

IN RE: PETITION FOR ADMIN. VARIANCE
NW/Corner Langshire Road and
Alliston Drive
(4606 Langshire Road)
11th Election District
2nd Councilmanic District

Raymond G. Ledbetter, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-358-A
*

* * * * *

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, Raymond G. and Jean F. Ledbetter. The Petitioners seek relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 44 feet in lieu of the required 50 feet for a proposed 8' x 24' sunroom addition. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked 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

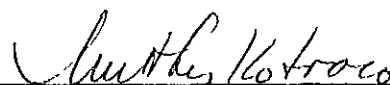
By

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 22nd day of April, 1998 that the Petition for Administrative Variance seeking relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 44 feet in lieu of the required 50 feet for a proposed 8' x 24' sunroom addition, 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.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

April 22, 1998

Mr. & Mrs. Raymond G. Ledbetter
4606 Langshire Road
Baldwin, Maryland 21013

RE: PETITION FOR ADMINISTRATIVE VARIANCE
NW/Corner Langshire Road and Alliston Drive
(4606 Langshire Road)
11th Election District - 2nd Councilmanic District
Raymond G. Ledbetter, et ux - Petitioners
Case No. 98-358-A

Dear Mr. & Mrs. Ledbetter:

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 4606 Langshire Road

which is presently zoned RC5

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) 1A04.3.B.3; BC2R, TO

PERMIT A SIDEYARD SETBACK OF 44ft. IN LIEU OF
THE REQUIRED 50ft. FOR A SUNROOM.

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

There is an existing screened in porch that we would like to enclose and extend by eight feet (8 ft.). The current setback is 52 feet from the outside wall of the porch to the left side property line. This will cause us to be six feet (6 ft.) over the required 50 foot setback with the addition of the eight feet (8 ft.).

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)

Raymond G. Ledbetter

(Type or Print Name)

Signature

Signature

Raymond G. Ledbetter

Address

Jean F. Ledbetter

(Type or Print Name)

City

State

Zipcode

Signature

Jean F. Ledbetter

Attorney for Petitioner:

4606 Langshire Road 410-592-6688

Address

Phone No

(Type or Print Name)

Baldwin

MD

21013

City

State

Zipcode

Signature

Name, Address and phone number of representative to be contacted

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: Jim

DATE: 3-26-98

ESTIMATED POSTING DATE: 4-5-98



Printed with Soybean Ink
on Recycled Paper

ITEM #: 358

98-358-A

ORDER RECEIVED FOR FILING
Date 4/22/98
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 4606 Langshire Road
address
Baldwin MD 21013
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)

There is an existing screened in porch that we would like to enclose
and extend by eight feet (8 ft.) The current setback is 52 feet from
the outside wall of the porch to the side property line. This will
cause us to be six feet (6 ft.) over the required 50 foot setback with
the addition of the eight feet.

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.

Raymond G. Ledbetter
(signature)
Raymond G. Ledbetter
(type or print name)



Jean F. Ledbetter
(signature)
Jean F. Ledbetter
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10 day of March, 19 98, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Raymond G. Ledbetter & Jean F. Ledbetter

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

3-10-98
date

Betty L. Frank
NOTARY PUBLIC

My Commission Expires: 10-01-00

358

ORDER RECEIVED FOR FILING

Date

By

ZONING DESCRIPTION

The following is a description of a Zoning Description for 4606 Langshire Road.

Beginning at a point on the north side of Langshire Road which is 50' wide at the distance of 50 Ft. (corner lot) of the centerline of the nearest improved intersecting street of Alliston Drive which is also 50- wide. Being lot #6 on the north west corner of the above intersection, in the subdivision of Carroll Manor as recorded in Baltimore County Plat book #20, Folio #79, containing 39, 465 Sq. Ft.. Also know as 4606 Langshire Road and located in the 11th election district, 2nd Councilmanic District.

358

98-358-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 358 1841

DATE 3-26-98 ACCOUNT 1001-6150

AMOUNT \$ 30.00

R. LESBETEE - 4606 LANGSHIRE RD.

RECEIVED FROM:

(CIN) AD: V.

FOR:

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

JCM

98-358-A

CASHIER'S VALIDATION

PAID RECEIPT

RECEIVED
3/26/98 10:36 AM

RECEIVED BY: JCM
BALTIMORE COUNTY DEPT. OF HEALTH

RECEIVED BY: JCM
BALTIMORE COUNTY DEPT. OF HEALTH

RECEIVED BY: JCM
BALTIMORE COUNTY DEPT. OF HEALTH

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 98- 358 -A Address 4606 LANGSHIRE RD.

Contact Person: J. MERREY Phone Number: 410-887-3391
Planner, Please Print Name

Filing Date: 3-26-98 Posting Date: 4.5.98 Closing Date: 4.20.98

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 and he/she 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 a neighbor 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.

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 98- 358 -A Address 4606 LANGSHIRE RD.
Posting Date: 4.5.98 Closing Date: 4.20.98

Wording for Sign: To Permit ~~A 2nd FLOOR ADDITION~~ A SIDEYARD SETBACK
of 44ft. IN LIEU of THE REQUIRED 50ft. FOR
A SUNROOM ADDITION.

CERTIFICATE OF POSTING

RE: Case No.: 98-358-A

Petitioner/Developer: _____

J. MERCY

Date of Hearing/Closing: 4/5/98

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:

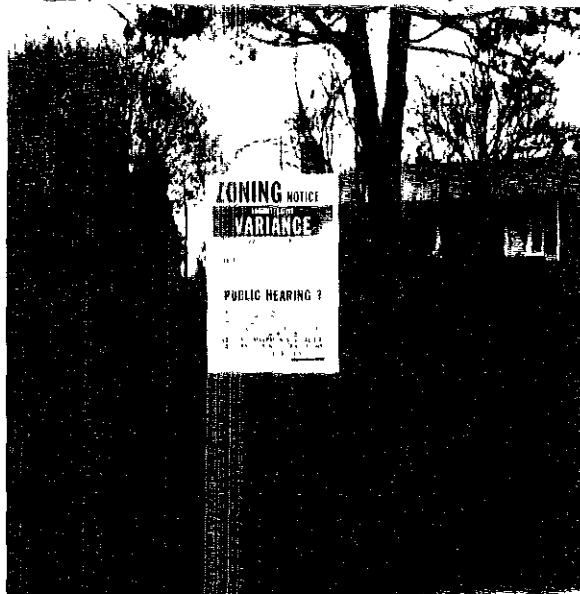
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

4606 LANGSHIRE RD.

The sign(s) were posted on 4/4/98

(Month, Day, Year)

CASE # 98-358-A



Sincerely,

Richard E. [Signature] 4/4/98
(Signature of Sign Poster and Date)

Richard E. [Printed Name]
(Printed Name)

904 [Address]
(Address)

[City, State, Zip Code]
(City, State, Zip Code)

(410) 837-5111
(Telephone Number)

4606 LANGSHIRE RD.

POSTED 4/4/98

Richard E. [Signature] 4/4/98



Baltimore County
Department of Permits and
Development Management

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

April 16, 1998

Raymond and Jean Ledbetter
4606 Langshire Road
Baldwin, MD 21013

RE: Item No.: 358
 Case No.: 98-358-A
 Petitioner: Raymond and Jean Ledbetter
 Location: 4606 Langshire Road

Dear Mr. & Mrs. Ledbetter:

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 March 26, 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 dark ink, appearing to read "W. Carl Richards, Jr.", with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR:ggs
Attachment(s)

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

TO: POM

FROM: R. Bruce Seeley.
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: April 6, 92

DATE: 4/2/92

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

Item #'s: 350
353
354
356
358
360

RBS:sp

BRUCE2/DEPRM/TXTS8P



**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 4.3.97
Item No. 358 JCM

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 3, 1998

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

SUBJECT: Zoning Advisory Petitions

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

Item No. 320, 347, 356, 357, 358 and 360

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

Prepared by: Jeffrey M. Long

Division Chief: Gary L. Kerns

AFK/JL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: April 16, 1998

FROM: *RWB* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for April 13, 1998
Item Nos. 348, 350, 352, 353, 355,
356, 357, 358, 359, and 360

The Development Plans Review Division has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE0413.NOC

January 30, 1998

ADMINISTRATIVE VARIANCE APPROVAL

Our home is located across the street (Langshire Road) from Ray Ledbetter's property. Ray Ledbetter has proposed an 8-foot extension to their screened porch to be enclosed with windows.

We understand that Ray Ledbetter is seeking an administrative variance to comply with Baltimore County regulation in regard to additions to existing dwellings.

Ray Ledbetter has discussed the proposed addition with us, and we are pleased to go on record indicating that we have no objections to his proposed addition.

Sincerely,




Steve and Tina Nemphos
13626 Alliston Drive
Baldwin, MD 21013-9753

358

98-358-A

January 30, 1998

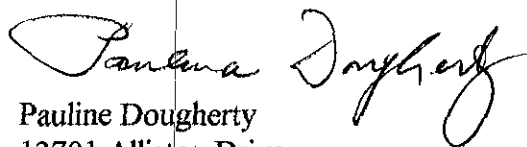
ADMINISTRATIVE VARIANCE APPROVAL

I live directly across the street (Alliston Drive) from Ray Ledbetter's property which is located in the Carroll Manor community. Ray Ledbetter has proposed an 8-foot extension of a screened porch to be enclosed by windows.

I understand that Ray Ledbetter is seeking an administrative variance to comply with Baltimore County regulation in regard to additions to existing dwellings.

Ray Ledbetter has discussed the proposed addition with me, and I am pleased to go on record indicating that I have no objections to his proposed addition.

Sincerely,



Pauline Dougherty
13701 Alliston Drive
Baldwin, MD 21013-9753

358

98-358-A

January 30, 1998

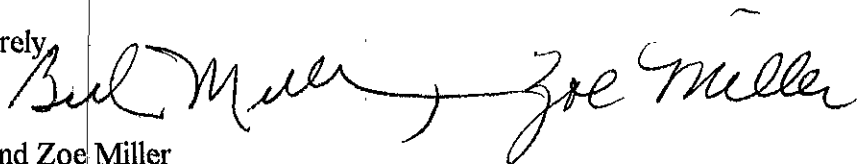
ADMINISTRATIVE VARIANCE APPROVAL

We live adjacent to the Ledbetter property in the Carroll Manor community. Our house faces Carroll Manor Road and backs up to Ray Ledbetter's property which faces Langshire Road.

We understand that Ray Ledbetter is seeking an administrative variance to comply with Baltimore County regulation in regard to additions to existing dwellings.

Ray Ledbetter has discussed the proposed addition with us, and we are pleased to go on record indicating that we have no objections to his proposed addition.

Sincerely,

A handwritten signature in cursive script, appearing to read "Bill Miller, Zoe Miller".

Bill and Zoe Miller
4609 Carroll Manor Road
Baldwin, MD 21013-9753

358

98-358-A

February 9, 1998

To Whom It May Concern:

Re: Administrative Variance Approval
4606 Langshire Road
Baldwin, MD 21013

Dear Sirs:

We, George C. Evering and Mary L. Evering, 4604 Langshire Road, Baldwin, Md. 21013, understand that Raymond G. Ledbetter and Jean F. Ledbetter, 4606 Langshire Road, Baldwin, Md. 21013, are seeking an administrative variance to comply with Baltimore County, Md. regulations in regard to an addition to existing dwellings.

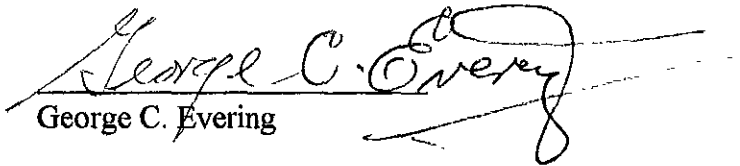
Our property is on the side of Ledbetter's property upon which he has proposed an eight (8') foot extension of an existing screened porch to be enclosed by screens and glass windows.

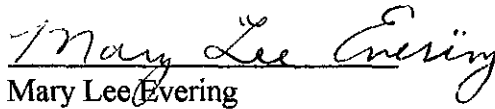
We have discussed the proposed addition with Mr. and Mrs. Ledbetter and have examined the proposed extension on the original plat and the proposed extension as expanded from four (4') feet to eight (8') feet.

We request that the Ledbetters give one consideration as to the maintenance of privacy by shrub screening between the two properties.

Subject to the actual examination of the new plans, we have no objection to the proposed addition to the existing screened porch as aforesaid.

Very truly yours,


George C. Evering


Mary Lee Evering

358

98-358-A

December 10, 1997

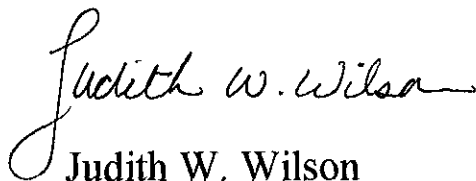
Mr. and Mrs. Ray Ledbetter
4606 Langshire Road
Baldwin, Maryland 21013

Re: CMIA Board approval of home remodeling and addition

Dear Ray and Jean:

Please let this letter confirm that the Board of Directors of the Carroll Manor Improvement Association has approved your construction of an addition to the end of your home in accordance with the plans that you submitted. We wish you the best of luck and good weather with your project. We appreciate your coming to the Board and submitting the plans for approval.

Sincerely,



Judith W. Wilson
President
CMIA

358

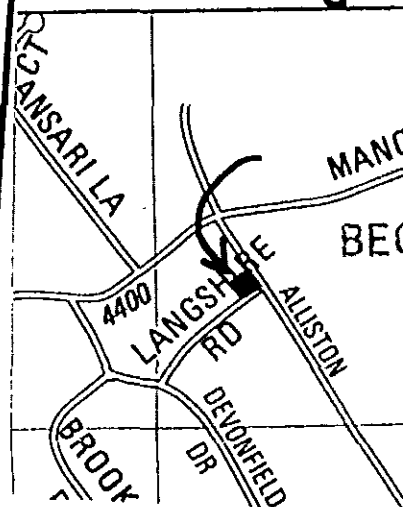
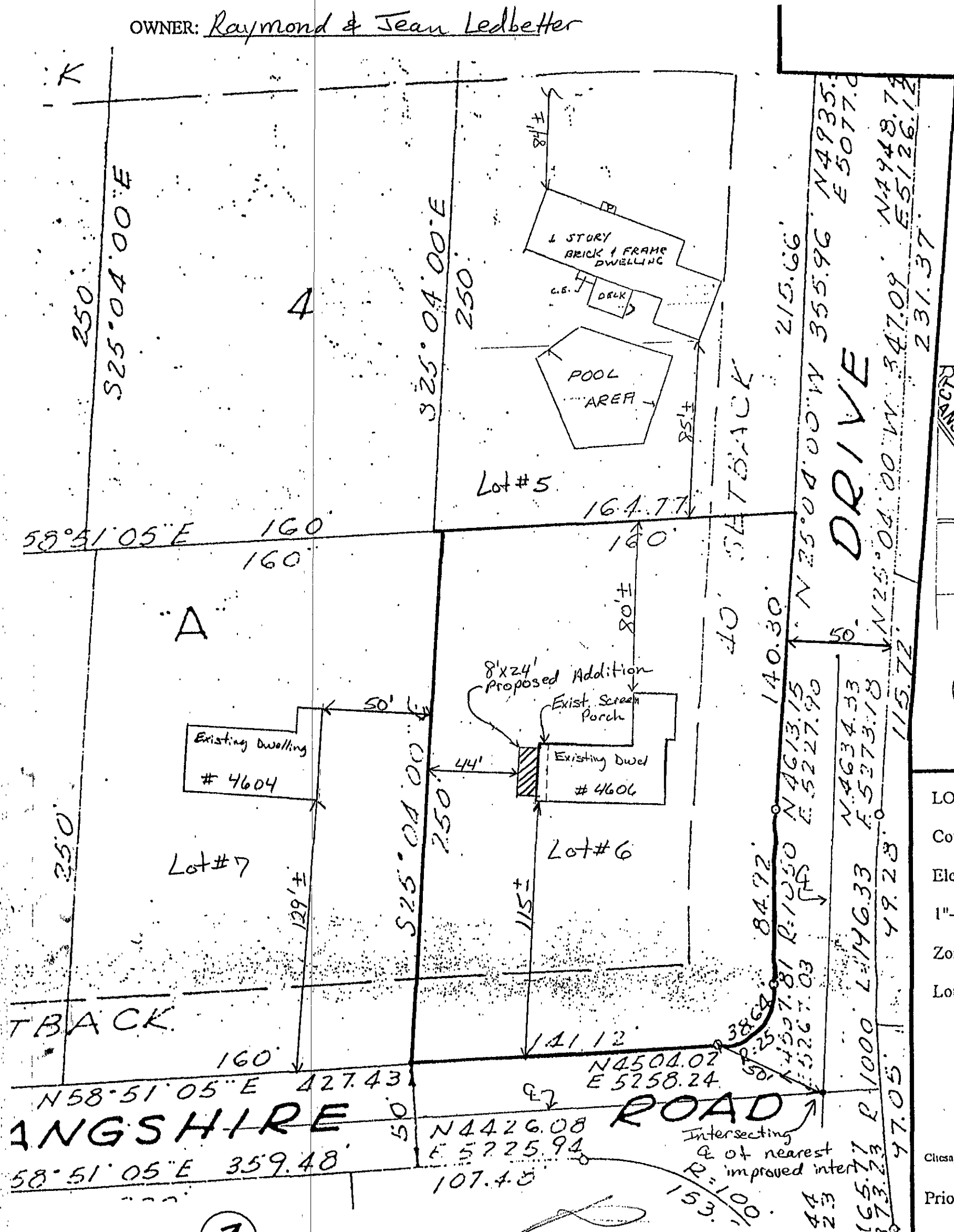
98-358-A

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 4606 Langshire Rd. see pages 5 & 6 CHECKLIST for additional required Information

Subdivision name: Carroll Manor
Plat book# 20, folio# 179, section#

OWNER: Raymond & Jean Ledbetter



Vicinity Map
North Scale 1" = 1000'

LOCATION INFORMATION

Councilmanic District: #2

Election District: #11

1" = 200' scale map# 19E

Zoning: RC5

Lot size: .906 Acreage 39,465 square feet

Public private
SEWER ☐ ☒
WATER ☐ ☒

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings:

NA

Zoning Office USE ONLY!

Review by: ITEM #: CASE

Jan 358

North
Date: 03-09-98

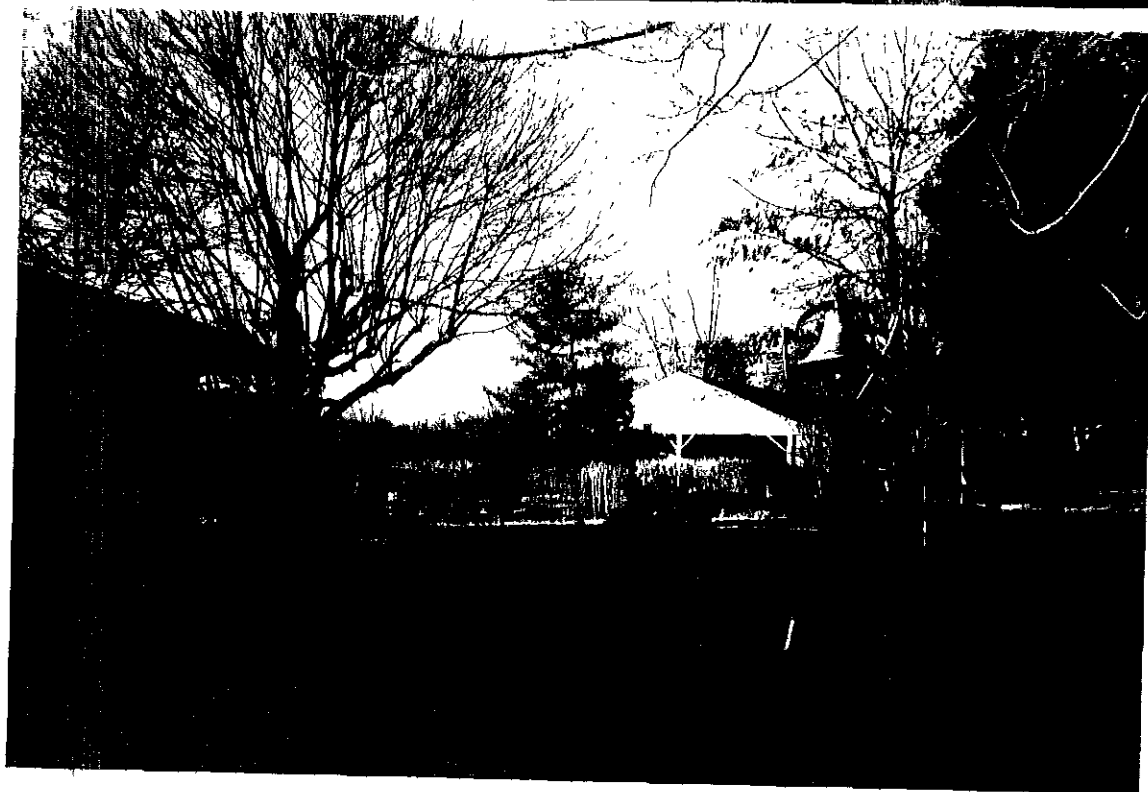
Prepared by: WDH Scale of Drawing: 1" = 50'



98-358-A



98-358-A



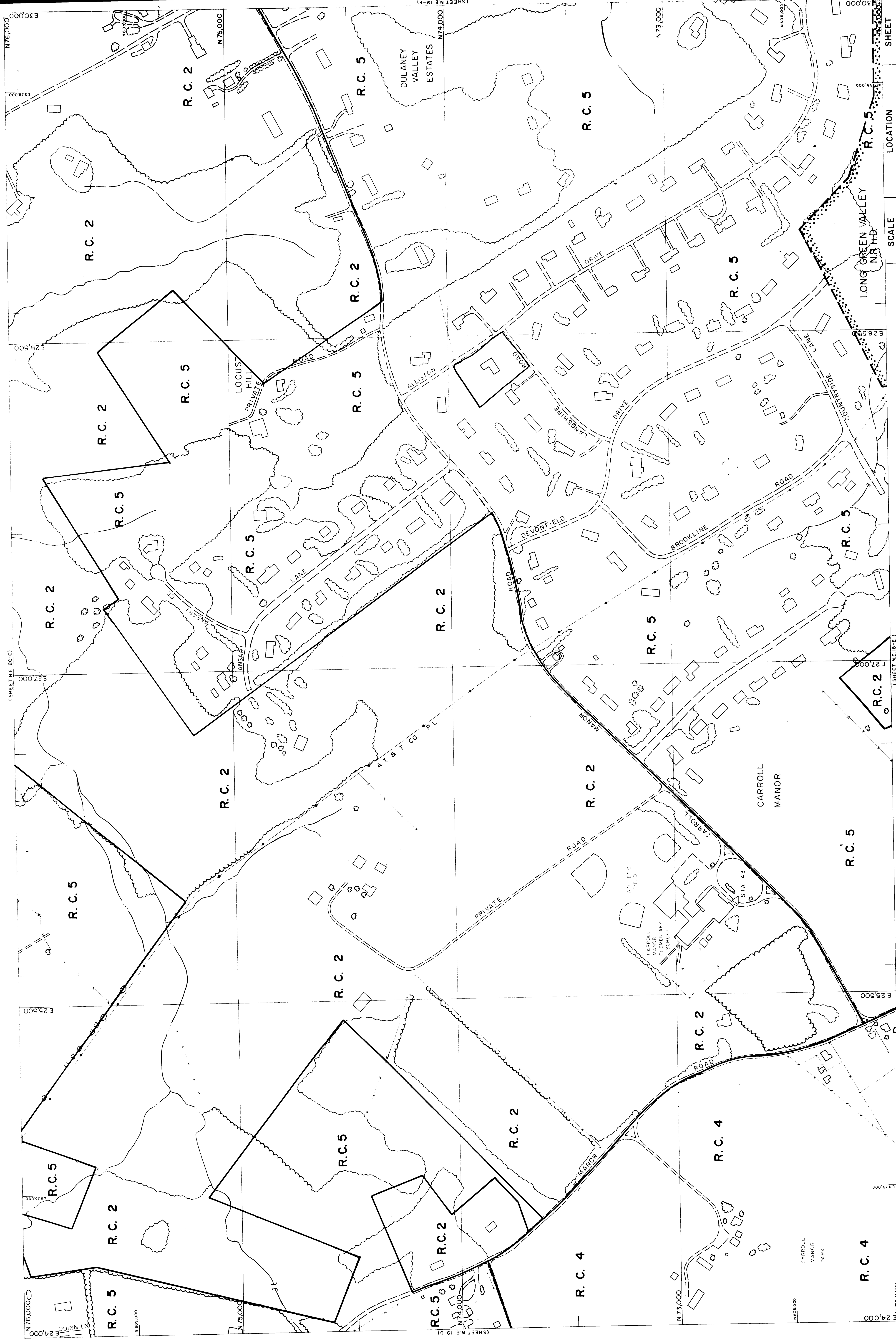
98-358-A



98-358-A



98-358-A

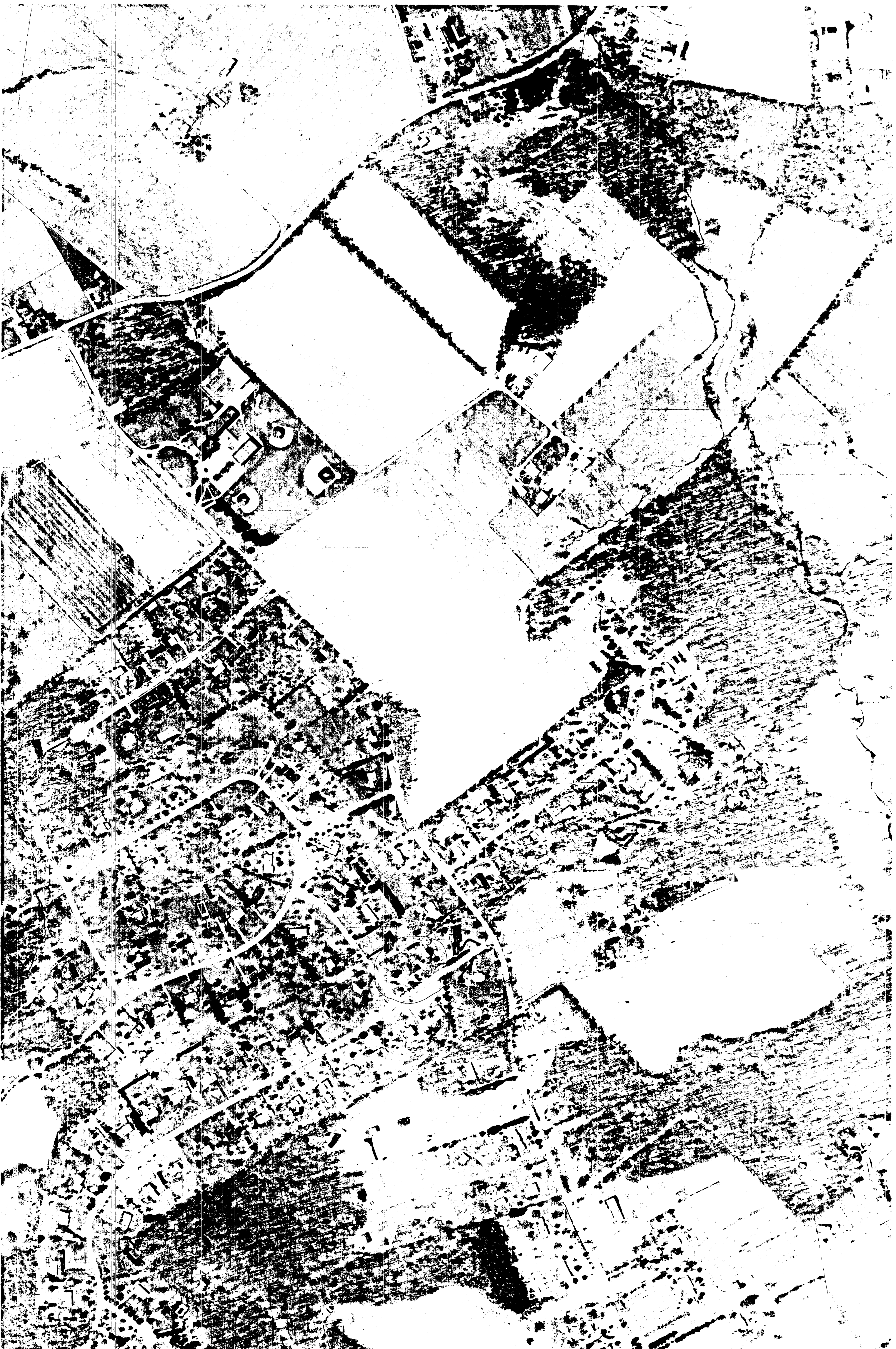


**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

SCALE 1" = 200' ±	LOCATION EAST OF BLENHEIM	SHEET N. E. 19-E
DATE OF PHOTOGRAPHY JANUARY 1986		

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

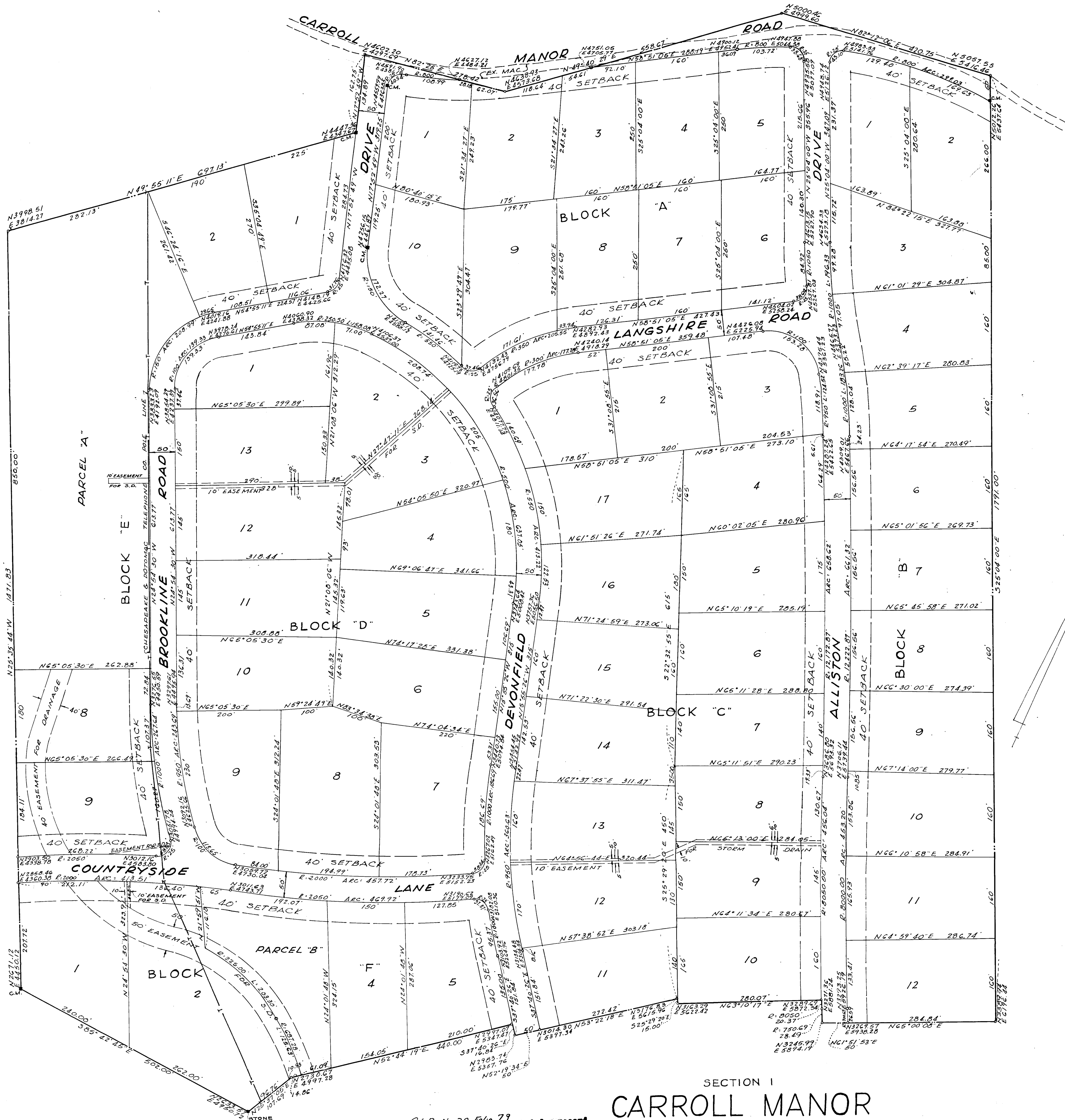
U-NE UU-NW



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

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	EAST OF	N E
DATE OF PHOTOGRAPHY JANUARY 1986	BLENNHEIM	19-E



SECTION I
CARROLL MANOR

A DEVELOPMENT OF
THE CARROLL MANOR CO.
606 SEMINARY AVENUE,
TOWSON, MD.

11TH ELECTION DISTRICT BALTO CO, MD.
Scale: 1"=100' July 13, 1954

NOTES:
The streets and/or roads as shown hereon and the mention thereof in deeds are for the purpose of description only and the same are not intended to be dedicated to public use; the fee simple title thereof is expressly reserved to the grantors of the deed to which this plat is attached, their heirs and assigns.
Coordinates shown on this plat are assumed, and the Meridian is magnetic.
The requirements of Sections 72A, 72B and of Article 17 of the Annotated Code of Md. 1959 Edition (Title Clerk of Court, Title Clerk of Circuit Court) as far as they relate to the making of this plat and setting the markers have been complied with.

Raymond Lee Mott
President
The Carroll Manor Co.

G.L.B. No. 20 Feb. 79
Filed for record
Date SEP 15 1954
Test:
George E. Barry
Clerk
SEP 15 1954
Clerk
Clerk

APPROVED FOR BALTIMORE COUNTY HEALTH DEPARTMENT WILLIAM H. WATSON, Jr. Sept 14, 1954 DATE	HIGHWAYS DEPARTMENT OF BALTIMORE COUNTY APPROVED FOR STREET ALIGNMENT AND LOCATION Robert G. Chappin 9/14/54 DATE	APPROVED FOR BALTIMORE COUNTY PLANNING COMMISSION J. R. Rice Sept 16, 1954 DATE	THOMPSON, GRACE & MAY ENGINEERS Eighty Trust Bldg. TOWSON 4, MD.
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