

IN RE: PETITION FOR RESIDENTIAL * BEFORE THE
ZONING VARIANCE
NE/S of Treadway Court, 520 ft. * ZONING COMMISSIONER
S of c/l of Chardel Rd.
16 Treadway Court * OF BALTIMORE COUNTY
11th Election District
5th Councilmanic District * Case No. 98-285-A
Craig M. Jones, et ux, Petitioners
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Craig M. Jones and Sandra J. Jones, his wife, property owners, for that property known as 16 Treadway Court in the Silver Spring Station subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1B01.2.C.b. of the Baltimore County Zoning Regulations (BCZR) to allow an attached garage with a side yard setback of 3 ft. and a front yard setback of 5 ft. in lieu of the required 25 ft., respectively, in a D.R.5.5 and D.R.10.5 zone, and to amend the Final Development Plan of Silver Spring Station. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

This matter comes before the Zoning Commissioner pursuant to Section 26-127 of the Baltimore County Code. That section allows the owner of a residential property to seek zoning variance relief through the administrative variance process. Specifically, the subject property is posted with a sign providing public notice of the variance request for a period of 15 days and providing the opportunity for any interested person to request a public hearing. If there is no request for a hearing within that time, the Petition is then forwarded to the Zoning Commissioner for a decision based upon the documentation presented.

In this case, there was no request for a public hearing and, thus, the decision will be based upon the information contained within the

ORDER RECEIVED FOR FILING

Date

By

3/12/98
Mr. [Signature]

file. In this regard, the Petitioner submitted a series of photographs depicting the subject site, as well as the site plan. Also, the Zoning Plans Advisory Committee comments from the appropriate agencies which reviewed the case were received.

The subject property is approximately .2654 acres in area, split zoned D.R.5.5 and D.R.10.5. The property is improved with a two story single family dwelling, an attached deck and pool to the rear, and a free standing shed. The dwelling fronts Treadway Court, at a location just as that roadway terminates as a cul-de-sac. In fact, as shown on the site plan, the curve of the road into a circular court adjacent to this property reduces the area of the property's front and side yards.

The Petitioners propose constructing an attached 31 ft. x 31 ft. garage. This proposed garage will be quite large, almost as big in area as the house. Presently, vehicular access to the site is by way of a concrete parking pad, on which a portion of the garage will be located. As noted above, variance relief is requested to approve a 3 ft. side yard setback and a 5 ft. front yard setback.

In my judgment, the variances requested are excessive. Apparently, the Petitioners seek to build a garage to provide safe storage for their cars and additional household storage. These goals can be accomplished with a smaller building, which will require less variance relief and will not be as detrimental to the surrounding locale (i.e., traffic sight distance).

Based on these factors, variance will be granted, however, not to the extent which the Petitioners request. Instead, I shall approve reduced setbacks as are necessary to construct a 26 ft. x 26 ft. garage. Thus, a dimension of 5 ft. from both the width and length of the proposed building shall be eliminated. This restriction is not done arbitrarily, but due to the character of the existing dwelling. As shown on the site plan, the

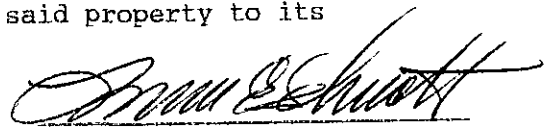
ORDER RECEIVED FOR FILING
Date 3/12/98
By M. G. [Signature]

dwelling is approximately 26 ft. in depth and a garage equal to that dimension will be more architecturally and esthetically appropriate to the community. Moreover, it will reduce the extent of the variance request. Such a reduced size building will still allow the Petitioners with sufficient room to store two automobiles and household goods. Moreover, it will be more consistent with the comment offered from the Office of Planning.

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, a variance will be granted, as more particularly set forth herein.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of March 1998, that the Petition for a Residential Variance from Section 1B01.2.C.b. of the BCZR to allow an attached garage with a side yard setback of 3 ft. and a front yard setback of 5 ft., in lieu of the required 25 ft., respectively, in a D.R.5.5 and D.R.10.5 zone, be and is hereby DENIED; however, relief is hereby granted so as to permit the Petitioners to construct a garage not to exceed the dimensions of 26 ft. x 26 ft.; all as more fully set forth in the Findings of Fact and Conclusions of Law hereinabove, and to amend the Final Development Plan of Silver Spring Station, subject, however, to the following restriction:

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 said property to its original condition.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

ORDER RECEIVED FOR PLANNING
Date 3/12/98
By M. Hovak





Baltimore County
Zoning Commissioner
Office of Planning

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

March 12, 1998

Mr. and Mrs. Craig M. Jones
16 Treadway Court
Baltimore, Maryland 21236

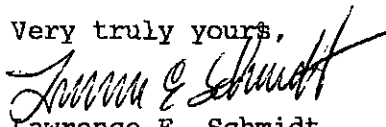
RE: Petition for Administrative Variance
Case No. 98-285-A
Property: 16 Treadway Court

Dear Mr. and Mrs. Jones:

Enclosed please find the decision rendered in the above captioned case. The revised 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,


Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 16 Treadway Court

which is presently zoned

DR 5.5
DR 10.5

This Petition shall be filed with the Dept. of Permits & 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) 1801.2.C.6 to permit an

ADDITION WITH A SIDEYARD SETBACK OF 3' AND FRONT YARD
SETBACK OF 5' IN LIEU OF THE REQUIRED 25' RESPECTIVELY AND
TO INCREASE THE FDP OF SILVER SPRING STATION
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. Purchasing additional property is not available
2. Weatherproof Cars have been vandalized and need security
3. An attached garage cannot be added inside the set back line.

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):

CRAIG M JONES
(Type or Print Name)

Craig M Jones
Signature

Sandra J Jones
(Type or Print Name)

Sandra J Jones
Signature

817 251-4000 (O)

16 TREADWAY CT. 4105933-7660 (H)
Address Phone No

Baltimore MD 21236
City State Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No

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

Zoning Commissioner of Baltimore County

REVIEWED BY: JRF DATE: 1/30/98

ESTIMATED POSTING DATE: 2-8-98

Printed with Soybean Ink
on Recycled Paper

ITEM #: 285

98-285-A

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 16 TREADWAY CT
address
BWI MD 21236
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)

- ① Purchasing additional property is not available
- ② Recently, our cars have been vandalized
- ③ An attached garage can not be added inside the set back lines

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.

Craig M Jones
(signature)
Craig M Jones
(type or print name)



Sandra J Jones
(signature)
Sandra Jones
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16th day of JANUARY, 19 98, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Craig M Jones

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.

1-16-98
date

Carol Buehler
NOTARY PUBLIC

My Commission Expires: 6-1-2000

A-285-8P

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

16 TREND WAX CT
address
BALT. MD 21236
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)

- ① Purchasing additional property is not available
- ② Recently our cars have been vandalized
- ③ An attached garage can not be added inside the set back line.

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.

Craig M Jones
(signature)
CRAIG M JONES
(type or print name)



Sandra J Jones
(signature)
Sandra J Jones
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16th day of JANUARY, 19 98, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Craig M Jones

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.

1-16-98
date

Carol Burtch
NOTARY PUBLIC

My Commission Expires: 6-1-2000

A 285-8P



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 16 Treadway Court

which is presently zoned

DR 6.5!
DR 10.5

This Petition shall be filed with the Dept. of Permits & 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) 1801.2 C.5 to permit an

Addition with a SIDEYARD setback of 3' AND front YARD setback
of 5' in lieu of the required 25' respectively, AND to AMEND
the FDP of Silver Spring Station

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

1. Purchasing additional property is not available
2. Recently our car has been vandalized and need security
3. An attached garage cannot be added inside the setback lines

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

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: JRT

DATE: 1/30/98

ESTIMATED POSTING DATE: 2-8-98



Printed with Soybean Ink
on Recycled Paper

ITEM #: 285

98-285A

-- Zoning Description

8 copies
#

ZONING DESCRIPTION FOR 16 TREADWAY CT.
(address)

Beginning at a point on the NORTH EAST side of
(north, south, east or west)
TREADWAY COURT which is 50'
name of street on which property fronts (number of feet of right-of-way width)
wide at the distance of 520 West of the
(number of feet) (north, south, east or west)
centerline of the nearest improved intersecting street CHARDEL ROAD
(name of street)
which is 50' wide. *Being Lot # 8
(number of feet of right-of-way width)
Block N/A, Section # 3 in the subdivision of Silver Spring Station
(name of subdivision)
as recorded in Baltimore County Plat Book # 59, Folio # 144,
containing 11,561 Sq. Ft. Also known as 16 TREADWAY CT.
(square feet or acres) (property address)
and located in the 11 Election District, 5 Councilmanic District.

285

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state "As recorded in Deed Liber __, Folio __" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

98-285-A

A-285-8A

BALTIMORE COUNTY, MAF AND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 046754

DATE 1/30/98 ACCOUNT P-001-015-000

AMOUNT \$ 100.00

RECEIVED FROM: Craig Jones Item # 285
16 Treadway Ct. Taken by: JRF
FOR: CIO 4030 Var. & Amend.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Paid Receipt
PROCESSED
1/30/98 17:31/1998 14:09:30
RECEIVED CASHIER PHIL QUN BOKER
5 MISCELLANEOUS DEBIT RECEIPT
Receipt # 03406
OR NO. 046754
100.00 DOLL
BALTIMORE COUNTY, MARYLAND

CASHIER'S VALIDATION

046754-A

CERTIFICATE OF POSTING

RE: Case No. 98-285-A
Petitioner/Developer:
(Craig Jones)
Date of Hearing/Closing:
(Feb. 23, 1998)

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

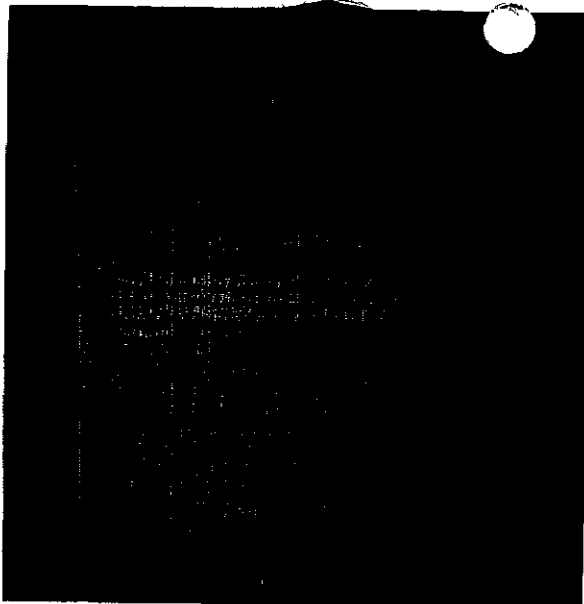
Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

**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 _____**

16 Treadway Court Baltimore, Maryland 21236 _____

**The sign(s) were posted on _____ Feb. 7, 1998 _____
(Month, Day, Year)**



Sincerely,


(Signature of Sign Poster & Date)

____ Thomas P. Ogle, Sr. _____

____ 325 Nicholson Road _____

____ Baltimore, Maryland 21221 _____

**____ (410)-687-8405 _____
(Telephone Number)**

98-285-A



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/neighbor 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.: 285

Petitioner: CRAIG M. JONES

Location: 16 TREADWAY CT. BALT. 21236

PLEASE FORWARD ADVERTISING BILL TO:

NAME: CRAIG M. JONES

ADDRESS: 16 TREADWAY Court
BALTIMORE, MD 21236

PHONE NUMBER: (410) 933-9660 (H)
(817) 251-4000 (W)

AJ:ggs

(Revised 09/24/96)

98-285-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 98- 285 -A

Address 16 Treadway Ct.

Contact Person: Jun R. Fernando

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: ~~1-16-98~~
1-30-98

Posting Date: 2-8-98

Closing Date: 2-23-98

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He 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 of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification 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.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 98- 285 -A

Address 16 Treadway Court

Posting Date: 2-8-98

Closing Date: 2-23-98

Wording for Sign: To Permit an addition with a side yard setback of 3'
and front yard setback of 5' in lieu of the required 25',
respectively, And to amend the FDP of Silver spring station.



Baltimore County
Department of Permits and
Development Management

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

February 26, 1998

Craig and Sandra Jones
16 Treadway Court
Baltimore, MD 21236

RE: Item No.: 285
Case No.: 98-285-A
Petitioner: Craig and Sandra Jones

Dear Mr. & Mrs. Jones:

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 January 30, 1998.

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 Gwendolyn Stephens 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/ggs
Attachment(s)



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: February 24, 1998

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

SUBJECT: Zoning Advisory Committee Meeting
 for February 17, 1998
 Item No. 285

The Bureau of Developer's Plans Review has reviewed the subject zoning item. Prior to removal of any existing curb for entrances, the developer shall obtain a permit from Department of Public Works, Bureau of Highways.

Driveways shall be constructed in accordance with Baltimore County Standards with depressed curb and 7-inch concrete aprons within the right-of-way.

RWB:HJO:jrb

cc: File

ZONE0217.285

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
and Development Management

Date: February 12, 1998

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

SUBJECT: Treadway Court

INFORMATION

Item Number: 285

Petitioner: Jones Property

Zoning: DR 5.5 & DR 10.5

Requested Action: Administrative Variance

Summary of Recommendations:

The Office of Planning does not oppose the request to construct a garage at the subject property; however, it is recommended that the garage be located 8 feet from the front building line which would result in the structure being less imposing. In addition, this scenario would reduce the variances needed to 11 feet in the front and 7 feet on the side.

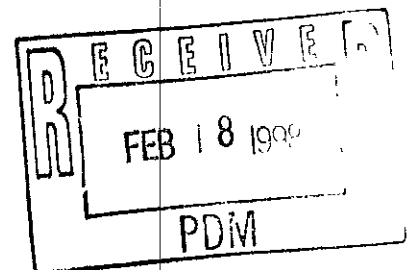
Prepared by:

Jeffrey W. Lutz

Division Chief:

Gary L. Keller

AFK/JL





Baltimore County
Fire Department

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

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 FEBRUARY 9, 1998

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.

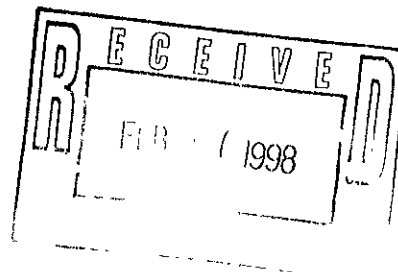
3. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

279, 280, 281, 282, and 285

REVIEWER: LT. ROBERT P. GAUEFWALD

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: 2/14/98

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

SUBJECT: Zoning Advisory Committee
Meeting Date: Feb. 9, 98

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

Item #'s:

280

284

281

285

282

RBS:sp

BRUCE2/DEPRM/TXTSBP



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

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

RE: Baltimore County 2/6/98
Item No. 285 JRF
Chardel Road

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,

Ronald Burns, Chief
Engineering Access Permits
Division

for

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

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
and Development Management

Date: February 12, 1998

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

SUBJECT: Treadway Court

INFORMATION

Item Number: 285

Petitioner: Jones Property

Zoning: DR 5.5 & DR 10.5

Requested Action: Administrative Variance

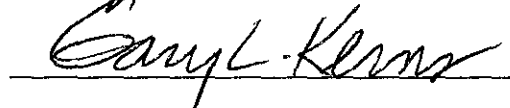
Summary of Recommendations:

The Office of Planning does not oppose the request to construct a garage at the subject property; however, it is recommended that the garage be located 8 feet from the front building line which would result in the structure being less imposing. In addition, this scenario would reduce the variances needed to 11 feet in the front and 7 feet on the side.

Prepared by:



Division Chief:



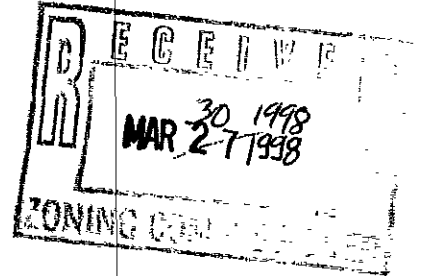
AFK/JL

98-285

Craig M. Jones
16 Treadway Court
Baltimore, MD 21236

March 30, 1998

Mr. Lawrence E. Schmidt
Baltimore County Zoning Commissioner
Suite 405, County Courts Building
401 Bosley Avenue
Towson, MD 21204



Dear Lawrence,

Thank you for responding to my Administrative Variance application as well as discussing my application on the phone with you.

Although you approved a building footprint different than what I had requested, I am asking you to review some new information, which I am providing you. I had requested in my original variance to add on to my home a 31' x 31' garage. There are two reasons for this size request:

- 1) Inside this space I was looking to add a set of stairs which would lead from the garage to my basement. The reason why I needed to locate the stairs here was for security. I did not feel comfortable with complete outside entry, as well as this is the best location given the configuration of my basement.
- 2) The other reason why I was looking to go 31' wide was to make a portion of the addition a storage area. I currently have a shed, which is aging, and I was planning on removing the shed from the property once the addition was made.

I have attached two drawings which will give you more insight for my reasoning and logic behind my initial application. The Sketch View will give you a front/side elevation of my home with the new addition. The Ground Floor drawing will give you insight to the layout of the stairs, the cars and the storage area.

With understanding the county's previous explanation of responsible growth, I am willing to compromise from the 31'x31' initial variance. **I request that you reconsider and approve a footprint of 27' x 30'.** This is considerable less than my initial application however slightly larger than your earlier restriction. I believe it is a win/win compromise for the county and myself.

Please give me a call if have any questions or concerns. I will be more than happy to further explain my thoughts. You may reach me at home at (410) 933-9660 or at work (714)704-1175 or you may page me at (888)591-0940.

Sincerely,

Craig M. Jones



Baltimore County
Zoning Commissioner
Office of Planning

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

April 15, 1998

Mr. Craig M. Jones
16 Treadway Court
Baltimore, Maryland 21236

RE: Case No. 98-285-A
Location: 16 Treadway Court

Dear Mr. Jones:

This is to acknowledge your letter of March 30, 1998 regarding the above matter. Upon receipt of your letter, I re-evaluated the information contained in the case file and conducted a site visit in the company of Mr. Jeffrey Long of the Office of Planning. Mr. Long and I examined the neighborhood and also walked the property.

Based upon this site examination and the information submitted, I will amend the Order previously issued by me on March 12, 1998 so as to permit a garage with a footprint of 27 ft. x 30 ft. The garage shall be of the size and dimension as shown on the floor plan drawing which was submitted with your recent letter.

My primary concern was to protect the integrity of the neighborhood and insure that there would be no detrimental impact on adjacent properties by the construction of the garage. I was specifically concerned over the adjacent property to the northwest side of your lot. However, upon my site inspection, that area appears to be wooded and is not improved with a dwelling. Thus, the proposed construction will not adversely impact that property and appears consistent with other improvements within the neighborhood. Therefore, this letter shall serve as a formal amendment to my Order.

Please do not hesitate to contact me should you have any questions regarding this matter.

Very truly yours,

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

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn





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/neighbors 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.: _____

Petitioner: _____

Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

NAME: _____

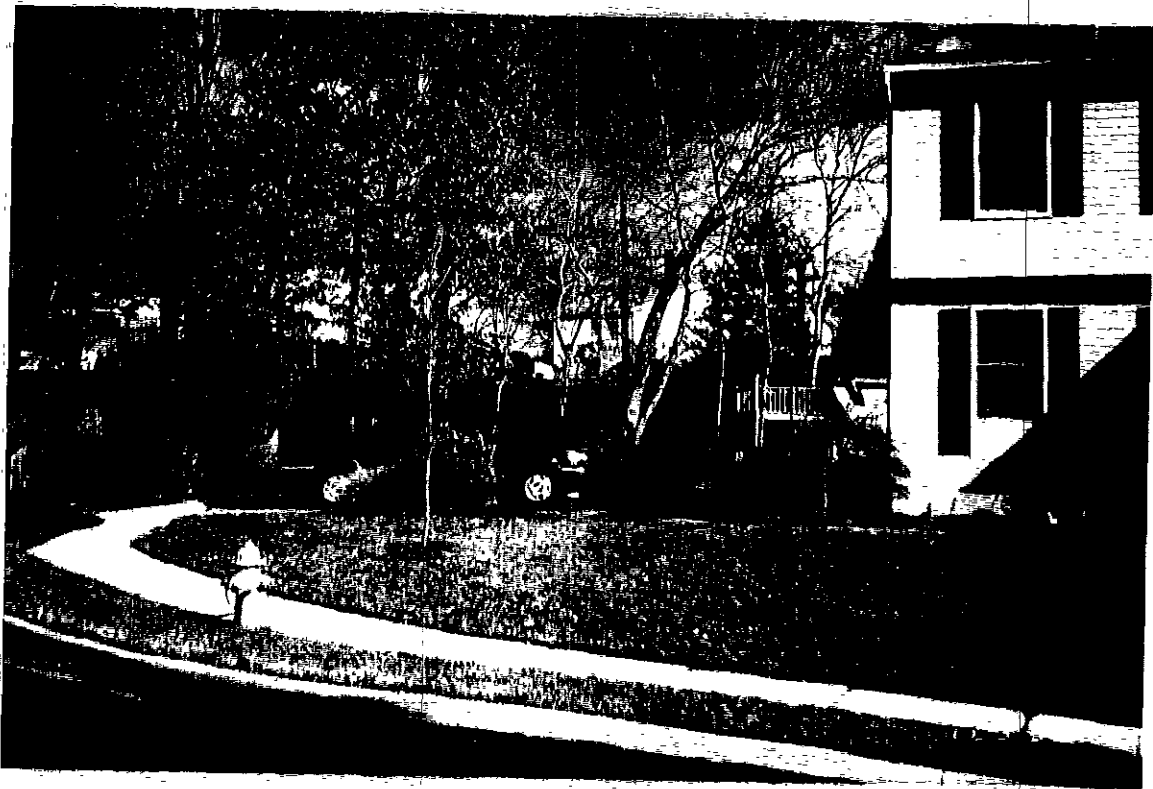
ADDRESS: _____

PHONE NUMBER: _____

AJ:ggs

(Revised 09/24/96)

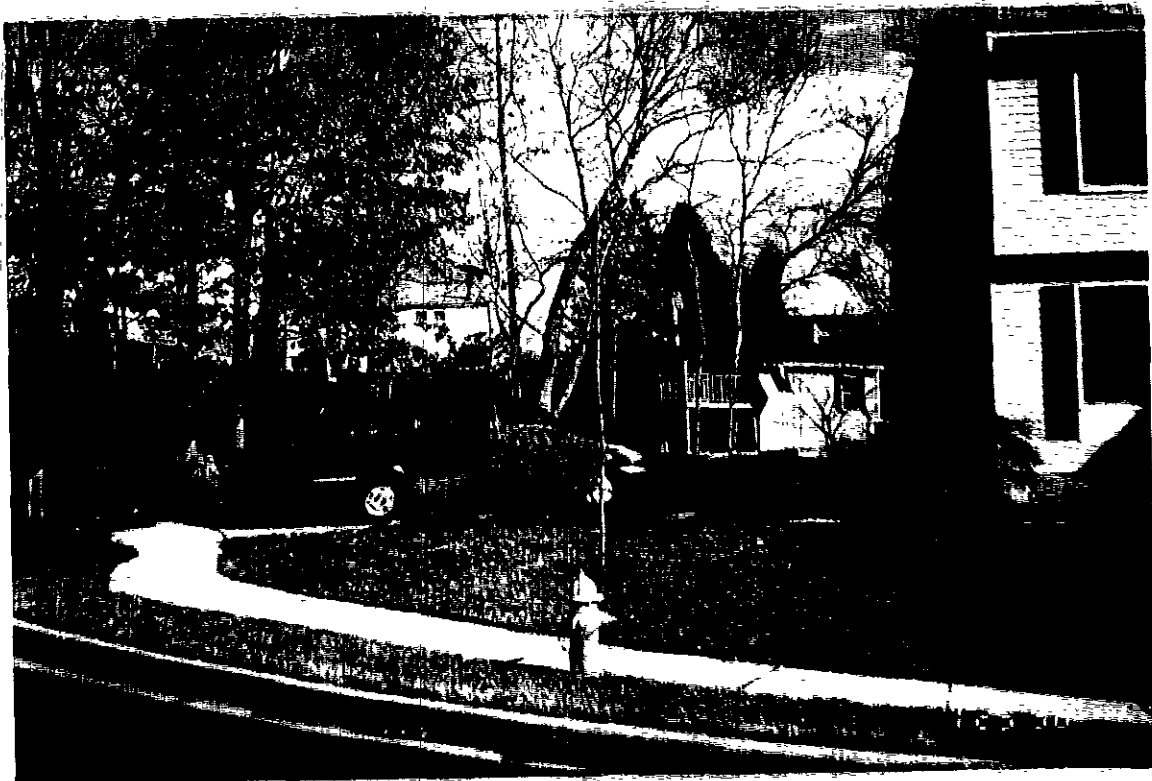
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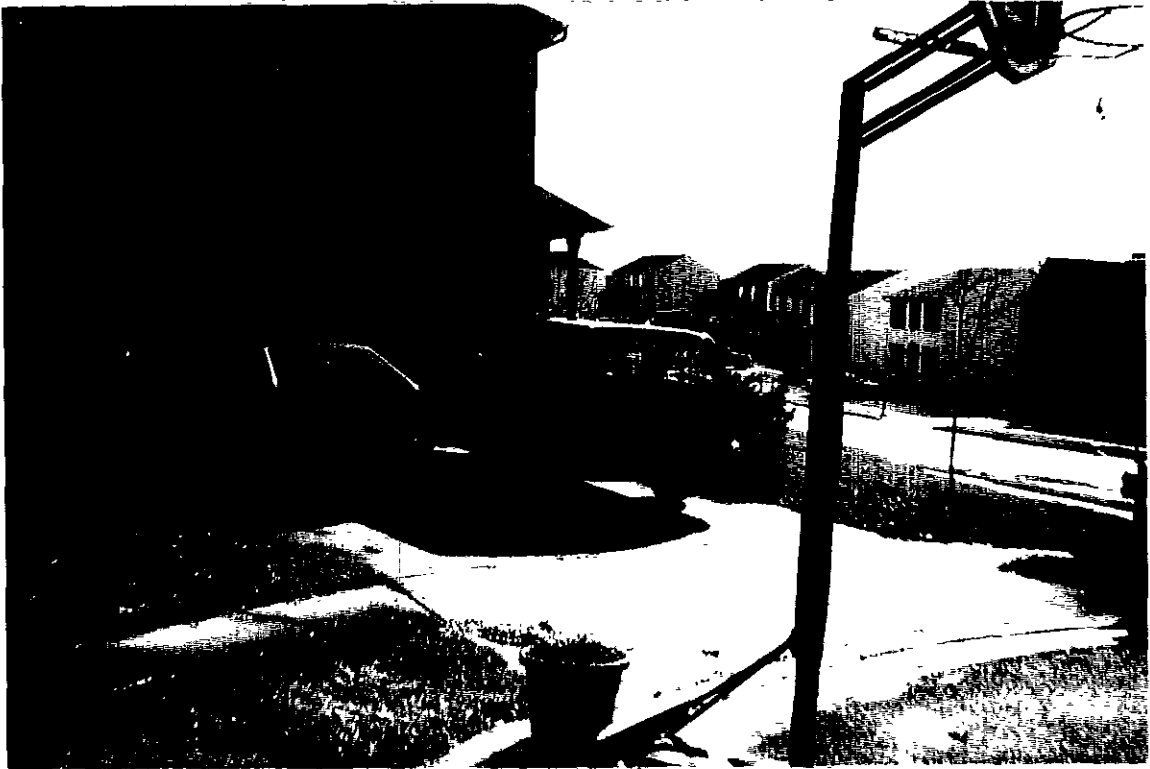
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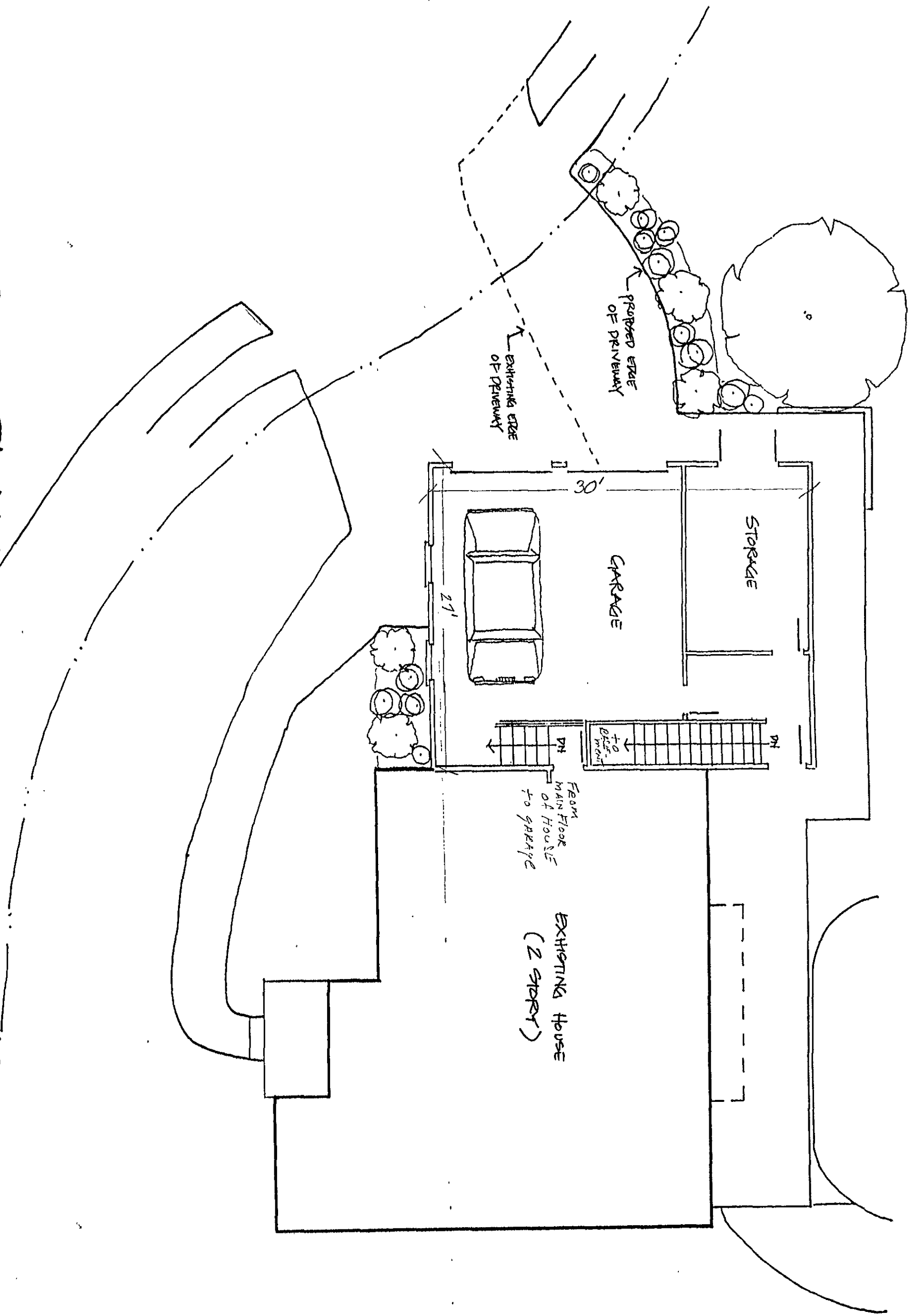


98-285-A



98-285-A

- GROUND FLOOR PLAN





- SKETCH VIEW -