

IN RE: PETITION FOR ADMIN. VARIANCE

N side Park Place, 284 feet SW c/l

Cedar Drive

10th Election District

4th Councilmanic District

(8 Park Place)

Ricardo E., Sr. and Elaina C. Veney

Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

BALTIMORE COUNTY

*

CASE NO. 07-321-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, Ricardo E., Sr. and Elaina C. Veney. The variance request is for property located at 8 Park Place. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing single family dwelling with addition and open projection (deck) to have front and street building line setbacks of 8 feet and 1 foot in lieu of the required 25 feet and 18.75 feet, respectively and to amend the approved site plan in zoning Case 03-436-A. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners state that the 2 story addition and deck are needed due to an increase in family size. They plan to enlarge the kitchen, add a family room and two additional bedrooms upstairs over the family room, as well as construct an open deck.

The property was previously granted zoning relief in Case No. 03-436-A. It was established at the prior hearing that Lot 39, the subject property, is part of an older subdivision that was recorded in 1940, well before the adoption of zoning regulations in Baltimore County. The property was approved as an undersized lot pursuant to Section 304 of the B.C.Z.R. with a lot of are of 4,592 square feet in lieu of the required 6,000 square feet.

RECEIVED FOR FILED

6-1-07

13

After review of the administrative variance request, a letter dated April 12, 2007 was sent to the Petitioners by the undersigned transmitting revised comments from the Bureau of Development Plans Review that requests the deck be placed on the west side of the addition with a 4 foot setback from Hillside Path. The Petitioners were asked if it is possible to modify the site plan and comply with the required setback. If not, a public hearing on the matter could be scheduled.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: The Bureau of Development Plans Review (BDPR) initially had no comment on the proposal. The undersigned sent an e-mail on April 11, 2007 to Dennis A. Kennedy, Supervisor, BDPR, inquiring about the future plans for extending Park Place or improving Hillside Path. Mr. Kennedy's response indicated that at some point an extension of Park Place is anticipated. Hillside Path will never be a street since it is only 20 feet wide and is amid steep slopes. Revised BDPR comments dated April 11, 2007 were received from the Bureau of Development Plans Review. That comment states that since there are undeveloped lots whose sole access is an extension of Park Place, BDPR feels that there should be at least an 8 foot setback from the Park Place right-of-way line. The right-of-way is 40 feet wide and the standard road section would be 30 feet wide. This would leave only a 5 foot wide strip for the sidewalk and then the sidewalk would be only 16 inches from the proposed deck. There should be some green space between the future sidewalk and the deck. BNRR would not object to placing the 20 foot x 20 foot deck on the west side of the addition with a 4 foot setback from Hillside Path.

The Petitioner met with Dennis A. Kennedy, Supervisor, Bureau of Development Plans Review on May 30, 2007 and presented an amended site plan. Mr. Kennedy agreed and initialed the site plan to reflect an 8 foot street building line setback as shown in Petitioner's exhibit 2.

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 January 27, 2007 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.

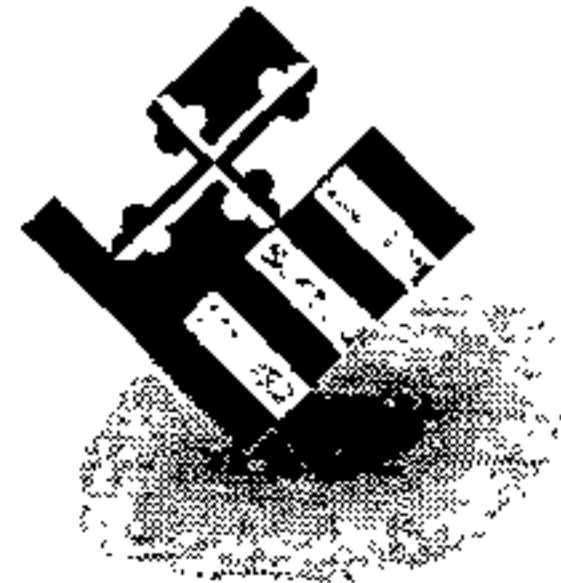
THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 1st day of June, 2007 that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing single family dwelling with addition and open projection (deck) to have front and street building line setback of 8 feet and 8 feet in lieu of the required 25 feet and 18.75 feet respectively as shown in Petitioner's exhibit 2, and to amend the approved site plan in zoning Case 03-436-A 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.

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

John V. Murphy
JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

67-07
VM:pz



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

June 4, 2007

RICARDO E., SR. AND ELAINA C. VENEY
8 PARK PLACE
GWYNN OAK MD 21207

Re: Petition for Administrative Variance
Case No. 07-321-A
Property: 8 Park Place

Dear Mr. and Mrs. Veney:

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, reading "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:pz

Enclosure



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 8 PARK PLACE
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1 (BCZR)

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH
ADDITIONAL AND OPEN PROJECTION (DECK) TO HAVE A FRONT AND
STREET BUILDING LINE SETBACKS OF 8' AND 1' IN LIEU OF THE
REQUIRED 25' AND 18.75' RESPECTIVELY AND TO AMEND THE
APPROVED SITE PLAN IN ZONING CASE 03-436-A

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

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 11 day of November, 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. 07-321-A

REV 10/25/01

Reviewed By CTM Date 11/17/07

Estimated Posting Date 1/29/07

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

Address 8 Park Place
City Gwynn Oak, State MD Zip Code 21207

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 request is due to an increase in family size.
We currently have 3 bedrooms + 3 teenage boys sharing one room. Our plan is to enlarge the kitchen, adding a family room + two additional bedrooms upstairs over the family room.

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.

Ricardo E. Venev Sr.
Signature

Ricardo E. Venev Sr.
Name - Type or Print

Elaina C. Venev
Signature

Elaina C. Venev
Name - Type or Print

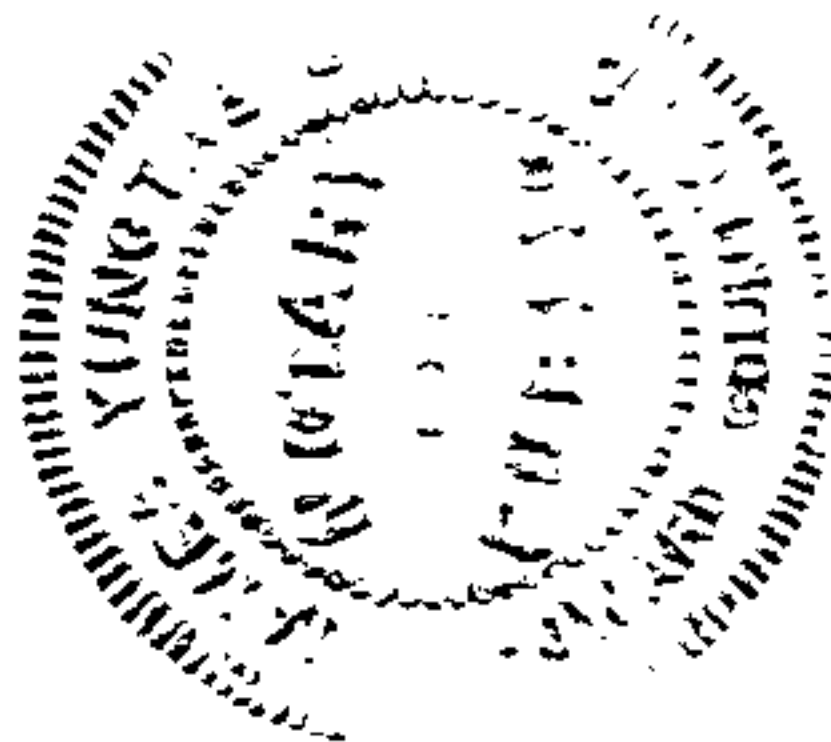
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of Dec., 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Ricardo E. Venev Sr. Ricardo Elaina C. Venev
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public
My Commission Expires 03/01/08



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

Address 8 Park Place
City Gwynn Oak, State MD Zip Code 21207

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 request is due to an increase in family size
We currently have 3 bedrooms + 3 teenage boys sharing one room. Our plan is to enlarge the kitchen adding a family room + two additional bedrooms upstairs over the family room.

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.

Ricardo E. Veney Sr.
Signature
Ricardo E. Veney Sr.
Name - Type or Print

Elaina C. Veney
Signature
Elaina C. Veney
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of Dec, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Ricardo E. Veney Sr. Elaina C. Veney
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



[Signature]
Notary Public
My Commission Expires 03/01/08



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 8 PARK PLACE
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1502.3.C.1 (BCZR)

To Permit an Existing Single family dwelling with
addition and open Projection (Deck) To have a front and
Street building line setbacks of 8' and 1' in lieu of the
required 25' and 18.75' respectively AND TO AMEND THE APPROVED
SITE PLAN IN ZONING CASE 03-4364A

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):

Ricardo E. Yoney Sr.

Name - Type or Print

Ricardo E. Yoney Sr.

Signature

Elaina C. Yoney

Name - Type or Print

Elaina C. Yoney

Signature

8 Park Place

Address

410-984-1454

Telephone No.

Gwynn Oak MD

City

State

21207

Zip Code

Representative to be Contacted:

SAME

Name

AS

Address

ABOVE

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 6-1-07 day of June 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. 07-321-A

REV 10/25/01

Reviewed By [Signature]

Date

1/17/07

Estimated Posting Date

1/28/07

ZONING DESCRIPTION FOR #8 PARK PLACE

BEGINNING AT A POINT ON THE NORTH SIDE OF PARK PLACE WHICH IS 40 FEET WIDE AT THE DISTANCE OF 284 FEET SOUTHWEST OF THE CENTERLINE OF CEDAR DRIVE WHICH IS 50 FEET WIDE. BEING LOT NO. 39 IN THE SUBDIVISION OF "LARCHMONT" AS RECORDED IN BALTIMORE COUNTY PLAT BOOK NO. 12, FOLIO NO. 85, CONTAINING 4,592 S.F. ALSO KNOWN AS #8 PARK PLACE AND LOCATED IN THE 1ST. ELECTION DISTRICT, ~~AND~~ COUNCILMANIC DISTRICT.

4TH

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 1/29/07

Case Number: 07-321-A

Petitioner/Developer: RICARDO E. VENEY SR. ETUX

Date of Hearing (Closing): 02/12/07

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: 8 PARK PLACE

The sign(s) were posted on: 01/27/07

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 07-321-A

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH ADDITION AND OPEN PROJECTION (DECK) TO HAVE A FRONT YARD AND STREET BUILDING LINE SETBACKS OF 8' AND 1' IN LIEU OF THE REQUIRED 25' AND 18.75' RESPECTIVELY AND TO AMEND THE APPROVED SITE PLAN IN ZONING CASE 03-436-A

PUBLIC HEARING ?

PURSUANT TO SECTION 28-127(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 MON. FEBRUARY 12, 2007

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 101 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 8 PARK PLACE

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)

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 23012

DATE 11/17/07 ACCOUNT R001 006 6150

AMOUNT \$ 65.00

RECEIVED FROM: R. VEHLEY SR

FOR: 07.321-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID
RECEIVED
DATE
BY
AMOUNT
TOTAL
BALANCE

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 321 -A

Address 8 PARK PLACE

Contact Person: LYOTD T. MOXLEY
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 1/17/07

Posting Date: 1/28/07

Closing Date: 2/12/07

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- 321 -A

Address 8 PARK PLACE

Petitioner's Name RICARDO E. VEHET SR ETUX Telephone 410 984 1454

Posting Date: 1/28/07

Closing Date: 2/12/07

Wording for Sign: To Permit AN EXISTING SINGLE FAMILY WITH ADDITION
AND OPEN PROJECTION (DECK) TO HAVE A FRONT YARD^{AND} STREET BUILDING LINE
SETBACKS OF 8' AND 1' IN LIEU OF THE REQUIRED 25' AND 18.75'
RESPECTIVELY AND TO AMEND THE APPROVED SITE PLAN IN ZONING
CASE 03-436-A

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 07-321-A

Petitioner Ricardo + Elaina Yoney

Address or Location 8 Park Place Gwynn Oak, MD 21207

PLEASE FORWARD ADVERTISING BILL TO

Name: Ricardo + Elaina Yoney

Address 8 Park Place

Gwynn Oak, MD 21207

Telephone Number: 410-984-1454



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

February 12, 2007

Ricardo E. Veney, Sr.
Elaina C. Veney
8 Park Place
Gwynn Oak, MD 21207

Dear Mr. and Mrs. Veney:

RE: Case Number: 07-321-A, 8 Park Place

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 17, 2007.

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

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

January 26, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: January 22, 2007

Item Number: 304 and 307 through 321

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
Department of Permits & Development
Management

DATE: January 24, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For January 29, 2007
Item Nos. 07- 260,304, 307, 309, 310,
311, 312, 313, 314, 315, 317, 318, 319,
320, and 321

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-01222007.doc

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 11, 2007

FROM: Dennis A. Kennedy
Bureau of Development Plans Review

RECEIVED
APR 11 2007

SUBJECT: Zoning Advisory Committee
Item No. 07-321-A **REVISED**

BY: *PZ*

The comment from me dated, January 24, 2007, was in error with respect to Item Number 07-321-A in that it said we have no comment on the subject item. Our comment is as follows.

Since there are undeveloped lots, whose sole access is an extension of Park Place, we feel that there should be at least an 8-foot setback from the Park Place right-of-way line. The right-of-way is 40 feet wide and the standard road section would be 30 feet wide. This would leave only a 5-foot-wide strip for the sidewalk and then the sidewalk would be only 16 inches from the proposed deck. There should be some green space between the future sidewalk and the deck.

We would not object to placing the 20' x 20' deck on the west side of the addition with a 4-foot setback from Hillside Path.

DAK
cc: file

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 21, 2007

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

RECEIVED
APR 10 2007

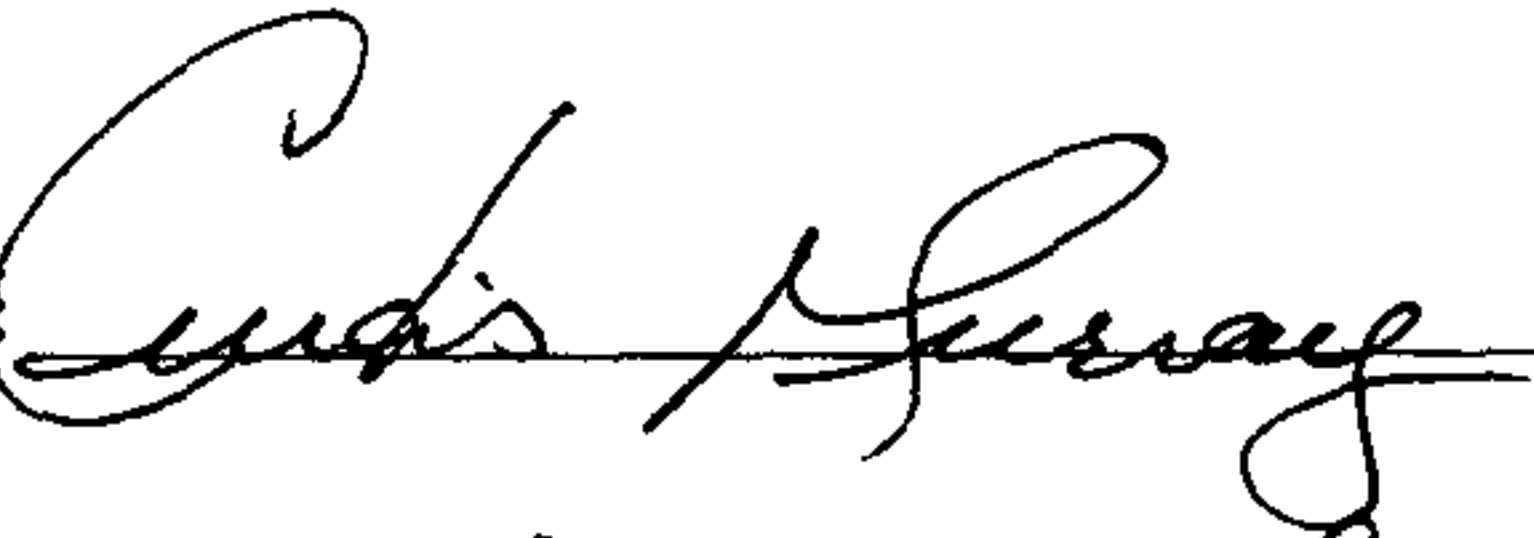
BY:

SUBJECT: Zoning Advisory Petition(s): **Case(s) 07-321- Administrative Variance**

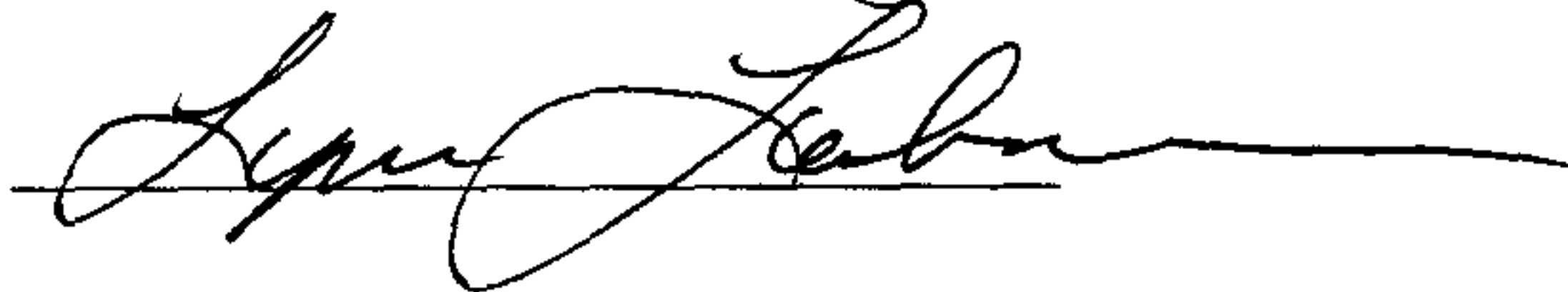
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Dave Green in the Office of Planning at 410-887-3480.

Prepared By:



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: JANUARY 23, 2007

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

RE: Baltimore County
Item No. 7-321-A
8 PARK PLACE
VENEY PROPERTY
VARIANCE

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. 7-321-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



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

April 12, 2007

RICARDO E., SR. AND ELAINA C. VENEY
8 PARK PLACE
GWYNN OAK MD 21207

Re: Petition for Administrative Variance
Case No. 07-321-A
Property: 8 Park Place

Dear Mr. and Mrs. Veney:

Your request for Administrative Variance has been given to me for review. We are in receipt of revised Zoning Advisory Committee (ZAC) comments from the Bureau of Development Plans Review that requests you place the deck on the west side of the addition with a 4 foot setback from Hillside Path. I am enclosing a copy of this ZAC comment for your review.

Please write to me at your earliest convenience if you are able to modify the site plan and comply with the required setback. If not, I will schedule a public hearing on this matter. I will keep the record on this case open until I hear from you in writing.

Thank you for your attention and cooperation in this matter.

Very truly yours,

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

John V. Murphy
Deputy Zoning Commissioner

JVM:pz

Enclosure

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 11, 2007

FROM: Dennis A. Kennedy
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee
Item No. 07-321-A REVISED

RECEIVED
APR 11 2007

BY: *PJ*

The comment from me dated, January 24, 2007, was in error with respect to Item Number 07-321-A in that it said we have no comment on the subject item. Our comment is as follows.

Since there are undeveloped lots, whose sole access is an extension of Park Place, we feel that there should be at least an 8-foot setback from the Park Place right-of-way line. The right-of-way is 40 feet wide and the standard road section would be 30 feet wide. This would leave only a 5-foot-wide strip for the sidewalk and then the sidewalk would be only 16 inches from the proposed deck. There should be some green space between the future sidewalk and the deck.

We would not object to placing the 20' x 20' deck on the west side of the addition with a 4-foot setback from Hillside Path.

DAK
cc: file

**RICARDO E. VENEY SR.
AND
ELAINA C. VENEY
8 PARK PLACE
GWYNN OAK, MD 21207**

May 30, 2007

TO: Mr. John V. Murphy
Deputy Zoning Commissioner

RECEIVED
MAY 30 2007

Re: Petition for Administrative Variance
Case No. 07-321-A
Property: 8 Park Place

BY:.....

Dear Mr. Murphy:

We have agreed to the 8-foot setback from the Park Place right-of-way line. There is a hill in the west side of our home which would not allow us to place a 20' x 20' deck on the west side of the addition with a 4-foot setback from the Hillside Path without extensive modifications. We have revised the site plan to reflect the 8-foot setback.

Very truly yours,
Ricardo E. Veney Sr.
Elaina C. Veney
Ricardo E. Veney Sr.
And
Elaina C. Veney

CC: EV
REV

1/17/07

MR & MRS VENEY,

PLEASE READ THE ENCLOSED INFO
AND RETAIN THE SERVICES OF AN
APPROVED SIGN POSTER. YOU MAY
WANT TO CONTACT 3 OF THEM TO
GET BEST PRICE BUT MAKE SURE TO
HIRE ONE IN TIME TO MAKE THE
1/28/07 POSTING DATE.

YOUR CASE # IS 07-321-A
ANY ?'S YOU CAN CALL ME.

THANKS

LYOYD MOXLEY

Patricia Zook - Case 07-321-A (administrative variance - close 2-12-07)

From: Patricia Zook
To: Murray, Curtis
Date: 3/6/2007 10:04 AM
Subject: Case 07-321-A (administrative variance - close 2-12-07)

Hi Curtis -
We still need comments and the property owner is calling the office.
Thanks.

Hi Curtis -

We need comments from Planning on the below described administrative variance case.
Thanks.

CASE NUMBER: 321

8 Park Place

Location: N side Park Place, 284 feet SW centerline Cedar Drive.

10th Election District, 4th Councilmanic District

Legal Owner: Ricardo E., Sr. and Elaina C. Veney

Closing Date 2/12/2007

ADMINISTRATIVE VARIANCE To permit an existing single family dwelling with addition and open projection (deck) to have front and street building line setbacks of 8 feet and 1 foot in lieu of the required 25 feet and 18.75 feet, respectively and to amend the approved site plan in zoning case 03-436-A.

Patti Zook
Legal Secretary
Baltimore County
Office of the Zoning Commissioner
410-887-3868
pzook@baltimorecountymd.gov

Curtis -
The petitioner is
calling for the status of
this case.

Please advise.

Patti 3/12/07

Patricia Zook - Case 07-321-A (administrative variance - close 2-12-07)

From: Patricia Zook
To: Murray, Curtis
Date: 3/6/2007 10:04 AM
Subject: Case 07-321-A (administrative variance - close 2-12-07)

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Legal Secretary
Baltimore County
Office of the Zoning Commissioner
410-887-3868
pzook@baltimorecountymd.gov

Patricia Zook - Case 07-321-A (administrative variance - close 2-12-07)

From: Patricia Zook
To: Murray, Curtis
Date: 2/20/2007 11:13 AM
Subject: Case 07-321-A (administrative variance - close 2-12-07)

Hi Curtis -

Hi Curtis -

We need comments from Planning on the below described administrative variance case.
Thanks.

CASE NUMBER: 321

8 Park Place

Location: N side Park Place, 284 feet SW centerline Cedar Drive.

10th Election District, 4th Councilmanic District

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Patti Zook
Legal Secretary
Baltimore County
Office of the Zoning Commissioner
410-887-3868
pzook@baltimorecountymd.gov

Patricia Zook - Case No. 07-321 (administrative variance)

From: Patricia Zook
To: Kennedy, Dennis
Date: 4/11/2007 10:13 AM
Subject: Case No. 07-321 (administrative variance)
CC: Murphy, John

Good morning, Dennis -

We are reviewing the below listed administrative variance request. Your office did not have any comments on the request.

In looking at the site plan we are concerned about the 20'x20' deck being 1 foot off the street. It appears from the site plan that the property is at the end of Park Place and backs up to Hillside Path which is an unimproved road with an existing 20 foot right of way. Adjacent to that is Hillside Road with an existing 40 foot right of way. The Petitioner indicated on the site plan that the portion of Park Place by his home is grass not a road, and is unimproved with an existing 40 foot right of way. Is Park Place a stub street? What are the plans for extending Park Place or improving Hillside Path?

For safety reasons, we don't want the Petitioner's deck to be 1 foot off a traveled road. If no improvements are planned for the road, then there might not a problem with the deck placement. Or, the deck may have to be reduced in size.

Thanks for your input on this, Dennis.

CASE NUMBER: 321

8 Park Place

Location: N side Park Place, 284 feet SW centerline Cedar Drive.

10th Election District, 4th Councilmanic District

Legal Owner: Ricardo E., Sr. and Elaina C. Veney

Closing Date 2/12/2007

ADMINISTRATIVE VARIANCE To permit an existing single family dwelling with addition and open projection (deck) to have front and street building line setbacks of 8 feet and 1 foot in lieu of the required 25 feet and 18.75 feet, respectively and to amend the approved site plan in zoning case 03-436-A

Patti Zook
Baltimore County
Office of the Zoning Commissioner
410-887-3868
pzook@baltimorecountymd.gov

Patricia Zook - Re: Case No. 07-321 (administrative variance)

From: Dennis Kennedy
To: Zook, Patricia
Date: 4/11/2007 11:26 AM
Subject: Re: Case No. 07-321 (administrative variance)
CC: Murphy, John

Jack and Patty:

You are right. We missed it. There are undeveloped lots around this one that have as their sole access an extension of Park Place. Hillside Path will never be a street since it is only 20 feet wide and is amid steep slopes. Attached is our revised comment. Thanks.

Dennis Kennedy

>>> Patricia Zook 04/11/07 10:13 AM >>>

Good morning, Dennis -

We are reviewing the below listed administrative variance request. Your office did not have any comments on the request.

In looking at the site plan we are concerned about the 20'x20' deck being 1 foot off the street. It appears from the site plan that the property is at the end of Park Place and backs up to Hillside Path which is an unimproved road with an existing 20 foot right of way. Adjacent to that is Hillside Road with an existing 40 foot right of way. The Petitioner indicated on the site plan that the portion of Park Place by his home is grass not a road, and is unimproved with an existing 40 foot right of way. Is Park Place a stub street? What are the plans for extending Park Place or improving Hillside Path?

For safety reasons, we don't want the Petitioner's deck to be 1 foot off a traveled road. If no improvements are planned for the road, then there might not a problem with the deck placement. Or, the deck may have to be reduced in size.

Thanks for your input on this, Dennis.

CASE NUMBER: 321

8 Park Place

Location: N side Park Place, 284 feet SW centerline Cedar Drive.

10th Election District, 4th Councilmanic District

Legal Owner: Ricardo E., Sr. and Elaina C. Veney

Closing Date 2/12/2007

ADMINISTRATIVE VARIANCE To permit an existing single family dwelling with addition and open projection (deck) to have front and street building line setbacks of 8 feet and 1 foot in lieu of the required 25 feet and 18.75 feet, respectively and to amend the approved site plan in zoning case 03-436-A

Patti Zook

Baltimore County

Office of the Zoning Commissioner

410-887-3868

pzook@baltimorecountymd.gov

previous order

IN RE: PETITION FOR VARIANCE
N/S of Park Place, 284' SW of the c/l
Cedar Drive
(8 Park Place)
1st Election District
4th Council District

Leonard & Helen DiPaula, Owners,
c/o Concetta Barth;

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 03-436-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Leonard and Helen DiPaula, through Concetta Barth, Power of Attorney, and the Contract Purchaser, Steve Smith. The Petitioners seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 15 feet in lieu of the required 25 feet, a rear yard setback of 24 feet in lieu of the required 30 feet, approval of the subject property as an undersized lot, pursuant to Section 304 of the B.C.Z.R., and a lot area of 4,592 sq.ft. in lieu of the required 6,000 sq.ft., and any other variances deemed necessary by the Zoning Commissioner for a proposed dwelling. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Steve Smith, Contract Purchaser, and Vincent Moskunas, on behalf of Site Rite Surveying, Inc., the consultants who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the Petitioners own two adjacent, unimproved parcels, known as 6 and 8 Park Place, in the community of Gwynns Falls. The properties are also known respectively as Lots 39 and 40 of Larchmont, an older subdivision that was recorded in 1940, well prior to the adoption of zoning regulations in Baltimore County. A copy of the plat for Larchmont was submitted into evidence as Petitioner's Exhibit 2. Lot 39

contains approximately 4,592 sq.ft., more or less, zoned D.R.5.5 and Lot 40, approximately 4,991 sq.ft., also zoned D.R.5.5. The Petitioners are desirous of developing both parcels with a single-family dwelling; however, variance relief is necessary due to the unusual shape and small size of the properties. Separate Petitions were filed due to the unique characteristics associated with each parcel; however, since the properties are owned by the same people and are adjacent to one another, the two cases were heard contemporaneously.

In the instant case, relief is requested for Lot 39, also known as 6 Park Place. In this regard, Lot 36 is a roughly triangular shaped parcel located on the northwest corner of the intersection of Park Place and Hillside Road. Due to the unique shape of the lot, the width along the front property line is approximately 64 feet; however, it widens to approximately 100 feet along the rear. The site plan shows that the proposed dwelling will be located 15 feet from the front property line in lieu of the required front average of 25 feet, and side yard setbacks of 10 feet on the north side and 28 feet on the south side will be provided. Thus, variance relief is requested from front and rear setback requirements. In addition, the minimum lot area required for a D.R.5.5 zoned lot, pursuant to Section 1B02.3.C.1 of the B.C.Z.R., is 6,000 sq.ft. The total lot area of the subject lot is 4,991 sq.ft. Thus, variance relief is necessary from the lot area requirements. It is to be noted that this lot is located with frontage immediately adjacent to two paper streets; Hillside Path to the rear and the improved part of Park Place ends at the property's frontage. Therefore, the lot appears larger in the field in that the property line is at the right-of-way for these two streets.

Based upon the testimony and evidence present, I am persuaded to grant relief. As noted above, the subdivision of Larchmont was laid out prior to the adoption of zoning regulations in Baltimore County and thus, many of the lots lack sufficient width and area. The location of the building envelope and proposed dwelling are consistent with others in the community and it is clear that there will be no detrimental impact to adjacent properties if relief is granted. Moreover, strict compliance with the zoning regulations would be unreasonable and result in a practical difficulty for the Petitioners. For all of these reasons, the relief requested will be granted.

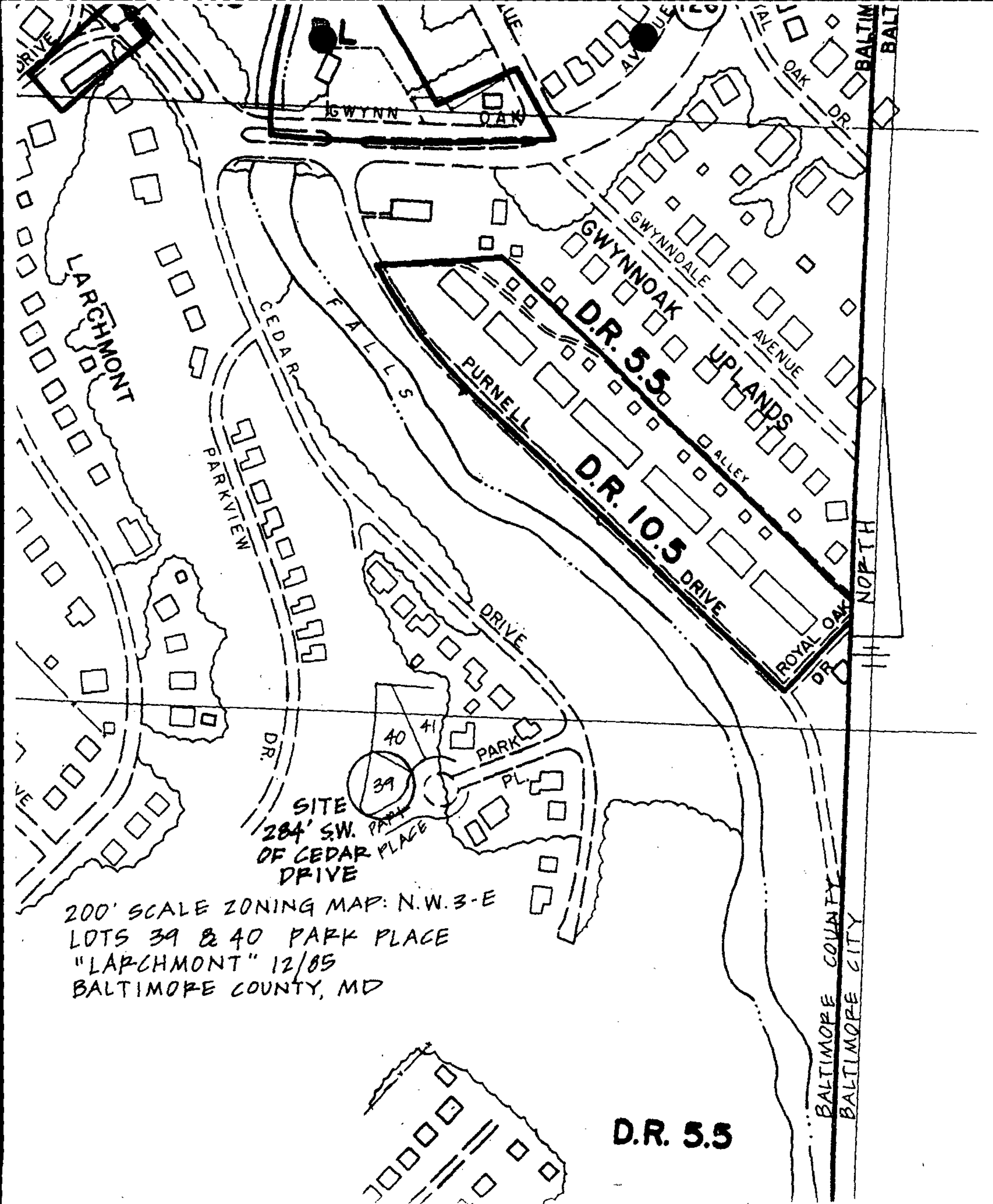
Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

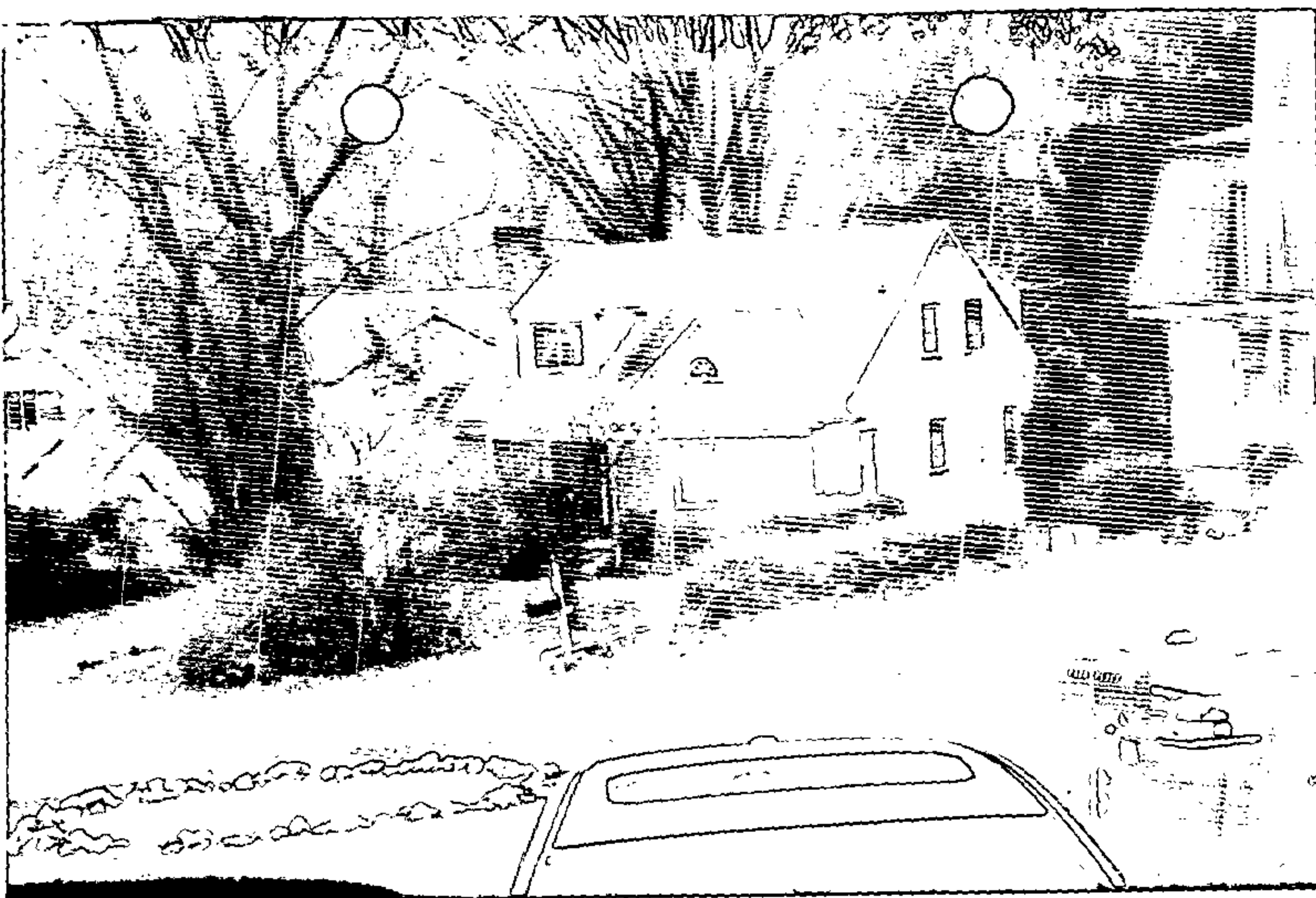
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this _____ day of September 2003 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 15 feet in lieu of the required 25 feet, a rear yard setback of 24 feet in lieu of the required 30 feet, approval of the subject property as an undersized lot, pursuant to Section 304 of the B.C.Z.R., and a lot area of 4,592 sq.ft. in lieu of the required 6,000 sq.ft., and any other variances deemed necessary by the Zoning Commissioner for a proposed dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

LES:bjs

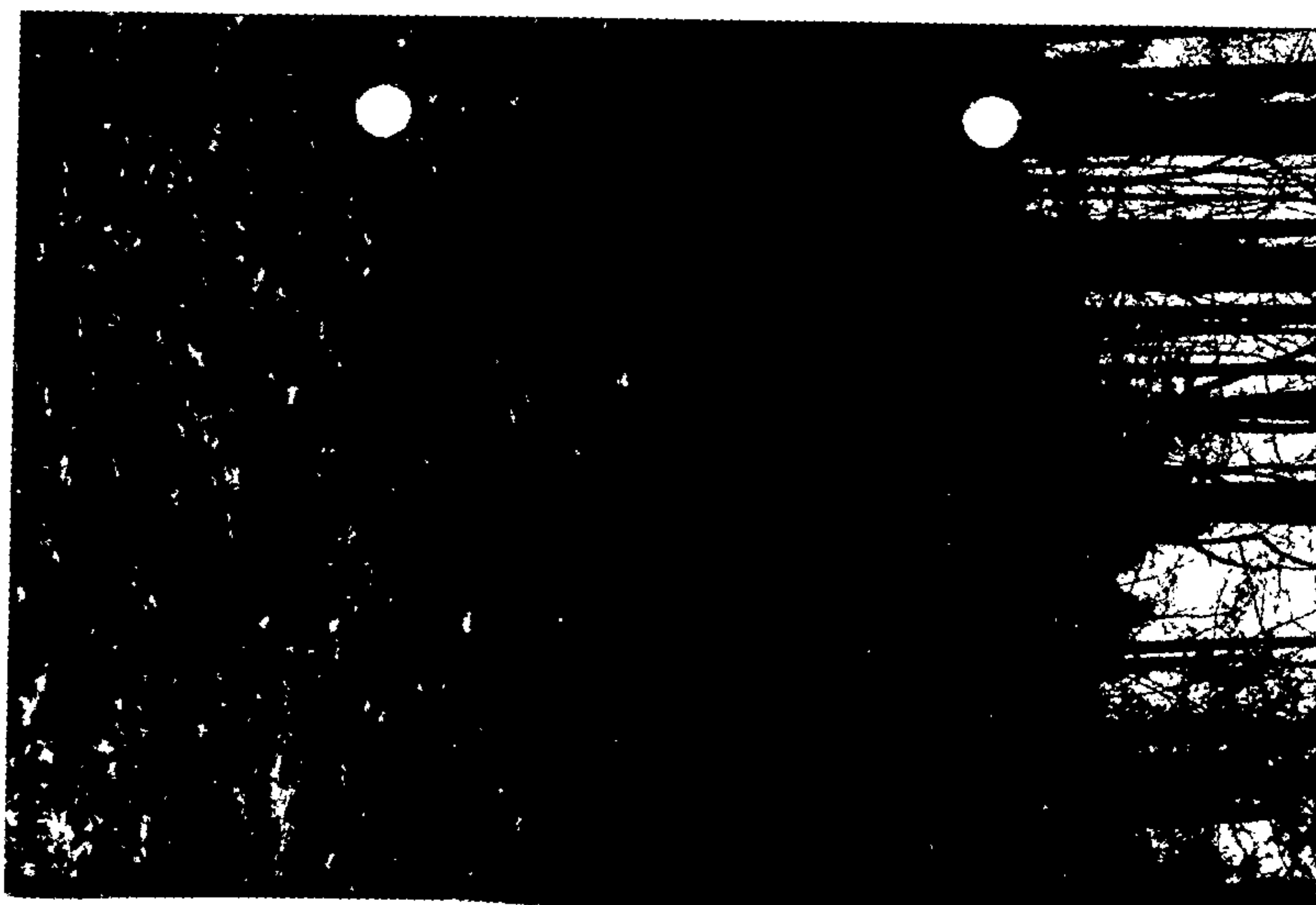
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

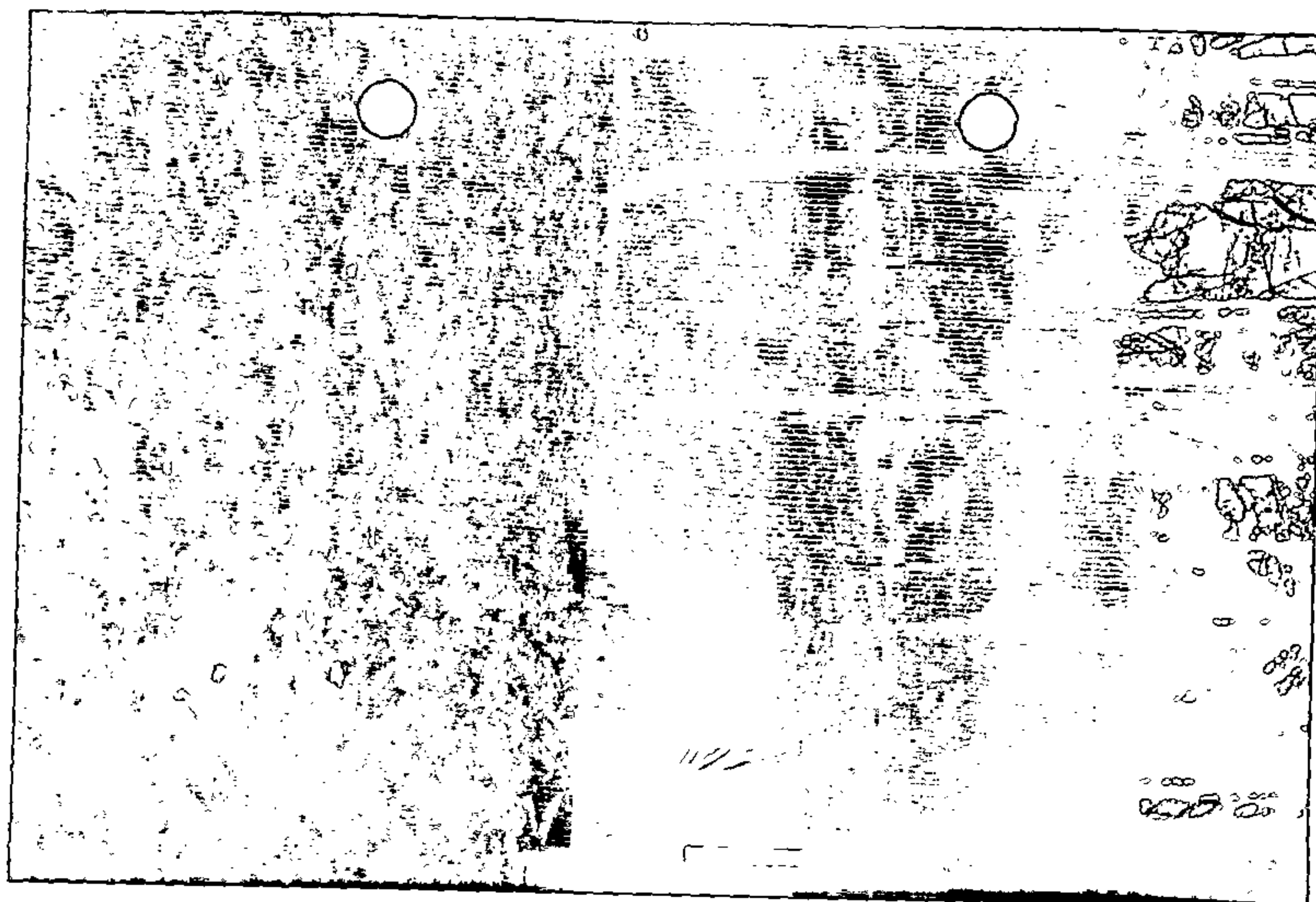


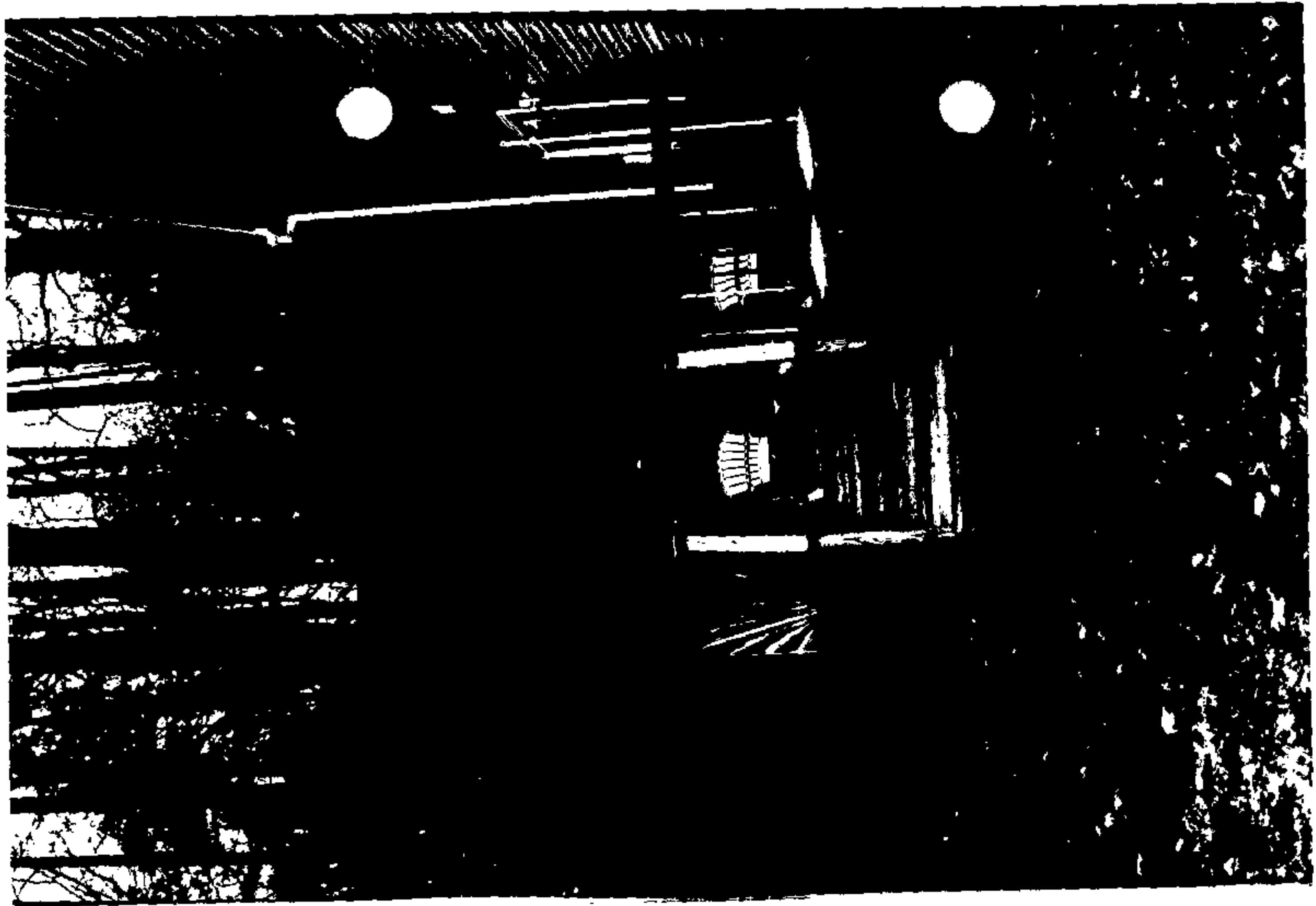












DIVISION OF CODE INSPECTIONS AND ENFORCEMENT

ACTIVE VIOLATION CASE DOCUMENTS

per Don Brand -
Set for hearing
ASAP
before B Wiseman

9:20 am

1/19/07

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: January 25, 2007

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 320
Legal Owner/Petitioner: Garliss, Josef
Contract Purchaser: N/A
Property Address: 1300 Winespring La
Location Description: N/side Winespring La, 2200' E/Bellona Ave

VIOLATION INFORMATION: Case No. 06-8101
Defendants: Garliss, Josef

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME	ADDRESS
James & Kristen Culp	7004 Charles Ridge Rd

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- X 1. Complaint letter/memo/email/fax (if applicable)
- X 2. Complaint Intake Form/Code Enforcement Officer's report and notes
- X 3. State Tax Assessment printout
- ☐ 4. State Tax Parcel Map (if applicable)
- ☐ 5. MVA Registration printout (if applicable)
- ☐ 6. Deed (if applicable)
- ☐ 7. Lease-Residential or Commercial (if applicable)
- ☐ 8. Photographs including dates taken
- X 9. Correction Notice/Code Violation Notice
- ☐ 10. Citation and Proof of Service (if applicable)
- ☐ 11. Certified Mail Receipt (if applicable)
- ☐ 12. Final Order of the Code Official/Hearing Officer (if applicable)
- ☐ 13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)
- ☐ 14. Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable).

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/tr
C: Code Enforcement Officer

Entered US

CODE ENFORCEMENT REPORT

687

DATE: 12-17-16 INTAKE BY: Hohnke CASE #: 06-8101 INSPEC:

COMPLAINT LOCATION: 1300 Winegpring Rd #B647288

ZIP CODE: 410 DIST: 9

COMPLAINANT NAME: Rob & Kristin Culp PHONE #: (H) 494-9787 (W)

ADDRESS: ZIP CODE:

PROBLEM: Work being done exceed scope of permit. Garage has been added To close to side property line

IS THIS A RENTAL UNIT? YES NO
IF YES, IS THIS SECTION 8? YES NO
OWNER/TENANT INFORMATION:

TAX ACCOUNT #: 0913857710 ZONING:

INSPECTION: 12-14-16 stop work order issued
P/u 3-15-16

REINSPECTION: KN

REINSPECTION:

REINSPECTION:

PLOT PLAN

DIST. 9 3647283
Application Number

OWNER JOSEF GARLICK

ADDRESS 1300 WINE SPRING LANE

PLEASE SHOW BELOW:

- Property line dimensions and easements;
- Existing buildings;
- Existing well/septic; (show distance to nearest structure)
- Road names and location of alleys;
- If your property is in a tidal or riverine flood area, indicate elevation of lowest floor of proposed work.
- The proposed work and the setback distances to the proposed work.

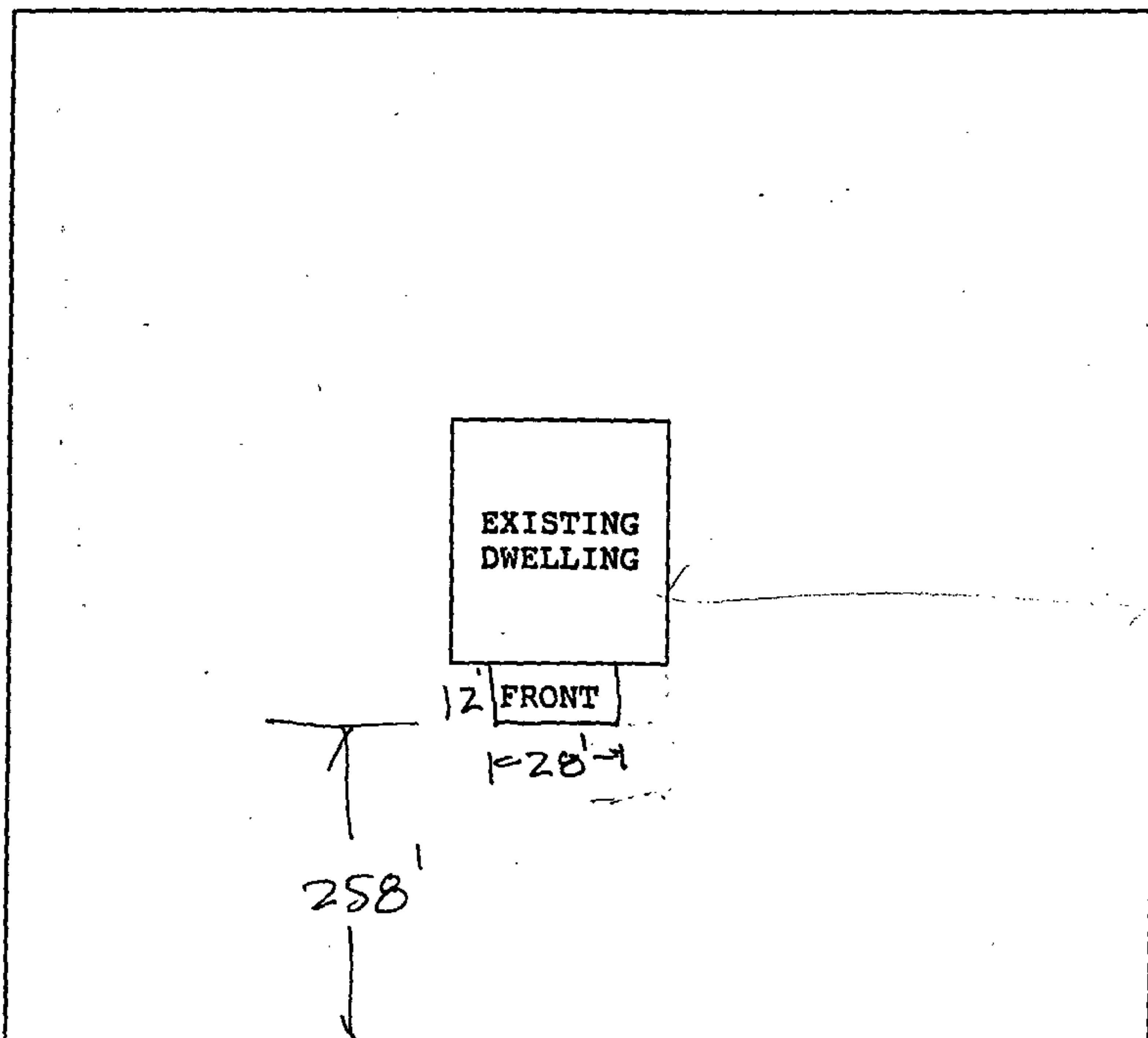
Front Setback _____

Left Setback _____

Rear Setback _____

Right Setback _____

NOTE: Cannot fence access easement.



ROAD NAME 1300 WINE SPRING LANE

DATE: 01/25/2007

STANDARD ASSESSMENT INQUIRY (1)

TIME: 08:00:58 ,

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
09 13 857710	09	2-0	04-00	H	NO		01/08/07

GARLISS JOSEF B

DESC-1.. IMPSNS WINESPRING LA

DESC-2.. SE COR JOPPA RD

1300 WINE SPRING LA

PREMISE. 01300 WINESPRING

LA

00000-0000

BALTIMORE

MD 21204-3664 FORMER OWNER: THOMPSON EDWARD E

----- FCV ----- PHASED IN -----

	PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND:	213,750	332,500		FCV	ASSESS	ASSESS
IMPV:	107,140	130,290	TOTAL..	462,790	462,790	415,490
TOTL:	320,890	462,790	PREF...	0	0	0
PREF:	0	0	CURT...	462,790	462,790	415,490
CURT:	320,890	462,790	EXEMPT.		0	0
DATE:	08/01	10/04				

----- TAXABLE BASIS ----- FM DATE

ASSESS: 462,790 12/19/06

ASSESS: 415,490

ASSESS: 0

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

DATE: 01/25/2007

STANDARD ASSESSMENT INQUIRY (2)

TIME: 08:01:18

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
09 13 857710	09	2-0	04-00	H	NO		01/08/07
LOT....		BOOK....	0000	MAP.....	0069	LOT WIDTH.....	102.70
BLOCK..		FOLIO...	0000	GRID....	0005	LOT DEPTH.....	.00
SECTION..				PARCEL..	0210	LAND AREA..	.950 A
PLAT..						YEAR BUILT.....	52

-----TRANSFER DATA-----

NUMBER..... 343645
 DATE..... 08/07/06
 PURCHASE PRICE..... 540,000
 GROUND RENT..... 0
 DEED REF LIBER..... 24268
 DEED REF FOLIO..... 0491
 CONVEYED IND..... 1
 TOT-PART TRAN IND..... T
 GRANTOR ACCT NO.. 09-13-857710

-----EXEMPT DATA-----

STATUS.....
 CLASS CODE..... 000
 STATE EXEMPT CODE..... 000
 COUNTY EXEMPT CODE..... 000
 CURR STATE EX ASMT.... 0
 PRIOR STATE EX ASMT... 0
 CURR COUNTY EX ASMT... 0
 PRIOR COUNTY EX ASMT.. 0

CRITICAL NEW CONST CARD

AREAS CODE	YEAR	NO	CODE	SQ. FEET
		04947		1991

-----STRUCTURE-----

ENTER-INQUIRY3 PA1-PRINT PF2-INQUIRY1 PF4-MENU PF5-QUIT PF7-CROSS REF

DATE: 01/25/2007

STANDARD ASSESSMENT INQUIRY (3)

TIME: 08:01:26

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
09 13 857710	09	2-0	04-00	H	NO		01/08/07

-----STATE-----

REC CREATE DATE.. 10/23/92

DELETE CODE..... M

DATE DELETED.....

LAST FM DATE..... 12/19/06

LAST FM TYPE..... C

PREV FM DATE.....

PREV FM TYPE.....

----- COUNTY -----

LAST LOAD DATE... 01/08/07

PRIOR LOAD DATE.. 12/20/06

GEO CODE N/A LAND-USE

81 NO R

STATE TAXABLE ASSESS

ASSESS: 462,790

ASSESS: 415,490

ASSESS: 0

ENTER-INQUIRY1 PA1-PRINT PF2-INQUIRY2 PF4-MENU PF5-QUIT PF7-CROSS REF

15:14:40
E: 12/07/2006

AUTOMATED PERMIT TRACKING SYSTEM
GENERAL PERMIT APPLICATION DATA

PANEL BP1003M
LAST UPDATE 10/23/2006
EDW 14:34:32

PERMIT #: B647288 PROPERTY ADDRESS
RECEIPT #: A555295 1300 WINESPRING LANE
CONTROL #: MR SUBDIV: SE COR JOPPA RD
XREF #: B647288 TAX ACCOUNT #: 0913857710 DISTRICT/PRECINCT 09 01
OWNERS INFORMATION (LAST, FIRST)

FEE: 65.00 NAME: GARLISS JOSEF
PAID: 65.00 ADDR: 1300 WINE SPRING LANE BALTIMORE MD 21204-3664
PAID BY: APPL

DATES APPLICANT INFORMATION
APPLIED: 10/23/2006 NAME: TODD GARLISS
ISSUED: 10/23/2006 COMPANY:
OCCPNY: ADDR1: 13910 POPLAR HILL RDPO BOX 55
FINAL INSPECT: ADDR2: PHOENIX MD 21131
INSPECTOR: 09R PHONE #: 443-204-3044 LICENSE #:
NOTES: KRA/EDW

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY
PANEL BP1004M
TIME: 15:26:04 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 10/23/2006
DATE: 12/07/2006 BUILDING DETAIL 1 EDW 14:39:16

PERMIT # B647288 DRC#
PLANS: CONST 00 PLOT 1 PLAT 0 DATA 0 EL 1 PL 1
TENANT
BUILDING CODE: CONTR: OWNER: GARLISS JOSEF
IMPRV 2 3 ENGR:
USE 01 SELLR:

FOUNDATION BASE WORK: ALT TO REMOVE EXISTING COVERED PORCH & CONSTRUCT
CONSTRUC FUEL SEWAGE WATER BE USED AS: 1ST FLOOR-LIVING ROOM & BREAKFAST
2 1E 1E ROOM; BSMT: STORAGE. (RELOCATE HOSE BIBB ONLY
CENTRAL AIR UNDER PLUMBING PERMIT APPLICATION) 28'X12'X25'=
ESTIMATED COST 672SF

60,000.00 PROPOSED USE: SFD & ADDITION & ALTERATION
OWNERSHIP: 1 EXISTING USE: SFD
RESIDENTIAL CAT: 1

#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS:
1 FAMILY BEDROOMS: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU
PANEL BP1005M
TIME: 15:26:12 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 10/23/2006
DATE: 12/07/2006 BUILDING DETAIL 2 EDW 14:39:16

PERMIT #: B647288 BUILDING SIZE LOT SIZE AND SETBACKS
FLOOR: 672 SIZE: .95AC
WIDTH: 28 FRONT STREET:
DEPTH: 12 SIDE STREET:
HEIGHT: 25 FRONT SETB: 258'
STORIES: 1+BSMT SIDE SETB: NC
SIDE STR SETB:
LOT NOS: REAR SETB: NC
CORNER LOT: N

ZONING INFORMATION ASSESSMENTS
DISTRICT: BLOCK: LAND: 0332500.00
PETITION: SECTION: IMPROVEMENTS: 0130290.00

From: "Kris Culp" <krculp@earthlink.net>
To: <dbrand@co.ba.md.us>
Date: 1/15/2007 1:46 PM
Subject: 1300 Wine Spring Lane
CC: "Rob Culp" <jculp@us.ibm.com>, "Donald Rascoe" <drascoe@co.ba.md.us>, "John Altmeyer" <JAltmeyer@co.ba.md.us>, <ruxrider@bcpl.net>, <jgerman@co.ba.md.us>

Dear Mr. Brand,

We believe a stop work order should be reinstated on the building project going on at 1300 Wine Spring Lane. The first stop work order that was put in place on December 14, 2006 was lifted by you the following week subject to the owner's agreement to set up a meeting to file for a variance. The filing meeting has been postponed twice now. The owner is not meeting his obligation, and we believe a stop work order should be put back in place until all of the following happen:

1. The building permit application is correct. On December 14 in my presence, Richard Rohlf asked Mr. Todd Garliss (the builder and owner's father) to correct the side setback on the permit dated December 13, 2006. No such correction was ever made. We feel the front setback may be overstated. Also, this is a new house being built around and on top of an existing rancher. We wonder why so little in the way of structural plans has been required by the county.
2. The variance filing is complete and the variance hearing is held.
3. A thorough assessment of whether this project qualifies for Design Review, and if it does, the project goes through the process required.

Anything short of this will continue to send the signal to the builder that it's o.k. to break the rules and that neighbor's concerns are unimportant.

No one is living in this house. The owner has told us he has a house in Stoneleigh in which he is living, and all neighbors can plainly see out our windows that no one is living there. We called the county on December 7, 2006 with our concerns that this project was being misrepresented in the permitting process. We have called, emailed, and stopped by the zoning and building inspection offices at the county several times since December 7. A large amount of construction has happened in the meantime.

Why is this project allowed to continue? The owner's actions make a mockery of the permitting and variance process and show little respect for our concerns. How many times should we expect to have to point out the misrepresentations to the county before meaningful action is taken?

We would welcome a site visit from you or someone in your office to assess the situation.

Also, we would like an update after the Garliss' meeting at 2:00 on Tuesday, January 16 (their third scheduled meeting) as to the status of this project. We hope to learn that the variance hearing has been scheduled and that a stop work order is in place until the hearing takes place. We also hope the permit correctly shows the setbacks on all sides and that the permit correctly shows that this is a large house being built in front of and on top of a rancher. Finally, we hope this project will be going in front of the Design Review Panel.

Thank you,
Kris Culp



From: John Altmeyer
To: dbrand@co.ba.md.us
Date: 1/3/2007 10:15:21 AM
Subject: Re: 1300 Wine Spring Lane:

Don:

Thanks for the update.

John Altmeyer
Supervisor Code Inspection and Enforcement
>>> Donald Brand 01/03/07 9:50 AM >>>
Kris & Rob Culp:

This e-mail responds to your inquiry to Donald T. Roscoe, Deputy Director, Baltimore County Department of Permits and Development Management ("DPDM") regarding actions DPDM has taken at the subject address.

By letter dated December 18, 2006, to Josef Garliss, owner of the subject property, I suspended the stop work order only after Mr. Garliss scheduled an appointment with the Zoning Office to begin the process of filing a Petition for any Variances required and with the condition that should any request to exceed existing zoning requirements be denied that any permitted improvements which violate such requirements be removed.

Mr. Garliss' appointment with the Zoning Office is for tomorrow and if he proceeds timely with submissions a hearing on his petition for any variances will not be set until sometime in March, 2007.

I hope you find the above answers the questions posed in your e-mail.

Donald E. Brand, P.E.
Buildings Engineer

cc: Richard Rohlf



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

January 19, 2007

HAND DELIVERED

Josef B. Garliss
1300 Wine Spring Lane
Baltimore, Maryland 21204-3664

Re: Reinstitution of Partial Stop Work Order

Dear Mr. Garliss:

On December 18, 2006, I suspended the stop work order upon condition that should your Petition for a variance be denied or otherwise result in the work completed to date being in violation of the Zoning Regulations of Baltimore County, that you will remove or alter the work completed to the end that ~~(there)~~ any violation be corrected and that such action on your part be done within sixty (60) days of any final decision on such matter.

Having been to the site and observed the extent of work completed, I realize that I should not have suspended the stop work order on December 18, 2006 for all work, and reinstate a stop work order at this time with regard to the garage extension. The issue of whether you can extend the east wall of the garage and how far will be decided by the Zoning Commissioner and in the interim the best policy is to NOW reduce any risk associated with the outcome of that hearing. You may continue to complete work on that portion originally permitted.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Donald E. Brand".

Donald E. Brand, P.E.
Buildings Engineer

cc: Richard Rohlf
Lew Mayer

determined by the Department of Environmental Protection and Resource Management.

- E. Growth allocation will not be required for subdivisions of land where each resultant parcel or lot contains a dwelling which existed on December 1, 1985.
- F. Residential subdivision of land other than for single-family dwellings, as covered by Paragraphs D and E of this subsection, is permitted in accordance with an approved final development plan or record plat if the approval was granted by the county before June 1, 1984.
- G. For nonresidential developments, a lot or parcel of land may be developed with a use permitted on the property under the zoning or use regulations in effect on December 1, 1985, notwithstanding that such development may be inconsistent with the provisions of Article 33, Title 2 of the Baltimore County Code and provided that this right to develop is subject to the Zoning Regulations in effect at the time the right is to be exercised; unless the lot or parcel is within the recorded or approved plat or a plan of a land subdivision approved by the county before December 1, 1985, in which case the limitations and rights pertaining to the approved plan or plat shall govern.

Section 104 Nonconforming Uses [BCZR 1955]

104.1 A nonconforming use (as defined in Section 101) may continue except as otherwise specifically provided in these regulations, provided that upon any change from such nonconforming use to any other use whatsoever, or any abandonment or discontinuance of such nonconforming use for a period of one year or more, the right to continue or resume such nonconforming use shall terminate. [Bill Nos. 18-1976; 124-1991]

Abandonment or discontinuance does not apply to a validly utilized Special Exception.

104.2 A structure damaged to any extent or destroyed by fire or other casualty may be restored within two years after such destruction or damage but may not be enlarged. In the case of residentially used structures which are nonconforming in density, the number of dwelling units or density units rebuilt may be equal to but may not exceed the number of units which existed before the casualty. [Bill No. 124-1991]

104.3 No nonconforming building or structure and no nonconforming use of a building, structure or parcel of land shall hereafter be extended more than 25% of the ground floor area of the building so used. This provision does not apply to structures or uses restored pursuant to Section 104.2, except as authorized by the Zoning Commissioner pursuant to Section 307. [Bill No. 124-1991]

104.4 Exception. Any contrary provision of these regulations notwithstanding, an office building that was authorized by grant of a special exception and that becomes damaged to any extent or destroyed by casualty may be fully restored in accordance with the terms of the special exception. [Bill Nos. 167-1980; 124-1991]

If nonconforming setback, but use is permitted there 25% expansion only applies to setback deficiency, not entire building

COVAHEY, BOOZER, DEVAN & DORE, P. A.

ATTORNEYS AT LAW
614 BOSLEY AVENUE
TOWSON, MARYLAND 21204

EDWARD C. COVAHEY, JR.
F. VERNON BOOZER *
MARK S. DEVAN
THOMAS P. DORE
BRUCE EDWARD COVAHEY
JENNIFER MATTHEWS HERRING
FRANK V. BOOZER, JR.

410-828-9441

FAX 410-823-7530

COPY

ANNEX OFFICE
SUITE 302
606 BALTIMORE AVE.
TOWSON, MD 21204
410-828-5525
FAX 410-296-2131

*ALSO ADMITTED TO D.C. BAR

May 23, 2007

J. Carroll Holzer, Esq.
Holzer & Lee
508 Fairmount Ave.
Towson, Maryland 21286

RECEIVED
MAY 25 2007

BY:.....

Re: Josef Garliss - 1300 Winespring Lane
Case No. 07-320-A

Dear Mr. Holzer:

Enclosed please find a new plot plan showing the new extension which would comport with the non-conforming use provision of Section 104.3 of the Baltimore County Zoning Regulations that eliminates the request for a variance. Note the offset of the porch would also eliminate any variance request.

You are correct in your letter of May 17, 2007 that the Garlisses visited Carl Richards to ensure that any proposal was in accordance with the requirements of the Zoning Office. That is Carl's job.

If you would review this with your clients, we could then dismiss the variance request and our respective clients may return to their normal routines. Josef Garliss is trying to be a good neighbor and would like to get the house finished in a timely manner.

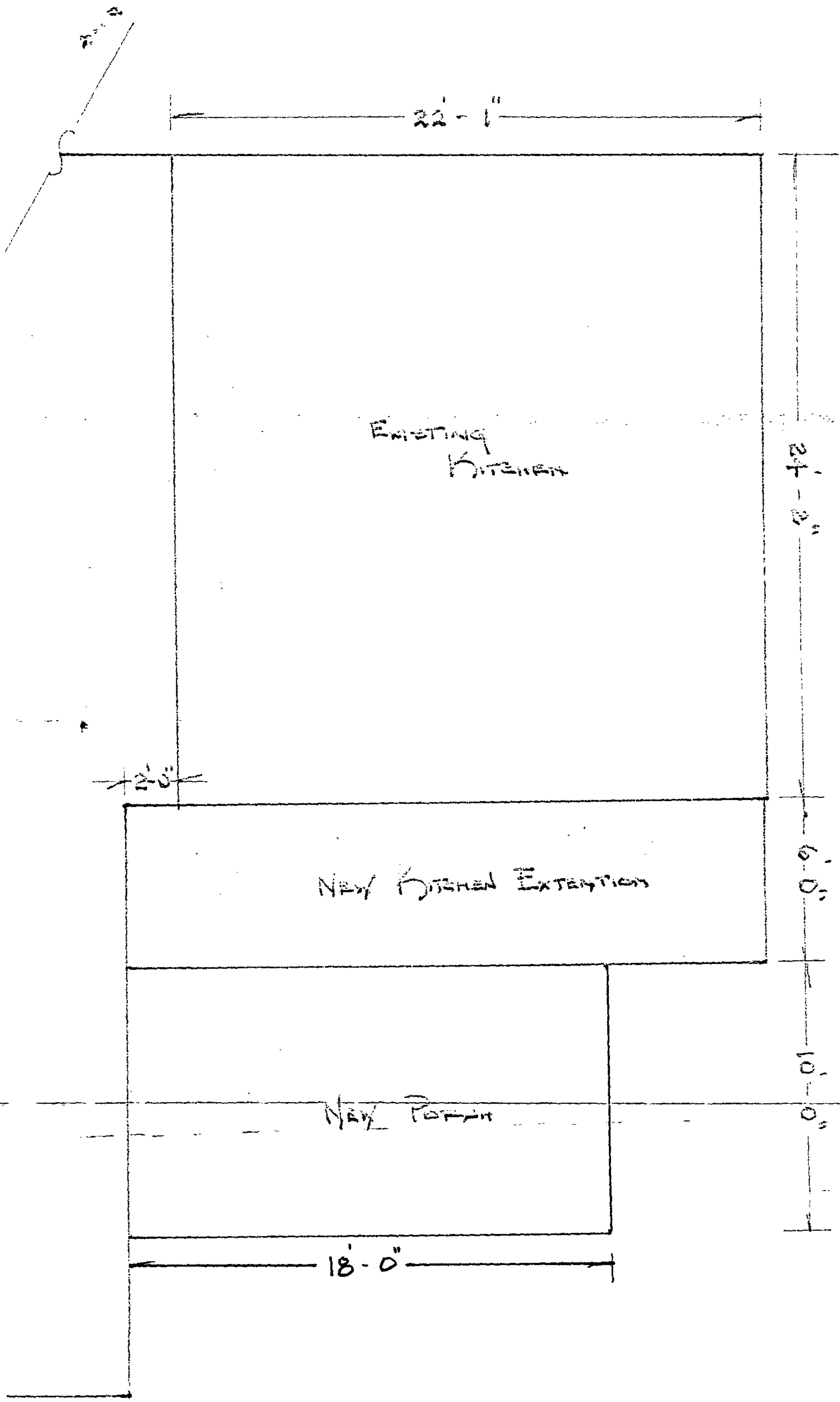
Very truly yours,

/s/

Edward C. Covahey, Jr.

ECC,Jr./ldr
Enclosure
0623ldr06

✓ cc: William Wiseman, Zoning Commissioner
Josef B. Garliss



22'-1"

Existing
Kitchen

24'-8"

2'-0"

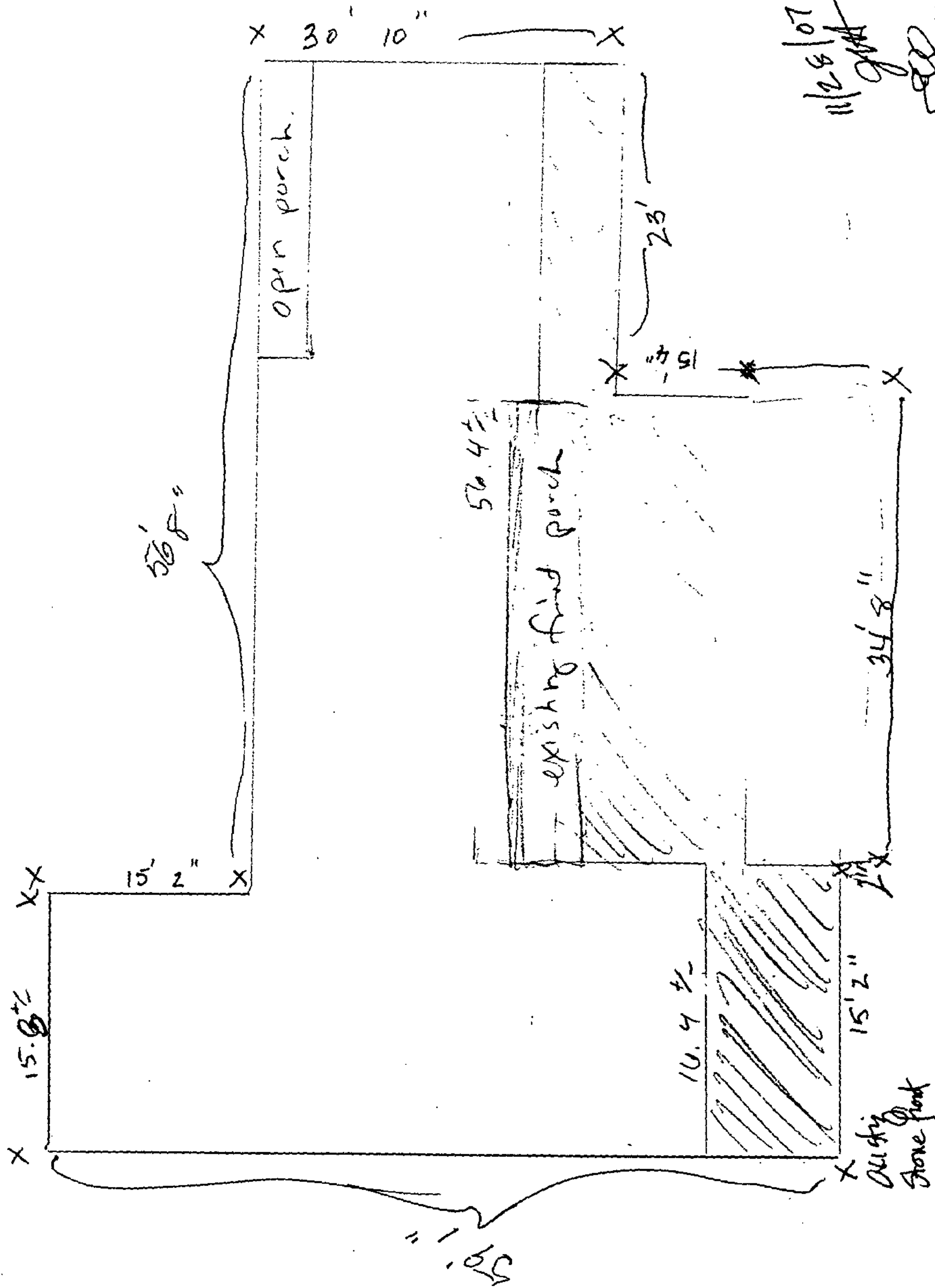
New Kitchen Extension

6'-0"

New Porch

10'-0"

18'-0"



11/28/07
 J. J. J.
 Joint Exhibit 292
 07-320-A
 18

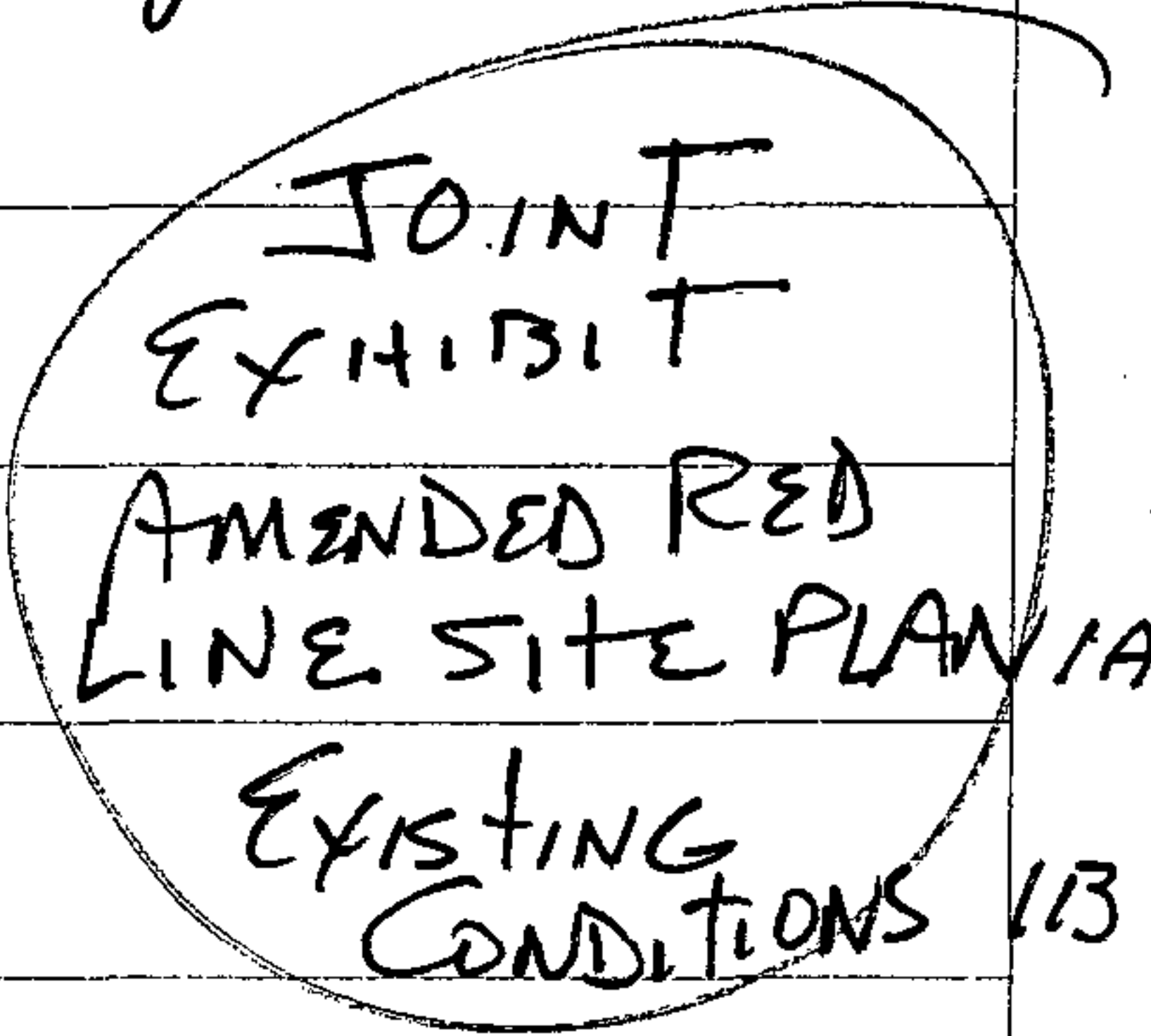
Case No.: 07-320-A 1300 WINE SPRING LANE

Exhibit Sheet

"JOINT EXHIBIT" ①

Petitioner/Developer

Protestant

No. 1	SITE PLAN	Photograph - Addition as originally constructed
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No. 5	Photo - taken by Joseph Garless FRONT ELEVATION	
No. 6	Photo - CLOSER to FRONT THAN EXHIBIT 5	
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Case No.: 07-320-A

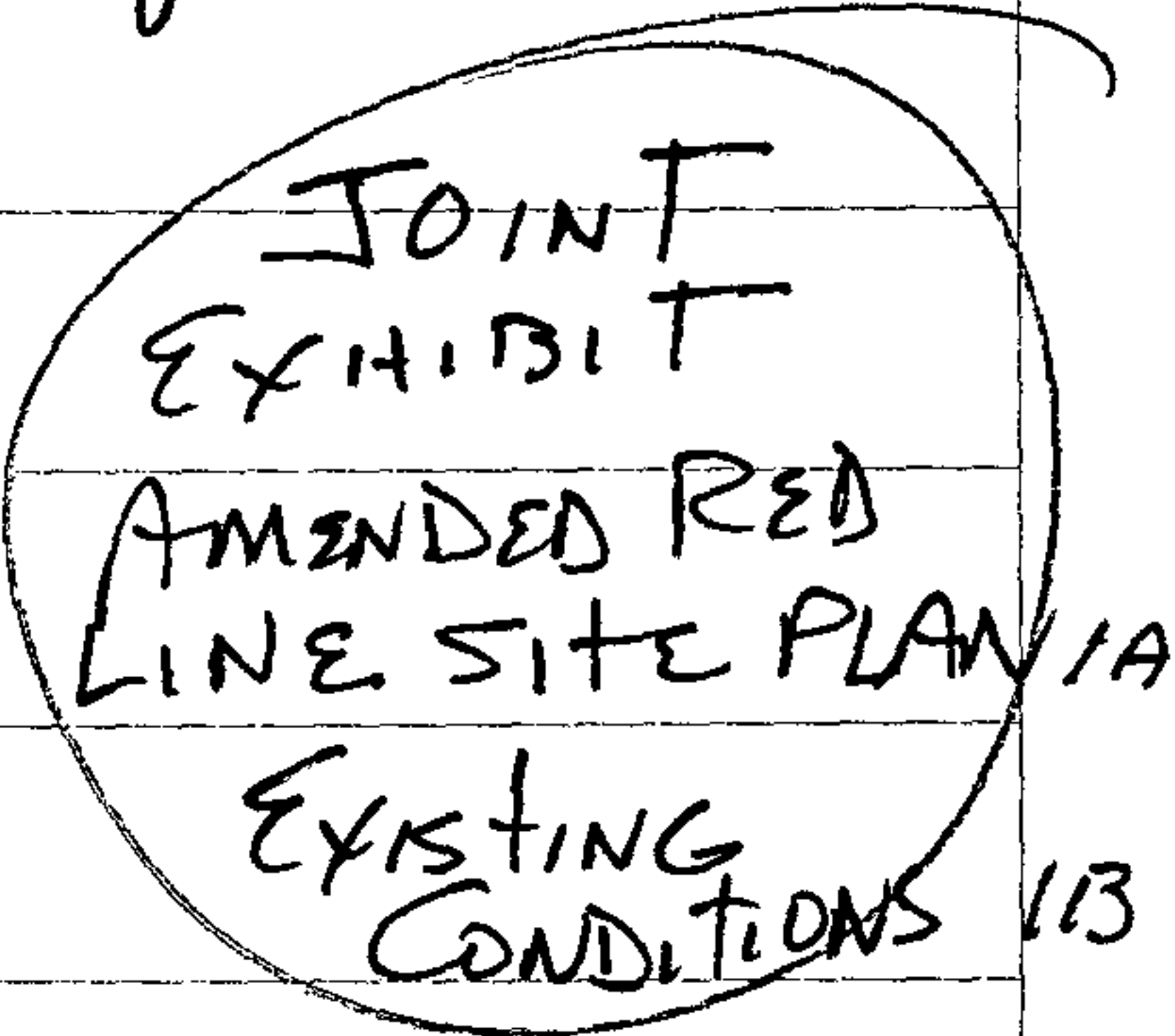
1300 WINE SPRING LANE

Exhibit Sheet

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Case No.: 07-320-A

Exhibit Sheet - Continued

Petitioner/Developer

Protestant

No. 13	LETTER OF SUPPORT 1302 WINE SPRING PEGG MELFA	
No. 14	LETTER OF SUPPORT 1411 WALNUT HILL LANE RICHARD GATCHELL	
No. 15	LETTER OF SUPPORT 1303 WINE SPRING HELEN & DAVID TRAPP	
No. 16	LETTER OF SUPPORT 1304 WINE SPRING LANE JACK & PAMELA TRAPP	
No. 17		
No. 18		
No. 19		
No. 20		
No. 21		
No. 22		
No. 23		
No. 24		

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 1300 WINE SPRING LANE SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME SE COR ATORPA RD.

PLAT BOOK # N/A LOT # SECTION #

OWNER JOSEF B. GARLIS

SCALE 1" = 60'

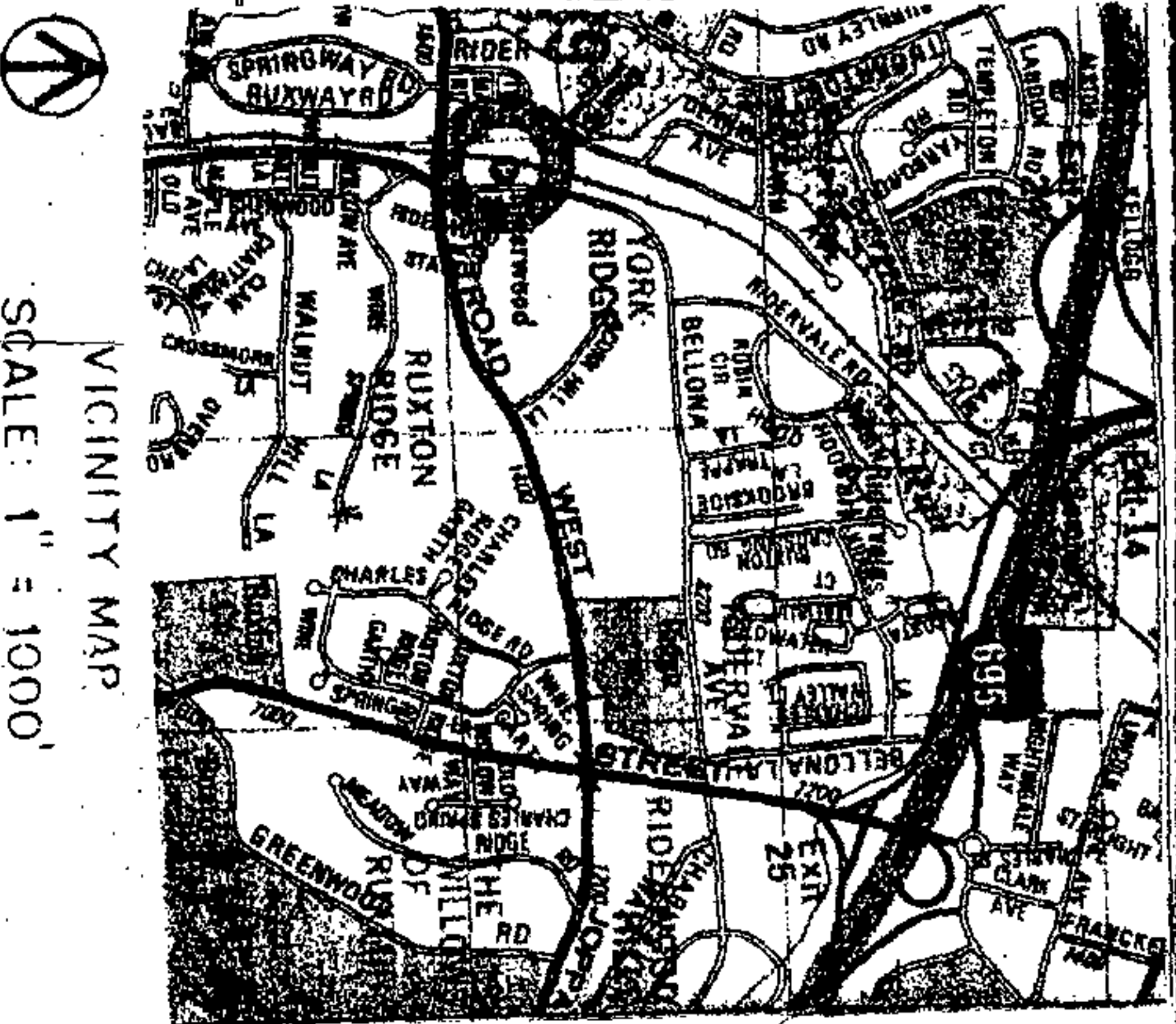
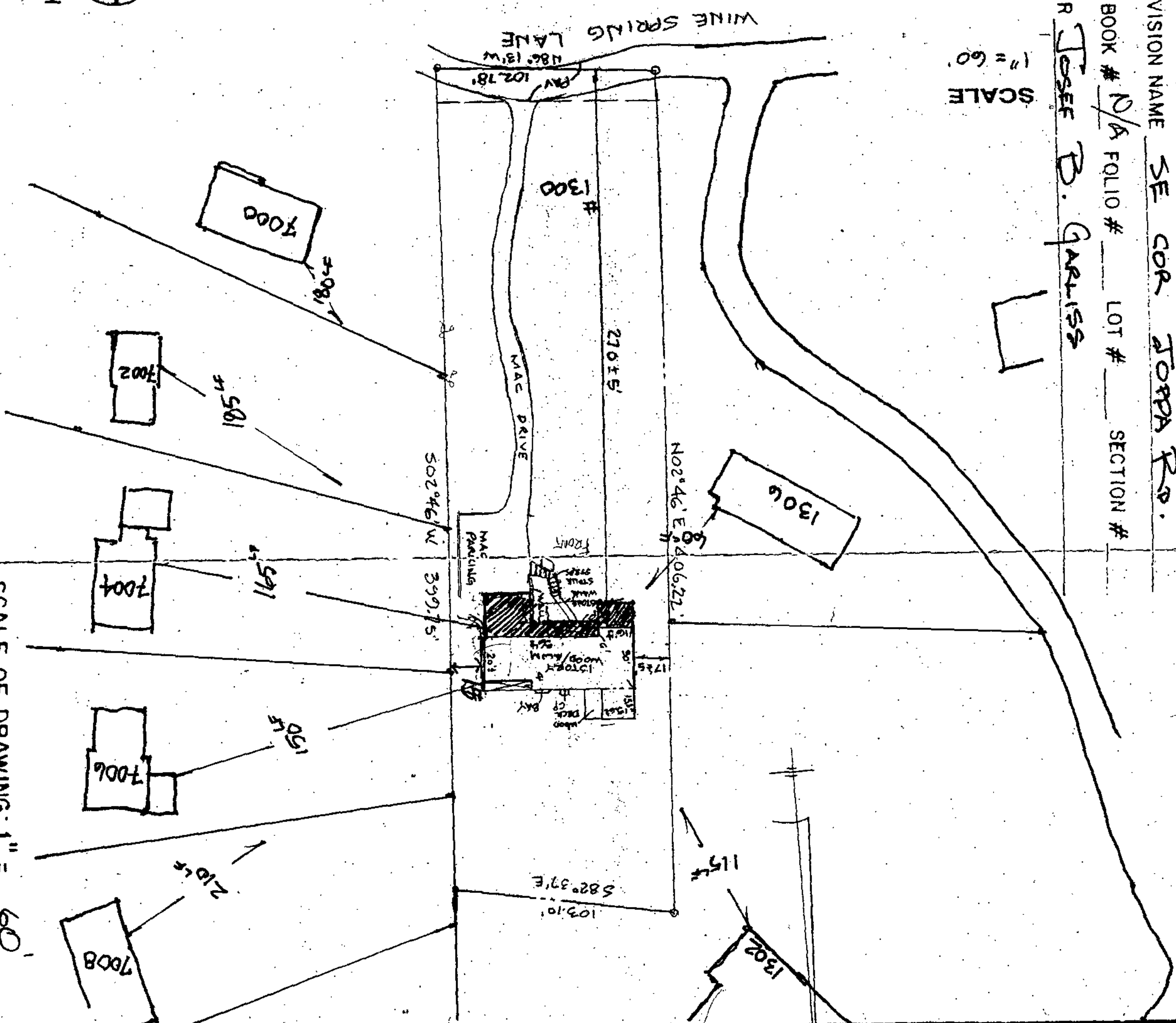
LOCATION CERTIFICATION

TITLE DEED: 6355-462
BALTIMORE CO., MARYLAND

NORTH

PREPARED BY

SCALE OF DRAWING: 1" = 60'



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 9th

COUNCILMANIC DISTRICT 2nd

1" = 200' SCALE MAP # 069 C-1

ZONING DR-2

LOT SIZE 95 ACRES

SQUARE FEET

PUBLIC PRIVATE

SEWER ☒

WATER ☒

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

HISTORIC PROPERTY/BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING ☐ YES ☒ NO

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE # 07320-4

PETITIONER'S

EXHIBIT NO. 1



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

Timothy M. Kotroco
TIMOTHY M. KOTROCO
DIRECTOR

BUILDING PERMIT

BUILDINGS ENGINEER

PERMIT #: B451795 CONTROL #: MR DIST: 09 PREC: 01
DATE ISSUED: 12/13/2006 TAX ACCOUNT #: 0913857710 CLASS: 04

PLANS: CONST 00 PLOT 1 R PLAT 0 DATA 0 ELEC YES PLUM YES
LOCATION: 1300 WINESPRING LANE
SUBDIVISION: SE COR JOPPA RD

OWNERS INFORMATION

NAME: GARLISS JOSEF
ADDR: 1300 WINE SPRING LANE BALTIMORE MD 21204-3664

TENANT: KEEP CONSTRUCTION DWGS ON SITE FOR INSPECTOR

CONTR: GARLISS JOSEF

ENGR: THIS PERMIT CANCELS B447288 & EXPIRES 10/26/07

SELLR: CHANGE IN CONSTRUCTION. WAIVE PLANS: MS

WORK: ALT TO REMOVE EXISTING COVERED PORCH & CONSTRUCT
2-STY ADDN W/UNFINISHMT ON FRT OF EX SFD; TO BE:
1ST FLR- 2 COV'D PORCHES, 2-CAR FRT LOAD GARAGE
LIV RM, FOYER, STAIRCASE, LIBRARY, 2 FP(OUTSIDE
PROJ NOT TO EXCEED 4'X10'), 2ND FLR- BDRM & LOFT
EXT, 2 BDRM & BATH RM, REC RM 7'9"X28'6"X28'6"

BLDG. CODE:

RESIDENTIAL CATEGORY: DETACHED

OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: SFD & ADDITION & ALTERATION
EXISTING USE: SFD

TYPE OF IMPRV: ADDITION

USE: ONE FAMILY

FOUNDATION: BLOCK

BASEMENT: FULL

SEWAGE: PUBLIC EXIST

WATER: PUBLIC EXIST

LOT SIZE AND SETBACKS

SIZE: .950AC

FRONT STREET:

SIDE STREET:

FRONT SETB: 258'

SIDE SETB: NC-23'

SIDE STR SETB:

REAR SETB: NC

**THIS PERMIT EXPIRES
ONE YEAR FROM
DATE OF ISSUE**

PETITIONER'S

EXHIBIT NO.

2



1300 Wine Spring Ave

PETITIONER'S

0 25 50 100

EXHIBIT NO.

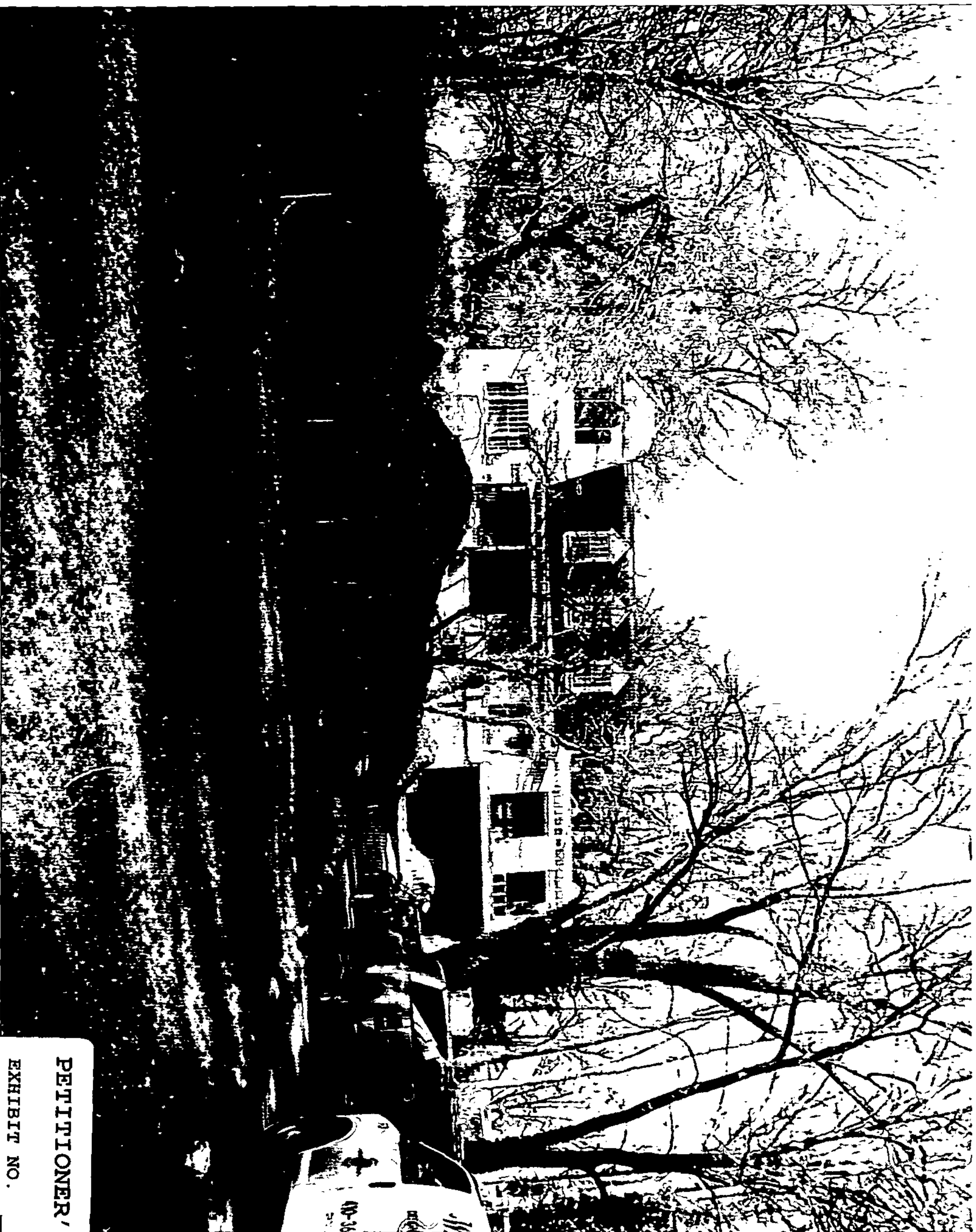
3



PETITIONER'S

EXHIBIT NO.

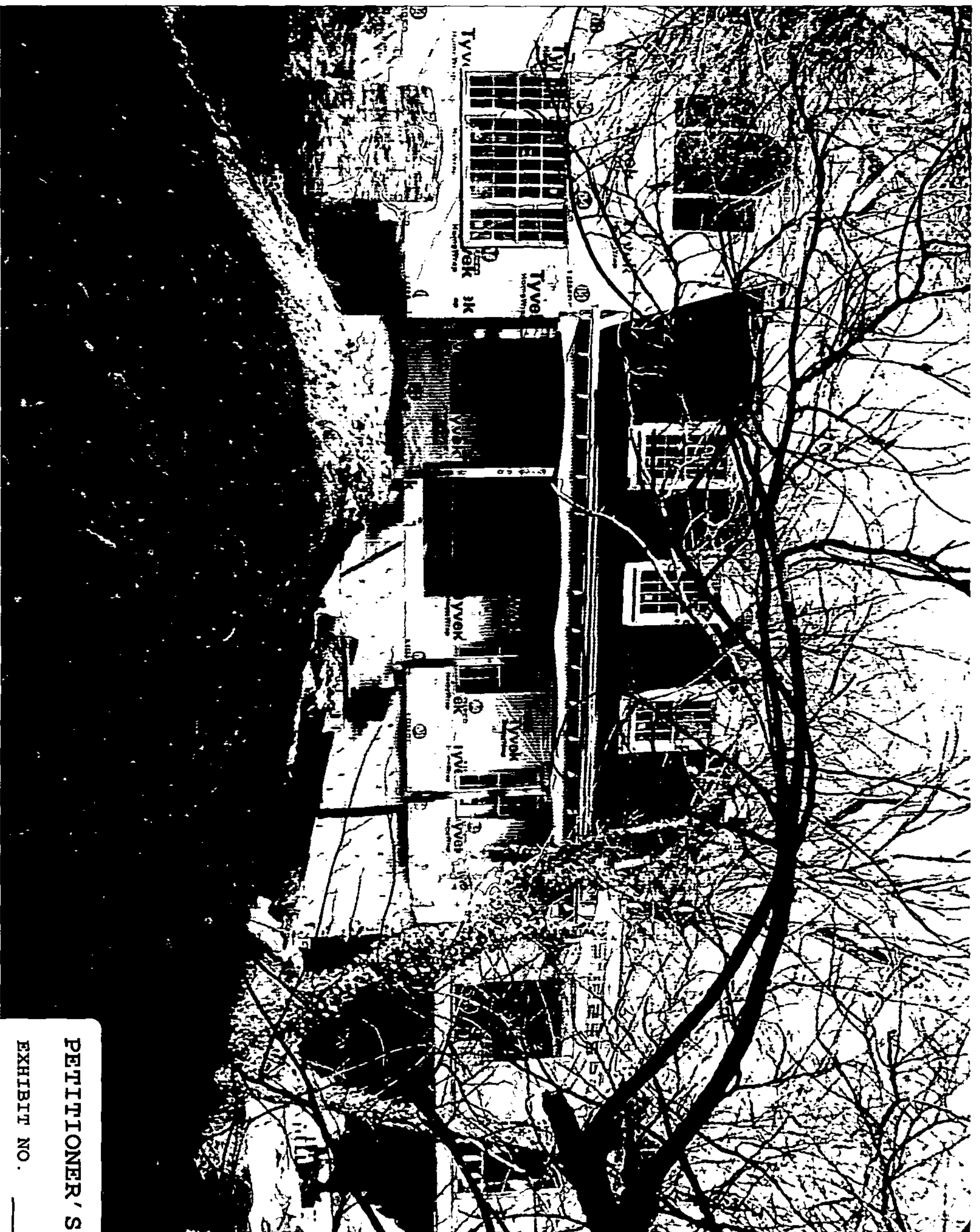
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PETITIONER'S

EXHIBIT NO.

5



PETITIONER'S

EXHIBIT NO.

6



PETITIONER'S

EXHIBIT NO.

67



PETITIONER'S

EXHIBIT NO.

8



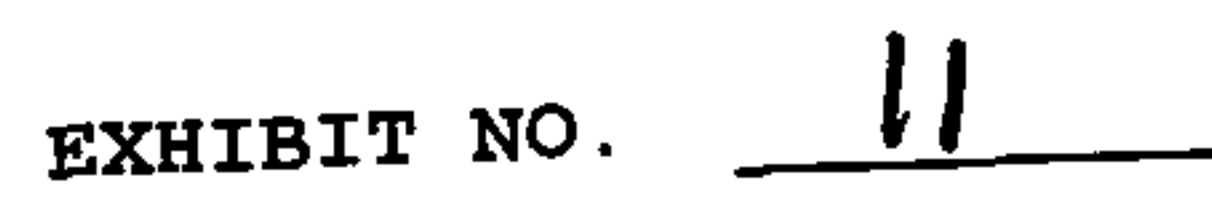
PETITIONER'S
EXHIBIT NO. 9



PETITIONER'S

EXHIBIT NO.

10.





SHAPIRO
SHER
GUINOT &
SANDLER

Joel I. Sher
Direct Dial: 410.385.4277
jis@shapirosher.com

36 S. Charles Street
Suite 2000
Baltimore, Maryland
21201-3147
Telephone: 410.385.0202
Facsimile: 410.539.7611

February 6, 2007

Edward C. Covahey, Jr., Esquire
Covahey, Boozer, Devan & Dore, P.A.
606 Baltimore Avenue, Suite 302
Towson, Maryland 21204

FEB 07 2007

Re: 1300 Wine Spring Lane, Towson, Maryland 21204

Dear Mr. Covahey:

I am the owner of the home located at 1306 Wine Spring Lane. My property line is contiguous with the property owned by Josef B. Garliss, located at 1300 Wine Spring Lane. It has come to my attention that one of our neighbors has lodged a complaint concerning the renovation of the property by Mr. Garliss. It is my further understanding that this complaint takes issue with the aesthetics of the renovation, as well as an extension of the existing garage.

Let me first advise you that I believe Mr. Garliss has proceeded in workmanlike fashion. I find that his renovation is an improvement to the neighborhood and is converting what appears to have been a formerly structurally unsound home to a fine addition to our neighborhood. To that end, I take no exception with the aesthetics of the home. Let me also advise you that to the extent the renovation by Mr. Garliss may otherwise encroach on any side-yard setback restriction, I do not object to the same.

It is also my understanding that based upon the age of the improvements at 1300 Wine Spring Lane and subsequent zoning changes, the existing structure may constitute a non-conforming use. Accordingly, I am led to believe that certain of the improvements on the property may require a variance from current regulations. Accordingly, please be further advised that I do not object to a variance and would support a granting of the same by Baltimore County. Please feel free to share this letter with whomever you believe appropriate under the circumstances.

Very truly yours,


Joel I. Sher

cc: Mr. Josef Garliss
Mr. & Mrs. Robert Culp

PETITIONER'S

EXHIBIT NO.

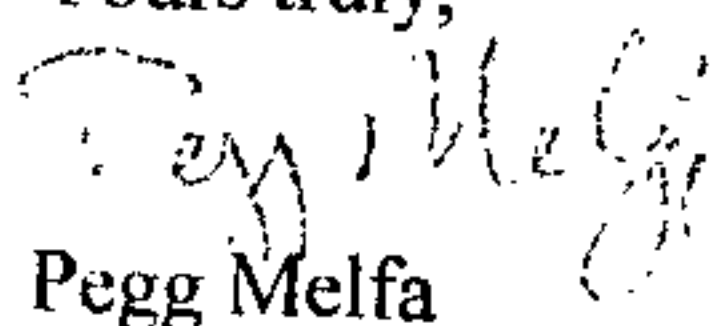
12

January 9, 2007

To Whom It May Concern:

At 1300 Wine Spring Lane, Jody Garliss is adding a two story addition to an original rancher. Our property adjoins his on the west and north sides which are to his side and rear. While his lot is nearly an acre, its long, narrow shape is difficult and dictates building close to the sides of his property which will significantly change the view for the closest neighbors. We understand there are some unresolved issues about property boundaries, especially on the east, and permits which need to be addressed. Aside from those matters, the building plans are for an attractive and interesting façade that suits the neighborhood. In addition, Jody seems sensitive to issues of privacy and expresses a willingness to work with neighbors to resolve any concerns. We look forward to having the Garlisses as neighbors.

Yours truly,


Pegg Melfa

1302 Wine Spring Lane

PETITIONER' S

EXHIBIT NO.

13

January 8, 2007

**Re: 1300 Winespring Lane
Baltimore, Maryland 21204**

To Whom It May Concern:

As a neighbor for over 20 years, I have known this property and its owners to some degree. I have been entertained in this house and I pass it each time I set out for a walk.

The house was a small, one-story frame dwelling with great charm but in need of considerable improvement. The present owners are converting it into a handsome two-story house with attractive proportions and appealing lines. When completed, it will add substantial value to the general area.

**Richard E. Gatchell
1411 Walnut Hill Lane
Baltimore, Maryland 21204**

PETITIONER' S

EXHIBIT NO.

14

PETITIONER'S

EXHIBIT NO.

15

Declarations

BLW
3-807

7-320-A

RECEIVED

MAR - 5 2007

ZONING COMMISSIONER

We will not fight our battle alone.
There is a just God who presides over
the affairs of nations; and who will
send our friends to fight our battle for us.
-Patrick Henry-

March 3, 2007

Helen Trapp
David Trapp

Dear Zoning Commissioner,

Having lived at 7303 Wine-
Spring Lane for the last 47
years; I support the improve-
ments being made by Mr. + Mrs.
Garliss to their property.

My son, David, has lived
here his entire life, and he
thinks it's the best ever done on
the street.

Sincerely,
Helen Trapp
David Trapp

BW
3-8-07

7-320-A

March 3, 2007

Mr. and Mrs. Jack E. Trapp
1304 Wine Spring Lane
Towson, Maryland 21204

Dear Zoning Commissioner,

My wife and I have lived at 1304 Wine Spring Lane for the last 14 years and I grew up on this street. As neighbors of Mr. and Mrs. Garliss, we want to make it known to the Zoning Commission that we support the improvements that are being made to their property.

We are pleased that a nice, young couple have decided to move in and renovate this house. We are pleased by the fact, that they have been extremely aware of the narrowness of our road and are making every attempt not to disrupt the neighborhood during construction. They have not moved in yet, but since the beginning of their ownership of the property last summer, they mowed the lawn and they raked the leaves last Fall. I worked with my father for many years, who was in the construction business and, I know what good construction is. I have seen only superior quality materials used and excellent craftsmanship in the building. They are taking their time to insure that it is properly constructed.

We are sure that when this project is completed, it will blend in beautifully with the surrounding homes on this "old" side of Wine Spring Lane.

Sincerely,

Jack E. Trapp
Pamela Trapp

RECEIVED

MAR - 5 2007

ZONING COMMISSIONER

PETITIONER'S

EXHIBIT NO. 16

Case No.: 07-320-A

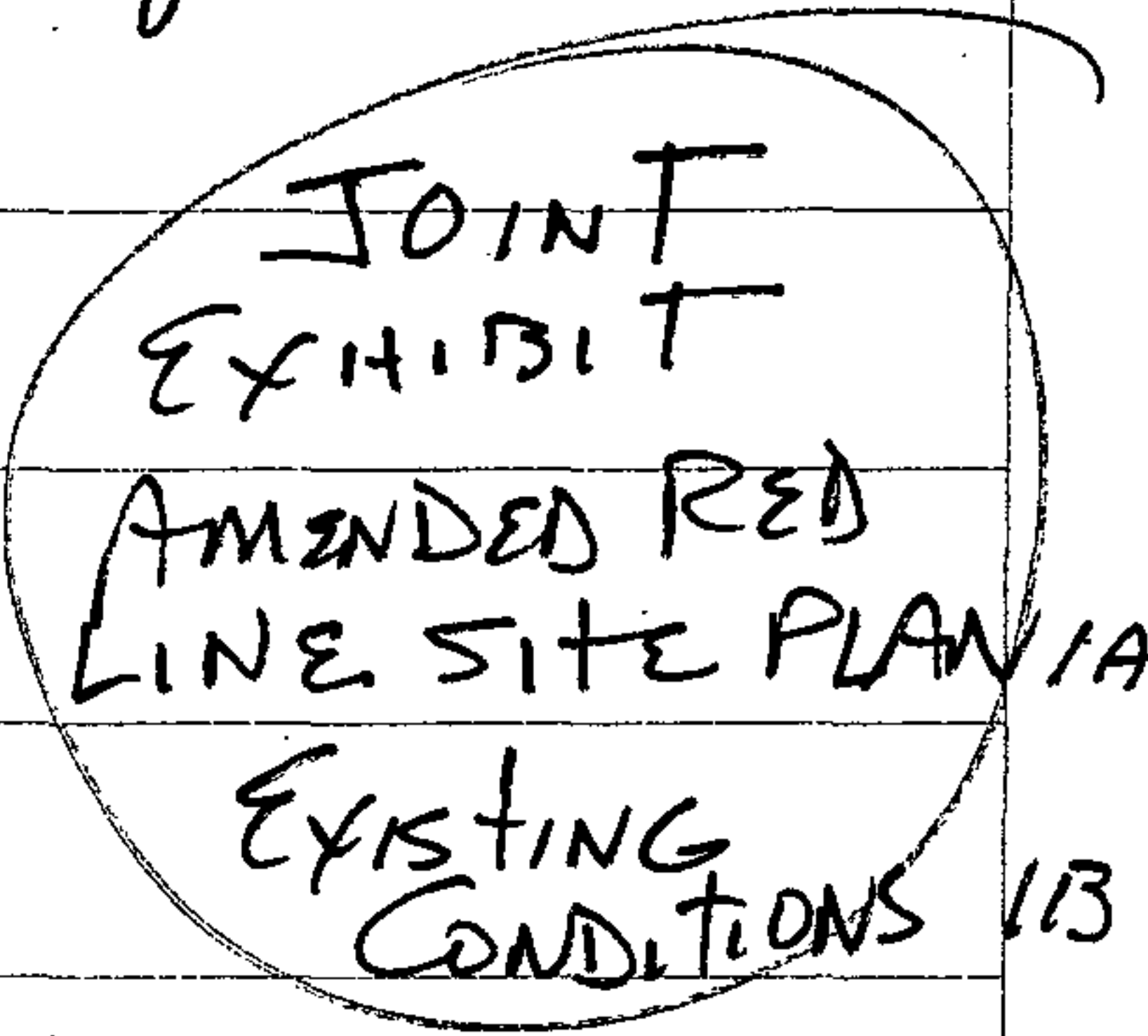
1300 WINE SPRING LANE

Exhibit Sheet

"JOINT EXHIBIT" ①

Petitioner/Developer

Protestant

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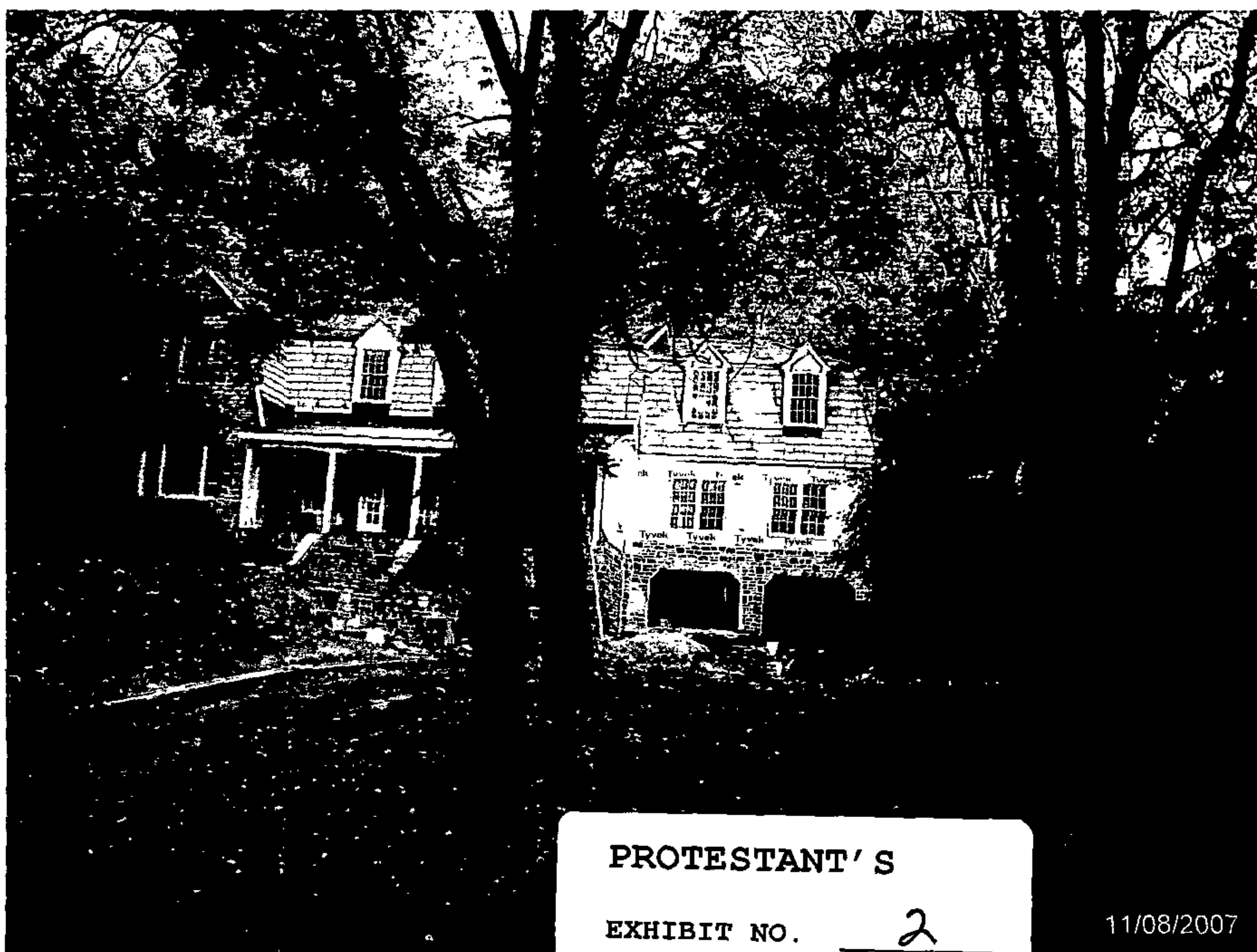
PROTESTANT' S

EXHIBIT NO. 1

11/08/2007



03/06/2007



PROTESTANT' S

EXHIBIT NO.

2

11/08/2007

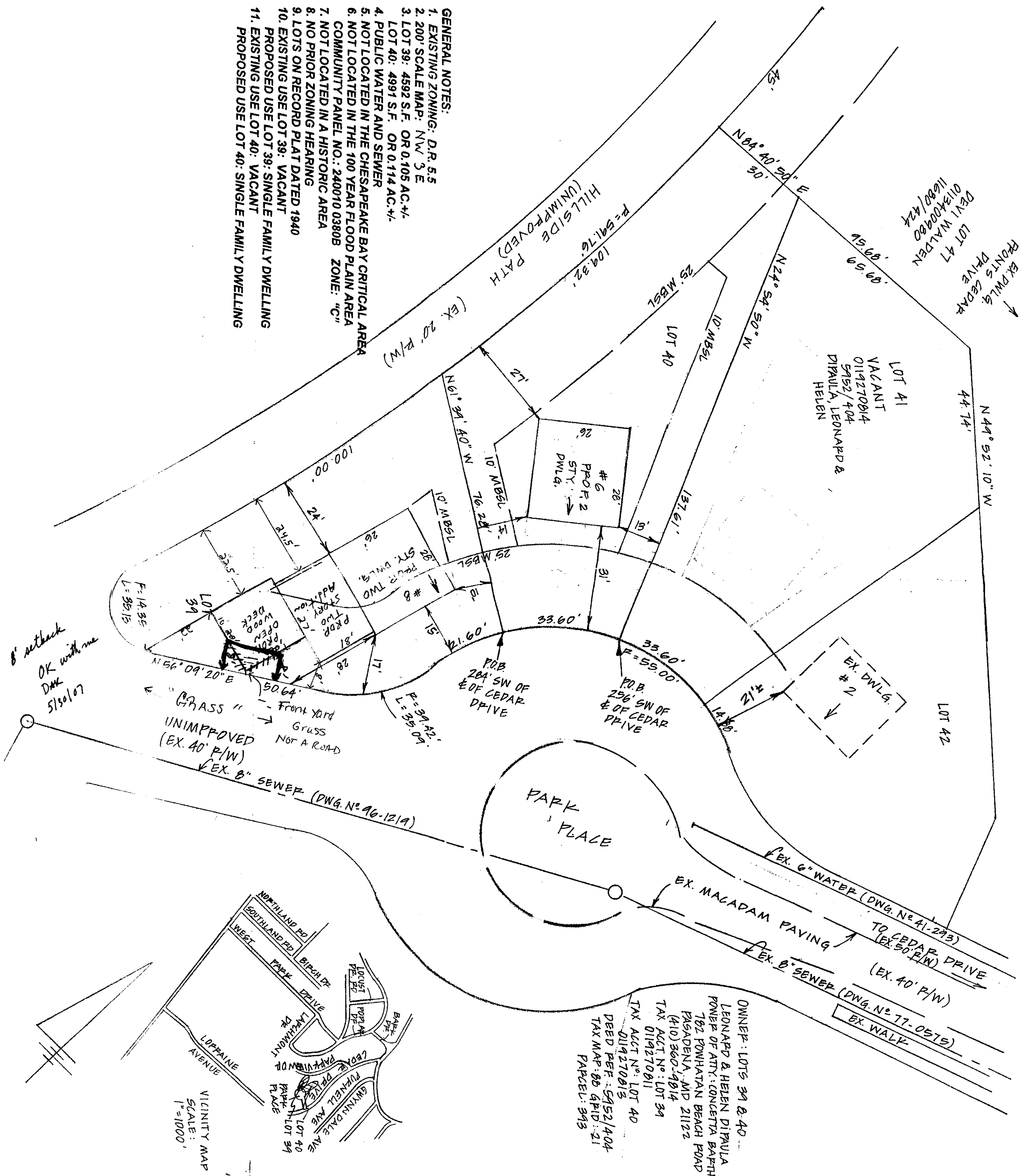
GENERAL NOTES:

1. EXISTING ZONING: D.R. 5.5
2. 200' SCALE MAP: NW 3E
3. LOT 39: 4592 S.F. OR 0.105 AC +/-
- LOT 40: 4991 S.F. OR 0.114 AC +/-
4. PUBLIC WATER AND SEWER
5. NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
6. NOT LOCATED IN THE 100 YEAR FLOOD PLAIN AREA
- COMMUNITY PANEL NO.: 2400710 0380B
- ZONE: "C"
7. NOT LOCATED IN A HISTORIC AREA
8. NO PRIOR ZONING HEARING
9. LOTS ON RECORD PLAT DATED 1940
10. EXISTING USE LOT 39: VACANT
- PROPOSED USE LOT 39: SINGLE FAMILY DWELLING
11. EXISTING USE LOT 40: VACANT
- PROPOSED USE LOT 40: SINGLE FAMILY DWELLING

**PLAT TO ACCOMPANY PETITION FOR VARIANCE
AND AN UNDERSIZE LOT APPLICATION**

LOT #38 "LARCHMONT" 12/85
ELECTION DISTRICT NO. 1
COUNCILMANIC DISTRICT NO. 4
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'

Nov 31. 2009



282