

RE: PETITION FOR ADMIN. VARIANCE • REFUSE THE
 575 Our Lane, 310' W of the c/l
 of Stevenson Road
 (2109 Our Lane)
 2nd Election District
 3rd Councilmanic District
 Barry A. Nemett, et ux
 Petitioners

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 B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 24th day of April, 1994 that the Petition for Administrative Variance seeking relief from Section 1404.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 40 feet in lieu of the required 50 feet for a proposed addition to the kitchen/dining area, is, accordance with Petitioner's Exhibit 1, and is hereby GRANTED, subject, however, to the following restrictions:

- 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 If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

Timothy H. Kofrovo
 TIMOTHY H. KOFROVO
 Deputy Zoning Commissioner
 for Baltimore County

TKH:js

FINDINGS OF FACT AND CONCLUSIONS OF LAW
 This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 2109 Our Lane located in the Stevenson area of northern Baltimore County. The Petition was filed by the owners of the property, Barry A. and Diane R. Nemett. The Petitioners seek relief from Section 1404.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 40 feet in lieu of the required 50 feet for a proposed addition to the kitchen/dining area in accordance with Petitioner's Exhibit 1.
 The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no request for 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, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, 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

ORDER RECEIVED FOR FILING
 Date 3/29/94
 By [Signature]

Baltimore County Government
 Zoning Administration
 Office of Planning and Zoning

Suite 113 Courthouse
 480 Washington Avenue
 Towson, MD 21284

April 7, 1994

(410) 887-4386

Mr. & Mrs. Barry A. Nemett
 2109 Our Lane
 Stevenson, Maryland 21153

RE: PETITION FOR ADMINISTRATIVE VARIANCE
 575 Our Lane, 310' W of the c/l of Stevenson Road
 (2109 Our Lane)
 2nd Election District - 3rd Councilmanic District
 Barry A. Nemett, et ux - Petitioners
 Case No. 94-351-A

Dear Mr. & Mrs. Nemett:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

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 Zoning Administration Office at 887-3391.

Very truly yours,
Timothy H. Kofrovo
 TIMOTHY H. KOFROVO
 Deputy Zoning Commissioner
 for Baltimore County

TKH:js
 cc: People's Counsel
 ✓

Petition for Administrative Variance
 94-351-A
 to the Zoning Commissioner of Baltimore County

for the property located at 2109 Our Lane, Stevenson, Md 21153
 which is presently zoned RC-3 Residential

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned legal owners of the property situate in Baltimore County and which is described in the description and plot attached herein and make a public hearing, having petition for a Variance from Section(s):

1404.3.B.3 - To permit a rear yard setback of 40 ft. in lieu of the required 50 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for a 1/2 acre property. (Includes hardship to be presented although the petitioner can file an application for a Variance from Section(s) 1404.3.B.3. Due to the growth of our family, we would like to minimally extend the area to be reduced so as to accommodate our family in the kitchen/dining area. As it presently exists, this area - which serves as our primary dining area - does not permit our family to dine together comfortably. Since our home does not presently have a kitchen/dining area, it is necessary to extend the area to be reduced to be granted and as defined on preground by Zoning Regulations would provide sufficient 1/2 acre to be in compliance of above Variance which is being requested. 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 Zoning Administration Office at 887-3391.

ORDER RECEIVED FOR FILING
 Date 3/29/94
 By [Signature]

NAME OF PETITIONER: BARRY A. NEMETT
 ADDRESS: 2109 Our Lane
 CITY: Stevenson, Md
 STATE: MD
 ZIP: 21153

DATE OF PUBLIC HEARING: 3-29-94
 DATE OF DECISION: 3-29-94

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury in the Zoning Commissioner of Baltimore County, as follows:

The information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) have consented to make statements in the event that a public hearing is conducted on the issue with respect thereto.
 That the Affidavit should presently reside at 2109 Our Lane
Stevenson, MD 21153

This being upon personal knowledge, the following are the facts upon which I base the request for an Administrative Variance of the above-entitled matter herein presented hereby:
 The exterior wall in question needs to be repaired. Due to the growth of our family, we would like to minimally extend the area to be repaired so as to accommodate our family in the kitchen/dining area. As it presently exists, this area - which serves as our primary dining area - does not permit our family to dine together comfortably.
 Since our home does not presently have enough closet/dressing space to accommodate our family's needs, this extension would also provide additional storage space.

The following statements are true and correct to the best of my knowledge and belief, and I am prepared to provide additional information as may be required to provide additional information.
Barry A. Nemett
Diane R. Nemett
Diane R. Nemett

STATE OF MARYLAND COUNTY OF BALTIMORE, ss. I, John Paul Bluffin, Clerk of the Court of Baltimore County, do hereby certify that the above-named persons are duly qualified and duly sworn to the facts herein stated and that the facts herein stated are true and correct to the best of their knowledge and belief.
 AS WITNESS my hand and Notarial Seal
3/27/94
 My Commission Expires: 10-1-95

ZONING DESCRIPTION

ZONING DESCRIPTION FOR: 2109 Our Lane, Stevenson, Md. 21153
 Election District: 2 Councilmanic District: 3

Beginning at a point on the south side of Our Lane, which is 30 feet wide at a distance of 310' feet west of the centerline of the nearest improved intersecting street, Stevenson Rd, which is 38 feet wide.
 As recorded in Deed Liber No. 1673, Folio 206, and running thence binding along said line South 82° 02' West 169.00 feet to a point thereon, thence (1) South 23° 15' East 212.00 feet and (2) North 78° 30' East 156.00 feet to a point in the center of said road North 22° 25' West 199.11 feet to a point of beginning, containing 0.743 acre of land more or less.

CERTIFICATE OF PUBLIC HEARING
 BALTIMORE COUNTY GOVERNMENT
 OFFICE OF PLANNING AND ZONING

DATE: 3-29-94 TIME OF PUBLIC HEARING: 7:15 PM
 PLACE: Stevenson
 LOCATION OF PROPERTY: 2109 Our Lane, Sp
 NAME OF PETITIONER: [Signature]
 NAME OF APPLICANT: [Signature]
 NAME OF AGENT: [Signature]

receipt
 94-351-A
 3/9/94
 B. NEMETT.
 2109 OUR LANE, STEVENSON, MD, 21153
 010 - VARIANCE - \$ 50.00
 050 - SIGN - \$ 35.00
 TOTAL - \$ 85.00

Baltimore County Government
 Office of Zoning Administration
 and Development Management

111 West Chesapeake Avenue
 Towson, MD 21284

March 23, 1994

(410) 887-3333

Mr. and Mrs. Barry A. Nemett
 2109 Our Lane
 Stevenson, Maryland 21153
 RE: Case No. 94-351-A, Item No. 340
 Petitioners: Barry A. Nemett, et ux.
 Petition for Administrative Variance

Dear Mr. and Mrs. Nemett:
 The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are included to indicate the appropriate nature 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 respect 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 March 9, 1994, 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.
- The director of Zoning Administration and Development Management has initiated 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 petition filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

ITEM # 340



Maryland Department of Transportation
State Highway Administration

© James Lightner
Secretary
Hal Kassar
Administrator

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21284

Re: Baltimore County
Item No.:

Dear Ms. Minton:

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 Contreras, Chief
Engineering, Access Permits
Division

BSJ

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2238 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Capital Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: March 22, 1994

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

SUBJECT: Petitions from Zoning Advisory Committee 44-351-A

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 327, 334, 337, 339, 340, 343 and 346.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 681-3480.

Prepared by: *Jeffrey M. Long*
Division Chief: *Deacy L. Kears*

PK/JLW

ZAC.327/PZ006/SAC1

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21286-5900

(410) 887-4500

DATE: 03/22/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21286
MAIL STOP-1105

RE: Property Owner: SEE FIELD

LOCATION: SEE FIELD

Item No.: SEE FIELD Zoning Agenda:

Comments:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and referred to be considered or incorporated into the final plans for the property.

3. The Fire Prevention Bureau has no comments at this time. (I) REFERENCE TO THE FOLLOWING ITEM NUMBERS: 327, 334, 340, 341, 343, 343 AND 346.

RECEIVED
MAR 23 1994
ZADM

REVIEWER: LT. ROBERT F. SQUERFIELD
Fire Prevention, PHONE: 887-4881, MS-1102F

cc: File

Printed with Recycled Ink
50% Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21286

(410) 887-3333

MARCH 18, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

To: Barry and Helen Beant
2709 Oak Lane
Stevenson, Maryland 21153

Re: ZAC 00003 94-327-6 (Item 340)
2709 Oak Lane
50' of Oak Lane, 200' x 4' of 1/2" Stevenson Road
2nd Election District - 1st Council District

Please be advised that your petition for Administrative Zoning Variance has been assigned the above case number. Contact with this office regarding the status of this case should reference this case number and be directed to 887-3333. This notice also serves as a reference regarding the administrative process.

- Your property will be posted on or before March 26, 1994. The closing date (April 6, 1994) 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 or Special Planning Commissioner. They may (1) grant the requested relief, (2) deny the requested relief, or (3) 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.
- In cases requiring public hearing (whether due to a neighbor's formal request or by order of the Commissioner), 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).

- 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 \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP, WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Barry Beant

Arnold Jablon
Director

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ITEM # 340
BACK OF KITCHEN (LOOKING
AHEAD)
NEAR ELEV



ITEM # 340
LOOKING WEST



ITEM # 340
VIEW OF PROPERTY BEHIND KITCHEN
LOOKING SOUTH



ITEM # 340
LOOKING EAST

3109 OUR LANE
STEVENSON, MD.
21153



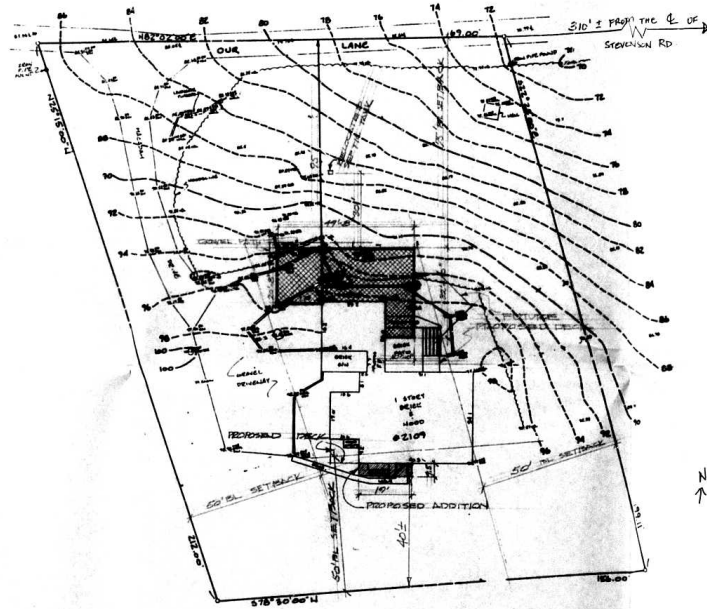
NEAREST DWELLINGS
ITEM # 340



NEAREST DWELLINGS
ITEM # 340

WEST

3109 OUR LANE
STEVENSON, MD.



VICINITY MAP

SITE PLAN
1/2" = 20'-0"

94-351-A

LOCATION INFORMATION:
 Election District: **D** Councilmanic District: **3**
 1 1/2 20' MDP # 13 E
 Zoning: **AC-5 Residential**
 Lot Size: **32,354 SQ. FT.** Sewer: Public Private
2003 ACRES WATER: Yes No
2003 ACRES BY CHEMICAL AREA: Yes No
 Prior Zoning Hearing: **NONE**

Revisions	Date

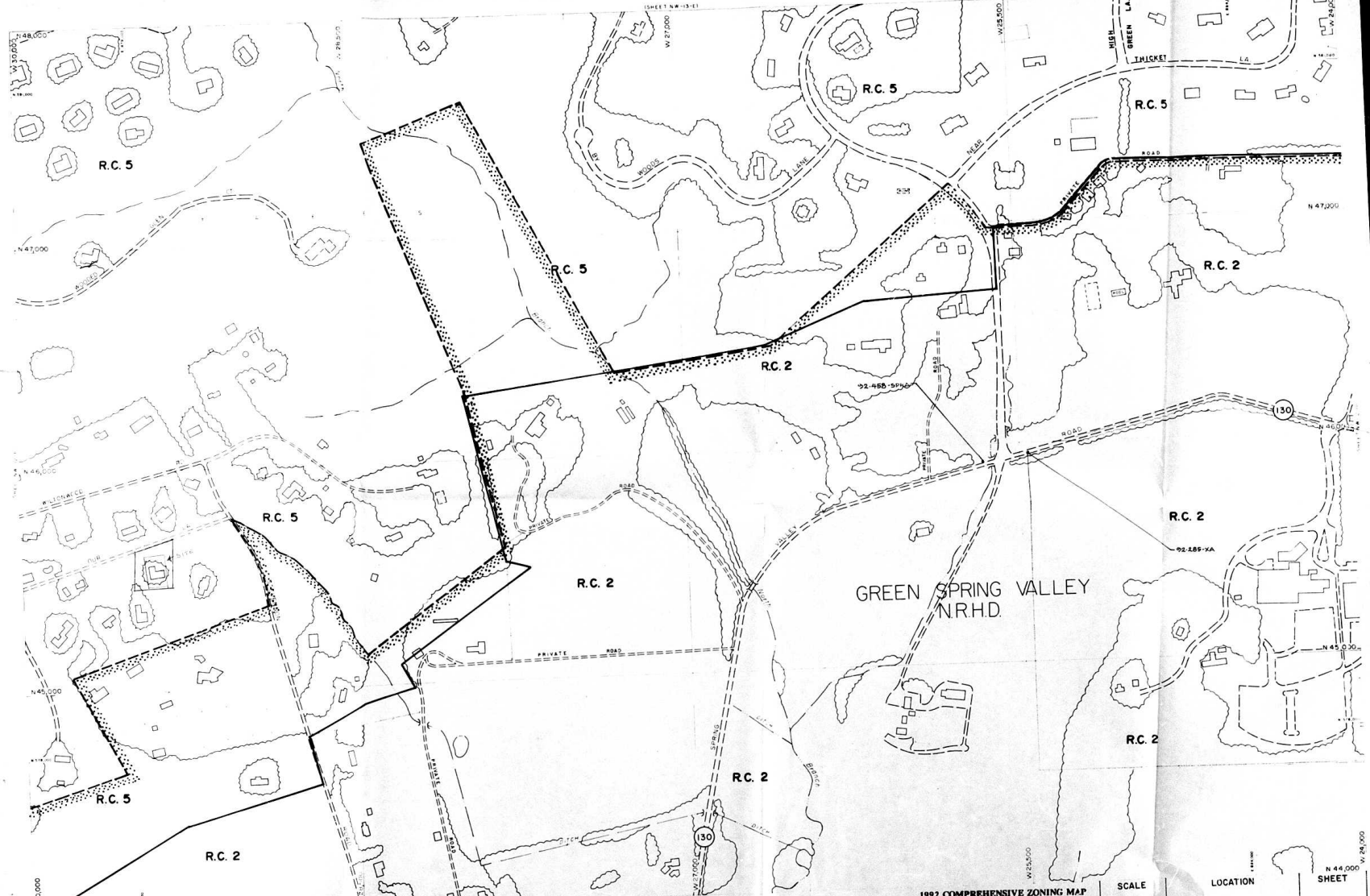
NOTE:
 The user should check all drawings and verify all dimensions. The user shall also report any discrepancies to the Architect.

**NEMETT
 ADDITION**
 2109 OUR LANE STEVENSON MD.

**OVERTON
 DESIGN INC.**
 Architects
 Arnold, Maryland
 (410) 974-0744

9809	CBSITE
6-9-03	FIRST ISSUE
1"=80'	SCALE

SITE PLAN
15



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

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

Map Nos. 103-00, 104-00, 105-00, 106-00, 107-00, 108-00, 109-00

William Howard
Chairman, County Council

SCALE
1" = 200'

DATE OF PHOTOGRAPHY
JANUARY 1986

LOCATION	N 44,000 SHEET
STEVENSON	N. W. 12-E

1986 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1986
Map Nos. 144-00, 145-00, 146-00, 147-00, 148-00, 149-00
William Howard
Chairman, County Council

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
PHOTOGRAPHIC MAP

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1966

LOCATION
STEVENSON

SHEET

NW
12-E