should you grant this variance, you to modify the relief granted (from that requested in our petition) reducing the existing 50 feet side yard setback to 25 feet side yard setback, on the north side of the lot, for a distance and terminating 175 feet from the front the front lot line (thereupon returning to 50 feet), as depicted as the dark line on the 'marked up' plan, attached to this letter. That is, the area of the reduced setback will not run the entire depth of the lot, but only for the first 175 feet deep.

Thank you very much.

Sincerely,

Stuart Kaplow

Stuart D. Kaplow

SDK:tbm

Enclosure

cc: Timothy M. Kotroco, Director, Dept. of Permits and Development Management
Mr. & Mrs. David B. Simon, via email
Mr. & Mrs. Greg Rochlin, via email
And via hand delivery

Donna Thompson - Adm Variance for 15 Huntersworth Ct.

From: Donna Thompson
To: SKAPLOW@STUARTKAPLOW.COM
Subject: Adm Variance for 15 Huntersworth Ct.

Dear Stuart:

I took in the drop-off petition for the above referenced address. A fax will be sent to you giving you the wording for the sign and also the posting date and closing date. Also the current list of sign posters will be attached. Can you respond back to me so that I know you got everything. Do you want the receipt or should I send it to your client.

Thanks,

Donna

Patricia Zook - Fwd: Case 07-200-A - 15 Hunterworth Court

From: Bill Wiseman
To: pzook@co.ba.md.us
Date: 11/24/2006 5:27 PM
Subject: Fwd: Case 07-200-A - 15 Hunterworth Court

Residential Administrative Variance
Case 07-200-A
15 Huntersworth Court

The above noted matter is a residential administrative variance (and an amendment to the FPD) to permit an addition to the existing house at 15 Huntersworth Court, an owner occupied single family lot (comment period ends 11/27/06).

As a result of an agreement between your applicant (my client) and Mr. David B. Simon, the neighbor immediately to the north of this lot, I am writing to request, should you grant this variance, that you to modify the relief granted (from that requested in our petition) reducing the existing 50 foot side yard setback to 25 foot side yard setback, on the north side of the lot, for a distance and terminating 175 feet from the front the front lot line (thereupon returning to 50 feet), as depicted as the dark line on the 'marked up' plan, attached to this letter. That is, the area of the reduced setback will not run the entire depth of the lot, but only for the first 175 feet deep.

Such is made clear in the attached letter and the attached 'marked up' site plan.

Of course, should you have any questions, I am available .. Thank you, Stuart Kaplow

Attach: (1) Letter and (2) 'Marked Up' Plan

Stuart D. Kaplow, Esquire
Stuart D. Kaplow, P.A.
Real Estate Attorneys
Tel 410-339-3910
Fax 410-339-3912
15 East Chesapeake Avenue
Towson, Maryland 21286-5306
Email skaplow@stuartkaplow.com
Web www.stuartkaplow.com

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PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE AND AMENDMENT OF FINAL DEVELOPMENT PLAN

HOA Open Space
Huntington Plat Book 65 Page 44

Louis J. & Susan M Breitenother, Jr
11 Huntersworth Ct
Liber 9707 folio 469
SDAT 04-2200014526

Lot 41

Approx septic reserve area

Corner of adjoining house

David B & Ruth B Simon
17 Huntersworth Ct
Liber 11074 folio 589
SDAT 04-2200014528

Approx well location

99'-0" New house width

2 STORY
BRICK

Corner of adjoining house

50' SETBACK LINE

PROPOSED 25' SIDE YARD VARIANCE



Gregory Rochlin & Sharri Rochlin
15 Huntersworth Ct
Owings Mills, MD 2111-1541

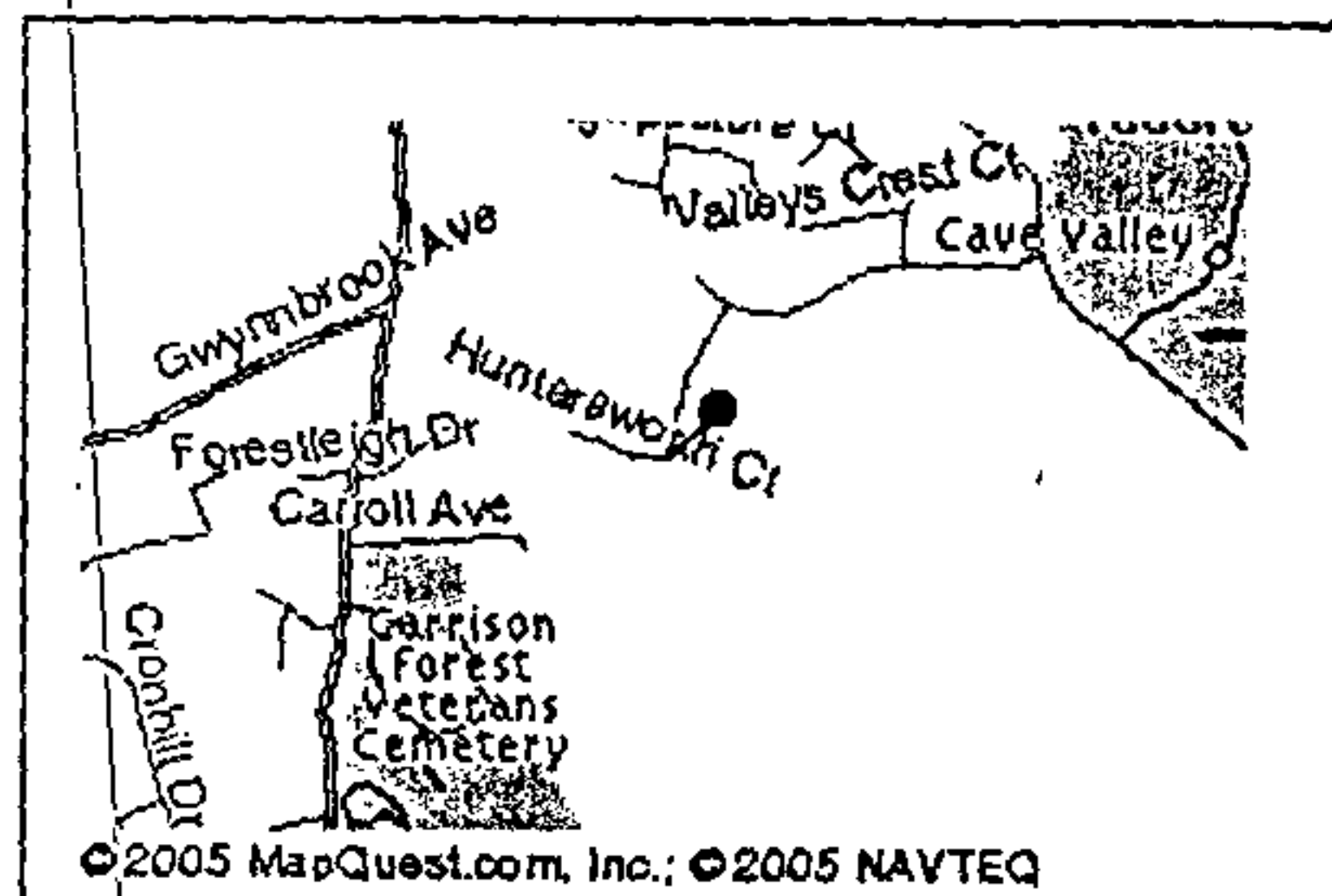
Subdivision: Huntington
Plat Book 65, Folio 44, Sec 3, Lot 41

SDAT Dist 04 Acct No. 2200014527

Point of Beginning

HUNTERSWORTH COURT

50' RAW 36' Paving



Vicinity Map 1" = 1000'

40' = 1" Scale

Location Information

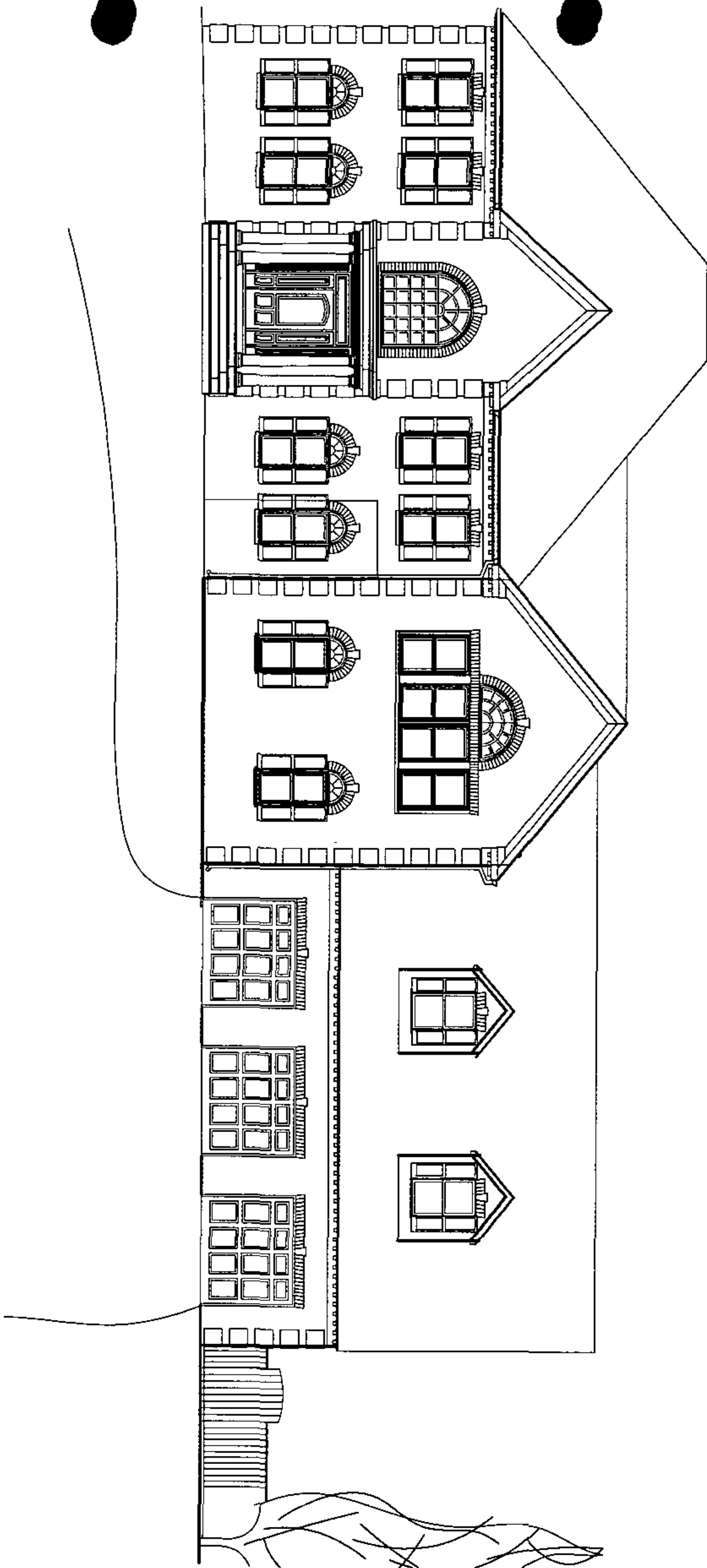
Election District 4
Councilmanic District 2
1" = 200' Scale Map # NW 14-G
058C1

Zoning RC 5
Lot size 2.13 acre
92,782.8 sq ft

Sewer Private
Water Private
Chesapeake Bay Critical Area: No
100 Year Flood Plain: No
Historic Property/ Building: No
Prior Zoning Hearing: None

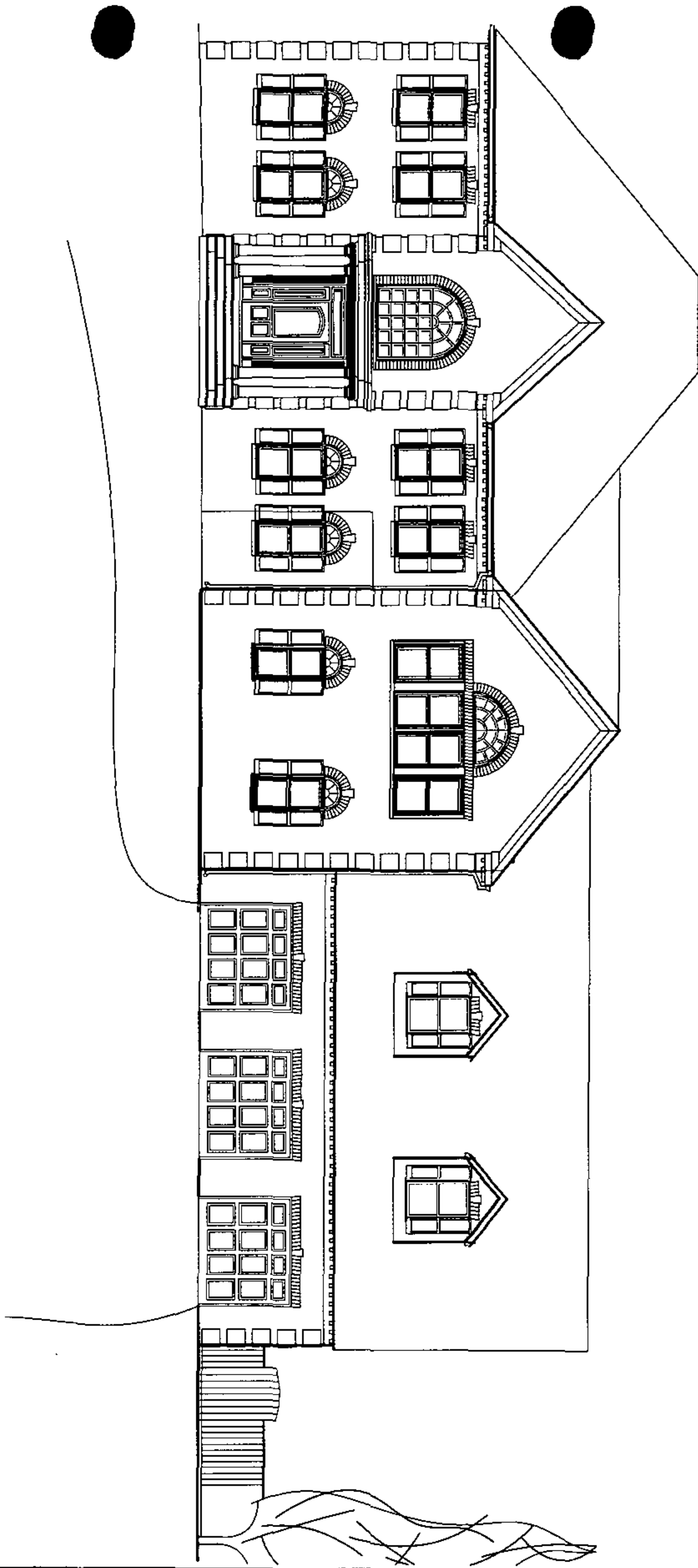
Prepared By Gregory Rochlin October 22, 2006.

Ref # 1
07-500-A



PATRICK SUTTON ARCHITECTURE INTERIORS HOME FURNISHINGS		1000 Light Street Baltimore MD 21230 USA t 410.783.1500 f 410.783.1500 www.psarchitects.com	Rochlin Residence 15 Huntersworth Court Owings Mills, MD 21117	Date 13 October 2006 Project No. _____ Drawing No. _____	COPYRIGHT 2003 PATRICK SUTTON ASSOCIATES
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07-200-A



Rochlin Residence
15 Huntersworth Court
Owings Mills, MD 21117

PATRICK SUTTON

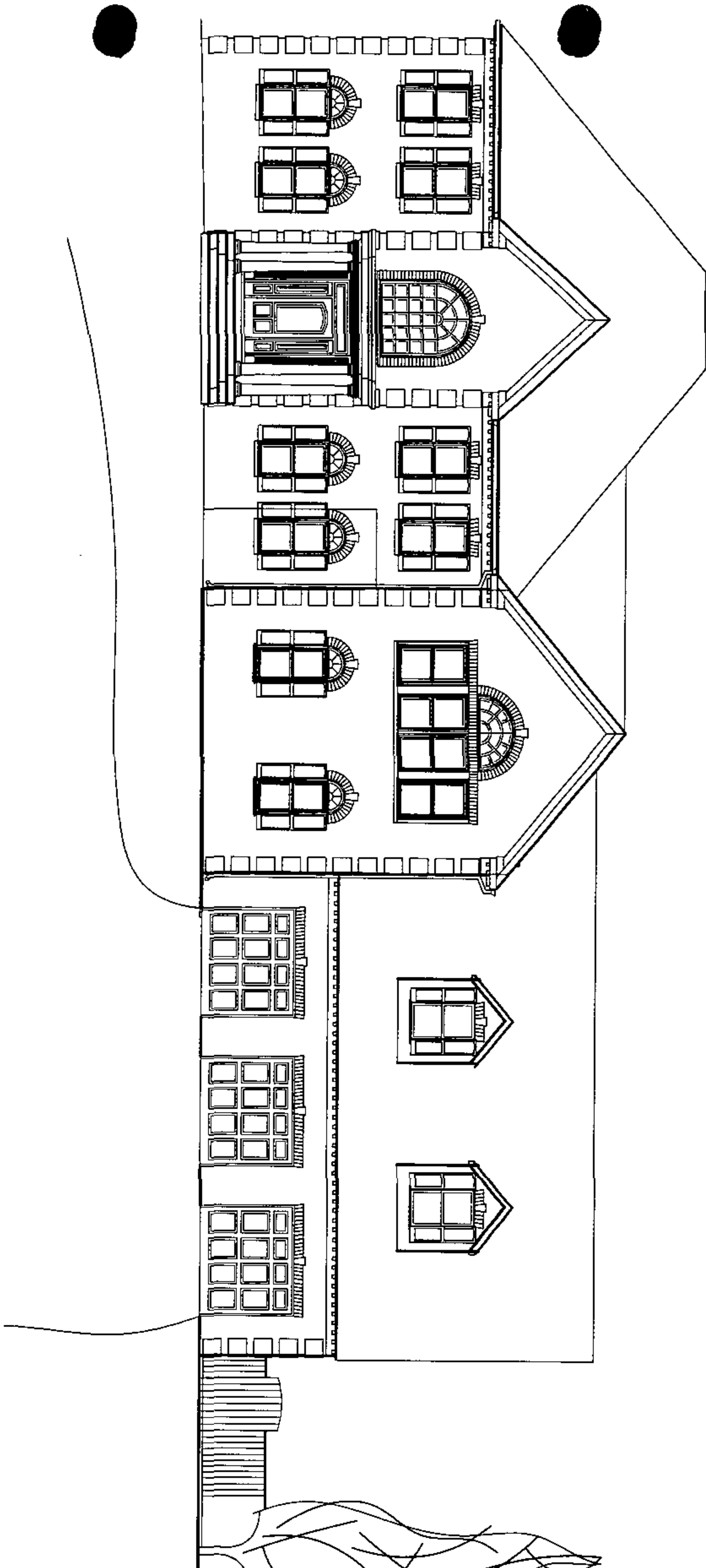
ARCHITECTURE
INTERIORS
HOME FURNISHINGS

1000 Light Street
Baltimore MD 21230 USA
t 410.783.1500 f 410.783.1500
www.patrickarchitects.com

Date 13 October 2006
Project No.
Drawing No.

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1000 Light Street Baltimore MD 21230 USA t 410.783.1500 f 410.783.1500 www.psarchitects.com	
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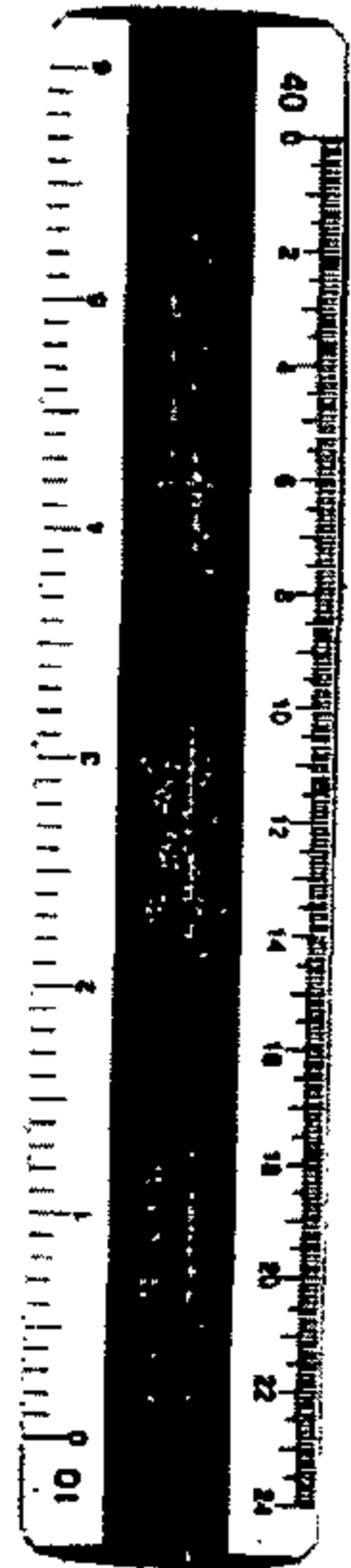
07-200-A

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE AND AMENDMENT OF FINAL DEVELOPMENT PLAN

HOA Open Space
Huntington Plat Book 65 Page 44

Louis J. & Susan M. Bretenother, Jr.
11 Huntersworth Ct
Liber 9707 folio 469
SDAT 04-2200014528

Lot 41



Corner of adjoining house

Approx septi

Revised, proposed side yard setback

Reduced from existing 50 foot side yard setback to 25 foot side yard setback, on the north side of the lot, for a distance and terminating 175 feet from the front the front lot line (thereupon returning to 50 feet), as depicted as the dark line on this revised plan.

Corner of adjoining house

David B & Ruth B Simon
17 Huntersworth Ct
Liber 11074 folio 589
SDAT 04-2200014528

Approx well location

99'-0" New house width

2 STORY
BRICK

50' SETBACK LINE

PROPOSED 25' SIDE YARD VARIANCE

7' to property line

36' to centerline

R = 50.00'

L = 36.14'

Point of Beginning

HUNTERSWORTH COURT

50' R/W 36' Paving

Gregory Rochlin & Sharri Rochlin
15 Huntersworth Ct
Owings Mills, MD 2111-1541

Subdivision: Huntington
Plat Book 65, Folio 44, Sec 3, Lot 41

SDAT Dist 04 Acct No. 2200014527

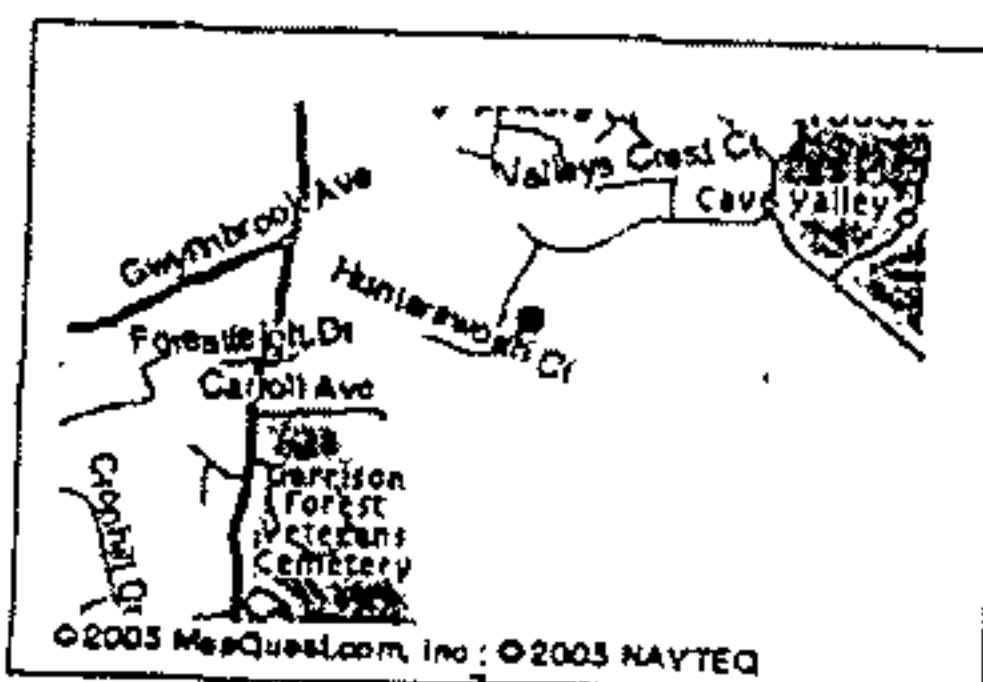
Location Information

Election District 4
Councilmanic District 2
1" = 200' Scale Map # NW 14-G
058C1

Zoning RC 5
Lot size 2.13 acre
92,782.8 sq ft

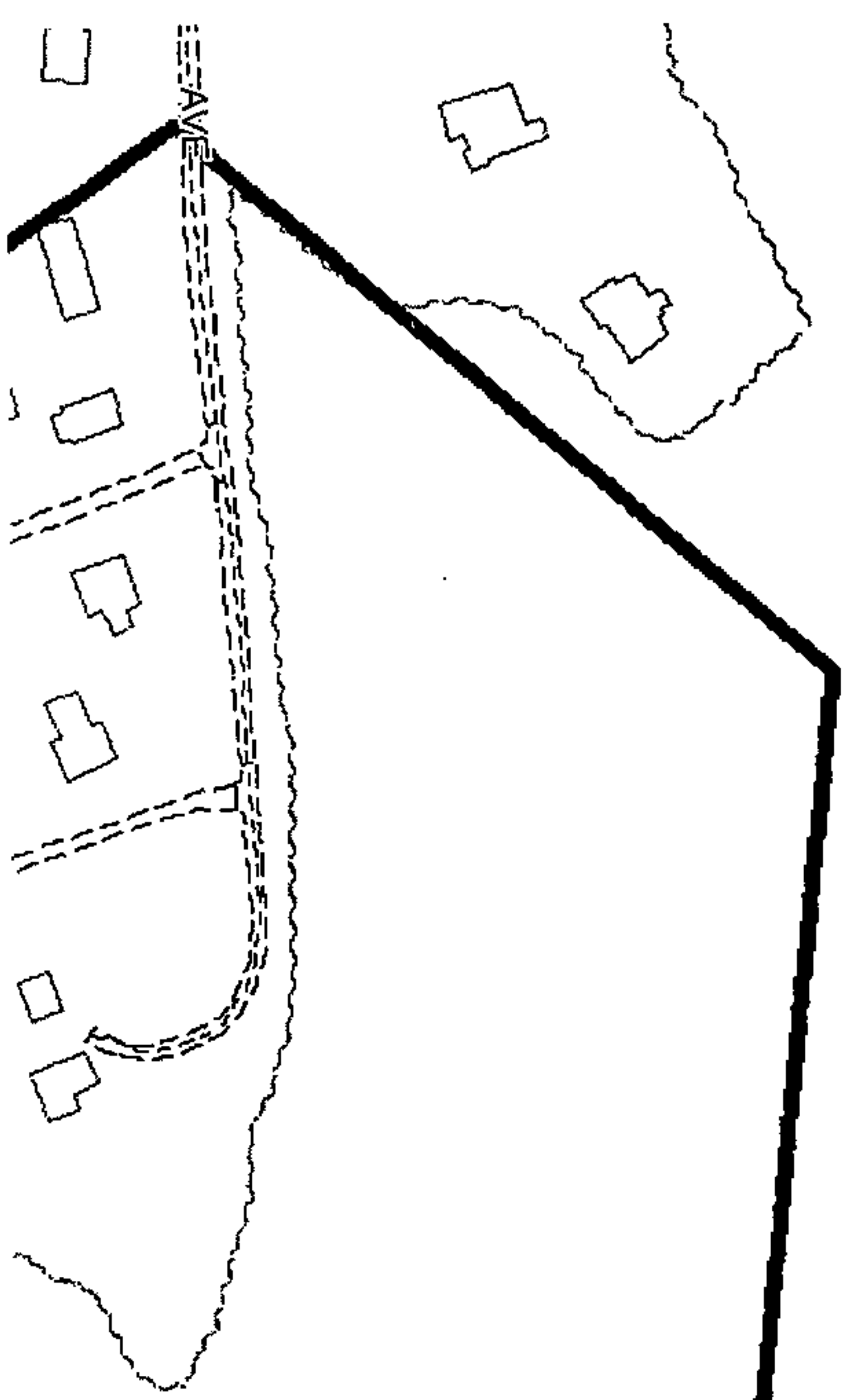
Sewer Private
Water Private
Chesapeake Bay Critical Area: No
100 Year Flood Plain: No
Historic Property/ Building: No
Prior Zoning Hearing: None

Prepared By Gregory Rochlin October 22, 2006.

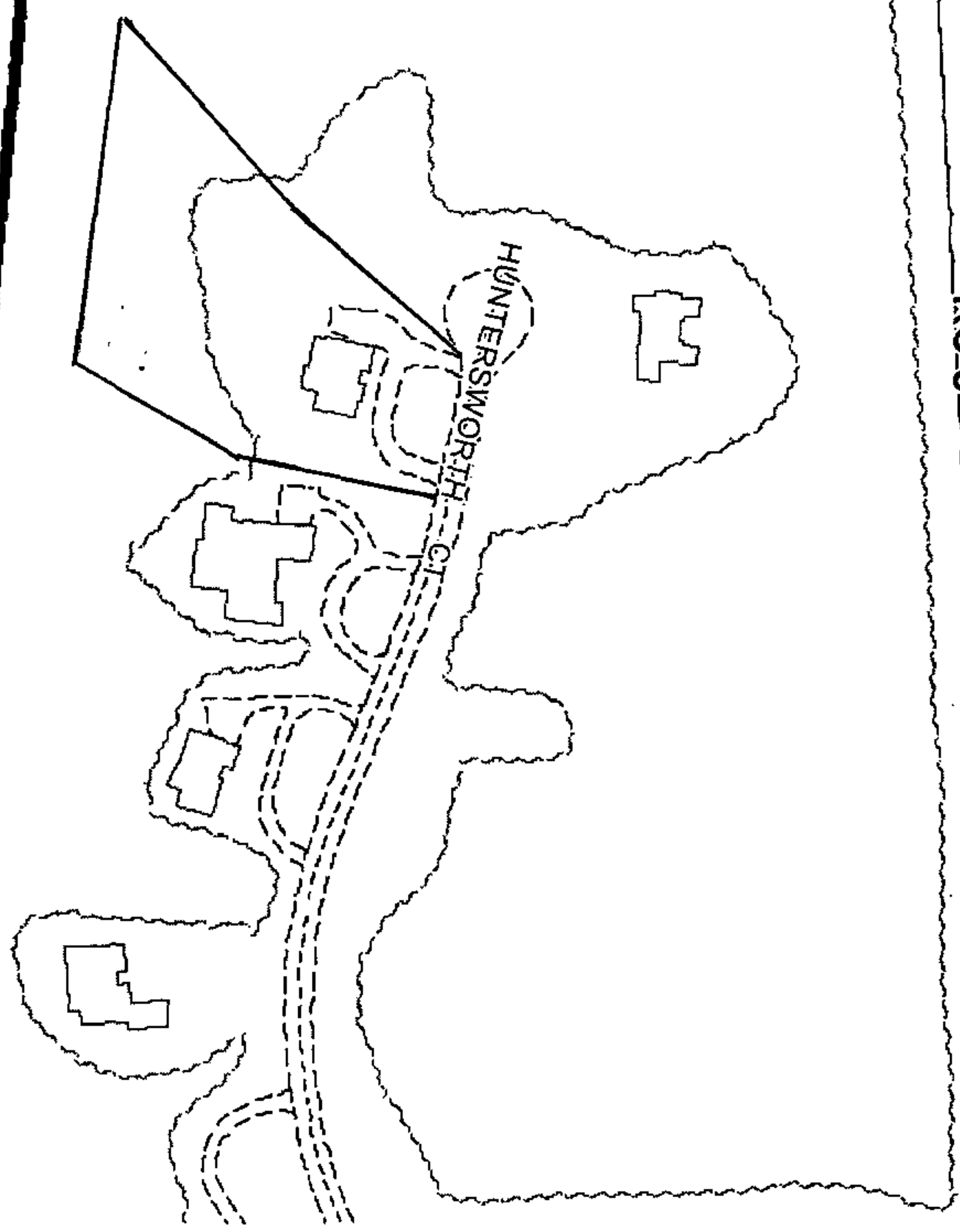


Vicinity Map 1" = 1000'

40' = 1" Scale



WAK



RC 5

07-200-A

Q58C1



Front view of subject property.



Proposed addition to be on existing driveway, generally, in area where car is parked.



Adjoining property at 17 Huntsworth Court.



Adjoining property at 11 Huntsworth Court.