

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
 S/S Janellen Drive, 590' E of * ZONING COMMISSIONER
 the c/l of Dorian Road * OF BALTIMORE COUNTY
 (3413 Janellen Drive) * Case No. 95-161-A
 3rd Election District *
 2nd Councilmanic District *
 Alfred Rosenstein, M.D., et ux *
 Petitioners *

* * * * *

AMENDED ORDER

This matter came before this Zoning Commissioner as a Petition for Administrative Variance in which the owners of the subject property requested a variance from Sections 1B01.2 and 301.1.A of the B.C.Z.R. to permit a side yard setback of 1'6" in lieu of the minimum required 11'3" for a proposed attached carport on the west side of the property. The relief requested was granted by Order issued November 23, 1994.

Subsequent to the issuance of said Order, this Office received a written Request for Modification of same from Herbert H. Miller, Esquire, attorney for the Petitioners. Specifically, the request stated that the proposed carport will be 18'6" wide in lieu of the 17' shown on the approved site plan and that a side setback of 0' in lieu of the 1'6" granted would be required. Apparently, the surveyor employed by the Petitioners to prepare the site plan erroneously believed that a 17' wide carport would be sufficient to provide protection for two automobiles. However, subsequent to the decision in this matter, the Petitioners were advised by their architect that a minimum width of 18'6" would be necessary to provide sufficient coverage and storage space for two vehicles.

In support of their request for modification, the Petitioners submitted a revised site plan and design plan which have been incorporated into the case file and marked into evidence as Petitioner's Exhibits 1B

ORDER RECEIVED FOR FILING
 Date 11/16/95
 By [Signature]

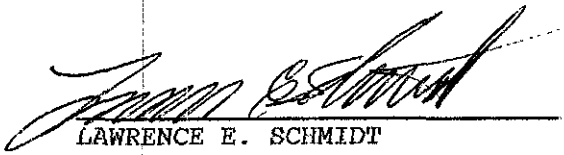
MICROFILMED

and 1A, respectively. In addition, the Petitioners submitted letters from the adjoining property owners on both sides indicating they have no objections to the amended variance.

After due consideration of the revised site and design plans submitted as well as the letters of support from the adjoining property owners, I am persuaded to grant the modified relief requested.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 6th day of January, 1995 that the Order issued November 23, 1994 in the above-captioned matter be and the same is hereby AMENDED to GRANT a variance from Sections 1B01.2 and 301.1.A of the B.C.Z.R. to permit a side yard setback of 0' in lieu of the required 11'3" for a proposed attached carport, in accordance with the revised site and design plans marked as Petitioner's Exhibits 1B and 1A, respectively; and,

IT IS FURTHER ORDERED that all other terms and conditions of the Order issued November 23, 1994 shall remain in full force and effect.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Dr. & Mrs. Alfred Rosenstein
3413 Janellen Drive, Pikesville, Md. 21208

Herbert H. Miller, Esquire
200 E. Joppa Road, Suite 205, Towson, Md. 21204

Mr. Lillian Seaman
3415 Janellen Drive, Pikesville, Md. 21208

People's Counsel; Case File

ORDER RECEIVED FOR FILING
Date 1/6/95
By [Signature]

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
S/S Janellen Drive, 590 ft. E
of c/l of Dorian Road
3413 Janellen Drive
3rd Election District
2nd Councilmanic District
Alfred Rosenstein, M.D., et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-161-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Alfred Rosenstein, M.D., and Marilyn Rosenstein, his wife, for that property known as 3413 Janellen Drive in the Glenmar Resubdivision of Sections 3 & 4 of Baltimore County. The Petitioner/property owners herein seek a variance from Sections 1B01.2 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a setback of 1 ft. 6 inches, in lieu of the required 11/1/4 ft., for an attached carport, as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

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, 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, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

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M. Howard

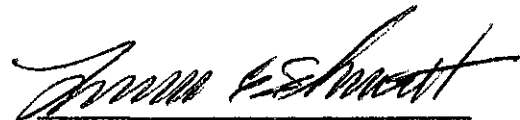
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Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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 23rd day of November, 1994 that the Petition for a Zoning Variance from Sections 1B01.2 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a setback of 1 ft. 6 inches, in lieu of the required 11/4 ft., for an attached carport, in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The carport shall remain open on all sides and shall not be enclosed at any time.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

COPIES RECEIVED FOR FILING
11/23/94
M. Gopak



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3413 Janellen Drive

which is presently zoned D.R.2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate 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) TO ALLOW A SIDE YARD SETBACK OF 1'6" FOR AN ATTACHED CARPORT IN LIEU OF REQUIRED 11'4'

(*) a variance permitting the additional width requested for an open 2 auto carport represents a relatively small relaxation which gives substantial relief without doing violence to the Regulation's spirit (and possibly enhancing public health). Consents of the adjoining property owners are attached.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty) Petitioner Alfred B. Rosenstein (Alfred) is a pediatrician and Petitioner Marilyn Rosenstein is his spouse. Their property has a single auto driveway open to the elements. During the past winter's bad weather Alfred, having no traction base, was unable to get out of the driveway to care for his new-born and other pediatric patients. Even during dry weather, if his auto won't start he uses that of his spouse. Therefore strict compliance creates a PRACTICAL DIFFICULTY which renders conformance unnecessarily burdensome (and a possible health hazard for his patients). In addition, (*) 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/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Herbert H. Miller

(Type or Print Name)

Signature

205 Shell Building

200 East Joppa Road 823-3340

Address

Phone No.

Towson, Maryland 21286-3167

City

State

Zipcode

Legal Owner(s):

Alfred B. Rosenstein, M.D.

(Type or Print Name)

Signature

Marilyn Rosenstein

(Type or Print Name)

Signature

3413 Janellen Drive

Address

484-5270

Phone No.

Pikesville, Maryland 21208

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of _____, 19___ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: [Signature]

DATE: 10-28-94

ESTIMATED POSTING DATE: 11/6

Printed with Soybean Ink on Recycled Paper

ITEM #: 163

MICROFILMED

* SECT 1201.2(2053) 301.1A

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) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 3413 Janellen Drive
address
Pikesville Maryland 21208
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate hardship or practical difficulty)

Our property has a single auto driveway which is open to the elements.
Alfred B. Rosenstein is a pediatrician and Marilyn Rosenstein is his
spouse. During this past winter's bad weather Dr. Rosenstein could not
get either of our autos out of the driveway because he had no starting
traction space, which prevented him from properly caring for his pediatric
patients. Sometimes, even during good weather conditions, if his auto
cannot start he uses his spouse's auto. Permitting the widening of the
open carport so as to accomodate two autos will solve this practical
difficulty.

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

Alfred B. Rosenstein
(signature)

Alfred B. Rosenstein, M.D.
(type or print name)



Marilyn Rosenstein
(signature)

Marilyn Rosenstein
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

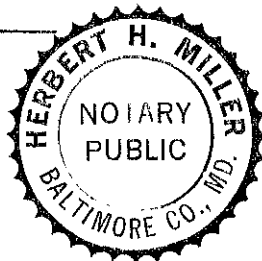
I HEREBY CERTIFY, this 14th day of October, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Dr. Alfred B. Rosenstein and Marilyn Rosenstein,

the Affiants(s) herein, personally known to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

October 14, 1994
date



Herbert H. Miller
NOTARY PUBLIC


My Commission Expires: January 1, 1998

CONSENT OF ADJOINING PROPERTY OWNER
**(To accompany Petition for Administrative Variance
for 3413 Janellen Drive)**

I, Lillian Seaman, the undersigned, am the legal owner of and reside at 3415 Janellen Drive in Pikesville, Baltimore County, Maryland. The east side of my property immediately adjoins the west side of the property in which Dr. Alfred B. Rosenstein and Marilyn Rosenstein, his wife, reside and which is known as 3413 Janellen Drive.

I am familiar with the factual representations made in the Affidavit in Support of Administrative Variance accompanying their Petition for Administrative Variance, wherein they request a sideyard variance which will permit them to build a two auto open carport adjacent to the west side of their residence; and I can attest to the truthfulness of the same.

Therefore, on this 14th day of October, 1994, I hereby consent to, and urge, the granting of the variance requested by them.



Witness: Herbert H. Miller



Lillian Seaman

CONSENT OF ADJOINING PROPERTY OWNER
**(To accompany Petition for Administrative Variance
for 3413 Janellen Drive)**

We, Herbert H. Miller and Irene R. Miller, the undersigned, are the legal owners of and reside at 3411 Janellen Drive in Pikesville, Baltimore County, Maryland. The west side of our property, which has a two auto open carport, immediately adjoins the east side of the property in which Dr. Alfred B. Rosenstein and Marilyn Rosenstein, his wife, reside and which is known as 3413 Janellen Drive.

We are familiar with the factual representations made in the Affidavit in Support of Administrative Variance accompanying their Petition for Administrative Variance, wherein they request a sideyard variance which will permit them to build a two auto open carport adjacent to the west side of their residence, and we can attest to the truthfulness of the same.

Therefore, on this 14th day of October, 1994, we hereby consent to, and urge, the granting of the variance requested by them.

Lillian Seaman
Witness as to both:
Lillian Seaman

Herbert H. Miller
Herbert H. Miller

Irene R. Miller
Irene R. Miller

A. L. Snyder
Surveyor, Inc.
1911 Hanover Pike
Hampstead, Maryland 21074

163

(410) 239-7744

(410) 374-9695

Description

To Accompany Zoning Petition
#3413 Janellen Drive
Third Election District
Second Councilmanic District

Beginning for the same on the south side of Janellen Drive (50 feet wide), 590 feet east of the center-line of Dorian Road (50 feet wide), thence

1.) by a line curving to the right, with a radius of 5510.69 feet, for a distance, measured along the arc of 129.60 feet,

2.) S 4° 30' 26" W 156.78 feet,

3.) N 88° 51' 18" W 126.00 feet, and

4.) N 3° 09' 35" E 162.69 feet to the place of beginning.

Containing 0.469 Acres (20,436 square feet) of land, more or less.

Being Lot No. 5 as shown on a plat entitled "Resubdivision of Sections 3 and 4 'Glenmar'", recorded among the Land Records of Baltimore County, Maryland in Plat Book G.L.B. 25 folio 3 and being known as No. 3413 Janellen Drive, located in the Third Election District and Second Councilmanic District of Baltimore County, Maryland.

MICROFILMED





Baltimore County
 Zoning Administration &
 Development Management
 111 West Chesapeake Avenue
 Towson, Maryland 21284

receipt

Account: R-001-6150

Date 10-28-94

Item Number 163
 Taken in by: JSP

owner: Rosenstein
 site: 3413 Janellen DR.

#010	Residential Variance (Admin) filing fee	\$ 50. ⁰⁰
#080	Sign & posting	35. ⁰⁰

Total \$ 85.⁰⁰

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UNAPPORTIONED BALANCE \$115.00
 NO COLLECTIONS TO BE MADE

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Herbert H. Miller
205 Shell Building
200 East Joppa Road
Towson, Maryland 21286-3167

NOV. 18 1994

RE: Case No. 95-161A, Item No. 163
Petitioner: Dr. & Mrs. A. B. Rosenstein

Dear Mr. Miller:

The Zoning Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on October 28, 1994 and scheduled for a hearing accordingly. Any attached comments from a 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.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

The following is 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 the Office of Zoning Administration and Development Management has instituted a system whereby 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.
2. Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is the possibility that another hearing will be required or the zoning commissioner will deny the petition due to errors or incompleteness.
3. Those individuals who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72-hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e., 72 hours, will result in the forfeiture loss of the filing fee.

If you have any questions concerning the enclosed comments, please feel free to contact Joyce Watson in the zoning office at 887-3391 or the commenting agency.

W. Carl Richards, Jr.
Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

MICROFILMED

WCR/jnw

Enclosure(s)

Printed with Soybean Ink
on Recycled Paper



BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Nov. 14, 1994
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for November 14, 1994
Items 153, 2, 155, 156, 157, 158, 159,
160, 161, 162 and 163

The Developers Engineering Section has reviewed
the subject zoning items and we have no comments.

RWB:sw

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE:

FROM: Pat Keller, 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. 153, 154, 155, 156, 157, 160, 162, 163, 164, 165, 168, and 171

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 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol L. Kerns

PK/JL



**Maryland Department of Transportation
State Highway Administration**

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

11-7-94

**Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109**

**111 W. Chesapeake Avenue
Towson, Maryland 21204**

ATTENTION: Ms. JOYCE WATSON

Dear Ms. Winiarski:

**Re: Baltimore County
Item No.: \$163 (JJS)**

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

**Ronald Burns, Chief
Engineering Access Permits
Division**

BS/

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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

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 11/08/94

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

RE: Property Owner:

LOCATION: DISTRIBUTION MEETINGS OF NOV. 7, 1994.

Item No.: Zoning Agenda:

Comments:

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 Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 153, 154, 155, 156, 157,
158, 159, 160, 161, 162 AND 163.

RECEIVED

NOV 10 1994

ZADM

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

cc: File

MICROFILMED



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

November 4, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Alfred and Marilyn Rosenstein
3413 Janellen Drive
Pikesville, Maryland 21208

Re: CASE NUMBER: 95-161-A (Item 163)
3413 Janellen Drive
S/S Janellen Drive, 590' E of c/l of Dorian Road
3rd Election District - 2nd 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 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before November 6, 1994. The closing date (November 21, 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 Commissioner. They 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 Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting 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 \$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.

A handwritten signature in cursive script that reads "Arnold Jablon".

Arnold Jablon
Director

cc: Herbert H. Miller

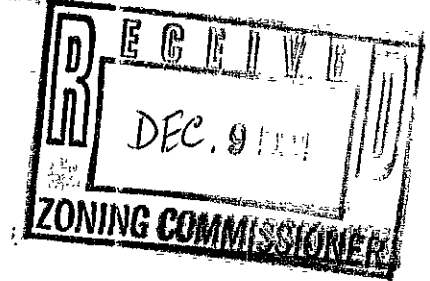


HERBERT H. MILLER, P.A.
LAW OFFICES
SUITE 205 - SHELL BUILDING
200 EAST JOPPA ROAD
TOWSON, MARYLAND 21286-3167
(410) 823-3340

FAX: (410) 494-0331

December 9, 1994

Mr. Lawrence E. Schmidt,
Zoning Commissioner
Baltimore County Government
Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204



Re: Modification of Order of November 23, 1994
which granted Administrative Variance for an
attached open carport at 3413 Janellen Drive.
Case No. 95-161-A

Dear Mr. Schmidt:

As a result of advice received from the surveyor employed by my clients, Dr. Alfred B. Rosenstein and Marilyn Rosenstein, his wife, that a seventeen foot (17') attached open carport would be sufficient to protect two automobiles from bad winter weather; on October 28, 1994 my clients filed their Petition for Administrative Variance in order to permit them to have such a carport built.

However, as you will note from the two copies of the sketch attached hereto, entitled "Design Reach" and prepared by H. Bruce Finkelstein, A.I.A., of HBF plus Architects, the architects designing the carport, seventeen feet (17') is insufficient for that purpose; a sideyard of eighteen feet six inches (18'6"), including an eight inches (8") retaining wall, being minimally required. Also attached hereto are two copies of the revised plat (the original of which accompanied the Petition) showing the requested new configuration of such a carport.

Also attached are the consents of each of the adjoining property owners (at 3411 and 3415 Janellen Drive) to the granting of the modification herein requested.

Therefore, it is respectfully requested that you modify said Order to permit use of the eighteen feet six inches (18'6") sideyard for such a carport.


MICROFILMED

HERBERT H. MILLER
LAW OFFICES

Mr. Lawrence E. Schmidt,
Zoning Commissioner
Baltimore County Government
December 9, 1994
Page 2

If further information is needed, please do not
hesitate to contact me; noting, however, that I shall be
on vacation until December 27, 1994.

Very truly yours,


Herbert H. Miller

HHM:m

Attachments

HAND DELIVERED

cc: Dr. and Mrs. Albert B. Rosenstein

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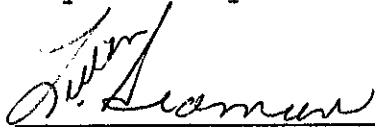
CONSENT OF ADJOINING PROPERTY OWNER

(To accompany letter of even date requesting modification of Order of November 23, 1994 granting a sideyard setback variance for an attached carport at 3413 Janellen Drive)

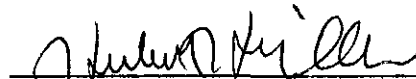
We, Herbert H. Miller and Irene R. Miller, the undersigned, are the legal owners of and reside at 3411 Janellen Drive in Pikesville, Baltimore County, Maryland. The west side of our property, which has a two auto attached open carport, immediately adjoins the east side of the property in which Dr. Alfred B. Rosenstein and Marilyn Rosenstein, his wife, reside and which is known as 3413 Janellen Drive.

We are familiar with the representations made in the letter of even date herewith from their attorney (one of the undersigned) to the Zoning Commissioner, wherein they request a modification of his Order of November 23, 1994 to extend the granted variance from seventeen feet (17') to eighteen feet six inches (18'6"), including an eight inches (8") retaining wall, and we approve the grant of that modification.

Therefore, on this 9th day of December, 1994, we hereby consent to, and urge, the granting of the modification so requested by them.



Witness as to both:
Lillian Seaman



Herbert H. Miller



Irene R. Miller

MILLER 2011

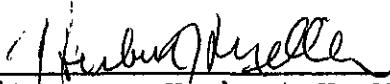
CONSENT OF ADJOINING PROPERTY OWNER

(To accompany letter of even date requesting modification of Order of November 23, 1994 granting a sideyard setback variance for an attached carport at 3413 Janellen Drive)

I, Lillian Seaman, the undersigned, am the legal owner of and reside at 3415 Janellen Drive in Pikesville, Baltimore County, Maryland. The east side of my property immediately adjoins the west side of the property in which Dr. Alfred B. Rosenstein and Marilyn Rosenstein, his wife, reside and which is known as 3413 Janellen Drive.

I am familiar with the representations made in the letter of even date herewith from their attorney, Herbert H. Miller, to the Zoning Commissioner, wherein they request a modification of his Order of November 23, 1994 to extend the granted variance from seventeen feet (17') to eighteen feet six inches (18'6"), including an eight inches (8") retaining wall, and I approve the grant of that modification.

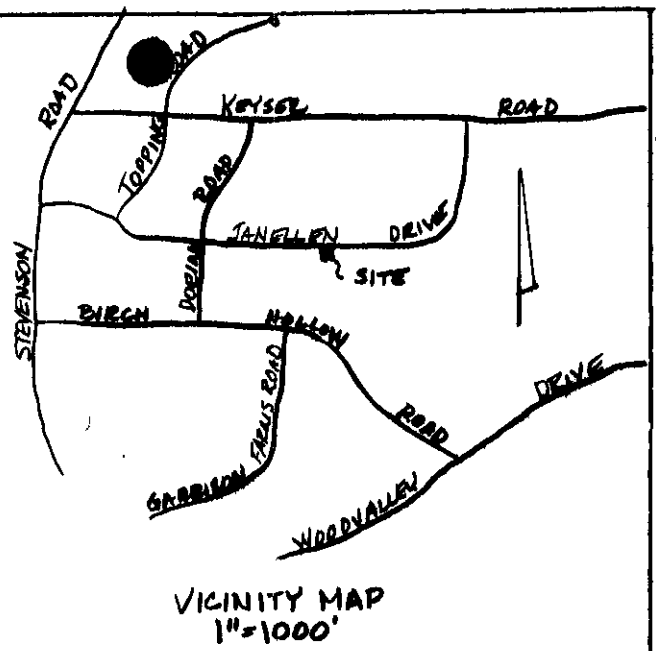
Therefore, on this 9th day of December, 1994, I hereby consent to, and urge, the granting of the modification so requested by them.



Witness: Herbert H. Miller



Lillian Seaman

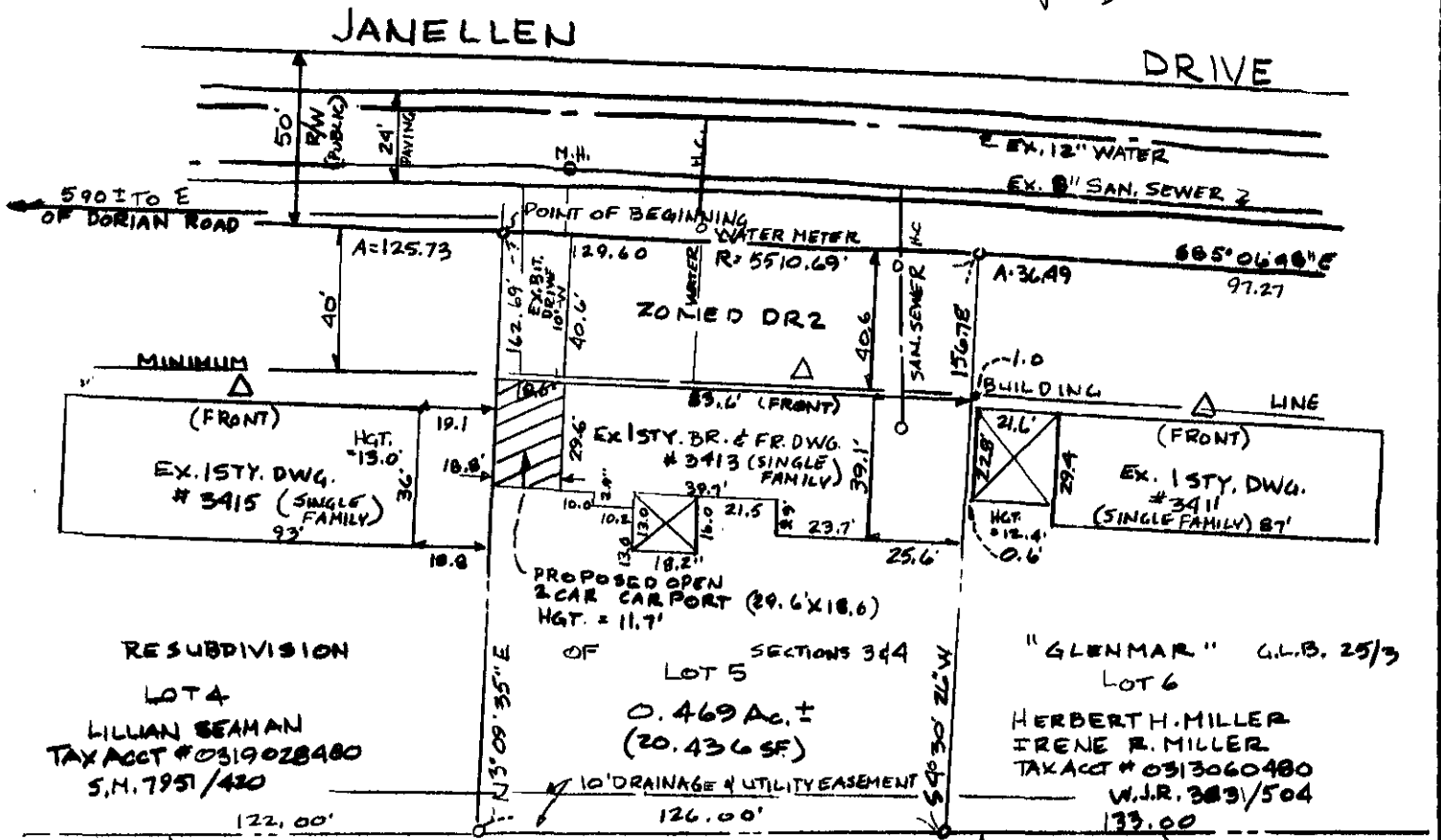


VICINITY MAP
1"=1000'

NOTES:

- 1.) PUBLIC SEWER AND WATER EXIST ON THE SITE.
- 2.) THERE HAVE BEEN NO PRIOR ZONING HEARINGS CONCERNING THIS SITE.
- 3.) THE SITE IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

Red IA



SECTION TWO - STEVENSON AT ANTON FARMS RRG 30/46
 LOT 5
 GARY VANHOVEN & JOAN VANHOVEN
 TAX ACCT. #0311019190
 O.T.G. 5220/56
 #3416 BIRCH HOLLOW ROAD

LOT 6
 JACK KINSTLINGER
 MARILYN KINSTLINGER
 TAX ACCT #0303025230
 E.H.K. JR. 6809/295
 #3414 BIRCH HOLLOW ROAD

SECTION 4 STEVENSON AT ANTON FARMS
 O.T.G. 32/149
 LOT 8
 MANNES SHALOWITZ
 RAE SHALOWITZ
 TAX ACCT. #0301054820
 O.T.G. 3070/597
 #4 PICA 330 COURT

REV. PLAT TO ACCOMPANY PETITION
 FOR ZONING VARIANCE

#3413 JANELLE DRIVE

COUNCILMANIC DISTRICT No. 2
 ELECTION DISTRICT NO. 3
 DECEMBER 6, 1994

SCALE: 1"=50'
 ZONED DR 2

OWNERS: ALFRED B ROSENSTEIN
 MARILYN R. ROSENSTEIN
 DEED REF. O.T.G. 5210/584 TAX ACCT. #0313059410

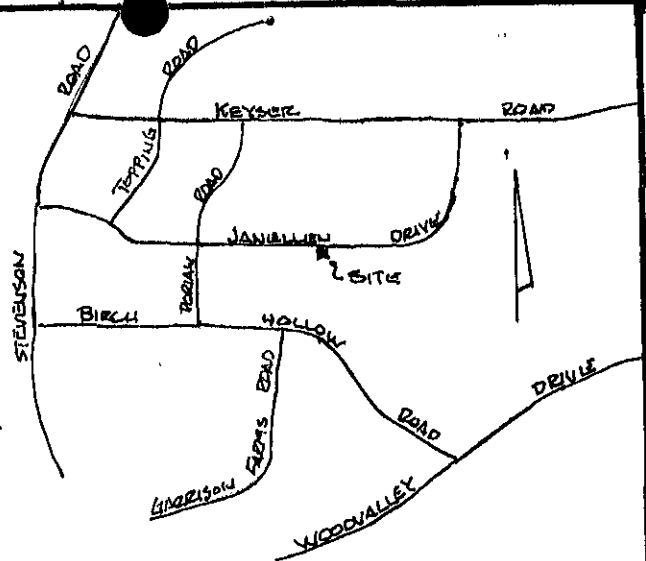
MICROFILMED

BASED ON
 DRAWING BY:

A. L. SHYDER
 SURVEYOR
 1911 HANOVER PIKE
 HAMPSTEAD, MARYLAND 21074
 (410) 239-7744
 SEPTEMBER 14, 1994
 JOB # 94051

#163

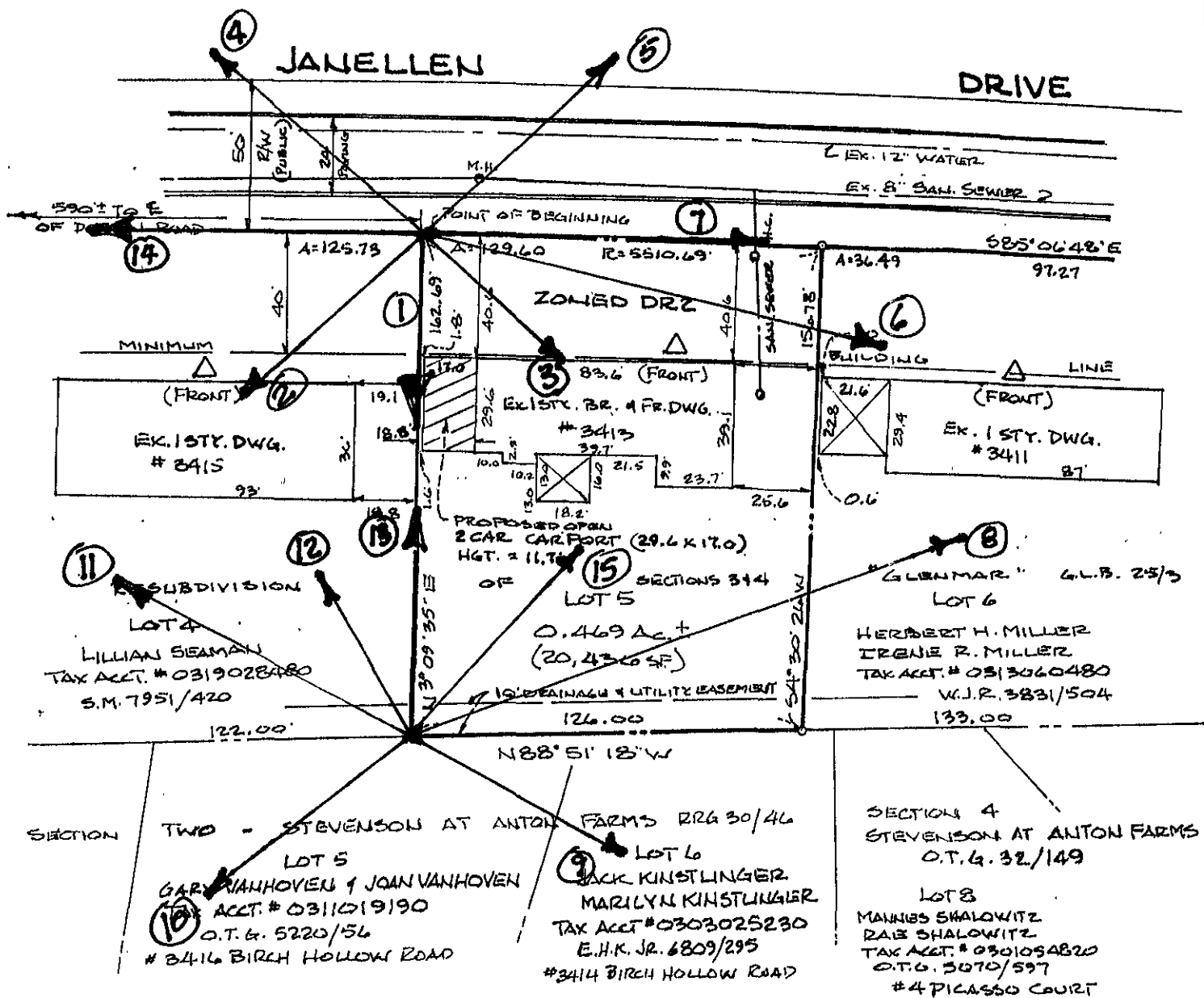
Numbered Photos
correspond to
this sheet
Attached



VICINITY MAP
1" = 1000'

NOTES:

- 1.) PUBLIC SEWER AND WATER EXISTS ON THE SITE.
- 2.) THERE HAVE BEEN NO PRIOR ZONING HEARINGS CONCERNING THIS SITE.
- 3.) THE SITE IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.



PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCE

#3413 JANELLEN DRIVE

COUNCILMANIC DISTRICT No. 2
ELECTION DISTRICT NO. 3

SEPTEMBER 14, 1994

SCALE: 1" = 30'
ZONED DR 2

OWNERS: ALFRED B. ROSENSTEIN
MARILYN R. ROSENSTEIN

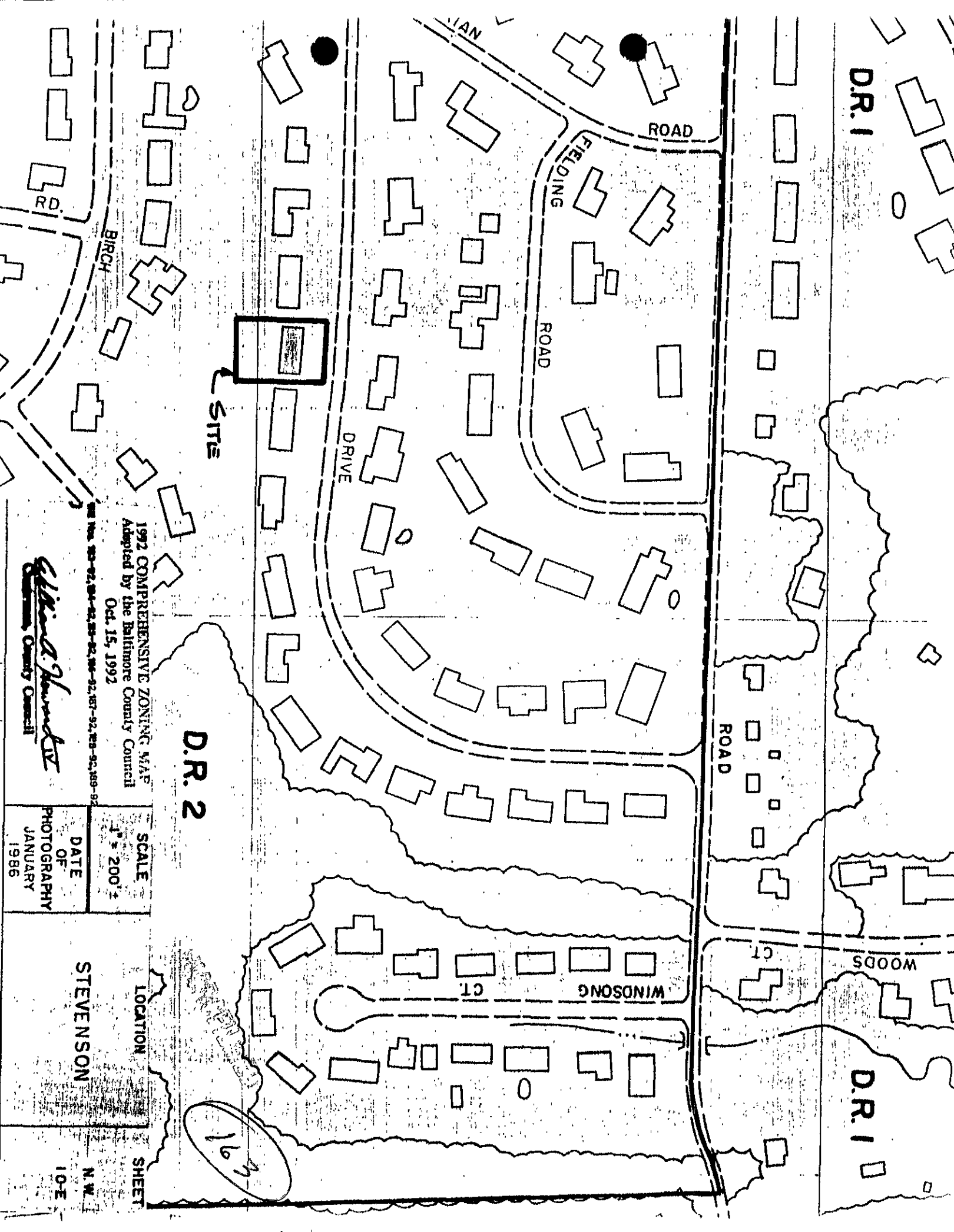
DIED REF. O.T.G. 5210/584 TAX ACCT. # 0313059410

MICROFILM

A. L. SLYDER
SURVEYOR

1911 HANOVERTZ FIKLE
HAMPSHIRE, MARYLAND 20774
(410) 239-7744

Job # 94051



D.R. 1

ROAD

FIELDING ROAD

ROAD

DRIVE

SITE

BIRCH RD.

ROAD

WOODS

D.R. 1

WINDSONG CT

CT

D.R. 2

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

Map Nos. 82-92, 83-92, 84-92, 85-92, 86-92, 87-92, 88-92, 89-92, 90-92, 91-92, 92-92, 93-92, 94-92, 95-92, 96-92, 97-92, 98-92, 99-92, 100-92

William A. Henderson IV
Baltimore County Council

SCALE

1" = 200'

DATE

OF PHOTOGRAPHY
JANUARY 1986

LOCATION

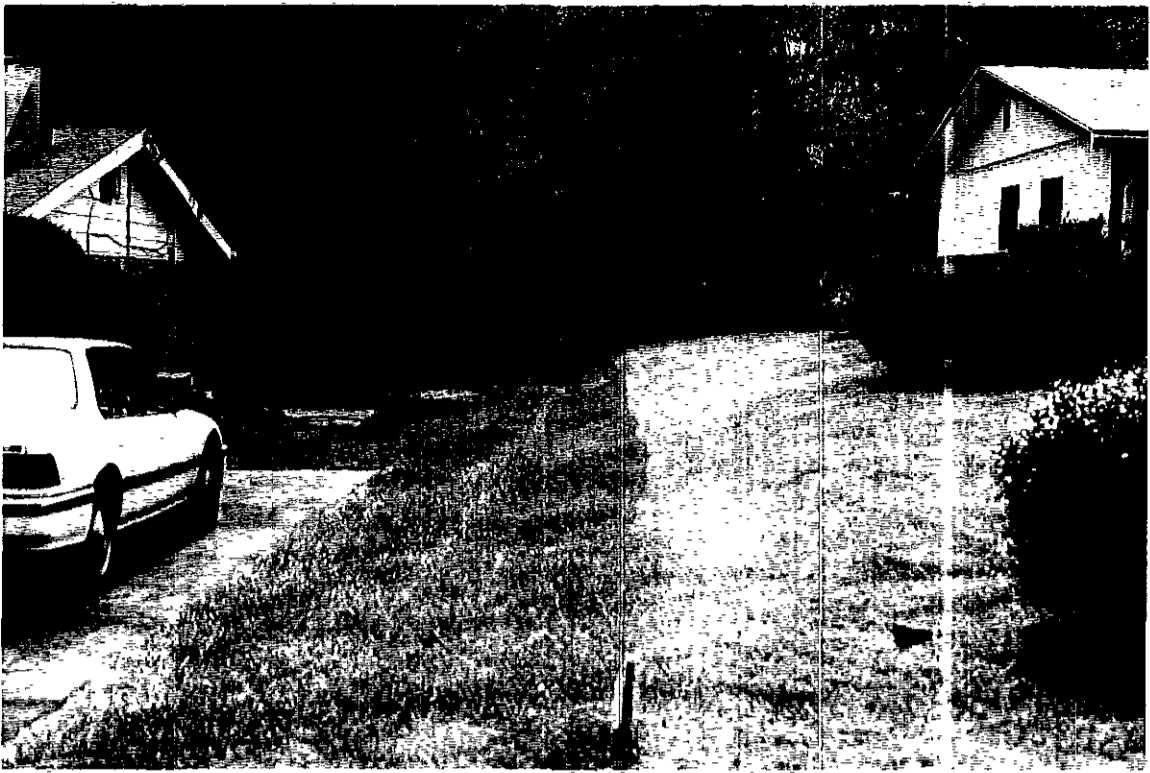
STEVENSON

SHEET

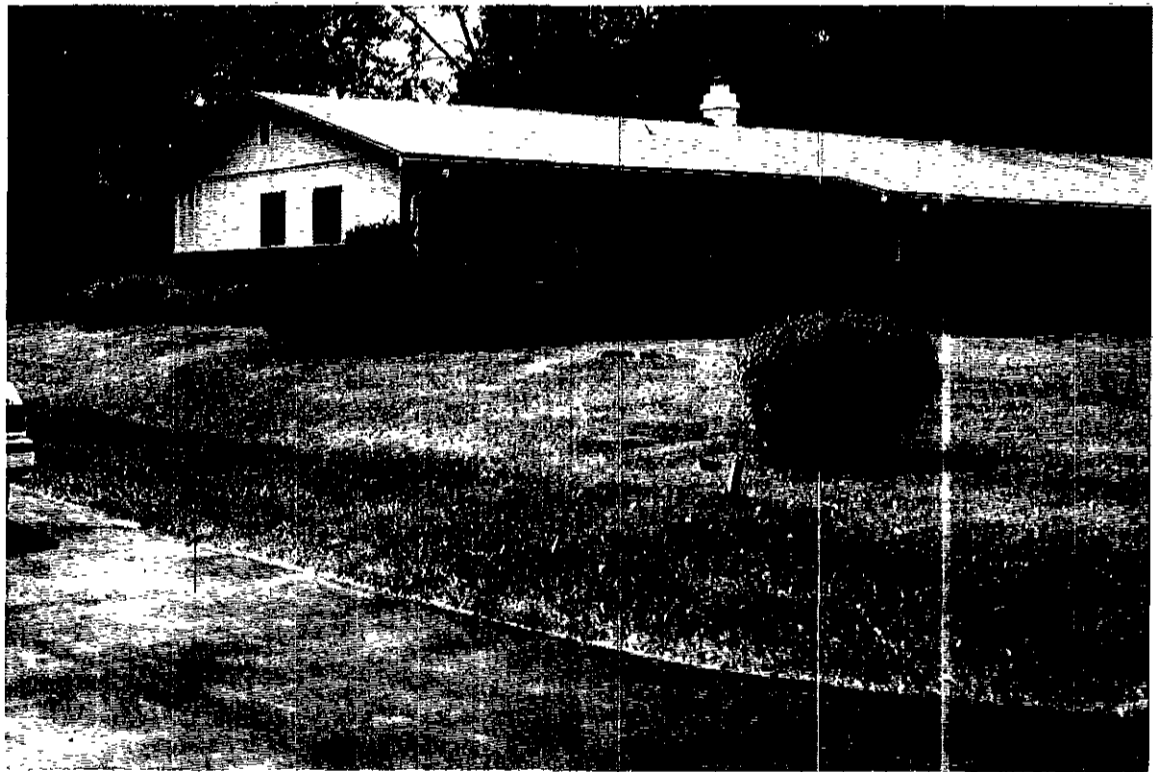
N.W.

10-E

16M



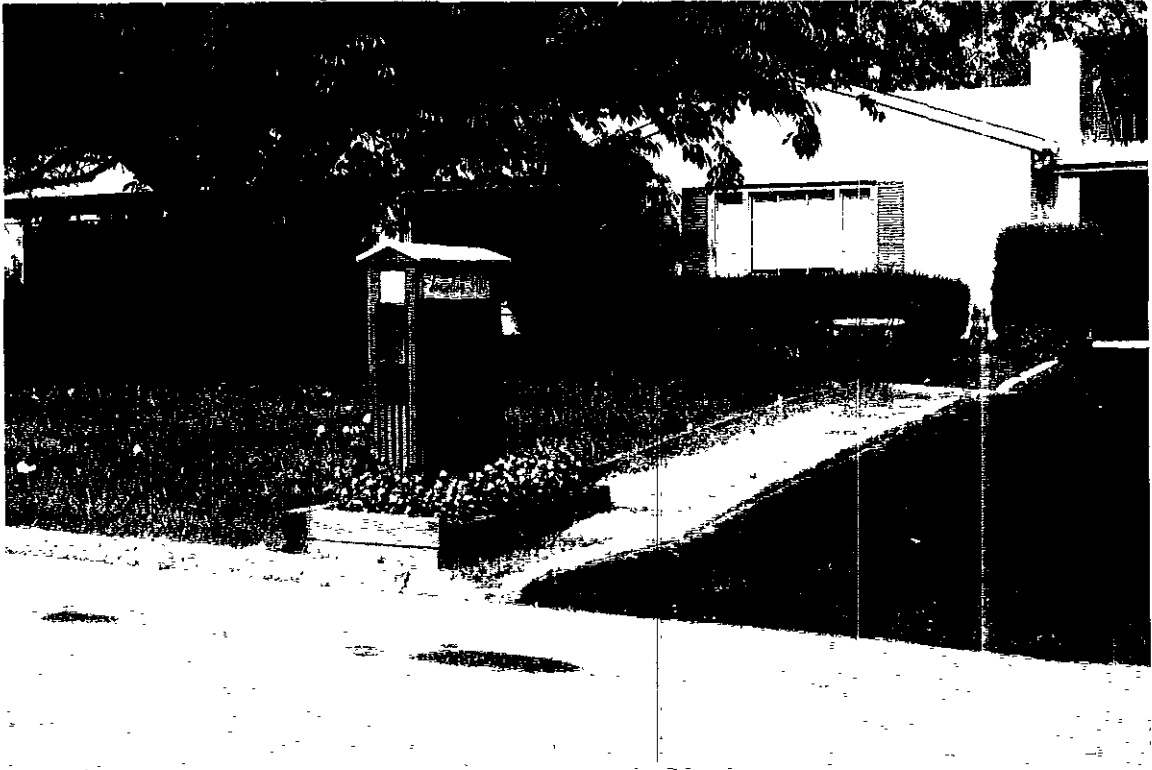
①



②



③



4



5



6



7



8



9



10



11



12



13



14

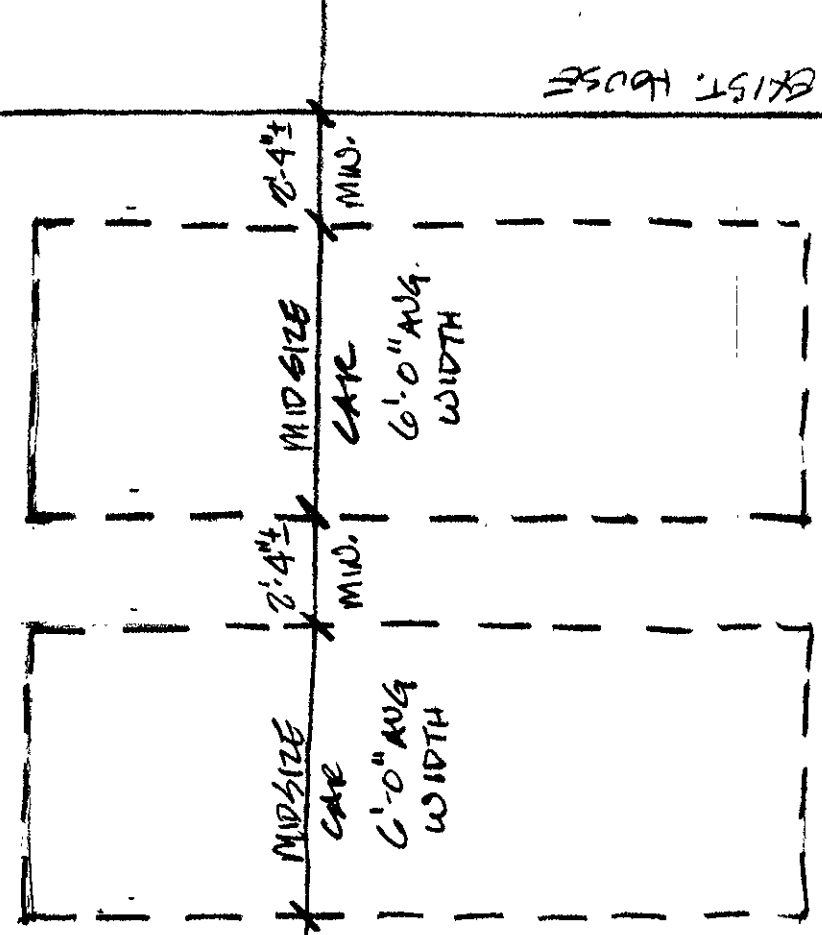


15

18'-6" EXIST. DISTANCE TO R

POURED CONCRETE
RETAINING WALL
8" THK. MIN.

1'-0" ±
NO PASSENGER
EXIT ROOM



EXIST. HOUSE

NOTE: 17'-6" - 18'-0" = MINIMUM WIDTH
FOR 2-CAR CARPORT & STILL
BE ABLE TO EXIT CARS INSIDE
CARPORT TOGETHER -

DISTANCE EXIST. TO R = 18'-6"
NEED RETAINING WALL = - 8" MIN.
MAX. DISTANCE AVAILABLE = 17'-10"

IF LIMITED TO 17'-0" BY PRESENT DISTANCE -
ONLY 16'-4" MAX AVAILABLE FOR 2 CARS
IS INSUFFICIENT.

H. BROKE FINKELSTEIN AIA

LB

MICROFILMS

F-2-62

PROPERTY LINE R

FINKELSTEIN RESIDENCE

12/5/99

Design Reach
 1777 Reisterstown Road, Suite 395
 Baltimore, Maryland 21208
 410 486-0253
HBF plus
 ARCHITECTS

95-161

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Townson, Maryland

District 3rd Date of Posting 11/4/94

Posted for: Variation

Petitioner: Alfred + Marilyn Rosenstein

Location of property: 3413 Janelan Drive

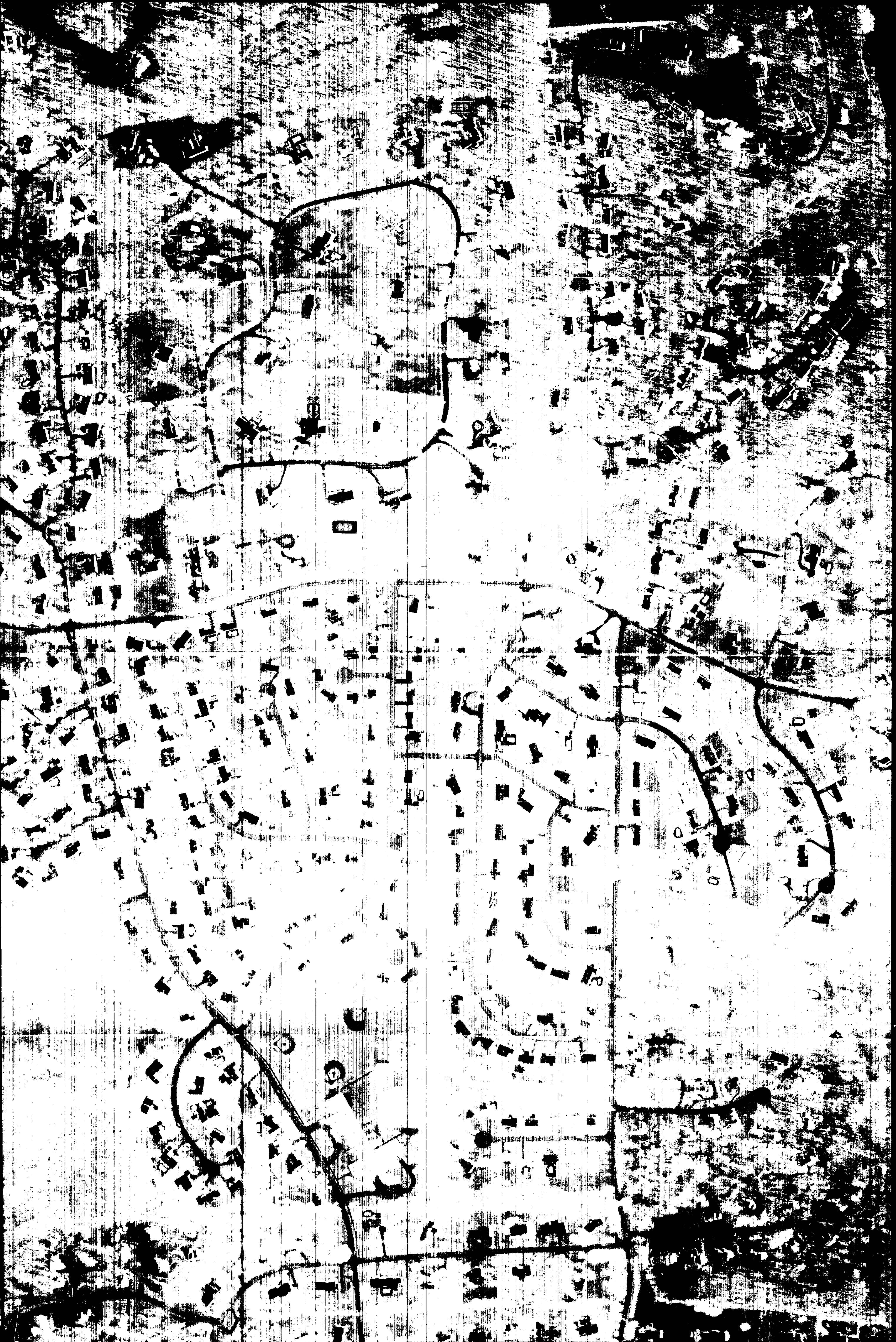
Location of Signs: Facing road way on property being zoned

Remarks: No Pole used

Posted by M. Healy Date of return: 11/10/94
Signature

Number of Signs: 1





BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE 1" = 200' ±
LOCATION
SHEET
DATE OF PHOTOGRAPHY JANUARY 1986
STEVENSON
MICROFILM™ 10-E

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

#105