

IN RE: PETITION FOR ADMINISTRATIVE * BEFORE THE
ZONING VARIANCE
NW/cor. West Lake Avenue and * ZONING COMMISSIONER
Lake Manor Drive
1100 W. Lake Avenue * OF BALTIMORE COUNTY
9th Election District
4th Councilmanic District * Case No. 98-38-A
Ann W. Baldwin, et al, Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Ann W. Baldwin, Rignal W. Baldwin, Jr. and Mary C. Baldwin, for that property known as 1100 W. Lake Avenue in the Roland Park section of Baltimore County. The Petitioners herein seek a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 4 ft., in lieu of the required 25 ft., for an attached garage, in a D.R.2 zone. The subject property and requested relief 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.

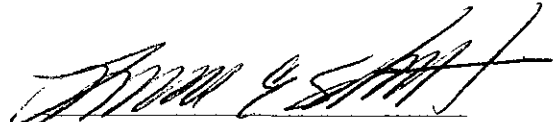
The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public 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 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 11th day of December 1997 that the Petition for a Zoning Variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 4 ft., in lieu of the required 25 ft., for an attached garage, in a D.R.2 zone, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Pursuant to the Zoning Plans Advisory Committee (ZAC) comment from the Bureau of Developer's Plans Review dated November 21, 1997, the Petitioners shall not interfere/disturb any storm drain pipe which may, or may not, be located in their front yard.
4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:mmn



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

December 11, 1997

Ms. Ann W. Baldwin
830 W. 40th Street
Apartment 855
Baltimore, Maryland 21211

RE: Petition for Administrative Variance
Case No. 98-38-A
Property: 1100 W. Lake Avenue

Dear Ms. Baldwin:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restrictions, 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 black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

c: Mr. and Mrs. Rignal W. Baldwin, Jr.
1100 W. Lake Avenue
Baltimore, Maryland 21210





(3)

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at

1100 W. Lake Avenue, Baltimore, MD 21210
which is presently zoned DR-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) 1802.3.C.1.; BL2R to

PERMIT A SIDEYARD SETBACK OF 4' IN LIEU OF THE
REQUIRED 25' FOR AN ATTACHED GARAGE.

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

PER AFFIDAVIT ON REVERSE SIDE THERE IS NO OTHER PRACTICAL
LOCATION FOR A GARAGE WITHOUT TEARING OLD GROWTH TREES
AND PUTTING DOWN MORE MACADAM

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:

Rignal W. Baldwin, Jr./Mary C. Baldwin
(Type or Print Name)

Rignal W. Baldwin, Jr. / Mary C. Baldwin
Signature

1100 West Lake Avenue
Address

Baltimore, Maryland 21210
City State Zipcode

(W) 410-974-6000 (H) 410-377-3332
Attorney for Petitioner

N/A

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s):

Ann W. Baldwin
(Type or Print Name)

Ann W. Baldwin
Signature

(Type or Print Name)

Signature

830 W. 40th Street 410-243-5805

Address Apartment 855 Phone No

Baltimore, Maryland 21211
City State Zipcode

Name, Address and phone number of representative to be contacted

Rignal W. Baldwin, Jr.

Name 1100 W. Lake Avenue

Address Baltimore, MD 21210 410-974-6000 (W)
Phone No

410-377-3332 (H)

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: Jan

DATE: 7-31-97

ESTIMATED POSTING DATE: 8-10-97

Printed with Soybean Ink
on Recycled Paper

ITEM #: 38

(3)

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 1100 West Lake Avenue
address
Baltimore, Maryland 21210
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)

The house is located on 1.05 acres but is very close (+25')
to the easterly property line. It is the only area where
a garage can be located without adding more macadam, removing
a cluster of old growth trees or completely changing the
existing driveway. The adjoining property is a subdivision
with a roadway that runs along the property line. The closest
houses are not visible from the site of the proposed garage
and expansion.

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.

Rignal W. Baldwin
(signature)
Rignal W. Baldwin
(type or print name)



Mary C. Baldwin
(signature)
MARY C. BALDWIN
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 31 day of July, 19 97, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Rignal W. Baldwin, Jr. and Mary C. Baldwin

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(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.

7/31/97
date

Francis B. Mc Connell
NOTARY PUBLIC

My Commission Expires: 11-1-00

(3)

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 1100 West Lake Avenue
address
Baltimore, Maryland 21210
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)

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to the easterly property line. It is the only area where
a garage can be located without adding more macadam, removing
a cluster of old growth trees or completely changing the
existing driveway. The adjoining property is a subdivision
with a roadway that runs along the property line. The closest
houses are not visible from the site of the proposed garage
and expansion.

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.

Rignal W. Baldwin
(signature)
RIGNAL W. BALDWIN
(type or print name)



Mary C. Baldwin
(signature)
MARY C. BALDWIN
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 31 day of JULY, 19 97, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Rignal W. Baldwin, Jr. and Mary C. Baldwin

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(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.

7/31/97
date

Francis B. Mc Connell
NOTARY PUBLIC

My Commission Expires: 11-1-00

38

ZONING DESCRIPTION

1100 W. LAKE AVE.

THAT PROPERTY LOCATED ON THE
NORTHWEST CORNER OF WEST LAKE AVE.
AND LAKE MANOR DRIVE.

E.D. 9TH

C.D. 4TH

LOT SIZE 1.05 AC. ^{H/-}

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ZONING DESCRIPTION FOR 1100 WEST LAKE AVENUE

Beginning at a point on the North side of West Lake Avenue which is 55 feet wide at the distance of 61.67 feet West of the centerline of the nearest improved intersecting street LAKE MANOR which is 60 feet wide.

As recorded in Deed Liber C.W.B. Jr. No. 1101, Folio 424:

BEGINNING for the same at a point in the Western outline of the land conveyed by Charles A. Buchanan to Joseph W. Jenkins, Jr., by deed dated March 13, 1885, and recorded among the Land Records of Baltimore County in Liber W. M. I. No. 145, folio 1 & c. located North nine degrees and ten minutes east four hundred fifty-five feet from the center line of Lake Avenue, said point of beginning being also at the beginning of the lot of ground described in the deed from Aileen Dammann Ingraham to Rignal W. Baldwin, Jr. and wife, dated June 30, 1939, and recorded among the Land Records aforesaid in Liber C.W.B., Jr. No. 1064, Folio 567 & c. and running thence, binding reversely on the last line of said last mentioned deed North eighty-two degrees and thirty-five minutes West eighty-three and eighty-three one hundredths feet to the center of a right of way thirty feet wide, there laid out, thence binding on the center line of said right of way south thirty degrees and thirty minutes west forty and seventy-six one hundredths feet, thence parallel with the first line of this description south eighty-two degrees and thirty-five minutes east ninety-eight and sixty-six one hundredths feet, to intersect the western outline of the land conveyed by Charles A. Buchanan to Joseph W. Jenkins, Jr. as aforesaid, and thence binding on said Western outline north nine degrees and ten minutes east thirty-seven and fifty-two one hundredths feet to the beginning. Together with the right of ingress and egress over the thirty foot right of way above mentioned, to and from Lake Avenue.

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CONTAINING seventy-eight one thousandths (78/1000) of an acre of land, more or less.

As recorded in Deed Liber C.W.B. Jr. No. 1064, Folio 567:

BEGINNING for the same at a point in the western outline of the land conveyed by Charles A. Buchanan to Joseph W. Jenkins, Jr. by deed dated March 13, 1885, and recorded among the Land Records of Baltimore County in Liber W.M.I. No. 145, Folio 1, located north nine degrees ten

minutes east four hundred and fifty-five feet from the center line of Lake Avenue; and running thence binding on the outlines of said land north nine degrees, ten minutes east sixty-four feet; north five degrees one minute west fifty-six feet and eight inches and north forty-eight degrees, fifty-eight minutes west two hundred seventeen feet and nine inches to a stone heretofore planted at the north end of the easternmost outline of the land now owned by Brodnax Cameron; thence binding on said easternmost outline south five degrees, thirty-four minutes west two hundred forty feet; and thence south eighty-two degrees thirty-five minutes east one hundred eighty-three feet and ten inches to the place of beginning.

CONTAINING seven hundred and fifty one-thousandths of an acre of land, more or less.

As recorded in Deed Liber No. 7549, Folio 637:

BEGINNING for the same at the end of the 20th or south 5 degrees 01 minutes east 56 foot 8 inch line of the land described in a deed dated November 18, 1953, from Eleanor J. Whedbee, et al to Charles A. Knott and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2413, folio 161 and running thence binding reversely on said 20th line and part of the 19th line as now surveyed the two following courses and distances, viz: first, north 12 degrees 08 minutes 35 seconds west 57.05 feet and second, north 55 degrees 49 minutes 16 seconds west 126.38 feet, thence for lines of division as now surveyed the three following courses and distances, viz: first, north 73 degrees 00 minutes 00 seconds east 87.59 feet, second, south 19 degrees 51 minutes 30 seconds east 103.36 feet and third, south 2 degrees 24 minutes 37 seconds west 55.22 feet to the point of beginning.

CONTAINING 0.12 acres of land, more or less.

As recorded in Deed Liber G.L.B. No. 2567, Folio 92:

BEGINNING for the same at a point on the north line of Lake Avenue, said point of beginning being at the intersection of the north line of Lake Avenue and the center line of a 30 foot right-of-way running northerly and being distant first 11.83 feet on a bearing south 68 degrees 10 minutes 00 seconds west, thence 32.87 feet on a bearing south 86 degrees 00 minutes 00 seconds west from the intersection of the said north line of Lake Avenue and the easternmost line of the land which by Deed dated July 30, 1930, and recorded among the Land Records of Baltimore County in Liber

LMcLM No. 862, folio 6, was conveyed by Louisa Buchanan de Bullet and husband to Brodnax Cameron; thence northerly and binding on the center line of said right-of-way on a curve to the right with a radius of 334 feet for a distance of 105.05 feet; thence on a curve to the left with a radius of 865 feet for a distance of 141.50 feet; thence on a curve to the left with a radius of 129.98 feet for a distance of 52.66 feet; thence north 29 degrees 4 minutes 17 seconds west 21.93 feet; thence on a curve to the right with a radius of 36 feet for a distance of 49.80 feet; thence on a curve to the left with a radius of 160 feet for a distance of 55 feet; thence north 30 degrees 30 minutes 0 seconds east 8.24 feet to the southwesterly corner of a lot of land heretofore conveyed by Brodnax Cameron and wife to Rignal W. Baldwin, Jr. and wife by Deed duly recorded among the Land Records of Baltimore County aforesaid; and thence following the third line of said conveyance to Baldwin and wife south 82 degrees 35 minutes east 98.66 feet to intersect the eastern outline of the land conveyed by Louisa Buchanan de Bullet and husband to Brodnax Cameron as aforesaid; and thence binding on said eastern outline south 9 degrees 10 minutes 0 seconds west 415 feet more or less to the center line of Lake Avenue; and thence along the center line of Lake Avenue south 68 degrees 10 minutes west 3 feet; thence continuing along the center line of Lake Avenue south 86 degrees 0 minutes west 31.67 feet to the intersection of the center line of Lake Avenue and the center line of said 30 foot right-of-way; thence northerly along the center line of said right-of-way on a curve to the right with a radius of 334 feet 20.43 feet to the place of beginning.

As recorded in Deed Liber G.L.B. No. 3318, Folio 519:

BEGINNING for the same at a concrete monument heretofore planted at the end of the fourth line of the land described in a Deed from Aileen Damman Ingraham to Rignal W. Baldwin Jr. and Ann W. Baldwin, his wife, dated June 30, 1939 and recorded among the Land Records of Baltimore County in Liber C.W.B. Jr. No. 1064, folio 567, etc., and running thence by a line of division, now made, along the extension of said fourth line in a southerly direction, south 5 degrees and 34 minutes west 111.75 feet to the northernmost edge of the crushed stone driveway there situate; thence, running for another line of division, now made, along the northernmost edge of said crushed stone drive, southeasterly by a line curving toward the east (left) with a radius of 50 feet and a chord which bears south 89 degrees east 23.40 feet the distance of 23.62 feet to the westernmost side of a right of way 30 feet wide the center line of which is described in a Deed from Brodnax Cameron and Julia Duryea Sprigg Cameron, his wife, to Ann W. Baldwin dated September 27, 1954 and

recorded among said Land Records in Liber G.L.B. No. 2567, folio 92, etc.; thence south 75 degrees and 23 minutes east 15.00 feet to the center line of said right of way; thence, binding on the center line of said right of way, the three following courses and distances, to wit: northeasterly by a line curving toward the east (right) with a radius of 36 feet and a chord which bears north 32 degrees and 24 minutes east 22.00 feet the distance of 22.36 feet; northeasterly by a line curving toward the north (left) with a radius of 160 feet and a chord which bears north 40 degrees and 21 minutes east 54.73 feet the distance of 55.00 feet and north 30 degrees and 30 minutes east 49.00 feet to a point in the last line of the land described in the Deed from Aileen Damman Ingraham to Rignal W. Baldwin Jr. and wife first herein referred to and thence, binding reversely on part of said last line, north 82 degrees and 35 minutes west 100.00 feet to the place of beginning.

CONTAINING 7885 square feet or 0.1810 of an acre of land, more or less.

Also known as 1100 West Lake Avenue and located in the _____ Election District, _____ Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

38

No.

042700

DATE 7-31-97 ACCOUNT P001-6150

AMOUNT \$ 50.00

RECEIVED FROM: R. BALOWIN 1100 W. LAKE AVE

FOR: Ad. VAA. (010)

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Scm

PAID RECEIPT

PROCESS ACTUAL TIME
7/31/1997 7/31/1997 14:17:20

REG 4504 CASHIER LEMI LXS DRAWER

6 MISCELLANEOUS CASH RECEIPT

Receipt # 015447

OR NO. 042700

OFL

50.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 98-38-A

Petitioner/Developer: Allbright
Architects, Inc./ Baldwin

Date of Hearing/Closing: 8-25-97

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 1100 W. Lake Ave.
Baltimore, MD 21210

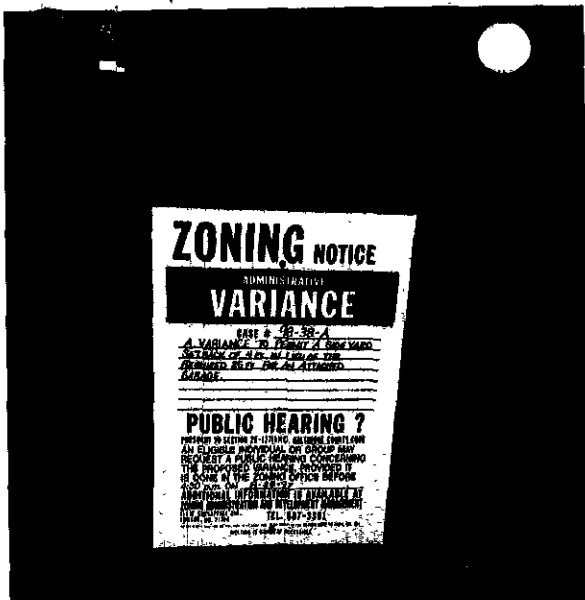
The sign(s) were posted on August 10, 1997
(Month, Day, Year)

Sincerely,

Mark Fitzgerald
(Signature of Sign Poster and Date)

Mark Fitzgerald
(Printed Name)
SHANNON-BAUM SIGNS
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD 21784

(City, State, Zip Code)
410-781-4666
(Telephone Number)





Baltimore County
Department of Permits and
Development Management

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

August 15, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 98-38-A
1100 West Lake Avenue
NWC West Lake Avenue and Lake Manor Drive
9th Election District - 4th Councilmanic
Legal Owner(s): Ann W. Baldwin
Contract Purchaser(s): Rignal W. Baldwin, Jr. and Mary C. Baldwin
Post by Date: 08/10/97
Closing Date: 08/25/97

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.

Arnold Jablon
Director

cc: Ann W. Baldwin
Rignal W. Baldwin, Jr.



Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than * 8-10-97

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

ZONING NOTICE**ADMINISTRATIVE
VARIANCE**

Case No.: 78-38-A

A VARIANCE TO PERMIT A SIDEYARD
 SETBACK OF 4ft. IN LIEU OF THE
 REQUIRED 25ft. FOR AN ATTACHED GARAGE.

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

*

8-25-97

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 (responsibility of which, lies with the petitioner/applicant) 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 advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

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.: 38

Petitioner: RIGNAL W. BALDWIN JR. | MARY C. BALDWIN

Location: 1100 West Lake Avenue, Baltimore, Maryland 21210

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Rignal W. Baldwin, Jr.

ADDRESS: 1100 W. Lake Avenue
Baltimore, MD 21210

PHONE NUMBER: 410-377-3332 (H) 410-974-6000 (W)

AJ:ggs

(Revised 09/24/96)

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

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

Subdivision name: _____

plat book# _____, folio# _____, lot# _____, section# _____

OWNER: _____



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"=200' scale map#: _____

Zoning: _____

Lot size: _____
acreage square feet

SEWER: ☐ public ☐ private

WATER: ☐ ☐

Chesapeake Bay Critical Area: ☐ yes ☐ no

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

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



North

date: _____

prepared by: _____

Scale of Drawing: 1"= _____



Baltimore County
Department of Permits and
Development Management

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

August 25, 1997

Ms. Ann W. Baldwin
830 W. 40th Street, Apt. 855
Baltimore, MD 21211

RE: Item No.: 38
Case No.: 97-38-A
Petitioner: Ann Bldwin

Dear Ms. Baldwin:

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 July 31, 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,

A handwritten signature in black ink, appearing to read "Carl Richards, Jr.", with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director Date: August 14, 1997
Department of Permits & Development
Management

FROM: Robert W. Bowling, Chief ~~SECRET~~ ROBERT W BOWLING
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for August 14, 1997
Item No. 038

The Development Plans Review Division has reviewed the subject zoning item. Our records, drawing #54-0706(4), indicated a County storm drain running from Lake Manor Drive southwesterly across this site within 10 feet of the proposed 20-foot-tall addition.

Baltimore County policy prohibits the construction of a permanent structure within a recorded utility easement.

RWB:HJO:jrb

cc: File

ZONE818.038



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 8-8-87
Item No. 038 JCM

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,

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

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

TO: PDM

DATE: 8/13/97

FROM: R. Bruce Seeley *BS/JP*
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Aug 11, 97

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

Item #'s:

34
35
38
39
40
41

RBS:sp

BRUCE2/DEPRM/TXTS8P

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 12, 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. 20, 22, 26, 27, 28, 29, 33, 38, 39, 40 and 41

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 M. Long

Division Chief:

Gary C. Kerns

AFK/JL



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

DATE: 10/01/96

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 11, 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.

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

035, 037, 038, 039, 040, and 041

REVIEWER: LT. ROBERT N. SAUERWALD
Fire Marshal Office, PHONE (887-4881, MS-1102F
cc: File



B A L T I M O R E C O U N T Y, M A R Y L A N D

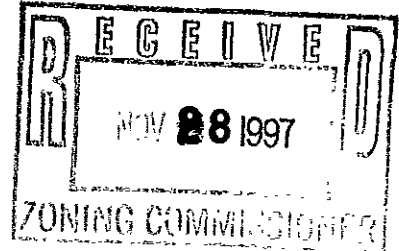
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Lawrence E. Schmidt
 Zoning Commissioner

DATE: November 21, 1997

FROM: *Pub* Robert W. Bowling, Chief
 Bureau of Developer's Plans Review
 Department of Permits &
 Development Management

SUBJECT: Administrative Variance
 Case No. 98-38A - Revised



Our record drawing number 54-706 indicated an existing 18-inch diameter storm drain pipe laying diagonally along the front yard of the Baldwins' property from the existing outfall endwall to the inlets in Lake Manor Drive. However, a field inspection by this department failed to locate this pipe.

Since the subject pipe is on private property and the drainage easement over this pipe has never been secured by the County, we cannot restrict the location of the proposed addition.

The Baldwins, however, should be aware that this pipe may be as shown on the drawing, and they would be responsible for any conflict between the proposed addition and the drain pipe.

RWB:HJO:jrb

cc: Z.A.C. File
 Arnold Jablon

HJO25

RE: PETITION FOR ADMINISTRATIVE VARIANCE *
1100 West Lake Avenue, NWC West Lake Ave *
and Lake Manor Drive *
9th Election District, 4th Councilmanic *

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Legal Owner(s): Ann W. Baldwin *
Contract Purchaser(s): Rignal W. and *
Mary C. Baldwin, Jr.

CASE NO. 98-38-A

Petitioners

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28th day of August, 1997, a copy of the foregoing Entry of Appearance was mailed to Ann W. Baldwin, 830 W. 40th Street, Apt. 855, Baltimore, MD 21211, and to Rignal W. and Mary C. Baldwin, Jr., 1100 W. Lake Avenue, Baltimore, MD 21210, Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

September 3, 1997

Ms. Ann W. Baldwin
830 W. 40th Street, Apt. 855
Baltimore, Maryland 21211

RE: PETITION FOR ADMINISTRATIVE VARIANCE
NW/Corner West Lake Avenue and Lake Manor Drive
(1100 W. Lake Avenue)
9th Election District - 4th Councilmanic District
Ann W. Baldwin - Petitioner
Case No. 98-38-A

Dear Ms. Baldwin:

This office is in the process of reviewing your request for variance, pursuant to the Petition for Administrative Variance filed in the above-captioned matter.

Please be advised that the Zoning Plans Advisory Committee comments submitted by Robert W. Bowling, Chief of the Development Plans Review Division of the Department of Permits and Development Management (DPDM), dated August 14, 1997, indicate that a storm drain runs along the southwest property line of this site, within 10 feet of the proposed addition. Baltimore County does not permit construction of a permanent structure within a recorded utility easement. Therefore, prior to the issuance of a decision in your request for variance, it will be necessary for you to contact Mr. Bowling at (410) 887-3751, to determine if the proposed improvement will infringe upon that utility. Upon receipt of written notice from Mr. Bowling that the proposed addition will not infringe upon the storm drain easement on your property, I will make a decision on your request for variance and issue an opinion.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

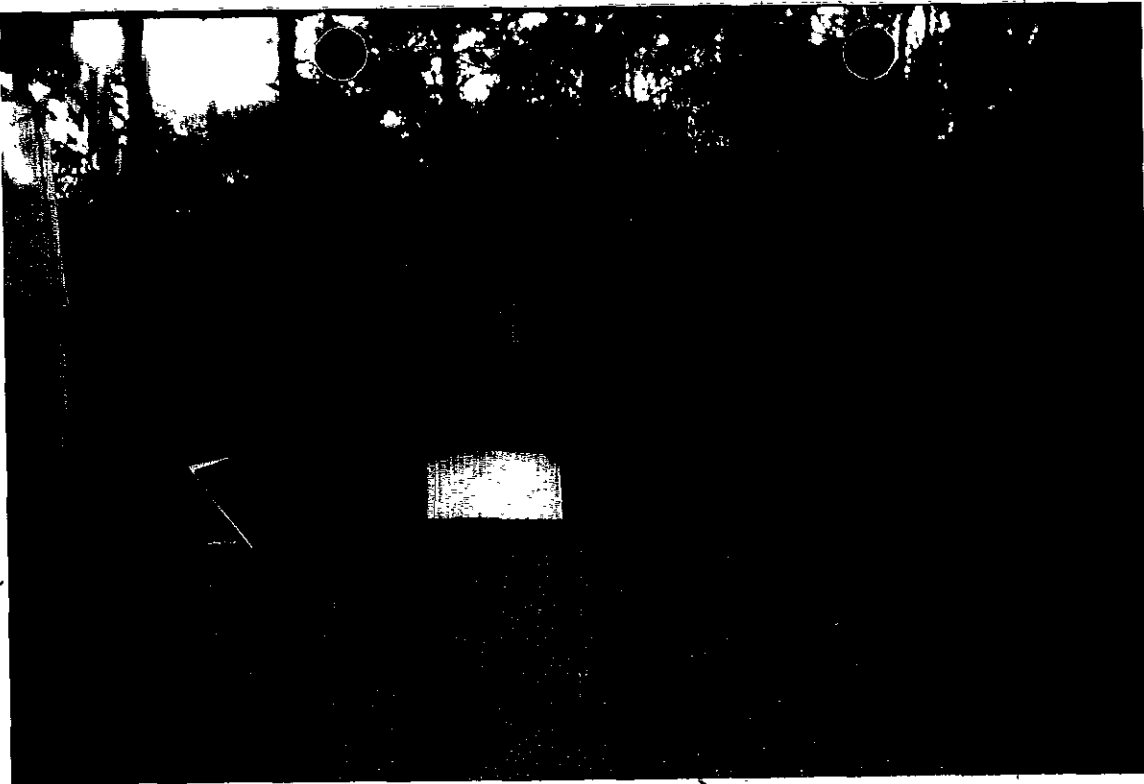
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Rignal W. Baldwin, Jr.
1100 West Lake Avenue, Baltimore, Md. 21210

Case File

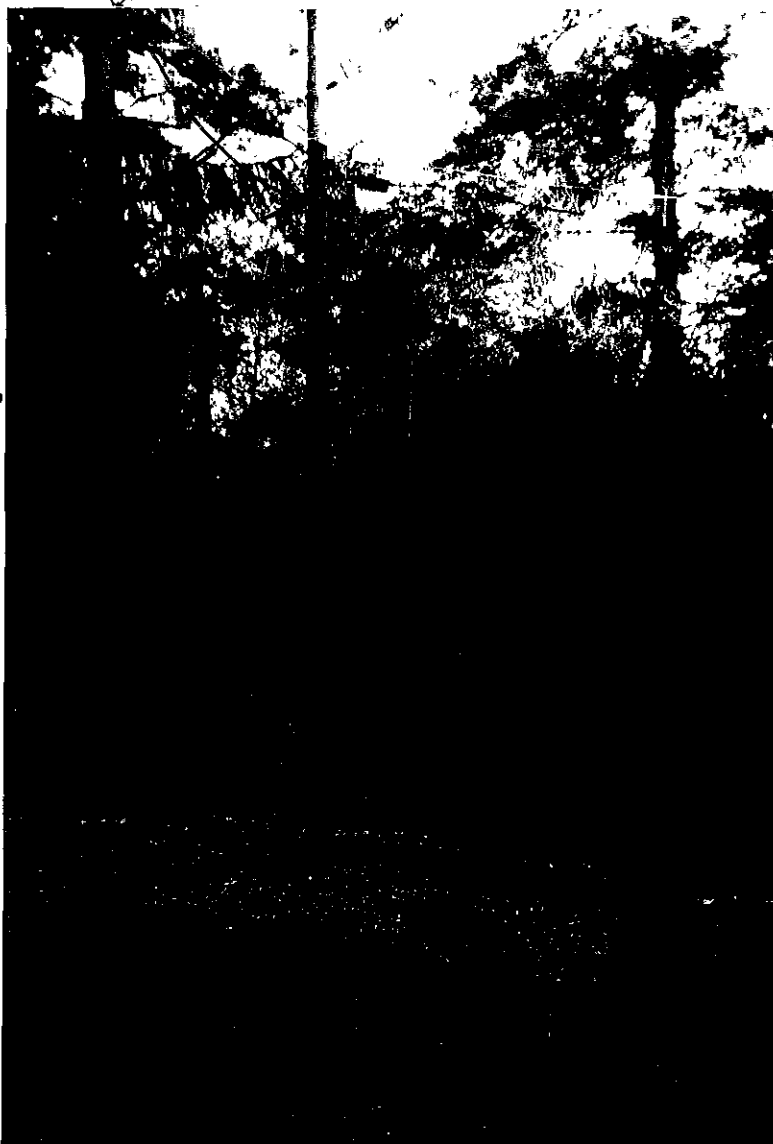




SUBJECT
HOUSE

REFERENCE
POWER
POLE

PROPOSED ~~GARAGE~~ SITE



PROPOSED
GARAGE
SITE
BEHIND
TREES

38

BALDWIN RESIDENCE
1100 W. LAKE AVE
BALTIMORE, MD

VIEW FROM LAKE MANOR DRIVE
LOOKING SOUTH WEST



EXISTING DWELLING,
1100 W. LAKE AVE.

LOCATION OF
PROPOSED GARAGE,
BEHIND TREES,
OFF CIRCULAR
DRIVEWAY.

CLUSTER OF OLD GROWTH
TREES ON WEST SIDE
OF HOUSE.



WELL HOUSE (SHOWN
ON SITE PLAN)

38

RIG + MARY BALDWIN
1100 W. LAKE AVE
BALTIMORE, MD.

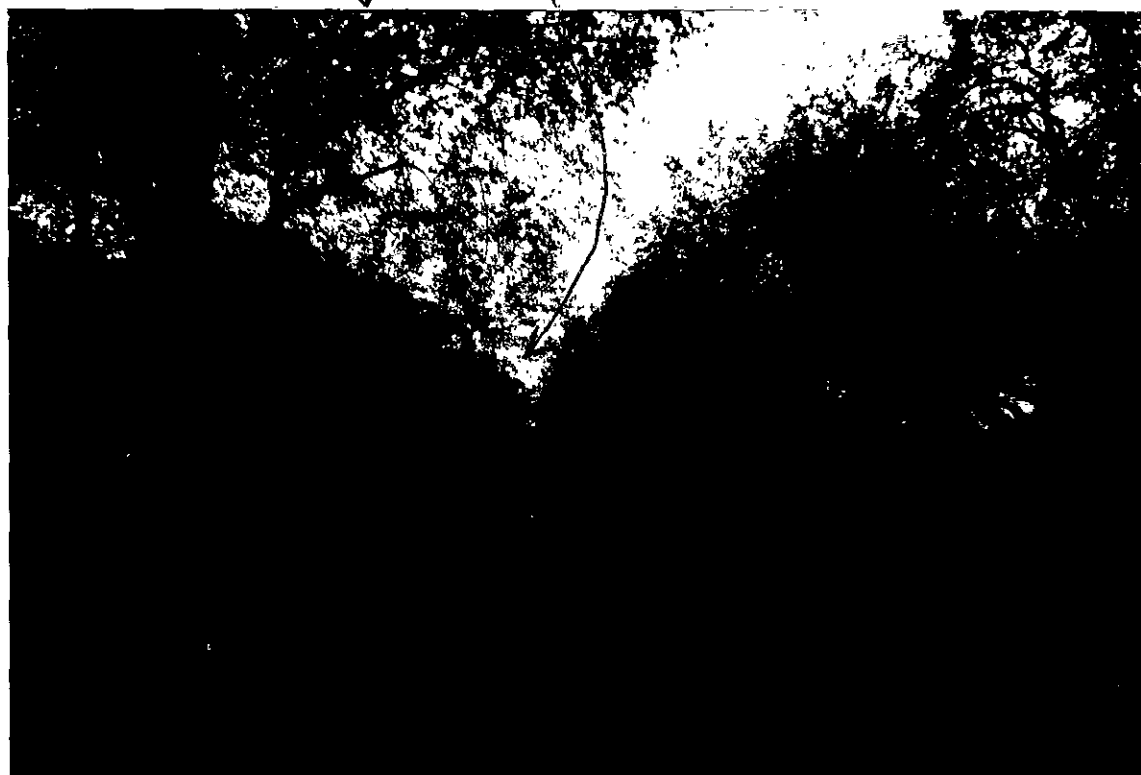
SUBJECT HOUSE
BEHIND TREES →



PROPOSED GARAGE SITE
BEHIND TREES →

REFERENCE POWER POLE

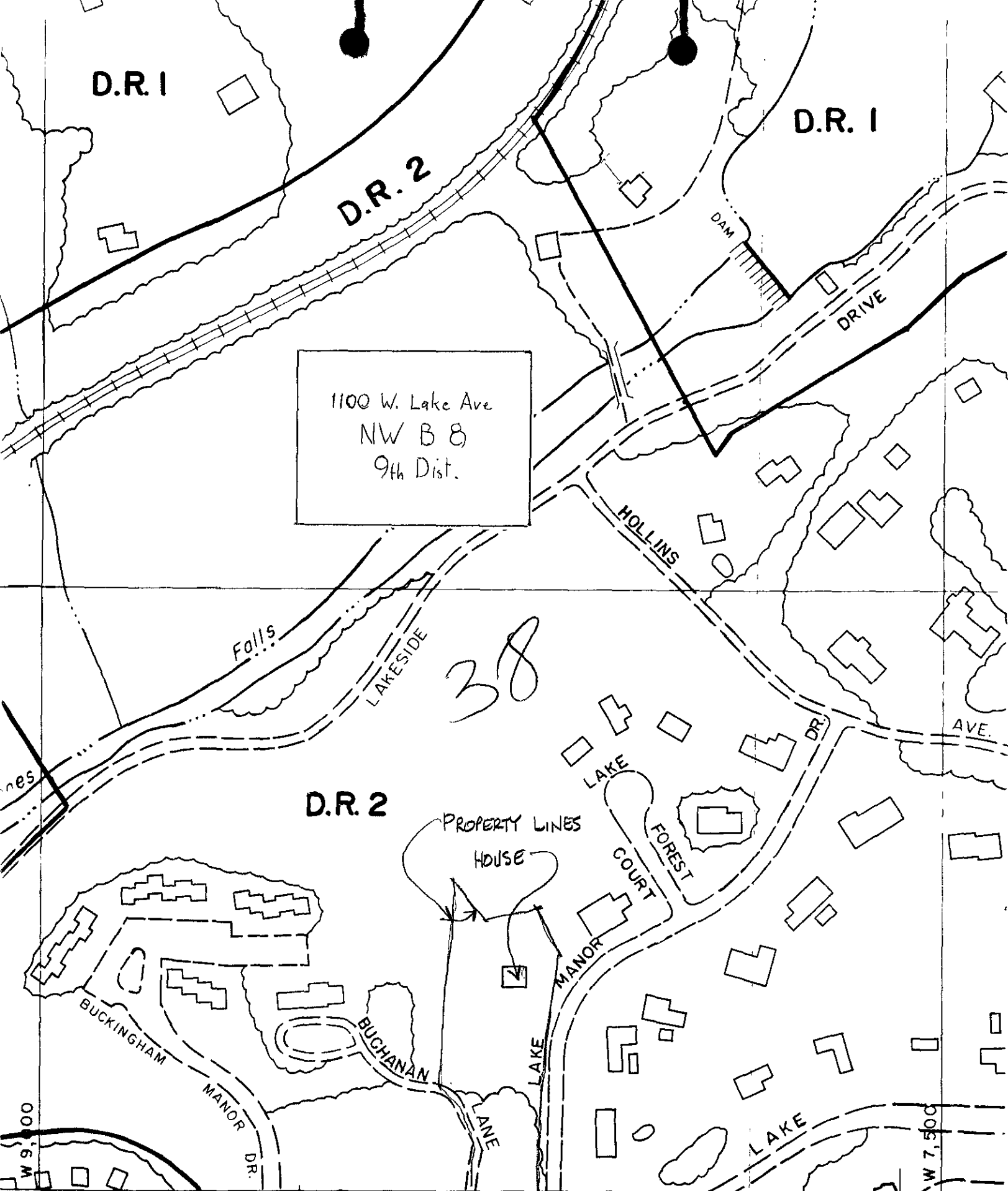
38



← CLOSEST HOUSE
DOCKMAN RESIDENCE

BALDWIN RESIDENCE
1100 W. LAKE AVE
BALTIMORE, MD

VIEW FROM LAKE MANOR DRIVE
LOOKING SOUTH WEST.



FEET N.W. 7B

RE COUNTY
MINING AND ZONING



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

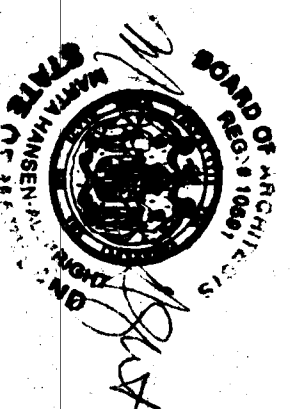
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200' ±
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
LAKE ROLAND
AREA

SHEET
NW
8-B

19

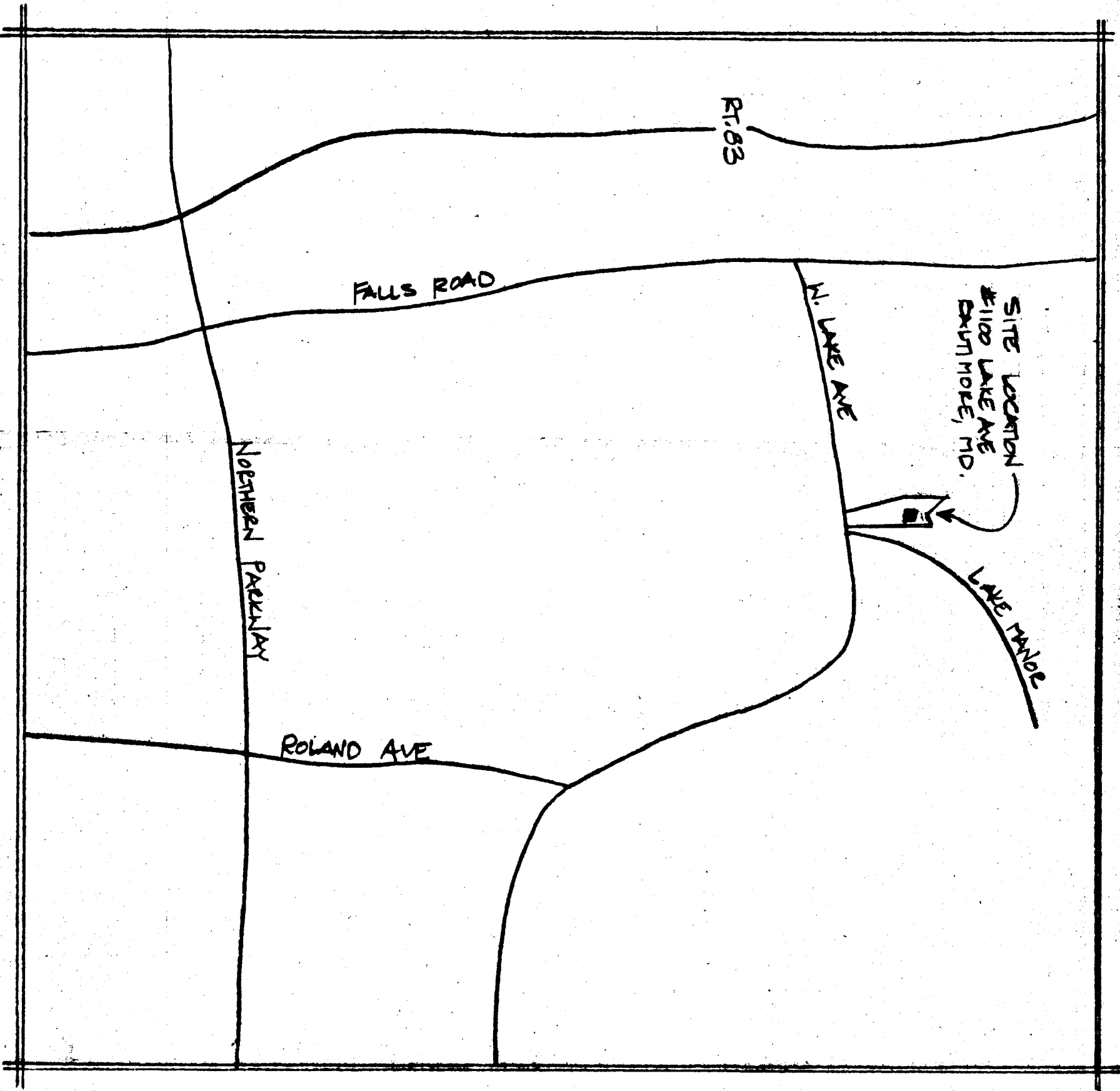


Date: 1.5.77
Project: ADDITIONS
1100 LAKE AVE.
BALTIMORE, MD
Owner: RICHARD & MARY BALDWIN

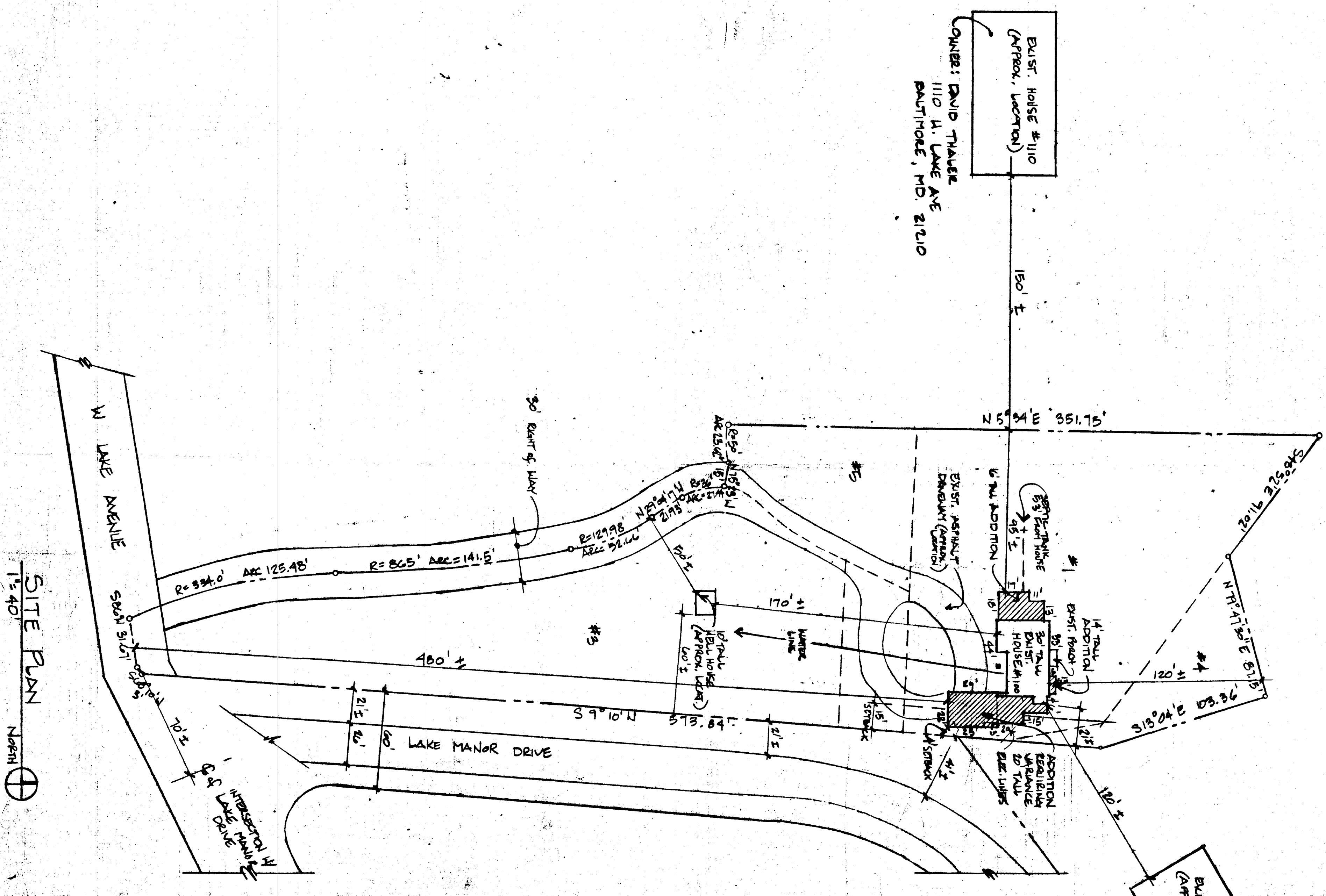
Date: 1.5.77
Project: SITE PLAN
VICINITY MAP

Sheet: 9109

A.1



VICINITY MAP
1" = 1000'
North



SITE PLAN
1" = 40'
North

PLAN TO ACCOMPANY PETITION FOR ADMINIST. VARIANCE

ADDRESS: 1100 LAKE AVE. BALTIMORE, MD
OWNER: RICHARD & MARY BALDWIN
SUBDIVISION: NONE (75 ACRES LAKE MANOR DRIVE)
ELECTION DISTRICT: 9th
CONGRESSIONAL DISTRICT: 4th
ZONE: D.R.-2 (C.R. & M.U.-C-2)
SETBACKS: FRONT = 40', REAR = 40', SIDE = 15' MIN/COMB 40'
UTILITIES: SEWER, PUBLIC WATER
CHECKSHEET FOR CRITICAL AREA: NO
FLOOD PLAIN: NO
PRIORITY ZONING HEADINGS: NONE
LOT SIZE: 1.05 ACRES OR 46,188 S.F. ±