

IN RE: PETITION FOR RESIDENTIAL	* BEFORE THE
ZONING VARIANCE	
E/S Carlson Lane, 800 ft. S of	* ZONING COMMISSIONER
Stevenswood Road	
8011 Carlson Lane	* OF BALTIMORE COUNTY
2nd Election District	
2nd Councilmanic District	* Case No. 98-222-A
Theodore R. Thomas, et ux	
Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Theodore R. Thomas and Edna McLeod-Thomas, his wife, property owners, for that property known as 8011 Carlson Lane in the Mayfield Woods subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Sections 504 of the Baltimore County Zoning Regulations (BCZR) and V.B.6 of the Comprehensive Manual of Development Policy (CMDP) to allow a window (sunroom) setback of 20 ft. from street right of way in lieu of the required 25 ft. and to amend the Final Development Plan of Mayfield Woods for lot #60. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits

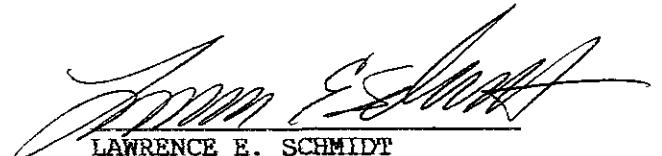
COPIES TO: ZONING
 DATE: 8/9/98
 BY: [Signature]

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 9th day of January 1998 that the Petition for a Zoning Variance from Sections 504 of the Baltimore County Zoning Regulations (BCZR) and V.B.6 of the Comprehensive Manual of Development Policy (CMDP) to allow a window (sunroom) setback of 20 ft. from street right of way in lieu of the required 25 ft., and to amend the Final Development Plan of Mayfield Woods for lot #60, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm



Baltimore County
Zoning Commissioner
Office of Planning

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

January 9, 1998

Mr. and Mrs. Theodore R. Thomas
8011 Carlson Lane
Baltimore, Maryland 21244

RE: Petition for Administrative Variance
Case No. 98-222-A
Property: 8011 Carlson Lane

Dear Mr. and Mrs. Thomas:

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

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

Very truly yours,

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

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
encl.





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8011 Carlson Lane
which is presently zoned RS.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) 504 BCZR AND V. B. 6 CMDP

TO PERMIT A WINDOW (SUN ROOM) SETBACK OF 20 FT. FROM STREET RIGHT OF WAY IN LIEU OF THE REQUIRED 25 FT. AND TO AMEND THE FINAL DEV. PLAN OF MAYFIELD WOODS FOR LOT #60

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

owner would like to Enclose Existing screen room with Glass. Existing roof to be used. No change in setbacks in any direction. Will only enhance property with appeal.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

I/We do solemnly declare and affirm, under the penalties of perjury that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s)

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Name Address and phone number of representative to be contacted

Name

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of ___, 19___ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY:

DATE:

ESTIMATED POSTING DATE:

Printed with Soy Ink on Recycled Paper

ITEM #:

98.222-A

222

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 8011 Carlson Lane
address
Baltimore MD 21244
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)

owner would like to enclose existing
screen room with glass. Existing roof to be
used. No change in set backs in any direction.
Will only enhance property with appeal.

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.

✓ Theodore R. Thomas  Edna McLeod Thomas
(signature) (signature)
✓ Theodore R. Thomas Edna McLeod-Thomas
(type or print name) (type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit

I HEREBY CERTIFY, this 27th day of October, 19 97, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Theodore R. Thomas and Edna McLeod-Thomas

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.

10/27/97
date

Susan L. Smig
NOTARY PUBLIC

My Commission Expires 9/1/98

A-555-8P

222

222

Zoning Description For 8011 Carlson Lane
Beginning at a point on the East side of
Carlson Lane which is 60 feet wide at the
distance of 800 feet south of the centerline
of the nearest improved intersecting street
Stevenswood Rd which is 60 feet wide.

Being lot # 60 Section A

In the subdivision of Mayfield Woods as recorded
in Baltimore County Plat book # 65 Folio # 135
containing 2775.35 square feet. Also known
as 8011 Carlson Lane and located in the
2nd Election District 2nd Councilmanic District.

98.222-A

BALTIMORE COUNTY, MARYL D
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE 12/9/97 ACCOUNT 80016150

AMOUNT \$ 111.00

RECEIVED FROM: (unrecd)

FOR: 1514 ANGLAND FPP w/ 11 XEROX

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

98-222-A

CASHIER'S VALIDATION

PAID RECEIPT
PROCESSED
12/09/1997 12/09/1997 12:01:26
BY 5005 CASHIER BIRD RYT DRAMER
5 MICHAEL ANDERSON 0341 KCTE JPI
RECEIPT # 943176
LN NO. 06656
14114
111.00 CHECK
Baltimore County, Maryland

CERTIFICATE OF POSTING

RE: Case No.: 98-222-A

Petitioner/Developer: Theodore & Edna Thomas

c/o Appleby Windows

Date of Hearing/Closing: 1/5/98

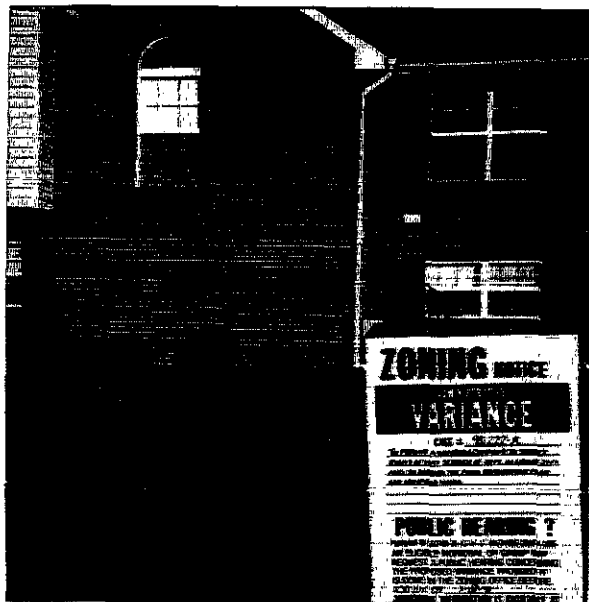
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

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 8011 Carlson Lane
Baltimore, MD 21224

The sign(s) were posted on December 17, 1997
(Month, Day, Year)



Sincerely,

Glen Burdette 12/17/97
(Signature of Sign Poster and Date)

Glen Burdette
(Printed Name)

1-BAUM SIGNS INC.
(Address)
COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784
(City, State, Zip Code)

410-781-4000
(Telephone Number)



Baltimore County
Department of Permits and
Development Management

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

December 18, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 98-222-A
8011 Carlson Lane
E/S Carlson Lane, 800' S of Stevenswood Road
2nd Election District - 2nd Councilmanic District
Legal Owner: Theodore R. Thomas & Edna McLeod Thomas
Post by Date: December 21, 1997
Closing Date: January 5, 1998

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: Edna & Theodore Thomas



Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than * 12/21/97

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

ZONING NOTICE**ADMINISTRATIVE
VARIANCE**

Case No.: 98-222-A

TO PERMIT A WINDOW (SUN ROOM) TO STREET RIGHT OF WAY SETBACK
OF 20 FT. IN LIEU OF 25 FT. AND TO AMEND THE FINAL DEV. PLAN
FOR MAYFIELD WOODS.

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

*

1/05/98

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.: 222

Petitioner: Thomas 8011 carlson lane

Location: 7011 carlson lane

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Appleby systems Inc.

ADDRESS: 1585 sulphur spring Rd
Baltimore MD 21227

PHONE NUMBER: (410) 242-5970

AJ:ggg

98.222-A

(Revised 09/24/96)



Baltimore County
Department of Permits and
Development Management

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

January 6, 1998

Mr. and Mrs. Theodore Thomas
8011 Carlson Lane
Baltimore, MD 21244

RE: Item No.: 222
Case No.: 98-222-A
Petitioner: Theodore Thomas, et ux

Dear Mr. and Mrs. Thomas:

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 9, 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 dark ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



Baltimore County Government
Fire Department



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

(410) 887-4500

December 26, 1997

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1125

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF December 22, 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.

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

205, 221, 222, 223, 224, 226, 227, and 228

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4861. MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 22, 1997

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

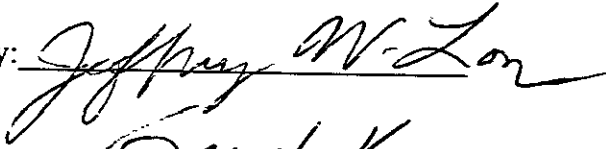
SUBJECT: Zoning Advisory Petitions

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

Item Nos. 221, 222, 223, 224, 227, and 228

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



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 12-19-97
Item No. 222 566

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
FROM: R. Bruce Seeley.
Permits and Development Review
DEPRM
SUBJECT: Zoning Advisory Committee
Meeting Date: Dec 22, 97

DATE: 1/12/98

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

Item #'s:

203
222
224
225
226
227
228

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 29, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
 for December 29, 1997
 Item Nos. 203, 221, 222, 224, 226,
 227, and 228

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

RWB:HJO:jrb

cc: File

20,000 N

(SHEET N.W.-6-H)

NW 5H

D.R. 5.5

272

CARLSON
L.A.

W 45,000

PARKS

REMINGTON

AVE

P.O.B.

MAYFIELD

99

D.R. 5.5

D.R. 5.5

98-222-A

222

POND

R.C. 5

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

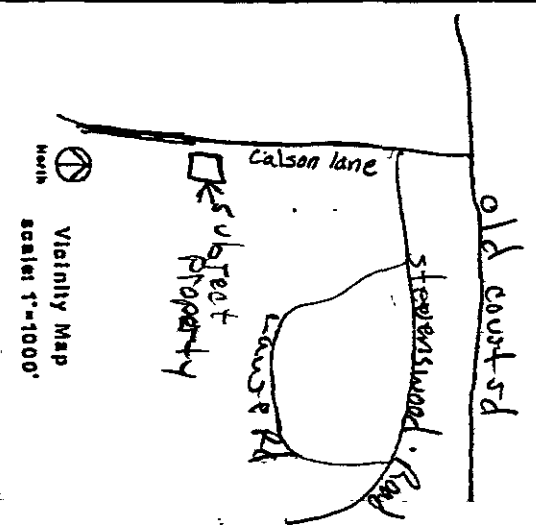
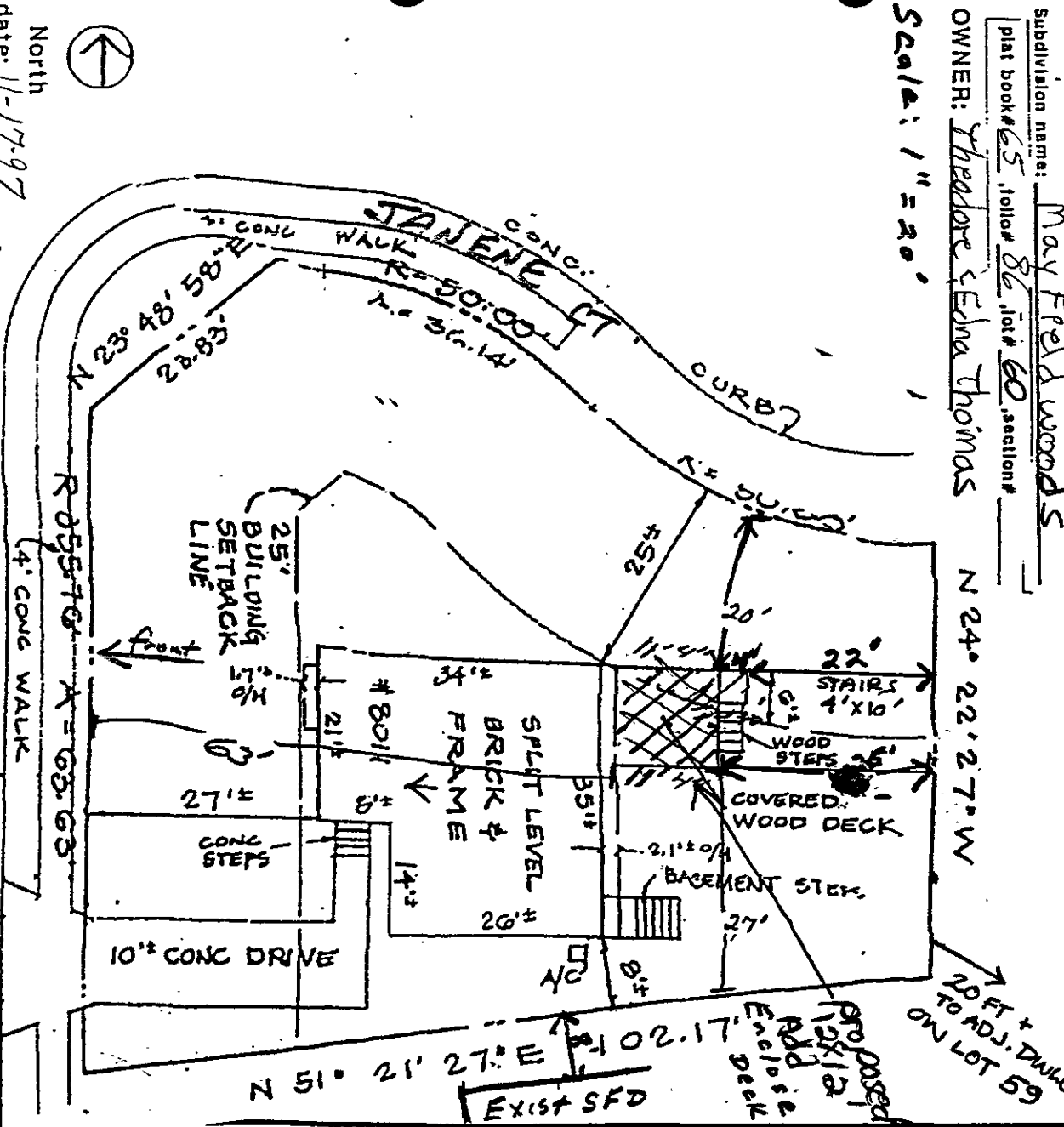
PROPERTY ADDRESS: 8011 Carlson Lane see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Mayfield Woods

plat book # 65, folio # 86, lot # 60, section # 1

OWNER: Theodore & Edna Thomas N 24° 22' 27" W

Scale: 1" = 20'



LOCATION INFORMATION

Election District: 2
Councilmanic District: 2

1"=200' scale map: NW 6H

Zoning: BR 5.5

Lot size: 2775.35 acreage square feet

Public Utilities

SEWER: ☒ Public ☐ Private

WATER: ☒ Public ☐ Private

Chesapeake Bay Critical Area: ☐ Yes ☒ No

Prior Zoning Hearings: NONE

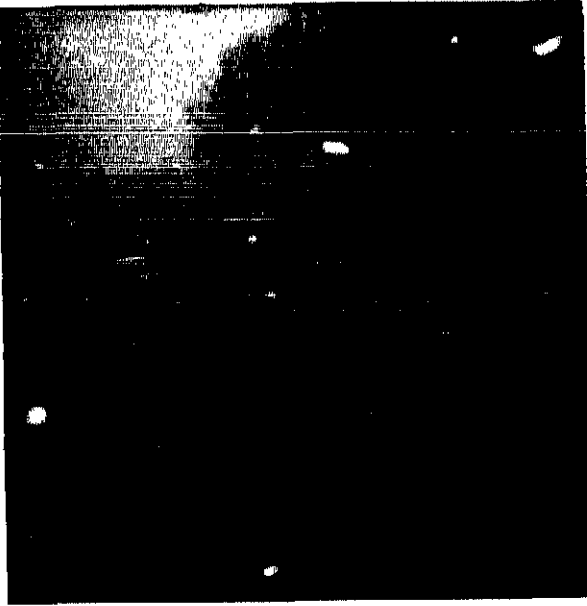
Zoning Office USE ONLY

reviewed by: ITEM #: 2221 CASE #:

Ref No 1 **98-222-A**

North
date: 11-17-97
prepared by: GSB

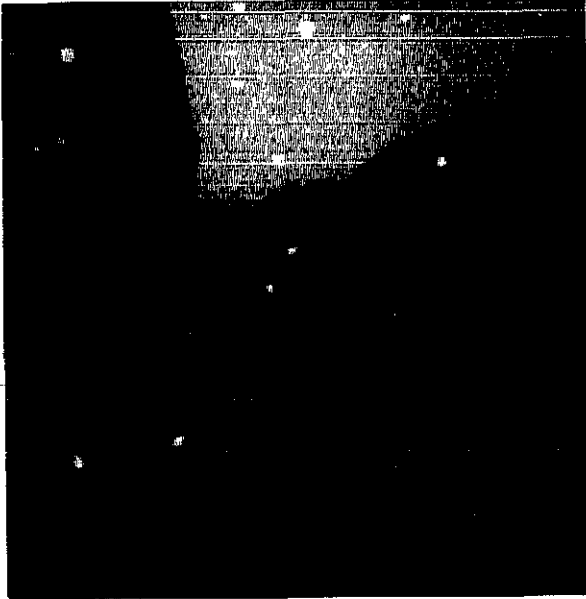
CONC CURB
CARLSON LANE



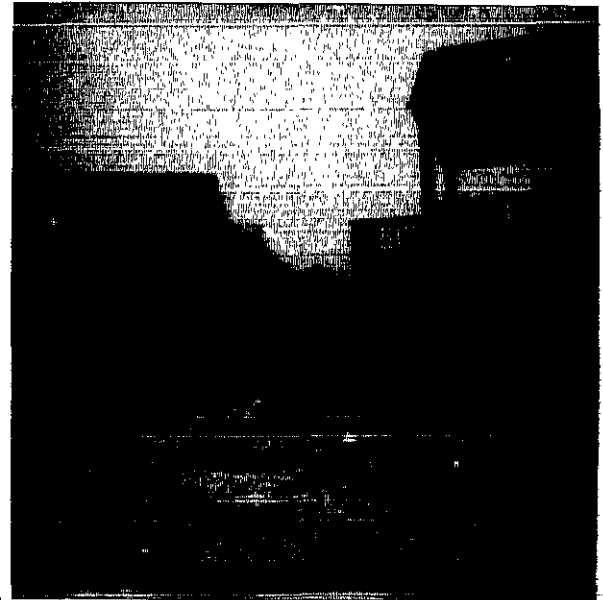
Front 222



Thomson
Rear 222



Right 222



Left & Rear
222

98-222-A