

IN RE: PETITION FOR RESIDENTIAL	* BEFORE THE
ZONING VARIANCE	
N/S Springdell Ave., 25 ft. N	* ZONING COMMISSIONER
of c/l Church Lane	
3700 Springdell Avenue	* OF BALTIMORE COUNTY
2nd Election District	
2nd Councilmanic District	* Case No. 97-489-A
Jeffrey W. Jackson, et al	
Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Jeffrey W. Jackson and Theodora Johnson for that property known as 3700 Springdell Avenue in the Pam's Village subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 427.B of the Baltimore County Zoning Regulations (BCZR) to allow a fence with a height of 6 ft. to be erected on the front yard of the adjacent property in lieu of the maximum required height of 42 inches. The property and relief sought are 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

Date 6/14/97
 By M. G. [Signature]

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 4th day of June 1997 that the Petition for a Zoning Variance from Section 427.B of the Baltimore County Zoning Regulations (BCZR) to allow a fence with a height of 6 ft. to be erected on the front yard of the adjacent property in lieu of the maximum required height of 42 inches, be and is hereby GRANTED, subject, however, to the following restriction:

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.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 6/6/97
By M. Howard

LES:mmn



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

June 4, 1997

Mr. Jeffrey W. Jackson
Ms. Theodora Johnson
3700 Springdell Avenue
Randallstown, Maryland 21133

RE: Petition for Administrative Variance
Case No. 97-489-A
Property: 3700 Springdell Avenue

Dear Mr. Jackson and Ms. Johnson:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
encl.



Petition for Administrative Variance

97-489-A

to the Zoning Commissioner of Baltimore County

for the property located at 3700 Springdell Ave Randallstown Md 21133
which is presently zoned DES.S

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) 427.B (BCZR)

To allow a 6 ft. high fence to be erected on the front yard of the adjacent property in lieu of the maximum required height of 42".

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

See Back Sheet

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.

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

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

Legal Owner(s)

Jeffrey W. Jackson

(Type or Print Name)

Jeffrey W. Jackson

Signature

Theodora Johnson

(Type or Print Name)

Theodora Johnson

Signature

3700 Springdell Ave 301 227-2744

Address

Phone No

Randallstown MD

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: JRF DATE: 4/28/97

ESTIMATED POSTING DATE: 5-12-97



Printed with Soybean Ink
on Recycled Paper

ITEM #: 487

Affidavit in support of 97-489-A 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 3700 Springdell Ave
address
Randallstown Maryland 21133
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)

Because of the style of the fence, it would have to be replaced
for approx 30' as cutting it down would destroy that section. Because
this is a corner lot with the disputed sections close to a well
traveled street, a 42" height there would adversely affect the
security of my home and property

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.

Jeffrey W Jackson
(signature)
Jeffrey W Jackson
(type or print name)



Theodora Johnson
(signature)
Theodora Johnson
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of April, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

MARY J. TILGHMAN
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires October 6, 1997

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.

4/10/97
date

[Signature]
NOTARY PUBLIC
My Commission Expires:

3700 Springdell Ave

Beginning at a point on the North side of Springdell Ave
Which is 10' wide at a distance of 25' North of the centerline
of Church Lane which is 60' wide, Being lot # 10 Block C Section C
in the Subdivision of Pam's Village as recorded in Baltimore County Plat
Book # 63, Folio # 35 containing .2491 acres, Also known as 3700
Springdell Ave, Randallstown Maryland and located in the second
Election District, ~~13th~~^{2nd} Councilmanic District.

97-489-A

489

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No.

036532

DATE 4-28-97

ACCOUNT P-001-615-000

AMOUNT \$ 50.00

RECEIVED
FROM:

Jackson & Johnson

01 - Variance

ITEM # 489

FOR: 3700 Springdell Ave. Taken by: JRF

PAID RECEIPT

04/29/97 01 4 CH. R 10187

Dept 5 502 MISCELLANEOUS CASH
CR NO. 036532

\$50.00 OK P-P-I-P

Baltimore County Maryland
Office of Budget & Finance

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 97-489-A

Petitioner/Developer: _____

JEFFREY JACKSON

Date of Hearing/Closing: 5/27/97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

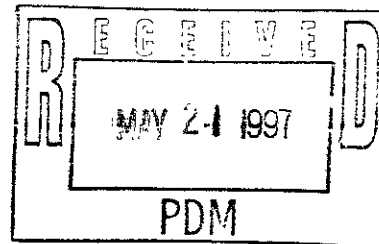
Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

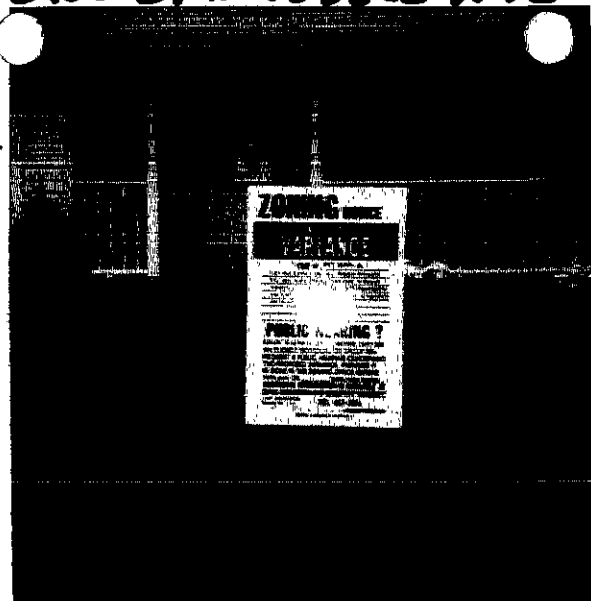
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

3700 SPRINGDELL AVE

The sign(s) were posted on 5/12/97
(Month, Day, Year)



3700 SPRINGDELL AVE.



Sincerely, -

Richard E. Hoffman 5/12/97
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)

Posted 5/12/97
Richard E. Hoffman 5/12/97



Baltimore County
Department of Permits and
Development Management

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

May 12, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-489-A
3700 Springdell Avenue
N/S Springdell Avenue, 25' N of c/l Church Lane
2nd Election District - 2nd Councilmanic
Legal Owner(s): Jeffrey W. Jackson and Theodora Johnson
Post by Date: 05/12/97
Closing Date: 05/27/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, 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, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Jeffrey Jackson and Theodora Johnson



Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than * 5-12-97

Format for Sign Printing, Black Letters on a White Background:

ZONING NOTICE**ADMINISTRATIVE
VARIANCE****Case No.:** 97-489-A

Administrative Variance is To allow a 6' high fence to
be erected on the front yard of the adjacent property
in lieu of the maximum required height of 42"

PUBLIC HEARING ?

**PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON**

TUE. * MAY 27, 1997
ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



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.: 489 Petitioner: Jeffrey W. Jackson + Theodora Johnson

Location: 3700 Springdell Ave Randallstown, Md 21133

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Jeffrey W. Jackson

ADDRESS: 3700 Springdell Ave
Randallstown, MD 21133

PHONE NUMBER: 410 655-0677





Baltimore County
Department of Permits and
Development Management

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

May 28, 1997

Mr. and Mrs. Jeffrey Jackson
3700 Springdell Avenue
Randallstown, MD 21133

RE: Item No.: 489
Case No.: 97-489-A
Petitioner: Jeffrey Jackson, et ux

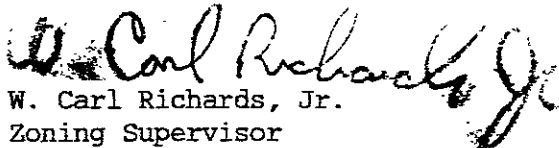
Dear Mr. and Mrs. Jackson:

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 April 28, 1997.

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 (410-887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 8, 1997

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

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

Item Nos. 488, 489, 490, 491, 492, 493, 494, and 499

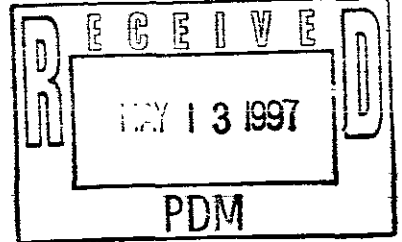
If there should be any questions or if this office can provide additional information,
please contact Jeffrey Long in the Office of Planning at (401) 887-3495

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Keller

AFK/JL

Baltimore County Government
Fire Department



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

(410) 887-4500

May 12, 1997

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 May 12, 1997

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.

- B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

#06. 480, 490, 491, 492, 493, 494, 495, 496, 497, and 499

REVIEWER: LT. ROBERT P. SAUERWALD

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

cc: File



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

TO: PDM

DATE: 5/12/97

FROM: R. Bruce Seeley *RBS/kr*
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: May 12th
J

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

Item #'s:

489

490

491

492

493

496

498

499

RBS:sp

BRUCE2/DEPRM/TXTSBP



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

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

RE: Baltimore County 5-9-97
Item No. 489 JRF

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 Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

P. J. Gredlein
for Ronald Burns, Chief
Engineering Access Permits
Division

LG

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

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 3700 Springdell Avenue

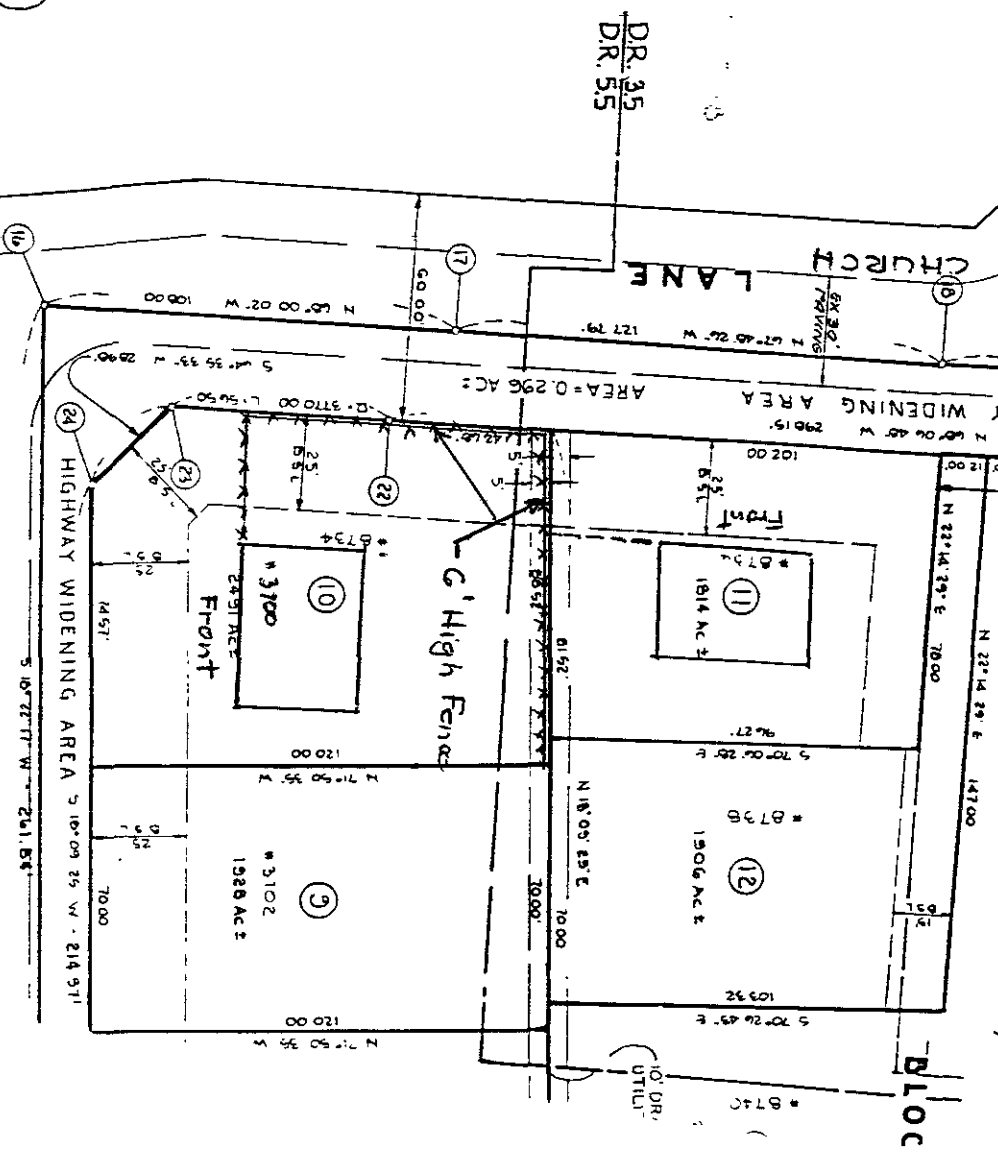
see pages 5 & 6 of the Checklist for additional required information

Subdivision name: Pan's Village

plat book# 63, folio# 35, lot# 10, section# C

OWNER: Jeffrey W Jackson & Thelma Johnson

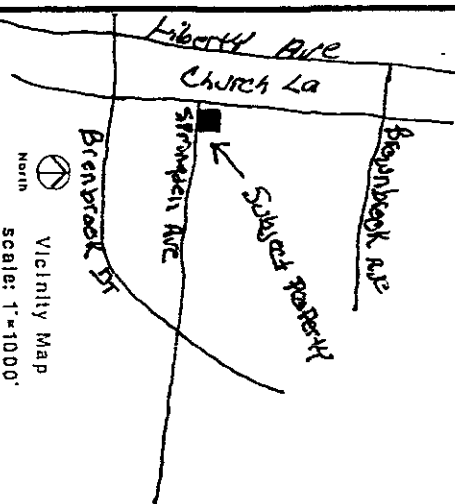
97-489-A



North
date: 4-11-97
prepared by: JWJ

Scale of Drawing: 1" = 30'

SPRINGDELL AVE.



LOCATION INFORMATION

Election District: 2

Councilmanic District: 13

1"=200' scale map#: NW 7-I

Zoning: DR 5.5

Lot size: 2491 10850

acreage square feet

SEWER: ☒ public ☐ private
WATER: ☒ ☐
Chesapeake Bay Critical Area: ☐ yes ☒ no
Prior Zoning Hearings: None

Zoning Office USE ONLY

reviewed by: ITEM #: CASE#:

JRF 489



97-489-A

489

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 3700 Springdell Avenue

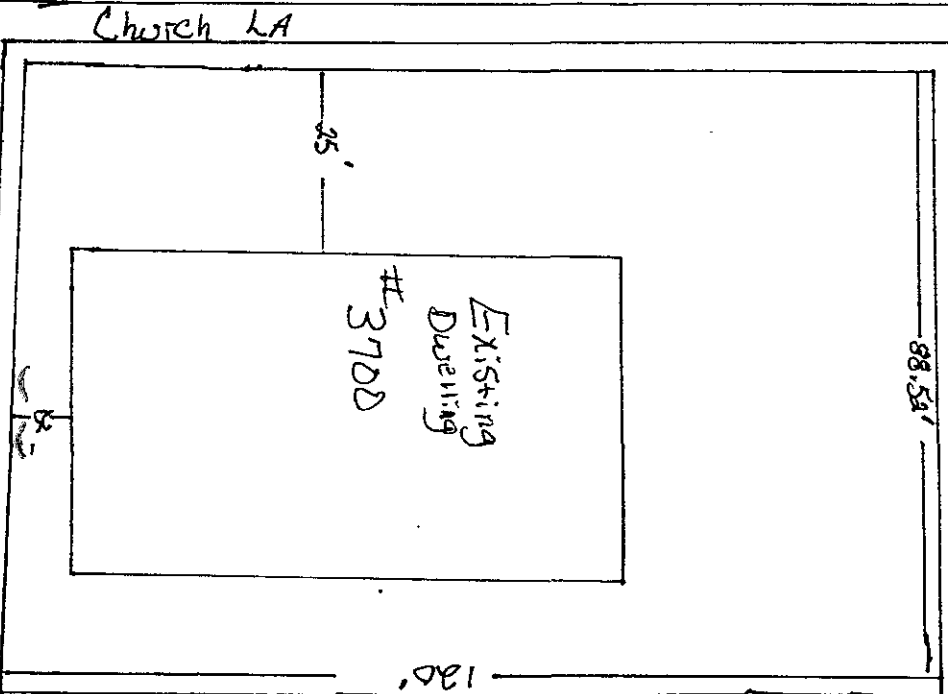
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Park Village

plat book # 63, folio # 35, lot # 10, section # C

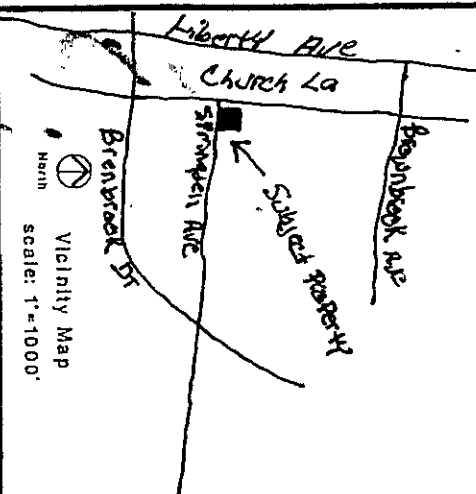
OWNER: Jeffrey W Jackson & Thelma Johnson

97-489-A



North
date: 4-11-97
prepared by: JWJ

Scale of Drawing: 1" = 30'



LOCATION INFORMATION

Election District: 2

Councilmanic District: 13

1"=200' scale map: NW 7-I

Zoning:

Lot size: 2491 10850

acreage square feet

SEWER: ☒ public ☐ private

WATER: ☒ ☐

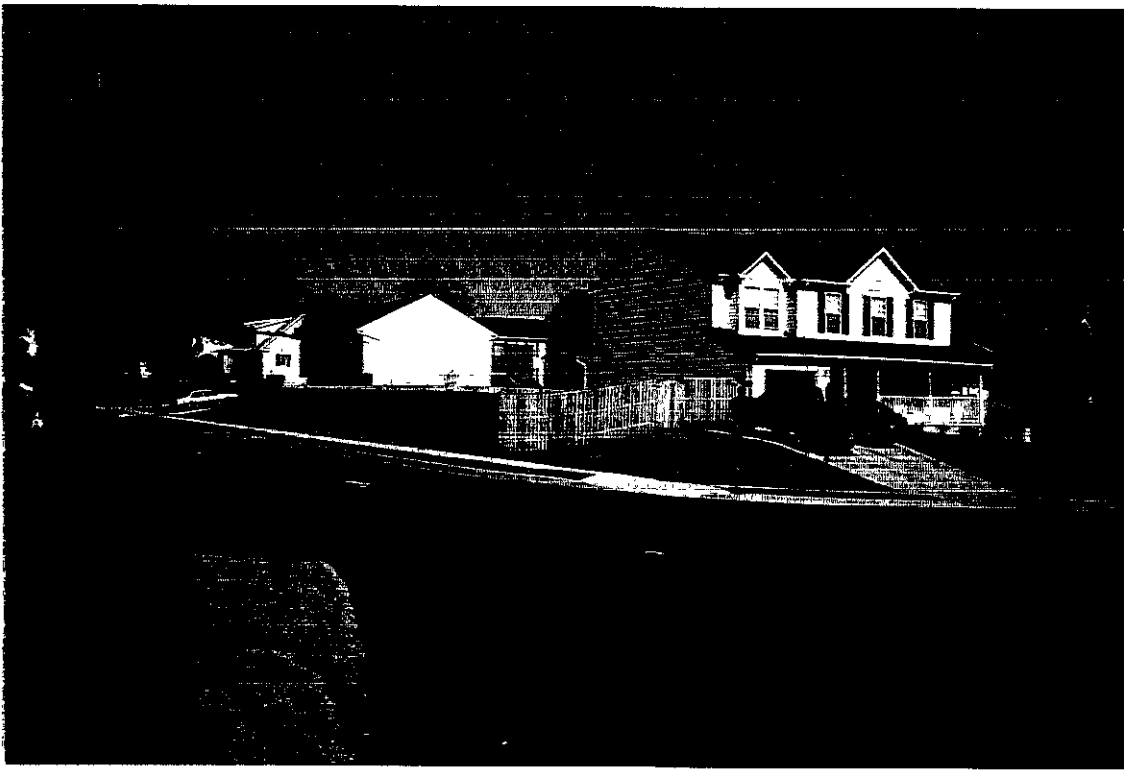
Chesapeake Bay Critical Area:

☐ yes ☒ no

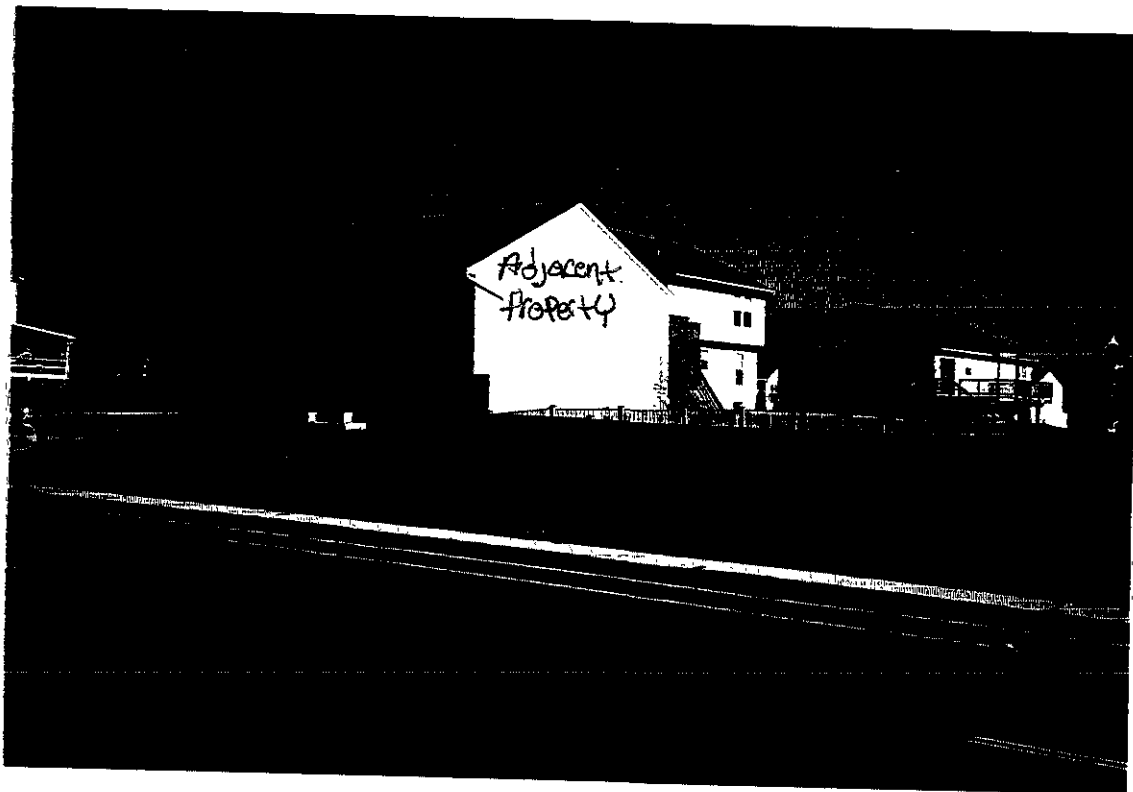
Prior Zoning Hearings: None

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:



97-489-A



489

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

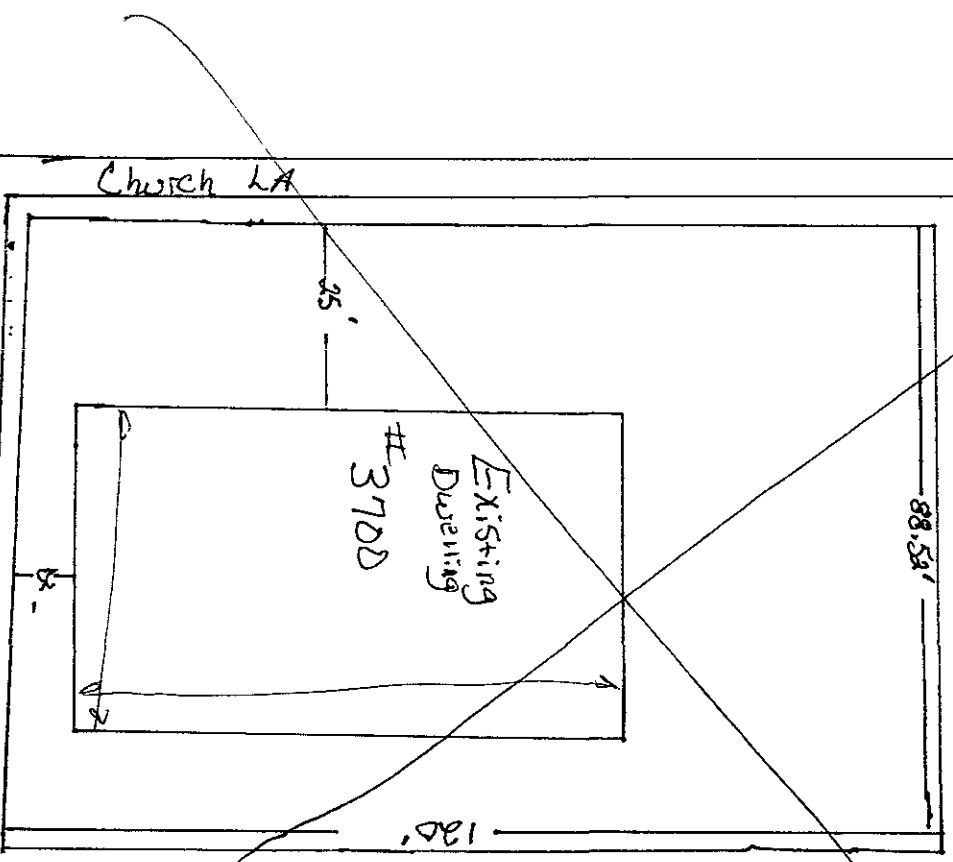
PROPERTY ADDRESS: 3700 Stringell Avenue

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

Subdivision name: Pam's Village

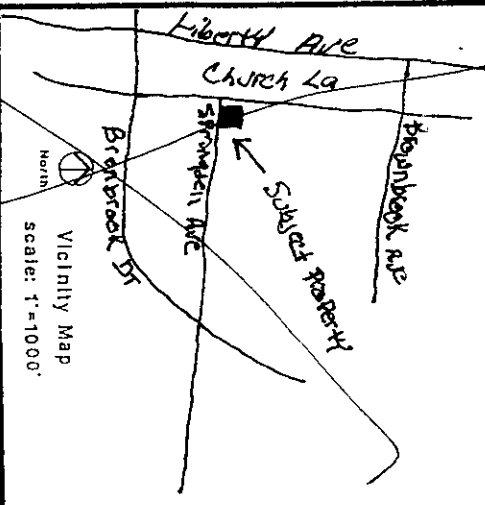
Plat book # 63, folio # 35, lot # 10, section # C

OWNER: Jeffrey W Jackson & Theodora Johnson



North
date: 4-11-97
prepared by: JWJ

Stringell Ave
Scale of Drawing: 1" = 30'



LOCATION INFORMATION

Election District: 2
Councilmanic District: 13

1"=200' scale map: NW 7.I

Zoning:
Lot size: 2491 10850
acreage square feet

public private
SEWER: ☒ ☐
WATER: ☒ ☐
Chesapeake Bay Critical Area: ☐ yes ☒ no
Prior Zoning Hearings: None

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

