

IN RE: PETITION FOR ADMIN. VARIANCE *

S/side of Kittredge, 403.48' E of the
c/line of Ruxwood Road
9th Election District
2nd Councilmanic District
(1 Kittredge Lane)

Michael J. and Sonya S. Weinfeld
Petitioners

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2012-0327-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings for Baltimore County as a Petition for Administrative Variance filed by the legal owners of the subject property, Michael J. and Sonya Weinfeld for property located at 1 Kittredge Lane. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed accessory structure (pool pavilion) with an outdoor kitchenette and an outdoor bathroom with a height of 20 feet in lieu of the required 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

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

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on July 1, 2012 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

ORDER RECEIVED FOR FILING

Date 8-21-12

By [Signature]

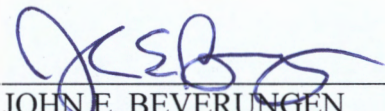
the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 21st day of August, 2012 that a variance from Section 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed accessory structure (pool pavilion) with an outdoor kitchenette and an outdoor bathroom with a height of 20 feet in lieu of the required 15 feet, be and is hereby GRANTED, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 8-21-12

By dlw



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

August 21, 2012

Michael J. Weinfeld
Sonya S. Weinfeld
1 Kittredge Lane
Ruxton, Maryland 21204

RE: PETITION FOR ADMINISTRATIVE VARIANCE
(1 Kittredge Lane)
Case No. 2012-0327-A

Dear Mr. and Mrs. Weinfeld:

Enclosed please find a copy of the decision rendered in the above-captioned matter

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 Office of Administrative Hearings at 887-3868.

Very truly yours,

A handwritten signature in black ink, appearing to read "JEB", with a long horizontal stroke extending to the right.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

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Petitioners *

BEFORE THE

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FOR

BALTIMORE COUNTY

Case No. 2012-0310-A

* * * * *

AFFIDAVIT

I, Michael J. Weinfeld, am over the age of 18 and have personal knowledge of and am competent to testify to the following:

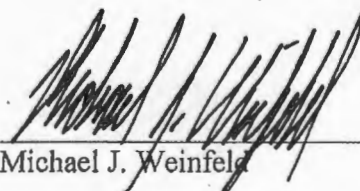
1. The residence at 1 Kittredge Lane is owned by 1 Kittredge Lane, LLC. This limited liability company has only two members: myself and my wife, Sonya S. Weinfeld. No other person or entity has an interest in the operation and/or affairs of 1 Kittredge Lane, LLC.
2. My wife and I reside year round and actually occupy property known as 1 Kittredge Lane, and we consider this to be our principal residence.

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the foregoing paper are true.

RECEIVED

AUG 16 2012

OFFICE OF ADMINISTRATIVE HEARINGS


Michael J. Weinfeld



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 1 KITTREDGE LANE which is presently zoned DR-1

Deed Reference 21798/442 10 Digit Tax Account # 204828616

Property Owner(s) Printed Name(s) '1 KITTREDGE LANE, LLC'

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

1. X ADMINISTRATIVE VARIANCE from section(s) 400.3 BCZR To permit a proposed pool pavilion with an outdoor kitchenette and an outdoor bathroom with a height of 20 feet in lieu of the required 15 feet

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

2. _____ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4-416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

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 petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

N/A
Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

N/A
Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners:

MICHAEL J. WEINFELD SONYA S. WEINFELD
Name #1 - Type or Print Name #2 - Type or Print

Michael J. Weinfeld Sonya S. Weinfeld
Signature #1 Signature #2

1 KITTREDGE LANE RUXTON MD
Mailing Address City State

21204 / 410-296-3546 sonya@weinfelde.comcast.net
Zip Code Telephone # Email Address

Representative to be contacted:

PATRICK D. JAROSINSKI
Name- Type or Print

Patrick D Jarosinski
Signature

PO BOX 234 RIDERWOOD MD
Mailing Address City State

21139 / 410-494-1011 patrick@pdjassociates.com
Zip Code Telephone # Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this 8-21-12 day of August, 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.

Administrative Law Judge of Baltimore County

CASE NUMBER 2012-03271A Filing Date 6/2/12 Estimated Posting Date 7/1/12 Reviewer BEIGH

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE REVIEW HEARING)

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the 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 property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 1 KITTREDGE LANE RUXTON MD 21204
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

SEE ATTACHMENT 'A'

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Signature of Affiant

Name- Print or Type

Signature of Affiant

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20 day of June, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

before me Patricia F. Faust
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires

Attachment 'A'

We request an administrative variance at the above noted address because we would like to build a pool house in our rear yard and the architect is suggesting that the roof height be 20' (feet), 5' (feet) greater than the allowable 15' (feet) per the zoning requirements. The architect has designed the proposed pool house so that it complements the main house, along with the structures on the neighboring properties. In he was to keep the roof pitch at 15' (feet) or less, it would appear that the roof was too flat, a design element that would not be in keeping with the neighborhood. Also, the pool house sits down in elevation from the other structures around it, therefore he is attempting to connect the main house, garage and proposed pool house in scale. In order to minimize the impact of the increased height, the architect is breaking down the roof mass as shown on the elevation sketch.

ZONING DESCRIPTION FOR 1 Kittredge Lane, Ruxton, Maryland 21204

Beginning at a point on the south side of the nearest improved road (Kittredge Lane), which is 30' wide, which connects with Ruxwood Road, which is 30' wide, at a distance East 403.48 feet, as recorded on Tax Map 69, Grid 9, Parcel 106 and in the deed reference #21798/442, containing 1 (one) acre. Also known as I Kittredge Lane, Ruxton, Maryland 21204 and located in the 9th Election District, 2nd Councilmanic District.

2012-0327-A

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF BUDGET AND FINANCE
STANDARDIZED CASH RECEIPT

No.

84694

Date:

6/21/12

PAID RECEIPT

BUSINESS DATE TIME

6/21/2012 6:21:02 PM

REG. NO. 002 WALKER JOHN JEE

RECEIPT # 763437 6/21/2012

DEPT

DEPT 5 575 00000000000000000000

CI NO. 004694

Receipt To: \$75.00

\$75.00 00 \$0.00 00

Baltimore County, Maryland

Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
2000	0000		6150				75.00

Total: 75.00

Patrick Jarosinski
Administrative Variance
2012-0327

ON

SHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

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: 2012-0327-A
Petitioner: MICHAEL J. / SONJA S. WEINFELD
Address or Location: 1 KITTREDGE LANE, RUXTON, MD 21204

PLEASE FORWARD ADVERTISING BILL TO:

Name: MICHAEL J. WEINFELD
Address: 1 KITTREDGE LANE
RUXTON, MARYLAND 21204
Telephone Number: 410-296-3546

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2012- 0327 -A Address 1 Kittredge Ln

Contact Person: Gary Herak Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/21/12 Posting Date: 7/1/12 Closing Date: 7/16/12

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2012- 0327 -A Address 1 Kittredge Ln

Petitioner's Name Michael and Sonia Weinfeld Telephone _____

Posting Date: _____ Closing Date: _____

Wording for Sign: To Permit a proposed pool pavillion with an
outdoor kitchenette and an outdoor bathroom with a
height of 20 feet in lieu of the required 15 feet.

Revised 7/06/11

CERTIFICATE OF POSTING

RE: Case No 2012-0327-A

Petitioner/Developer MICHAEL & SONIA WEINFELD

Date Of Hearing/Closing: 7/16/12

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

Attention:

Ladies and Gentlemen

This letter is to certify under penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 1 KITTREDGE LN

This sign(s) were posted on July 1, 2012
Month, Day, Year
Sincerely,

Martin Ogle 7/1/12
Signature of Sign Poster and Date

Martin Ogle
60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE# 2012-0327-A

TO PERMIT A PROPOSED POOL PAVILION WITH
AN OUTDOOR KITCHEN, THE AND AN
OUTDOOR BATHROOM WITH A HEIGHT OF
20 FEET IN LIEU OF THE REQUIRED 15 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 26-121(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
MONDAY JULY 16, 2012.
ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT LOCATED
AT 111 W. CHESAPEAKE AVE. TOWSON MD. 21204
TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER THE DATE UNDER PENALTY OF LAW

MEETING IS HANDICAP ACCESSIBLE

07/01/2012

Robert 7/1/12

MEMORANDUM

DATE: September 24, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0327-A - Appeal Period Expired

The appeal period for the above-referenced case expired on September 20, 2012. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c:  Case File
Office of Administrative Hearings

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FOR

BALTIMORE COUNTY

Case No. 2012-0310-A

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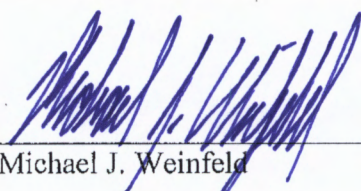
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RECEIVED

AUG 16 2012

OFFICE OF ADMINISTRATIVE HEARINGS


Michael J. Weinfeld

Debra Wiley - RE: Administrative Variance - Case No. 2012-0327-A

From: mweinfeld <mweinfeld@kittredgeproperties.com>
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Date: 8/14/2012 2:52 PM
Subject: RE: Administrative Variance - Case No. 2012-0327-A

No problem...I'll drop the original by your office tomorrow. Thanks!

Best regards-

Michael



Real Estate Investment

Kittredge Properties
Michael J. Weinfeld, Principal
p: 410.296.0059 | c: 410.458.4512
kittredgeproperties.com

From: Debra Wiley [mailto:dwiley@baltimorecountymd.gov]
Sent: Tuesday, August 14, 2012 1:47 PM
To: mweinfeld
Subject: RE: Administrative Variance - Case No. 2012-0327-A

Hi Mr. Weinfeld,

You're more than welcome.

Thanks for the scanned copy but we do need the original as well. You can mail it if you're unable to deliver it personally. Thanks in advance.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)

dwiley@baltimorecountymd.gov

>>> mweinfeld <mweinfeld@kittredgeproperties.com> 8/14/2012 12:43 PM >>>

Debra-

Thank you for all of your help with this matter..much appreciated. Attached, as requested, is a scanned copy of the executed Affidavit associated with the ownership of 1 Kittredge Lane, LLC. Please confirm your receipt of this e-mail and also please let me know if you require the original as well. Thanks again!

Best regards-

Michael



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From: Debra Wiley [<mailto:dwiley@baltimorecountymd.gov>]
Sent: Tuesday, August 07, 2012 2:36 PM
To: mweinfeld
Subject: Fwd: Administrative Variance - Case No. 2012-0327-A

Mr. Weinfeld,

In reference to your e-mail received today, please see the attached (PDF file). Thank you.

Debbie Wiley
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>>> <officeofhearings@baltimorecountymd.gov> 8/7/2012 2:31 PM >>>

This E-mail was sent from "zoneprt1" (Aficio MP 2852).

Scan Date: 08.07.2012 14:31:15 (-0400)

Queries to: officeofhearings@baltimorecountymd.gov

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Date: 8/14/2012 12:43 PM
Subject: RE: Administrative Variance - Case No. 2012-0327-A
CC: Patrick Jarosinski <patrick@pdjassociates.com>
Attachments: 1 Kittredge Lane Affidavit.PDF

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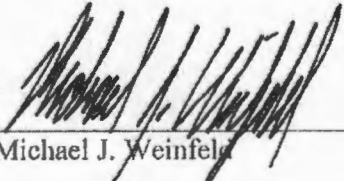
* * * * *

AFFIDAVIT

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1. The residence at 1 Kittredge Lane is owned by 1 Kittredge Lane, LLC.
This limited liability company has only two members: myself and my wife, Sonya S. Weinfeld. No other person or entity has an interest in the operation and/or affairs of 1 Kittredge Lane, LLC.
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Michael J. Weinfeld

Debra Wiley - Re: Administrative Variance - Case No. 2012-0327-A

From: Debra Wiley
To: mweinfeld
Date: 8/8/2012 11:24 AM
Subject: Re: Administrative Variance - Case No. 2012-0327-A

Mr. Weinfeld,

There is no problem to receive your documentation next week. Thanks for letting us know. Have a good day.

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

>>> mweinfeld <mweinfeld@kittredgeproperties.com> 8/8/2012 11:16 AM >>>

Debra-

Thank you so much for your e-mail and all of your efforts on our behalf. I am out of town for the remainder of this week, but will plan on hand delivering the fully executed document to your office early next week. Please let me know if this timing will be problematic. Thanks again!

Best regards-
Michael

Kittredge Properties
Michael J. Weinfeld, Principal
(o) 410.296.0059
(m) 410.458.4512
kittredgeproperties.com

On Aug 7, 2012, at 12:36 PM, "Debra Wiley" <dwiley@baltimorecountymd.gov> wrote:

Mr. Weinfeld,

In reference to your e-mail received today, please see the attached (PDF file). Thank you.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868

410-887-3468 (fax)
dwiley@baltimorecountymd.gov

>>> <officeofhearings@baltimorecountymd.gov> 8/7/2012 2:31 PM >>>
This E-mail was sent from "zoneprt1" (Aficio MP 2852).

Scan Date: 08.07.2012 14:31:15 (-0400)
Queries to: officeofhearings@baltimorecountymd.gov

<20120807143115781.pdf>

Debra Wiley - Fwd: Administrative Variance - Case No. 2012-0327-A

From: Debra Wiley
To: mweinfeld@kittredgeproperties.com
Date: 8/7/2012 2:36 PM
Subject: Fwd: Administrative Variance - Case No. 2012-0327-A
Attachments: 20120807143115781.pdf

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Debbie Wiley
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Office of Administrative Hearings
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Towson, Md. 21204
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Scan Date: 08.07.2012 14:31:15 (-0400)
Queries to: officeofhearings@baltimorecountymd.gov



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

August 7, 2012

Michael J. Weinfeld
Sonya S. Weinfeld
1 Kittredge Lane, LLC
1 Kittredge Lane
Baltimore, MD 21204

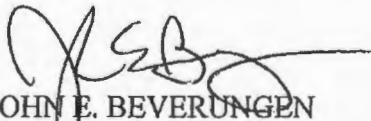
RE: Petition for Administrative Variance
Case No. 2012-0327-A
Property: 1 Kittredge Lane

Dear Mr. and Mrs. Weinfeld:

I am in receipt of your email dated August 7, 2012 regarding the above. It appears Judge Stahl of this office, in reliance upon certain Maryland Department of Assessments and Taxation (SDAT) records, determined a public hearing was required in this case because the dwelling is not "owner-occupied." Having reviewed your e-mail response, I believe this matter can proceed as an administrative variance, provided you sign and return to this Office the enclosed Affidavit.

Should you have further questions or concerns, please feel free to contact me.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE *

S/side of Kittredge, 403.48' E of the

c/line of Ruxwood Road *

9th Election District *

2nd Councilmanic District *

(1 Kittredge Road) *

Michael J. and Sonya S. Weinfeld *

Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR

BALTIMORE COUNTY

Case No. 2012-0310-A

* * * * *

AFFIDAVIT

I, Michael J. Weinfeld, am over the age of 18 and have personal knowledge of and am competent to testify to the following:

1. The residence at 1 Kittredge Lane is owned by 1 Kittredge Lane, LLC.
This limited liability company has only two members: myself and my wife, Sonya S. Weinfeld. No other person or entity has an interest in the operation and/or affairs of 1 Kittredge Lane, LLC.
2. My wife and I reside year round and actually occupy property known as 1 Kittredge Lane, and we consider this to be our principal residence.

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the foregoing paper are true.

Michael J. Weinfeld

Debra Wiley - Fwd: Administrative Variance - 2012-0327-A - Closing Date: 7/16

From: Debra Wiley
To: Fisher, June; Lewis, Kristen
Date: 8/7/2012 2:46 PM
Subject: Fwd: Administrative Variance - 2012-0327-A - Closing Date: 7/16
Attachments: 20120807143946979.pdf

Hi,

Just wanted to make you aware of the status of the above-referenced. This case was sent back per Stahl as a formal demand since it was not owner-occupied. In the meantime, Mr. Weinfeld wrote an e-mail explaining his situation and I've attached Beverungen's response. A formal demand hearing will not be necessary provided Mr. Weinfeld returns to our office the Affidavit requested.

At this time, please do not set this in for a hearing. If you'd like, you can return the file to us. Either way, I will let you know the outcome as soon as possible.

Thanks in advance.

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

>>> <officeofhearings@baltimorecountymd.gov> 8/7/2012 2:39 PM >>>
This E-mail was sent from "zoneprt1" (Aficio MP 2852).

Scan Date: 08.07.2012 14:39:46 (-0400)
Queries to: officeofhearings@baltimorecountymd.gov



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

August 7, 2012

Michael J. Weinfeld
Sonya S. Weinfeld
1 Kittredge Lane, LLC
1 Kittredge Lane
Baltimore, MD 21204

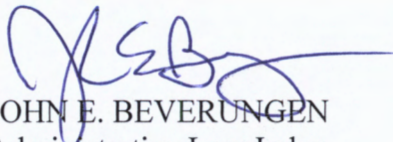
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Case No. 2012-0327-A
Property: 1 Kittredge Lane

Dear Mr. and Mrs. Weinfeld:

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Should you have further questions or concerns, please feel free to contact me.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE *

S/side of Kittredge, 403.48' E of the

c/line of Ruxwood Road *

9th Election District *

2nd Councilmanic District *

(1 Kittredge Road) *

Michael J. and Sonya S. Weinfeld *

Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR

BALTIMORE COUNTY

Case No. 2012-0310-A

* * * * *

AFFIDAVIT

I, Michael J. Weinfeld, am over the age of 18 and have personal knowledge of and am competent to testify to the following:

1. The residence at 1 Kittredge Lane is owned by 1 Kittredge Lane, LLC.
This limited liability company has only two members: myself and my wife, Sonya S. Weinfeld. No other person or entity has an interest in the operation and/or affairs of 1 Kittredge Lane, LLC.
2. My wife and I reside year round and actually occupy property known as 1 Kittredge Lane, and we consider this to be our principal residence.

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the foregoing paper are true.

Michael J. Weinfeld

Administrative Hearings - Administrative Variance Case #2012-0327-A

From: mweinfeld <mweinfeld@kittredgeproperties.com>
To: "administrativehearings@baltimorecountymd.gov" <administrativehearings@b...>
Date: 8/7/2012 11:03 AM
Subject: Administrative Variance Case #2012-0327-A
CC: Jarosinski Patrick <patrick@pdjassociates.com>

To Whom It May Concern-

I am writing this e-mail in reference to the request that my wife and I recently made for an Administrative Variance (Case #2012-0327-A). It is my understanding that the request is being sent to a public hearing due to the fact that the SDAT records indicate that the requested location (1 Kittredge Lane) is not our primary residence.

Despite the information contained in the SDAT records, however, 1 Kittredge Lane is our primary residence. My understanding is that the only reason that the SDAT records reflect otherwise is because the property is wholly owned by an LLC (1 Kittredge Lane, LLC). 1 Kittredge Lane, LLC, in turn, is 100% owned by my wife and I (as reflected in a fully executed Operating Agreement). At the time we bought the house, due to the size of the purchase price, we chose to buy it in an LLC structure in order to maintain a higher level of privacy. Several years later, however, when I attended a Baltimore County hearing relative to capping our property taxes through the Homestead Tax Limit Program, I learned that Baltimore County code prohibits properties owned in LLCs to be considered primary residences (except, I believe, for farms).

All of that said, 1 Kittredge Lane is indisputably our primary residence and I am confident that, accordingly, we can provide you with as much supporting information as you would require.

At your convenience, please let me know the appropriate next step that I should take relative to this situation and to avoid an unnecessary public hearing (particularly since there is no opposition to our request). Please feel free to e-mail me at mweinfeld@kittredgeproperties.com or call me at 410.296.0059 or 410.458.4512. Thank you in advance for your help!

Best regards-
Michael

Kittredge Properties
Michael J. Weinfeld, Principal
(o) 410.296.0059
(m) 410.458.4512
kittredgeproperties.com

**ZONING CASE HISTORY DATABASE (1939 - PRESENT)**

(SEARCH ON THIS FIELD):

Case Type Prefix: Case Year: Case Number: Case Type Suffix:

Existing Use:

20120327

2012

0327

A

Residential

Legal Owners/Petitioner

(SEARCH ON THIS FIELD): Michael J. & Sonya S. Weinfeld

House/St. Number:	House/Street Number Range:	House/St. No. Suffix:	Prefix Dir.:	Pre. Type:	Street Name (SEARCH ON THIS FIELD):	Suf. Type:	Suffix Dir.:	Suite/Apt./Unit Number:
1					Kittredge	Ln		

Property Description (SEARCH ON THIS FIELD):

South side of Kittredge, 403.48 ft. east of centerline of Ruxwood Rd.

Existing Zoning Classification: DR 1

Area: 1 acres +/-

Election District: 9th

Councilmanic District: 2nd

Critical Area: NO

Floodplain: NO

Historic Area: NO

Related (Prior and Future) Cases:

Violation Cases:

Concurrent Cases:

Tax Account ID:

Deed Liber #:

Deed Folio #:

Miscellaneous Notes:

1.) 2048286160

1.) 21798

442

2.)

2.)

/

3.)

3.)

/

Contract Purchaser:

Find Record

Next Record

Previous Record

Preview ZAC Agenda Report

Public Hearings

Admin Variances

Open MS Word

Exit Access

Scanned Image

Record: 26789 of 26816

Form View

NUM

Microsoft Access - [GenInputFrm_AdmLawJudges : Form]

File Edit View Insert Format Records Tools Window Help

ZONING CASE HISTORY DATABASE (1939 - PRESENT)

Attorney:

Petition Reviewer: Petition Reviewer 2: Petition Filing Date:

Day of Week: Hearing Date: Hearing Time: Hearing Location:

Closing Date: Adm. Law Judge Hearing Continued From: Adm. Law Judge Hearing Rescheduled From: Formal Request For Hearing:

Case Number:

Petition Type # 1:

Petition Request # 1:

Petition Type # 2:

Petition Request # 2:

Find Record Next Record Previous Record Preview ZAC Agenda Report Public Hearings Admin Variances Open MS Word Exit Access Scanned Image

Record: of 26816

Form View

start Novell Grou... Shared on ... Microsoft A... 11:30 AM

Maryland Department of Assessments and Taxation
Real Property Data Search (vw5.1A)
BALTIMORE COUNTY

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

Account Identifier: District - 09 Account Number - 0920661950

Owner Information

Owner Name: 1 KITTREDGE LANE LLC **Use:** RESIDENTIAL
Principal Residence: NO
Mailing Address: 1 KITTREDGE LN
BALTIMORE MD 21204-3524 **Deed Reference:** 1) /24036/ 00095
2)

Location & Structure Information

Premises Address 1 KITTREDGE LN
0-0000 **Legal Description**
1 AC
1 KITTREDGE LN
50FT W OF RUXWOOD RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
0069	0009	0106		0000				2		

Special Tax Areas **Town** NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2006	5,200 SF	1.0000 AC	04

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT STONE	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2011	07/01/2012
Land	380,000	380,000		
Improvements:	2,053,190	1,538,800		
Total:	2,433,190	1,918,800	1,918,800	1,918,800
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
CANDLEWICK ROAD LLC	06/20/2006	\$2,550,000
Type: ARMS LENGTH IMPROVED	Deed1: /24036/ 00095	Deed2:
Seller: TRENNER GLORIA M	Date: 05/02/2005	Price: \$675,000
Type: ARMS LENGTH IMPROVED	Deed1: /21798/ 00442	Deed2:
Seller: TRENNER JACK F	Date: 12/04/1990	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /08664/ 00266	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt: **Special Tax Recapture:**
Exempt Class: NONE

Homestead Application Information

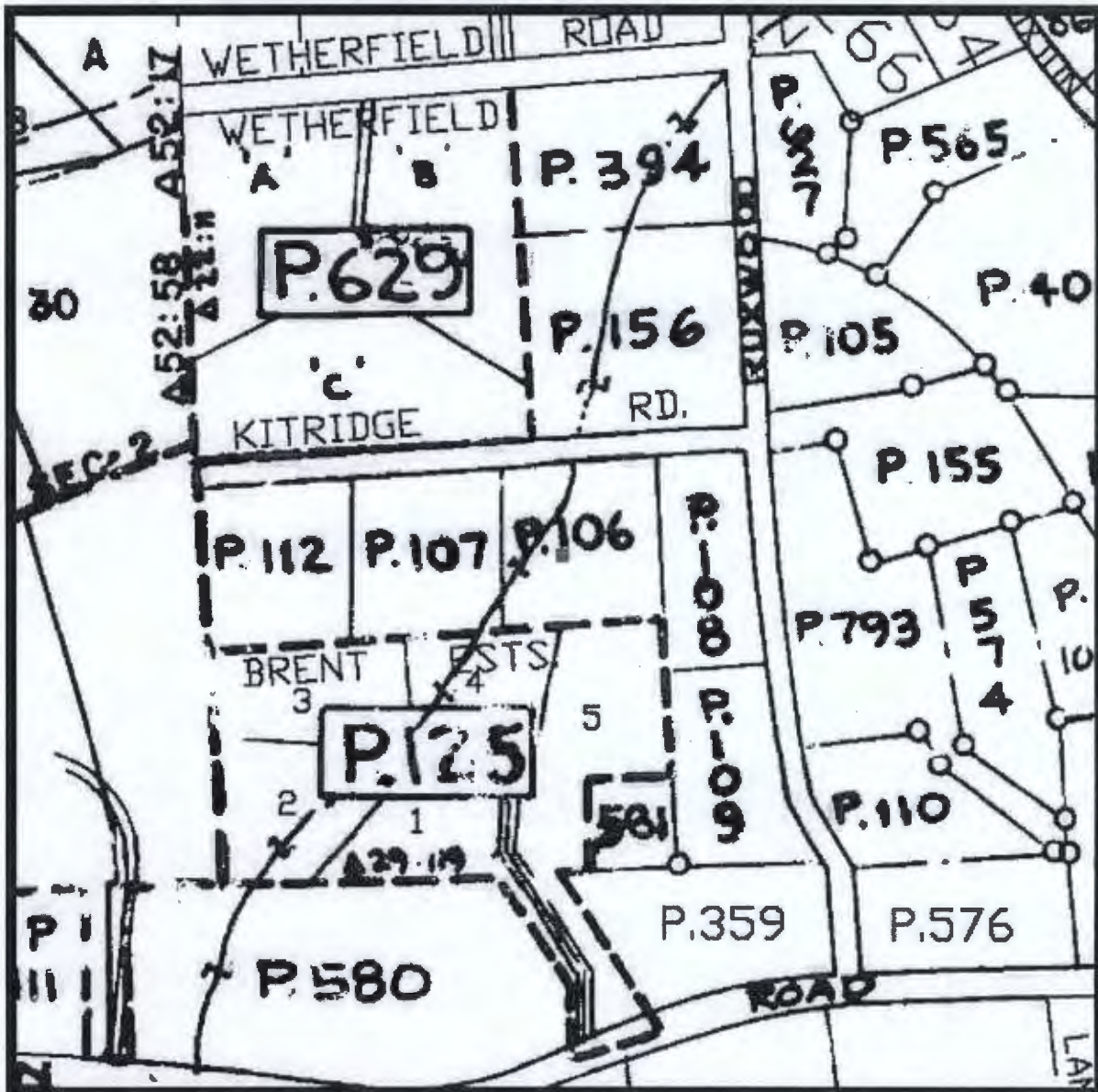
Homestead Application Status: Denied



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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

District - 09 Account Number - 0920661950



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Property maps provided courtesy of the Maryland Department of Planning ©2011.
 For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

§ 32-3-303. SAME – ADMINISTRATIVE SPECIAL HEARING.

(a) In general.

(1) Notwithstanding the hearing requirements under § 32-3-302 of this subtitle, the Zoning Commissioner may grant variances from area and height regulations **without a public hearing if the variance petition involves an owner-occupied lot zoned residential, as defined by the Baltimore County Zoning Regulations.**

(2) (i) In order to receive a variance without a hearing, the petitioner shall file a supporting affidavit with the petition under oath made on the personal knowledge of the petitioner that sets forth facts that would otherwise satisfy the petitioner's burden of proof if a hearing were to be required.

(ii) The affidavit is in addition to the information required by the Zoning Commissioner on the petition.

(3) The Zoning Commissioner may not grant a variance under this section unless notice of the petition is conspicuously posted on the property for a period of at least 15 days following the filing of the application in accordance with the requirement of the Department of Permits, Approvals and Inspections.

(b) Request for public hearing.

(1) Within the 15 day posting period required under subsection (a)(3) of this section, an occupant or owner within 1,000 feet of the lot in question may file a written request for a public hearing with the Department of Permits, Approvals and Inspections.

(2) The Department shall schedule a hearing to be held on a date within 75 days after receiving a request for a public hearing.

(c) Discretion of Commissioner to require a hearing. If a written request for a public hearing is not filed, the Zoning Commissioner may:

(1) Grant the variance without a public hearing, if the requested variance is in strict harmony with the spirit and intent of the height and area requirements of the Baltimore County Zoning Regulations, and any other applicable requirement; or

(2) Require a public hearing during which the petitioner shall be required to satisfy the burden of proof required by the Baltimore County Zoning Regulations for the variance to be granted.

(1988 Code, § 26-127) (Bill No. 18, 1990, § 2; Bill No. 91, 1990, § 2; Bill No. 1, 1992, § 2; Bill No. 103-02, § 2, 7-1-2004; Bill No. 75-03, § 5, 7-1-2004; Bill No. 122-10, §§ 12, 30, 1-16-2011)

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: July 23, 2012

TO: Kristen Matthews
Dept. of Permits, Approvals and Inspections

FROM: Patricia Zook, Legal Secretary to
Lawrence M. Stahl, Managing Administrative Law Judge
Office of Administrative Hearings

Office of Administrative Hearings

RE: Petition for Administrative Variance
Case No. 2012-0327-A – located at 1 Kittredge Lane

After a review of the above-captioned case file, Judge Stahl has determined that this case shall be set in for a public hearing. According to the Maryland Department of Assessments and Taxation print-out dated July 23, 2012, the subject property is not the Petitioners' principal residence. Historically this Office has conducted hearings on cases in which the subject property is not the principal residence. As is policy, these properties shall not be handled as Administrative Variances.

We are returning the file to you for further processing, i.e., notifying the Petitioners, posting of the hearing notice, advertising, etc.

Thank you for your attention and cooperation in this matter.

c: Case File
Kristen Lewis, Zoning Review Office
Debbie Wiley, Office of Administrative Hearings

AV
Closing 7/16

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: July 23, 2012

TO: Kristen Matthews
Dept. of Permits, Approvals and Inspections

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c: Case File
Kristen Lewis, Zoning Review Office
Debbie Wiley, Office of Administrative Hearings



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
*Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections*

July 19, 2012

Michael J. & Sonya Weinfeld
1 Kittredge Lane
Ruxton, MD 21204

RE: Case Number: 2012-0327-A, Address: 1 Kittredge Lane, 21204

Dear Mr. & Ms. Weinfeld:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 21, 2012. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:jaf

Enclosures

c: People's Counsel
Patrick D. Jarosinski, P O Box 234, Riderwood MD 21139

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



Beverley K. Swaim-Staley, Secretary
Melinda B. Peters, Administrator

Date: 7-16-12

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

RE: Baltimore County
Item No 2012-0327-A
Administrative Variance
Michael J. & Sonya S. Weinfeld
1 Kittredge Lane

Dear Ms. Lewis:

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. 2012-0327-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

Steven D. Foster, Chief
Access Management Division

SDF/raz

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.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: July 19, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For July 30, 2012
Item Nos. 2012-0286, 0298, 0327, 0328, 0329, 0330, 0331, 0332.
Item Nos. 2013-0002, 0003, 0004.

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

DAK: ~~CEN~~

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-07302012-NO COMMENTS.doc

TO: PATUXENT PUBLISHING COMPANY
Thursday, August 16, 2012 Issue - Jeffersonian

Please forward billing to:
Michael Weinfeld
1 Kittredge Lane
Ruxton, MD 21204

410-296-3546

Cancelled Request

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2012-0327-A

1 Kittredge Lane

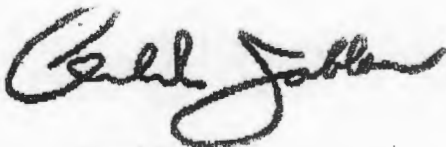
S/side of Kittredge Lane, 403.48 ft. east of centerline of Ruxwood Road

9th Election District – 2nd Councilmanic District

Legal Owners: Michael & Sonya Weinfeld

Variance to permit a proposed pool pavilion with an outdoor kitchenette and an outdoor bathroom with a height of 20 ft. in lieu of the required 15 ft.

Hearing: Friday, September 7, 2012 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

August 3, 2012

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2012-0327-A

1 Kittredge Lane

S/side of Kittredge Lane, 403.48 ft. east of centerline of Ruxwood Road

9th Election District – 2nd Councilmanic District

Legal Owners: Michael & Sonya Weinfeld

Variance to permit a proposed pool pavilion with an outdoor kitchenette and an outdoor bathroom with a height of 20 ft. in lieu of the required 15 ft.

Hearing: Friday, September 7, 2012 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Patrick Jarosinski, P.O. Box 234, Riderwood 21139
Mr. & Mrs. Weinfeld, 1 Kittredge Lane, Ruxton 21204

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, AUGUST 18, 2012.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: July 23, 2012

TO: Kristen Matthews
Dept. of Permits, Approvals and Inspections

FROM: Patricia Zook, Legal Secretary to
Lawrence M. Stahl, Managing Administrative Law Judge
Office of Administrative Hearings

Office of Administrative Hearings

RE: Petition for Administrative Variance
Case No. 2012-0327-A – located at 1 Kittredge Lane

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Thank you for your attention and cooperation in this matter.

c: Case File
Kristen Lewis, Zoning Review Office
Debbie Wiley, Office of Administrative Hearings

Patricia Zook - Case No. 2012-0327-A – located at 1 Kittredge Lane

From: Patricia Zook
To: Lewis, Kristen
Date: 7/23/2012 12:24 PM
Subject: Case No. 2012-0327-A – located at 1 Kittredge Lane
CC: Fisher, June; Wiley, Debra
Attachments: IO-2012-0327 AV schedule hearing-not principal residence.doc

Hello -

Please see Judge Stahl's memorandum to the file regarding this case which shall be set in for a public hearing.

Patti Zook
Baltimore County
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson MD 21204
410-887-3868
pzook@baltimorecountymd.gov



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Subject: Case No. 2012-0327-A – located at 1 Kittredge Lane
Created By: pzook@baltimorecountymd.gov
Scheduled Date:
Creation Date: 7/23/2012 12:24 PM
From: Patricia Zook

Recipient	Action	Date & Time	Comment
CC: Debra Wiley (dwiley@baltimorecountymd.gov)	Delivered	7/23/2012 12:24 PM	
CC: June Fisher (jafisher@baltimorecountymd.gov)	Delivered	7/23/2012 12:24 PM	
To: Kristen Lewis (klewis@baltimorecountymd.gov)	Delivered	7/23/2012 12:24 PM	

Maryland Department of Assessments and Taxation
Real Property Data Search (vw3.1A)
BALTIMORE COUNTY

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

2012-0327-A

Account Identifier:

District - 09 Account Number - 0920661950

Owner Information**Owner Name:**

1 KITTREDGE LANE LLC

Use:

RESIDENTIAL

Principal Residence:

NO

Mailing Address:1 KITTREDGE LN
BALTIMORE MD 21204-3524**Deed Reference:**1) /24036/ 00095
2)**Location & Structure Information****Premises Address**1 KITTREDGE LN
0-0000**Legal Description**1 AC
1 KITTREDGE LN
50FT W OF RUXWOOD RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0069	0009	0106		0000				2	Plat Ref:

Special Tax Areas

Town NONE
Ad Valorem
Tax Class

Primary Structure Built

2006

Enclosed Area

5,200 SF

Property Land Area

1.0000 AC

County Use

04

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT	STONE

Value Information

	Base Value	Value As Of 01/01/2011	Phase-in Assessments	
			As Of 07/01/2011	As Of 07/01/2012
Land	380,000	380,000		
Improvements:	2,053,190	1,538,800		
Total:	2,433,190	1,918,800	1,918,800	1,918,800
Preferential Land:	0		0	

Transfer Information

Seller:	Date:	Price:
CANDLEWICK ROAD LLC	06/20/2006	\$2,550,000
Type: ARMS LENGTH IMPROVED	Deed1: /24036/ 00095	Deed2:
Seller: TRENNER GLORIA M	Date: 05/02/2005	Price: \$675,000
Type: ARMS LENGTH IMPROVED	Deed1: /21798/ 00442	Deed2:
Seller: TRENNER JACK F	Date: 12/04/1990	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /08664/ 00266	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt:**Special Tax Recapture:****Exempt Class:**

NONE

Homestead Application Information**Homestead Application Status:**

Denied

CHECKLISTSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment719

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent 7-23)nc

DEPS

(if not received, date e-mail sent _____)

FIRE DEPARTMENT

PLANNING

(if not received, date e-mail sent _____)

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: 7-1by Ogle

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any:

not principal residence
according to SPAT 7/23/12

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: July 19, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For July 30, 2012
Item Nos. 2012-0286, 0298, 0327, 0328, 0329, 0330, 0331, 0332.
Item Nos. 2013-0002, 0003, 0004.

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

DAK:CEN

cc: File

GaDevPlanRevZAC-No CommentsZAC-07302012-NO COMMENTS.doc

Vishnubhai Desai - Comments for 2 Administrative Variance cases

From: Patricia Zook
To: Kennedy, Dennis
Date: 7/23/2012 11:59 AM
Subject: Comments for 2 Administrative Variance cases

Good morning Dennis -

The below-described two Administrative Variance cases are missing comments from your office:

CASE NUMBER: 2012-0327-A
1 Kiltredge Lane
Location: S side of Kiltredge Lane; 403.48 feet E of the c/l of Ruxwood Road.
9th Election District, 2nd Council District
Legal owner: Michael J. and Sonya S. Weinfeld

ADMINISTRATIVE VARIANCE To permit a proposed pool pavilion with an outdoor kitchenette and an outdoor bathroom with a height of 20 feet in lieu of the required 15 feet.

Closing: 7/16/2012

CASE NUMBER: 2012-0328-A
5010 Cedar Avenue
Location: N side of Cedar Avenue; 105 feet E of the c/l of Elm Avenue.
13th Election District, 1st Council District
Legal owner: Robert Bruce and Cinda Lynn Sanders

ADMINISTRATIVE VARIANCE To permit a proposed carport on the side of an existing dwelling with a side setback of 3 feet in lieu of the required 11.25 feet.

Closing: 7/16/2012

If you don't have comments, just reply to this e-mail and I will place in the case file. As always, thanks for your assistance.

Patli Zook
Baltimore County
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson MD 21204
410-887 3608
pzook@baltimorecountymd.gov

Post-it® Fax Note	7671	Date	7/23/12	# of Pages	32
To	Patricia Zook	From	Carol Brown		
Co./Dept.		Co.	DEP		
Phone #		Phone #	3751		
Fax #	3468	Fax #	2877		

Weinfeld Residence Administrative Variance Photo Log
1 Kittredge Lane
Ruxton, Maryland 21204



View south towards proposed Pool House location from Kittredge Lane



View northwest from proposed Pool House location towards Main House

Weinfeld Residence Administrative Variance Photo Log
1 Kittredge Lane
Ruxton, Maryland 21204



View north from proposed Pool House location towards 1 Kittredge lane



View west from proposed Pool House location towards Garage and neighbor beyond



View northeast from proposed Pool House location towards closest neighboring property/structure



View southeast from Pool House location towards closest neighbor's Pool House

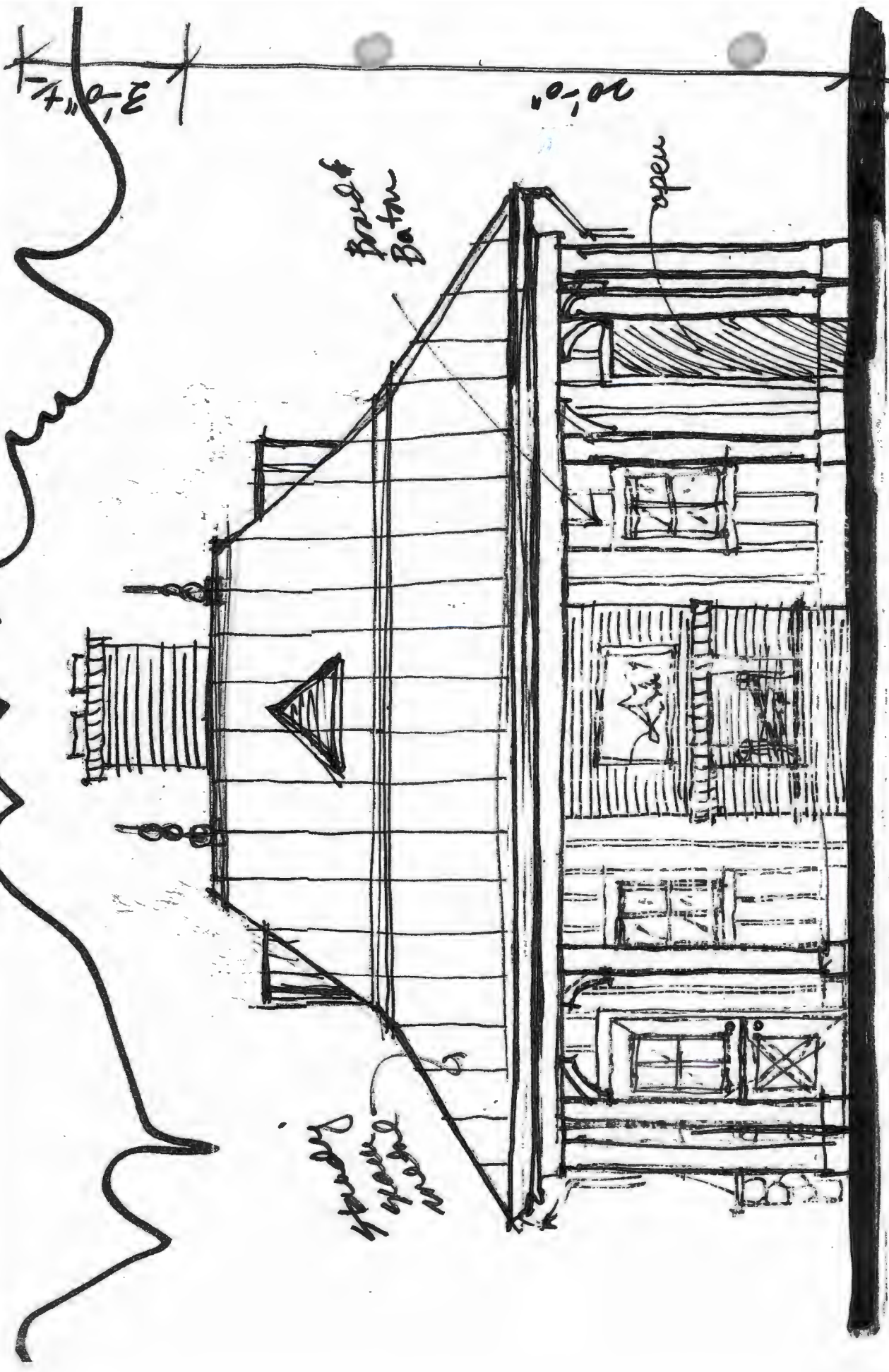
Weinfeld Residence Administrative Variance Photo Log
1 Kittredge Lane
Ruxton, Maryland 21204



View south from Pool House location towards neighbor in the rear of property

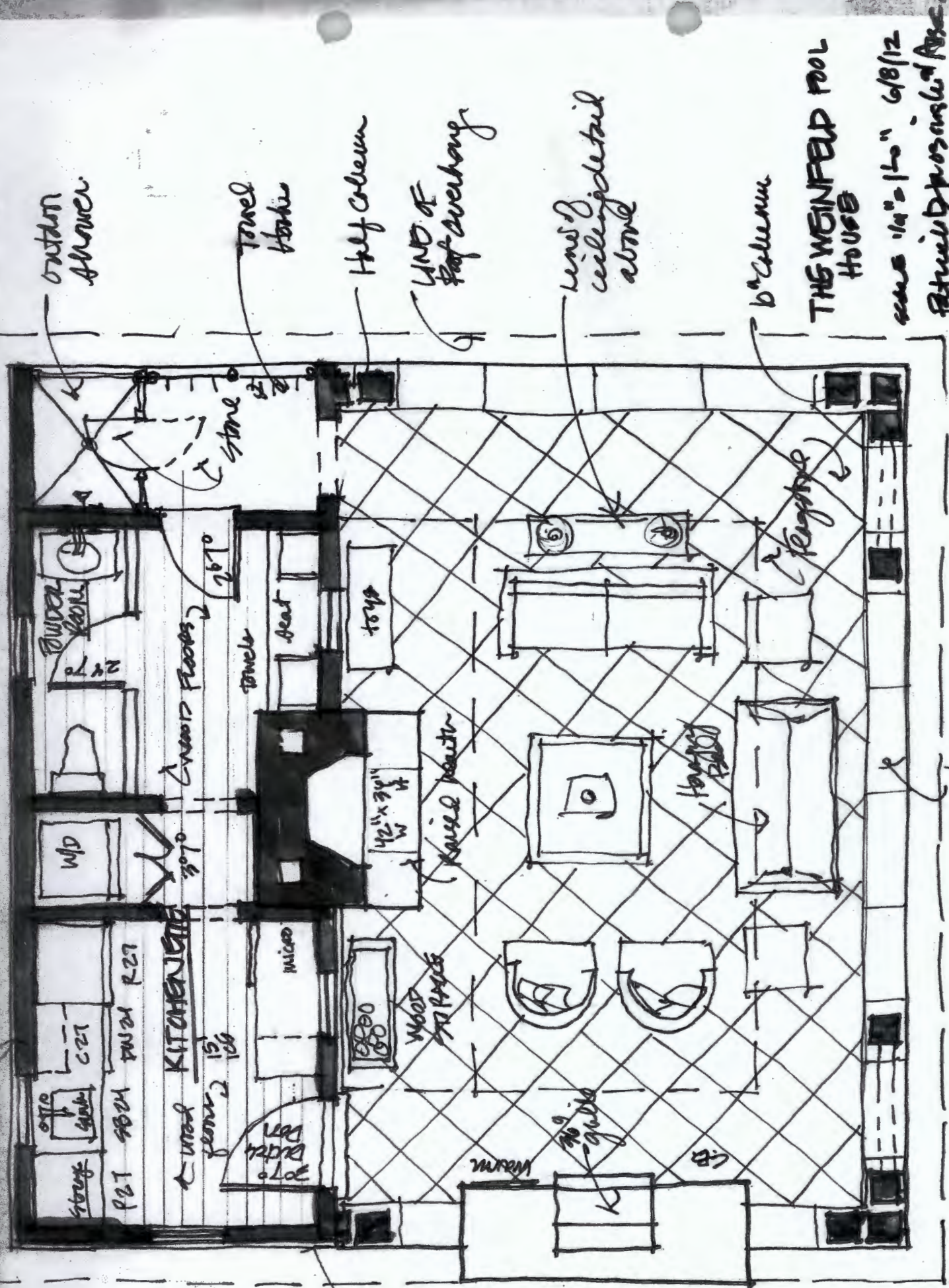


View southwest from Pool House location towards neighbor in rear's house



THE WEIN FELD PALACE
6/12/12 Patrick Jones

NORTH ELEVATION 4x10'



THE WEINFELD POOL HOUSE

6/18/12
Activity proposed

2012-0327-A

Patricia Zook - Fwd: Comments for 2 Administrative Variance cases

From: Patricia Zook
To: vdesai@baltimorecountymd.gov;
Date: 7/23/2012 12:00 PM
Subject: Fwd: Comments for 2 Administrative Variance cases
CC: grice@baltimorecountymd.gov
Attachments: Comments for 2 Administrative Variance cases

Please see the attached e-mail to Dennis Kennedy.

Thank you.

Patti Zook
Baltimore County
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson MD 21204
410-887-3868
pzook@baltimorecountymd.gov



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From: Dennis Kennedy
To: pzook@baltimorecountymd.gov
Date: 7/23/2012 11:59 AM
Subject: Re: Comments for 2 Administrative Variance cases (next year)

I will be out of the office until July 30, 2012 or possibly the 27th. Contact Vishnu Desai at vdesai@baltimorecountymd.gov or Geoff Rice at grice@baltimorecountymd.gov or call 410-887-3751 for assistance.

>>> Patricia Zook 07/23/12 11:59 >>>

Good morning Dennis -

The below-described two Administrative Variance cases are missing comments from your office:

CASE NUMBER: 2012-0327-A

1 Kittredge Lane

Location: S side of Kittredge Lane; 403.48 feet E of the c/l of Ruxwood Road.

9th Election District, 2nd Council District

Legal owner: Michael J. and Sonya S. Weinfeld

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CASE NUMBER: 2012-0328-A

5010 Cedar Avenue

Location: N side of Cedar Avenue; 105 feet E of the c/l of Elm Avenue.

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Legal owner: Robert Bruce and Cinda Lynn Sanders

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Closing: 7/16/2012

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Patti Zook
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Patricia Zook - Comments for 2 Administrative Variance cases

From: Patricia Zook
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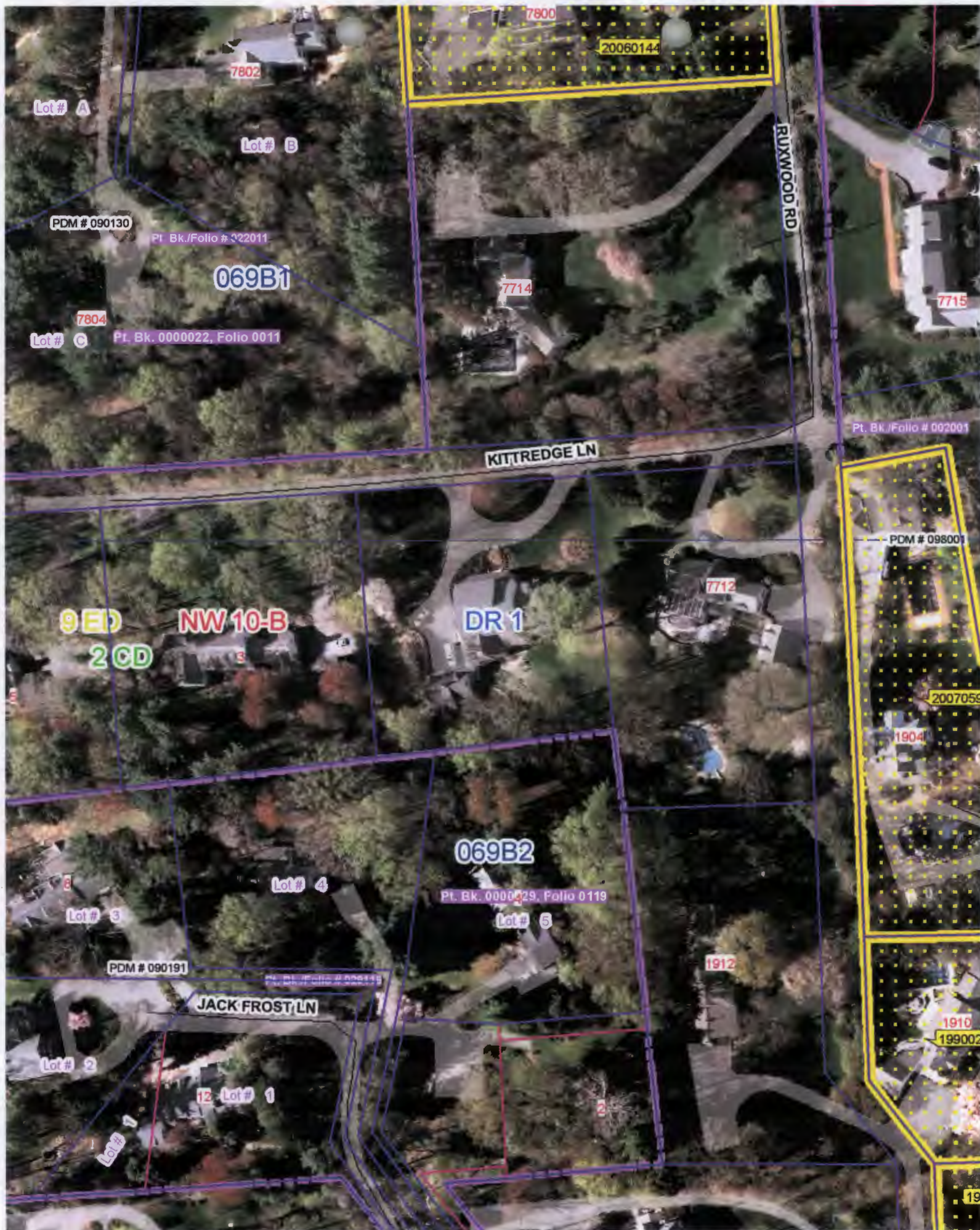
Closing: 7/16/2012

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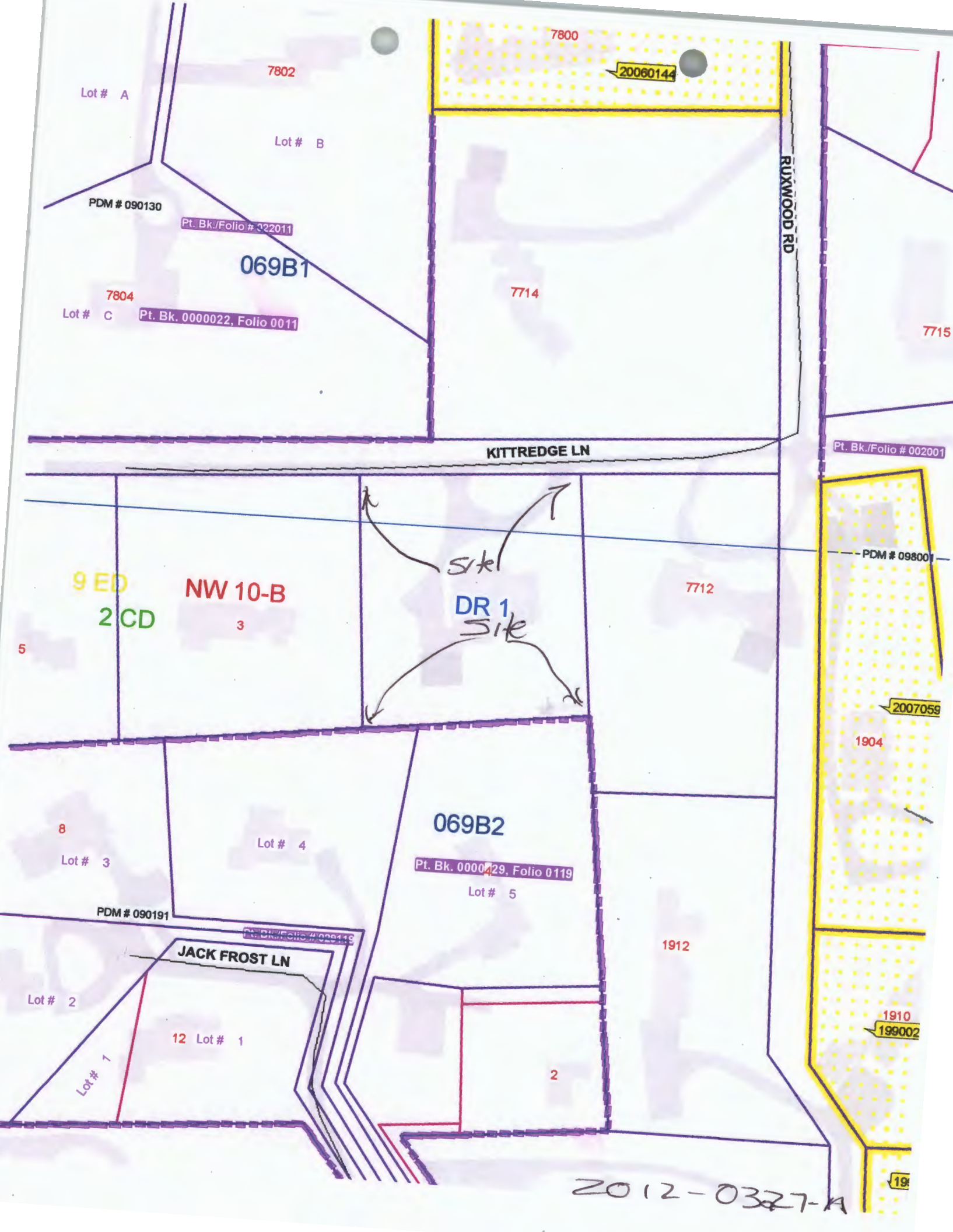
Patti Zook
Baltimore County
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105 West Chesapeake Avenue, Suite 103
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2012-0327-A



Lot # A

7802

Lot # B

PDM # 090130

Pt. Bk./Folio # 022011

069B1

7804

Lot # C

Pt. Bk. 0000022, Folio 0011

7800

20060144

RUXWOOD RD

7714

7715

KITTREDGE LN

Pt. Bk./Folio # 002001

9 ED

2 CD

NW 10-B

3

DR 1

Site

7712

PDM # 098001

2007059

1904

069B2

Pt. Bk. 0000029, Folio 0119

Lot # 5

1912

1910

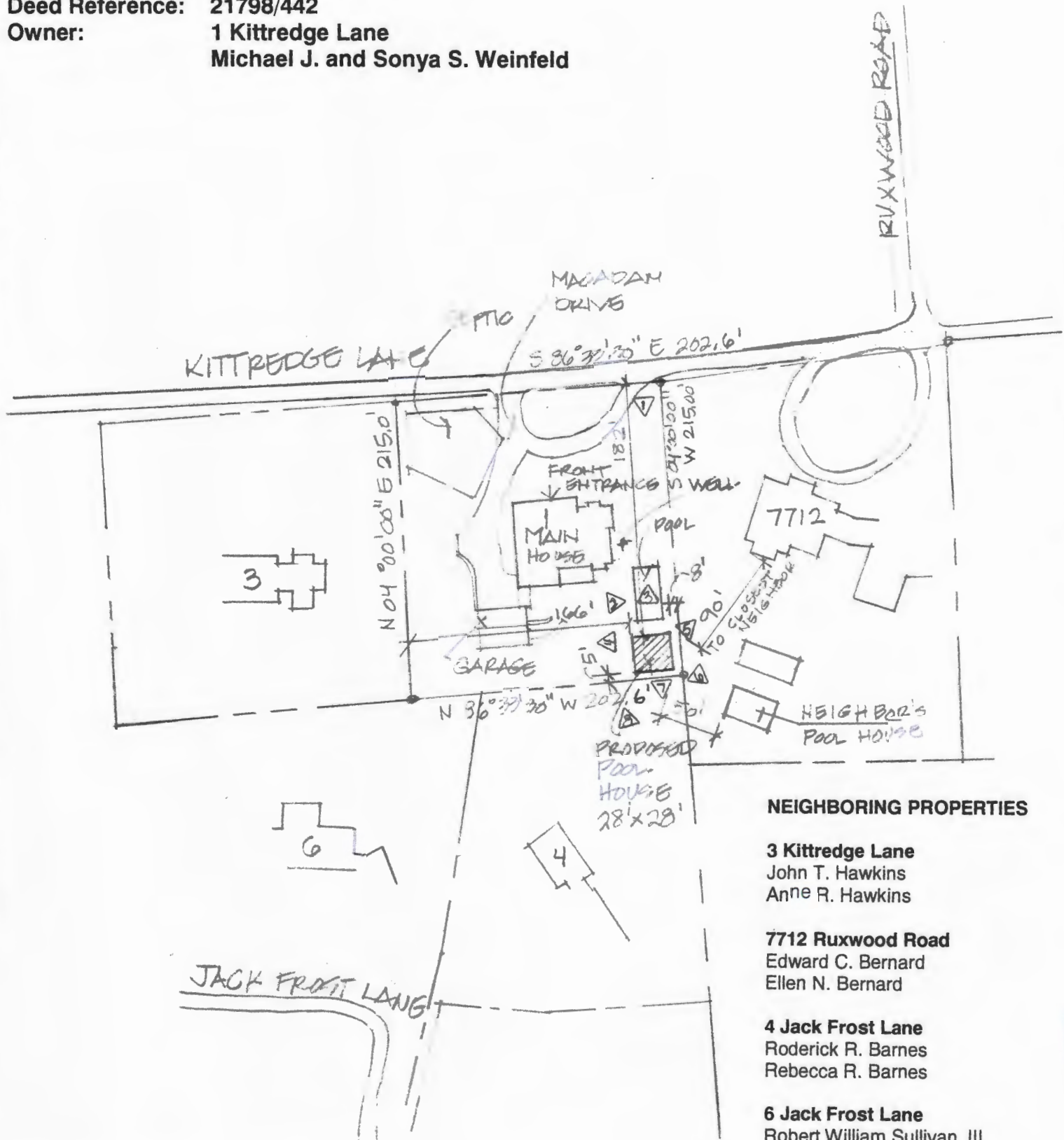
199002

19

2012-0327-A

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

Property address: 1 Kittredge Lane
Subdivision: Not applicable
Deed Reference: 21798/442
Owner: Michael J. and Sonya S. Weinfeld



NEIGHBORING PROPERTIES

3 Kittredge Lane
John T. Hawkins
Anne R. Hawkins

7712 Ruxwood Road
Edward C. Bernard
Ellen N. Bernard

4 Jack Frost Lane
Roderick R. Barnes
Rebecca R. Barnes

6 Jack Frost Lane
Robert William Sullivan, III
Carol Gene Sullivan