

IN RE: **PETITION FOR VARIANCE**
E/S Franklin Valley Circle, 576' S of
Cockeys Mill Road
(Franklin Valley Circle)
4th Election District
4th Council District

Michael C. Udell, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF
* BALTIMORE COUNTY
* **Case No. 08-350-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, Michael C. Udell, and his wife, Noga A. Udell, through their attorney, John A. Austin, Esquire. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory structure (existing temporary vehicle structure) to be located in the front yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the request were Michael Udell, property owner, his family, and their attorney, John A. Austin, Esquire. Harry Sindler and Thomas G. Evans, who reside across the street from Petitioners, appeared as interested citizens. It is also to be noted that letters of support were received from immediately adjacent neighbors, namely, Jeffrey L. Wasserman and Edward W. Underriner.

On behalf of the Petitioners, Mr. Austin presented the site plan and offered witness testimony in support of the request disclosing that the subject property is an irregular, rectangularly shaped parcel located on the eastern side of Franklin Valley Circle, south of Cockeys Mill Road in Reisterstown. The property contains a gross area of 2.00 acres, more or less, zoned R.C.4, and is improved with a 1-½ story, split-foyer family dwelling, featuring a rear deck, in-ground pool and barn behind the home. The Petitioners have owned and resided on the property since 1999. Mr. Udell stated he was diagnosed with Lymes disease in 2001 which has

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Date 3-27-08
By [Signature]

led to a complicated medical history. He is now 53 years of age and suffers from rheumatoid arthritis, diabetes, peripheral neuropathy, lumbar and cervical disc disease and obstructive lung disease. These musculoskeletal issues result in chronic pain and limit his ability to walk and function normally. Supporting medical evidence was received from Drs. Harry W. Kaplan and Robert A. Shaw (*See* Petitioners' Exhibits 2 and 3). The Petitioners constructed a carport in the front yard at the edge of the macadam driveway in December 2001 allowing him (Michael Udell) to transfer to and from his car and limiting his exposure to extreme weather conditions. This assists in his capability of continuing his employment with the Science Application International Corporation. It is this carport which is the subject of the instant request. In this regard, the Petition was filed as a result of a complaint registered with the Code Enforcement Division of the Department of Permits and Development Management relative to the location of the shed.¹ The subject of the variance request relates to the placement/location of the carport used by the Petitioners. Mr. Udell testified that the property rises in elevation from a grade of 636 feet at Franklin Valley Circle to 658 feet at the area where his barn is located towards the rear of his property. Even if he regraded an area in the rear yard for the accessory structure, he would not due to his physical condition, be able to gain access to the rear of the home without extensive and expensive renovations to the home. Thus, Mr. Austin asserts, that compliance with Section 400.1 of the B.C.Z.R., under these circumstances, would be unreasonable. Mr. Udell testified that his neighbors most affected and who can actually see the structure from their properties have no objection and its use is essential given his limitations. As stated earlier, this is a violation case evidently generated by someone in the neighborhood that apparently cannot view the structure. The families that are visibly affected have no complaints. There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency, the record of the case reflects that notice of the public hearing was duly posted on the

¹ It is worthy to note that Violation Case 07-9962 names Thomas G. Evans as the Complainant. Mr. Evans, who was in attendance, stated that he was not the Complainant and that someone had falsely used and signed his name to the letter sent to the Code Enforcement Division on August 6, 2007. Mr. Evans indicated that he does not oppose the Petitioners request and attended the hearing to voice his support of his neighbor, Mr. Udell.

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Date 3-27-08
By 123

property as required, and no one appeared in opposition to the request. Thus, it appears that relief can be granted without detrimental impact to adjacent properties or surrounding locale.

After due consideration of the testimony and evidence presented, I am persuaded to grant the requested relief. I find that the location of the existing temporary vehicle structure is appropriate in this instance and that strict compliance with the regulations would result in a practical difficulty and deny the Petitioners (Mr. Udell) a reasonable use of his property. However, as a condition of approval, I will require the removal of this accessory structure at such time as the property is either sold or its use is no longer medically necessary, whichever is the first to occur.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 27th day of March 2008 that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory structure (existing temporary vehicle structure) to be located in the front yard in lieu of the required rear yard, in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the 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.
- 2) The variance relief granted to Petitioners herein is personal in nature, limited in duration, and shall not run with the land as to inure to the benefit of any subsequent property lessor or owner. To assure the current and future use of the subject property will not impact adversely upon nearby residential areas or become a Zoning Enforcement problem, the subject existing temporary vehicle structure which is identified in photographs (Petitioners' Exhibits 5) shall cease to exist upon the first of the following event(s):

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Date 3-27-08
By 123

- The property is sold to an unrelated third party of the Udell's immediate family; and/or
 - The accessory structure is no longer needed to accommodate the debilitating illness of Michael C. Udell in support of his ability to operate a motor vehicle.
- 3) The decision in this case is not a legal precedent that may be cited as such in any other zoning case involving existing temporary vehicle structures.
 - 4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Any appeal of this decision shall be entered within thirty (30) days of the date

hereof.

WJW:dlw



WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING

Date 3-27-08

By [Signature]



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

March 27, 2008

John A. Austin, Esquire
29 W. Susquehanna Avenue, #200
Towson, MD 21204

RE: PETITION FOR VARIANCE

E/S Franklin Valley Circle, 576' S of Cockeys Mill Road
(7 Franklin Valley Circle)
4th Election District - 4th Council District
Michael C. Udell, et ux – Petitioners
Case No. 08-350-A

Dear Mr. Austin:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted with restrictions, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: Michael and Noga Udell & Ben Udell, 7 Franklin Valley Circle, Reisterstown, MD 21136
Harry Sindler & Thomas Evans, 6 Franklin Valley Circle, Reisterstown, MD 21136
People's Counsel; Division of Code Inspections & Enforcement; File

VIOLATION Case # 07-9962

ORIGINAL

KEEP IN
FILE.



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property
located at 7 Franklin Valley Circle Reisterstown MD 21136
which is presently zoned RC-4

Deed Reference: 14930 / 474 Tax Account # 1700005207

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

400 of the Baltimore County Zoning Regulations concerning placement of accessory structures
TO ALLOW AN ACCESSORY STRUCTURE TO BE LOCATED IN A FRONTYARD IN
LIEU OF THE REQUIRED REAR YARD. (EXISTING TEMPORARY VEHICLE STRUCTURE)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty.)

see attached

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:

n/a
Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

John A. Austin
Name - Type or Print

Signature

Company
29 W. Susquehanna Avenue #200
Address Telephone No.
Towson MD 21204 410-821-9632
City State Zip Code

Legal Owner(s):

Michael Udell
Name - Type or Print

Signature

Noga Udell
Name - Type or Print

Signature

7 Franklin Valley Circle
Address Telephone No.

Reisterstown MD 21136
City State Zip Code

Representative to be Contacted:

John A. Austin
Name
29 W. Susquehanna Avenue #200
Address Telephone No.
Towson MD 21204 410-821-9632
City State Zip Code

Case No. 08-350-A

Office Use Only

Estimated Length of Hearing
Unavailable For Hearing

1 HR

REV 8/20/07

ORDER RECEIVED FOR FILING

Date 3-27-08

By RL

Date 2/05/08

One of the Petitioners, Michael Udell, has serious and permanent disabling health problems. These health problems include rheumatoid arthritis, Lyme Disease, peripheral neuropathy, lumbar and cervical disc disease and chronic obstructive lung disease. See medical documentation attached. As a result of these conditions, Mr. Udell continually suffers from severe and chronic pain in his legs and upper body, and his ability to walk and transfer from a sitting position is severely limited. The canopy structure was constructed to allow Mr. Udell to transfer to and from his car which is parked on the parking pad that has problems on the property as the grade of the property is such that the driveway could not be extended to the rear of the property to allow him to park and enter the residence from the rear. There are also limitations with respect to the garage on the property which is too small to accommodate Mr. Udell's difficulties transferring to and from his car. The use of the canopy structure is the only financially practical approach to solving the problems of Mr. Udell with respect to parking and transferring to and from his vehicles.

350

Legal Description of Property

~~BEGINNING AT A POINT ON THE EAST SIDE OF FRANKLIN VALLEY DRIVE~~
~~576 FT SOUTH OF COCKEYS MILL RD.~~

~~Beginning for the same and~~ being known and designated as Lot No. 9, Block A,
as shown on a Plat entitled "Plat 1, Franklin Valley, Section 1", which Plat is
recorded among the Land Records of Baltimore County in Plat Book 39, Folio 9.

Beginning for the second at a point of division between Lot 8 and Lot 9 Plat 1 –
Section 1 – Franklin Valley as shown on a Plat recorded among the Plat Records
of Baltimore County in Liber EHK, Jr. 39, folio 9, said point being also in the
easterly right of way line of Franklin Valley Circle, running thence and binding on
part of the aforesaid right of way line, North 14 20 12 East 2.00 feet to a point,
thence crossing the aforesaid Lot 8 for a new line of division through and across
the land of the herein above named grantors.

South 75 39 48 East 593.05 feet to a point to intersect the easterly outline of the
aforesaid Lot 8, thence binding on part of the aforesaid easterly outline of Lot 8,
South 28 21 12 West 2.06 feet to a point of division between the aforesaid Lot 8
and 9, thence binding on a line of division between the aforesaid Lot 8 and Lot 9,
North 75 39 48 West 592.55 feet to the beginning hereof. Containing ~~0.45~~ ² acres
of land more or less.

The improvements thereon being known as No. 7 Franklin Valley Circle.

)

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #08-350-A

7 Franklin Valley Circle
E/side of Franklin Valley
Circle, 576 feet south of
Cockeys Mill Road
4th Election District
4th Councilmanic District
Legal Owner(s): Michael &
Noga Udell

Variance: to allow an accessory structure to be located in a front yard in lieu of the required rear yard (existing temporary vehicle structure).

Hearing: Tuesday, March 25, 2008 at 11:00 a.m. In Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.

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

JT/3/668 Ma11 166426

CERTIFICATE OF PUBLICATION

3/14/, 2008

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/11/, 2008.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. W. Wicks

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

JK 350

No. **09786**

Date: **2/05**

PAID RECEIPT

BUSINESS ACTUAL TIME DAY
 2/05/2008 2/05/2008 10:44:21 1

REC 001 WALKTH REC JHR
 >RECEIPT # 363809 2/05/2008 OFLH
 Dept 5 528 ZONING VERIFICATION
 CR 009786

Recpt Tot 465.00
 465.00 CR 4.00 CA
 Baltimore County, Maryland

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			1150				65.00

Total: **65.00**

Rec

From: *James Austin*

For:

RV Sales - 7 Franklin Valley Cir.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

ZONING NOTICE

CASE # 08-350-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: 401 BOSLEY AVE., TOWSON MD 2120
ROOM 407 COUNTY COURTS BUILDING

DATE AND TIME: TUESDAY MARCH 25, 2009 @ 11:00

REQUEST: VARIANCE TO ALLOW AN ACCESSORY

STRUCTURE TO BE LOCATED IN A FRONT

YARD IN LIEU OF THE REQUIRED REAR

YARD (EXISTING TEMPORARY VEHICLE

STRUCTURE).

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CONTINUE HEARING CALL 443-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

RE: Case No.: 08-350-A

Petitioner/Developer: _____

JOHN AUSTIN/MICHAEL & NOGA UDELL

Date of Hearing/Closing: 3/25/08

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 W. Chesapeake Avenue
Towson, MD 21204

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

7 FRANKLIN VALLEY CIRCLE

REISTERSTOWN 21136

The sign(s) were posted on 3/5/08
(Month/Day/Year)

Sincerely,

Bill Leddon
(Signature of Sign Poster/Date)

BILL LEDDON
(Printed Name)

SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784

410-781-4000

**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: 08-350-A

Petitioner: MICHAEL VOELL & NOGA VOELL

Address or Location: 7 FRANKLIN VALEY CIRCLE, REISTERSTOWN MD
21134

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOHN A. AVSTIN

Address: 29 W. SUSQUEHANNA AVE.
TOWSON, MARYLAND 21204

Telephone Number: 410-821-9632



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

February 20, 2008
TIMOTHY M. KOTROCO, *Director*
*Department of Permits and
Development Management*

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 08-350-A

7 Franklin Valley Circle

E/side of Franklin Valley Circle, 576 feet south of Cockeys Mill Road

4th Election District – 4th Councilmanic District

Legal Owners: Michael & Noga Udell

Variance to allow an accessory structure to be located in a front yard in lieu of the required rear yard (existing temporary vehicle structure).

Hearing: Tuesday, March 25, 2008 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: John Austin, 29 W. Susquehanna Avenue, Ste. 200, Towson 21204
Michael & Noga Udell, 7 Franklin Valley Circle, Reisterstown 21136

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MARCH 10, 2008.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, March 11, 2008 Issue - Jeffersonian

Please forward billing to:

John Austin
29 W. Susquehanna Avenue, Ste. 200
Towson, MD 21204

410-821-9632

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 08-350-A

7 Franklin Valley Circle
E/side of Franklin Valley Circle, 576 feet south of Cockeys Mill Road
4th Election District – 4th Councilmanic District
Legal Owners: Michael & Noga Udell

Variance to allow an accessory structure to be located in a front yard in lieu of the required rear yard (existing temporary vehicle structure).

Hearing: Tuesday, March 25, 2008 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



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

March 19, 2008

John A. Austin
29 W. Susquehanna Avenue, #200
Towson, MD 21204

Dear Mr. Austin:

RE: Case Number: 08-350-A, 7 Franklin Valley Circle

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 5, 2008. 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Michael Udell Noga Udell 7 Franklin Valley Circle Reisterstown 21136



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

State Highway
Administration

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

Maryland Department of Transportation

Date: Feb. 11, 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. 8-350-A
7 FRANKLIN VALLEY CIRCLE
HDELL 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. 8-350-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,

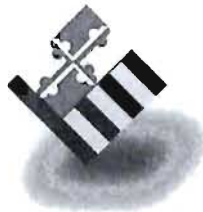
Foster Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street · Baltimore, Maryland 21202 · Phone: 410.545.0300 · www.marylandroads.com



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

February 11, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: February 11, 2008

Item Number: 342,343,344,345,346,347, 350, 351,353,354

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.

3. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

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

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: February 14, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For February 18, 2008
Item Nos. 08-343, 344, 345, 346, 347,
350, 351, 352, 353, and 354

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-02142008.doc

BW 3/25
11AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 4, 2008

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

SUBJECT: 7 Franklin Valley Circle

INFORMATION:

Item Number: 8-350

Petitioner: Michael Udell

Zoning: RC 4

Requested Action: Variance

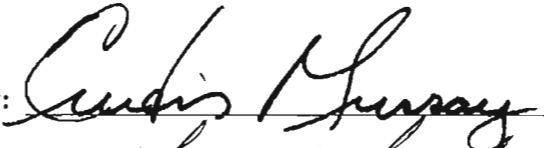
RECEIVED
MAR 05 2008

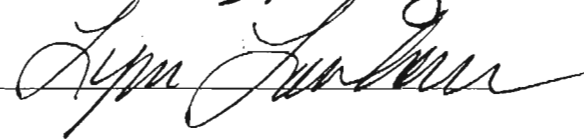
BY: _____

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request to permit an accessory structure in the front yard in lieu of the required rear yard and does not oppose the request. Considering the health matters of the petitioner it appears that this relief is warranted, however this relief should only be allowed as long as the petitioner owns and has control of the subject property.

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

Reviewed by: 

Division Chief: 
AFK/LL: CM

RE: PETITION FOR VARIANCE * BEFORE THE
7 Franklin Valley Circle; E/S Franklin Valley *
Circle, 576' S Cockeys Mill Road * ZONING COMMISSIONER
4th Election & 4th Councilmanic Districts *
Legal Owner(s): Michael & Noga Udell * FOR
Petitioner(s) *
* BALTIMORE COUNTY
*
* 08-350-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO

Deputy People's Counsel

Old Courthouse, Room 47

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12th day of February, 2008, a copy of the foregoing Entry of Appearance was mailed to, John Austin, Esquire, 29 W. Susquehanna Avenue, Suite 200, Towson, Maryland 21204, Attorney for Petitioner(s).

RECEIVED

FEB 12 2008

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

DIVISION OF CODE INSPECTIONS AND ENFORCEMENT

VIOLATION CASE DOCUMENTS

VIOLATION CASE: 07-9962

7 FRANKLIN VALLEY CIRCLE

ZONING CASE: 08-350-A
7 FRANKLIN VALLEY CIRCLE

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

DATE: February 15, 2008

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

FROM: Rick Wisnom, Hearing Officer
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 350
Legal Owner/Petitioner: Michael and Noga Udell
Contract Purchaser:
Property Address: 7 Franklin Valley Circle
Location Description: East side Franklin Valley Circle, 576 feet south of Cockeys Mill Road

VIOLATION INFORMATION: **Case No.: 07-9962**
Defendants: Michael and Noga Udell

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:

**Thomas G. Evans
6 Franklin Valley Circle
Reisterstown, MD 21136**

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:

Complaint Intake Form
State Tax Assessment printout
Correction Notice/Code Violation Notice
Photographs
Petition for Administrative Variance
Other: correspondences

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Lisa Henson in Room 213 in order that the appropriate action may be taken relative to the violation case.

RSW/
c: David Kirby

PHONE DUTY INTAKE SHEET

Friday, August 10, 2007

INTAKE | LH | CASE # | 07-9962 | AREA | 4 | INSPECTOR: _____

PROBLEM | CONSTRUCTION OF CARPORT NOT FOLLOWING SETBACK REQUIREMENTS |

VIOL. LOCATION | 7 FRANKLIN VALLEY CIR | VIOL. ZIP | 21136 |

COMPLAINANT NAME | THOMAS G EVANS |

COMP. ADDRESS | 6 FRANKLIN VALLEY CIR |

COMPL. ZIP | _____ |

COMPL. PHONE | _____ | COMPL. WORK #: | _____ | EXT | _____ |

OWNERS INFO/ NOTES**PREVIOUS CASE NUMBERS:**

DATE: 08/10/2007 STANDARD A
TIME: 09:50:24
PROPERTY NO. DIST GROUP CLASS OC
17 00 005207 04 1-0 04-00 H
UDELL MICHAEL C D
UDELL NOGA A D
7 FRANKLIN VALEY CI P

REISTERSTOWN MD 21136-5811
----- FCV -----

☒ NCF☐ REOPEN

Thomas G. Evans
6 Franklin Valley Circle
Reisterstown, MD 21136

Permits and Development Management
Code Inspections and Enforcement
County Office Building, Rm. 213
111 West Chesapeake Ave.
Towson, MD 21204

August 6, 2007

Dear sirs:

I have noted the following code violations in my neighborhood and request that you address these issues and take corrective measures.

Address: 4 Franklin Valley Circle, Reisterstown, MD 21136

Violations: 1. storage of construction equipment behind the house
2. back yard is overrun with weeds creating a hazard
3. Unlicensed vehicle parked and abandoned on the property

Address: 5 Franklin Valley Circle, Reisterstown, MD 21136

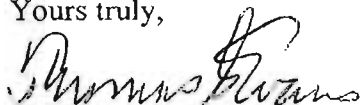
Violation: unregistered, derelict vehicle in the front yard

Address: 7 Franklin Valley Circle, Reisterstown, MD 21136

Violation: construction of a carport in violation of set-back requirements of the neighborhood

Thank you for addressing these matters promptly.

Yours truly,


Thomas G. Evans

DATE: 02/13/2008

STANDARD ASSESSMENT INQUIRY (1)

TIME: 12:20:17

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
17 00 005207	04	1-0	04-00	H	NO		02/05/08

UDELL MICHAEL C

DESC-1.. IMPS

UDELL NOGA A

DESC-2.. FRANKLIN VALLEY

7 FRANKLIN VALEY CI

PREMISE. 00007 FRANKLIN VALLEY CIR

00000-0000

REISTERSTOWN

MD 21136-5811

FORMER OWNER: BILLUPS MICHAEL ROBERT

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

	PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND:	88,000	143,000		FCV	ASSESS	ASSESS
IMPV:	133,220	261,540	TOTAL..	343,432	343,432	282,326
TOTL:	221,220	404,540	PREF...	0	0	0
PREF:	0	0	CURT...	343,432	343,432	282,326
CURT:	221,220	404,540	EXEMPT.		0	0
DATE:	09/03	06/06				

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

ASSESS: 343,432 08/23/07

ASSESS: 282,326

ASSESS: 0

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



CODE INSPECTIONS AND ENFORCEMENT CORRECTION NOTICE

CASE NUMBER 07-9962	PROPERTY TAX ID 1700 005207	DATE ISSUED 08/13/07
NAME(S): Michael & Logan Hodel		
MAILING ADDRESS 7 Franklin Valley Circle		
CITY Liverstown, MD	STATE MD	ZIP CODE 21136
VIOLATION ADDRESS SAME		
CITY BALTIMORE	STATE MARYLAND	ZIP CODE 21136

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

RESIDENTIAL ZONE CLASSIFICATION

- ☐ DR1 ☐ DR2 ☐ DR3.5 ☐ DR5.5 ☐ DR10.5 ☐ DR16
☐ RC2(1A01) ☐ RC4(1A03) ☐ RC20 & 50 (1A05) ☐ RC6(1A07)
☐ RC3(1A02) ☐ RC5(1A04) ☐ RCC (1A06) ☐ RC7 (1A08)
☐ OTHER: _____

NON-RESIDENTIAL CLASSIFICATION

- ☐ BL (230) ☐ BR (236) ☐ BM (233)
☐ MR (240) ☐ ML (253) ☐ MH (256)
☐ OTHER: _____

BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.)

AUTHORITY TO ENFORCE ZONING REGULATIONS: 32-3-102; 32-3-602; 32-3-603; 32-4-114

- | | |
|---|--|
| ☐ 101; 102.1: Definitions; general use | ☐ 415A: License/ remove untagged recreation vehicle |
| ☐ 1B01.1: DR Zones-use regulations | ☐ 415A: Improperly parked recreation vehicle |
| ☐ 428: License/ Remove all untagged/ inoperative or damaged/ disabled motor vehicle(s) | ☐ 415A: One recreational vehicle per property |
| ☐ 1B01.1D: Remove open dump/ junk yard | ☐ 410: Illegal Class II trucking facility |
| ☐ 431: Remove commercial vehicle(s) | ☒ 400: Illegal accessory structure placement. |
| ☐ 101; 102.1: Remove contractors equip. storage yard | ☐ 1B02.1; 270; 421.1: Illegal kennel. Limit 3 dogs |
| ☐ 101; 102.1; ZCPM: Cease service garage activities | ☐ 102.5: Residential site line violation /obstruction |
| ☐ 402: Illegal conversion of dwelling | ☐ 408B: Illegal rooming/ boarding house |
| ☐ 101; 102.1; ZCPM: Illegal home occupation | ☐ BCC: 32-3-102; 500.9 BCZR; ZCPM:
Violation of commercial site plan and/or zoning order |

BALTIMORE COUNTY CODE (B.C.C.)

- | | |
|--|--|
| ☐ 13-7-112: Cease all nuisance activity | ☐ 35-2-301: Obtain building/ fence/ sign permit |
| ☐ 13-7-115: County to abate nuisance & lien costs | ☐ 18-2-601: Remove all obstruction(s) at street, alley, road |
| ☐ 13-7-310: Remove all trash & debris from property | ☐ 13-7-310(2): Remove bird seed / other food for rats |
| ☐ 13-7-312: Remove accumulations of debris, materials, etc | ☐ 32-3-102: Violation of development plan/ site plan |
| ☐ 13-7-201(2): Cease stagnant pool water | ☐ IBC 115; BCBC 115: Remove/ Repair unsafe structure board and secure all openings to premise |
| ☐ 12-3-106: Remove animal feces daily | ☐ 13-7-401; 13-7-402; 13-7-403: Cut & remove all tall grass and weeds to three (3) inches in height |
| ☐ 35-5-203(a)(c): Seal exterior openings from rodents & pests | |
| ☐ 13-4-201(b)(d): Store garbage in containers w/tight lids | |

OWNER OCCUPIED HOUSING (B.C.C.)

- | | |
|---|--|
| ☐ 35-5-302(a)(1): Unsanitary conditions. | ☐ 35-5-302(a)(2): Store all garbage in trash cans |
| ☐ 35-5-302(a)(3): Cease _____ infestation from prop. | ☐ 35-5-302(b)(1): Repair exterior structure |
| ☐ 35-5-302(b)(1)(2): Repair decorative trim, cornices, etc | ☐ 35-5-302(b)(1)(3): Repair exterior extentionts |
| ☐ 35-5-302(b)(1)(4): Repair chimney & similar extentionts | ☐ 35-5-302(b)(1)(5): Repair metal/wood surfaces |
| ☐ 35-5-302(b)(1)(6): Repair defective door(s) / window(s) | ☐ 35-5-302(b)(1)(7): Repair defective fence |

INVESTMENT PROPERTY (B.C.C.)

- | | |
|--|---|
| ☐ 35-2-404(a)(1)(i): Remove hazardous or unsafe condition | ☐ 35-2-404(a)(1)(ii): Repair ext. walls / vertical members |
| ☐ 35-2-404(a)(1)(iii): Repair roof or horizontal members | ☐ 35-2-404(a)(1)(iv): Repair exterior chimney |
| ☐ 35-2-404(a)(1)(v): Repair ext. plaster or masonry | ☐ 35-2-404(a)(1)(vi): Waterproof walls/ roof/foundations |
| ☐ 35-2-404(a)(1)(vii): Repair exterior construction (see below) | ☐ 35-2-404(a)(1)(2): Remove trash, rubbish, & debris |
| ☐ 35-2-404(a)(1)(3): Repair /remove defective exterior sign(s) | ☐ 35-2-404(a)(4)(i)(ii): Board & secure. Material to match building color of structure |

OTHER VIOLATIONS OR REMARKS: _____

Obtain permit. Must be in place 2 1/2 ft from sidewalk and rear.

☐ NOTICE POSTED AND MAILED

POTENTIAL FINE: ☒ \$200 ☐ \$500 ☐ \$1000 per day, per violation and to be placed as a lien upon your tax bill.

COMPLIANCE DATE: **08.27.07**

INSPECTOR NAME: **L. STREET**
PRINT NAME (Rev 9/05)

AGENCY



07-9962 LS 08/13/07



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property
located at 7 Franklin Valley Circle Reisterstown MD 21136
which is presently zoned _____

Deed Reference: 14930 / 474 Tax Account # 1700005207

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)

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:

N/A

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

John A. Austin

Name - Type or Print

Signature

Company

29 West Susquehanna Avenue #200

Address

Telephone No.

Towson MD 21204 410-821-9632

City

State

Zip Code

Legal Owner(s):

Michael Udell

Name - Type or Print

Signature

Noga Udell

Name - Type or Print

Signature

7 Franklin Valley Circle

Address

Telephone No.

Reisterstown MD 21136

City

State

Zip Code

Representative to be Contacted:

John A. Austin

Name

29 W. Susquehanna Avenue #200

Address

Telephone No.

Towson MD 21204 410-821-9632

City

State

Zip Code

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

Zoning Commissioner of Baltimore County

Case No. 07-9962

Reviewed By _____ Date _____

REV 7/20/07

Estimated Posting Date _____

JOHN A. AUSTIN
ATTORNEY AND COUNSELOR AT LAW

29 WEST SUSQUEHANNA AVENUE SUITE 200
TOWSON, MARYLAND 21204

(410) 821-9632
FAX (410) 494-8087

October 1, 2007

Mark Gawld
Permits and Development Management
Baltimore County Code Inspections Unit
County Office Building
111 West Chesapeake Avenue Room 213
Towson, MD 21204

Re: Michael Udell
7 Franklin Valley Circle, Reisterstown, MD 21136
Case No. 07-9962

Dear Mr. Gawld:

As you are aware from our telephone messages that have been exchanged, this office represents Michael Udell in connection with the above-referenced citation. Please be advised that I am in the process of preparing and finalizing a Petition for Administrative Variance concerning the placement of the accessory structure that is the subject of this citation. Enclosed is a copy of the Petition for Administrative Variance that will soon be filed concerning this matter. Accordingly, I would ask that you defer any enforcement action on this matter pending the finalization of the Petition for Administrative Variance. If, for some reason, this presents some administrative difficulty, please advise. Otherwise, I would be grateful if you would contact this office upon receipt of this letter and confirm that this procedure is satisfactory with your office and that no enforcement action will be taken.

Very truly yours,


John A. Austin

JAA/as
Enclosure
cc: Michael Udell

CASE NAME _____
CASE NUMBER 08-350-A
DATE 3-25-08

[illegible]

CASE NAME _____
CASE NUMBER 08-350-1A
DATE 3-25-08

[illegible]



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw4.3)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 04 **Account Number -** 1700005207

Owner Information

Owner Name:	UDELL MICHAEL C UDELL NOGA A	Use:	RESIDENTIAL
Mailing Address:	7 FRANKLIN VALEY CI REISTERSTOWN MD 21136-5811	Principal Residence:	YES
		Deed Reference:	1) /14930/ 474 2)

Location & Structure Information

Premises Address
 7 FRANKLIN VALLEY CIR

Legal Description

7 FRANKLIN VALLEY CIR
 FRANKLIN VALLEY

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	1
48	8	338			1	A	9	1	Plat Ref:	39/ 9

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1979	1,260 SF	2.00 AC	04
Stories	Basement	Type	Exterior
SPFOY		SPLIT FOYER	FRAME

Value Information

	Base Value	Value	Phase-In Assessments	
		As Of	As Of	As Of
		01/01/2007	07/01/2007	07/01/2008
Land	88,000	143,000		
Improvements:	133,220	261,540		
Total:	221,220	404,540	282,326	343,432
Preferential Land:	0	0	0	0

Transfer Information

Seller: BILLUPS MICHAEL ROBERT	Date: 01/22/2001	Price: \$189,850
Type: IMPROVED ARMS-LENGTH	Deed1: /14930/ 474	Deed2:
Seller: QUANTICO REALTY COMPANY	Date: 11/17/1980	Price: \$79,900
Type: IMPROVED ARMS-LENGTH	Deed1: / 6230/ 506	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

Case No.: 08-350-A 7 Franklin Valley Circle

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2	DR KAPLAN Letter	
No. 3	DR SHAW'S Letter	
No. 4	Aerial Views of improvements	
No. 5	Existing Conditions Collectively - Photo's	
No. 6	Ltr. from Neighbor Edward Undermier - in Support	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Harry W. Kaplan, MD
Wister, Kaplan, Rothschild, and Rudikoff, LLC
4000 Old Court Road, Suite 301
Baltimore, Maryland 21208

Telephone (410) 653-0000
Facsimile (410) 653-5531

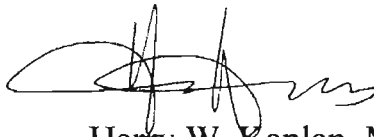
August 30, 2007

To Whom It May Concern:

Mr. **Michael Udell** is a 52 year old gentleman who has been followed at our office. Mr. Udell has a complicated medical history which includes rheumatoid arthritis, diabetes complicated by peripheral neuropathy, Lyme disease, lumbar and cervical disc disease, and chronic obstructive lung disease. As a result of these illnesses, Mr. Udell has suffered from severe, chronic pain in his neck, shoulders, hands, back, legs, knees, and feet, shortness of breath, and diminished exercise tolerance. His ability to walk and transfer is severely limited. In addition, his ability to resist infections has been impaired by these underlying diseases.

In order to accommodate for his debilitating illnesses, Mr. Udell constructed a canopy adjacent to his home. This has allowed him to safely transfer to and from his car, limiting his exposure to extremes of weather. This structure is medically essential. Its removal would cause undue hardship and jeopardize his fragile medical condition.

Sincerely,



Harry W. Kaplan, MD

PETITIONER' S

EXHIBIT NO.

2

CARROLL ARTHRITIS

ROBERT A. SHAW, M.D., F.A.C.R.
FLORIN I. NICULESCU, M.D., PhD.
ROSEMARIE A. SHAW, C.R.N.P.

August 31, 2007

Re: Michael Udell (DOB: 1/21/55)

To Whom It May Concern:

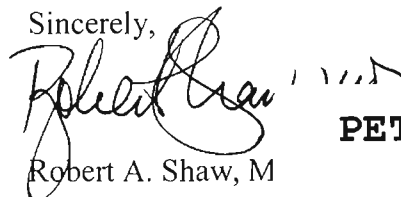
Michael Udell has been under my care since July 13, 2002, when he was diagnosed with Rheumatoid Arthritis. He also has insulin dependent diabetes, with the associated peripheral neuropathy. Additional musculoskeletal issues include a herniated disc in the lumbar spine and bone spurs on the vertebrae of the cervical spine. All these conditions are chronic and cause Mr. Udell pain and limited function.

Mr. Udell's diabetic peripheral neuropathy affects his feet and his hands. With decreased sensation to touch and to temperature, patient could potentially sustain injury due to prolonged contact with heat or cold (though he would not feel those sensations as quickly as would a person with intact peripheral sensation). His Rheumatoid Arthritis affects the small joints of his hands, wrists and feet. With this condition, his grasp strength and range-of-motion of the involved joints is compromised, especially when his disease flares.

I am in agreement with Mr. Udell that the carport affords him the ability to enter and exit his car without concern for the elements. Since his joints are often swollen and painful and he has decreased sensation in his feet, he would be able to take his time, being careful not to fall and injure himself. Also, the carport canopy protects his vehicle from snow and ice. Just grasping an ice scraper can cause joint pain as does prolonged exposure to the cold temperatures.

I am treating Mr. Udell with the gold standard therapy for Rheumatoid Arthritis – Remicade infusions every 8 weeks and methotrexate. Due to his diabetes, he should not take steroids, such as, prednisone. At present, Mr. Udell rheumatologic disease is quiescent, but it took quite a long time getting to this point. Forcing him to remove a carport and canopy would truly inconvenience my patient and possibly expose him to harm due to limitations from his Rheumatoid Arthritis, diabetes, etc. Should you need any further information, please do not hesitate to call.

Sincerely,


Robert A. Shaw, M

PETITIONER'S

EXHIBIT NO.

3

Edward W. Underriner

*16 Franklin Valley Circle
Reisterstown, MD 21136 USA
Telephone: 410-833-5757 Fax: 410-833-1026
e-mail: edunderriner@comcast.net*

March 24, 2008

Baltimore County Zoning Board

Gentlemen:

Upon learning of the circumstances relating to Mr Mike Udell's medical condition, and the difficulty he experiences in dealing with snow and ice removal from his vehicle, my wife and I are not opposed to the continued positioning and use of the temporary vehicle shelter now sited in his front yard.

We understand that he wishes to continue use of this existing temporary vehicle shelter until such time as he might vacate the property at 7 Franklin Valley Circle, Reisterstown, at which time it would be removed, and we do not object to said use.

Sincerely yours,



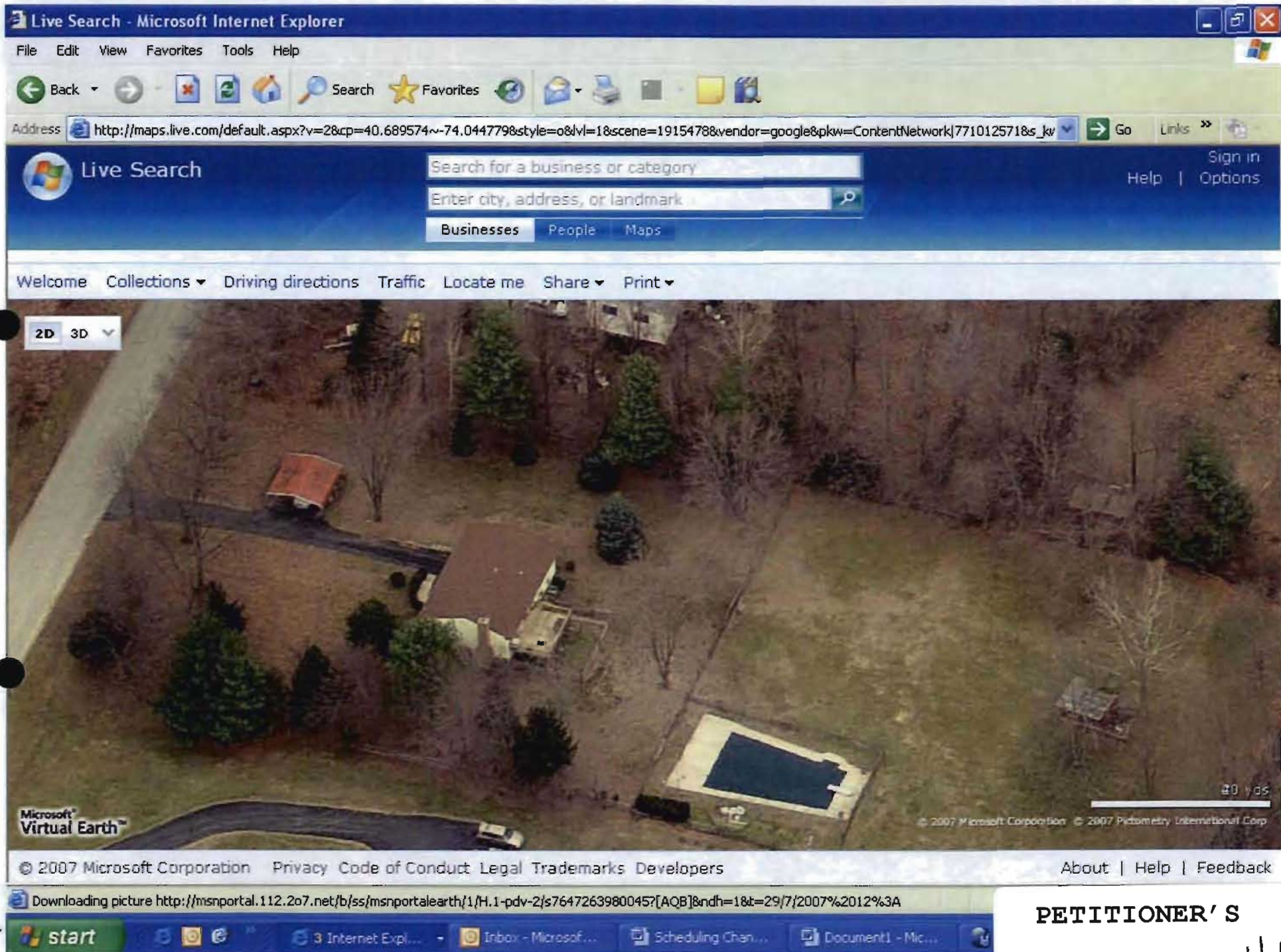
Edward W. Underriner

PETITIONER' S

EXHIBIT NO.

6

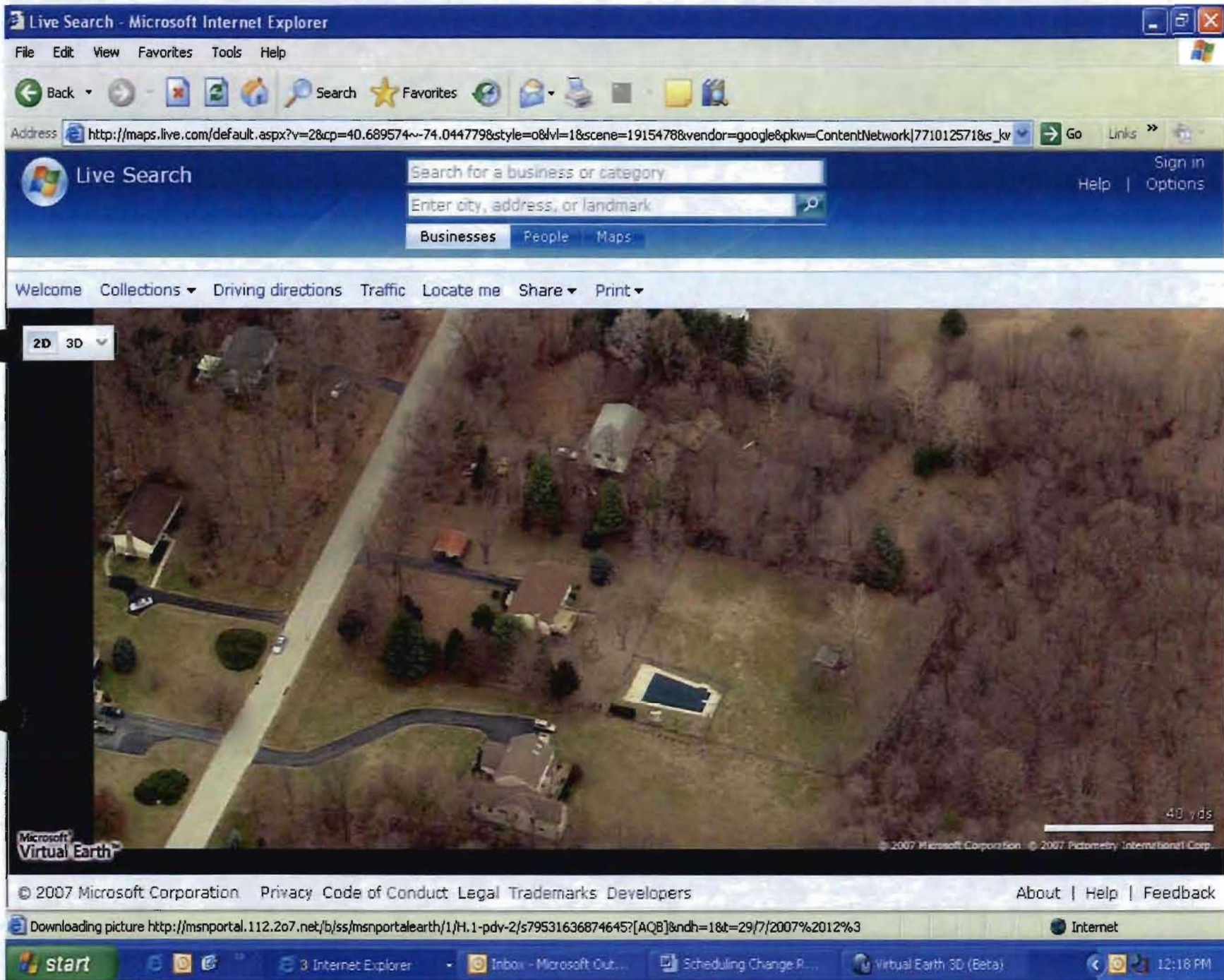
4 homes further away from



PETITIONER'S

EXHIBIT NO.

4A



HB

Michael and Noga Udell
7 Franklin Valley Circle
Reisterstown, MD 21136

House to closes point of car port = 56 feet.

Car port closest point to street = 40 feet.

Septic is located 20 feet in front of house.

Septic is located in front of house,
30 feet from closest point of car pad.

Well head is located 110 feet behind house.



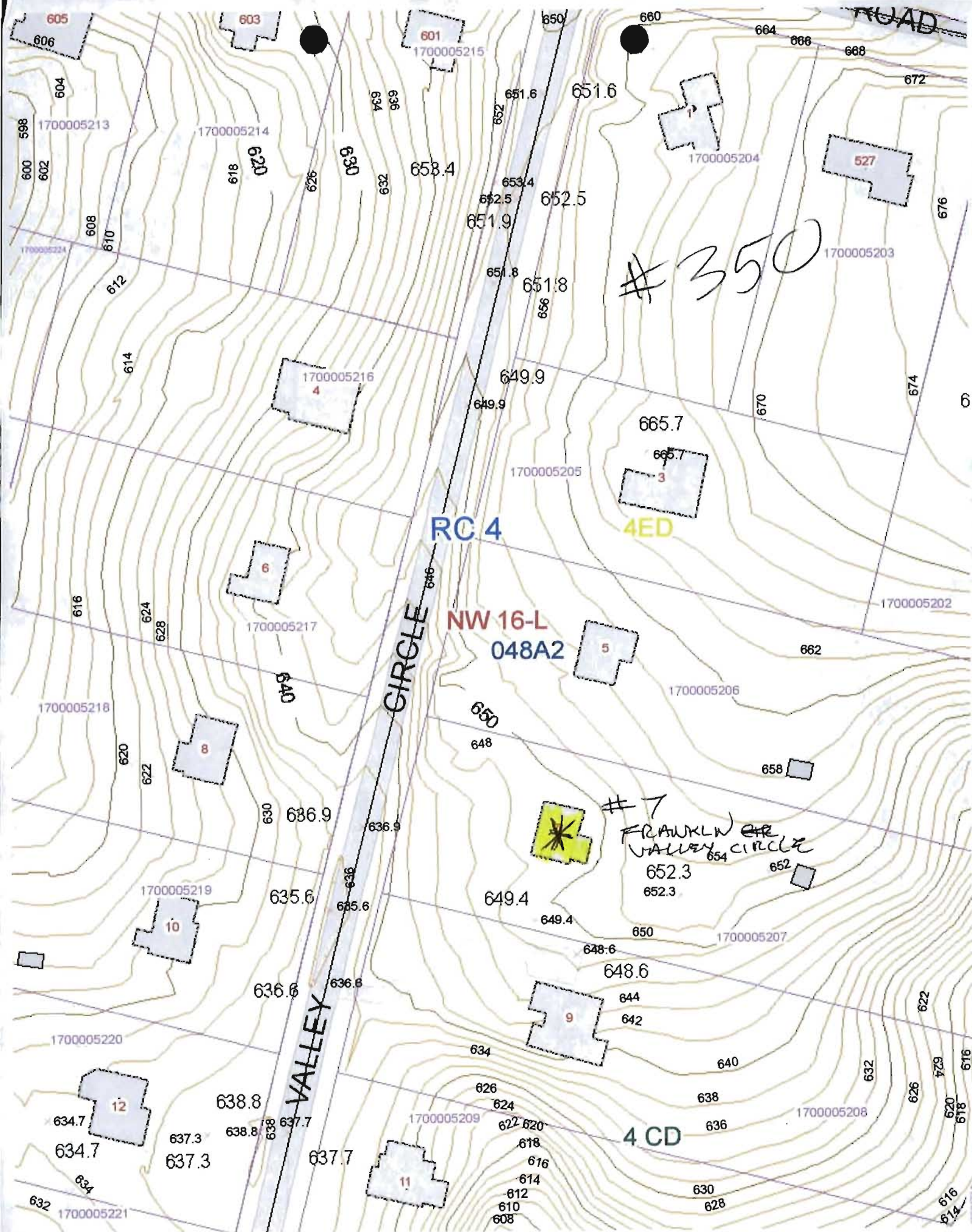












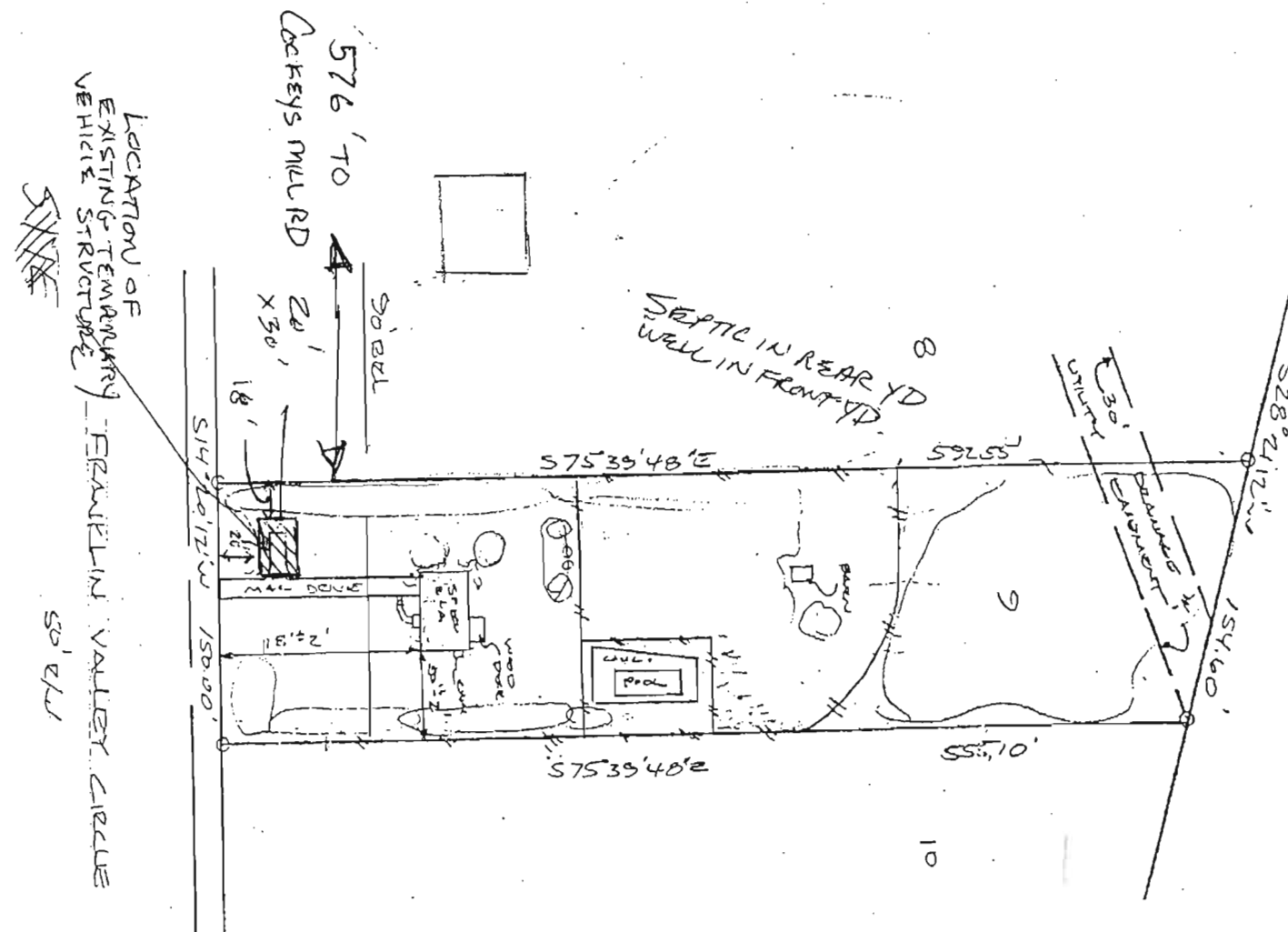
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 7 Franklin Valley Cir. SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME FRANKLIN VALLEY (SECTION 1)

PLAT BOOK # 39 FOLIO # 9 LOT # 9 SECTION # 1

OWNER Michael Udell and Noga Udell

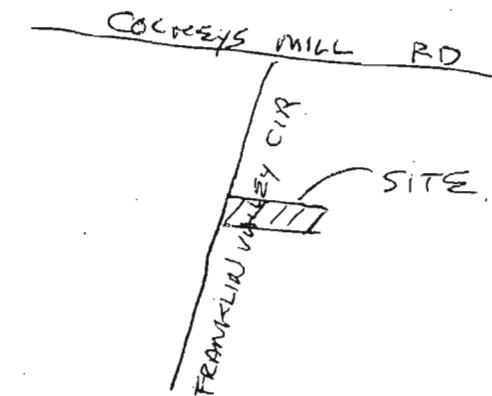


PREPARED BY

I, THE UNDERSIGNED (ATTY.)
REPRESENT THE OWNER
AND ACCEPT RESPONSIBILITY
FOR THE ACCURACY OF ALL
PETITION INFORMATION
AS WRITTEN/DRAWN
BY BALTO. COUNTY

John A. Givens 2/3/08

SCALE OF DRAWING: 1" = 100'



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT #4 ED

COUNCILMANIC DISTRICT 4 CD

1" = 200' SCALE MAP # 048A2

ZONING RC4 formerly RDP

LOT SIZE 2 AC ±

ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☐	☒

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒
PRIOR ZONING HEARING	☒	☒

ZONING OFFICE USE ONLY
REVIEWED BY JK ITEM # 08-350-A CASE #

PETITIONER'S

EXHIBIT NO. 1