



414

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

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

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1966

LOCATION
94.419-A
CATONSVILLE

SHEET

S.W.
1-F

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

May 20, 1994 (410) 887-3353

Ms. Judith Ann Lincione
1105 Landington Avenue
Baltimore, MD 21207

RE: Item No. 414, Case No. 94-419-A
Petitioner: Judith Ann Lincione
Petition for Administrative Variance

Dear Ms. Lincione:

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 29, 1994, and a hearing 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.

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

5-6-94

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

Re: Baltimore County
Item No. 414

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,
Bob Small
for DAVID R. RAMSEY, ACTING CHIEF
John Contestable, Chief
Engineering Access Permits
Division

BS/

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Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 05/05/94

RECEIVED
MAY 6 1994
ZADM

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner:
LOCATION: SEE BELOW

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

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

8. The Fire Prevention Bureau has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 403, 404, 405, 407, 408, 409, 410, 412, 413, AND 414.

RECEIVED
MAY 6 1994
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: May 5, 1994

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

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 377, 397, 398, 399, 400, 402, 409, 410, 412 and 414.

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 897-3480.

Prepared by: Jeffrey W. Long
Division Chief: Gary L. Long

PK/JL:lw

ZAC.377/PZONE/ZAC1

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

May 5, 1994 (410) 887-3353

TO: Judith Ann Lincione
1105 Landington Avenue
Baltimore, Maryland 21207

RE: CASE NUMBER: 94-419-A (Item 414)
1105 Landington Avenue
SEC Landington Avenue and Talbot Street
1st Election District - 1st Councilmanic

PLEASE BE ADVISED THAT YOUR PETITION FOR ADMINISTRATIVE ZONING VARIANCE HAS BEEN ASSIGNED THE ABOVE CASE NUMBER. CONTACT MADE WITH THIS OFFICE REGARDING THE STATUS OF THIS CASE SHOULD REFERENCE THE CASE NUMBER AND BE DIRECTED TO 887-3353. THIS NOTICE ALSO SERVES AS A REFERENCE REGARDING THE ADMINISTRATIVE PROCESS.

1) Your property will be posted on or before May 8, 1994. The closing date (May 23, 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 Deputy Zoning Commissioners. They may (a) grant the requested relief, (b) deny the requested relief, or (c) deem 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.

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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.

Arnold Jablon
Director

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Provisional Approval
Permit No: 2193548
1105 Landington Ave
21207

DATE: 8 April 94

LOCATION: 21207

The issuance of this permit in no way grants or implies approval of any matter relating to this property which is in conflict with the Baltimore County Zoning Regulations.

The issuance of this permit is subject to the following Conditions:
(Please check appropriate box(es))

☐ Owner has filed for a public hearing. Item # _____

☒ Owner must file for a public hearing within 30 days before the Zoning Commissioner requesting relief from all conflicts with the Baltimore County Zoning Regulations.

☐ Owner/contract purchaser must submit a complete revised site development plan and requested accompanying information within _____ days resolving all possible conflicts with the Baltimore County Zoning Regulations.

The owner/contract purchaser may proceed at his own risk with the construction indicated in the above-referenced permit.

However, in the event that any or all of the above conditions are not completed as stipulated, and/or the petition for relief has been denied, dismissed or withdrawn, this provisional approval is rescinded forthwith.

Immediately thereafter the owner/contract purchaser must return the property to the condition it was in prior to the beginning of said construction and accepts full financial liability in the matter.

I have read the above statement and I agree to abide by the decision of the Zoning Commissioner if applicable in this matter. I also hereby certify that I the undersigned, as in fact the owner and if applicable the contract purchaser and not just an agent for same.

Signed: Judith Ann Lincione
Owner
(Please print clearly)
Name: JUDITH A. LINCIONE
Address: 1105 Landington Ave.
Baltimore, MD 21207
Work Phone # 949-2975
Home Phone # _____

Signed: _____
Contract Purchaser
(Please print clearly)
Name: _____
Address: _____
Work Phone # _____
Home Phone # _____

CANIL
Zoning Office Staff

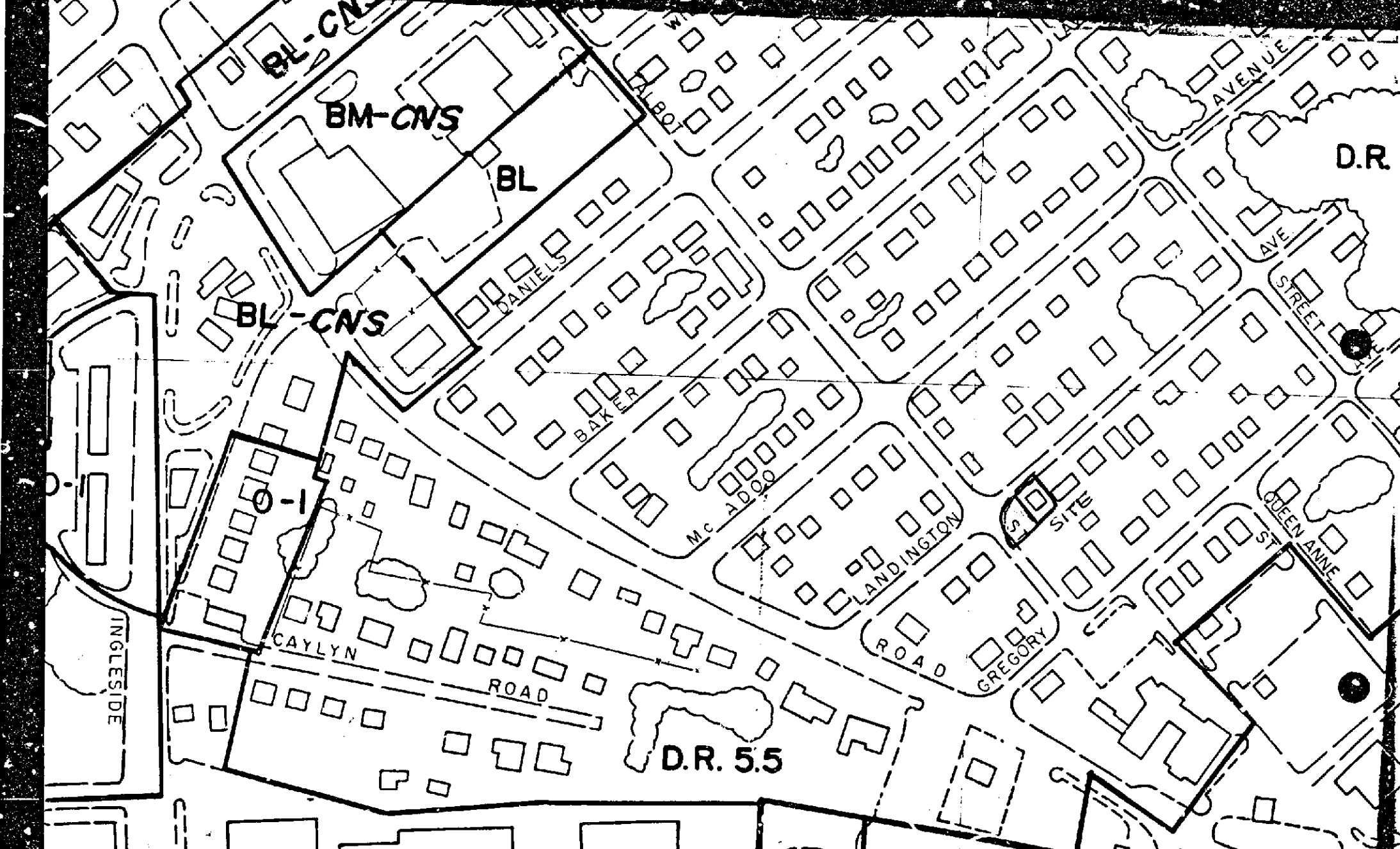
8 April, 1994

Dear Mr. Arnold Jablon, Director ZADM

Thank you for allowing me to ask you for a provisional approval of an addition to the front of my home.

I am a single mom of 4 beautiful multiply handicapped adopted children. We are in the process, now, of adopting another child. Karen is on a life-support system because brain damage from a repair surgery damaged her breathing center. We plan to bring her home in May. I currently have approval of Balto. Co. Adoptions (Elvise Mooney, supv.) Balto. Co. Fire Dept. and Balto. Co. Health Dept. gave me approval based on the addition to our home of a bedroom and of 1/2 of our front porch. Building off of another part of our home is possible, but it may jeopardize one of our 6 huge oak trees in our yard that we cherish. The expense also would be prohibitive. (We live on a very fixed income - My children's medical needs require much time and attention and I am unable to be dependable in my job as a pediatric ICU or home care nurse.

My life's work now is dedicated to my 4



IN RE: PETITION FOR ADMIN. VARIANCE
SE/Corner Landington Avenue
and Talbot Street
(1105 Landington Avenue)
1st Election District
1st Councilmanic District
Judith A. Lincicome
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-419-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance for that property known as 1105 Landington Avenue located in the Catonsville area of western Baltimore County. The Petition was filed by the owner of the property, Judith A. Lincicome. The Petitioner seeks relief from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 32 feet, 7 inches in lieu of the required front average setback of 44.7 feet for a proposed addition 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 requests 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 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

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.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 26th day of May, 1994 that the Petition for Administrative Variance seeking relief from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 32 feet, 7 inches in lieu of the required front average setback of 44.7 feet for a proposed addition, in accordance with Petitioner's Exhibit 1, be 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.

LES:bjs

LAWRENCE E. SCHMIDT
Zoning Commissioner
For Baltimore County

ORDER RECEIVED FOR FILING
Date 5/26/94
By [Signature]

- 2 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

May 26, 1994

(410) 887-4386

Ms. Judith A. Lincicome
1105 Landington Avenue
Baltimore, Maryland 21207

RE: PETITION FOR ADMINISTRATIVE VARIANCE
SE/Corner Landington Avenue and Talbot Street
(1105 Landington Avenue)
1st Election District - 1st Councilmanic District
Judith A. Lincicome - Petitioner
Case No. 94-419-A

Dear Ms. Lincicome:

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 and Development Management office at 887-1391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LkSibjs

cc: People's Counsel
file



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 1st Date of Posting: 5/24/94
Posted for: Variance
Petitioner: Judith A. Lincicome
Location of property: 1105 Landington Ave. SE/Corner Talbot St.
Location of Sign: 1105 Landington Ave. property being zoned
Remarks:
Posted by: [Signature] Date of return: 5/13/94
Number of Signs: 1

Baltimore County
Zoning Administration &
Development Management
111 New University Avenue
Towson, Maryland 21204

Date 4-29-94

Account: R-001-6150

Item Number 414

Taken by [Signature]

Judith A. Lincicome
1105 Landington Ave.
(21207)

* 010 Residential (Admin) Variance - 50.00
* 020 Sign & Posting - 35.00
Total \$ 85.00

UJRUJMU237MICR6

\$85.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

94-419-A
receipt

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County for the property located at 1105 Landington Avenue 21207 which is presently zoned DR-5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.
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(s) 303.1 To allow a front yard setback of 32 ft. 7 inches in lieu of the required front average setback of 44.7 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (include a hardship or practical difficulty) (1) I am required to add an extra space for adoption of infants with special needs on which I live on a limited income and have only certain amount I can spend without depriving my other 4 multiply handicapped children (2) Addition made out of existing porch is the most cost effective way to add another bedroom (3) I cannot afford cost of any addition to any other part of my home (4) My neighbors are very supportive of me and my family (5) My home was original on the street (I am told) and sits close to the street than most others. Property is to be posted and advertised as prescribed by Zoning Regulations (6) I am presently 56 years old and I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to abide by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

JUDITH ANN LINCICOME

[Signature]

Type of Print Name

Signature

Address

City State Zipcode

Attorney for Petitioner

Type of Print Name

Signature

Address

City State Zipcode

Phone No.

Name

Address

City State Zipcode

Phone No.

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City State Zipcode

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414

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

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

SCALE
1" = 200' ±

DATE
OF
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JANUARY
1966

LOCATION
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CATONSVILLE

SHEET

S.W.
1-F

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1105 Landington Ave
Catonsville Manor

Subdivision name: Plat 162, 101 & 123 sections Plat 4
 plat book # 6

OWNER: JUDITH ANN LINCICOME

see pages 5 & 6 of the CHECKLIST for additional required information

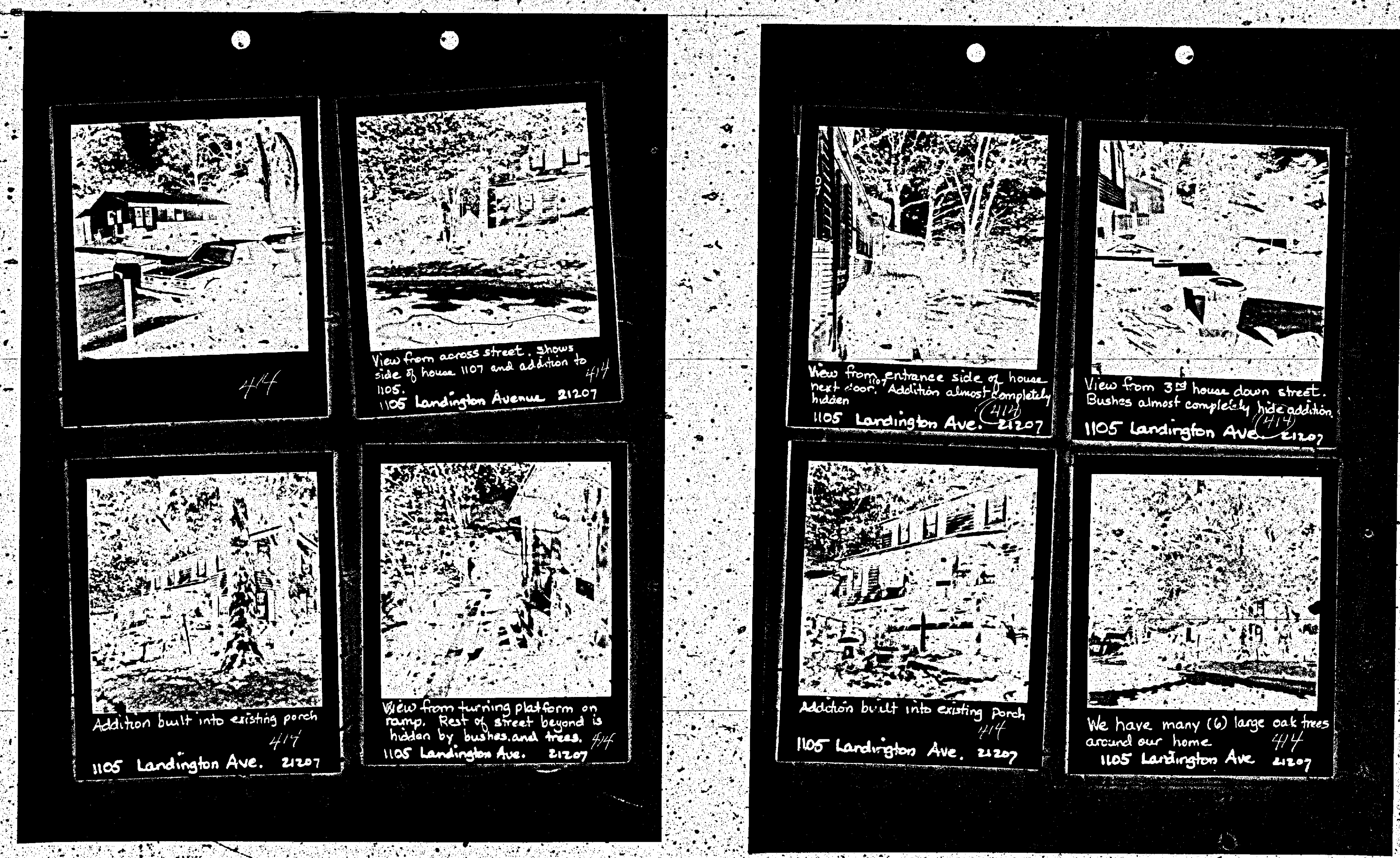
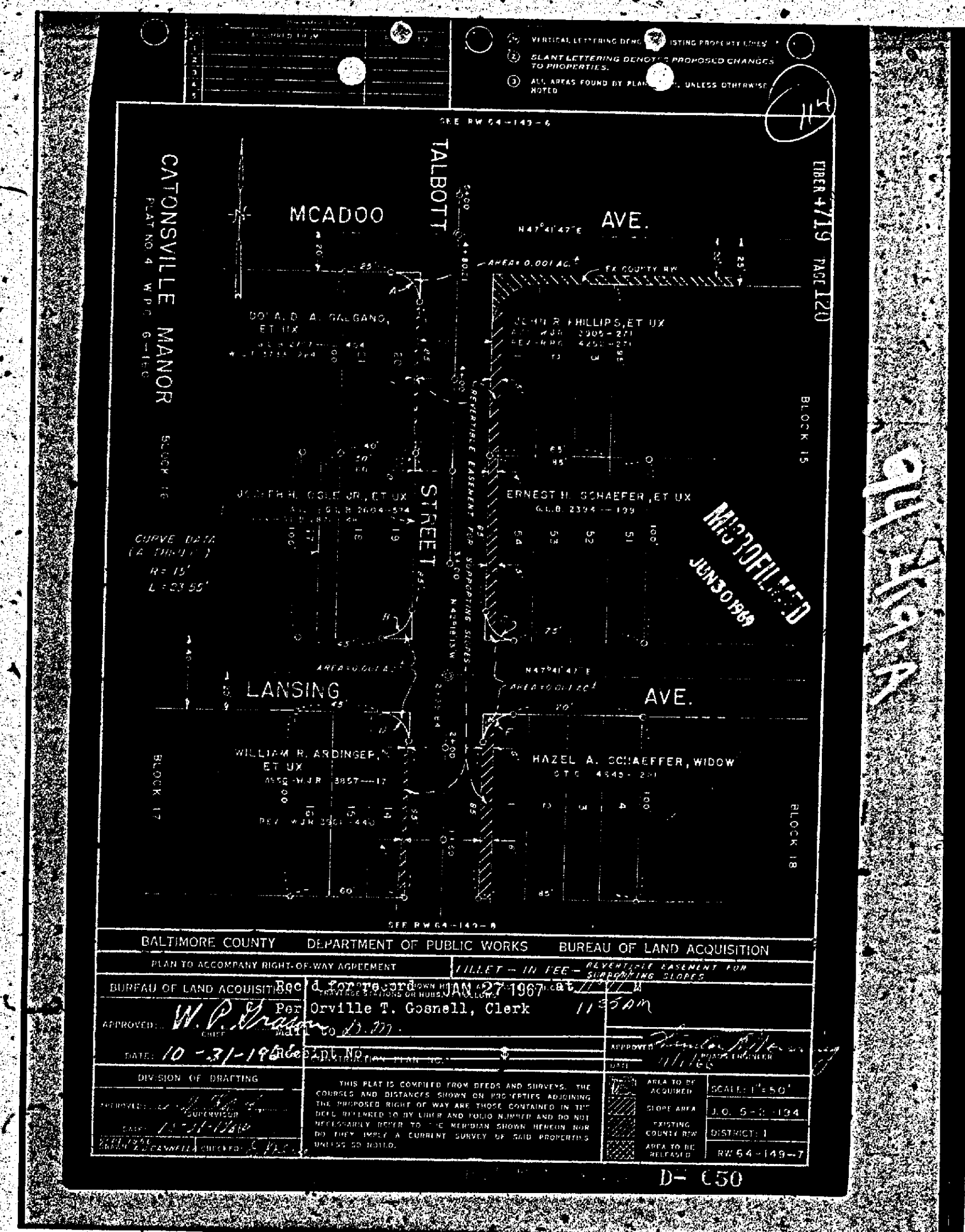
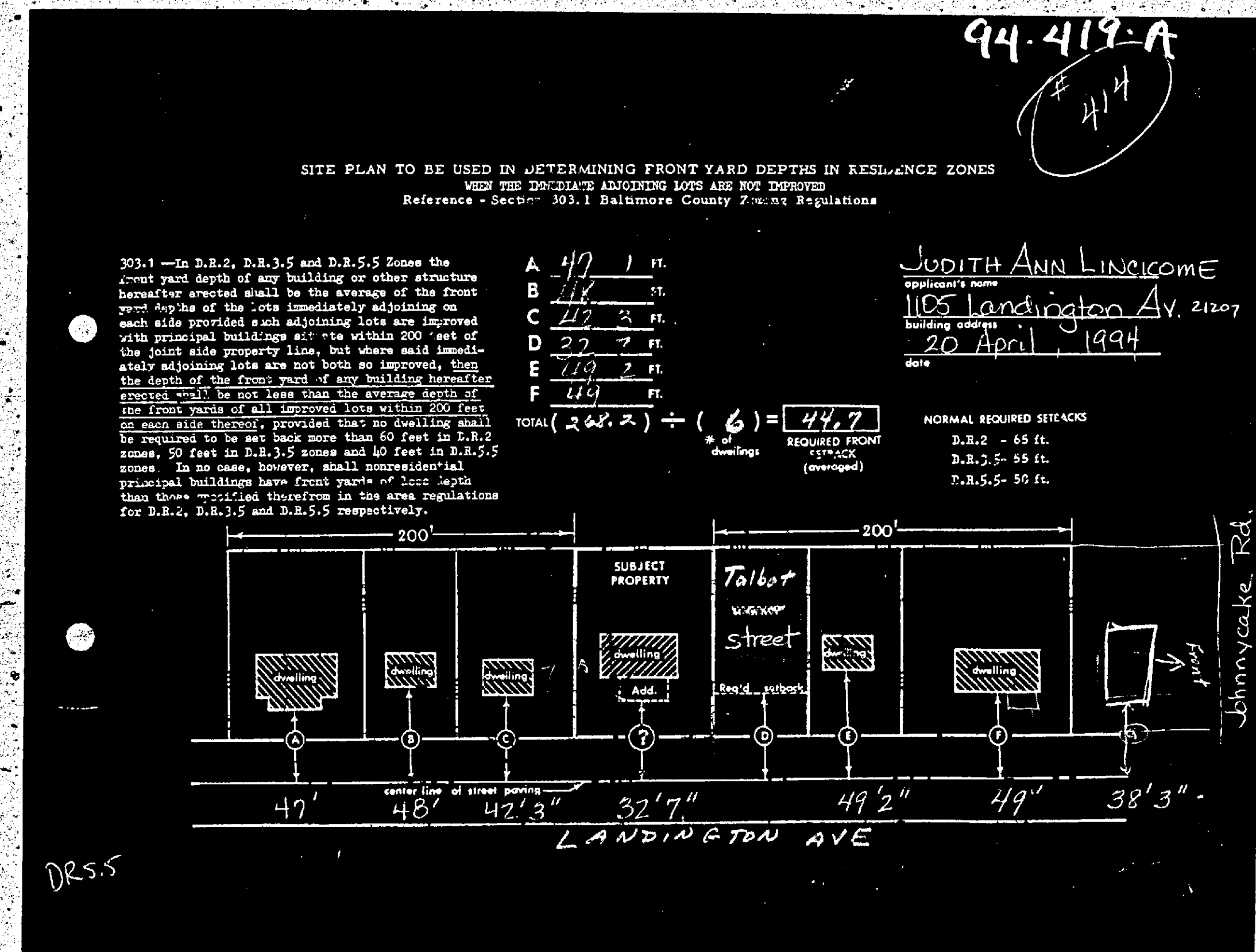
LOCATION INFORMATION

Election District: 01
 Councilmanic District: 1
 1"=200' scale map: SW FI
 Zoning: DR 5.5
 Lot size: 1262 square feet
8500 square feet

SEWER: ☒ private ☐
 WATER: ☒ city ☐
 Chesapeake Bay Critical Area: ☐
 Prior Zoning Hearings: none

Zoning Office USE ONLY!
 reviewed by: DRS ITEM #: 414 CASE#:

North
 date: _____ prepared by: _____ Scale of Drawing: 1"=50'



Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

May 20, 1994 (410) 887-3353

Ms. Judith Ann Lincicome
1105 Landington Avenue
Baltimore, MD 21207

RE: Item No. 414, Case No. 94-419-A
Petitioner: Judith Ann Lincicome
Petition for Administrative Variance

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Maryland Department of Transportation
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O. James Lighthizer
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5-6-94

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Development Management
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for DAVID R. RAMSEY, ACTING CHIEF
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BS/

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DATE: 05/05/94

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MAY 6 1994
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LOCATION: SEE BELOW

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Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

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BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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Development Management

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Prepared by: Jeffrey W. Long
Division Chief: Gary L. Long

PK/JL:lw

ZAC.377/PZONE/ZAC1

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May 5, 1994 (410) 887-3353

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Baltimore, Maryland 21207

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DATE: 8 April 94

LOCATION: 21207

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Owner
(Please print clearly)
Name: JUDITH A. LINCICOME
Address: 1105 Landington Ave.
Baltimore, MD 21207
Work Phone # 949-2975
Home Phone # _____

Signed: _____
Contract Purchaser
(Please print clearly)
Name: _____
Address: _____
Work Phone # _____
Home Phone # _____

CANIL
Zoning Office Staff

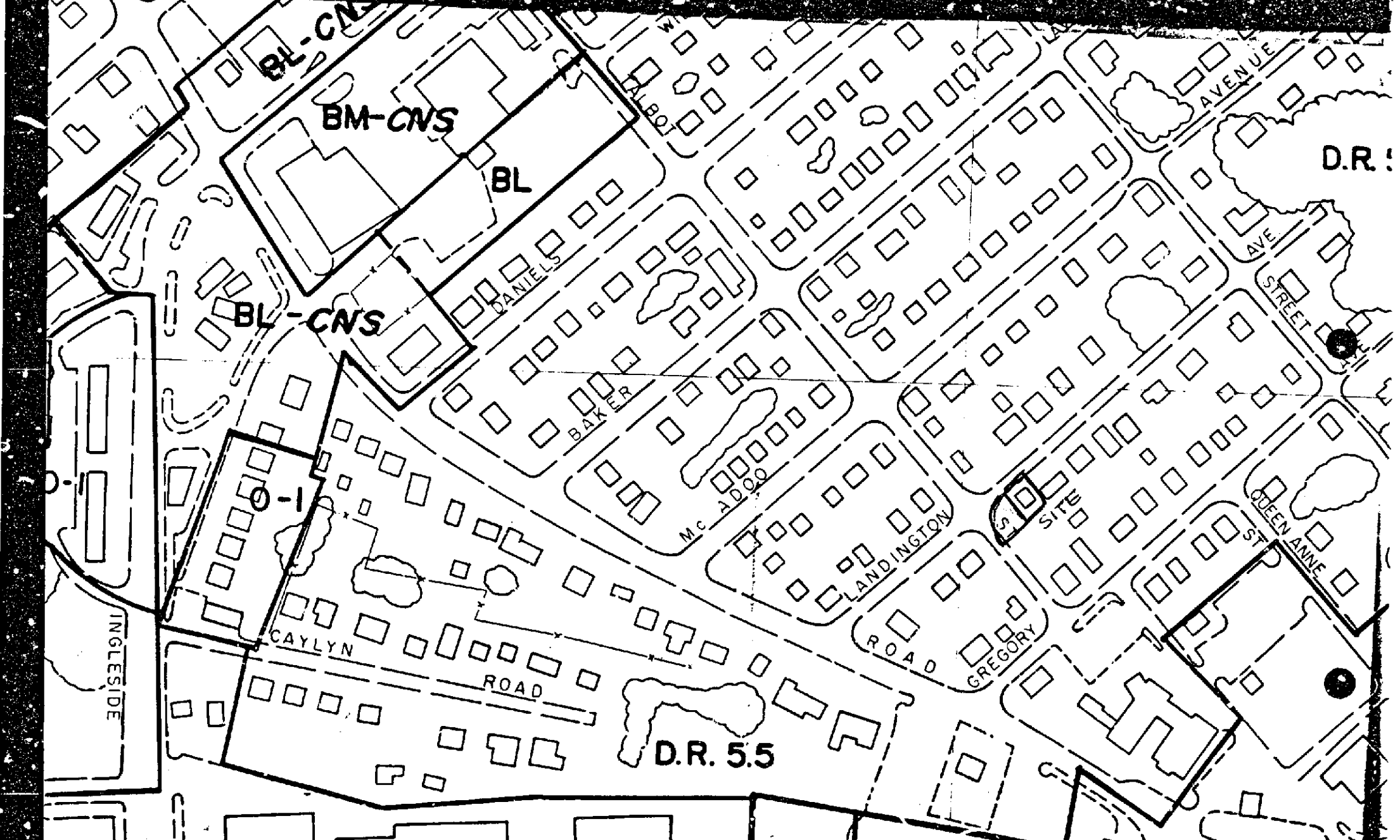
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and Talbot Street
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Judith A. Lincicome
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* BEFORE THE
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* OF BALTIMORE COUNTY
* Case No. 94-419-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance for that property known as 1105 Landington Avenue located in the Catonsville area of western Baltimore County. The Petition was filed by the owner of the property, Judith A. Lincicome. The Petitioner seeks relief from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 32 feet, 7 inches in lieu of the required front average setback of 44.7 feet for a proposed addition 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 requests 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 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

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.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 26th day of May, 1994 that the Petition for Administrative Variance seeking relief from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 32 feet, 7 inches in lieu of the required front average setback of 44.7 feet for a proposed addition, in accordance with Petitioner's Exhibit 1, be 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.

LES:bjs

LAWRENCE E. SCHMIDT
Zoning Commissioner
For Baltimore County

ORDER RECEIVED FOR FILING
Date 5/26/94
By [Signature]

- 2 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

May 26, 1994

(410) 887-4386

Ms. Judith A. Lincicome
1105 Landington Avenue
Baltimore, Maryland 21207

RE: PETITION FOR ADMINISTRATIVE VARIANCE
SE/Corner Landington Avenue and Talbot Street
(1105 Landington Avenue)
1st Election District - 1st Councilmanic District
Judith A. Lincicome - Petitioner
Case No. 94-419-A

Dear Ms. Lincicome:

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 and Development Management office at 887-1391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LkSibjs

cc: People's Counsel
file



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 1st Date of Posting: 5/19/94
Posted for: Variance
Petitioner: Judith A. Lincicome
Location of property: 1105 Landington Ave. SE/Corner Talbot St.
Location of Sign: 1105 Landington Ave. property being zoned
Remarks:
Posted by: [Signature] Date of return: 5/13/94
Number of Signs: 1

Baltimore County
Zoning Administration &
Development Management
111 New University Avenue
Towson, Maryland 21204

Date 4-29-94

Account: R-001-6150

Item Number 414

Taken by [Signature]

Judith A. Lincicome
1105 Landington Ave.
(21207)

* 010 Residential (Admin) Variance - 1105 Landington Ave. 50.00
* 020 Sign & Posting 35.00
Total \$ 85.00

UJRUJMU237MICR6
84 C01119AM04-29-94

\$85.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County for the property located at 1105 Landington Avenue 21207 which is presently zoned DR-5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.
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(s) 303.1 To allow a front yard setback of 32 ft. 7 inches in lieu of the required front average setback of 44.7 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (include a hardship or practical difficulty) (1) I am required to add an extra space for adoption of infants with special needs on which I live on a limited income and have only certain amount I can spend without depriving my other 4 multiply handicapped children (2) Addition made out of existing porch is the most cost effective way to add another bedroom (3) I cannot afford cost of any addition to any other part of my home (4) My neighbors are very supportive of me and my family (5) My home was original on the street (I am told) and sits closer to the street than most others. Property is to be posted and advertised as prescribed by Zoning Regulations (6) I am presently 56 years old and I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to abide by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s): JUDITH ANN LINCICOME

Signature: [Signature]

Address: 1105 Landington Ave. 21207-2925

City: Balto. Md. 21207

State: Md. 21207

Home Address and phone number of representative to be contacted

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State: Md. 21207

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