

IN RE: PETITION FOR ADMIN. VARIANCE

*

BEFORE THE

E/S Janellen Drive, 348.52 ft. S of

The c/l of Keyser Road

*

ZONING COMMISSIONER

3rd Election District

*

OF BALTIMORE COUNTY

2nd Councilmanic District

3307 Janellen Drive

*

CASE NO. 99-296-A

Naomi B. Ginsberg

Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Naomi B. Ginsberg, property owner, for that property known as 3307 Janellen Drive in the Glenmar subdivision of Baltimore County. The Petitioner herein seeks a variance from Sections 205.3 and 205.1 of the Baltimore County Zoning Regulations (BCZR), to allow a side yard setback of 6 ft. and a front yard setback of 30 ft., in lieu of the required 15 ft. and 40 ft. respectively, and to amend the variance and plan in case No. 99-14-A, for an attached 2 car garage. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner has 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 Petitioner has filed the supporting affidavits 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 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 Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the BCZR, and for the reasons given above, the requested variance should be granted.

ORDER RECORDED FOR FILING
3/25/99
By: [Signature]
Date: [Signature]

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 5th day of March, 1999 that the Petition for an Administrative Variance from Sections 205.3 and 205.1 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 6 ft. and a front yard setback of 30 ft., in lieu of the required 15 ft. and 40 ft. respectively, and to amend the variance and plan in case No. 99-14-A, for an attached 2 car garage, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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 Petitioner 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:mmn

COPIES RECEIVED FOR FILING
Date 3/5/99
By M. Chandra



Baltimore County
Zoning Commissioner
Office of Planning

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

March 4, 1999

Mrs. Naomi B. Ginsberg
3307 Janellen Drive
Pikesville, Maryland 21208

RE: Petition for an Administrative Variance
Case No. 99-296-A
Location: 3307 Janellen Drive

Dear Mrs. Ginsberg:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, 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 from 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 AC-410-887-3391.

Very truly yours

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
Encl.
Copy:
Mr. David Buschman
1530 Everlea Road
Marriottsville, Maryland 21104





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3307 JANELLEN DRIVE

which is presently zoned DR-2

This Petition shall be filed with the Department of Permits and 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) 205.3 AND 205.1 BCZR (1958 REGS)

TO PERMIT A SIDE YARD SETBACK OF 6 FT. AND A FRONT YARD SETBACK OF 30 FT. IN LIEU OF THE REQUIRED 15 FT. AND 40 FT. RESPECTIVELY AND TO AMEND THE VARIANCE AND PLAN IN CASE# 99-14-A

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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):

Name - Type or Print

Name - Type or Print

Signature

Signature

Address

Telephone No.

Name - Type or Print

City

State

Zip Code

Signature

3307 JANELLEN DRIVE

410-486-2047

Address

Telephone No.

PIKESVILLE, MD 21208

City

State

Zip Code

Attorney For Petitioner:

Representative to be Contacted:

Name - Type or Print

DAVID BUSCHMAN

Name

1530 EVERLEA ROAD

410-442-2818

Address

Telephone No.

MARRIOTTSTVILLE, MD

21104

City

State

Zip Code

Signature

Company

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of , that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-296-A

Reviewed By VL

Date 2/3/99

Estimated Posting Date 2/14/99

REV 9/15/98

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

3307 JANELLEN DRIVE
Address
PIKESVILLE MD 21208
City State Zip Code

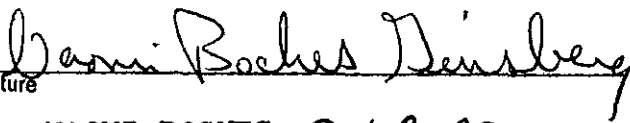
That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

The present front and side building restriction lines of my lot do not allow adequate space for a 2 car garage that I would like to add to my home.

I request that a **30' FRONT SET BACK** be allowed in lieu of the required 40',
and a **6' SIDE SET BACK** be allowed in lieu of the required 15'.

This relief will permit the space needed to construct a new attached 2 car garage on my home.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.


Signature
NAOMI BOCHES GINSBERG
Name - Type or Print

Signature

Name - Type or Print

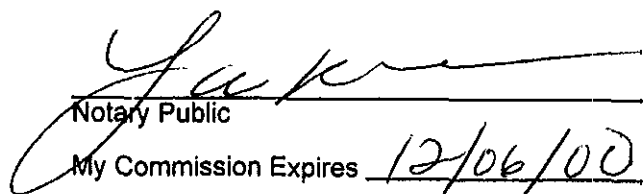
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2 day of Feb, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

2/2/99
Date


Notary Public
My Commission Expires 12/06/00

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 3307 JANELLEN DRIVE
Address
PIKESVILLE MD 21208
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):

The present front and side building restriction lines of my lot do not allow adequate space for a 2 car garage that I would like to add to my home.

I request that a **30' FRONT SET BACK** be allowed in lieu of the required 40',
and a **6' SIDE SET BACK** be allowed in lieu of the required 15'.

This relief will permit the space needed to construct a new attached 2 car garage on my home.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Naomi Boches Ginsberg
Signature
NAOMI BOCHES GINSBERG
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2 day of Feb, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

2/2/99
Date

[Signature]
Notary Public
My Commission Expires 12/31/00
A-015-PP



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 3307 JANELLEN DRIVE

which is presently zoned DR-2

This Petition shall be filed with the Department of Permits and 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) 205.3 AND 205.1 BCZR (1958 REGS)

TO PERMIT A SIDE YARD SETBACK OF 6 FT, AND A FRONT YARD SETBACK OF 30 FT, IN LIEU OF THE REQUIRED 15 FT, AND 40 FT, RESPECTIVELY AND TO AMEND THE VARIANCE AND PLAN IN CASE # 99-14-A

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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):

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Name - Type or Print

Signature

Name - Type or Print

Signature

3307 JANELLEN DRIVE

410-486-2047

Address

Telephone No.

PIKESVILLE, MD 21208

City

State

Zip Code

Representative to be Contacted:

DAVID BUSCHMAN

Name

1530 EVERLEA ROAD

410-442-2818

Address

Telephone No.

MARRIOTTSTVILLE, MD

21104

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of , that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO.

99-296-A

Reviewed By

Date

Estimated Posting Date

REV 9/15/98

296

● Zoning Description For: 3307 Janellen Drive

Beginning at a point on the East side of Janellen Drive which is 50'-0" wide at the distance of 348.52 feet South of the centerline of the nearest improved intersecting street Keyser Road which is 60'-0" wide. "Being Lot No. 13, Block D, as shown on the plat entitled "Resubdivision of sections 3 & 4, Glenmar" which plat is recorded among the land records of Baltimore County, Maryland in plat book G.L.B. No. 25, Folio 3; containing .55AC. Also known as 3307 Janellen Drive and located in the 3rd Election District.

99-296-A

CERTIFICATE OF POSTING

RE: Case No.: 99-296-A

Petitioner/Developer: _____

NAOMI GINSBERG

Date of Hearing/Closing: 3-1-99

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 #3307 JANELLEN DRIVE

The sign(s) were posted on FEB. 12, 1999
(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, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 063096

DATE 2/3/99 ACCOUNT RV 296 R0016150

AMOUNT \$ 50.00

RECEIVED FROM: GINSBERG

FOR: RV filing

99-296-A

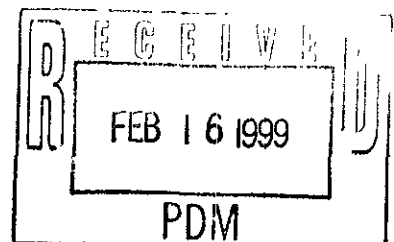
DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS	ACTUAL	TIME
2/04/1999	2/03/1999	15:43:10
REG 4601	CASHIER CLUM CML	DRAWER 1
5 MISCELLANEOUS CASH RECEIPT		
Receipt #	098427	01LN
CR NO.	063096	

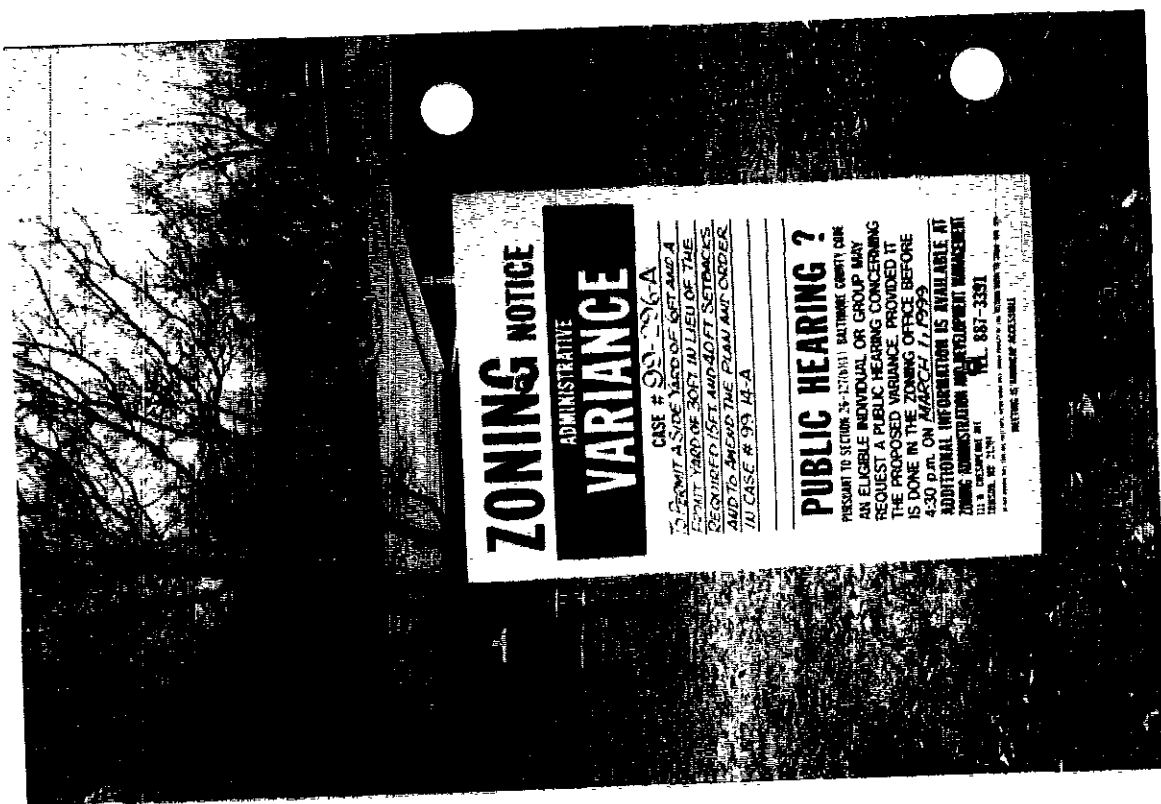
50.00 CHECK: FM
Baltimore County, Maryland

CASHIER'S VALIDATION





ZONING NOTICE
VARIANCE
CASE # 99-14-A
TO PERMIT A SIDE YARD OF 10 FT AND A
10 FT YARD OF 30 FT IN LIEU OF THE
REQUIRED 10 FT AND 40 FT SETBACKS
AND TO AMEND THE PLANNING ORDER
IN CASE # 99-14-A
PUBLIC HEARING ?
PURSUANT TO SECTION 3-121(b)(1) BALTIMORE COUNTY ONE
ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 P.M. ON MARCH 11, 1999
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND PLANNING MANAGEMENT
111 S. CALVERT ST.
BALTIMORE, MD 21202
TEL. 887-3351
MEETING IS FREE OF CHARGE



ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 99-14-A

TO PERMIT A SIDE YARD OF 10 FT AND A
10 FT YARD OF 30 FT IN LIEU OF THE
REQUIRED 10 FT AND 40 FT SETBACKS
AND TO AMEND THE PLANNING ORDER
IN CASE # 99-14-A

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ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND PLANNING MANAGEMENT
111 S. CALVERT ST.
BALTIMORE, MD 21202
TEL. 887-3351

MEETING IS FREE OF CHARGE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 99- 296 -AAddress 3307 Janellen Dr.Contact Person: J. Lewis
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 2/3/99Posting Date: 2/14/99Closing Date: 3/1/99

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 99- 296 -AAddress 3307 Janellen Dr.Petitioner's Name Naomi GinsbergTelephone 486 2047Posting Date: 2/14/99Closing Date: 3/1/99

Wording for Sign: To Permit A SIDE YARD OF 6 FT. AND A FRONT YARD OF 30 FT. IN LIEU OF THE REQUIRED 15 FT AND 40 FT. SETBACKS AND TO AMEND THE PLAN AND ORDER IN CASE# 99-14-A

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) 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 the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 99-296-A
Petitioner: NAOMI BOCHES GINSBERG
Address or Location: 3307 JANELLEN DRIVE PIKESVILLE MD 21208

PLEASE FORWARD ADVERTISING BILL TO:

Name: NAOMI BOCHES GINSBERG
Address: 3307 JANELLEN DRIVE
PIKESVILLE, MD 21208
Telephone Number: 410-486-2047



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

March 1, 1999

Mr. David Buschman
1530 Everlea Road
Marriottsville, MD 21104

RE: Case No.: 99-296-A
Petitioner: Naomi Boches Ginsberg
Location: 3307 Janellen Drive

Dear Mr. Buschman:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on February 4, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments 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.

Very truly yours,

A handwritten signature in cursive script, reading "W. Carl Richards, Jr.", followed by a stylized flourish.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: February 16, 1999

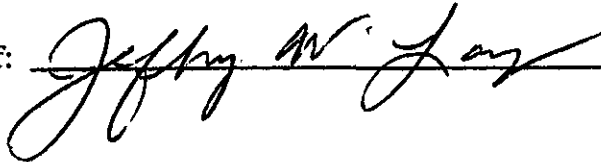
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):
Item No (s): 292, 295, 296, and 299

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:

A handwritten signature in black ink, appearing to read "Jeffrey W. Long", is written over a horizontal line.

AFK/JL



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 2 . 16 . 99

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

RE: Baltimore County
Item No. 296

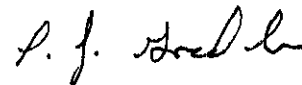
JLL

Dear Ms Stephens:

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.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,


for Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

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: Arnold Jablon, Director
Permits and Development Management

DATE: 2/25/99

FROM: R. Bruce Seeley, Project Manager RBS/JP
Development Coordination
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date: 2/15/99

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

Item #'s:	290	300
	291	301
	292	302
	293	303
	294	
	295	
	296	

INTEROFFICE CORRESPONDENCE

Date: February 23, 1999

ZONE0222.NOC



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

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 15, 1999

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:

291, 292, 293, 294, 295, (296) 297, 299, 300, AND 303

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

296

D.R. 1

KESER
WOODS
CT

ROAD

ROAD

DRIVE

WINDSONG
CT

D.R. 2

NW 10 E 1"=200'

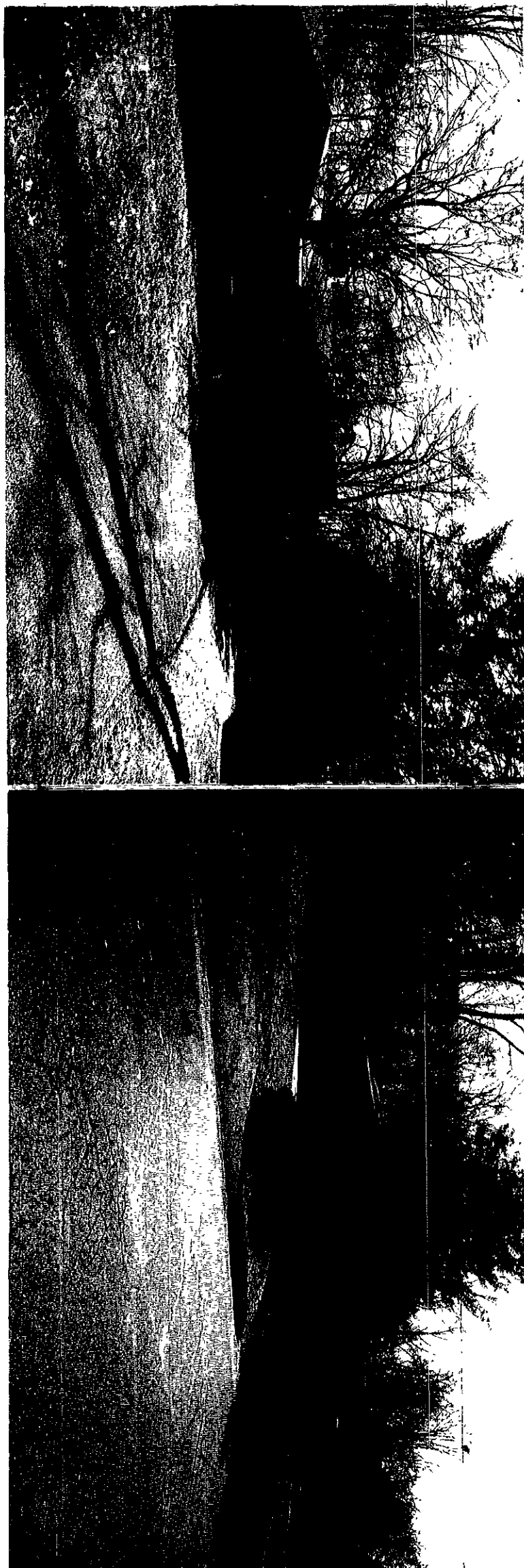
99-296-A

BIRCH



99-296-A

A-6PS.PP





99-2916-A

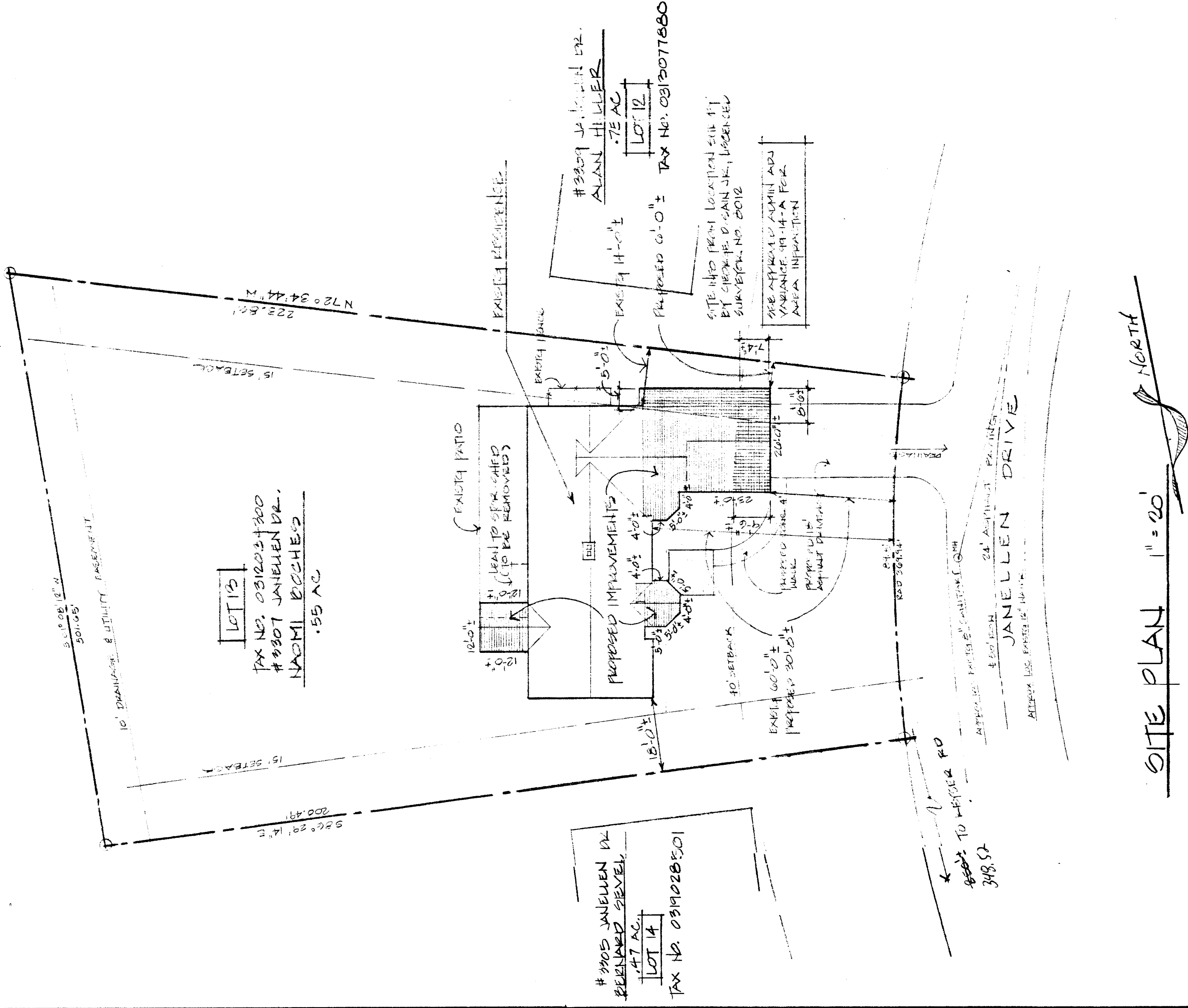
296

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	STEVENSON	N.W. 10-E
DATE OF PHOTOGRAPHY JANUARY 1966		

PLAT TO ACCOMPANY PETITION FOR ADMINISTRATIVE VARIANCE

OWNER: NAOMI BOCHES
WHICH IS RECORDED AMONG
ADDRESS: 3307 JANETLEN DRIVE
THE LAND RECORDS OF BALTIMORE CO IN PLAT BOOK G.L.B. NO. 25, FOLIO 3
AS SHOWN ON PLAT TITLED "RESUBDIVISION OF SECTIONS 344 GLENMAR"
3RD DISTRICT BALTIMORE CO., MARYLAND



SITE PLAN 1" = 20'

2020

MAP# NW 10E ZONE DR-2

NO OFFICE USE ONLY

REVIEWED BY:

TEXT

CASE #:

100166
SHEET 1 of 1

LEONARD GINBERG & NAMI BOCHES
3807 JULETTE DRIVE PRESNITE, WASHINGTON

Zoning Description For: 3307 Janellen Drive

Beginning at a point on the East side of Janelle Drive which is 50'-0" wide at the distance of 348.52 feet South of the centerline of the nearest improved intersecting street Keyser Road which is 60'-0" wide. "Being Lot No. 13, Block D, as shown on the plat entitled "Resubdivision of sections 3 & 4, Glenmar" which plat is recorded among the land records of Baltimore County, Maryland in plat book G.L.B. No. 25, Folio 3; containing .55AC. Also known as 3307 Janelle Drive and located in the 3rd Election District. 2nd COUNCILMAN DISTRICT

LOCATION INFORMATION

Flow zoning + Earings:

- CASE NO. 99-14-A
- AUGUST 4TH, 1998
- GRANTED "TO PERMIT A FRONT SETBACK OF 34 FEET IN LIEU OF THE REQUIRED 40 FEET FOR A PROPOSED TWO-CAR GARAGE ADDITION."
- RESTRICTIONS:
 - 1) THE PETITIONER MAY APPLY FOR HER BUILDING PERMIT AND BE GRANTED THE SAME UPON RECEIPT OF THIS ORDER. HOWEVER, PETITIONER IS HEREBY MADE AWARE THAT PRECEEDING 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 REQUINDED.
 - 2) THE PETITIONER SHALL NOT ALLOW OR CAUSE THE PROPOSED GARAGE TO BE CONVERTED TO A SECOND DWELLING UNIT AND/OR APARTMENTS. THE GARAGE SHALL CONTAIN NO LIVING OR SLEEPING QUARTERS, AND NO KITCHEN OR BATHROOM FACILITIES.
 - 3) WHEN APPLYING FOR A BUILDING PERMIT, THE SITE PLAN FILLED MUST REFERENCE THIS CASE AND SET FORTH AND ADDRESS THE RESTRICTIONS OF THIS ORDER.

MAP# NW 10E ZONE DR-2

NO OFFICE USE ONLY

REVIEWED BY:

TEXT

CASE #:

100166
SHEET 1 of 1

LEONARD GINBERG & NAMI BOCHES
3807 JULETTE DRIVE PRESNITE, WASHINGTON

99-296-A