

IN RE: PETITION FOR ADMINISTRATIVE ZONING VARIANCE
 W/S Pemberly Lane, 1056 Ft. N. of Sagamore Forest Lane
 12 Pemberly Lane
 4th Election District
 3rd Councilmanic District
 George B. Spanos, et ux
 Petitioners

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
 Case No. 93-351-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 18 ft., in lieu of the required 50 ft., for an enclosed addition, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for Residential Variance, and the subject property having been posted, 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 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, including letters in support of the Petition from their immediate neighbors, and the photographs presented, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photos, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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 Zoning Commissioner for Baltimore County this 24th day of May, 1993 that the Petition for a Variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 18 ft., in lieu of the required 50 ft., for an enclosed addition, in accordance with Petitioners' Exhibit No. 1, is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

- 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 appeals 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.

Lawrence E. Schmidt
 LAWRENCE E. SCHMIDT
 Zoning Commissioner
 for Baltimore County

ORDER RECEIVED FOR FILING
 Date 5/14/93
 By J.P. D'Arak

Baltimore County Government
 Zoning Commissioner
 Office of Planning and Zoning

Suite 113 Courthouse
 400 Washington Avenue
 Towson, MD 21284

(410) 887-4386

May 20, 1993

Mr. and Mrs. George B. Spanos
 12 Pemberly Lane
 Reisterstown, Maryland 21136

RE: Petition for Administrative Variance
 Case No. 93-351-A
 12 Pemberly Lane

Dear Mr. and Mrs. Spanos:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached 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 of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

Lawrence E. Schmidt
 Lawrence E. Schmidt
 Zoning Commissioner

LES:mn
 encl.

Petition for Administrative Variance
93-351-A
to the Zoning Commissioner of Baltimore County

for the property located at 12 Pemberly Lane, Reisterstown, Md 21136 which is presently zoned

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 Baltimore County Zoning Regulations (B.C.Z.R.) 1A04.3.B.3.3.2.R To Permit A 3-yard Setback of 18' in Lieu of the Required 50' For AND ENCLOSED ADDITION

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

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 the 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.

Legal Owners:
 Name: George B. Spanos
 Signature: *George B. Spanos*
 Name: Sandra Spanos
 Signature: *Sandra Spanos*
 Address: 12 Pemberly Lane, Reisterstown, Md 21136
 City: Reisterstown, Md 21136
 Name: George B. Spanos
 Signature: *George B. Spanos*
 Address: 12 Pemberly Lane, Reisterstown, Md 21136
 City: Reisterstown, Md 21136

ESTIMATED POSTING DATE: 4-14-93
 ITEM #: 365

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) have competent knowledge thereof in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do/does presently reside at 12 Pemberly Lane, Reisterstown, Md 21136.

That based upon personal knowledge, the following are the facts upon which I/we have the request for an Administrative Variance at the above address: (state reasons or reasons omitted)

The variance will be to allow the removal of the existing screen room and its replacement. In addition we will enclose the foundation (underneath the screened porch) and extend our master bedroom by enclosing the existing deck above the screen porch. All the above is to be built in the same location as the existing porch.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

George B. Spanos and *Sandra Spanos*
 Signature of Affiant(s)

I HEREBY CERTIFY, on this 8th day of April, 1993, before me, a Notary Public of the State of Maryland, to and for the County aforesaid, personally appear

George B. Spanos + Sandra Spanos

All WITNESS my hand and Notarial Seal
 My Commission Expires: 3-1-95

EXAMPLES - Zoning Description - 3 copies
 93-351-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 12 Pemberly Ln (address)
 Election District 4 Councilmanic District

Beginning at a point on the WEST side of Pemberly Ln (north, south, east or west)

which is 36' (number of feet of right-of-way width)

wide at a distance of 1056' NORTH (number of feet) (north, south, east or west) of the

centerline of the nearest improved intersecting street: SAGAMORE FOREST LN (name of street)

which is 52' (number of feet of right-of-way width) wide. *Being Lot # 13.

Block _____, Section 8 in the subdivision of SAGAMORE FOREST as recorded in Baltimore County Plat _____ (name of subdivision)

Book # 56192, Folio # 129 AC, containing (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: "As recorded in Deed Liber _____, Folio _____ 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.87° 12' 13" E. 321.1 ft., S.18° 27' 03" E. 87.2 ft., S.62° 19' 00" E. 318 ft., and N.08° 15' 22" W. 80 ft. to the place of beginning.

365

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY 93-351-A
 Towson, Maryland

District: 4th Date of Posting: 4/10/93
 Posted for: Variance
 Petitioner: George + Sandra Spanos
 Location of property: W/S (12) Pemberly Lane, 1056' N. Sagamore Forest Ln.
 Location of Sign: Facing road way on property to be zoned
 Remarks:
 Posted by: W/S Petitioners Date of return: 4/10/93
 Number of Signs: 1

Item # 365 receipt
 Date: 4-14-93
 Bal'timore County Zoning Administration & Development Management
 111 West Chesapeake Avenue
 Towson, Maryland 21284
 Account: 8-001-8180
 93-351-A
 Pet'r GEORGE SPANOS
 Admin: U(010) 50.00
 Posting: (080) 35.00
 12 PEMBERLY LN.
 REISTERSTOWN, MD. 21136 55.00
 Please Make Checks Payable To: Baltimore County
 83AQ3H00SRNICHR
 BA CODE+SPHOV-14-93 885.0

Baltimore County Government
 Office of Zoning, Administration
 and Development Management
 111 West Chesapeake Avenue
 Towson, MD 21284
 93-351-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:
- Posting fees will be accessed and paid to this office at the time of filing.
 - 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.: 365
 Petitioner: GEORGE + SANDRA SPANOS
 LOCATION: 12 Pemberly Ln
 PLEASE FORWARD ADVERTISING BILL TO:
 NAME: George Spanos
 ADDRESS: 12 Pemberly Ln
 Reisterstown, Md
 PHONE NUMBER: 833-1108

AJ:885
 Revised 3/29/93
 7 365

111 West Chesapeake Avenue
Towson, MD 21204

(410) 867-3353

May 10, 1993

Mr. and Mrs. George B. Spanos
12 Pemberly Lane
Reisterstown, MD 21136

RE: Case No. 93-351-A, Item No. 365
Petitioner: George B. Spanos, et ux
Petition for Administrative Variance

Dear Mr. and Mrs. Spanos:

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, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on April 14, 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.

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

Re: Baltimore County
Item No: * 365 (JCM)

Dear Ms. Kehring:

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 projects.

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,

for Bob Small
John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is _____

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 645-5481 D.C. Metro - 1-800-492-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

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

DATE: May 4, 1993

SUBJECT: 12 Pemberly Lane

INFORMATION:

Item Number: 365

Petitioner: George B. Spanos

Property Size: _____

Zoning: R.C. 5

Requested Action: _____

Hearing Date: _____

SUMMARY OF RECOMMENDATIONS:

Should the applicant's request be granted, staff recommends that approval of the request be subject to a condition that any improvement be generally compatible with the built environment of the neighborhood.

Prepared by: *[Signature]*

Division Chief: *[Signature]*

PK/JL:lw

TO: Zoning Advisory Committee

Date: April 29, 1993

FROM: Captain Jerry Pfelfer
Fire Department

SUBJECT: Comments for 05/03/93 Meeting

Item 361	No Comments
Item 362	No Comments
Item 363	No Comments
Item 364	No Comments
Item 365	No Comments
Item 366	No Comments
Item 367	No Comments
Item 368	No Comments
Item 369	No Comments
Item 370	Fire Hydrants are required on site. State law requires townhouses, where permit is issued after 07/01/92, to be sprinklered.
Item 371	No Comments
Item 372	No Comments
Item 373	Existing exits shall be maintained to a public way.

RECEIVED
APR 30 1993
ZADM

111 West Chesapeake Avenue
Towson, MD 21204

APRIL 22, 1993

(410) 867-3353

George and Sandra Spanos
12 Pemberly Lane
Reisterstown, Maryland 21136

RE: CASE NUMBER: 93-351-A (Item 365)
12 Pemberly Lane
1/8 Pemberly Lane, 1056' N of Sagamore Forest Lane
4th Election District - 3rd Councilmanic
Petitioner(s): George B. Spanos and Sandra Spanos

Dear Petitioner(s):

Please be advised that your petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a refrainer regarding the administrative process.

1) Your property will be posted on or before May 2, 1993. The closing date (May 17, 1993) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning and Deputy Zoning Commissioners. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

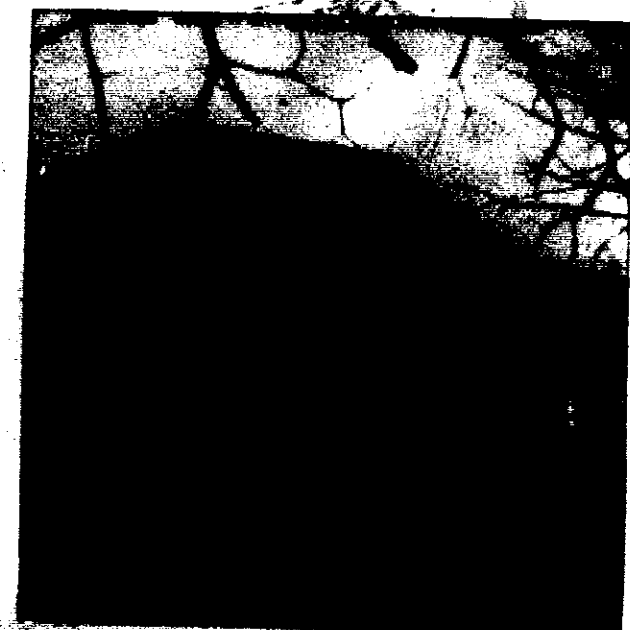
2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioners), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

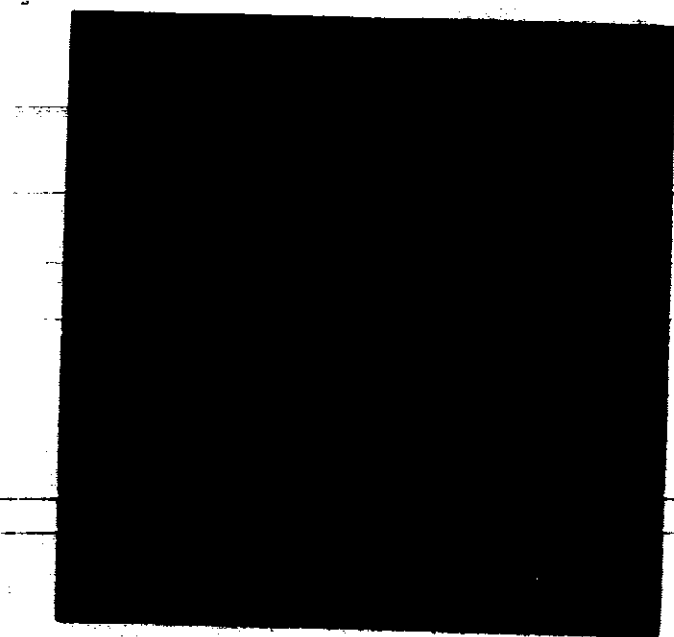
[Signature]
Arnold Jablon
Director

COPY



site
12 Pemberly Lane 365

93-351-A



14 Pemberly Lane 365

Petition for Variance
93-351-A

This Variance will be to allow the removal of the existing screen room, and its replacement at 12 Pemberly Lane. With the addition of an enclosed foundation, and a bedroom addition on the second floor. It is to be built in the same location as the existing porch.

We the undersigned, have seen the attached drawings of the proposed addition at the residence of,

George & Sandra Spanos
12 Pemberly Lane
Reisterstown, MD 21136

and do not wish to protest the petition of variance.

Name: JAY + KAREN SUPONITZ
Address: 14 Pemberly Lane
Reisterstown, Md 21136
Signature: *[Signature]* Date: 4/5/93

Name: MARCIA + DAVE EMERSON
Address: 11 PEMBERLY LANE
REISTERSTOWN MD 21136
Signature: *[Signature]* Date: 4/5/93

Name: David + Clarice Cuevas
Address: 7 Pemberly Ln
Reisterstown Md 21136
Signature: *[Signature]* Date: 4/6/93

Name: Ross Taylor
Address: 10 Pemberly Lane
Reisterstown, Md 21136
Signature: *[Signature]* Date: 4-5-93

Name: Steve Ronie L. Clark
Address: 9 Pemberly Ln
Reisterstown Md 21136
Signature: *[Signature]* Date: 4-5-93

Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 12 Pemberly Ln
Subdivision name: SAGAMORE FOREST
plat book # _____ lot # 13, section 4
OWNER: GEORGE + SANDRA SPANOS

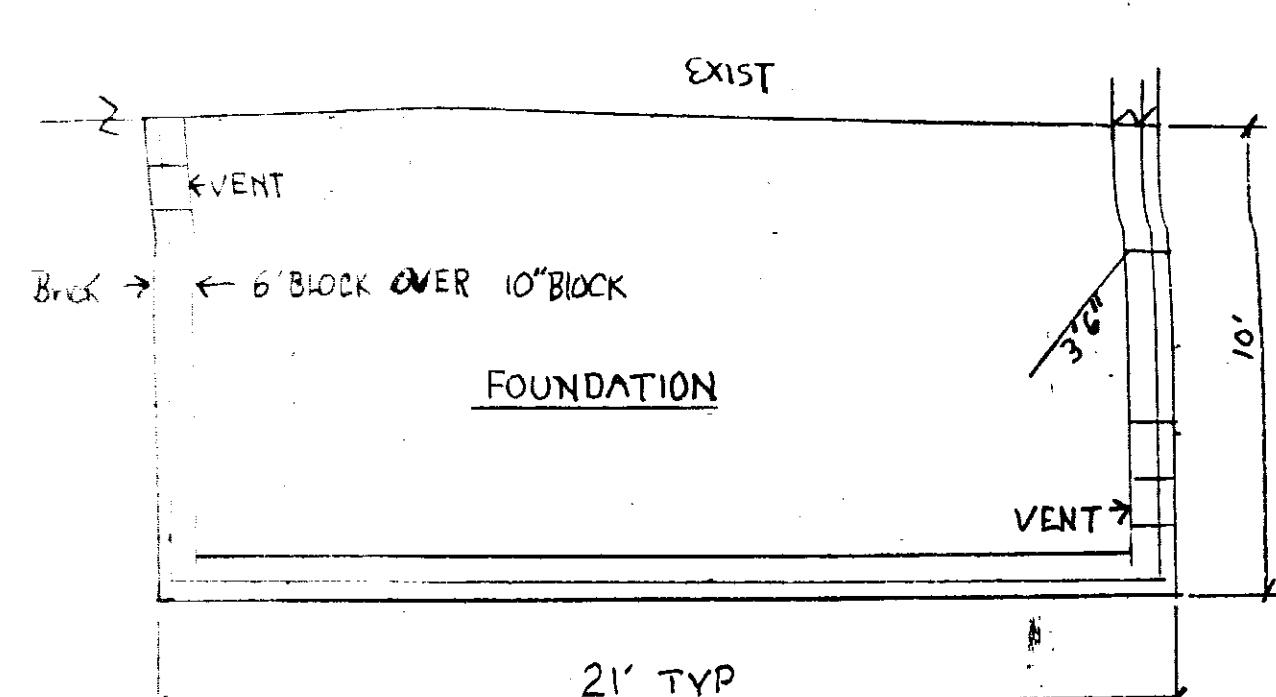
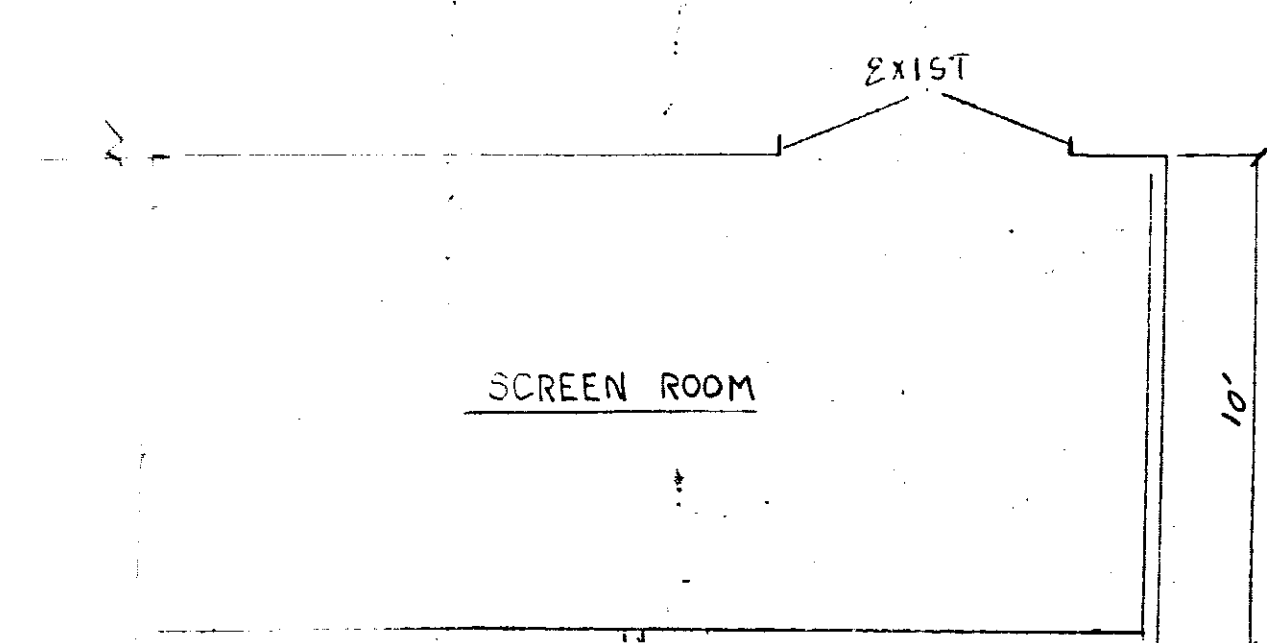
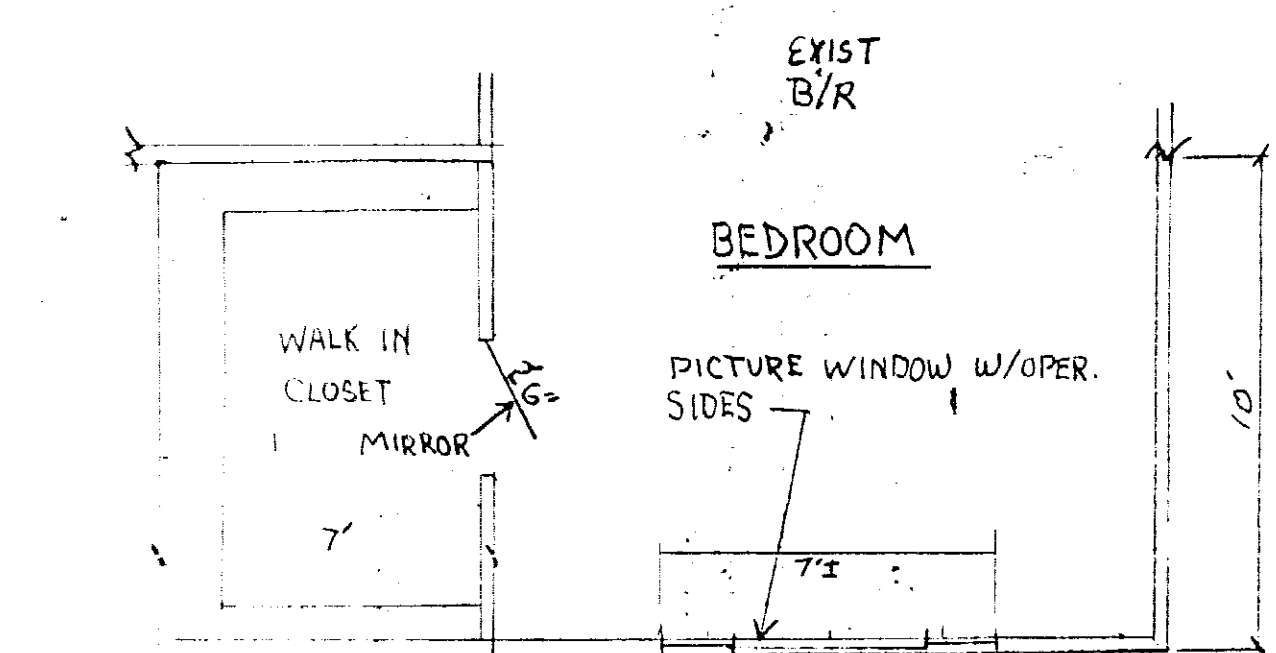
Scale of Drawing: 1" = 50'

North date: 4/1/93
prepared by: J.W.C.

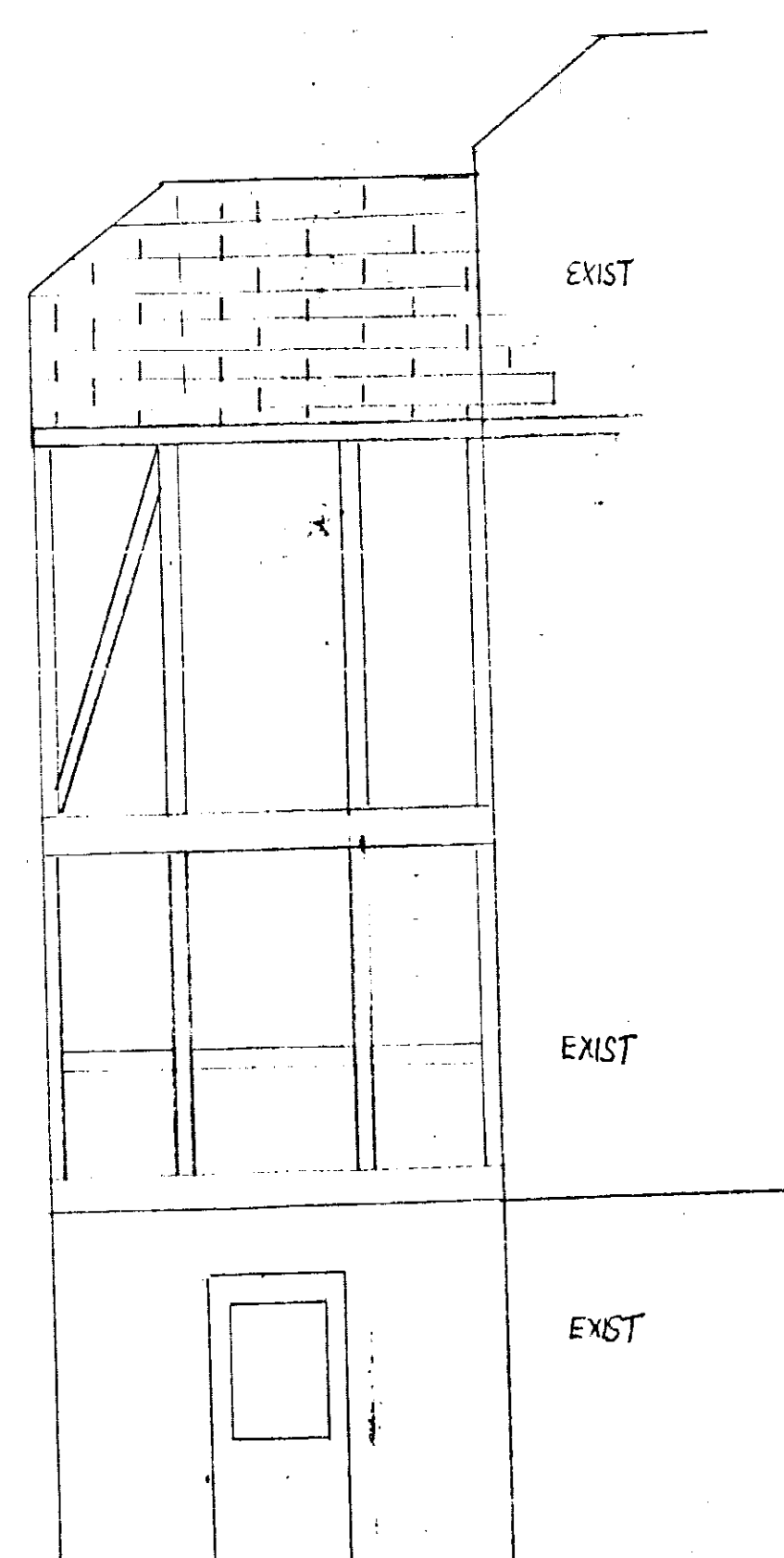
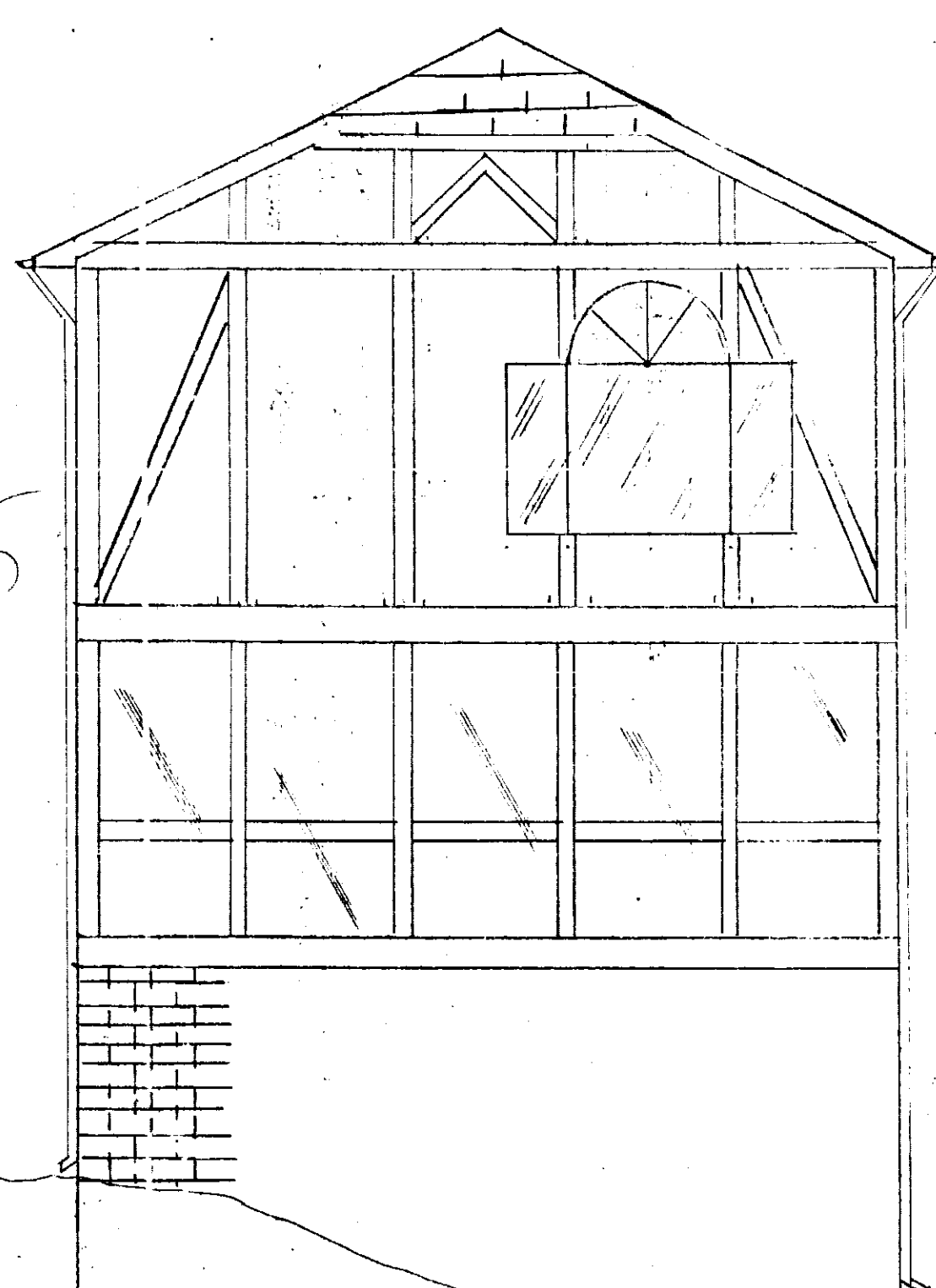
LOCATION INFORMATION
Election District: #4
Councilmanic District: 3
1"=200' scale map#: NW 17-I
Zoning: RC 5
Lot area: 1,292 square feet
56,922 square feet

Zoning Office USE ONLY!
reviewed by: JCM
ITEM #: 365

93-351-A

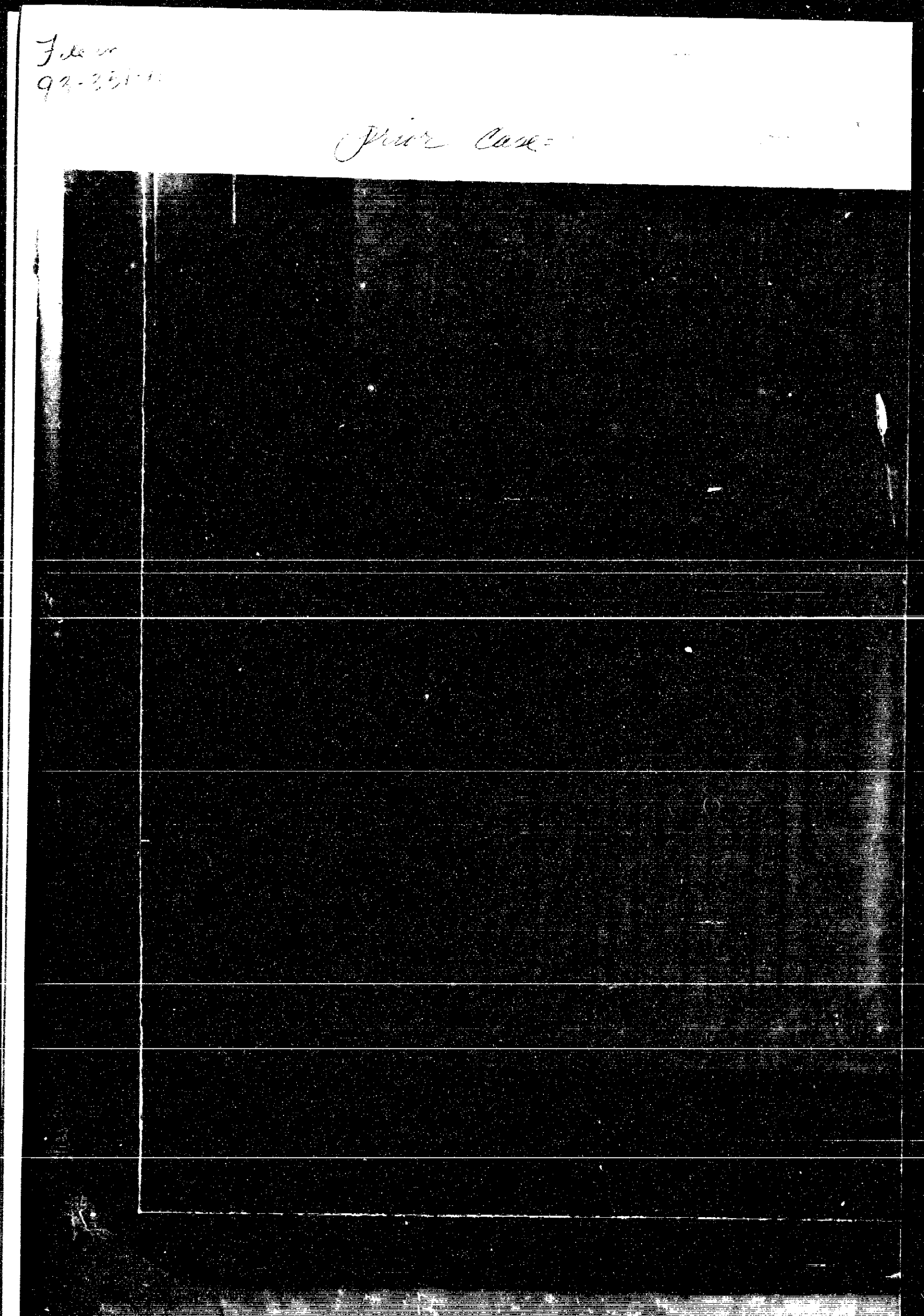
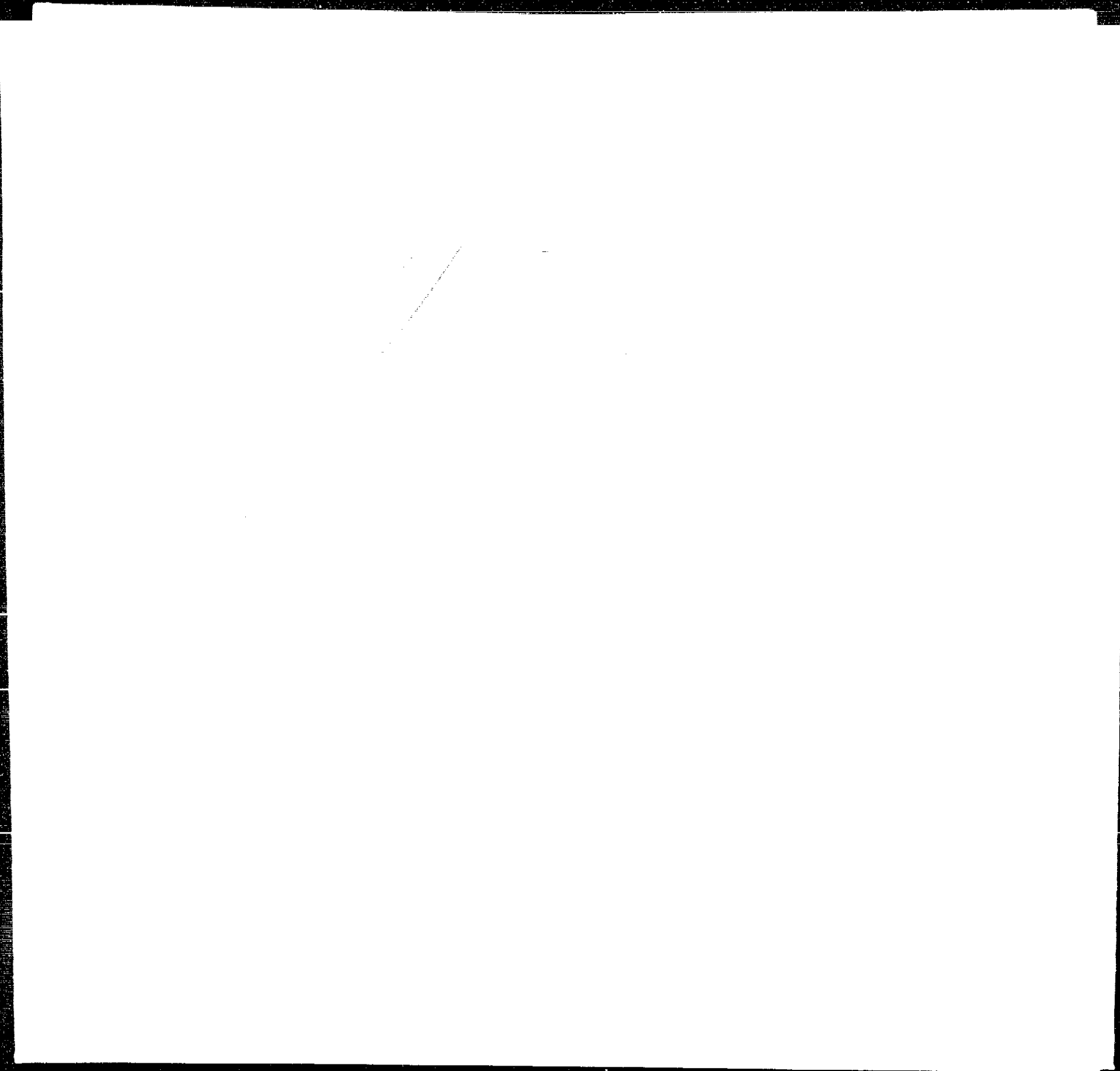


365



SCALE 1/4" = 1'0"

27 JAN 88	SPANOS ADDITION
JOB. NO. 9304	12 PEMBERLY LN.
J.W.C.	REISTERSTOWN, MD.
	21136



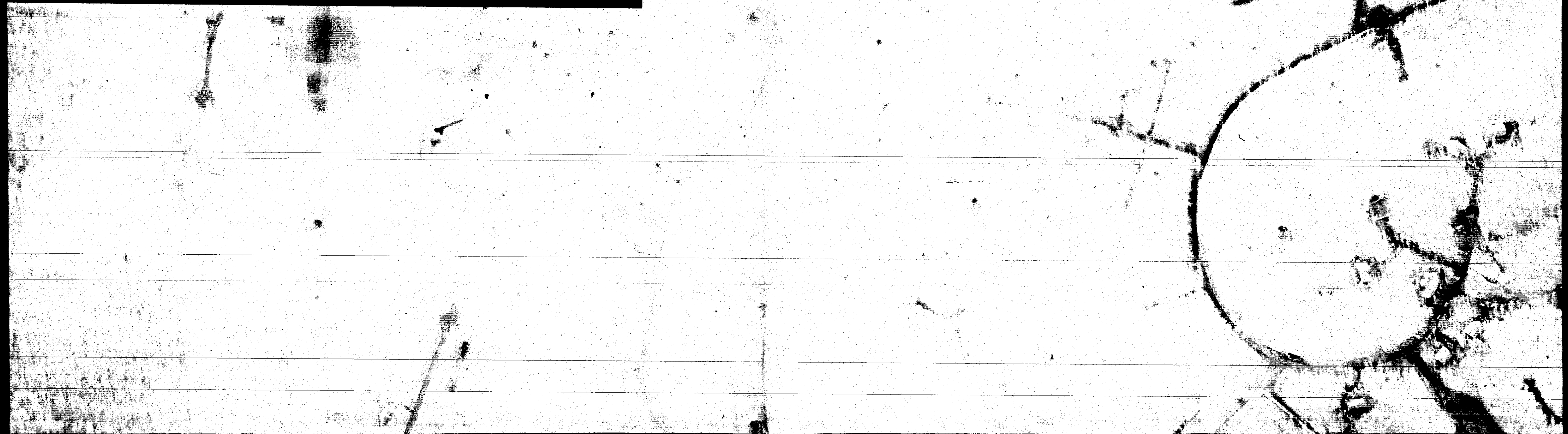


COMPREHENSIVE ZONING MAP
 Baltimore County Council
 1988
 149-88, 149-89, 149-90, 149-91, 149-92, 149-93, 149-94, 149-95, 149-96, 149-97, 149-98, 149-99, 150-00

**BALTIMORE COUNTY
 OFFICE OF PLANNING AND ZONING
 OFFICIAL ZONING MAP**

1992 COMP
 Adopted by
 Bill Nos. 193-92, 184-92
 Chair

37



365

**BALTIMORE COUNTY
 OFFICE OF PLANNING AND ZONING
 PHOTOGRAPHIC MAP**

PREPARED BY AIR PHOTOGRAPHICS, INC.
 MARTINSBURG, W. V. 25401

SCALE	LOCATION	SHEET
1" = 200'	WORTHINGTON	NW 17-1
DATE OF PHOTOGRAPHY	JANUARY 1986	