

IN RE: PETITION FOR ADMIN. VARIANCE
S/S Gundry's Lane, 430' W of
Viaduct Avenue
(5169 Gundry's Lane)
13th Election District
1st Councilmanic District

Margaret K. Bennett
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-213-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owner of the subject property, Margaret K. Bennett. The Petitioner seeks relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 18 feet in lieu of the maximum permitted 15 feet for a proposed garage. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. 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 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 Zoning Commissioner for Baltimore County this 31st day of December, 1997 that the Petition for Administrative Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 18 feet in lieu of the maximum permitted 15 feet for a proposed garage, 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.
- 2) The Petitioner shall not allow or cause the proposed accessory structure to be converted to a second dwelling unit and/or apartments. The proposed garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
- 3) 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:bjs

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner
Office of Planning

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

December 31, 1997

Ms. Margaret K. Bennett
5169 Gundry's Lane
Relay, Maryland 21227

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Gundry's Lane, 430' W of Viaduct Avenue
(5169 Gundry's Lane)
13th Election District - 1st Councilmanic District
Margaret K. Bennett - Petitioner
Case No. 98-213-A

Dear Ms. Bennett:

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 black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel

File





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 5169 Gundry's Lane
which is presently zoned RESIDENTIAL

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) 400.13 (OCZR) TO PERMIT AN

ACCESSORY STRUCTURE TO BE 18 FT. IN HEIGHT IN LIEU OF THE
MAXIMUM PERMITTED 15 FT.

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

VARIANCE NEEDED FROM HEIGHT OF 15' TO 18'.
TWO STORY GARAGE. Original building was 12x24' with an
addition to rear of building. The additional addition 9' 12x24' had im-
proper footings as we incorporated both with same footings thus making
Property is to be posted and advertised as prescribed by Zoning Regulations.
new building 13x24, 2
stories 18' 0" A, dat to roof.
see attached

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)

MRS. MARGARET K. BENNETT
(Type or Print Name)

Signature

(Type or Print Name)

Signature

5169 GUNDY'S LANE 410-242-8529
Address Phone No

RELAY MD 21227
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 hereby ordered that the Zoning Commission 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 released.

98-213-A

Zoning Commissioner of Baltimore County

REVIEWED BY: JJR

DATE: 12/4/97

ESTIMATED POSTING DATE: 12/14/97



Printed with Soybean Ink
on Recycled Paper

ITEM #: 213

ORDER RECEIVED FOR FILING

Date 12/3/97

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 5169 GUNNERY'S LANE
address
RELA MD 21227
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)

VARIANCE NEEDED FROM HEIGHT OF 15' TO 18'.
Two story garage. Original building was 12x24'
with an addition to rear building. The
additional addition of 12x24' had improper footing
so we incorporated both with same footing
thus making new building 13x24' 2 stories
18' O/A slab to roof. See attached doc

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.

Margaret K. Bennett
(signature)
MARGARET K. BENNETT
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20th day of October, 19 97, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

MARGARET K. BENNETT

the Affiant(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.

Oct 20, 1997
date

James F. Brewer
NOTARY PUBLIC
My Commission Expires: 1-6-98

JAMES F. BREWER
NOTARY PUBLIC
STATE OF MARYLAND
MY COMMISSION EXPIRES: JANUARY 6, 1998

A-15-8P

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 5169 GUNDRY'S LANE
Address
RELA MD 21227
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)

*Variance needed from height of 15' to 18'
Two story garage. Original building was
12 x 24' with an addition to rear of
building. The additional addition of 12 x 24'
had improper footing so we incorporated
both into same footing thus making
new building 13 x 24' 2 stories 18' O/A
slab to roof. See attachment.*

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.

Margaret K. Bennett
(signature)
MARGARET K. BENNETT
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20th day of October, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

MARGARET K. BENNETT

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

Oct. 20, 1997
date

James F. Brewer
NOTARY PUBLIC

My Commission Expires: 1-6-98

JAMES F. BREWER
NOTARY PUBLIC
STATE OF MARYLAND

My Commission Expires: JANUARY 6, 1998

A-815-8P



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 5169 GUNDRY'S LANE

which is presently zoned RESIDENTIAL
DR 3,5

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)

400.3 (BCZR) TO PERMIT AN
ACCESSORY STRUCTURE TO BE 18 FT. IN HEIGHT IN LIEU OF THE
MAXIMUM PERMITTED 15 FT.

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

Variance needed from height 9'15" to 18'. Two story garage.
Original building was 12'x24' with an addition to rear of building.
The additional addition 9'12'x24' had improper footing so we
incorporated both with same footing thus making new building
13'x24' 2 stories 18' O/A slab to roof.

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)

MRS. MARGARET K. BENNETT
(Type or Print Name)

Margaret K. Bennett
Signature

(Type or Print Name)

Signature

5169 GUNDRY'S LANE 212-8529
Address Phone No

RELAY MD 21207
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.

98-213-A

Zoning Commissioner of Baltimore County

REVIEWED BY:

DATE:



Printed with Soybean Ink
on Recycled Paper

ITEM #: 213

ESTIMATED POSTING DATE:

Additional practical difference for variance.

I am a widow, 76 years old and need additional space for storage. The house I live in is old and only has a basement under one room with the entrance on the outside of the house. It is not large enough to store my outdoor furniture or other things that need to be stored. The attic in my house can only be used if I put a ladder under the trap door and climb up to it. There is no floor in the attic, only boards across the beams which makes it a hazard for me to use.

With the variance in the height it will let me walk without hitting my head and give me the storage space I need.

Margaret K. Bennett

ORDER RECEIVED FOR FILING

Date

By

11/13/99

11/13/99

213

(3)

ZONING DESCRIPTION

5169 GUNDRY'S LA.

STARTING FROM THE INTERSECTION OF VIADUCT AND RAILROAD AVENUES CENTERLINES
THENCE NORTHWESTERLY ALONG THE CENTERLINE OF VIADUCT AVENUE TO A
PRIVATE ROAD KNOWN AS GUNDRY'S LA. THENCE WESTERLY ALONG THE SOUTHERN
RIGHT OF WAY OF GUNDRY'S LA A DISTANCE OF 430 FT. ± TO THE POINT OF BEGINNING
(OF PARCEL TWO AS RECORDED IN LIBRE 9771 PAGES 618 TO 623) THENCE
THE FOLLOWING COURSES AND DISTANCES. SW, 166 FT, NW 149 FT, NW 113 FT,
NE. 47 FT, NW 86 FT, NE, 183 FT, THEN SOUTH EASTERLY 16 FT, 12 FT, 26 FT, AND 43 FT,
TO THE POINT OF BEGINNING LOT SIZE 1.052 AC ±

THE OWNER ACCEPTS ~~RECEIVED~~
RESPONSIBILITY FOR ALL
INFORMATION AS WRITTEN
AND DRAWN BY BALTIMORE
COUNTY FOR THIS PETITION.

Margaret K. Bennett
11/13/97

98-213-A

A.C.D. IN

BALTIMORE COUNTY, MAF
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

AND JW #213 No. 046949

DATE 12/4/97 ACCOUNT 0016150

AMOUNT \$ 50.00

RECEIVED FROM: BENNETT

FOR: RV ADMIN.

98-213-A

PAID RECEIPT
PROCESS ACTUAL TIME
12/04/1997 12/04/1997 09:32:37
REG. 4801 CASHIER CLERK CML DROWER J
5 MISCELLANEOUS CASH RECEIPT
Receipt # 030480
CHK NO. 046949
50.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

CERTIFICATE OF POSTING

RE: Case No.: 98-213-A

Petitioner/Developer: _____

MRS. MARGARET BENNETT

Date of Hearing/Closing: 12-29-97

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 _____

5169 GUNDRYS LANE

The sign(s) were posted on DEC. 13, 1997
(Month, Day, Year)

Sincerely,

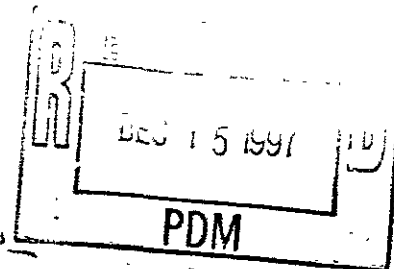
Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)





Baltimore County
Department of Permits and
Development Management

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

December 10, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 98-213-A
5169 Gundry's Lane
S/S Gundry's Lane, 430' W of Viaduct Avenue
13th Election District - 1st Councilmanic District
Legal Owner: Margaret K. Bennett
Post by Date: December 14, 1997
Closing Date: December 29, 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: Margaret K. Bennett



Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than * 12/14/97

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

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 98-213-A

A VARIANCE TO PERMIT AN ACCESSORY STRUCTURE TO BE 18 FT.
IN HEIGHT IN LIEU OF THE MAXIMUM PERMITTED 15 FT.

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

* 12/29/97

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.: 213

Petitioner: MARGARET K. BENNETT

Location: 5169 GUNDRY'S LANE, RELAY, MD. 21227

PLEASE FORWARD ADVERTISING BILL TO:

NAME: MARGARET K. BENNETT

ADDRESS: 5169 GUNDRY'S LANE, RELAY, MD. 21227

PHONE NUMBER: 410-242-8829

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

December 23, 1997

Mrs. Margaret Bennett
5169 Gundry's Lane
Relay, MD 21227

RE: Item No.: 213
Case No.: 98-213-A
Petitioner: Margaret Bennett

Dear Mrs. Bennett:

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 December 4, 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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)





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 12-12-97
Item No. 213 JLL

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: 12/17/97

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

SUBJECT: Zoning Advisory Committee
Meeting Date: Dec 15, 1997

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

Item #'s:

208	218
209	219
210	
211	
213	
214	
215	

RBS:sp

BRUCE2/DEPRM/TXTS8P

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

DATE: December 18, 1997

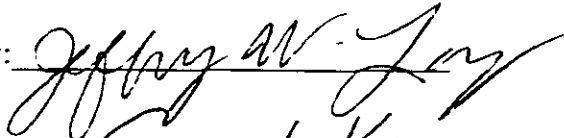
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: 5169 Gundry's Lane Item No. 213

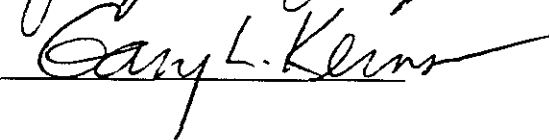
The Office of Planning does not oppose the request to permit an accessory structure with a height in excess of the permitted 15 foot height limitation. However, a condition should be placed in the Zoning Commissioner's Order restricting future conversion of the accessory structure for dwelling purposes.

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3495.

Prepared by:



Division Chief:



AFK/JL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: December 22, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
for December 22, 1997
Item Nos. 209, 210, 213, 214, 215,
216, 217, 218, and 220

The Bureau of Developer's Plans Review has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE1222.NOC

File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

DATE: December 18, 1997

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

SUBJECT: 5169 Gundry's Lane Item No. 213

The Office of Planning does not oppose the request to permit an accessory structure with a height in excess of the permitted 15 foot height limitation. However, a condition should be placed in the Zoning Commissioner's Order restricting future conversion of the accessory structure for dwelling purposes.

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3495.

Prepared by: *Jeffrey W. Long*
Division Chief: *Carol L. Keene*

AFK/JL

PROPERTY ADDRESS: 5169 EUNOBY'S WAY

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

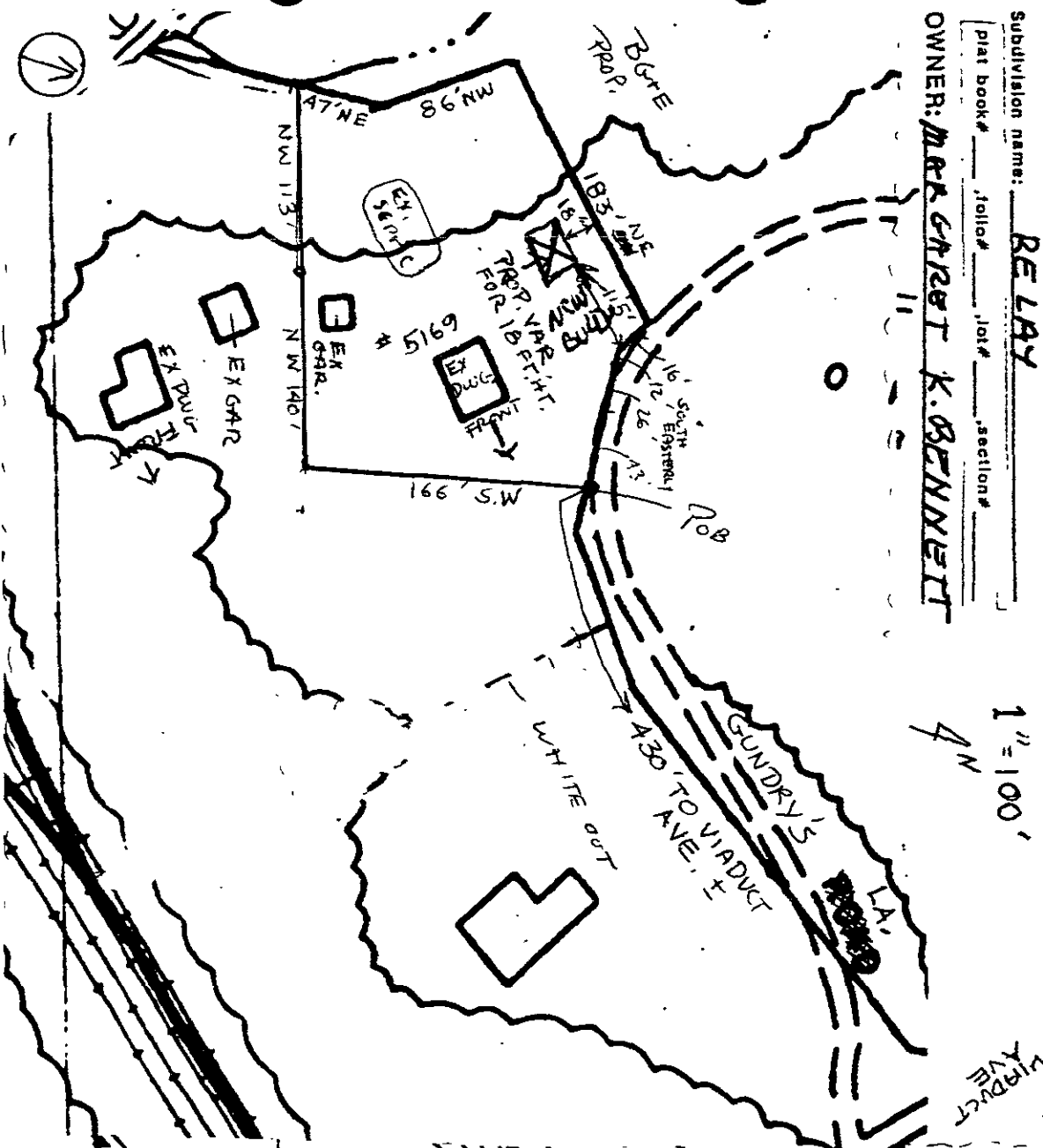
RE LAY

of , lot # -

Section#

1"=100'

OWNER: MARSHALL K. BENNETT



North

date:
prepared by:

Scale of Drawing: 1" = 100'

☐ Special Hearing

LOCATION INFORMATION

Election District: 13
Councilman's District: 1

1'-200' scale map#: SW 7-E

Zoning: DR-35

Lot size: 1.00 acreage 44,000 square feet

SEWER: ☐ public ☒ private

WATER:	☒	☐
	☐	☒

☐ Yes ☒ No

• Prior Zoning Hearings: *None*

NOT IN FLIGHT PLAN,

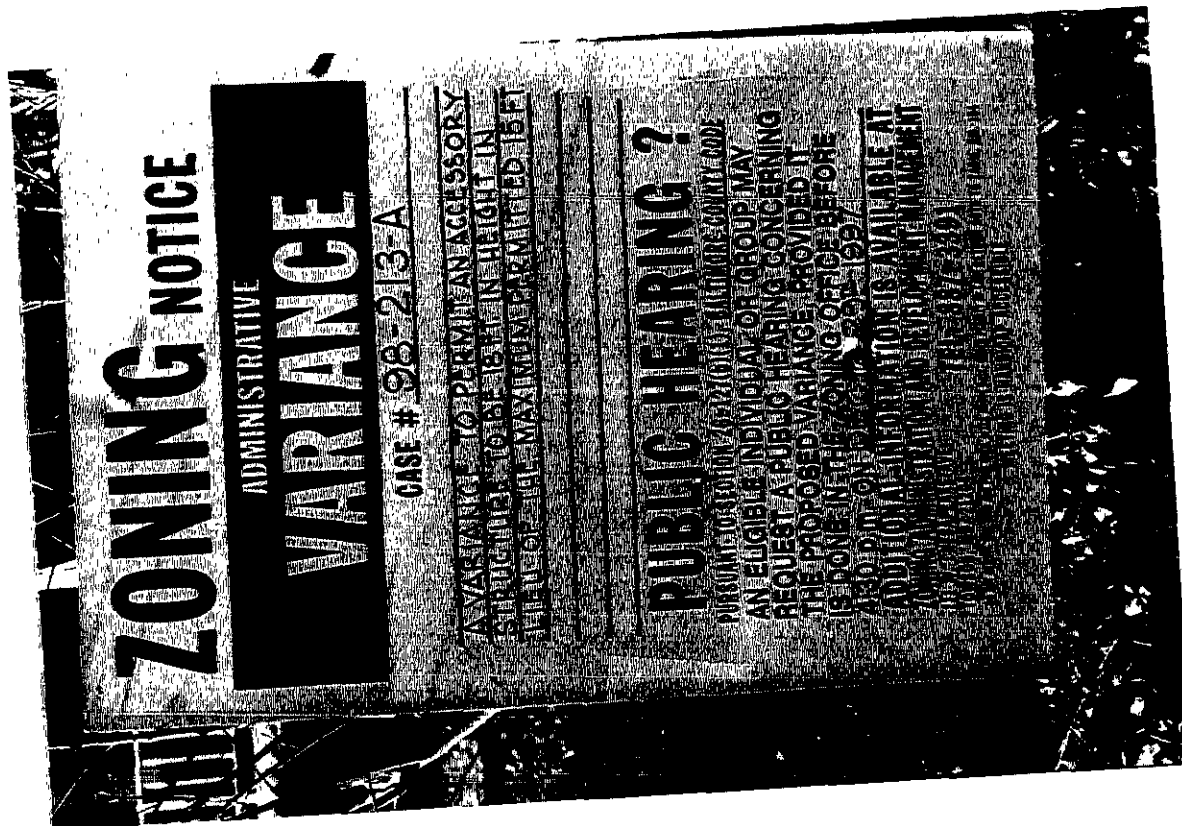
Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

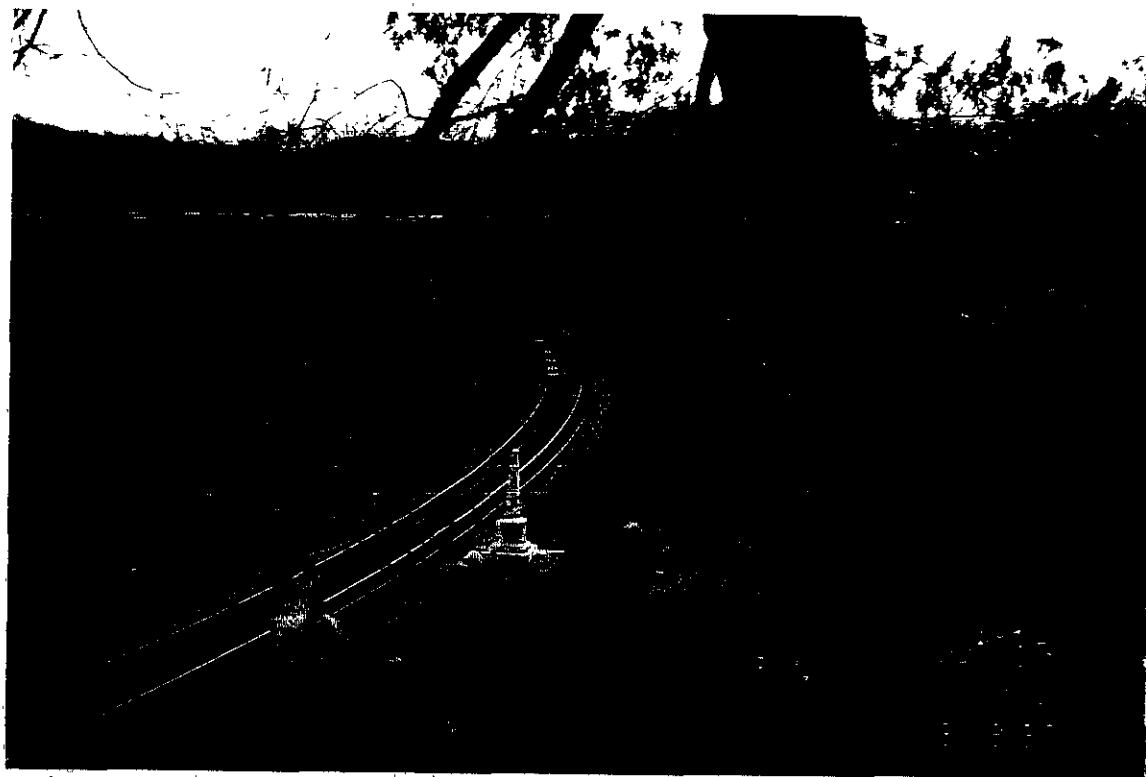
213

-15-

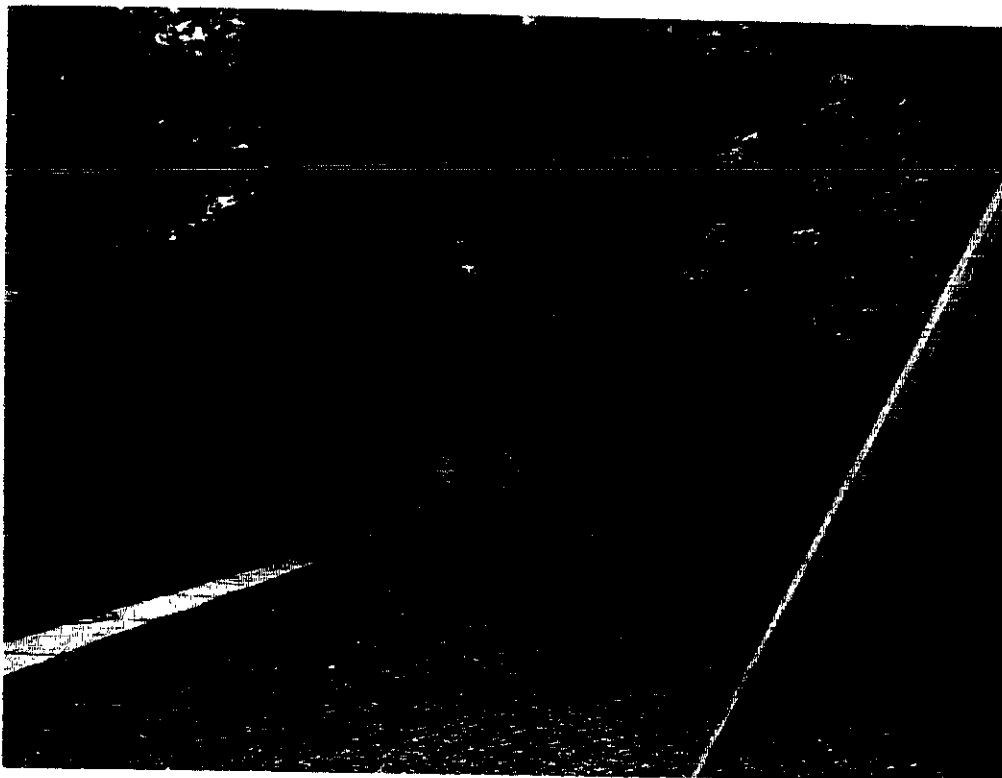
98-213-A



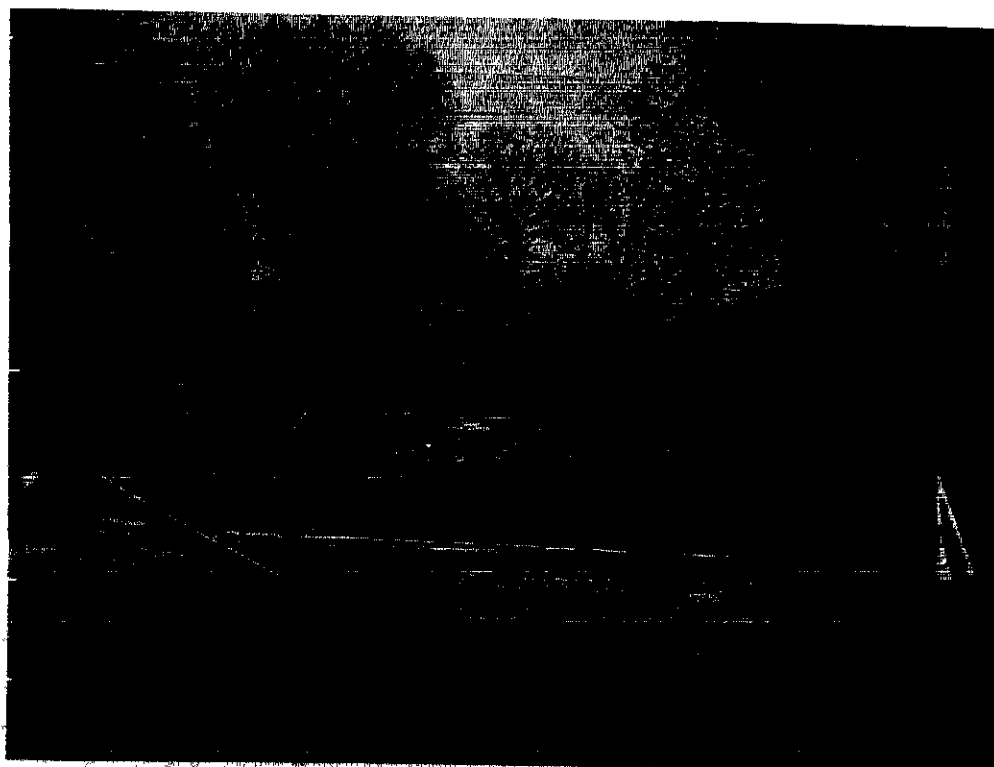
A-EIS-89



98-213-A



Black & White photo of old barn
 - which was removed for new garage -

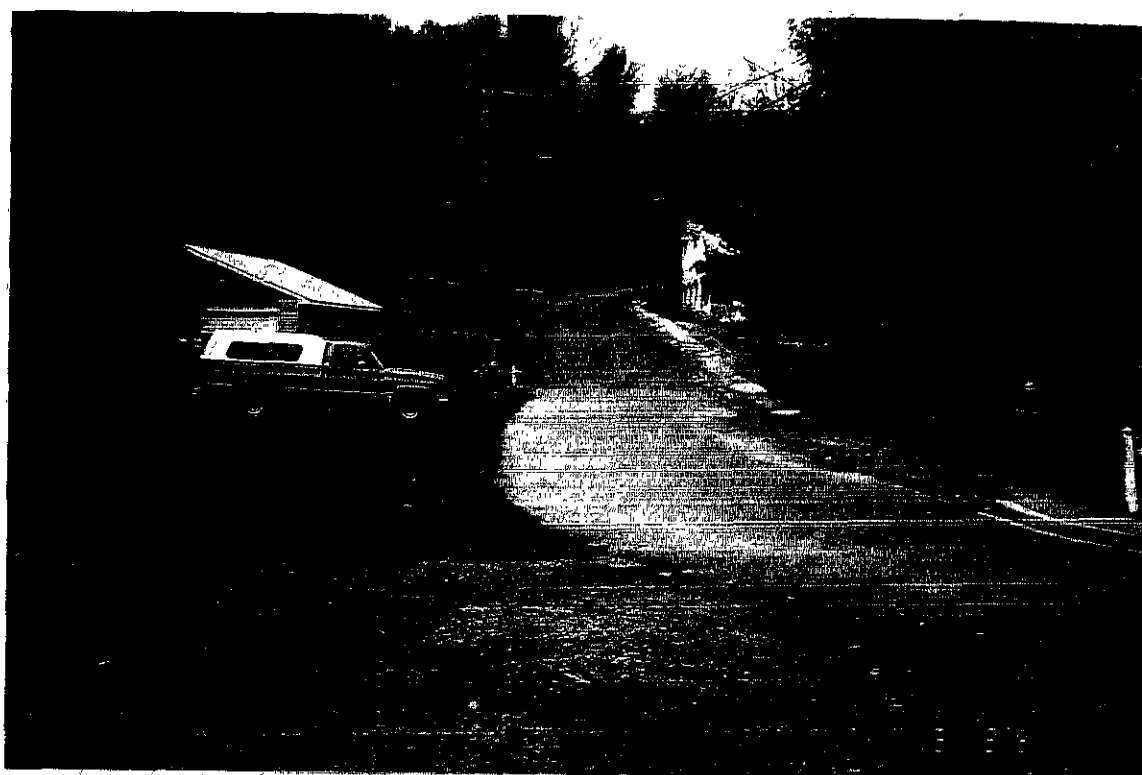


- Color photo of old barn which
 was rotted & falling down

- 98-213-A

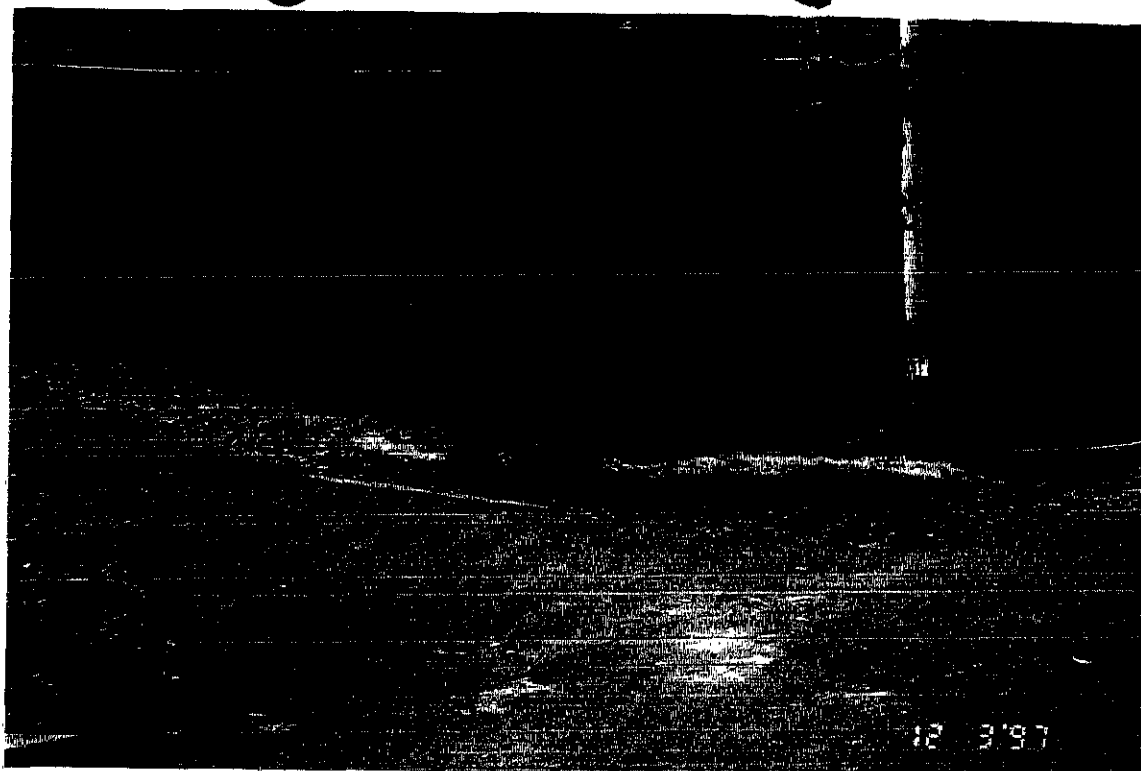


Railroad Avenue looking towards
— Viaduct Avenue —

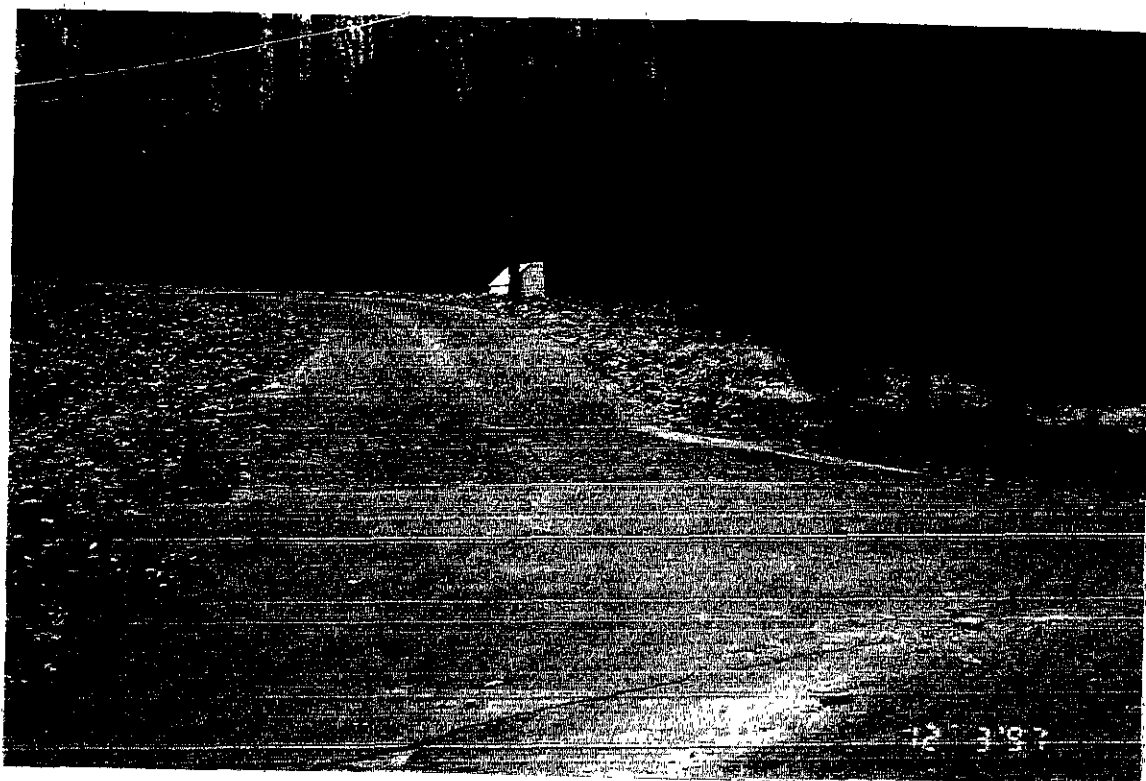


End of Railroad Avenue looking
— toward Viaduct Avenue —

98-213-A



— Viaduct Avenue entrance to Gundry's Lane (a private road). —



— Entrance to Gundry's Lane off Viaduct Avenue —

98-213-A



Gundry's Lane



Gundry's Lane

98-213-A



Gundry's Lane showing new garage
— & existing house —



Private road to 5169 Gundry's Lane
— off Gundry's Lane (private road) —

98-213-A



New garage as seen from Gundry's
Lane. Private entrance of RS&E.



Private lane looking towards
Gundry's Lane

98-213-A

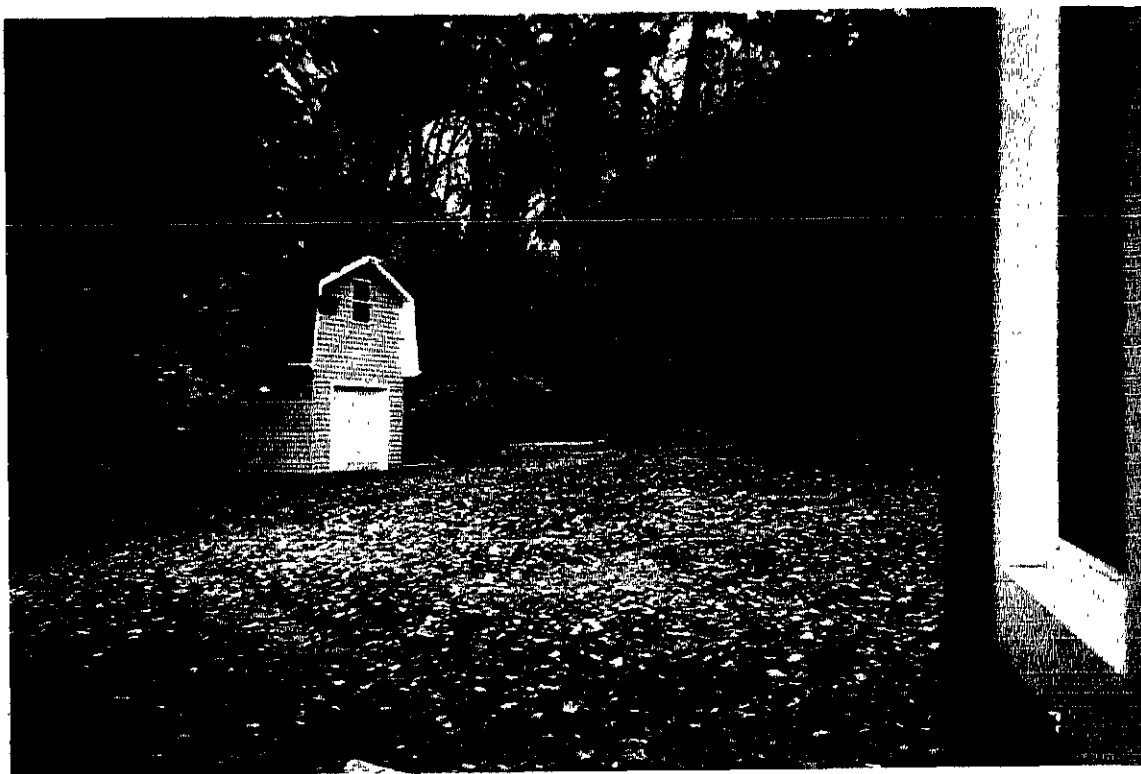


— View looking north towards existing
house and new garage. —



— Picture of garage —

98-213-A



From corner of house to new garage.



New garage in rear of house and
old garage.

98-213-A



— South side of new garage —



— Southeast side of garage —

98213-A



— Garage as seen from Gundry's Lane —



— Garage as seen from front corner of —
house

98-213-A

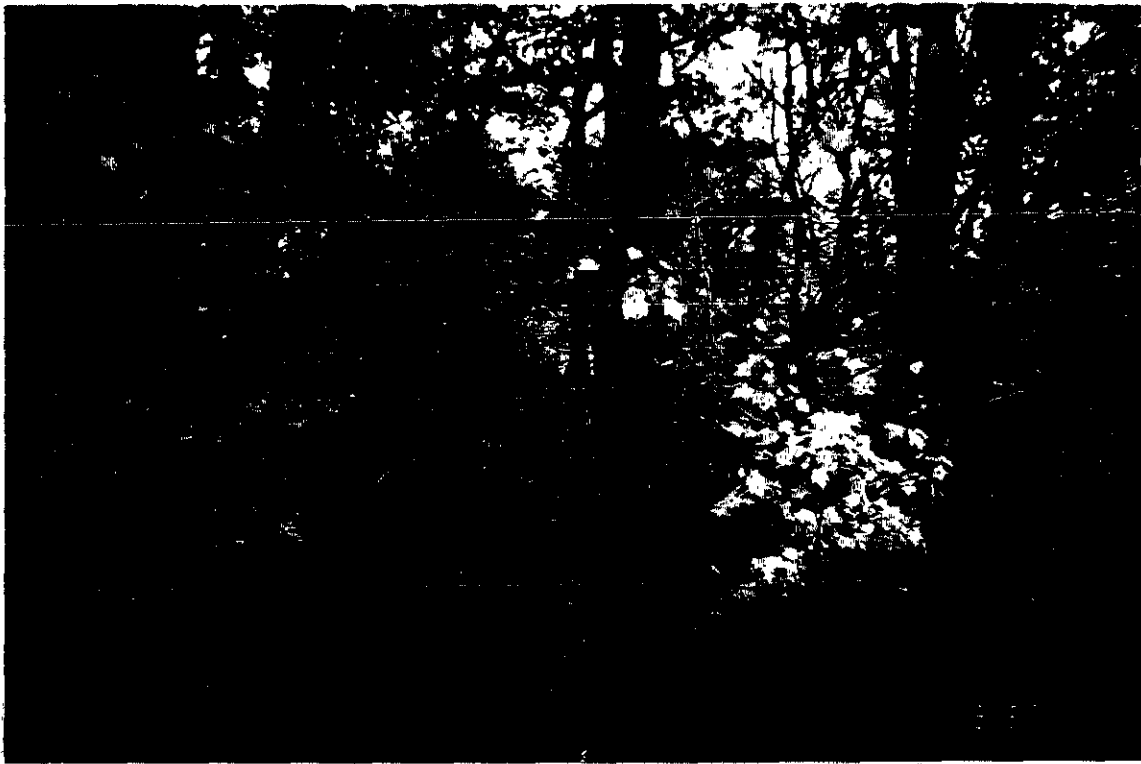


— New garage northwest view —



— New garage north side view from BG&E Property —

98-213-A

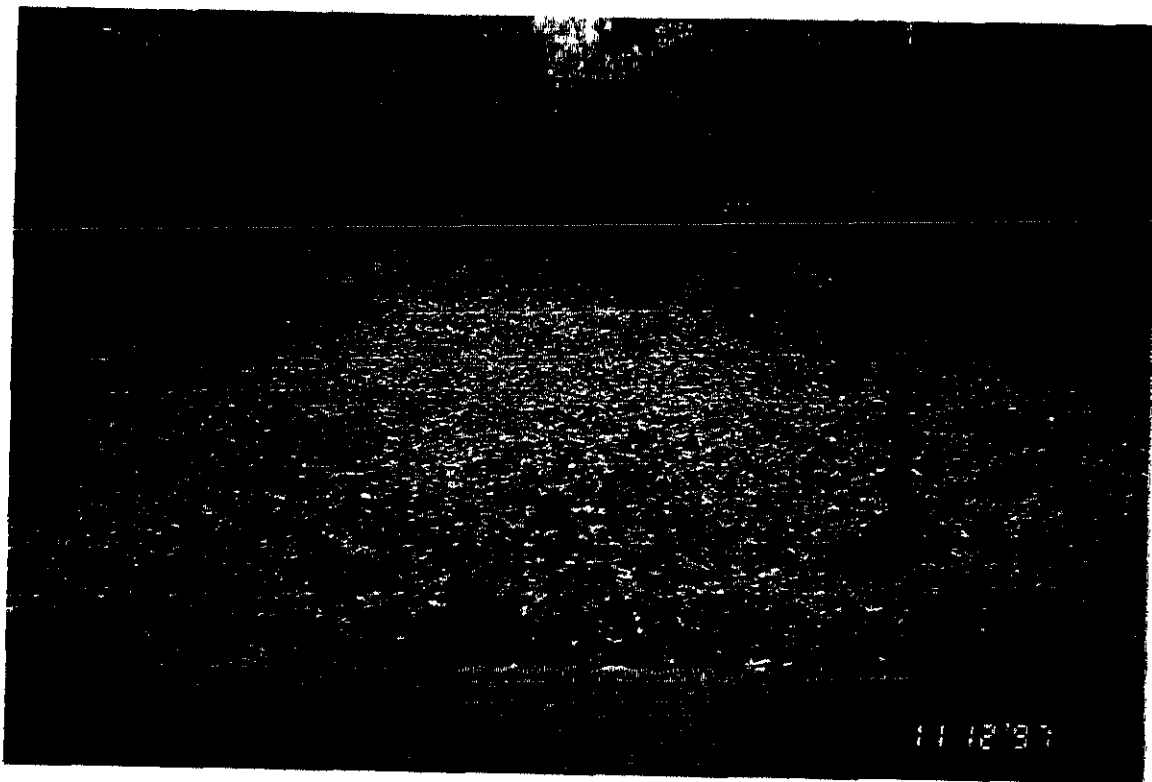


West side of garage as seen from BG&E
tower line



West side of garage as seen from
BG&E tower line

98-213-A



Roof view looking north to BG&E
Property



Roof view looking south toward
existing house

98-213-A

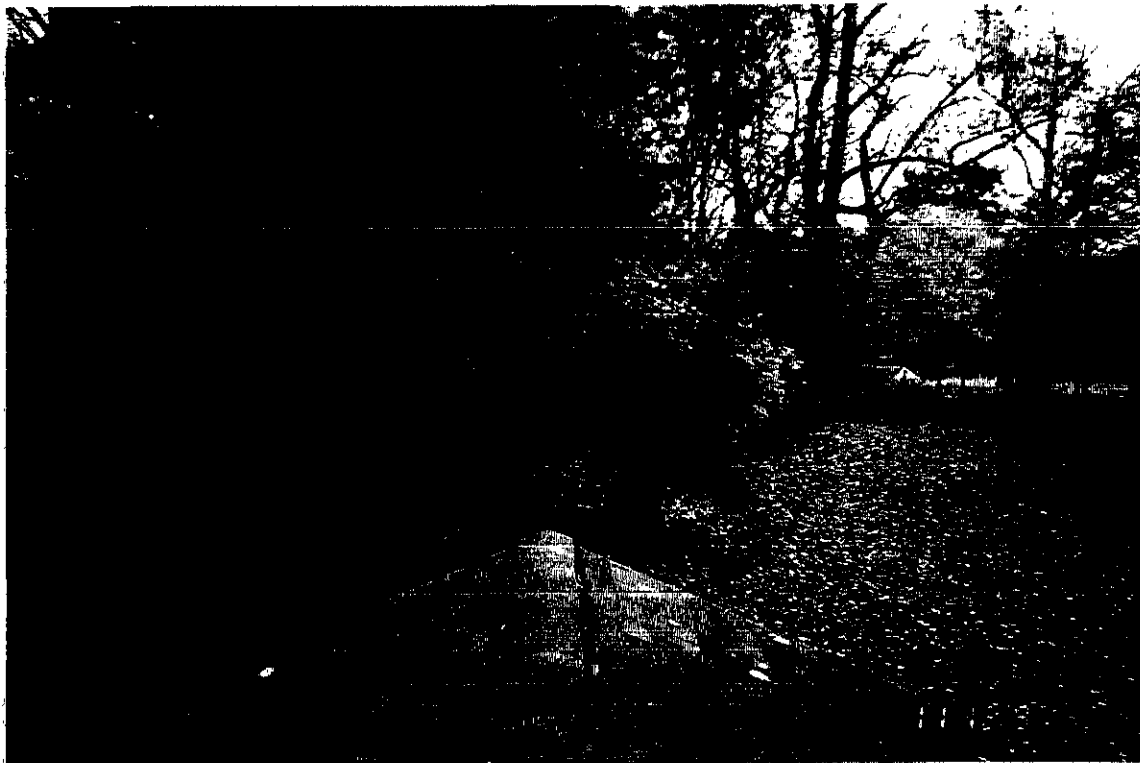


Roof view toward house

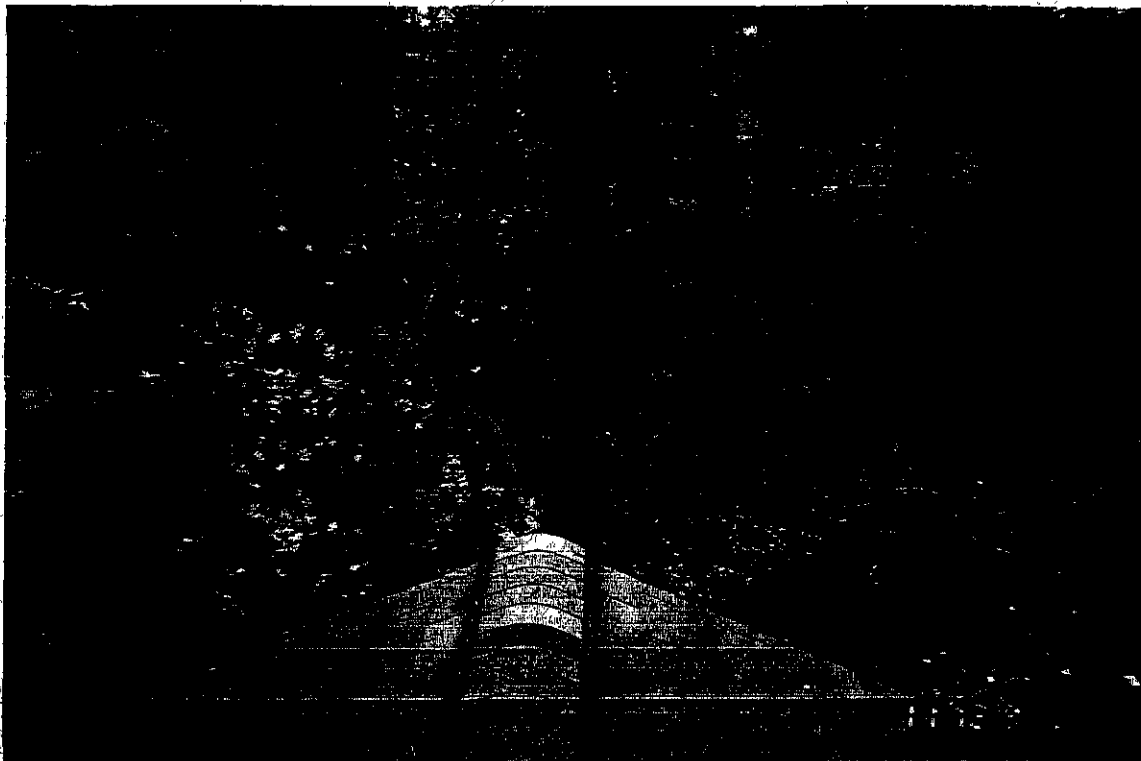


Roof view looking east toward
— closest neighbor's house

98-213-A

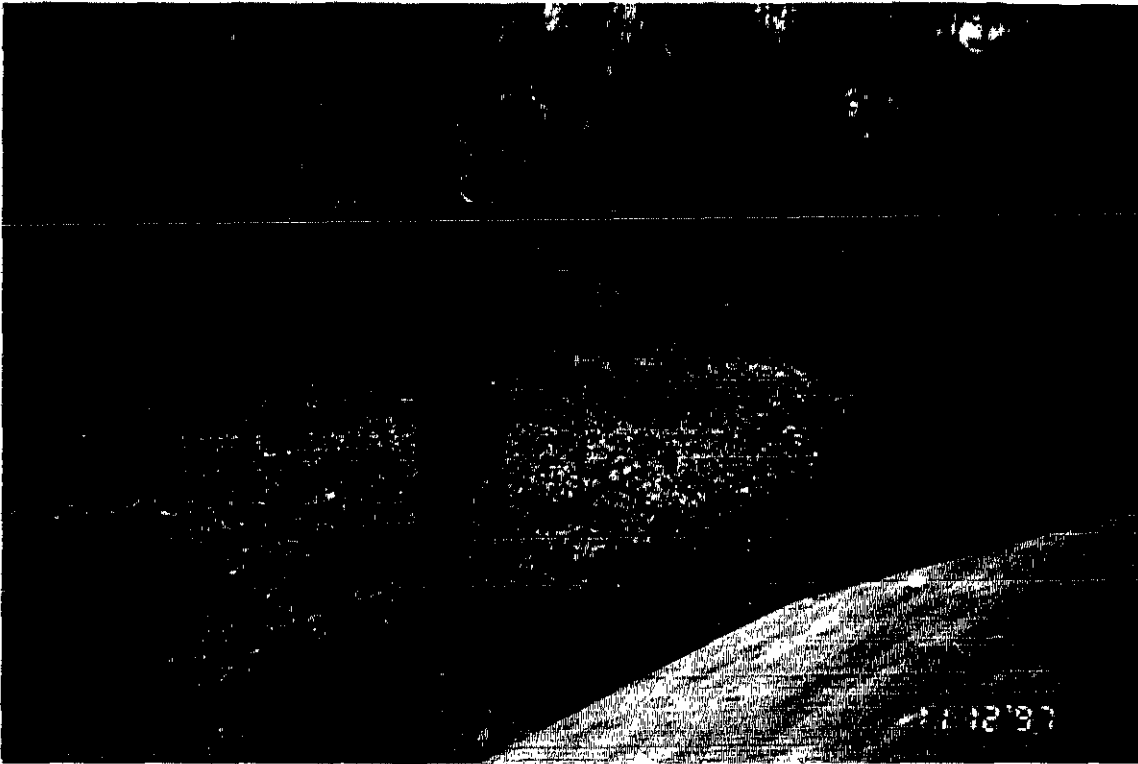


Roof view looking towards Gundry's
Lane and private drive

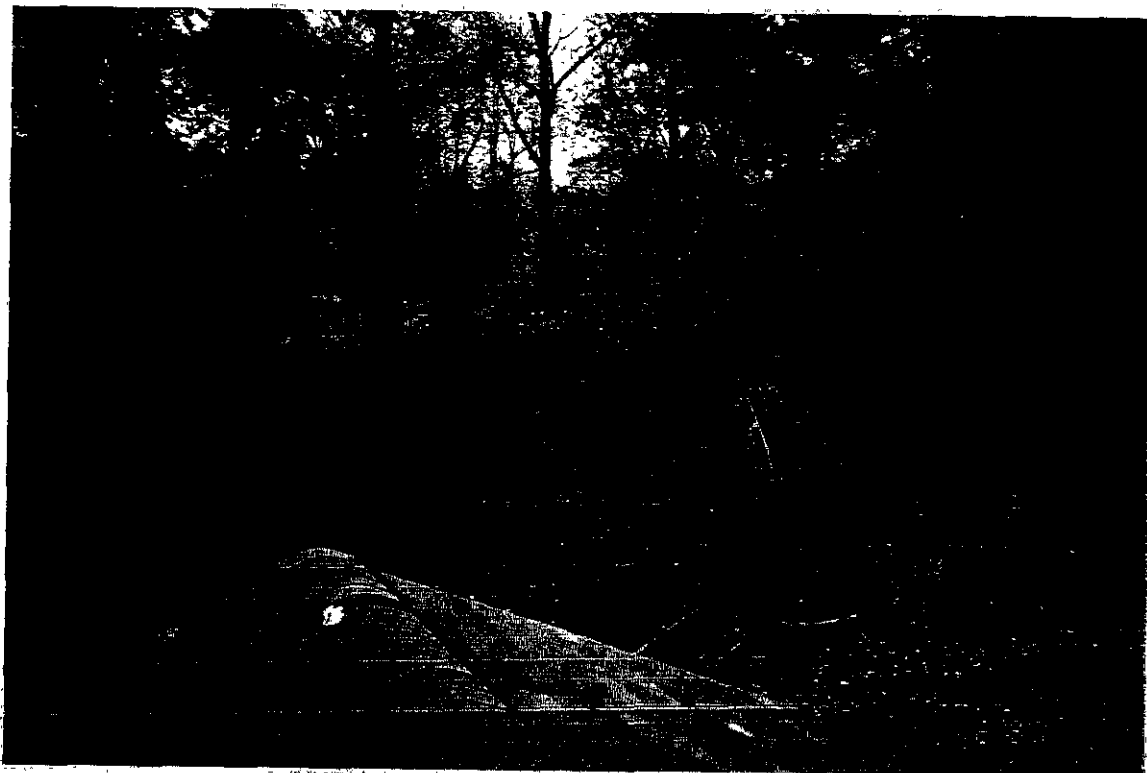


Roof view looking west

98-213-A



Roof view northeast looking towards
— Gundry's Lane —

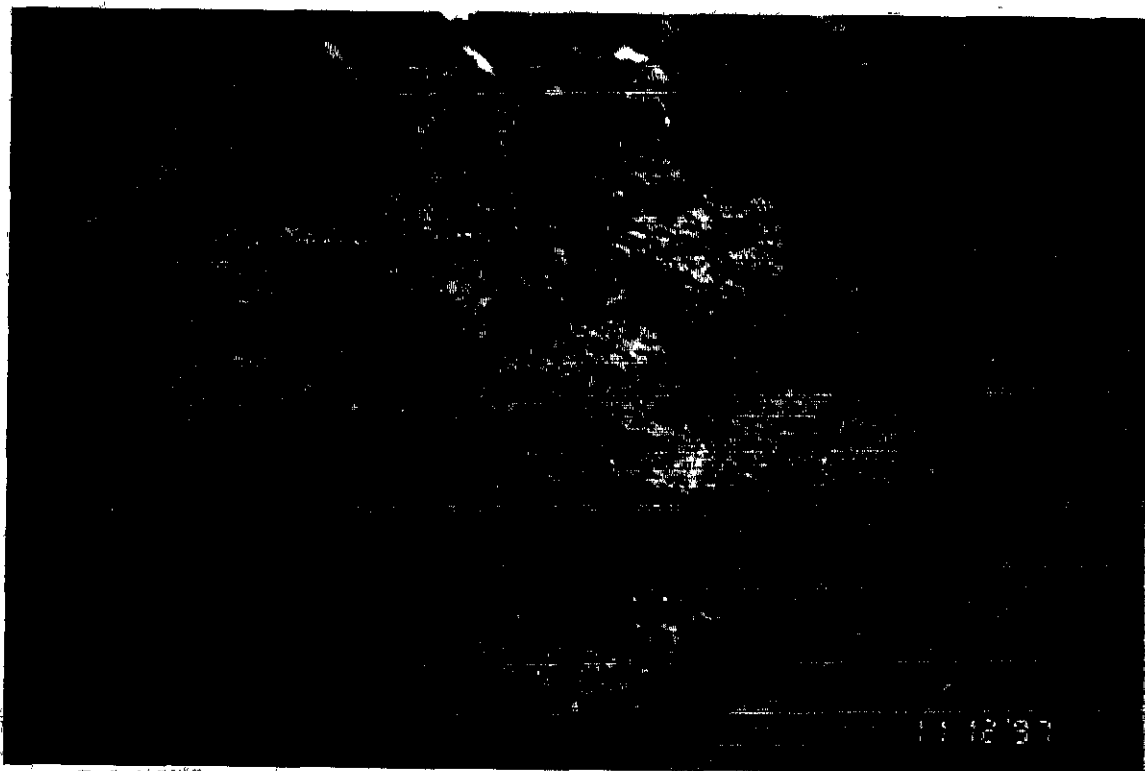


Roof view looking northwest

98-213-A

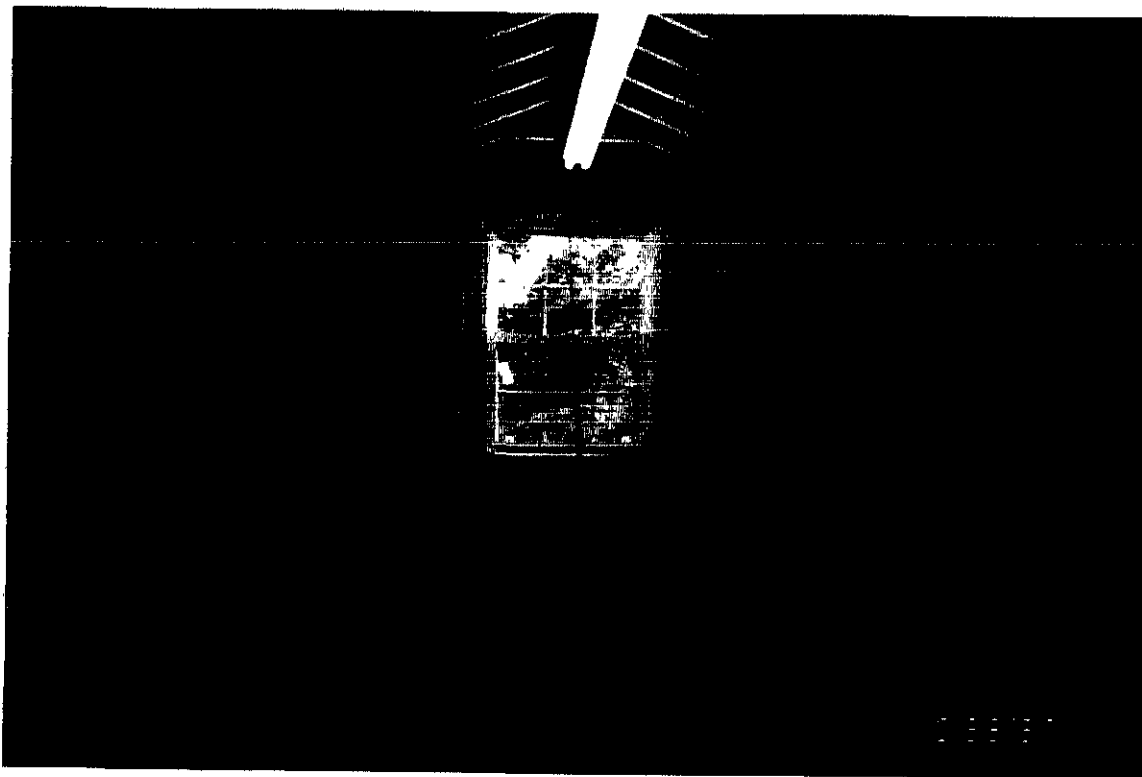


Roof view looking west

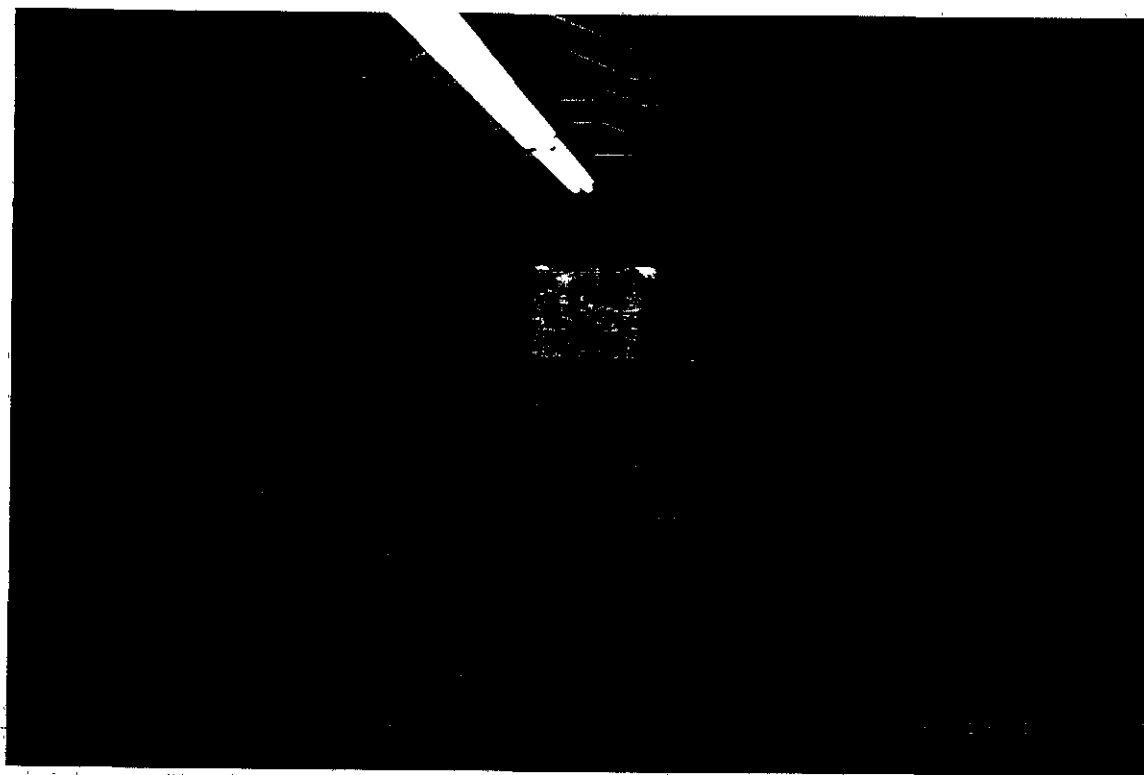


Roof view looking southwest

98-213-A



Second floor east side showing head
room in storage area



Second floor west side

98-213-A