

IN RE: PETITION FOR ADMIN. VARIANCE

N side of Birch Hollow Road, at E side of
Dorian Road
3rd Election District
2nd Councilmanic District
(3424 Birch Hollow Road)

Daniel and Robyn Riter
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 08-395-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, Daniel and Robyn Riter for property located at 3424 Birch Hollow Road. The variance request is from Sections 205.3 and 400 (1955-1971 B.C.Z.R.) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition with a side street setback of 28 feet to property line and 53 feet to street centerline in lieu of the required 40 feet and 65 feet respectively, and to permit a proposed detached garage to be in a yard area outside of the one third of the lot farthest from the street, and a height of 18 feet in lieu of the allowed 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners wish to construct a detached garage measuring 24 feet x 36 feet x 18 feet in size, a one-story addition measuring 12 feet x ³¹13 feet in size, and a two-story addition measuring 10 feet x 25 feet in size. The Petitioners are remodeling the master bedroom to include a walk-in closet and updated bathroom. The first floor kitchen and living room are also being remodeled. The additional garage roof height is necessary to match the roof pitch of the existing dwelling. The subject property contains 24,350 square feet zoned DR 2.

~~STAMP RECEIVED FOR FILE~~
4-3-08
B

A letter requesting clarification of which address listed in the case file is the Petitioners' primary residence was sent on March 27, 2008. The Maryland Department of Assessments and Taxation lists both 6820 Navajo Drive (mailing address on the Petition) and 3424 Birch Hollow Road (subject of the variance request) as the Petitioners' primary residences. The Petitioners responded via e-mail on March 31, 2008 and provided the requested information. Petitioners stated that the home on Navajo Drive is on the market to be sold and the Birch Hollow address is their new primary residence.

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comments were received from the Office of Planning dated March 18, 2008, which recommends that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 3, 2008 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 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 Petitioners.

RECEIVED FOR FILED
4.3.08
Bj

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 3rd day of April, 2008 that a variance from Sections 205.3 and 400 (1955-1971 B.C.Z.R.) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition with a side street setback of 28 feet to property line and 53 feet to street centerline in lieu of the required 40 feet and 65 feet respectively, and to permit a proposed detached garage to be in a yard area outside of the one third of the lot farthest from the street, and a height of 18 feet in lieu of the allowed 15 feet is hereby GRANTED, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The accessory structure shall not be used for commercial purposes.

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

ORDER RECEIVED FOR FILING
4.3.08
Bj



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

April 3, 2008

DANIEL AND ROBYN RITER
3424 BIRCH HOLLOW ROAD
BALTIMORE MD 21208

Re: Petition for Administrative Variance
Case No. 08-395-A
Property: 3424 Birch Hollow Road

Dear Mr. and Mrs. Riter:

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 black ink, appearing to read "Th. H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



TAX. ACC # 0323076980

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3424 BIRCH HOLLOW RD 2120
which is presently zoned DR2

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) 205.3 AND 400 (1955-71 BCZR)

DE TO PERMIT A PROPOSED ADDITION ~~WITH~~ WITH A SIDE STREET SETBACK OF 28 FT. TO PROPERTY LINE AND 53 FT. TO STREET CENTERLINE IN LIEU OF THE REQUIRED 40 FT. AND 65 FT. RESPECTIVELY AND TO PERMIT A PROPOSED DETACHED GARAGE TO BE IN A YARD AREA OUTSIDE OF THE ONE THIRD OF THE LOT FARTHEST FROM THE STREET AND A HT. OF 18 FT. IN LIEU OF THE ALLOWED 15 FT.

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):

DANIEL RITER

Name - Type or Print

Signature

ROBYN RITER

Name - Type or Print

Signature

MAILING ADDRESS
6820 NAVAJO DR. 410484969

Address

BA

City

MD 21209

State

Telephone No.

Zip Code

Representative to be Contacted:

AS ABOVE

Name

Address

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.

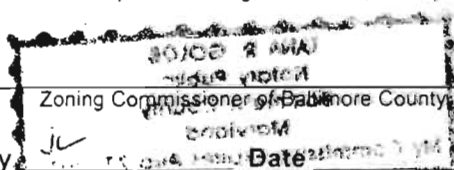
CASE NO. 08-395-A

REV 10/25/01 4-3-08 P3

Reviewed By JL

Estimated Posting Date

3/09/08



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 3424 Birch Hollow Rd.
Address
Baltimore, MD 21208
City State Zip Code

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

- 1) Remodelling master bedroom to include walkin closet + updated bathroom with tub; does not leave room for bedroom Furniture.
- 2) Remodded First Floor Kitchen and livingroom
- 3) Garage location due to backyard grade
(SEE ATTACHED)

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.

Robyn Riter
Signature
Robyn Riter
Name - Type or Print

Daniel Riter
Signature
Daniel Riter
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25th day of JANUARY, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

ROBYN RITER AND DANIEL RITER

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

AS WITNESS my hand and Notarial Seal



REV 10/23

[Signature] 1/25/08
Notary Public
My Commission Expires 8/27/2011



ORDER WORK
FILED IN FIVE
* SEE OFF
* PRAC OFF
* REPLYING

TAX. ACCO 0323076980

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3424 BIRCH HOLLOW RD 21209
which is presently zoned DR2

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) 205.3 AND 400 (1955-71 BCZR)

TO PERMIT A PROPOSED ADDITION ~~WITH~~ WITH A SIDE STREET SETBACK OF 28 FT. TO PROPERTY LINE AND 53 FT. TO STREET CENTERLINE IN LIEU OF THE REQUIRED 40 FT. AND 65 FT. RESPECTIVELY AND TO PERMIT A PROPOSED DETACHED GARAGE TO BE IN A YARD AREA OUTSIDE OF THE ONE THIRD OF THE LOT FARTHEST FROM THE STREET AND A HEIGHT OF 18 FT. IN LIEU OF THE ALLOWED 15 FT.

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 _____

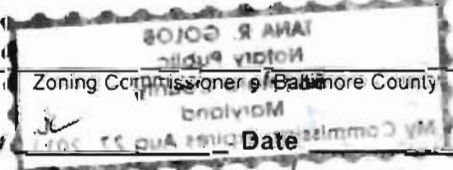
Legal Owner(s):

DANIEL RITER
Name - Type or Print _____
Signature _____
ROBYN RITER
Name - Type or Print _____
Signature _____
MAILING ADDRESS
6820 NAVATO DR. 410484-9690
Address _____ Telephone No. _____
BA MD 21209
City _____ State _____ Zip Code _____

Representative to be Contacted:

AS ABOVE.
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.



CASE NO. 08-395-A
REV 10/25/01
4-3-08

Reviewed By _____ Date _____
Estimated Posting Date 3/09/08

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 3424 Birch Hollow Rd.
Address
Baltimore MD 21208
City State Zip Code

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

- 1) Remodelling master-bedroom to include walkin closet + updated bathroom with tub; does not leave room for bedroom furniture.
- 2) Remodded First Floor Kitchen and livingroom
- 3) Garage location due to backyard grade
(SEE ATTACHED)

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.

Robyn Riter
Signature
Robyn Riter
Name - Type or Print

Daniel Riter
Signature
Daniel Riter
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25th day of JANUARY, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal



REV 10/25/04

[Signature]
Notary Public
My Commission Expires 8/27/2011

1/25/08

Attachment Per Request

- 1) Side addition due to existing home structure, home alignment, roof structure and home design only allows build out in one direction, where variance needed.
- 2) Garage would cause hardship to develop driveway through back yard, cutting property landscape
- 3) Garage roof height is needed for safe roof pitch due to 3 car garage, in addition to match current pitch on existing home style.

Zoning Description

Zoning description for : 3424 Birch Hollow Rd
Beginning at a point of the NE corner of Birch Hollow Rd
and Dorian Rd . Being lot #1 in the sub division of
Stevenson at Anton Farms' as recorded in Baltimore
County Plat Book # 30, Folio #7, containing 24,350 sqft.
Also known as 3224 Birch Hollow rd and located in the 3rd
election district, 2nd councilmanic district

REV TO 12/8/08
APP

Owner H A G: ST 4 C 44 CR 10

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08 395 -A

Address 3424 BIRCH HOLLOW RD

Contact Person: LEWIS
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 2/26/08

Posting Date: 3/09/08

Closing Date: 3/24/08

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

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 08 395 -A Address 3424 BIRCH HOLLOW RD

Petitioner's Name DAN+ROBYN RITER Telephone 443 253 9408

Posting Date: 3/09/08 Closing Date: 3/24/08

Wording for Sign: To Permit A PROPOSED ADDITION WITH SIDE AND STREET CENTERLINE
SETBACKS OF 28 FT AND 53 FT IN LIEU OF REQUIRED 40' AND 65' RESPECTIVELY AND
TO ALLOW A DETACHED GARAGE IN REAR YD OUTSIDE OF THE ONE THIRD OF THE
LOT FARTEST FROM THE STREET AND A HEIGHT OF 18 FT IN LIEU OF THE ALLOWED 15 FT

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: 08 395 A

Petitioner: X Daniel Riter

Address or Location: X 3424 Birch Hollow Rd. 21208

PLEASE FORWARD ADVERTISING BILL TO:

Name: Daniel Riter

Address: 6820 Navajo Dr.
Balto, MD 21209

Telephone Number: 443-253-9408

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

395
 JL

No. 11110

Date: 2/26/08

PAID RECEIPT

BUSINESS ACTUAL TIME INM
 2/27/2008 2/26/2008 10:46:00 2
 REC 102 NATL JEW JEE
 >>RECEIPT # 564939 2/26/2008 DFLH
 Dept 5 520 ZONING VERIFICATION
 011110
 Recpt Tot 165.00
 165.00 CF 1.00 CA
 Baltimore County, Maryland

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			650				65.00

Total: 65.00

Rec
 From:

For:

RV Log 3424 Birch Hollow RD

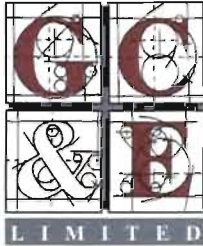
DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE# 08-395-A
PETITIONER/DEVELOPER:
Dan & Robin Riter
DATE OF CLOSING: 3/24/08

**BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204**

ATTENTION: KRISTEN MATTHEWS

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 LOCATED AT**

(see page 2 for full size photo)

LOCATION:
3424 Birch Hollow Road



SIGNATURE OF SIGN POSTER

Bruce E. Doak

**GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX**

POSTED ON: 3/03/08

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE #: 08-395-A

A Variance To permit: a proposed addition with side and street centerline setbacks of 28 ft and 53 ft in lieu of required 40' and 65' respectively and to allow a detached garage in rear yd outside of the one third of the lot farthest from the street and a height of 18 ft in lieu of the allowed 15 ft.

PUBLIC HEARING?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON March 24, 2008

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL ABOVE DATE. UNDER PENALTY OF LAW
HEARINGS ARE HANDICAPPED ACCESSIBLE

DSCF1335.JPG

VARIANCE

CASE #: 08-395-A

A Variance To permit: a proposed addition with side and street centerline setbacks of 28 ft and 53 ft in lieu of required 40' and 65' respectively and to allow a detached garage in rear yd outside of the one third of the lot farthest from the street and a height of 18 ft in lieu of the allowed 15 ft.

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IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON March 24, 2008

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

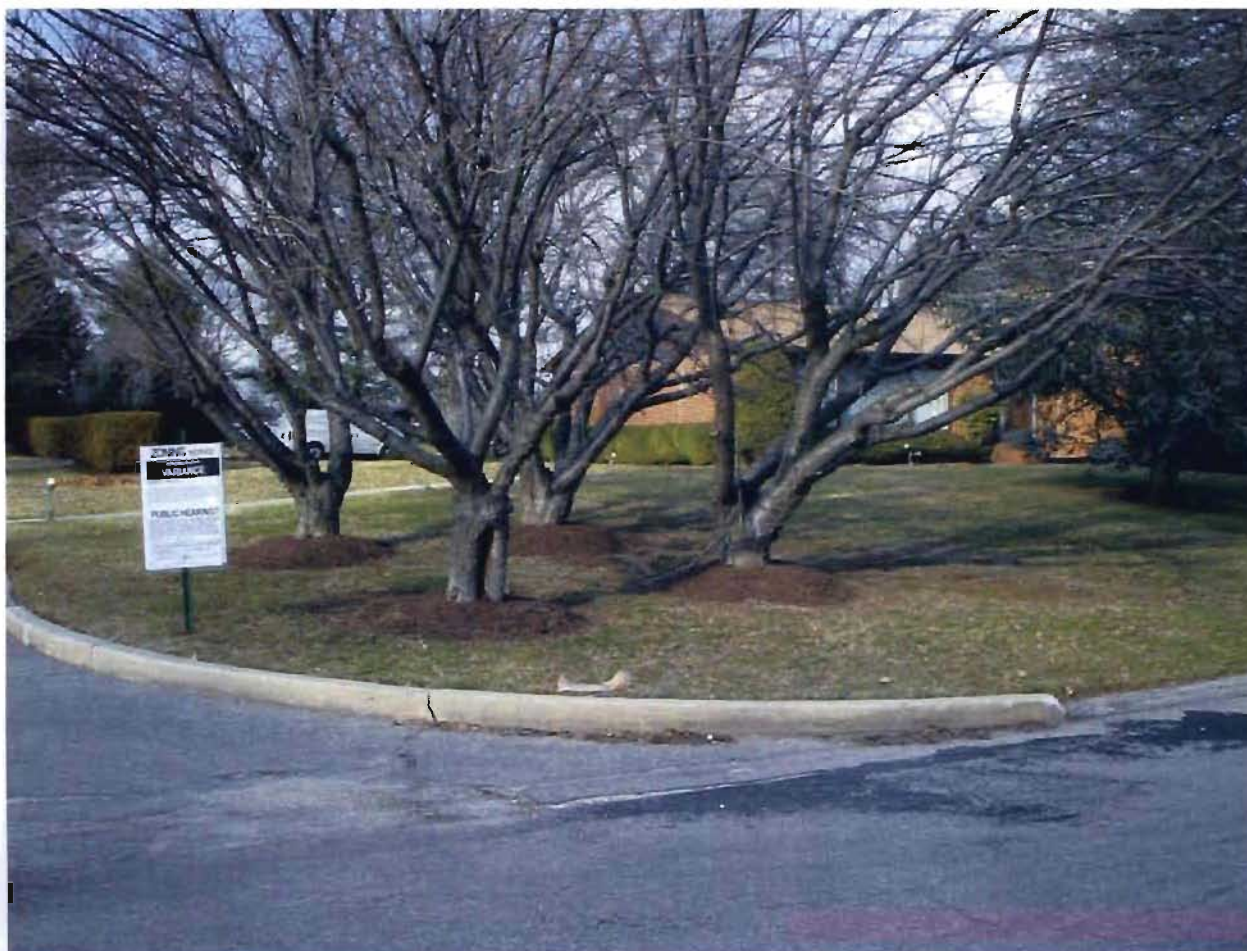
TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL ABOVE DATE. UNDER PENALTY OF LAW
HEARINGS ARE HANDICAPPED ACCESSIBLE

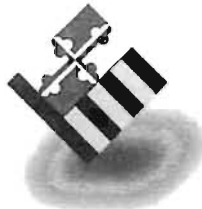
DSCF1336.JPG



DSCF1337.JPG



DSCF1338.JPG



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 24, 2008

Daniel Riter
Robyn Riter
3424 Birch Hollow Road
Baltimore, MD 21208

Dear Mr. and Mrs. Riter:

RE: Case Number: 08-395-A, 3424 Birch Hollow Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 9, 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.

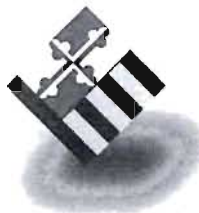
Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel



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
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

March 10, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: March 3, 2008

Item Number: 377,384,385,386,387,388,389,390,391,392,393,395,396,397,398,399

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: March 5, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For March 10, 2008
Item Nos. 08-377, 384, 387, 388,
389, 390, 391, 392, 393, 394, 395, 396,
397, and 398

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-03052008.doc



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: MARCH 4, 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-395-SPH
3424 BIRCH HOLLOW ROAD
RITER 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-395-SPH.

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

From: Thomas Bostwick
To: riter, daniel
Date: 3/31/2008 2:16:58 PM
Subject: Re: case 395

Mr. Riter,

Thank you for your response.

I will put your email in the file. We were not sure which was your primary residence because the SDAT Real Property search indicates you purchased the Navajo Drive property only about 2 years ago and you just purchased the subject property about 3 months ago. We thought it was odd that you were selling the Navajo Drive property after such a short time.

>>> daniel riter <tygixxer87@hotmail.com> 03/31/08 2:00 PM >>>

Dear Mr. Bostwick,

The situation on the house address is that we are between homes. The house on Navajo Dr. is on the market trying to be sold (listed with Krauss Reality in Hunt Valley MD). Birch Hollow is our new primary residence.

thanks

Daniel Riter

Windows Live Hotmail is giving away Zunes.

http://www.windowlive-hotmail.com/ZuneADay/?locale=en-US&ocid=TXT_TAGLM_Mobile_Zune_V3

Thomas Bostwick - case 395

From: daniel riter <tygixxer87@hotmail.com>
To: <tboostwick@baltimorecountymd.gov>
Date: 03/31/08 2:02 PM
Subject: case 395

Dear Mr. Bostwick,

The situation on the house address is that we are between homes. The house on Navajo Dr. is on the market trying to be sold (listed with Krauss Reality in Hunt Valley MD). Birch Hollow is our new primary residence.

thanks

Daniel Riter

Windows Live Hotmail is giving away Zunes. [Enter for your chance to win.](#)

Heidi Krauss
Krauss Real Property Brokerage
<http://heidikrauss.com>



**6820 NAVAJO DRIVE
BALTIMORE, MD 21209**

\$459,900

**4 Bedrooms
3 Bathrooms
Sq.Ft. Not Available**

Listing # BC6642147

FANTASTIC FULLY RENOVATED 4 LARGE BR, 3 BA SPLIT LVL. GORGEOUS CUSTOM HARDWD FLRS. UPDATED GOUR. KIT W/ GRANITE COUNTERS & SLATE FLR. FULLY UPDATED, STUNNING BATHRMS. 3 TIER ENTERTAINING DECK W/ BUILT IN GRILL & HOT TUB. FIN LL W/ TONS OF SPACE & CEDAR CLOSET. NEW WINDOWS. SO MANY OUTSTANDING FINISHES! EXC. LOCATION. CPOUFS. CALL ALT. AGENT. CAP. GROUND RENT VALUE TO BE VERIFIED.

Location Information

County: **BALTIMORE**
Longitude: **-76.685431**

Latitude: **39.378628**
Subdivision: **VALLEY STREAM**

Interior Features

Additional Rooms: **Living Room, Dining Room, Bedroom-Master, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Kitchen, Recreation Rm, Family Rm, Foyer**

Interior: **Floor Plan-Open**

Dining/Kitchen Description: **Gourmet, Kit-Breakfast Bar, Liv-Din Combo**

Amenities: **Entry Lvl BR, Granite Counters, MBR-BA Full, Master Walk-in Closet, Wood Floors**

Has Fireplace: **No**
Heating: **Forced Air**

Number of Fireplaces: **0**
Heating Fuel: **Natural Gas**

Cooling: **Central A/C**

Water Heater: **Natural Gas**

Appliances: **Dishwasher, Disposal, Dryer, Microwave, Oven/Range-Electric, Refrigerator, Washer**

Basement Description: **Partially Finished**

Has Basement: **Yes**

Exterior Features

Style: **Split Foyer**
Is New: **No**
Construction: **Public Sewer**
Septic or Sewer: **Public Sewer**
Parking Description: **Garage**
Garage: **1**
Spaces: **7560**
Lot Size in Sq. Ft.: **7560**

Stories: **4**
Exterior: **Brick and Siding**
Water: **Public**
Has Garage: **Yes**
Lot Size in Acres: **0.17**
Has Waterfront: **No**

School

Additional Information

Property **SFR**
Type:
Year Built: **1957**

Property **Detached**
SubType:
Status: **Active**

Listing Courtesy of: Krauss Real Property Brokerage

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Information Deemed Reliable, but Not Guaranteed. The property information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. The listing information provided on this website comes from various brokers who participate in the Metropolitan Regional Information Systems IDX program.

Updated on March 31, 2008

Subject address



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

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

Account Identifier: District - 03 Account Number - 0323076980

Owner Information

Owner Name: RITER DANIEL
 RITER ROBYN
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 3424 BIRCH HOLLOW RD
 BALTIMORE MD 21208-1841
Deed Reference: 1) /26511/ 696
 2)

Location & Structure Information

Premises Address 3424 BIRCH HOLLOW RD
Legal Description 3424 BIRCH HOLLOW RD
 STEVENSON AT ANTON FARM

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
68	10	292			1	C	1	2		30/ 7

Special Tax Areas Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1965	3,160 SF	24,350.00 SF	04

Stories	Basement	Type	Exterior
2	NO	SPLIT LEVEL	BRICK

Value Information

	Base Value	Value As Of 01/01/2008	Phase-in Assessments As Of 07/01/2007	As Of 07/01/2008
Land	135,580	155,580		
Improvements:	245,240	316,690		
Total:	380,820	472,270	380,820	411,303
Preferential Land:	0	0	0	0

Transfer Information

Seller: GELBER ALLAN C	Date: 12/21/2007	Price: \$480,000
Type: IMPROVED ARMS-LENGTH	Deed1: /26511/ 696	Deed2:
Seller: WORMSER SYLVAN A	Date: 01/05/1993	Price: \$250,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 9537/ 628	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 *



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

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

Account Identifier: District - 03 Account Number - 0313078140

Owner Information

Owner Name: STEPNER-RITER ROBYN A
 RITER DANIEL
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 6820 NAVAJO DR
 BALTIMORE MD 21209-1518
Deed Reference: 1) /23194/ 258
 2)

Location & Structure Information

Premises Address 6820 NAVAJO DR
Legal Description 6820 NAVAJO DR
 VALLEY STREAM

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
78	6	536			2	E	20	2	Plat Ref: 20/ 85

Special Tax Areas Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1957	1,904 SF	7,560.00 SF	04

Stories	Basement	Type	Exterior
2	NO	SPLIT LEVEL	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2007	07/01/2008
Land	84,560	98,560		
Improvements:	172,950	225,400		
Total:	257,510	323,960	257,510	279,660
Preferential Land:	0	0	0	0

Transfer Information

Seller: RITER VICKI R/DANIEL	Date: 01/09/2006	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /23194/ 258	Deed2:
Seller: RITER VICKI R	Date: 08/02/2005	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /22290/ 564	Deed2:
Seller: RITER CHARLES B	Date: 12/21/2000	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /14878/ 733	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 *

3-26-08 – Letter to Petitioner asking for clarification of ‘principal’ residence. SDAT says this address and Navajo Drive are principal residences. Petition says ‘mailing address’ is Navajo Drive; affirmed on petition that Birch Hollow is residence; WHICH IS PRINCIPAL RESIDENCE??

In letter ask for the dimensions of the proposed addition and proposed detached garage; hard to read on site plan; unreadable/illegible on site plan;

CASE NUMBER: 395

3424 Birch Hollow Road

Location: N side Birch Hollow Road, at eE side Dorian Road.

3rd Election District, 2nd Councilmanic District

Legal Owner: Daniel and Robyn Riter

Closing Date 3/24/2008

ADMINISTRATIVE VARIANCE To permit a proposed addition with a side street setback of 28 feet to property line and 53 feet to street centerline in lieu of the required 40 feet and 65 feet respectively, and to permit a proposed detached garage to be in a yard area outside of the one third of the lot farthest from the street and a height of 18 feet in lieu of the allowed 15 feet.

I will provide labeled
photos to the zoning petition
file in a timely manner
no later than the end of
February 2008.

395


OWNER

2-26-08

ON WAY 300N 2/28/08

~~SENT LTR
2/27/08
TO ADVISE
(COPY IN FILE)~~

~~Advised all
Mort + Sign Pet
Towns RG Phone
THIS AM~~

~~advised Drury
3 owner signature
shots with her
+ wife's sign
for attachment
to Pet. #395~~

~~SL-
26/08~~

















0312023580

0307050810

3424

0313024810

3414

Pt. Bk. 23 Folio.110

0319012440

3412

Pt. Bk. 25 Folio 3

0319003620

JANELLEN DR

JANELLEN

DORIAN RD

031601920

3425

Pt. Bk. 22 Folio 132

0302025820

3423

0319035340

3421

3419

0307051140

3417

0303077660

0319028480

0311036150

2 CD

3 ED

DR. 2

068B2

0323054190

3430

0306060870

8400

Pt. Bk. 30 Folio 7

0323076980

Flood Zone X

3424

0319013650

3422

0303053360

3420

0318051921

3418

Pt. Bk. 30 Folio 46

0311019190

NW 10-E

HOLLOWBIRCH HOLLOW RD

0303053051

3427

3425

3423

3421

0315064500

3300

0311018811

0306011600

0304036770

0316002930

0307002720

3'

0313077086

5'

0313026310

0314001210

0306035840

6

0305000740

4'

0310047050

3302

0306060540

8'

0306011650

3303

0307052530

Pt. Bk. 31 Folio 86

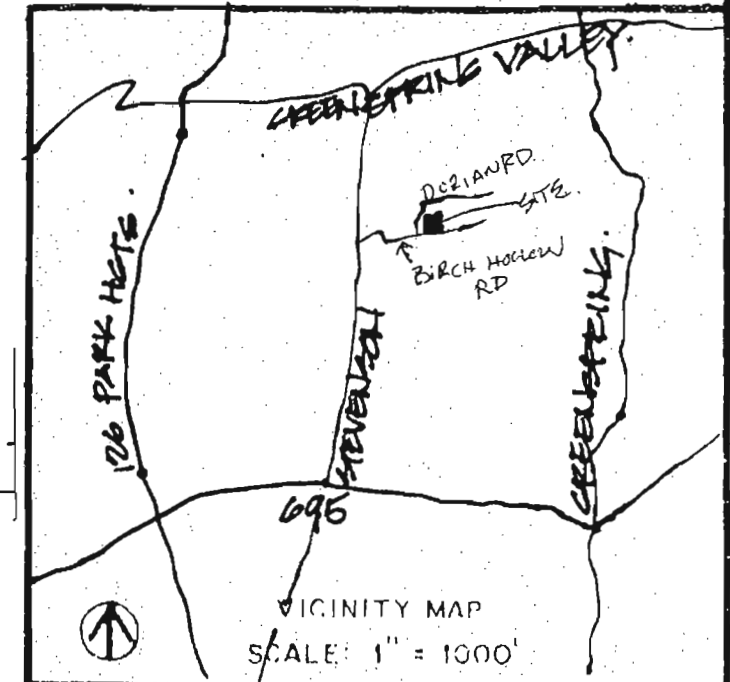
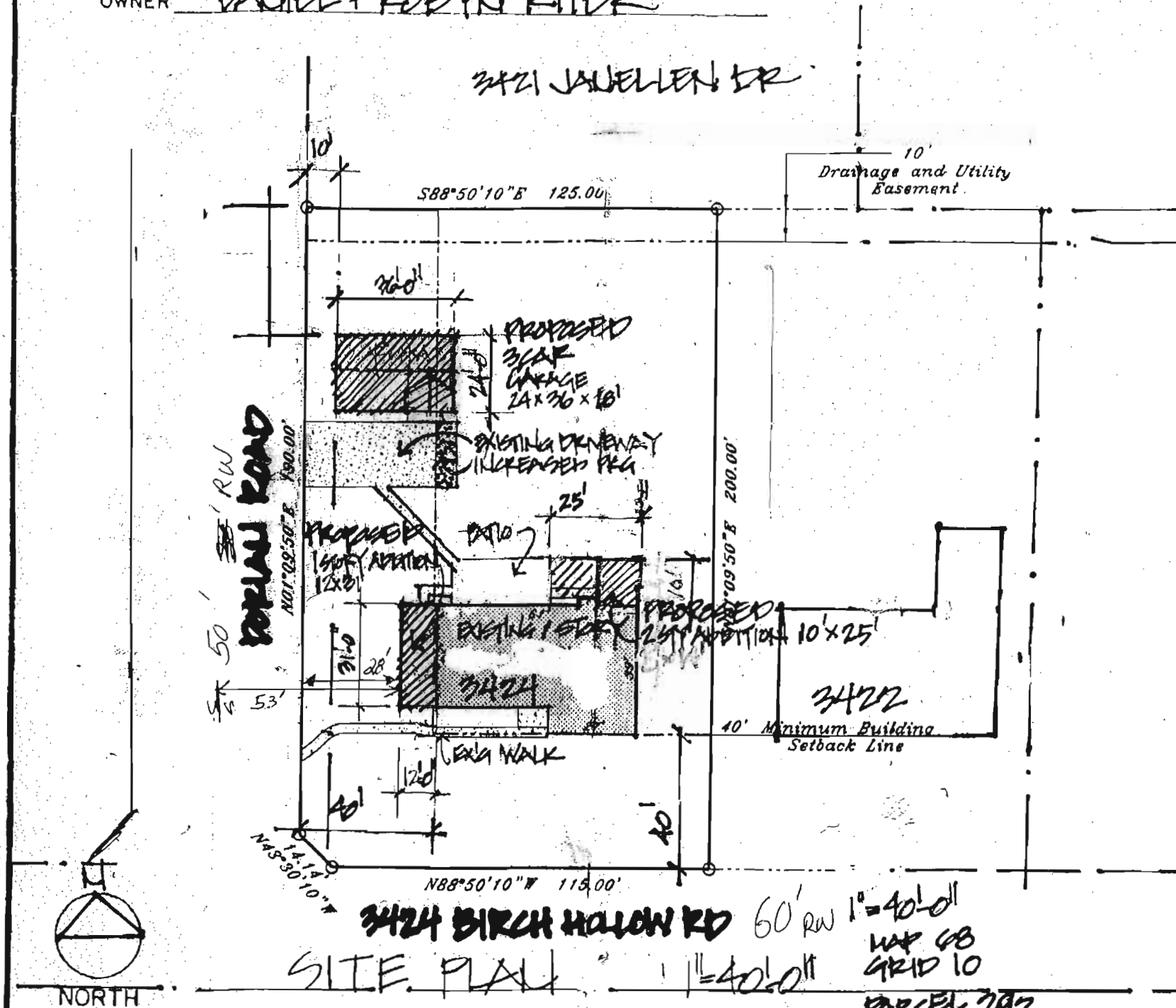
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 3424 BIRCH HOLLOW RD SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME STEVENSON AT ALTON FARMS

PLAT BOOK # 30 FOLIO # 7 LOT # 1 SECTION # Block C

OWNER DANIEL + ROBYN RITER



LOCATION INFORMATION

ELECTION DISTRICT 3

COUNCILMANIC DISTRICT 2

1"=200' SCALE MAP # 068B2

ZONING DR-2

LOT SIZE 24,350 SF.

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

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

ZONING OFFICE USE ONLY

REVIEWED BY JV ITEM # 08395-A CASE #

PREPARED BY B. EVENSEN 23 FEB 08 SCALE OF DRAWING: 1" = 40'-0"

REVISED BY OWNER WHO IS RESPONSIBLE FOR REVISIONS 2/26/08