

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
E/S St. David's Lane, 775' S of *
the c/l of Chestnut Ridge Drive * DEPUTY ZONING COMMISSIONER
(11619 St. David's Lane) *
8th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District *
Mark J. Brenner, et ux * Case No. 98-185-A
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Mark J. and Jean K. Brenner. The Petitioners seek relief from Section 427.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 6-foot high fence to be placed in the "front" yard along Falls Road, in accordance with the site plan submitted which was 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. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. 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 surrounding community 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.

ORDER RECEIVED FOR FILING

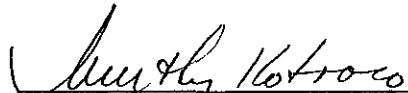
Date

By

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 18th day of December, 1997 that the Petition for Administrative Variance seeking relief from Section 427.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 6-foot high fence to be placed in the "front" yard along Falls Road, 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 12/18/97
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

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

December 18, 1997

Mr. & Mrs. Mark J. Benner
11619 St. David's Lane
Timonium, Maryland 21093

RE: PETITION FOR ADMINISTRATIVE VARIANCE
E/S St. David's Lane, 775' S of the c/l of Chestnut Ridge Drive
(11619 St. David's Lane)
8th Election District - 3rd Councilmanic District
Mark J. Brenner, et ux - Petitioners
Case No. 98-185-A

Dear Mr. & Mrs. Brenner:

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, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

✓ File





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 11619 St. David's La., Timonium, MD 21093

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) 427 B (BC3R) TO PERMIT A FENCE 6 FT. HIGH TO BE PLACED IN THE FRONT YARD ALONG FALLS RD. IN LIEU OF THE REQUIRED 42 INCHES,

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) A six foot high fence is proposed to be built along the Falls Rd. (or east) property line to buffer the excessive noise and unsightly views caused by the heavy car and truck traffic on Falls Rd. A portion of this fence would technically be in the front yard, allowing only a 42" high fence in this area. This variation in height would not solve the problem and would be visually unattractive from both the property and Falls Rd. A planted buffer of equal effectiveness was deemed economically not feasible. 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

Legal Owner(s).

(Type or Print Name)

Mark J. Brenner

(Type or Print Name)

Signature

Signature

Address

Jean K. Brenner

(Type or Print Name)

City State Zipcode

Signature

Attorney for Petitioner

Jean K. Brenner

Signature

(Type or Print Name)

11619 St. David's La. 410-601-5689(O)
Address Phone No 410-252-2667(H)

Timonium MD 21093

City State Zipcode
Name, Address and phone number of representative to be contacted

Signature

Address Phone No

Name

City State Zipcode

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: R.T. DATE: 11-10-97
ESTIMATED POSTING DATE:



Printed with Soybean Ink
on Recycled Paper

ITEM #: 105

98-185-A

ORDER RECEIVED FOR FILING
Date 12/15/97
By [Signature]

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 11619 St. David's La.

address

Timonium

City

MD

State

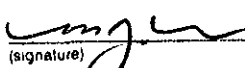
21093

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 noise and visual nuisance caused by heavy car and truck traffic on Falls Rd. is affecting the subject property. A six foot high fence is proposed along the property line to function as a barrier. A portion of the fence is technically in the front yard, requiring a variance. A 42" high fence in this area would not perform the intended function and would be visually unattractive from both the property and Falls Rd. A planted buffer adequate to perform the same function was deemed to be cost prohibitive.

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.

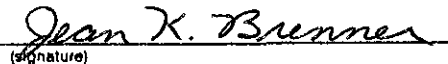


(signature)

Mark J. Brenner

(type or print name)





(signature)

Jean K. Brenner

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7th day of November, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Mark J. and Jean K. Brenner

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.


NOTARY PUBLIC

My commission expires: 4/1/2001

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 11619 St. David's La.

address

Timonium

City

MD

State

21093

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 noise and visual nuisance caused by heavy car and truck
traffic on Falls Rd. is affecting the subject property. A six
foot high fence is proposed along the property line to function
as a barrier. A portion of the fence is technically in the front
yard, requiring a variance. A 42" high fence in this area would
not perform the intended function and would be visually unattractive
from both the property and Falls Rd. A planted buffer adequate
to perform the same function was deemed to be cost prohibitive.

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)

Mark J. Brenner

(type or print name)



[Signature]

(signature)

Jean K. Brenner

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7th day of November, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Mark J. Brenner and Jean K. Brenner

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

7th November, 1997

date

[Signature]
NOTARY PUBLIC

My Commission Expires: April 1, 2001



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 11619 St. David's La., Timonium, MD 21093

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) 427 B (B.C.Z.R.) TO PERMIT A FENCE 6 FT. HIGH TO BE PLACED IN THE FRONT YARD ALONG FALLS RD. IN LIEU OF THE REQUIRED 42 INCHES,

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) A six foot high fence is proposed to be built along the Falls Rd. (or east) property line to buffer the excessive noise and unsightly views caused by the heavy car and truck traffic on Falls Rd. A portion of this fence would technically be in the front yard, allowing only a 42" high fence in this area. This variation in height would not solve the problem and would be visually unattractive from both the property and Falls Rd. A planted buffer of equal effectiveness was deemed economically not feasible. 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)

Mark J. Brenner

(Type or Print Name)

Signature

Jean K. Brenner

(Type or Print Name)

Signature

11619 St. David's La. 410-601-5689(O)
410-252-2667(H)

Address

Phone No

Timonium

MD

21093

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: R.T.

DATE: 11-10-97



Printed with Soybean Ink
on Recycled Paper

ITEM #: 185

ESTIMATED POSTING DATE:

98-185-A

**ZONING DESCRIPTION FOR 11619 ST. DAVID'S LANE,
TIMONIUM, MD, 21093**

Beginning at a point on the East side of St. David's Lane which is 30 feet wide at a distance of 775 feet South of the centerline of Chestnut Ridge Drive which is 60 feet wide. Being Lot #5 in the subdivision of The Clearing as recorded in Baltimore County Plat Book #50, Folio #57, containing 1.269 acres. Also known as 11619 St. David's Lane and located in the 8th Election District, 3rd Councilmanic District.

98-185-A

#185

No. 020652

11-10-97

ACCOUNT

Report

AMOUNT

RECEIVED
FROM: _____

Jean K. Brennan

FOR:

11619 St. David's Lg.

Adm. Variance (Fence)

CASHIER

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CERTIFICATE OF POSTING

RE: Case No.: 98-185A

Petitioner/Developer: _____

MARK & JEAN BRENNER

Date of Hearing/Closing: 12/8/97

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:

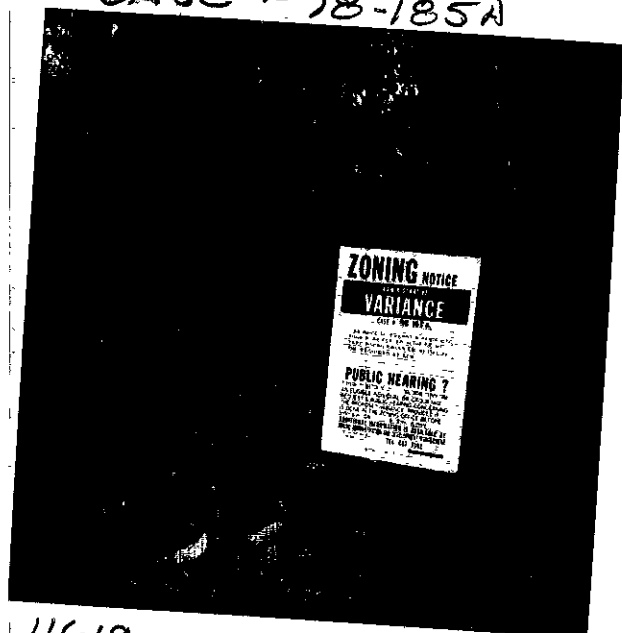
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

11619 ST. DAVIDS LA.

The sign(s) were posted on 11/23/97
(Month, Day, Year)

Sincerely,

CASE #98-185A



Richard E. Hoffman 11/23/97
(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)

11619 ST. DAVIDS LA.
POSTED 11/23/97

Richard E. Hoffman 11/23/97

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than * 11-23-97

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

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 98-185A

VARIANCE TO PERMIT A FENCE 6 FT. HIGH
TO BE PLACED IN THE FRONT YARD ALONG
FALLS RD. IN LIEU OF THE REQUIRED
42 INCHES.

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

*

12-08-97

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

SECT. 427 B (BCZR)



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.: 185

Petitioner: Mark J. and Jean K. Brenner

Location: 11619 St. David's La., Timonium, MD 21093

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Mark Brenner

ADDRESS: 11619 St. David's La.

Timonium, MD 21093

PHONE NUMBER: 410-252-2667

AJ:ggs

(Revised 09/24/96)



Baltimore County
Department of Permits and
Development Management

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

November 19, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 98-18⁵-A

11619 St. David's Lane

E/S St. David's Lane, 775' S of centerline Chestnut Ridge Drive

8th Election District - 3rd Councilmanic District

Legal Owner: Mark J. Brenner & Jean K. Brenner

Post by Date: November 23, 1997

Closing Date: December 8, 1997

Contact made with this office regarding the status of this case should reference the case number and be directed to 410-887-3391. 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 a public hearing.
4. In cases that must go to a public hearing (whether due to a neighbor's formal request or by order the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing 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

c: Mark & Jean Brenner





Baltimore County
Department of Permits and
Development Management

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

December 3, 1997

Mr. and Mrs. Mark Brenner
11619 St. David's Lane
Timonium, MD 21093

RE: Item No.: 185
Case No.: 98-185-A
Petitioner: Mark Brenner, et ux

Dear Mr. and Mrs. Brenner:

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 November 10, 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 cursive script that reads "W. Carl Richards, Jr.".

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: December 1, 1997

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

SUBJECT: 11619 St. David's Lane

INFORMATION

Item Number: 185

Petitioner: Brenner Property

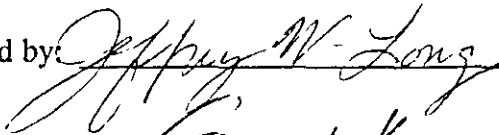
Zoning: RC-5

Requested Action: Administrative Variance

Summary of Recommendations:

Staff does not oppose the applicant's request; however, it is recommended that the applicants be required to meet with staff members of the Office of Planning for the purpose of providing information regarding (for review and approval purposes) the type of fence materials to be used and potential landscape treatment of the site area prior to the issuance of any permits.

Prepared by:



Division Chief:



AFK/JL



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 11/21/97
Item No. 185 RT

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
Fire Department

11/28/97
c8
u cr

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

November 26, 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 November 24, 1997

Item No.: See Below

Zoning Agenda:

Gentlemen:

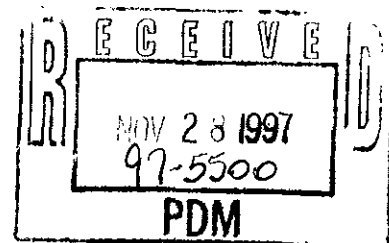
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plan for the property.

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

185, 186, 188 and 189

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: 12/2/97

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

SUBJECT: Zoning Advisory Committee
Meeting Date: Nov. 24, 1997

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

Item #'s:

185, 187, 188, 189

RBS:sp

BRUCE2/DEPRM/TXTSBP

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: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: December 1, 1997

FROM: Robert W. Bowling, Chief
 Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for December 1, 1997
 Item No. 185

The Bureau of Developer's Plans Review has reviewed the subject zoning item. Falls Road (Maryland Route #25) is a State road. All improvements, intersections, entrances, drainage requirements and construction affecting a State road right-of-way are subject to the Standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

Due to the extreme visibility of the fence from Falls Road, this office requests that the Hearing Officer require that the fence be set back a minimum of 15 feet off the right-of-way line. Landscaping should be provided on the Falls Road side. The fence and landscape design should be approved by this office.

RWB:HJO:jrb

cc: File

ZONE1201.185

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: December 1, 1997

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

SUBJECT: 11619 St. David's Lane

INFORMATION

Item Number: 185

Petitioner: Brenner Property

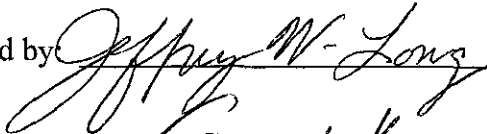
Zoning: RC-5

Requested Action: Administrative Variance

Summary of Recommendations:

Staff does not oppose the applicant's request; however, it is recommended that the applicants be required to meet with staff members of the Office of Planning for the purpose of providing information regarding (for review and approval purposes) the type of fence materials to be used and potential landscape treatment of the site area prior to the issuance of any permits.

Prepared by



Division Chief:



AFK/JL

November 5, 1997

Mark and Jean Brenner
11619 St. David's Lane
Lutherville, MD 21093

Dear Mark and Jean,

The Clearings Association Architectural committee has reviewed your proposed plans for erecting a fence along the Eastern side of your house bordering Falls Rd.. Your plans indicate a fence not to exceed 6 feet surrounded by appropriate plantings, spruce, holly, rhododendrons and vines on both sides of the fence. The plantings would add to the deadening of the traffic sounds as well as soften the visual effect of placing a six foot fence the length of your property line.

The committee approves your plans. The approval is given not only by the committee but in consultation with your immediate neighbors. We understand that beyond our approval you must also receive a special permit from Baltimore County.

It is the committee's recommendation that if any other neighbor in the Clearing Association whose property abuts Falls Road plans to erect a fence, that that fence match the design you have proposed. We also recommend that any future fences be surrounded by appropriate plantings.

We fully understand the need for a buffer between the traffic load on Falls Rd. and the Clearing Association properties abutting Falls Rd.. However, mindful of the architectural integrity of our community we recommend a uniform fence with plantings be the rule for any future fences along Falls Rd..

We wish you well with your new fence project.

Sincerely,



Susan Saudek, Chair
Clearings Association Architectural Committee

cc. Ron Landsman, President

#185
98-185-A



98-185-A



98-185-A



98-185-A





1017 118 10486 111 1111 22

11619 ST. DAVID'S LANE
PANORAMIC VIEW
OF FRONT YARD
FROM FRONT PORCH

#185

1017 118 10486 111 1111 22



98-185-A

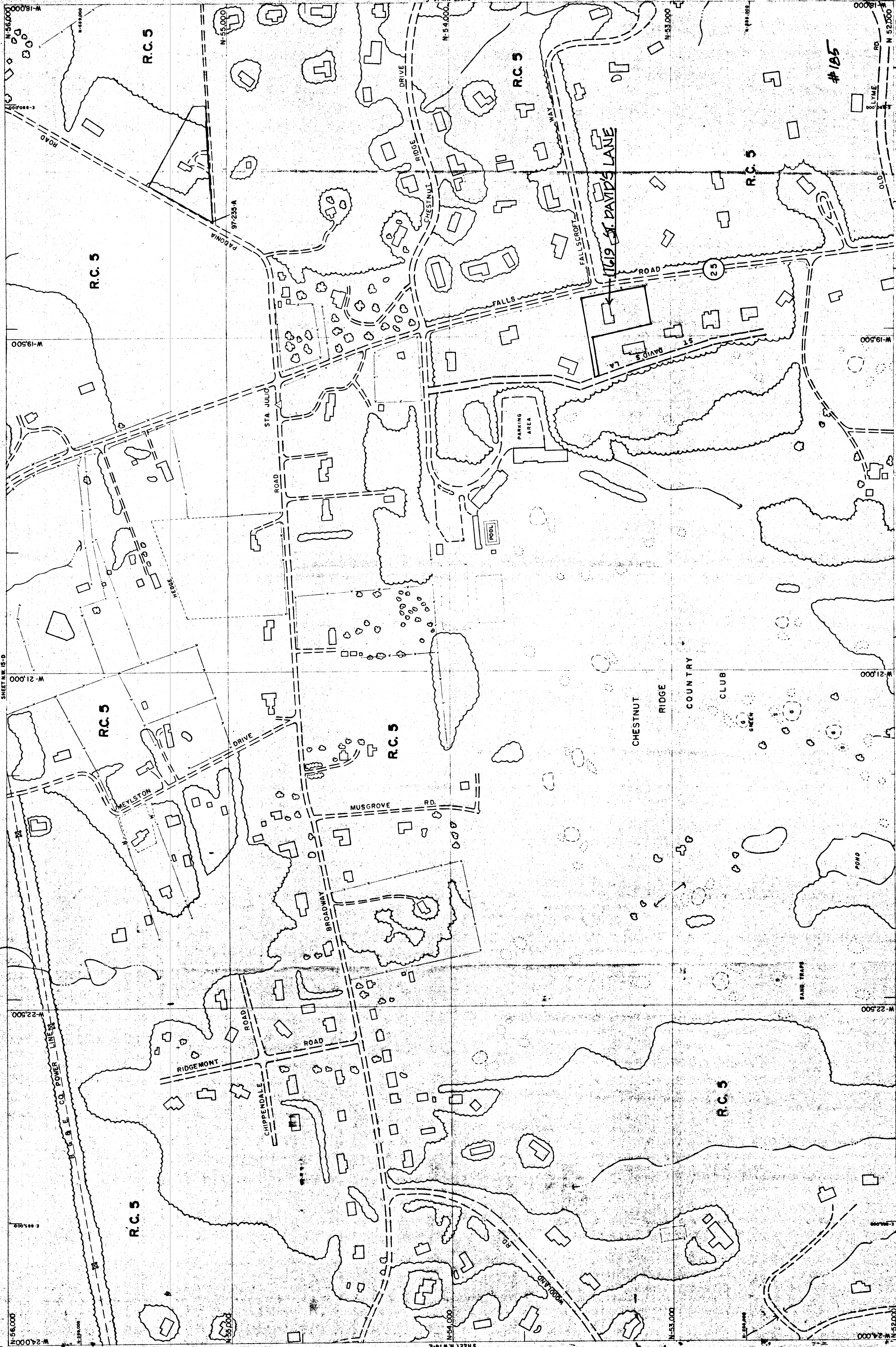
PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	#185 BALTIMORE COUNTY CLUB	N.W. 14-D
DATE OF PHOTOGRAPHY JANUARY 1986		

MICROFILMED

98-185-A



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1994 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1994
Bills Nos. 129-94, 130-94, 131-94, 132-94, 133-94, 134-94, 135-94

Kevin Kamanev
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY RICHART-HORN, INC. BALTIMORE, MD. 21216

SCALE 1" = 200' ±	LOCATION CHESTNUT RIDGE COUNTRY CLUB	SHEET NW 14-0
DATE OF PHOTOGRAPHY JANUARY 1986		

