

IN RE: PETITION FOR ADMIN. VARIANCE

SW corner of Hayden Court and
Valleyfield Road
8th Election District
2nd Councilmanic District
(8614 Valleyfield Road)

Scott Rupprecht
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **CASE NO. 2011-0106-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for an Administrative Variance filed by the legal owner of the subject property, Scott Rupprecht. Petitioner is requesting Variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a side street setback of 12 feet in lieu of the required 30 feet for an attached garage. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

On September 21, 2010, the Undersigned called for a formal hearing on this matter based on the negative Zoning Advisory Committee (ZAC) comments from the Office of Planning. The hearing was subsequently scheduled for Monday, November 29, 2010 at 11:00 AM in Room 104 of the Jefferson Building, 105 West Chesapeake Avenue, Towson, Maryland. In addition, a sign was posted at the property and an advertisement was published in *The Jeffersonian* newspaper, giving neighbors and interested citizens notice of the hearing.

Appearing at the requisite public hearing in support of the variance request was Petitioner Scott Rupprecht. Appearing on behalf of the Office of Planning was Diana Itter. There were no other interested persons in attendance.

ORDER RECEIVED FOR FILING

Date 12-9-10

By [Signature]

Testimony and evidence offered revealed that the subject property is irregular shaped and contains approximately 10,667 square feet or 0.245 acre, more or less, zoned D.R.3.5. The property is located at the southwest corner of Haden Court and Valleyfield Road, north of Seminary Avenue and west of Interstate 83, in the Lutherville area of Baltimore County. As shown on the site plan and the aerial photograph that was marked and accepted into evidence as Petitioner's Exhibit 2, the subject site is improved with an existing two-story colonial style dwelling. According to the Real Property Data Search printout that was marked and accepted into evidence as Petitioner's Exhibit 3, the dwelling was built in 1965 and Petitioner and his wife have owned the property since 2006. At this juncture, Petitioner desires to construct a two car garage addition to the north side of the dwelling, on the same side where the existing driveway terminates.

In support of the variance request, Petitioner indicated that his home is different from most of the other homes in the Court and in the neighborhood because it is two stories and because most of the other homes have what he termed "built-in" one car garages into the lower or ground levels of the homes, as well as split level or split foyer styles. He also pointed out that the positioning of his home is unusual in that it is placed diagonally on this primarily square shaped lot (but for an indentation from the shape of the Court). The other homes further into the Court are placed so they more traditionally front the public street. His home, on the other hand, has very little "direct" street frontage. Another unusual feature is that, although his driveway and partial frontage are on Haden Court, his street address is a Valleyfield Road address.

On behalf of the Office of Planning, Ms. Itter essentially reiterated her comments from the Zoning Advisory Committee (ZAC) dated October 14, 2010 which states, "It does not appear that the lot is unique and also it appears that the practical difficulty is self-imposed. In the opinion of

ORDER RECEIVED FOR FILING

Date 12-9-10

2

By [Signature]

the Office of Planning a 12 foot setback variance would be out of keeping with the area. The applicant may redesign the addition to a one-car garage instead of a two-car garage, which would increase the setback from the side street. There were no other ZAC comments from other agencies.

After considering all of the testimony and evidence presented at the hearing, I am persuaded to grant the variance relief. I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. In my judgment, what drives the need for the variance in this case and makes the proposed attached garage more prominent is the diagonal placement of the dwelling on the property. When the home was built 45 years ago, if it had been placed more parallel to either Haden Court or Valleyfield Road, the potential impact of an addition such as a garage may have been lessened. I understand the Office of Planning's position and their view that the garage addition might impact the next door neighbor in the Court to the west because the garage will feature prominently in that property owner's front yard view. But in my judgment, this alone is not a significant enough impact to warrant denial of the relief, especially when there was no evidence of opposition or concern on the part of that neighbor.

I also find that strict compliance with the B.C.Z.R. would result in practical difficulty or unreasonable hardship upon Petitioner. Petitioner would not have the ability to construct an addition that is otherwise permitted by the Regulations. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare.

ORDER RECEIVED FOR FILING

Date 12-9-10

By Bj

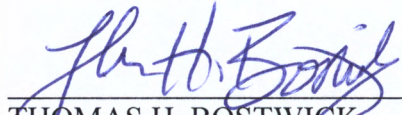
Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by Petitioner, I find that Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED this 9th day of December, 2010 by this Deputy Zoning Commissioner that Petitioner's Administrative Variance request from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a side street setback of 12 feet in lieu of the required 30 feet for an attached garage be and is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

1. 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, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. As depicted on the site plan, the garage shall be one story and attached to the dwelling. It shall be constructed of materials similar in appearance and quality to that of the single-family dwelling in order to fit in with the character and aesthetics of the existing home and the neighborhood.

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

Date 12-9-10

By YB



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

December 9, 2010

SCOTT RUPPRECHT
8614 VALLEYFIELD ROAD
LUTHERVILLE MD 21093

Re: Petition for Administrative Variance
Case No. 2011-0106-A
Property: 8614 Valleyfield Road

Dear Mr. Rupprecht:

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.

Sincerely,

A handwritten signature in dark ink, appearing to read "Th. H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Diana Itter, Baltimore County Office of Planning



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8614 Valley Field DR
which is presently zoned DR. 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3. C.1 BCZR to permit

A side street setback of 12ft in lieu of required 30ft for an Attached Garage

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 _____ Date 12-9-10 Telephone No. _____

City _____ By B3 State _____ Zip Code _____

Legal Owner(s):

Name - Type or Print Scott S. Ruppberg

Signature S. S. Ruppberg

Name - Type or Print _____

Signature _____

8614 Valley Field Rd 410-616-9590

Address _____ Telephone No. _____

Cutherville MD 21093

City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____

Address Same 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. 2011-0106-A

REV 10/25/01

Reviewed By [Signature] Date 9-17-10

Estimated Posting Date 9-26-10

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 8614 Valleyfield Rd
Address
Lutherville MD 21093
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):

Zoning can not be met due to the fact that Building A 2 car
Garage would extend beyond the 30 ft setback Required by current Zoning
Building A 2 car Attached Garage would not have any negative impact
on surrounding Prop series

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.

Scott S. Rupprecht
Signature

Scott S. Rupprecht
Name - Type or Print

Signature

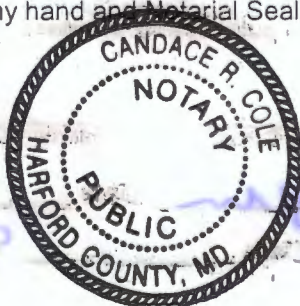
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of September, 2012, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal



REV 10/25/01

Candace R. Cole
Notary Public

My Commission Expires November 17, 2012

Zoning Description

Zoning Description for 8614 Valleyfield Road

Beginning at a point on the west side of Valleyfield Road which is 60 feet at the distance of 95 feet south of Hayden Court which is 45 feet wide. Being lot # 25, Block C, section 2 in the subdivision of Meadowland as recorded in Baltimore County plat Book # 30, Folio #26 containing 10,667 square feet. Also known as 8614 Valleyfield road and located in the 8th election district, 2nd councilman district.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **59510**

Date: **9.17.10**

PAID RECEIPT

BUSINESS ACTUAL TIME TRM
 9/20/2010 9/17/2010 10:14:16 5

REL W503 WALKIN RDOS LRD
 RECEIPT # 479431 9/17/2010 OFLN
 Dept 5 538 ZONING VERIFICATION
 CR NO. 059310

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				65.00

Recpt Tot \$65.00
 \$1.00 OK \$65.00 CA
 Baltimore County, Maryland

Total: **65.00**

Rec From: **S. Ruppert**

For: **2011-0106-A**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

Certificate of Posting

RE: Case NO. 2011-0106-A

Petitioner/Developer _____

Scott Rupprecht

Date of Hearing/Closing 10/11/10

Baltimore County
Department of Permits and Development Managements
County Office Building – Room 111
111 W. Chesapeake Ave.
Towson, Md. 21204

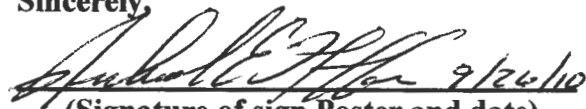
Attention:

This letter is to certify, under penalties of perjury, that the necessary sign as required by law, was posted conspicuously on the property located at _____

8614 Valleyfield Road

The sign(s) were posted on 9/26/10
(Month, Day, Year)

Sincerely,


(Signature of sign Poster and date)

Richard E. Hoffman
(Printed Name)

See Attached
Photograph

904 Dellwood Drive
(Address)

Fallston, Md. 21047
(City, State, Zip Code)

410-879-3122
(Telephone Number)

Certificate of Posting
Photograph Attachment

Re: 2011-0106-A

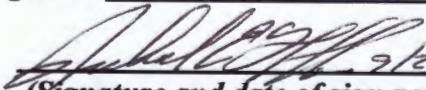
Petitioner/Developer: _____
Scott Rupprecht

Date of Hearing/Closing: 10/11/10



8614 Valleyfield Road

Posting Date: 9/26/10


9/26/10
(Signature and date of sign poster)

**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: # 2011-0106-A
8614 Valley Field Road
S/west corner of Hayden
Court and Valleyfield Road
8th Election District
2nd Councilmanic District
Legal Owner(s):
Scott Rupprecht
Variance: to permit a side
street setback of 12 feet in
lieu of the required 30 feet
for an attached garage.
**Hearing: Monday, Novem-
ber 29, 2010 at 11:00
a.m. In Room 104, Jeffer-
son Building, 105 West
Chesapeake Avenue,
Towson 21204.**

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible;
for special accommoda-
tions Please Contact the
Zoning Commissioner's Of-
fice at (410) 887-4386.

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

11/088 Nov. 11 260377

CERTIFICATE OF PUBLICATION

11/11/, 2010

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 11/11/, 2010.

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

S. Wilkinson

LEGAL ADVERTISING

PHOTOGRAPHIC RECORD

CASE

Facility No.: 2011-0106-A Record No.: _____

Date of Photograph(s): 11-10-10 8814 Valley Field Rd



I HEREBY CERTIFY that I took 2 photographs set out above, and that these photographs fairly and accurately depict the condition of the property that is the subject of the above referenced Facility/Record Number on the date set above.

M. Stuart Kelly
(Enforcement Officer)

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

Case #: 2011-0106-A

PLACE: ROOM 104, JEFFERSON BUILDING,
105 WEST CHESAPEAKE AVENUE

TIME & DATE: MONDAY, NOVEMBER 29, 2010 AT 11:00 AM

VARIANCE TO PERMIT A SIDE STREET SETBACK OF
12 FEET IN LIEU OF THE REQUIRED 30 FEET FOR
AN ATTACHED GARAGE

11.10.2010 12:15

TO: PATUXENT PUBLISHING COMPANY
Thursday, November 11, 2010 Issue - Jeffersonian

Please forward billing to:

Deborah Kendall-Sipple
Permits & Development Management
111 West Chesapeake Avenue
Towson, MD 21204

410-887-4587

NOTICE OF ZONING HEARING

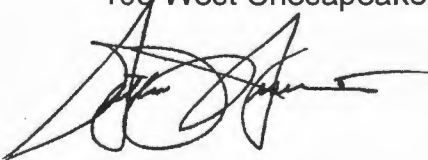
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2011-0106-A

8614 Valley Field Road
S/west corner of Hayden Court and Valleyfield Road
8th Election District – 2nd Councilmanic District
Legal Owners: Scott Rupprecht

Variance to permit a side street setback of 12 feet in lieu of the required 30 feet for an attached garage.

Hearing: Monday, November 29, 2010 at 11:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake 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
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

October 25, 2010

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: 2011-0106-A

8614 Valley Field Road
S/west corner of Hayden Court and Valleyfield Road
8th Election District – 2nd Councilmanic District
Legal Owners: Scott Rupprecht

Variance to permit a side street setback of 12 feet in lieu of the required 30 feet for an attached garage.

Hearing: Monday, November 29, 2010 at 11:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:kl

C: Scott Rupprecht, 8614 Valley Field Road, Lutherville 21093

- NOTES: (1) THE ZONING OFFICE WILL HAVE THE ZONING NOTICE SIGN POSTED BY SATURDAY, NOVEMBER 13, 2010 ON THE PROPERTY.
- (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.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2011-0106-A Address 8614 Valleyfield Rd.
Contact Person: J. Merrey Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 9.17.10 Posting Date: 9/26 Closing Date: 10/11

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, usually within 10 days of the closing date if all County agencies' comments are received, 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 2011-0106-A Address 8614 Valleyfield Rd.
Petitioner's Name _____ Telephone 410-616-959
Posting Date: 9/26/10 Closing Date: 10/11/10
Wording for Sign: To Permit A SETBACK OF 12 ft. IN
LIEU OF THE REQUIRED 30ft. for
AN ATTACHED SIDE STREET GARAGE.

WCR - Revised 7/7/08

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: 2011-0106-A

Petitioner: SCOTT RUPPRECHT

Address or Location: 8614 Valleyfield Rd., Lutherville, Md. 21093

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: Same

Telephone Number: 410-616-9590



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

October 12, 2010

Scott Rupprecht
8614 Valleyfield Rd.
Lutherville, MD 21093

Dear: Scott Rupprecht

RE: Case Number 2011-0106-A, 8614 Valleyfield Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 17, 2010. 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:lnw

Enclosures

c: People's Counsel



Baltimore County
Fire Department

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

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

October 4, 2010

ATTENTION: Kristen Mathews
ZAC Agenda Oct. 18, 2010

The Baltimore County Fire Department has no comments on the following case numbers:

2011-0102-A	Kingston Park La.
2011-0103-SPHA	Harrison Ave.
2011-0106-A	Valleyfield Rd.
2011-0107-SPHA	Emmanuel Ct.
2011-0108-A	Locust Ave.
2011-0110-A	Woodland Dr.
2011-0111-A	Monaghan Ct.
2011-0112-SPHA	Oakleigh Rd.
2011-0113-A	Stoney Batter Rd.
2011-0114-A	New Section Rd.
2011-0115-SPH	Hanover Pike
2011-0116-A	Meandering Dr.
2011-0117-A	Cockeys Mill Rd.
2011-0118-A	Cedarside Dr.
2011-0119-A	Linwood Ave.
2011-0120-A	Sue Grove Rd.
2011-0121	Burnbrae Rd.
2011-0122-A	Mt. Carmel Rd.

Lt. Jimmie D. Mezick
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File



Printed with Soybean Ink
on Recycled Paper

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 14, 2010

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-106 Administrative Variance**

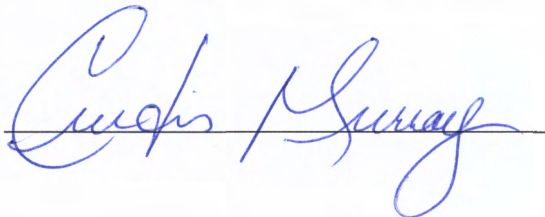
The petitioner requests a side street setback variance of 12 feet in lieu of the required 30 feet in order to construct a two car attached garage on the side of the existing dwelling. None of the other dwellings on Hayden Court have attached garages. The garage would extend beyond the front of the adjacent dwelling at 3 Hayden Court

SUMMARY OF RECOMMENDATIONS:

It does not appear that the lot is unique and also it appears that the practical difficulty is self-imposed. In the opinion of the Office of Planning a 12' setback variance would be out of keeping with the area. The applicant may redesign the addition to a one-car garage instead of a two-car garage, which would increase the setback from the side street. This petition for administrative variance should be required to go to a variance hearing.

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

Prepared By:
CM/LL



RECEIVED

OCT 14 2010

ZONING COMMISSIONER



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

State Highway
Administration

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: Oct. 15, 2010

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

RE: Baltimore County
Item No. 2011-0106A
8614 VALLEYFIELD RD
SCOTT RIPRENT
ADMIN. VARIANCE -

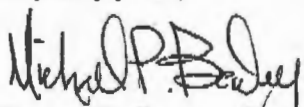
Dear Ms. Matthews:

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. 2011-

-0106A.

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

Very truly yours,


For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: September 21, 2010

TO: Kristen Matthews
Dept. of Permits and Development Management

FROM: Patricia Zook, Legal Secretary to
Thomas Bostwick, Deputy Zoning Commissioner

RE: Petition for Administrative Variance
Case No. 2011-0106-A -- located at 8614 Valleyfield Road (corner of
Valleyfield Road and Hayden Court)

After a review of the above-captioned case file and negative comments from the Office of Planning, Tom Bostwick has requested that this case be set in for a public hearing.

The comments from the Office of Planning indicate that none of the dwellings on Hayden Court have attached garages. The proposed garage would extend beyond the front of the adjacent dwelling at 3 Hayden Court. It does not appear that the lot is unique and it also appears that the practical difficulty is self-imposed. A 12 feet setback according to the Planning Office would be out of keeping with the area. The Petitioner could redesign the addition to a one car garage instead of a two car garage which would increase the setback from the side street.

We are returning the file to you for further processing, i.e., notifying the Petitioner, posting of the hearing notice, advertising, etc. Per Tom, the County is to post and advertise the hearing. This administrative variance case can be scheduled for either Tom or Bill to hear.

Please notify Diana Itter in the Office of Planning when the hearing is scheduled.

Thank you for your attention and cooperation in this matter.

c: Case File
Kristen Lewis, Zoning Review Office
LaShenda Williams, Zoning Review Office

TB
11/29
11 AM

TB
AD
10-11-10

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: September 21, 2010

TO: Kristen Matthews
Dept. of Permits and Development Management

FROM: Patricia Zook, Legal Secretary to
Thomas Bostwick, Deputy Zoning Commissioner

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LaShenda Williams, Zoning Review Office



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
October 26, 2010 *Development Management*

Scott Rupprecht
8614 Valley Field Road
Lutherville, MD 21093

Dear Ms. Rupprecht:

RE: Demand for Public Hearing, Administrative Variance, Case Number: 2011-0106-A

The purpose of this letter is to officially notify you that your administrative posting procedure has been set in for a public hearing at the request of the Deputy Zoning Commissioner, attached you will find a interoffice correspondence indicating the reasoning behind the request.

The hearing has been scheduled, and the notice of public hearing indicating the date, time and location of the hearing is attached as well. The Zoning Office will have the sign posted on the property for 15 days prior to the hearing date. The notice will also be published in the Jeffersonian at the expense of the Zoning Office as well.

If you need any further explanation or additional information, please feel free to contact Joseph Merrey at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor
Zoning Review

WCR:kl

C: Diana Itter, Planning Office

From: Patricia Zook
To: Lewis, Kristen; Williams, LaShenda
Date: 10/21/2010 10:38 AM
Subject: Case No. 2011-0106-A -- located at 8614 Valleyfield Road - schedule hearing
Attachments: IO-2011-0106-A AV schedule hearing-OP comments.doc

Good morning Ladies -

Please see Tom's memorandum regarding this case. A public hearing is necessary based on negative comments from the Office of Planning.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov

Debra Wiley - Case No. 2011-0106-A - Hearing 11/29 @ 11 AM

From: Debra Wiley
To: Itter, Diana
Date: 11/26/2010 1:23 PM
Subject: Case No. 2011-0106-A - Hearing 11/29 @ 11 AM

*Notified after
Diana of hearing*

Hi Diana,

In reviewing case files received today for next week's hearings, it appears that you were to be notified when the above-referenced hearing was scheduled (per memo to Zoning Review from our office). Please consider this email as your notification if you weren't advised previously, and I apologize in advance for any inconvenience.

CASE NUMBER: 2011-0106-A

8614 Valleyfield Road

Location: SW west corner of Hayden Court and Valleyfield Road.

8th Election District, 2nd Councilmanic District

Legal owner: Scott Reprecht

ADMINISTRATIVE VARIANCE To permit a side street setback of 12 feet in lieu of the required 30 feet for an attached garage.

Hearing: Monday, 11/29/2010 at 11:00 AM Jefferson Building, 105 West Chesapeake Avenue, Room 104, Towson, MD 21204

Thanks for your usual cooperation, and hope you enjoyed your Thanksgiving holiday.

Debbie Wiley
Legal Administrative Secretary
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

Patricia Zook - Re: Case 2011-0106-A - comment needed

From: Dennis Kennedy
To: Zook, Patricia
Date: 10/14/2010 3:50 PM
Subject: Re: Case 2011-0106-A - comment needed

Patti:
We had no comment on this item.
Dennis

>>> Patricia Zook 10/14/2010 11:01 AM >>>
Gentlemen -

The below described administrative variance closed on October 11 and the file is missing all ZAC comments.

CASE NUMBER: 2011-0106-A

8614 Valleyfield Road

Location: SW corner of Hayden Court and Valleyfield Road.

8th Election District, 2nd Councilmanic District

Legal Owner(s): Scott Ripprecht

Closing Date: 10/11/2010

ADMINISTRATIVE VARIANCE To permit a side street setback of 12 feet in lieu of the required 30 feet for an attached garage.

If you have 'no comment' simply reply to this e-mail and let me know. I'll print your response and place it in the case file.

Thanks for your help.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov

CASE NAME _____
CASE NUMBER 2011-0106-A
DATE 11/29/10

CASE NAME _____
CASE NUMBER 2011-0106-A
DATE 11/29/10

[illegible]

CASE NAME _____
CASE NUMBER 2011-0106-A
DATE 11-29-10

[illegible]

Case No.: 2011-0106-A

Exhibit Sheet

Petitioner/Developer

Bald County
~~Protestant~~

No. 1	site plan	record plat
No. 2	aerial photo	
No. 3	tax record + map	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE

PROPERTY ADDRESS 8614 Valleyfield Rd

SEE PAGES 5 & 6 OF THE CHECKLIST FOR

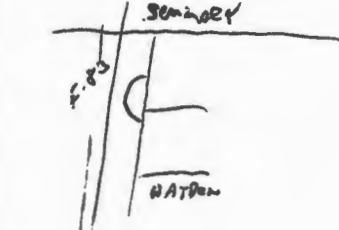
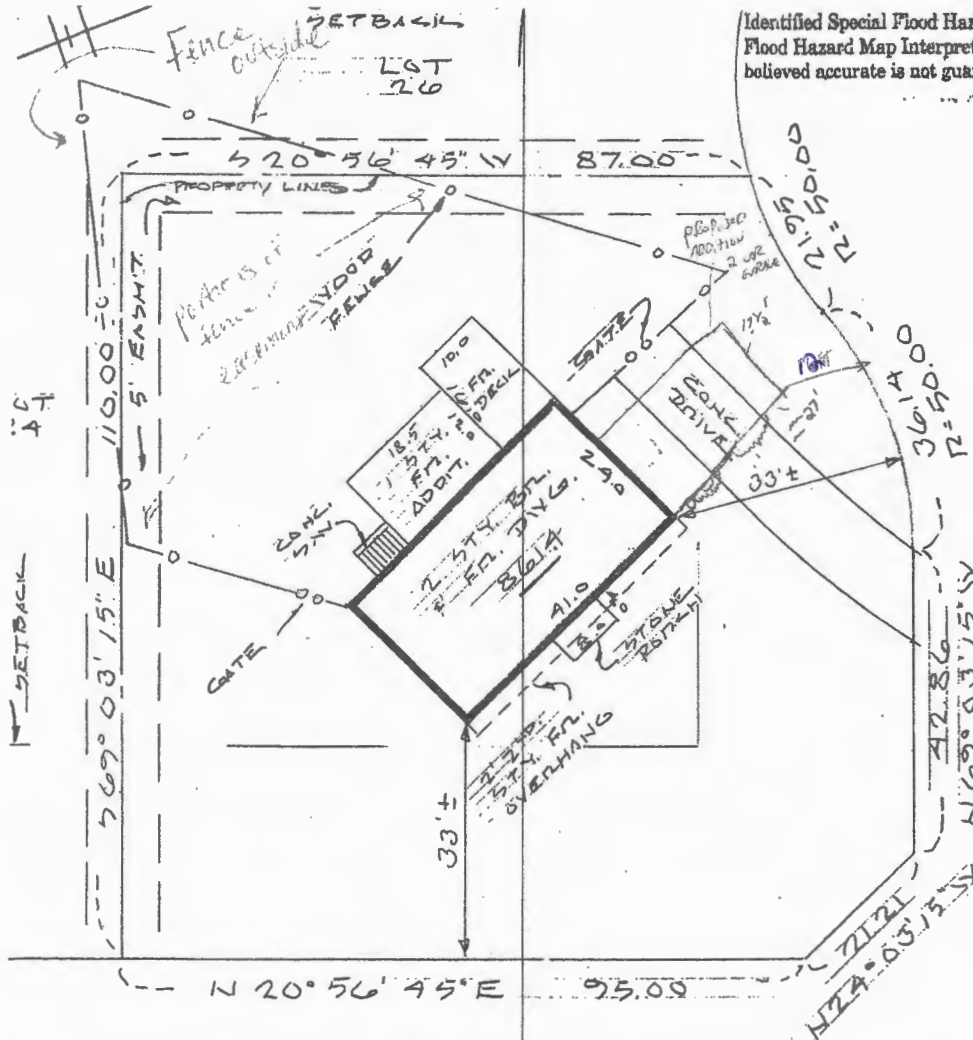
PETITIONER'S

EXHIBIT NO. 1

SUBDIVISION NAME MEADOWLAND

PLAT BOOK # 30 FOLIO # 26 LOT # 24 SECTION #

OWNER Scott Ruppert



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 8
COUNCILMANIC DISTRICT 2
1"=200' SCALE MAP # 06002
ZONING PR-3.1

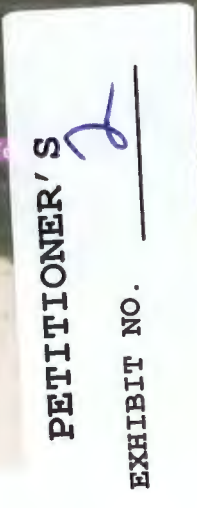
LOT SIZE	ACREAGE	SQUARE FEET	
		PUBLIC	PRIVATE
SEWER		☒	☐
WATER		☒	☐
		YES	NO
CHESAPEAKE BAY CRITICAL AREA		☐	☐
100 YEAR FLOOD PLAIN		☐	☐
HISTORIC PROPERTY/ BUILDING		☐	☐
PRIOR ZONING HEARING			

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #



NORTH

PREPARED BY _____ SCALE OF DRAWING: 1" = _____



Maryland Department of Assessments and Taxation
Real Property Data Search (vw2.3)
BALTIMORE COUNTY

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

Account Identifier: District - 08 Account Number - 0803003830

Owner Information

Owner Name:	RUPPRECHT SCOTT RUPPRECHT CATHERINE	Use:	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	8614 VALLEYFIELD RD LUTHERVILLE MD 21093-3928	Deed Reference:	1) /24501/ 325 2)

Location & Structure Information

Premises Address	Legal Description
8614 VALLEYFIELD RD	8614 VALLEYFIELD RD MEADOWLAND

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	2
60	17	664				C	25	2	Plat Ref:	30/ 26

Special Tax Areas

Town Ad Valorem Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1965	2,266 SF	10,667.00 SF	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

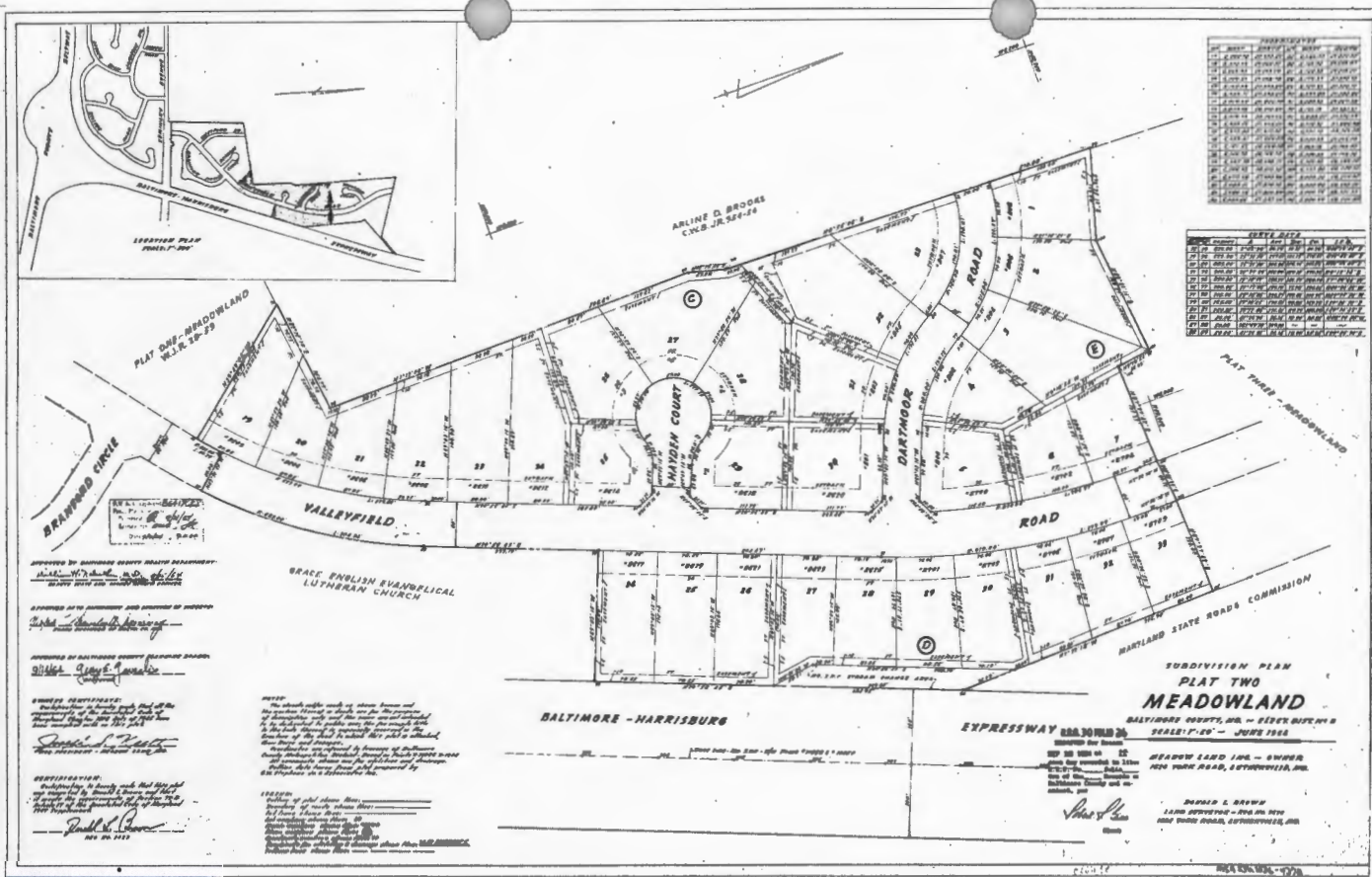
	Base Value	Value As Of 01/01/2008	Phase-in Assessments As Of 07/01/2010	As Of 07/01/2011
Land	150,660	150,660		
Improvements:	248,500	248,500		
Total:	399,160	399,160	399,160	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller:	MCCORMACK JOHN J	Date:	09/21/2006	Price:	\$410,000
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EXHIBIT NO.

PETITIONER'S



BALTIMORE COUNTY

EXHIBIT NO. 1