

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
 NE/S Quinn Lane at Harnet Court * DEPUTY ZONING COMMISSIONER
 (14101 Quinn Lane) * OF BALTIMORE COUNTY
 10th Election District
 6th Councilmanic District * Case No. 97-71-A
 Barbara J. Perrier and *
 John G. Dreyer - Petitioners *

* * * * *

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 14101 Quinn Lane, located in the vicinity of Sweet Air Road in Baldwin. The Petition was filed by the owners of the property, Barbara J. Perrier and John G. Dreyer. The Petitioners seek relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 36 feet in lieu of the required 50 feet for a proposed addition. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. There being no requests for public hearing, a decision shall be rendered based upon the documentation presented. 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

ORDER RECEIVED FOR FILING
 Date 9/11/96
 By [Signature]

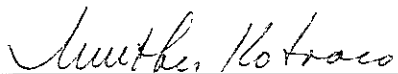
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B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

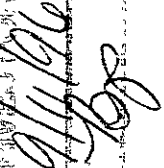
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11th day of September, 1996 that the Petition for Administrative Variance seeking relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 36 feet in lieu of the required 50 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.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

COMMUNITY DEVELOPMENT DEPARTMENT
BY 

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Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 11, 1996

Ms. Barbara J. Perrier
Mr. John G. Dreyer
14101 Quinn Lane
Baldwin, Maryland 21013

RE: PETITION FOR ADMINISTRATIVE VARIANCE
NE/S Quinn Lane at Harnet Court
(14101 Quinn Lane)
10th Election District - 6th Councilmanic District
Barbara J. Perrier and John G. Dreyer - Petitioners
Case No. 97-71-A

Dear Ms. Perrier and Mr. Dreyer:

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 Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "Timothy M. Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File

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Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 14101 QUINN LAWE, BALDWIN 21013

97-71-A

which is presently zoned RC5

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) 1A04.3B.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."). TO ALLOW A SIDE YARD SETBACK OF 36 FT. IN LIEU OF THE REQUIRED 50 FT.

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

Owners wish to have an addition constructed approximately 38' feet from the rear side property line (along lot 11). The current zoning of RC5 calls for a 50 foot setback. While the neighboring lot 11 appears to have only a 20 foot required setback, a variance is required for our property. Our neighbors (lot 11) agree to this addition - see attached

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

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s)

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No

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: SM DATE: 8-13

ESTIMATED POSTING DATE: 8-25



Printed with Soybean Ink on Recycled Paper

ITEM #: 59

ORDER RECEIVED FOR FILING

Date 8/13/96 By [Signature]

[Handwritten notes]

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 14101 QUINN LAKE
address
97-71-A BALDWIN MARYLAND 21013
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)

A DECK EXISTS WHERE AN ADDITION IS HAD
 PLANNED ON LOT 110. THE DECK WILL BE REMOVED
 AND THE ADDITION BUILT AT ABOUT '38 FROM THE
 LOT 11 PROPERTY LINE. THE CURRENT RES ZONING
 CALLS FOR A 50' SETBACK. THE NEIGHBORING HOUSE (LOT 11)
 IS 35' FROM THE LINE AND MAY ONLY BE SUBJECT TO A 20'
 SETBACK. AS THE NEIGHBOR AGREES WITH THE PLANNED
 ADDITION AND THE RESULTING INCREASE IN VALUES, A VARIANCE
 TO APPROX. 30' IS REQUESTED.

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.

[Signature]
(signature)
JOHN G. DRYER
(type or print name)



[Signature]
(signature)
BARBARA J PERRIER
(type or print name)

STATE OF MARYLAND, ^{City} COUNTY OF BALTIMORE, to wit:

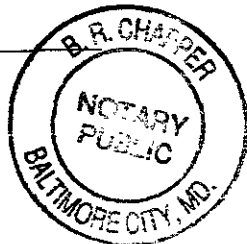
I HEREBY CERTIFY, this 17th day of July, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John G. Dryer & Barbara J. Perrier

the Affiants(s) herein, personally known or satisfactorily identified 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 his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

7-7-96
date



[Signature]
 NOTARY PUBLIC

My Commission Expires:
2-7-97

ORDER RECEIVED FOR FILING
 Date 7/17/96
 BY [Signature]

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Practical Difficulty

97-71-A

The lot is pie shaped and the placement of the house is closer to the northwest side due to the requirements of the septic field. The house itself is L-shaped with a deck filling out the open side of the L. This is the only practical place where any additional space can be added because the lot also slopes substantially to the rear and to the opposite side of the house. In addition, the desired use of the additional space as an expanded family room and storage area require its location to be accessible from the existing family room which requires the current placement. It should be noted clearly that the existing deck structure covers exactly the physical area contemplated by this addition. In essence in the view of a neighbor or other passer-by, there will be no structural expansion, only a change in the type of structure.

Undue hardship

Our family has expanded from two adults at the time of the purchase of the home to add two children, an au pair, and a college student in residence. We also anticipate the addition of another child and a grandparent in the near future. This requires us to provide for additional space. In addition, the zoning history of the property is such that it was originally zoned for a 20 foot set back from the side property line, as is the rest of the entire neighborhood. Our neighbor's house on the side where the new addition is located is less than 40 feet from the line. However, prior to the building of the house, the lot was redrawn to combine part of another lot and the property zoning was changed at that time to the current 50 foot requirement. This is inequitable with the entire rest of the neighborhood.

Other information:

This addition has been fully approved by the planning committee of the neighborhood association (approval attached.) Due to the large trees on the lot and the placement of the addition, only one neighbor has any view of the addition. They are Mr. and Mrs. Zaranejad at 14103 Quinn Lane, Baldwin MD 21013, 592-3890. They have been fully apprised of the plans including the review of the architect's drawings. They are aware that this variance is being requested and are supportive of its being granted.

ORDER RECEIVED FOR FILING
Date _____
BY _____

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The Quinn Community Association
Plans Approval Committee
14011 Quinn Lane
Baldwin, MD 21013

August 7, 1996

John & Barbara Dreyer
14101 Quinn Lane
Baldwin, MD 21013
(410)592-2592

97-71-A

Dear John & Barbara,

Thank you for submitting your plans for the proposed addition and deck. We take note of the brick veneer on the foundation and the pre-fabricated Brady Sunroom. Per our conversation, we also note that the siding on the conventional portion of the first floor addition will match the existing house and that the exterior of the Sunroom unit will be brown (earth tone) aluminum.

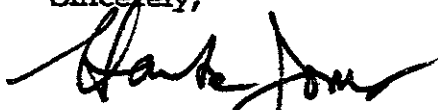
The concept of a carport area in addition to the garage is basically acceptable, as is the under-deck area solely for the storage of household and yard furniture and equipment. As we interpret your plans, the carport area would be used to park a vehicle and would not be used for storage other than for a few garbage cans; and, therefore, the open end is acceptable. Storage in such an open-ended area would not be aesthetically pleasing. Accordingly we require, as a minimum, an additional partition of lattice (with or without a door and doorway) to separate the storage area from the carport area. This will serve to isolate the storage from the unoccupied car port.

We also note the small increase (18" to 24") in the width of the driveway and the relocation of the shrubbery and trees which serve to soften the expanse of lattice work.

As a suggestion, your proposed metal, copper or tin, roof should be thoroughly reviewed in light of many potential problems. We recognize the problem of the shallow available pitch, and can offer, purely for your consideration, some alternative ideas and approaches. Additionally, we would prefer that the final roof coloration be consistent with the existing roofing.

With the incorporation of the above comments it will be our pleasure to approve your plans and we have attached a zerox copy of your plans with our notations. Thank you for your cooperation in this matter. If you have any additional questions please contact me at your convenience.

Sincerely,



H. J. (Hank) Jones, Chairman
Plans Approval Committee

cc: T.L., E.D., T.F., A.M.

59

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ORDER RECEIVED FOR FILING
Date _____
By _____

EXAMPLE 3 -- Zoning Description

97-71-A

3 COPIES

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 14101 QUINN LAWE, BALDWIN, MD. 21012
(address)

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

_____ which is _____
name of street on which property fronts (number of feet of right-of-way width)

wide at the distance of _____ of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street _____
(name of street)

which is _____ wide. *Being Lot # 110,
(number of feet of right-of-way width)

Block C, Section # 4 in the subdivision of QUINN
(name of subdivision)

as recorded in Baltimore County Plat Book # 42, Folio # 60,

containing 1.4 Acres. Also known as E/S QUINN LN. @ HARVEL Ct.
(square feet or acres) (property address)

and located in the 10th Election District, 6TH Councilmanic District.

*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.

Typical metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

RECORDED

CASE NUMBER: 97-71-A (Item 59)
14101 Quinn Lane
NE/S Quinn Lane at Hannet Court
10th Election District - 6th Councilmanic
Legal Owner(s): Barbara J. Perrier and John G. Dreyer
Administrative Variance to allow a side yard setback of 36 feet in lieu
of the required 50 feet.

Post by: 8/25

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CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District:

Date of Posting:

Posted for:

Spencer

Petitioner:

Location of property:

Location of Signer:

Remarks:

Posted by *ANF*

Signature

Date of return:

Number of Signs: _____

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BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 024714
STW

97-71

DATE 8-13-96 ACCOUNT R-001 610

AMOUNT \$ 55.00

RECEIVED FROM: PETERSON, MICHAEL

OIC Res Unit (Adm) 30

CSC 1 SIGN 35

FOR: 7.00

**RU +
SIGN**

03AF1#000741CHAS

\$55.00

VALIDATION OR SIGNATURE OF CASHIER

POSITION
CASHIER PINK - AGENCY YELLOW - CUSTOMER

1597



Baltimore County
 Department of Permits and
 Development Management

Development Processing
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

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

PAYMENT WILL BE MADE AS FOLLOWS:

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

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

 ARNOLD JABLON, DIRECTOR

 For newspaper advertising:

Item No.: 59 Petitioner: John Dreyer & BARBARA Perrier

Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

NAME: John Dreyer

ADDRESS: 1401 QUINN LANE

BALDWIN, MD. 21013

PHONE NUMBER: (410) 592-2592

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59



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 23, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

COPY

Re: CASE NUMBER: 97-71-A (Item 59)
14101 Quinn Lane
NE/S Quinn Lane at Hannet Court
10th Election District - 6th Councilmanic
Legal Owner(s): Barbara J. Perrier and John G. Dreyer

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 August 25, 1996. The closing date (September 9, 1996) 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.

Arnold Jablon
Director

cc: Barbara J. Perrier and John G. Dreyer

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 5, 1996

Mr. John Dreyer and Ms. Barbara Perrier
14101 Quinn Lane
Baldwin, MD 21013

RE: Item No.: 59
Case No.: 97-71-A
Petitioner: J. Dreyer & B. Perrier

Dear Mr. Dreyer and Ms. Perrier:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 13, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

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BALTIMORE COUNTY, MARYLAND
ELECTRICAL INSPECTION FEE SCHEDULE
EFFECTIVE APRIL 1, 1992

PERMIT EXPIRATION

A permit shall expire one year from the date it was issued unless it is extended, in which case it can only be extended for one additional year. The maximum duration of an electrical permit is two years.

ROUGH WIRING

	FIXTURES
switches, receptacles, and lights to be counted as outlets:	
1 to 50 outlets . . . \$17.00	1 to 50 fixtures . . . \$17.00
For each additional 25 outlets or fraction thereof . . \$3.00	For each additional 25 fixtures or fraction thereof . . \$3.00

COMPLETED INSTALLATIONS, where wiring and fixtures are installed and can be inspected on one visit, apply rough wiring schedule based on total number of outlets.

FEES - NEW RESIDENCE - FLAT RATE - INCLUDES ALL APPLIANCES & SERVICE

Not over 100 amp. service	\$44.00
Not over 200 amp. service	\$52.00
Over 200 amp. service	\$57.00

FEES - NEW APARTMENTS - INCLUDES ALL APPLIANCES - SERVICE ADDITIONAL

1 to 5 - Use Rough Wiring & Fixture Schedules, Service Additional 6 or more - \$17.00 per apartment, Service Additional

CONDITIONS & REWORKING - Use Rough Wiring and Fixture Schedules. Allowances such as electric ranges, range tops, ovens, air conditioners, water heaters, disposals, dishwashers, dryers, water pumps, electric heating units, etc., installed in dwelling occupancies; a charge of \$5.00 will be made for the first unit 20 KW or less, and \$2.00 for each additional unit or outlets.

INDUSTRIAL AND COMMERCIAL EQUIPMENT - such as air conditioners, motors, generators, commercial heaters, transformers, capacitors, welders and similar devices:

	Secondary Fee
Single unit or group not exceeding 5 motors whose total capacity does not exceed 1 HP or KW . . .	\$17.00 -- \$5.00
1 HP to 40 HP, KW or KVA	\$17.00 -- \$5.00
Over 40 HP to 75 HP, KW or KVA	\$17.00 -- \$6.00
Over 75 HP, KW or KVA	\$17.00 -- \$7.00

NOTE: Where above motor fees exceed \$75.00 and inspections can be completed within 90 days of filling application, apply 50% of the above fees for the amount over \$75.00.

NEW SERVICE - RELOCATION OR CHANGE IN SERVICE

Not over 400 amps	\$17.00
Over 400, not over 800 amps	\$25.00
Over 800 amps	\$43.00

MINIMUM FEE FOR ELECTRICAL PERMITS IS \$17.00

INVESTIGATION FEE

Whenever any work for which a permit is required under this code has been commenced without authorization of such permit, a special investigation shall be made before a permit may be issued for such work. In addition to the regular permit fee, an investigation fee of \$43.00 shall be collected.

MODULAR HOMES OR PREFABRICATED STRUCTURES

Must bear a sticker of approval from the U.S. Federal Government, the state, a national testing facility, or other recognized inspection bureau. When this sticker is in evidence, a flat rate of \$43.00 will be charged.

TRANSFORMERS, VAULTS - OUTDOOR ENCLOSURES OUTDOOR SUB-STATIONS

Not over 200 KVA	\$19.00
Over 200 to 500 KVA	\$21.00
Over 500 KVA	\$29.00

NOTE: Above applied to each bank of transformers.

SWIMMING POOLS

Bonding \$17.00
Filters & Pool Lights (use fixture & appliance schedule)

REINSPECTION OR REINTRODUCTION OF CURRENT

Charge is in relation to amount of supervision, but no less than \$43.00
Any equipment not heretofore approved, the schedule covering classification to apply used.

ADDITIONAL INSPECTIONS

For reported correction of defects found in original installation (after notice of correction and second inspection) \$17.00

ELECTRIC SIGNS

Electric discharge sign lighting systems, charge based on amp. rating of each sign:
0 to 10 amp. \$17.00
Each additional 5 amp. or fraction thereof . . \$7.00
For incandescent signs, divide total number of sockets by "4" applying rough wiring minimum fee.
Charge for each combination incandescent and gas tube sign to be computed by adding charge for each class.

ELEVATOR INSTALLATIONS

Single unit, non-automatic, \$17.00
Single unit, non-automatic, motor schedule.
Over 20 HP: Apply primary motor schedule.
Automatic elevators: Add \$5.00 to primary motor schedule.

RADIO OR TV APPARATUS

Minimum fee \$17.00
PROTECTIVE SIGNALING SYSTEMS, SOUND OR TIME SYSTEMS OUTLETS, TELEPHONES

1 to 15 devices \$17.00
Each additional 5 \$3.00

TEMPORARY INSTALLATIONS AND DECORATIVE DISPLAYS

Temporary installations for carnivals, Christmas decorations, halls churches, etc., where inspection is on a one-time basis, apply the following fees:
1 to 10 KW \$17.00
11 to 25 KW \$21.00
26 to 50 KW \$28.00
Over 50 KW \$34.00
Where inspection is not on a one-time basis, see Special Services below:

SPECIAL SERVICES

Special services (such as annual inspections, hospital operating floors, motion picture equipment, mobile homes, etc.) and/or conditions not provided for in the schedule shall be charged for on the basis of time required.
Minimum fee \$17.00
Temporarily and inspections requested after the first inspection, when work was not ready, EACH \$43.00
Issuance of duplicate certificate \$3.00

PRE-PURCHASE AND USE POSTCARD PERMITS (\$17.00) FOR SIMPLE, ONE-ITEM INSPECTIONS.

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 08/27/96

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

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF AUGUST 26, 1996.

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 Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 59, 70, 72, 73, 74, 75, 76, 77,
78, 79 AND 80.

2 - 1003

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

cc: File



Printed with Soybean Ink
on Recycled Paper

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BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: August 30, 1996

FROM: *RWB* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for September 3, 1996
Item Nos. 059, 061, 070, 073,
074, 075, 077, 078, 079, & 080

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE24

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: August 29, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

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

Item Nos. 57, 59, 73, 74, 77, 79, and 80

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 887-3495.

Prepared by:

Jeffrey Long

Division Chief:

Carol Kern

PK/JL

MICROFILMED

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 9/5/96

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Aug 26, 96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

59
61
73
75
77
78
79
80

RBS:sp

BRUCE2/DEPRM/TXTSBP

MICROFILMED



**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Parker F. Williams
Administrator

8-30-96

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 059 (JRA)


Dear Ms. Eubanks:

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 affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for 
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

MICROFILMED

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

The Quinn Community Association
Plans Approval Committee
14011 Quinn Lane
Baldwin, MD 21013

August 7, 1996

John & Barbara Dreyer
14101 Quinn Lane
Baldwin, MD 21013
(410)592-2592

Dear John & Barbara,

Thank you for submitting your plans for the proposed addition and deck. We take note of the brick veneer on the foundation and the pre-fabricated Brady Sunroom. Per our conversation, we also note that the siding on the conventional portion of the first floor addition will match the existing house and that the exterior of the Sunroom unit will be brown (earth tone) aluminum.

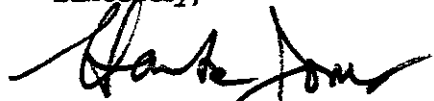
The concept of a carport area in addition to the garage is basically acceptable, as is the under-deck area solely for the storage of household and yard furniture and equipment. As we interpret your plans, the carport area would be used to park a vehicle and would not be used for storage other than for a few garbage cans; and, therefore, the open end is acceptable. Storage in such an open-ended area would not be aesthetically pleasing. Accordingly we require, as a minimum, an additional partition of lattice (with or without a door and doorway) to separate the storage area from the carport area. This will serve to isolate the storage from the unoccupied car port.

We also note the small increase (18" to 24") in the width of the driveway and the relocation of the shrubbery and trees which serve to soften the expanse of lattice work.

As a suggestion, your proposed metal, copper or tin, roof should be thoroughly reviewed in light of many potential problems. We recognize the problem of the shallow available pitch, and can offer, purely for your consideration, some alternative ideas and approaches. Additionally, we would prefer that the final roof coloration be consistent with the existing roofing.

With the incorporation of the above comments it will be our pleasure to approve your plans and we have attached a zerox copy of your plans with our notations. Thank you for your cooperation in this matter. If you have any additional questions please contact me at your convenience.

Sincerely,



H. J. (Hank) Jones, Chairman
Plans Approval Committee

cc: T.L., E.D., T.F., A.M.

MICROFILMED

59

Directions to Barb Perrier/John Dreyer's house

take 695 to exit for Dulaney Valley Road (north) -
I think it is the exit 31 - but I could be wrong on
the exit number (exit between Providence Rd and
York Rd)

Proceed north (away from Towson) on Dulaney
Valley Rd - cross over the Loch Raven Reservoir

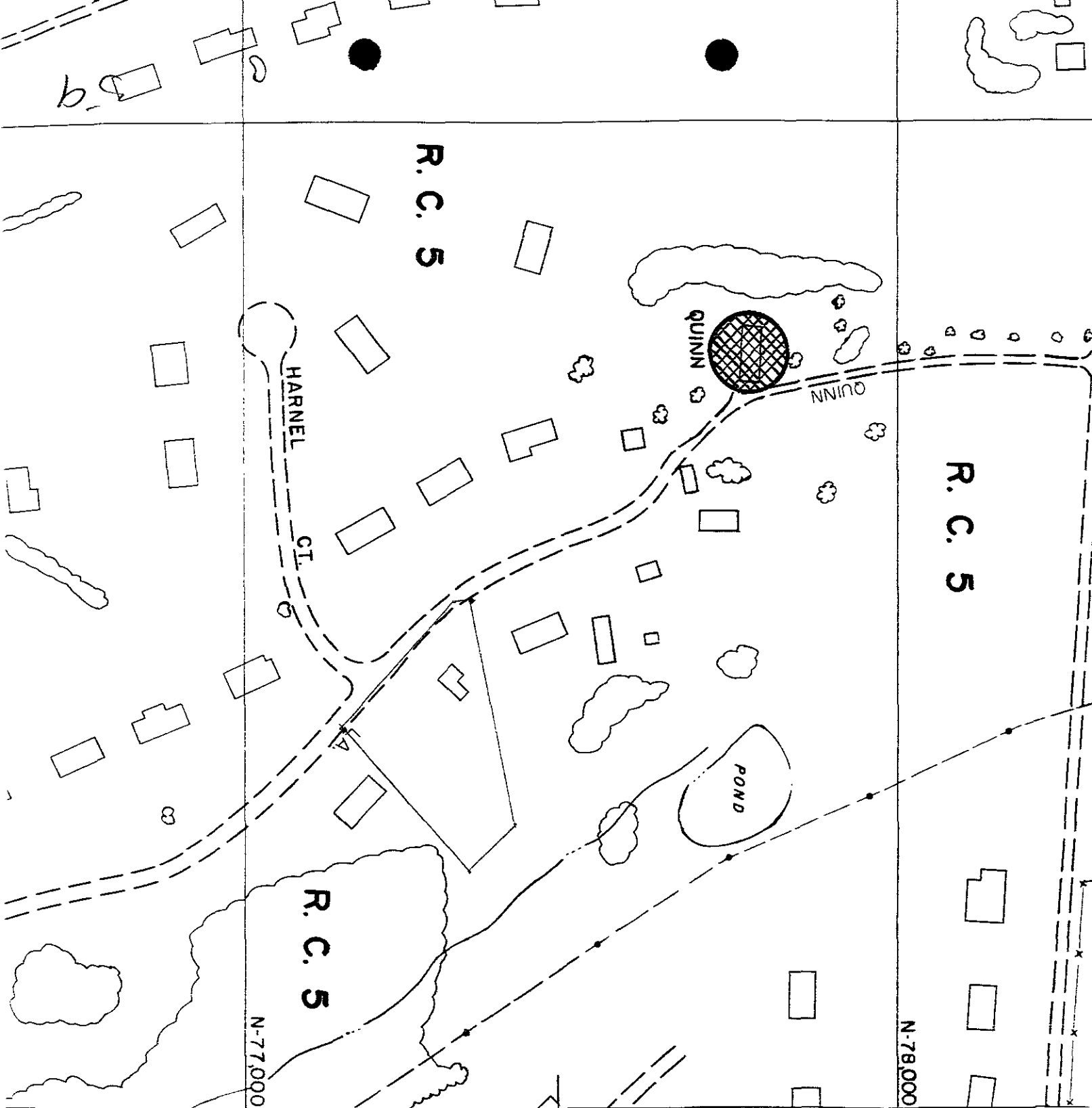
Road splits - Bear right at the traffic light to continue
on Dulaney Valley Rd - follow Dulaney Valley as it loops
around (pass Peerce's Plantation) until road dead ends
at Manor Road

Turn left on Manor Road - pass animal control shelter
on your left - start looking for Kincaid Road on your right
(if you get to the traffic light at Sweet Air Road - you have gone
too far)

Turn right on Kincaid, Road dead ends at Quinn. Turn
left on Quinn Lane. We are the sixth house on the right
after you turn - #14101 - cream siding with green shutters.
Phone: 592-2592. See you at 2:00 P.M.

MICROFILMED

59



(SHEET N.E.-20-E)

97-71-A

NE. 20-D

DRAWING NO. 1000
 1000
 PLAN HOLD CORPORATION
 POSITION EDGE OF PRINT

141 QUINN LN
BALDWIN, MD. 21013

97-71-A



From the front, LOT 110 Section 4
Block e.

MICROFILMED.

59

Page 1

14101 QUINN LANE

97-71-A

BALDWIN, MD. 21013

LOT 110, Section 4, Block e



Exactly where the deck is now, owners wish to build out basement and a sun room (2nd fl.). New deck will be added to the rear of home, more in alignment with the lot shape.

^{New}
(Structure will be approximately 38' from the property line (nearest) as is the present deck.

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59

page 2

14101 QUINN LW. 97-71-A
BALDWIN, MD. 21013
Lot 110, Section 4, Block e



As discussed page 2; view
from back side.

59

page 3

MICROFILMED

Re: 1410 QUINN LW.

97-71-A

View of Neighbor - Lot 11



View of adjacent neighbor, LOT 11.
Neighbors have 35' from property
line. Neighbor concurs with
petitioner's request.

59

MICROFILMED



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200'

LOCATION

SHEET

DATE
OF
PHOTOGRAPHY
JANUARY
1986

SWEET AIR MICROFILMED
N E
20-D

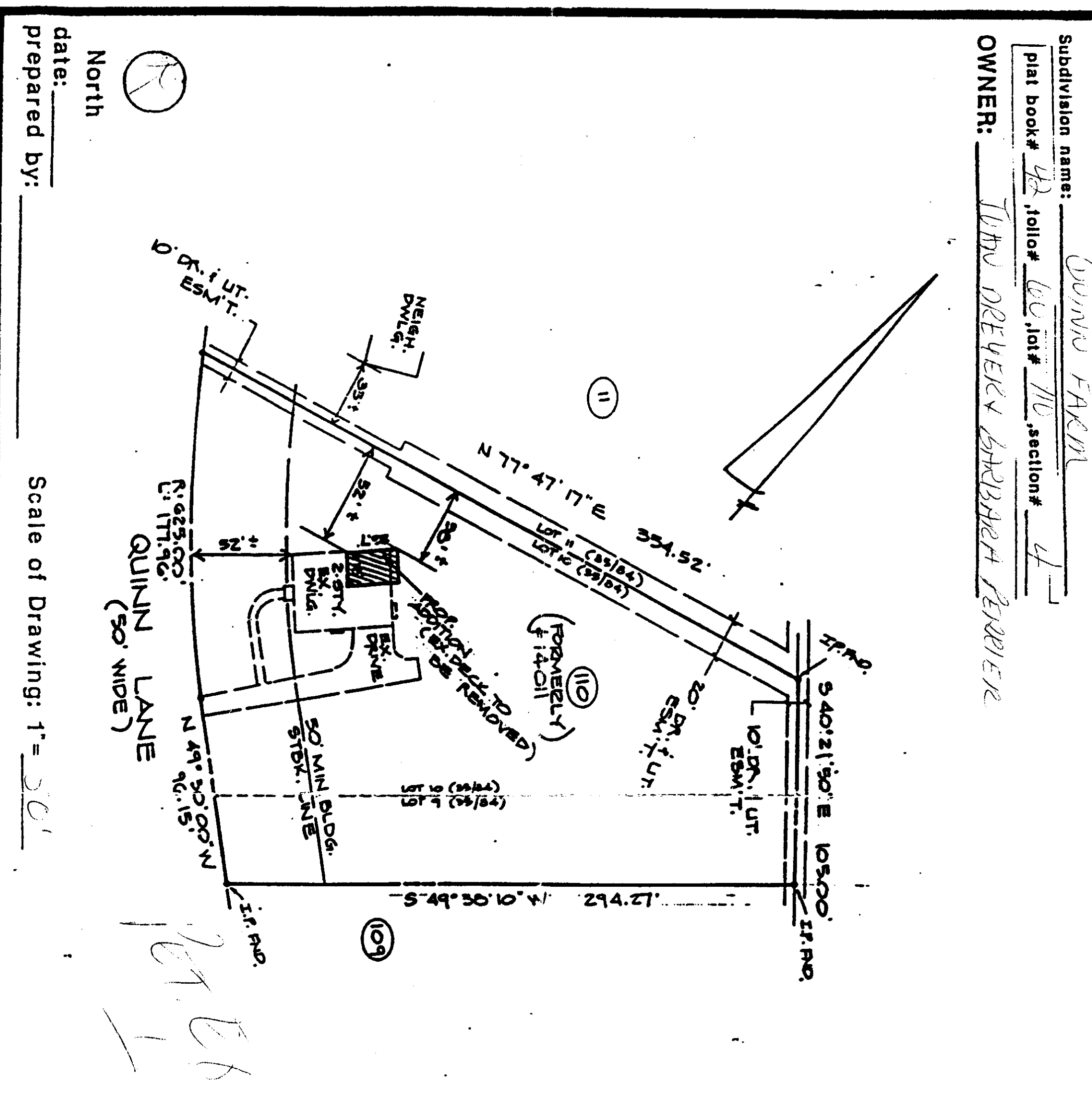
97-71-A

97-71-A

Plat to accompany Petition for Zoning Variance Special Hearing

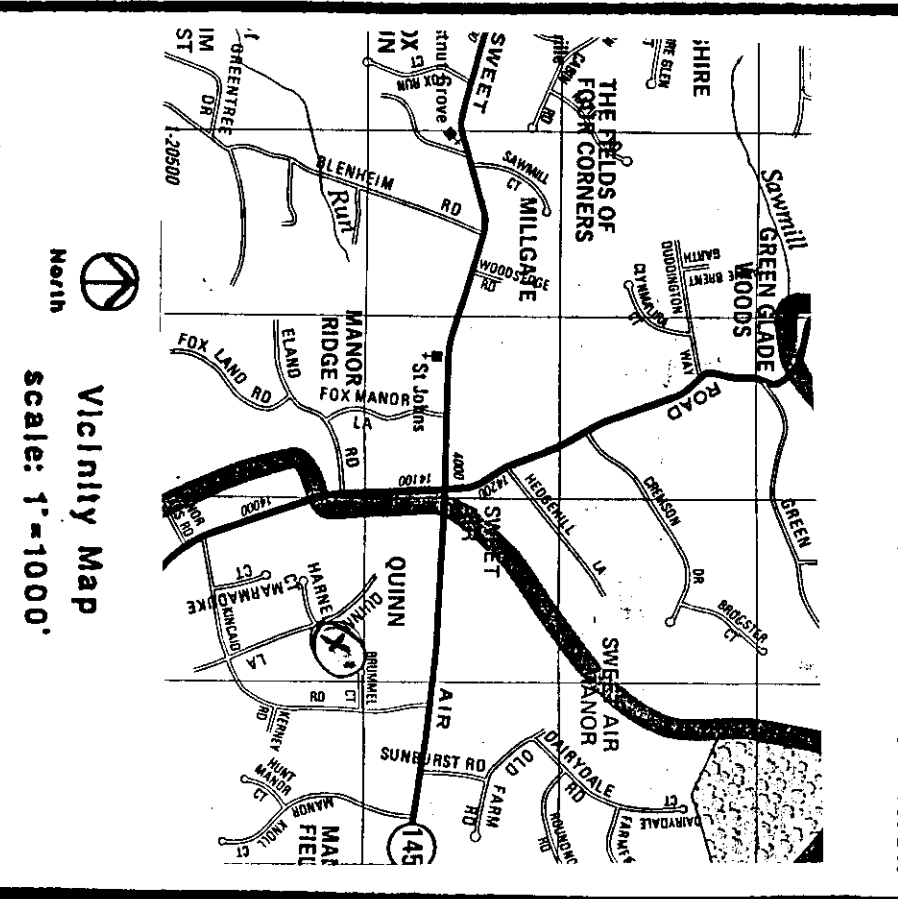
PROPERTY ADDRESS: 1404 QUINN LANE see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: QUINN FARM
 plat book # 22, folio # 60, lot # 11, section # 4
 OWNER: ITHA DREVERLY BARBARA PERDIERE



North
 date: _____
 prepared by: _____

Scale of Drawing: 1" = 50'



LOCATION INFORMATION

Election District: 10
 Councilmanic District: 6

1"=200' scale map#: NO. 20-1

Zoning: R15

Lot size: 1.3116 acreage square feet

- public priority
- SEWER:
 - WATER:

Chesapeake Bay Critical Areas:
 Prior Zoning Hearings: none

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____

MICROFILMED

IN RE: PETITION FOR ADMIN. VARIANCE BEFORE THE
NE/S Quinn Lane at Harnet Court DEPUTY ZONING COMMISSIONER
(14101 Quinn Lane) 10th Election District OF BALTIMORE COUNTY
6th Councilmanic District
Barbara J. Perrier and Case No. 97-71-A
John G. Dreyer - Petitioners

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 14101 Quinn Lane, located in the vicinity of Sweet Air Road in Baldwin. The Petition was filed by the owners of the property, Barbara J. Perrier and John G. Dreyer. The Petitioners seek relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 36 feet in lieu of the required 50 feet for a proposed addition. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. There being no requests for public hearing, a decision shall be rendered based upon the documentation presented. 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 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 Deputy Zoning Commissioner for Baltimore County this 11th day of September, 1996 that the Petition for Administrative Variance seeking relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 36 feet in lieu of the required 50 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.

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TKM:bjjs

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

September 11, 1996

(410) 887-4386

Ms. Barbara J. Perrier
Mr. John G. Dreyer
14101 Quinn Lane
Baldwin, Maryland 21013

RE: PETITION FOR ADMINISTRATIVE VARIANCE
NE/S Quinn Lane at Harnet Court
(14101 Quinn Lane)
10th Election District - 6th Councilmanic District
Barbara J. Perrier and John G. Dreyer - Petitioners
Case No. 97-71-A

Dear Ms. Perrier and Mr. Dreyer:

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 Permits and Development Management Office at 887-3391.

Very truly yours,

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TKM:bjjs

cc: People's Counsel

file

Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County
for the property located at 14101 QUINN LANE, BALDWIN 21013
97-71-A which is presently zoned RCS

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property abovesaid 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 1A04.3.B.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") TO ALLOW A SIDE YARD SETBACK OF 36 FT. IN LIEU OF THE REQUIRED 50 FT.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) Owners wish to have an addition constructed approximately 38' feet from the rear side (property line along lot 11). The current zoning of RCS calls for a 50 foot setback. While the neighboring lot 11 appears to have only a 20 foot required setback, a variance is required for the property. Our neighbor lot 11 is across the lot 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.

When to identify owner and address, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of the Petition.

Legal Owner(s)
BARBARA J. PERRIER
JOHN G. DREYER
Signature: [Signatures]
Address: 14101 QUINN LANE
City: BALDWIN, MARYLAND 21013
Phone No: (301) 740-4362 (work)
(410) 592-2592 (home)

ORDER RECEIVED FOR FILING
Date: 9/11/96
By: [Signature]

REVIEWED BY: [Signature] DATE: 9-13-96
ESTIMATED POSTING DATE: 9-25-96

Printed with Dreyer's Ink on Recycled Paper. ITEM #: 59

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) 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/does not presently reside at BALDWIN, MARYLAND 21013

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: A DECK EXISTS WHERE AN ADDITION IS PLANNED ON LOT 11. THE DECK WILL BE REMOVED AND THE ADDITION BUILT AT ABOUT 38 FEET FROM THE LOT 11 PROPERTY LINE. THE CURRENT RES ZONING CALLS FOR A 50' SETBACK. THE NEIGHBORING HOUSE (60'11") IS 35' FROM THE LINE AND MAY ONLY BE SUBJECT TO A 20' SETBACK. AS THE NEIGHBOR AGREES WITH THE PLANNED ADDITION AND THE RESULTING INCREASE IN VALUES, A VARIANCE TO APPROX. 36' IS REQUESTED.

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, IN AND FOR THE COUNTY OF BALTIMORE, personally appeared JOHN G. DREYER and BARBARA J. PERRIER, known to me to be the persons whose names are subscribed to the foregoing petition, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

My Commission Expires: 4/7/97

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires: 4/7/97

Notary Public

My Commission Expires: 4/7/97

Notary Public

My Commission Expires: 4/7/97

Notary Public

My Commission Expires: 4/7/97

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My Commission Expires: 4/7/97

Notary Public

My Commission Expires: 4/7/97

Notary Public

My Commission Expires: 4/7/97

Practical Difficulty

The lot is pie shaped and the placement of the house is closer to the northwest side due to the requirements of the septic field. The house itself is L-shaped with a deck filling out the open side of the L. This is the only practical place where any additional space can be added because the lot also slopes substantially to the rear and to the opposite side of the house. In addition, the desired use of the additional space as an expanded family room and storage area require its location to be accessible from the existing family room which requires the current placement. It should be noted clearly that the existing deck structure covers exactly the physical area contemplated by this addition. In essence in the view of a neighbor or other passer-by, there will be no structural expansion, only a change in the type of structure.

Undue hardship

Our family has expanded from two adults at the time of the purchase of the home to add two children, an au pair, and a college student in residence. We also anticipate the addition of another child and a grandparent in the near future. This requires us to provide for additional space. In addition, the zoning history of the property is such that it was originally zoned for a 20 foot set back from the side property line, as is the rest of the entire neighborhood. Our neighbor's house on the side where the new addition is located is less than 40 feet from the line. However, prior to the building of the house, the lot was redrawn to combine part of another lot and the property zoning was changed at that time to the current 50 foot requirement. This is inequitable with the entire rest of the neighborhood.

Other information:

This addition has been fully approved by the planning committee of the neighborhood association (approval attached.) Due to the large trees on the lot and the placement of the addition, only one neighbor has any view of the addition. They are Mr. and Mrs. Zaranejad at 14103 Quinn Lane, Baldwin MD 21013, 592-3890. They have been fully apprised of the plans including the review of the architect's drawings. They are aware that this variance is being requested and are supportive of its being granted.

The Quinn Community Association
Plans Approval Committee
14011 Quinn Lane
Baldwin, MD 21013
August 7, 1996

John & Barbara Dreyer
14101 Quinn Lane
Baldwin, MD 21013
(410) 592-2592

Dear John & Barbara,

Thank you for submitting your plans for the proposed addition and deck. We take note of the brick veneer on the foundation and the prefabricated Brady Sunroom. Per our conversation, we also note that the siding on the conventional portion of the first floor addition will match the existing house and that the exterior of the Sunroom unit will be brown (earth tone) aluminum.

The concept of a carport area in addition to the garage is basically acceptable, as is the under-deck area solely for the storage of household and yard furniture and equipment. As we interpret your plans, the carport area would be used to park a vehicle and would not be used for storage other than for a few garbage cans; and, therefore, the open end is acceptable. Storage in such an open-ended area would not be aesthetically pleasing. Accordingly we require, as a minimum, an additional partition of lattice (with or without a door and doorway) to separate the storage area from the carport area. This will serve to isolate the storage from the unoccupied car port.

We also note the small increase (18" to 24") in the width of the driveway and the relocation of the shrubbery and trees which serve to soften the expanse of lattice work.

As a suggestion, your proposed metal, copper or tin, roof should be thoroughly reviewed in light of many potential problems. We recognize the problem of the shallow available pitch, and can offer, purely for your consideration, some alternative ideas and approaches. Additionally, we would prefer that the final roof coloration be consistent with the existing roofing.

With the incorporation of the above comments it will be our pleasure to approve your plans and we have attached a zerox copy of your plans with our notations. Thank you for your cooperation in this matter. If you have any additional questions please contact me at your convenience.

Sincerely,

H. J. Hank Jones, Chairman
Plans Approval Committee

cc: T.L., E.D., T.F., A.M.

EXAMPLE 3 -- Zoning Description

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK" Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 14101 QUINN LANE, BALDWIN, MD 21013 (address)

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

name of street on which property fronts, which is _____ (number of feet of right-of-way width)

wide at the distance of _____ of the _____ (number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street _____ (name of street)

which is _____ wide, "Being Lot # 110 _____ (number of feet of right-of-way width)

Block _____ Section # _____ in the subdivision of _____ (name of subdivision)

as recorded in Baltimore County Plat Book # _____ Folio # _____

containing _____ 1.4 ACRES. Also known as _____ @ Harnet Ct. (square feet or acres) (property address)

and located in the _____ Election District, _____ Councilmanic District.

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.

Typical metes and bounds: N 87° 12' 13" E 321.1 ft. S 18° 27' 03" E 87.2 ft. S 62° 19' 00" W 318 ft. and N 08° 15' 22" W 80 ft. to the place of beginning.

ORDER RECEIVED FOR FILING
Date: 9/11/96
By: [Signature]

ORDER RECEIVED FOR FILING
Date: 9/11/96
By: [Signature]

ORDER RECEIVED FOR FILING
Date: 9/11/96
By: [Signature]

ORDER RECEIVED FOR FILING
Date: 9/11/96
By: [Signature]

ORDER RECEIVED FOR FILING
Date: 9/11/96
By: [Signature]

ORDER RECEIVED FOR FILING
Date: 9/11/96
By: [Signature]

ORDER RECEIVED FOR FILING
Date: 9/11/96
By: [Signature]

ORDER RECEIVED FOR FILING
Date: 9/11/96
By: [Signature]

CASE NUMBER: 97-71-A (Item 59)
14101 Quinn Lane
NE/S Quinn Lane at Hallett Court
10th Election District - 6th Councilmanic
Legal Owner(s): Barbara J. Perrier and John G. Dreyer
Administrative Variance to allow a side yard setback of 36 feet in lieu of the required 50 feet.

Post by: 8/25



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

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

PAYMENT WILL BE MADE AS FOLLOWS:

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

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 59. Petitioner: John Dreyer & Barbara Perrier

Location:

PLEASE FORWARD ADVERTISING BILL TO:

NAME: John Dreyer

ADDRESS: 14101 QUINN LANE

BALDWIN, MD. 21013

PHONE NUMBER: (410) 591-2592

59

12



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 23, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

COPY

RE: CASE NUMBER: 97-71-A (Item 59)
14101 Quinn Lane
NE/S Quinn Lane at Hallett Court
10th Election District - 6th Councilmanic
Legal Owner(s): Barbara J. Perrier and John G. Dreyer

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact me 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 August 25, 1996. The closing date (September 9, 1996) 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.

Arnold Jablon
Director

cc: Barbara J. Perrier and John G. Dreyer

Printed with Soybean Ink on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 5, 1996

Mr. John Dreyer and Ms. Barbara Perrier
14101 Quinn Lane
Baldwin, MD 21013

RE: Item No.: 59
Case No.: 97-71-A
Petitioner: J. Dreyer & B. Perrier

Dear Mr. Dreyer and Ms. Perrier:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 13, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
M. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

Printed with Soybean Ink on Recycled Paper

Baltimore County Government
Fire Department



700 East Johns Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 387-4380

DATE: 08/27/96

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

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF AUGUST 26, 1996.

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 Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS (59, 70, 72, 73, 74, 75, 76, 77, 78, 79 AND 80.

2

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 807-4881, MS-1102F

cc: File

Printed with Soybean Ink on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director Date: August 30, 1996
Department of Permits & Development Management

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
For September 3, 1996
Item Nos.: 059, 061, 070, 073,
074, 075, 077, 078, 079, & 080

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWR:HJO:jrb

cc: File

ZONR24

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director Date: August 29, 1996
Permits and Development Management

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

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

Item Nos. 57, 59, 73, 74, 77, 79, and 80

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 887-3495.

Prepared by: Jeffrey Long

Division Chief: Cheryl Lewis

PK/JL

ITEM57A/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM DATE: 9/5/96

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Aug 26, 96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:
59
61
73
75
77
78
79
80

RBS:sp
BRUCEZ/DEPRM/TXTSBP

Ms. Reslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 059 (JLA)

8-30-96

Dear Ms. Eubanks:

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 affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2255, Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

August 7, 1996

John & Barbara Dreyer
14101 Quinn Lane
Baldwin, MD 21013
(410)592-2592

Dear John & Barbara,

Thank you for submitting your plans for the proposed addition and deck. We take note of the brick veneer on the foundation and the pre-fabricated Brady Sunroom. Per our conversation, we also note that the siding on the conventional portion of the first floor addition will match the existing house and that the exterior of the Sunroom unit will be brown (earth tone) aluminum.

The concept of a carport area in addition to the garage is basically acceptable, as is the under-deck area solely for the storage of household and yard furniture and equipment. As we interpret your plans, the carport area would be used to park a vehicle and would not be used for storage other than for a few garbage cans; and, therefore, the open end is acceptable. Storage in such an open-ended area would not be aesthetically pleasing. Accordingly we require, as a minimum, an additional partition of lattice (with or without a door and doorway) to separate the storage area from the carport area. This will serve to isolate the storage from the unoccupied car port.

We also note the small increase (18" to 24") in the width of the driveway and the relocation of the shrubbery and trees which serve to soften the expanse of lattice work.

As a suggestion, your proposed metal, copper or tin, roof should be thoroughly reviewed in light of many potential problems. We recognize the problem of the shallow available pitch, and can offer, purely for your consideration, some alternative ideas and approaches. Additionally, we would prefer that the final roof coloration be consistent with the existing roofing.

With the incorporation of the above comments it will be our pleasure to approve your plans and we have attached a zeroed copy of your plans with our notations. Thank you for your cooperation in this matter. If you have any additional questions please contact me at your convenience.

Sincerely,

Hank Jones
H. J. (Hank) Jones, Chairman
Plans Approval Committee

cc: T.L., E.D., T.F., A.M.

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Directions to Barb Perrier/John Dreyer's house

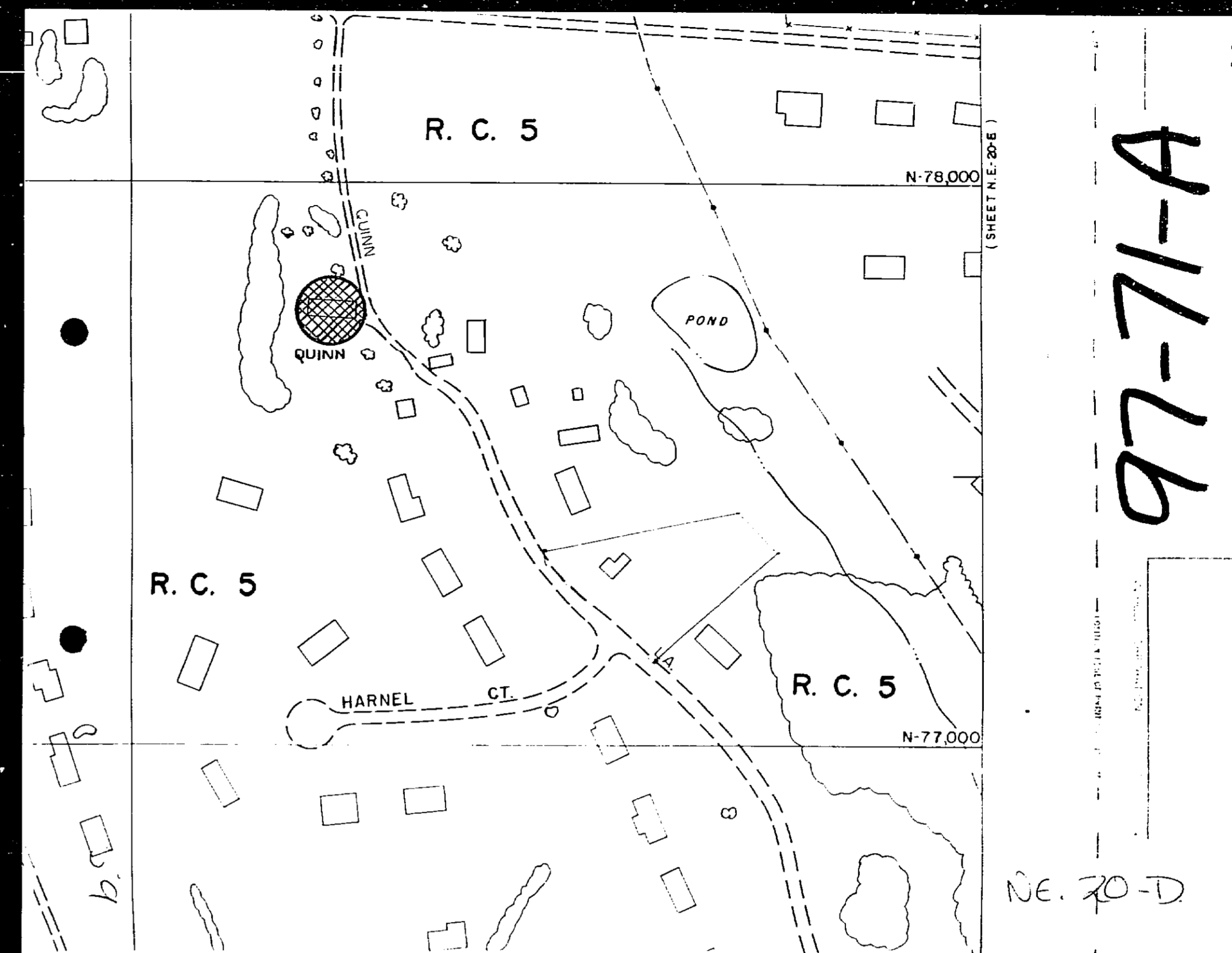
take 695 to exit for Dulaney Valley Road (north) - I think it is the exit 31 - but I could be wrong on the exit number (exit between Providence Rd and York Rd)

Proceed north (away from Towson) on Dulaney Valley Rd - cross over the Loch Raven Reservoir

Road splits - Bear right at the traffic light to continue on Dulaney Valley Rd - follow Dulaney Valley as it loops around (pass Pearce's Plantation) until road dead ends at Manor Road

Turn left on Manor Road - pass animal control shelter on your left - start looking for Kincaid Road on your right (if you get to the traffic light at Sweet Air Road - you have gone too far)

Turn right on Kincaid. Road dead ends at Quinn. Turn left on Quinn Lane. We are the sixth house on the right after you turn - #14101 - cream siding with green shutters. Phone: 592-2592. See you at 2:00 P.M.



NE 70-D

141 QUINN LN 97-71-A
BALDWIN, MD. 21013



From the front, LOT 110 Section 4 Block e.

59

page 1

14101 QUINN LANE 97-71-A
BALDWIN, MD. 21013

LOT 110, Section 4, Block e



Exactly where the deck is now, owners wish to build out basement and a sun room (cons fl.). New deck will be added to the rear of house, more in alignment with the lot shape.

New Structure will be approximately 35' from the property line (nearest) as is the present deck.

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page 2

14101 QUINN LN. 97-71-A
BALDWIN, MD. 21013
Lot 110, Section 4, Block e

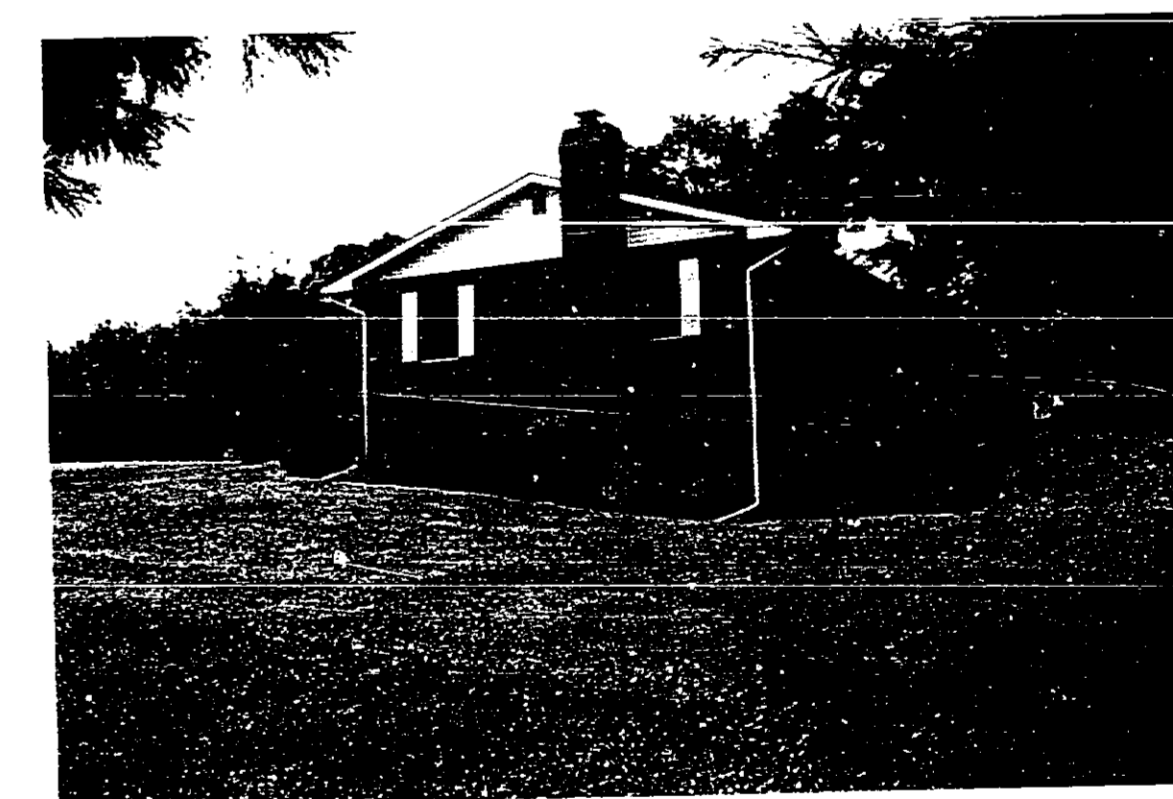


As discussed page 2; view from back side.

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page 3

Re: 141 QUINN LN. 97-71-A
View of Neighbor - Lot 11



View of adjacent neighbor, LOT 11. Neighbor has 35' from property line. Neighbor concurs with petitioner's request.

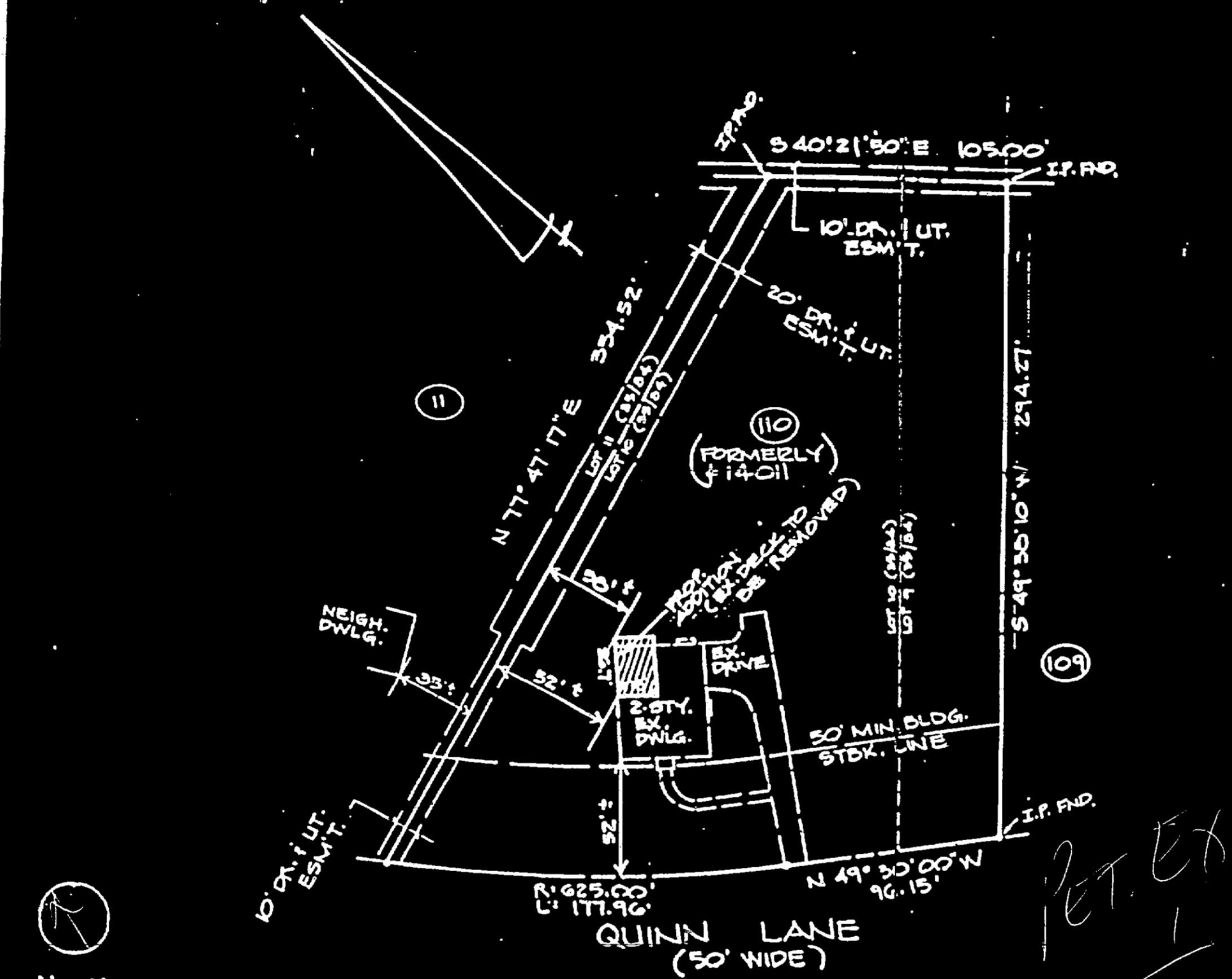
59

97-71-A

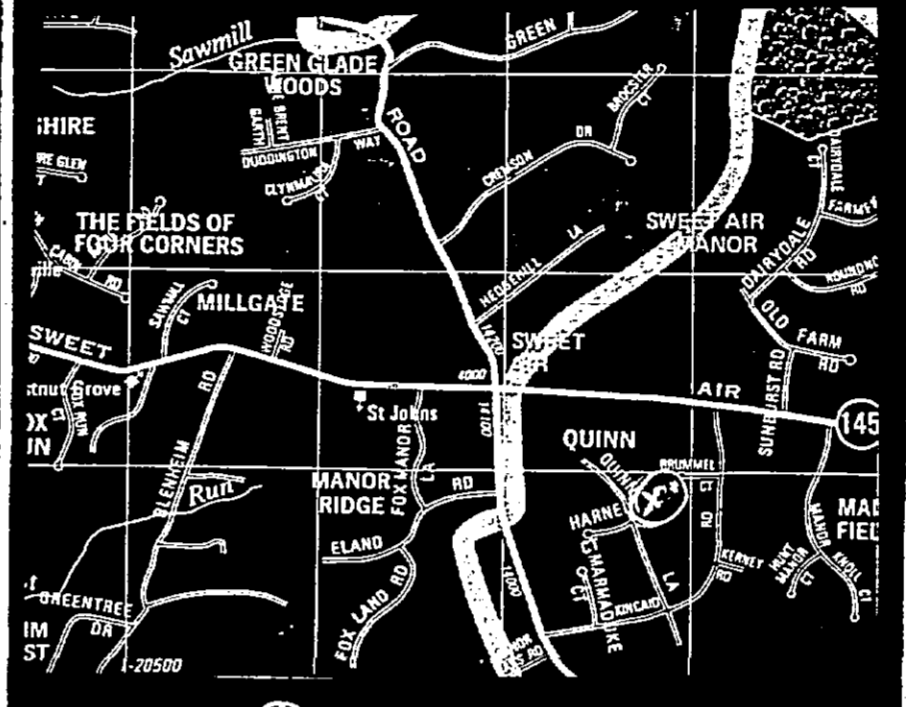
Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 1401 QUINN LANE
Subdivision name: QUINN FARM
Plat book # 42, folio # 60, lot # 110, section # 4
OWNER: JOHN DREYER BARBARA PERIER

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



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



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: 10
Councilmanic District: G
1"=200' scale map #: NE 20-D
Zoning: R15
Lot size: 1.3 AC
acreage square feet
SEWER: public private

WATER:
Chesapeake Bay Critical Area:
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____

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A-11-26



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	SWEET AIR	N. E.
DATE OF PHOTOGRAPHY JANUARY 1986		20-D

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PREPARED BY AIB PHOTOGRAPHICS, INC.
114 RTINGSBURG, W.V. 26401