

87-141-A

N/S of Jenny La., 518' N of Keyser Rd.
(11 Jenny La.)

3rd Elec. Dist.

~~#~~ 46

8/19/86

Variance - filing fee \$35.00 - Jeffrey F. Klein

8/19/86

Hearing set for 9/29/86, at 10:30 a.m.

9/30/86

Advertising and Posting - \$61.75

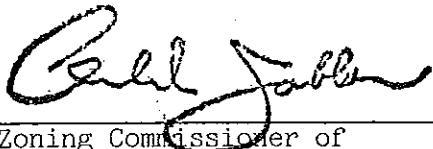
9/29/86

Ordered by the Zoning Commissioner that the Petition for Zoning Variance to permit a side yard setback of 30' in lieu of the required 50' and the amendment to the 4th Amended Final Development Plan of Keyser Woods, Lot 19, to allow construction outside of the building envelope are GRANTED with conditions.

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 29th day of September, 19 86, that the Petition for Zoning Variance to permit a side yard setback of 30 feet in lieu of the required 50 feet and, additionally, the amendment to the 4th Amended Final Development Plan of Keyser Woods, Lot 19, to allow construction outside of the building envelope be and are hereby GRANTED, from and after the date of this Order, subject to the following:

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


 Zoning Commissioner of
 Baltimore County

AJ/srl

cc: Mr. Jeffrey F. Klein

People's Counsel

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated 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 1A04.3B3 - To permit a side yard setback of 30' in lieu of the required 50' (a variance of 20') and to amend Lot 19 of the 4th Amended Final Development Plan of "Keyser Woods" to

allow construction outside of the building envelope. The following reasons: (Indicate hardship or practical difficulty) Hardship and practical difficulty in that the builder of the house did not adequately consider either the location of the house and the existing driveway is extremely hazardous in wet weather, especially in winter when snow and ice forms on the driveway. Nor was the house sited so that a building addition could be made without asking for a yard variance. To alleviate this unsafe condition it is therefore necessary to build a driveway and garage on the opposite side of the house where grades are more favorable. Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound 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: (Type or Print Name) Signature Address City and State Attorney for Petitioner: (Type or Print Name) Signature Address City and State Attorney's Telephone No.: Name, address and phone number of legal owner, contract purchaser or representative to be contacted: 11 Jenny Lane Pikesville, MD 21208 377-8600

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of August, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 29th day of September, 1986, at 10:30 o'clock A. M.

(over)

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 19th day of August, 1986.

ARNOLD JABLON
Zoning Commissioner

Received by: JAMES E. DYER

Chairman, Zoning Plans Advisory Committee

KIDDE CONSULTANTS, INC. Subsidiary of Kidde, Inc.

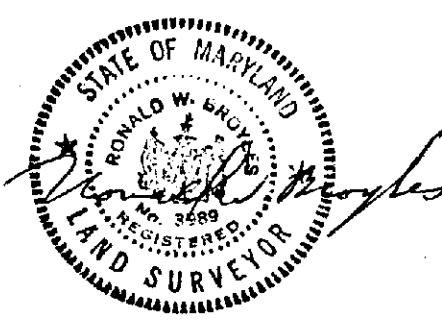
3.393 ACRE PARCEL, LOT NO. 19 "KEYSER WOODS"
NO. 11 JENNY LANE, BALTIMORE COUNTY, MARYLAND

This description is for yard variances in a "RC-5" Zone and to amend Lot No. 19 of the 4th Amended Development Plan of "Keyser Woods".

BEGINNING AT A POINT on the north end of Jenny Lane at the division line between lots 18 and 19 as shown on the plat of "Keyser Woods", said point being distant 518 feet, more or less, as measured northerly along the west side of Jenny Lane, from the north side of Keyser Road as shown on said plat, and being Lot No. 19 as shown on the plat of "Keyser Woods", which is recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. No. 48, folio 59.

CONTAINING 3.393 Acres of land.

RWB/aeb KCI Job Order No. 01-86076 June 20, 1986



PETITION FOR ZONING VARIANCE

3rd Election District

Case No. 87-141-A

LOCATION: North Side of Jenny Lane, 518 feet North of Keyser Road (11 Jenny Lane)

DATE AND TIME: Monday, September 29, 1986, at 10:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a side yard setback of 30 feet in lieu of the required 50 feet and to amend the Fourth Amended Final Development Plan of "Keyser Woods" to permit construction outside of the building envelope as to Lot 19

Being the property of Jeffrey F. Klein, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF:
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
N/S of Jenny La., 518' N of : OF BALTIMORE COUNTY
Keyser Rd. (11 Jenny La.)
3rd District
JEFFREY F. KLEIN, Petitioner Case No. 87-141-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 27th day of August, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. Jeffrey F. Klein, 11 Jenny Lane, Pikesville, MD 21208, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

September 23, 1986

Mr. Jeffrey F. Klein
11 Jenny Lane
Pikesville, Maryland 21208

RE: PETITION FOR ZONING VARIANCE
N/S of Jenny La., 518' N of Keyser Rd.
(11 Jenny La.)
3rd Election District
Jeffrey F. Klein - Petitioner
Case No. 87-141-A

Dear Mr. Klein:

This is to advise you that \$61.75 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

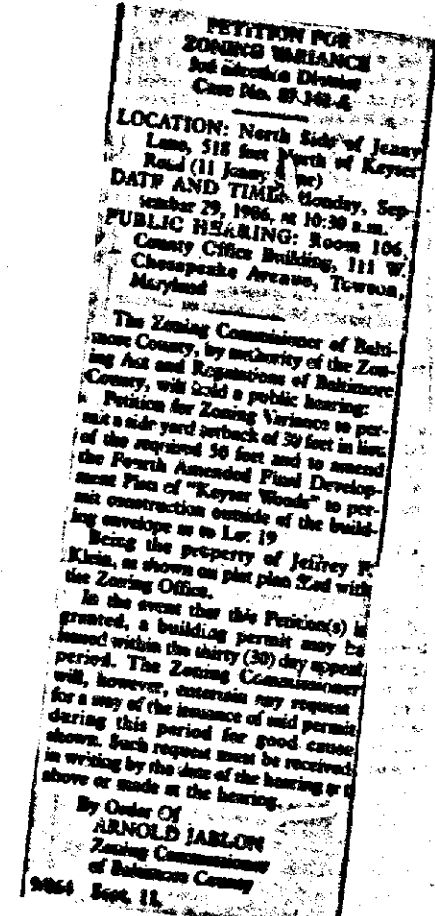
Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE 9/30/86 ACCOUNT # 3-01-615-000
SIGN & POST RETURNED AMOUNT \$ 61.75 CASH
Mr. Jeffrey F. Klein
RECEIVED FROM: ADVERTISING & POSTING COSTS RE CASE #87-141-A
FOR \$ 8031*****6175.00 \$3041
VALIDATION ON SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD, September 11, 1986
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on September 11, 1986

THE JEFFERSONIAN,
Susan Shuler Oselt
Publisher
Cost of Advertising
24.75



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 3rd Variance Date of Posting August 22, 86
Posted for: Jeffrey F. Klein
Petitioner: Jeffrey F. Klein
Location of property: N/S of Jenny Lane, 518' N of Keyser Rd. (11 Jenny Lane)
Location of Sign: In front of 11 Jenny Lane
Remarks: A. J. Bluth
Posted by: A. J. Bluth Date of return: Sept. 5 - 86
Number of Signs: 1

CERTIFICATE OF PUBLICATION

80285
Pikesville, Md., Sept. 10, 1986

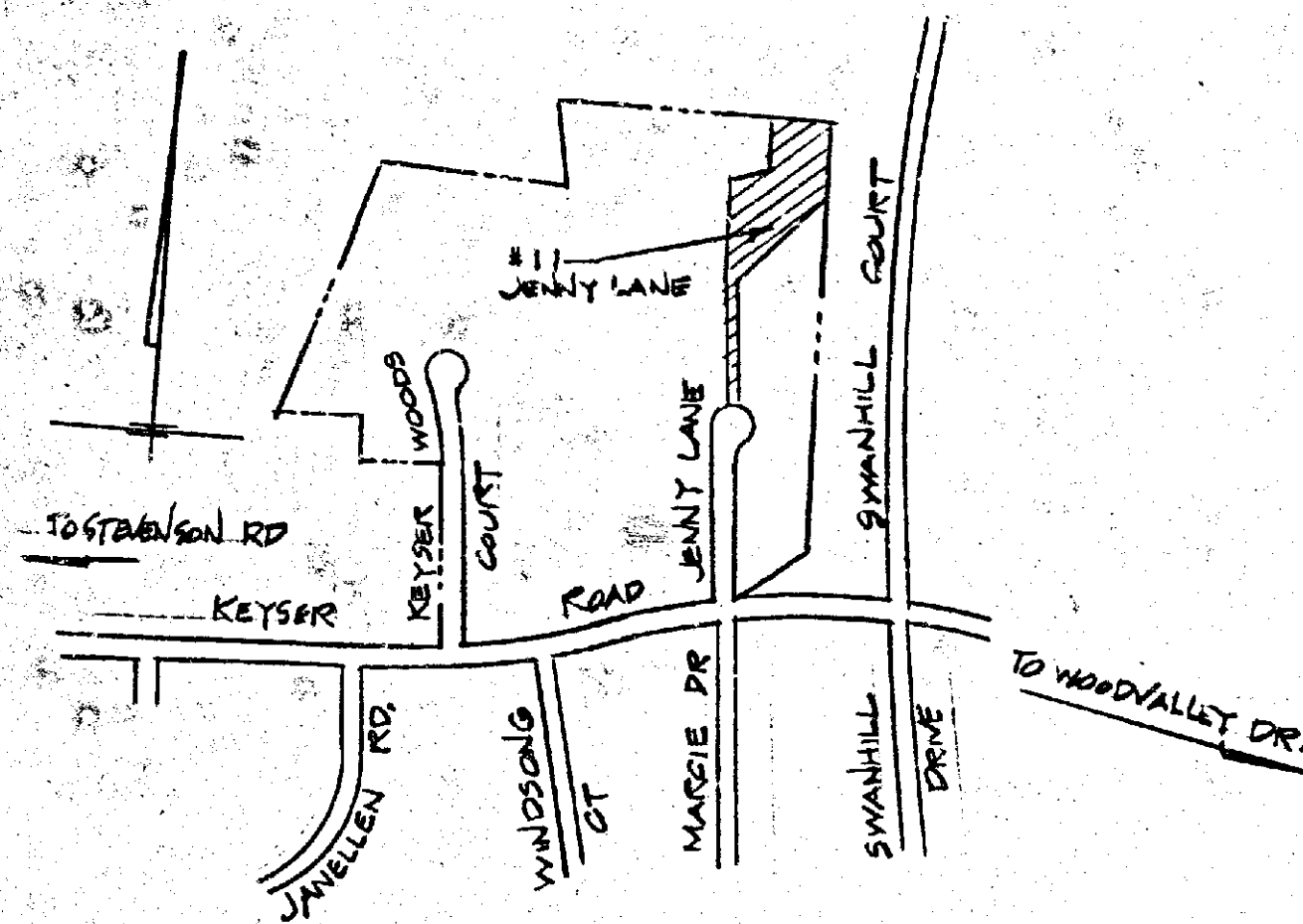
CERTIFY, that the annexed advertisement published in the NORTHWEST STAR, a weekly published in Pikesville, Baltimore land before the 29th day of 1986

Application appearing on the 19th day of Sept., 1986
the second publication appearing on the day of 1986
the third publication appearing on the day of 1986

THE NORTHWEST STAR

Phyllis McElroy
Manager

Cost of Advertisement: \$22.00



VICINITY MAP
SCALE: 1"=500'

JENNY LANE
EXISTING PAVING
EX. C. & G.

LOT 13
LOT 16
LOT 17
LOT 20
LOT 21
LOT 22

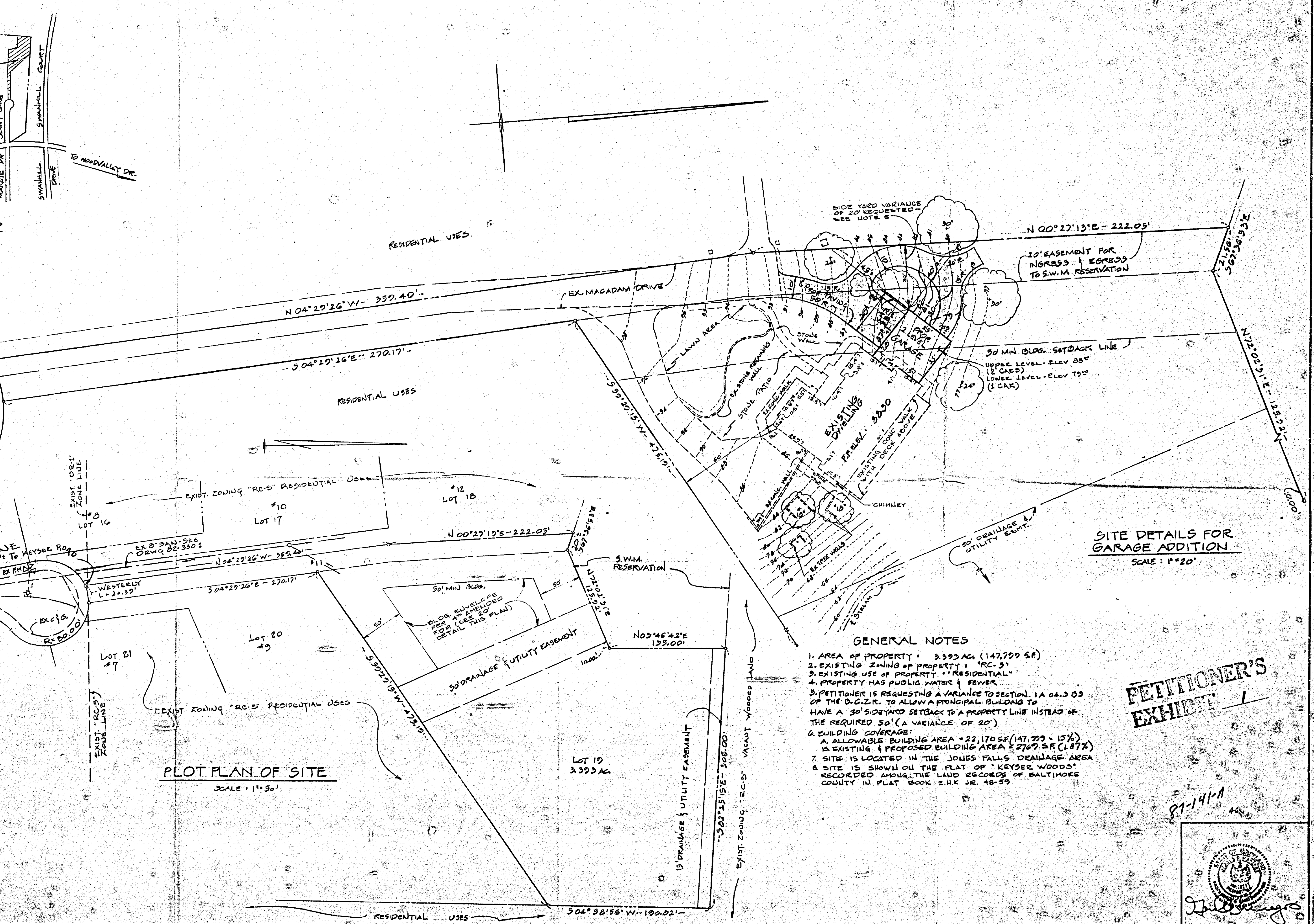
JENNY LANE
BEGINNING POINT, 518' TO KEYSER RD.
EX. MAC BERM
EX. B. W. SEE DRWG 82-320-3
EX. C. & G.
R=50.00
L=20.39

LOT 20
LOT 21
LOT 22

LOT 20
LOT 21
LOT 22

LOT 20
LOT 21
LOT 22

LOT 20
LOT 21
LOT 22



PLOT PLAN OF SITE
SCALE: 1"=50'

SITE DETAILS FOR GARAGE ADDITION
SCALE: 1"=20'

GENERAL NOTES

1. AREA OF PROPERTY: 3.393 AC (147,799 SF)
2. EXISTING ZONING OF PROPERTY: "RC-5"
3. EXISTING USE OF PROPERTY: "RESIDENTIAL"
4. PROPERTY HAS PUBLIC WATER & SEWER
5. PETITIONER IS REQUESTING A VARIANCE TO SECTION 1A 04.0.03 OF THE D.C.Z.R. TO ALLOW A PRINCIPAL BUILDING TO HAVE A 30' SIDEYARD SETBACK TO A PROPERTY LINE INSTEAD OF THE REQUIRED 50' (A VARIANCE OF 20')
6. BUILDING COVERAGE:
 - A. ALLOWABLE BUILDING AREA = 22,170 SF (147,799 x 15%)
 - B. EXISTING & PROPOSED BUILDING AREA = 2767 SF (1.87%)
7. SITE IS LOCATED IN THE JONES FALLS DRAINAGE AREA
8. SITE IS SHOWN ON THE PLAT OF "KEYSER WOODS" RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK E.H.K. JR. 18-59

PETITIONER'S
EXHIBIT 1

87-1411



KIDDE CONSULTANTS, INC.
ENGINEERS • SURVEYORS • PLANNERS
1020 CROMWELL BRIDGE ROAD, BALTIMORE, MARYLAND 21204, 301-321-5500

OWNER
MR. JEFFREY KLEN
111 JENNY LANE
PINEVILLE, MARYLAND 21208

PLAT TO ACCOMPANY PETITION FOR YARD VARIANCE
111 JENNY LANE - "KEYSER WOODS"
ELECTION DISTRICT NO. 3
BALTIMORE COUNTY, MD.

SHEET 1 OF 1
DATE 5-12-86
SCALE AS SHOWN
JOB NUMBER KCI 0100076