

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
E side Valley Glen Court, 245.25 feet S		
of S side Ridge Road	*	DEPUTY ZONING
8 th Election District		
2 nd Councilmanic District	*	COMMISSIONER
(3 Valley Glen Court)		
	*	FOR BALTIMORE COUNTY
Eugene I. Glazer		
<i>Petitioner</i>	*	Case No. 08-272-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 owner of the subject property, Eugene I. Glazer for property located at 3 Valley Glen Court. The variance request is from Section 1A00.3.B.3 (R.D.P.) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a side yard setback of 40.5 feet in lieu of the required 50 feet. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. The Petitioner states the proposed addition onto the left side of the dwelling will contain a bedroom and bathroom on the first floor for his use. The Petitioner is 74 years old and his son is coming to live with him. The additional living area is necessary to accommodate different family members who will come to assist the Petitioner with daily activities. The addition measures 24 feet x 26 feet in size and will be on constructed on the left side of the home. The addition cannot be constructed in the rear yard as there is an existing in-ground pool with patios and decks. There is no room on the right side of the home for an addition. The subject site is approximately 1.42 acres in size

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

SPDOR RECEIVED FOR PLANNING
 1-28-08
 [Signature]

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on December 30, 2007 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits 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 28th day of January, 2008 that a variance from Section 1A00.3.B.3 (R.D.P.) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a side yard setback of 40.5 feet in lieu of the required 50 feet is hereby GRANTED, subject to the following:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.

SPRING RESERVED FOR FILED

1-28-08

1-28-08

ps

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



THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

BOOK RECEIVED FOR FILE
1-28-08
PB



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property

located at 3 VALLEY GLEN CT. REISTERSTOWN

which is presently zoned RC-5 (R.D.P.)

Deed Reference: 2S 642 / 632 Tax Account # 16 000 12537

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) 1A00.3B.3, (R.D.P.)

TO PERMIT AN ADDITION WITH A SIDEYARD SETBACK OF 40.5-FEET IN LIEU OF THE REQUIRED 50-FEET.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

I, or we, agree to pay expenses of above Administrative 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):

Eugene I. Glazer

Name - Type or Print

Signature

Name - Type or Print

Signature

3 Valley Glen Court (443) 791-3003

Address

Telephone No.

Reisterstown

MD

21136

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 12 day of December 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.

08-272-A

Reviewed By

D.T.

Date

12/18/07

REV 7/20/07

~~STAMPED FOR POSTING~~ Posting Date

12/30/07

1.28.08

pm

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

City

State

Zip Code

3 Vally Glen Ct.

Balto

MD

21136

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):

Please allow me to build this addition as I am 74 years old and have a son who lives with me. I also have a daughter, her husband and two grandchildren, but she is presently adopting a third child to stay with me often on many occasions, and can be very helpful to a man of my age as I am a senior citizen who enjoys the company and the assistance. With this extra room, allof them can stay with me at any time, which is not the case at the present time. The children are 10 and 4, and the third one is going to be adopted when it is born. It is very important to me to have them come for both my emotional health and physical well being. It is difficult for me to climb steps so I need a bathroom and bedroom on the first floor, which I do not have.

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

Signature

Name - Type or Print

Eugene I. Glazer
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of December, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Eugene I. Glazer

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires

1/27/2008

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

3 Valley Glen Ct.
Address
Balto Md 21136
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

Please allow me to build this addition as I am 74 years old and have a son who lives with me. I also have a daughter, her husband and two grandchildren, but she is presently adopting a third child to stay with me often on many occasions, and can be very helpful to a man of my age as I am a senior citizen who enjoys the company and the assistance. With this extra room, all of them can stay with me at any time, which is not the case at the present time. The children are 10 and 4, and the third one is going to be adopted when it is born. It is very important to me to have them come for both my emotional health and physical well being. It is difficult for me to climb steps so I need a bathroom and bedroom on the first floor, which I do not have.

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

Signature

Name - Type or Print

Eugene I. Glazer

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of December, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Eugene I. Glazer

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires

1/27/2008



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property

located at 3 VALLEY GLEN CT. REISTERSTOWN

which is presently zoned RC-5 (R.D.P.)

Deed Reference: 256431632 Tax Account # 1600012537

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)

AN ADDITION WITH
TO PERMIT A SIDE YARD SETBACK OF 40.5 FEET IN LIEU OF THE
REQUIRED 50 FEET.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

I, or we, agree to pay expenses of above Administrative 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):

Eugene I. Glazer

Name - Type or Print

Signature

Name - Type or Print

Signature

3 Valley Glen Court (443) 791-3003

Address

Telephone No.

Reisterstown, MD

21136

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 _____ 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. 08-272-A

Reviewed By D.T.

Date 12/18/07

REV 7/20/07

Estimated Posting Date 12/30/07

1-28-08

PS

Brian R. Dietz
Professional Land Surveyor #21080
8119 Oakleigh Road, Baltimore, MD 21234
Phone 410-661-3160 Fax 410-661-3163

December 14, 2007

Zoning Description
For
3 Valley Glen Court

Beginning at a point on the East side of Valley Glen Court, (50' right of way), at the distance of 245.25 feet South of the south side of Ridge Road, (50' right-of-way). Being Lot 63, Section 1, in the subdivision of Green Valley North, as recorded in Baltimore County Plat Book 37, folio 22, containing 1.245 Ac. +/-

Also known as 3 Valley Glen Court and located in the 8th Election District, 2nd Councilmanic District.



Brian R. Dietz

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **08757**

Date: **12/18/07**

PAID RECEIPT

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6150				65.00

Total: **65.00**

Rec From: **JL. Cabral Design & Build.**
 For: **Home Improvement 08-272-A**

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

BUSINESS ACTUAL TIME
 12/18/2007 12/18/2007 15:56:55
 DEPT N 437619 12/18/2007
 5 520 JOURNAL REIFICATION
 008757
 Recpt tot 65.00
 65.00 OF 6.00 1A
 Baltimore County, Maryland

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case # _____

PUBLIC HEARING ?

FORWARD TO SERVICE OR REVIEW. OUTSTANDING QUESTIONS FROM THE BOARD OF ZONING AND DEVELOPMENT SHALL BE FORWARDED TO THE BOARD OF ZONING AND DEVELOPMENT FOR REVIEW AND CONSIDERATION. THE BOARD OF ZONING AND DEVELOPMENT SHALL BE CONSIDERED THE BOARD OF ZONING AND DEVELOPMENT FOR REVIEW AND CONSIDERATION.

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT DEPARTMENT, 1111 N. 10TH ST., SUITE 100, DENVER, CO 80202. TEL: 333-4381.

BOARD OF ZONING AND DEVELOPMENT

CERTIFICATE OF POSTING

RE: Case No: 08-272-A

Petitioner/Developer: GLAZER

Date Of Hearing/Closing: 1/14/08

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue

Attention:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 3 VALLEY GLEN COURT

This sign(s) were posted on December 30, 2007
(Month, Day, Year)

Sincerely,

Martin Ogle 12/30/07
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 272 -A

Address 3 VALLEY GLEN COURT

Contact Person: DONNA THOMPSON
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 12/17/07

Posting Date: 12/30/07

Closing Date: 1/14/08

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 08- 272 -A

Address 3 VALLEY GLEN CT.

Petitioner's Name GLAZER

Telephone 443-791-3003

Posting Date: 12/30/07

Closing Date: 1/14/08

Wording for Sign: To Permit AN ADDITION WITH A 40.5-FOOT SIDE SETBACK
IN LIEU OF THE REQUIRED 50-FEET.

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: 08-272-A

Petitioner: GLAZER

Address or Location: 3 VALLEY GLEN COURT

PLEASE FORWARD ADVERTISING BILL TO:

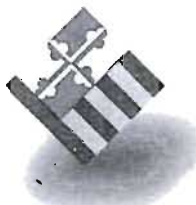
Name: MR. EUGENE I. GLAZER

Address: 3 VALLEY GLEN CT.

REISTERSTOWN, MD 21136

Telephone Number: 443-791-3003

Revised 7/11/05 - SCJ



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 14, 2008

Eugene I. Glazer
3 Valley Glen Court
Reisterstown, MD 21136

Dear Mr. Glazer:

RE: Case Number: 08-272-A, 3 Valley Glen Court

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 18, 2007. This letter is not an approval, but only a **NOTIFICATION**.

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 that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 3, 2008

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 24, 2007
Item Nos. 08-257, 259, 260, 261, 262, 263,
265, 266, 267, 268, 269, 270, 271, 272, and 274

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- 01032008.doc



Baltimore County
Fire Department

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

County Office Building, Room 111
, 2007
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

December 28, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: December 17, 2007

Item Number: 257, 259, 260, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274

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.

. 1The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4880 (C) 443-829-2946
MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



Printed with Soy/bean Ink
on Recycled Paper

Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor



John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: JANUARY 3, 2008

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

RE: Baltimore County
Item No. B-272-A
3 VALLEY GLEN COURT
GLAZER PROPERTY
ADMINISTRATIVE 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. B-272-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,

A handwritten signature in black ink that reads "Michael Bailey".

Foster Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 24, 2008



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

BY:

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-272- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's requests.

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

Prepared By:

A handwritten signature in cursive script, reading "Cindis Murray", written over a horizontal line.

CM/LL



GLAZER
3 VALLEY GLASS CT.
KEESFESTOWN, MD 21136
(Front Elevation)

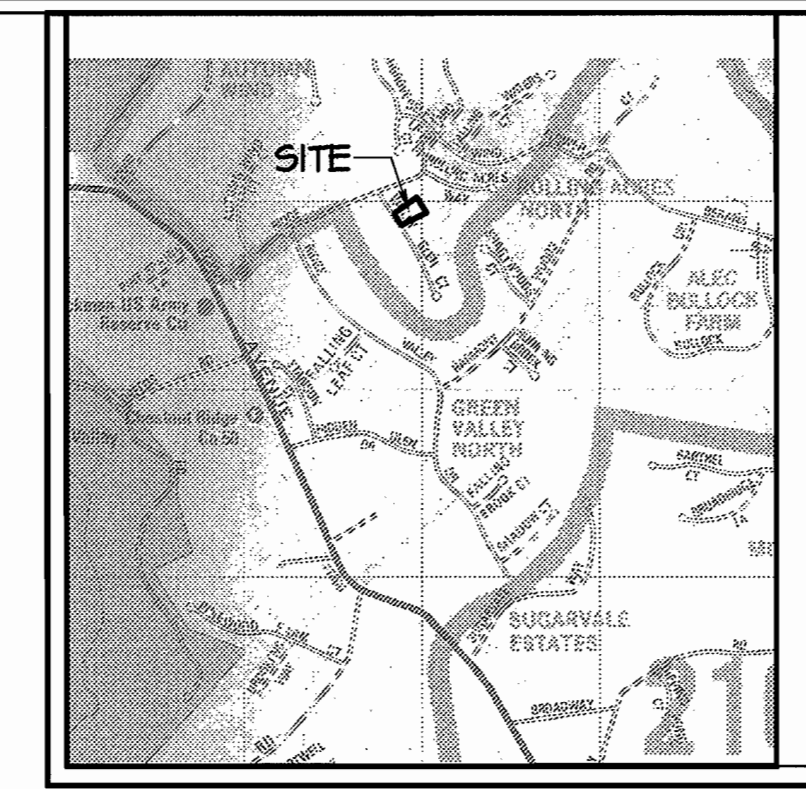
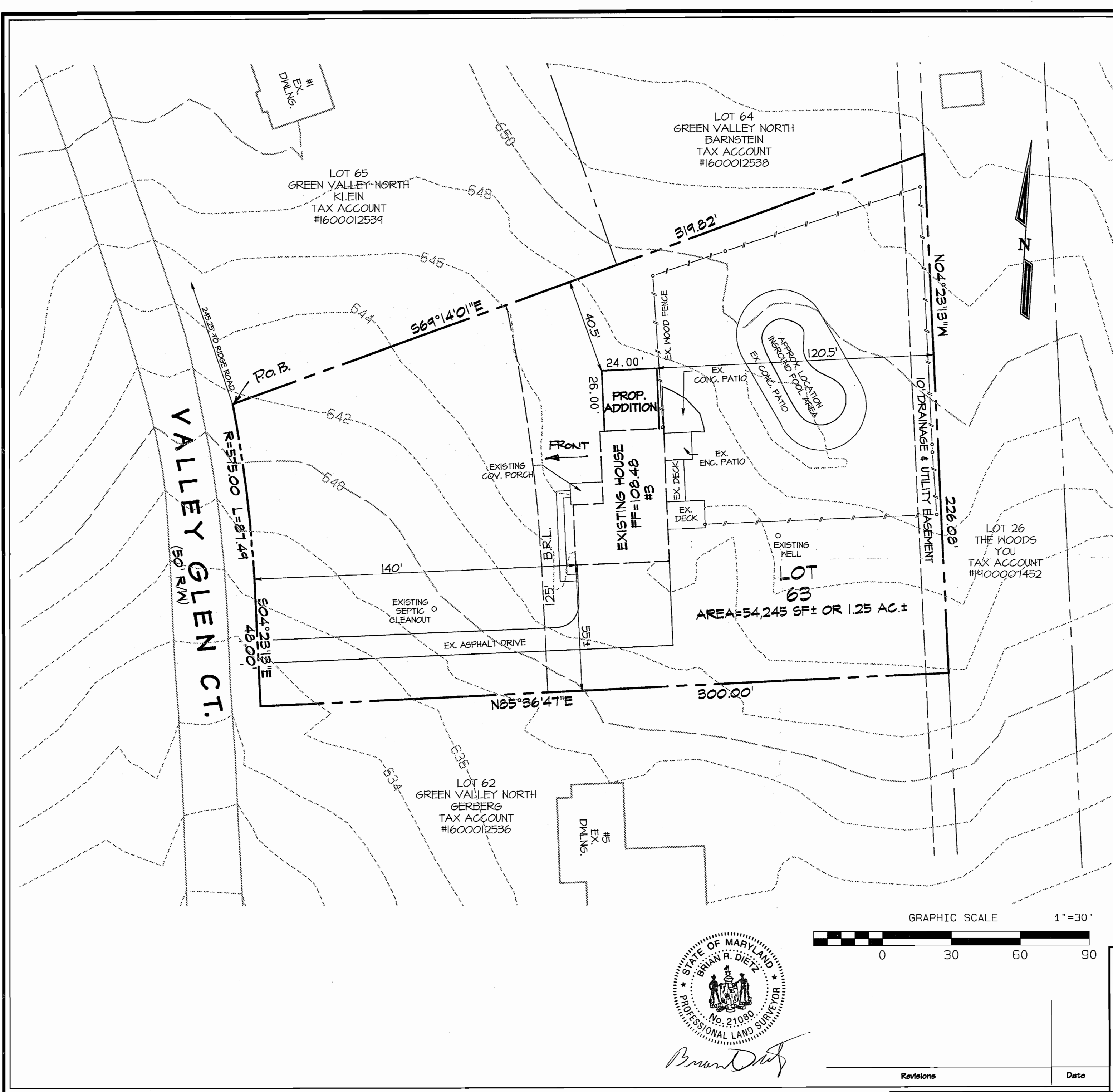
Proposed
site for
addition



GLAZER
3 VALLEY GLEN CT.
REISTERSTOWN, MD 21136
(LEFT ELEVATION)

Proposed
site for
addition

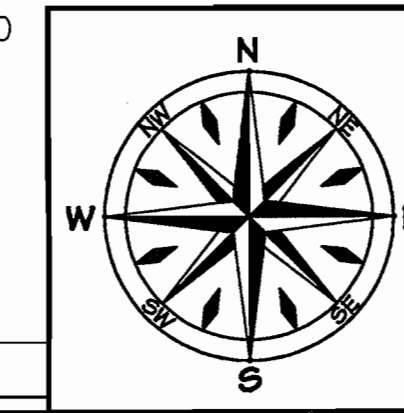
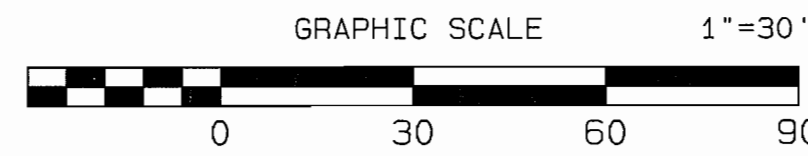
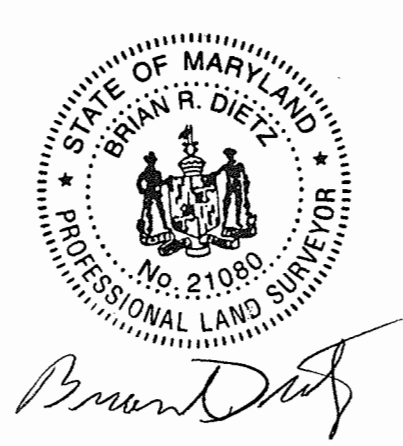
08-272-A



- Notes**
1. Owner: Eugene Glazer
3 Valley Glen Ct.
Reisterstown, MD. 21136
 2. Zoned: RC 5
 3. This site is not in the Chesapeake Bay Critical Area or the 100 year Flood plain.
 4. There are no underground fuel tanks.
 5. This is not a historic property/building.
 6. This site is serviced by well and septic.
 7. No prior Zoning Hearings. .
 8. Building height: 17' (existing and addition). (35' max, section 238C)

**Plat to Accompany
a Petition for a
Zoning Variance**
of the
GLAZER PROPERTY
(LOT 63, GREEN VALLEY NORTH, RECORDED IN
PB EHK 37,FOLIO 22)
**3 VALLEY GLEN COURT
BALTIMORE COUNTY, MD.**

8th Election District 2nd Councilmanic District
Scale: 1"=30' Date: December 8, 2007



Dietz Surveying, Inc.
Land Surveying and Land Planning
8119 Oakleigh Road Baltimore MD 21234
Ph 410-661-3160, Fax 410-661-3163
www.dietzsurveying.com
Plot Date: 12/14/2007 Job No. 07445

File Name: X:\VALLEY GLEN CT\ZONING.pro

08-272-A