

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
23 and 25 Robin Lynn Court * ZONING COMMISSIONER
(lots 11 & 12) 30/30 Robin Lynn *
Court, 815' SE of Snyder Lane * OF BALTIMORE COUNTY
11th Election District *
5th Councilmanic District * Case No. 93-341-A
Wincome Homes, Inc. *
Petitioner *

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
32 and 34 Robin Lynn Court * ZONING COMMISSIONER
(lots 17 & 18) 30/30 Robin Lynn *
Court, 815' SE of Snyder Lane * OF BALTIMORE COUNTY
11th Election District *
5th Councilmanic District * Case No. 93-341-A
Wincome Homes, Inc. *
Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a consolidated hearing for the above captioned cases. Although two Petitions and case files were filed and maintained, all of the requested relief relates to the proposed residential subdivision known as Blackfield, located in the 11th election district of Baltimore County.

As noted above, the above cases were combined for public hearing and testimony and evidence was received at said hearing as to the proposed relief. Further, the property owners amended their Petition at the public hearing. The amendment was permitted at that stage of the proceedings in that the nature of the amendment did not materially alter the relief requested for the properties involved. Following the amendment, the relief now requested is as follows:

to tract boundary of 25 ft., in lieu of the required 35 ft., for lots 11, 12, 17 and 18, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 1801.2C.1.b of the B.C.Z.R. to permit building to building setbacks, as follows:

- For lots 16 and 17, 24 ft. in lieu of the required 30 ft.
- For lots 17-18, 16 ft. in lieu of the required 30 ft.
- For lots 18-19, 16 ft. in lieu of the required 30 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 1801.2C.1.b of the B.C.Z.R. to permit building to building setbacks, as follows:

- For lots 10-11, 16 ft. in lieu of the required 30 ft.
- For lots 11-12, 18 ft. in lieu of the required 30 ft., be and is hereby GRANTED.

All of the requested relief is more particularly shown on the site plan, and the First Amended Final Development Plan, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

- The Petitioner is hereby made aware that proceeding at this time is at its 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.

James E. Schmidt
JAMES E. SCHMIDT
Zoning Commissioner
for Baltimore County



Petition for Variance

93-341-A
to the Zoning Commissioner of Baltimore County

for the property located at NORTH SIDE OF SNYDER LANE
which is presently zoned RS 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property shown in Baltimore County and which is described in the description and plot attached hereto and made a part hereof, hereby petition for a Variance from Section 1801.2C.1.b of the B.C.Z.R. to allow a window to tract boundary setback of 25 ft. in lieu of the required 35 ft., for lots 11, 12, 17 & 18 and to allow a window to street right-of-way setback of 22 ft. in lieu of the required 25 ft. for lots 12 & 18.

DOE TO THE SIZE AND SHAPE OF THE LOTS, A SETBACK VARIANCE IS REQUESTED SO THAT HOUSES CAN BE SITED THAT ARE COMPATIBLE WITH THE OTHER LOTS AND ADJACENT COMMUNITIES.

Property to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertisement, posting, etc., upon filing of this petition, and further agree to be bound by the Zoning Regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Current Petitioner Name: VINSON HOMES, INC.
Address: 4111 E. JOPPA ROAD, #200-1400, BALTIMORE, MD 21136
Agent Name: RONALD DECKER, ESQUIRE
Address: 4603 VICKY ROAD, 216-2989, BALTIMORE, MD 21136
Agent Name: JIMMY R. CLARK
Address: 4603 VICKY ROAD, 216-2989, BALTIMORE, MD 21136
Agent Name: ROBERT E. MOORE, GARNET, RYAN & LATAMIE
Address: 4111 E. JOPPA ROAD, #200-1400, BALTIMORE, MD 21136
Agent Name: JAMES E. SCHMIDT
Address: 4111 E. JOPPA ROAD, #200-1400, BALTIMORE, MD 21136

APPROVED: [Signature] DATE: 4-2-93

APPROVED: [Signature] DATE: 4-2-93

APPROVED: [Signature] DATE: 4-2-93

EXAMPLE 2 - Zoning Description

93-341-A

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 32-34 ROBIN LYNN COURT (Address)
Election District 11 Councilmanic District 5
Beginning at a point on the Northwest side of (North, South, East or West) Robin Lynn Court, which is in a cul-de-sac 100 ft. (street on which property fronts) (number of feet of right-of-way width) wide at a distance of 915 ft. along the North & West side of Robin Lynn Ct. (number of feet) (North, South, East or West) from the centerline of Snyder Lane. (name of street) which is 60 Feet wide. (number of feet of right-of-way width) "Being Lot # 18" Block # Section # in the subdivision of Blackfield as recorded in Baltimore County Plat (name of subdivision) Book # 61, Folio # 79, containing 5467.47 S.F. or 0.1254 Ac. (square feet and acres)

"If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state 'The recorded in Deed' and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.
Example of metes and bounds: S.37 12' 13" E. 321.1 ft., S.18 27' 03" E. 87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 90 ft. to the place of beginning.

7 352B

EXAMPLE 2 - Zoning Description

93-341-A

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

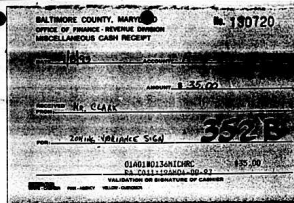
ZONING DESCRIPTION FOR 32-34 ROBIN LYNN COURT (Address)
Election District 11 Councilmanic District 5
Beginning at a point on the Northwest side of (North, South, East or West) Robin Lynn Court, which is in a cul-de-sac 100 ft. (street on which property fronts) (number of feet of right-of-way width) wide at a distance of 915 ft. along the North & West side of Robin Lynn Ct. (number of feet) (North, South, East or West) from the centerline of Snyder Lane. (name of street) which is 60 Feet wide. (number of feet of right-of-way width) "Being Lot # 17" Block # Section # in the subdivision of Blackfield as recorded in Baltimore County Plat (name of subdivision) Book # 61, Folio # 79, containing 5467.47 S.F. or 0.1254 Ac. (square feet and acres)

"If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state 'The recorded in Deed' and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.
Example of metes and bounds: N.37 12' 13" E. 321.1 ft., S.18 27' 03" E. 87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 90 ft. to the place of beginning.

7 352B

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
TOWSON, MARYLAND

Division: 114 Date of Posting: 4/1/93
Posted for: William R. Decker
Location of property: 111 West Chesapeake Avenue, Towson, MD 21204
Location of sign: 111 West Chesapeake Avenue, Towson, MD 21204
Remarks: None
Number of signs: 1



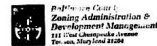
93-341-A

CERTIFICATE OF PUBLICATION

TOWSON, MD. 4/22 1993
THIS IS TO CERTIFY that the enclosed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/22 1993

THE JEFFERSONIAN,

S. Zake Orlan
Publisher



4-2-93

*Blakefield subdivision (4 lots)
1st Nov 11, 12, 17 & 18
Residential Zoning Variance
Filing Fee \$50.00 x 4 = \$200.00
1 Sign + filing = \$35.00
Total \$235.00
(Applicant will pay for and find signs if necessary)*

receipt

Account: R014150
Number: Item # 352

Q34034017WICHC \$235.00
B6 003333FMD-02-93

Please Make Checks Payable To Baltimore County

Cashier Validation

111 West Chesapeake Avenue
Towson, MD 21204

Baltimore County Government
Office of Zoning Administration
and Development Management



93-341-A

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS AND PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood 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 and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

For newspaper advertising:

Case No.: Item No. 352

Petitioner:

LOCATION:

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Winseme Homes, Inc. (John R. Clark)

ADDRESS: 4403 Vicky Rd.

BALTO. MD 21234

PHONE NUMBER: 256-2229

A/igs

(Revised 3/29/93)

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

APR 09 1993

(410) 887-3353

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein at Room 104 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 at

Room 113, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-341-A (Item 352)
22 and 34 South Lane Court (lot 17 and 18)
82.5 South Lane Court, 107' 8" of South Lane
11th Election District - 300 Councilman
Petitioner(s): Winseme Homes, Inc.
HEARING: Wednesday, April 20, 1993 at 11:00 a.m. in Room 113, Old Courthouse.

variance to allow a window to project boundary setback of 25 feet in lieu of the required 35 feet for lots 17 and 18, and to allow a window to project right-of-way setback of 22 feet in lieu of the required 25 feet for lot 18.

Bel Jan

Arnold Jablon

Director

cc: Winseme Homes, Inc.

Donald Decker, Esq.

NOTE: HEARINGS ARE SCHEDULED WEEKDAYS; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-1353.

111 West Chesapeake Avenue
Towson, MD 21204

Baltimore County Government
Office of Zoning Administration
and Development Management



May 14, 1993

(410) 887-3353

Ronald Decker, Esquire
Moore, Carney, Ryan & Lattanzi
4111 E. Jones Road
Baltimore, MD 21236

RE: Case No. 93-341-A, Item No. 352B
Petitioner: Winseme Homes, Inc.
Petition for Variance

Dear Mr. Decker:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, my comment that is not informative will be placed in the hearing file. This petition was accepted for filing on April 2, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.



Maryland Department of Transportation
State Highway Administration

O. James Lightize
Secretary
Hal Kassoff
Administrator

4-8-93

HELEN KERING

Ms. John Winkler
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. 93-341-A (JJS)

KERING-1

Dear Ms. Winkler:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

John Constable
for John Constable, Chief
Engineering Access Permits
Division

My telephone number is 410-333-1350

Telephone for Impaired Hearing or Speech
302-7555 Baltimore Metro - 925-5511 D.C. Metro - 1-800-492-5283 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21202-9717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

DATE: April 21, 1993

SUBJECT: NORTH SIDE OF SPYDER LANE

INFORMATION:

Item Number: 352A and 352B

Petitioner: Winseme Homes, Inc.

Property Size:

Zoning: D.R. S.E.

Requested Action:

Hearing Date: 4/1

SUMMARY OF RECOMMENDATIONS:

A note should be placed on the final development plan indicating that decks will require further consideration by the Zoning Commissioner prior to construction.

Prepared by: *Jeffery M. Long*

Division Chief: *Gary L. Kerns*

PK/Slw

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee

DATE: April 16, 1993

FROM: Jerry L. Pfeiffer, Captain
Fire Department

SUBJECT: Zoning Petitions

#352B No comments

#353 No comments

#354 No comments

#355 No comments

#356 Building shall comply with the applicable provisions of the Life Safety Code and the Baltimore County Fire Prevention Code.

#357 No comments

#358 No comments

#359 No comments

#360 Building shall comply with the applicable provisions of the Life Safety Code and the Baltimore County Fire Prevention Code.

RECEIVED
APR 20 1993

ZADM

JLP/dal

cc: File

Mr. Lawrence E. Schmidt
Baltimore County
Zoning Commissioner's Office
400 Washington Avenue
Room 113
Towson, MD 21204

DATE: May 21, 1993
SUBJECT: Blakefield
Case No.: 93-340
and 93-341
Contract: 92-150

Dear Mr. Schmidt:

We are enclosing, herewith, 1 print of the 1st. Amended Final Development Plan for Blakefield per your request.

If you have any questions relative to the above, please do not hesitate to contact us at 377-2600.

Very truly yours,

Thomas A. Church, Jr.
President

Enclosures

cc: Winsome Homes



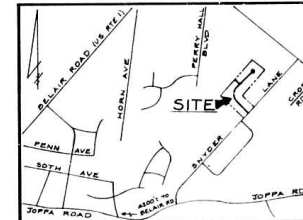
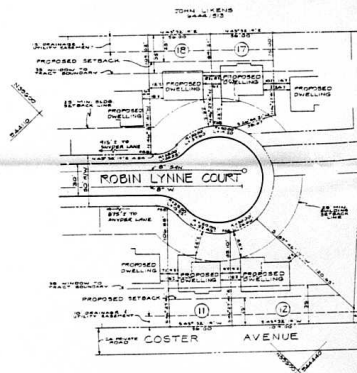
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: #23 25 32 134 ROBIN LYNN COURT

Subdivision name: BLAKEFIELD

Plat Book# 63, folio# 79, lot# 134, section# N/A

OWNER: WINSOME HOMES INC.



Vicinity Map
Scale: 1"=1000'

LOCATION INFORMATION

Election District: 11

Councilmanic District: 5

1"=200' scale map#: FERRY HALL NE 10-H

Zoning: DR - 5.5

Lot size:

LOT 11 - 0.1164 AC 5070.3 SQ FT
LOT 12 - 0.1574 AC 6856.3 SQ FT
LOT 17 - 0.1056 AC 4599.7 SQ FT
LOT 18 - 0.1254 AC 5402.4 SQ FT

Chesapeake Bay Critical Area:

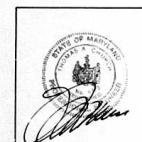
Prior Zoning Hearings:

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

352B

93-341-A



date: 3/2/93
prepared by: DEC INC. Scale of Drawing: 1"= 50'

DRAWING	DATE	REVISIONS
Check		
Design		
Check		

DEVELOPMENT ENGINEERING CONSULTANTS, INC.
SITE ENGINEERS & SURVEYORS
6603 YORK ROAD BALTIMORE, MARYLAND 21212

BUILDER
RYAN HOMES INC.
7930 HONEYGO BLVD SUITE 100
PARKVILLE, MD 21236
TELEPHONE (410) 531-0633

OWNER/DEVELOPER
WINSOME AT BLAKEFIELD INC
4605 VICKY ROAD
BALTIMORE, MD 21236
TELEPHONE (410) 256-2489

SHEET	DATE	CONTRACT
1 OF 1	4/2/93	92-150
	SCALE: 1"=50'	

400 CHURCH, Maryland. Also known as Lot 18 shown on the Plat of

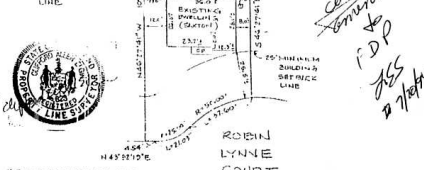
field, recorded among the Land Records of Baltimore County, Maryland

lot Book S.H. 53 folio 29.

NOTE: Lot 18 does not lie within Zone "A" or Zone "B" as shown on

National Flood Insurance Program Panel 290 of 175, effective

date March 2, 1991.

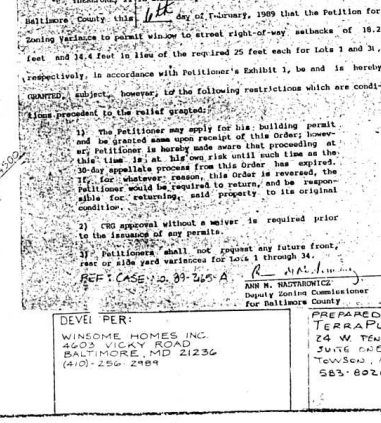
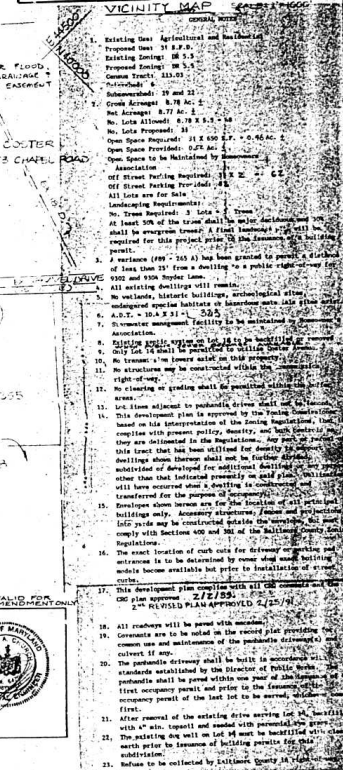


* ZONING VARIANCE: GRANTED
* FIELD CHECKED & DATED 3-24-94
* DEVELOPMENT ENGINEERING CONSULTANTS, INC.
6603 YORK ROAD
BALTIMORE, MARYLAND 21212
(301) 377-2600
Scale: 1"= 50' Issued: 2-15-94
& DEC revision

OK as considered
to IDP
JSS
2/7/94

[illegible]

NOTE: NO CLEARING, GRADING OR
DISTURBANCES WITHIN THE FOREST
BUFFER EASEMENT EXCEPT AS
PERMITTED BY BAWP TO DEEPEN



OWNERS:

WINSOME HOMES, INC. LOT 5+13, 15-29
DEED REF.: B179/451 TAX ACCT. # 2 00-010838
B179/399 2 00-011792
B179/395 2 00-011793
2 00-011794

MELVIN BURTON JR. LOT 14
DEED REF.: B179/451 TAX ACCT. # 2 00-010839

WILLIAM & DELORIS PETERSON LOTS 1+3
DEED REF.: B179/444 TAX ACCT. # 1 00-010614
5832/371 6 00-000222

NORMA & LEO MILLER LOTS 1+3
DEED REF.: B857/686 TAX ACCT. # 1 00-000223

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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11TH ELECTION DISTRICT BALTIMORE COUNTY, MD.

DATE: APRIL 17 1990

XT: 588

REVISIONS

DESCRIPTION

CHECKPRINT DATA
ZONING COMMENT

OFFICE OF PLANNING & ZONING

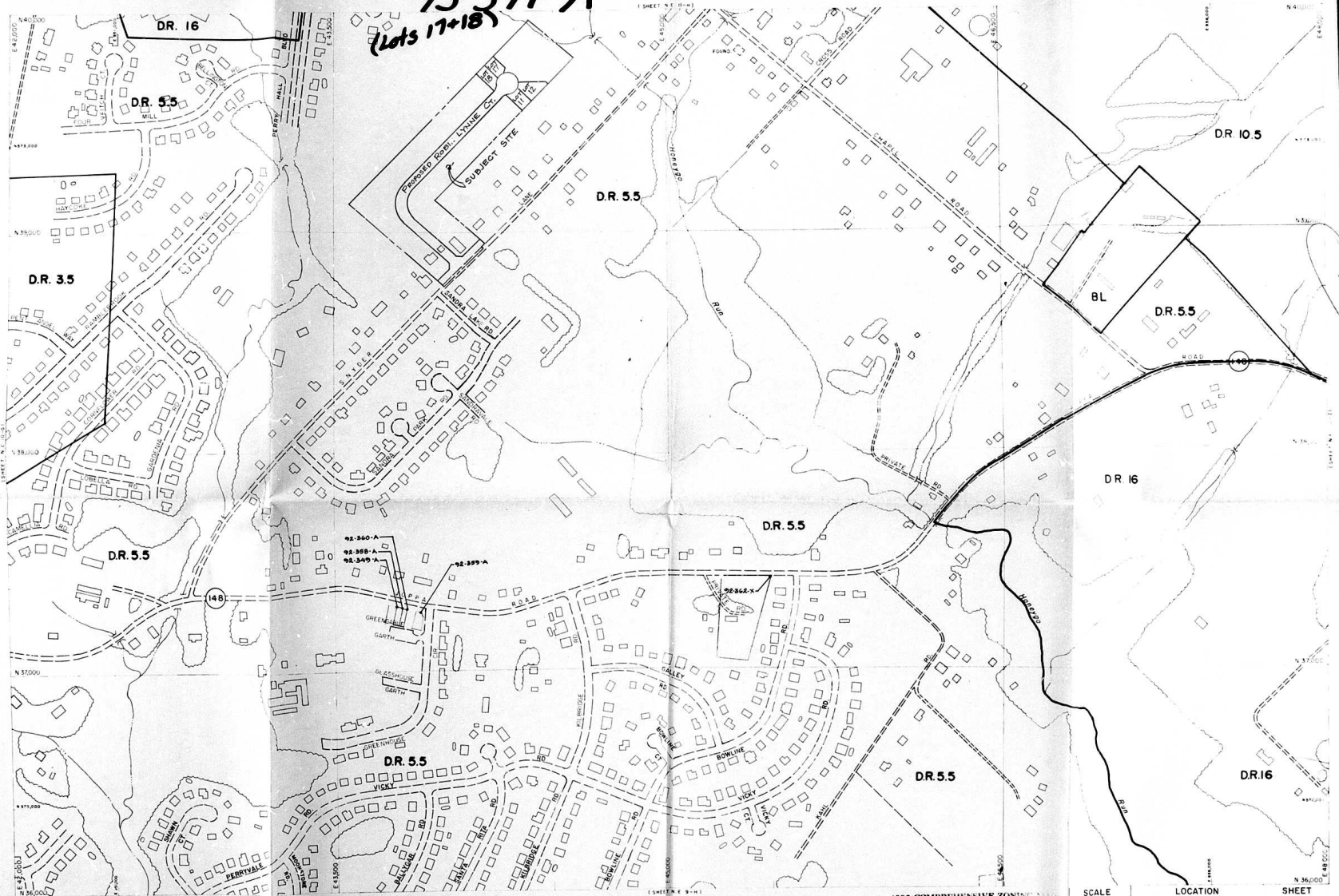
APPROVED BY:

Director

for 3/25/93
DIRECTOR OF F.A.D.M. DATE

82

93-341-A
(lots 17+18)



M - NW
Q - SW

M - NE
Q - SE

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN INC. BALTIMORE, MD 21210

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Ord. Nos. 92-92, 94-92, 95-92, 96-92, 97-92, 98-92, 103-92
William A. Howard
Chairman, County Council

SCALE 1" = 200'	LOCATION PERRY HALL	SHEET NE
DATE OF PHOTOGRAPHY JANUARY 1986	VICINITY	10-H

352 B