

IN RE: PETITION FOR ADMIN. VARIANCE
S/S Sunspot Road, 295'
W of Sunnybrook Lane
4th Election District
3rd Councilmanic District
(609 Sunspot Road)

James R. & Susan M. Schneider
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-325-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by James and Susan Schneider, property owners, for that property known as 609 Sunspot Drive in the Reisterstown area of Baltimore County. The Petitioners herein seek a variance from Section 1A00.3.B.3 (R.D.P. 1975) of the Baltimore County Zoning Regulations (B.C.Z.R), to permit a single family dwelling with addition (two-car garage and mudroom) to have a side yard setback of 30 ft. in lieu of the required 50 ft. and to amend the previously approved variance plan (for a 30 ft. front yard setback) in Case No. 79-123-A. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative 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 Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the

COPIES RECEIVED FOR FILING

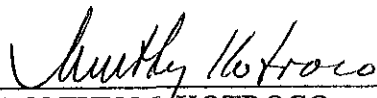
Date 3/10/00
By R. J. Gannon

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 Deputy Zoning Commissioner for Baltimore County this 10th day of March, 2000, that a variance from Section 1A00.3.B.3 (R.D.P. 1975) of the Baltimore County Zoning Regulations (B.C.Z.R), to permit a single family dwelling with addition (two-car garage and mudroom) to have a side yard setback of 30 ft. in lieu of the required 50 ft. and to amend the previously approved variance plan (for a 30 ft. front yard setback) in Case No. 79-123-A, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 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, and be responsible for returning, said property to its original condition.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
DATE 3/10/00
BY J.R. Jensen



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

March 10, 2000

Mr. & Mrs. James R. Schneider
609 Sunspot Road
Reisterstown, Maryland 21136

Re: Petition for Administrative Variance
Case No. 00-325-A
Property: 609 Sunspot Road

Dear Mr. & Mrs. Schneider:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed 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 Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Census 2000

For You, For Baltimore County

Census 2000



Printed with Soybean Ink
on Recycled Paper

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



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 609 SUNSPOT RD.
which is presently zoned RL-5

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) 1A00.3.B.3 (R.D.P. 1975 BCZR)
TO PERMIT A SINGLE FAMILY DWELLING WITH ADDITION (GARAGE). TO HAVE A SIDE YARD SETBACK OF 30 FEET IN LIEU OF THE REQUIRED 50 FEET. AND TO AMEND THE PREVIOUSLY APPROVED VARIANCE PLAN (FOR 30 FRONT SETBACK) IN
CASE 79-123-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:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

JAMES P. SCHNEIDER
Name - Type or Print _____
[Signature]
Signature _____
SUSAN M. SCHNEIDER
Name - Type or Print _____
[Signature]
Signature _____ W. 410.235.1150 x32
609 SUNSPOT RD. W 410.833.6942
Address _____ Telephone No. _____
REISTERSTOWN MD 21136
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____
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. 00 325 A

Reviewed By JL Date 2/8/00

Estimated Posting Date 2/18/00

COPIES RECEIVED FOR FILING
3/10/00
[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 609 SUNSPOT RD
Address
REISTERSTOWN MD 21136
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):

WOULD LIKE TO ADD A GARAGE & MUD ROOM. WILL VIOLATE
50' SETBACK BY 20'.

(SEE ATTACHMENTS)

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]
Signature
JAMES P. SCHNEIDER
Name - Type or Print

[Signature]
Signature
SUSAN M. SCHNEIDER
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7 day of February, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

James & Susan Schneider
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

Feb. 7, 2000
Date

[Signature]
Notary Public
ANNETTE M. SNIVELY
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires December 1, 2002

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 609 SUNBROT RD
Address
DELSIENSTOWN MD 21136
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):

WOULD LIKE TO ADD A GARAGE AND MUD ROOM. WILL VIOLATE
50 SETBACK BY 20'.

(SEE ATTACHED)

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.

J.R.S.
Signature

JAMES R. SCHNEIDER
Name - Type or Print

Susan M. Schneider
Signature

SUSAN M. SCHNEIDER
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7 day of February, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

James & Susan Schneider
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

Feb. 7, 2000
Date

Annette M. Snively
Notary Public
ANNETTE M. SNIVELY
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires December 1, 2002



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 609 SUNSPOT RD.
which is presently zoned RC-5

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) 1 A00.3.B.3 (R.D.P. 1975 BCZR) TO PERMIT A SINGLE FAMILY DWELLING WITH ADDITION (GARAGE) TO HAVE A SIDE YARD SETBACK OF 30 FEET IN LIEU OF THE REQUIRED 50 FEET. AND TO AMEND THE PREVIOUSLY APPROVED VARIANCE PLAN (FOR 30 FOOT SETBACK) IN CASE # 79-123A

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:

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

Legal Owner(s):

JAMES R. SCHNEIDER
Name - Type or Print

[Signature]
Signature

SUSAN M. SCHNEIDER
Name - Type or Print

[Signature]
Signature

609 SUNSPOT RD. W 410 235 1150 X 32
Address Telephone No.

REISTERSTOWN MD. 21136
City State Zip Code

Representative to be Contacted:

Name

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. 00 325 A

REV 9/15/98

Reviewed By JL Date 2/8/00

Estimated Posting Date 2/18/00

**AFFIDAVIT IN SUPPORT OF
ADMINISTRATIVE VARIANCE**

The following is a statement in support of an administrative variance for a side yard setback for the residence at 609 Sunspot Road, Reisterstown, MD.

We have been living at 609 Sunspot Road for the past twelve years. During that time, we have been raising a family. Our children have now grown into adolescents. As such, our house which was once adequate for our needs is now in need of expansion. We have decided that the best way to meet our needs is to construct an addition. The proposed addition would consist of a mudroom and a two-car garage. In the future, we would like to build a room in the attic over the garage.

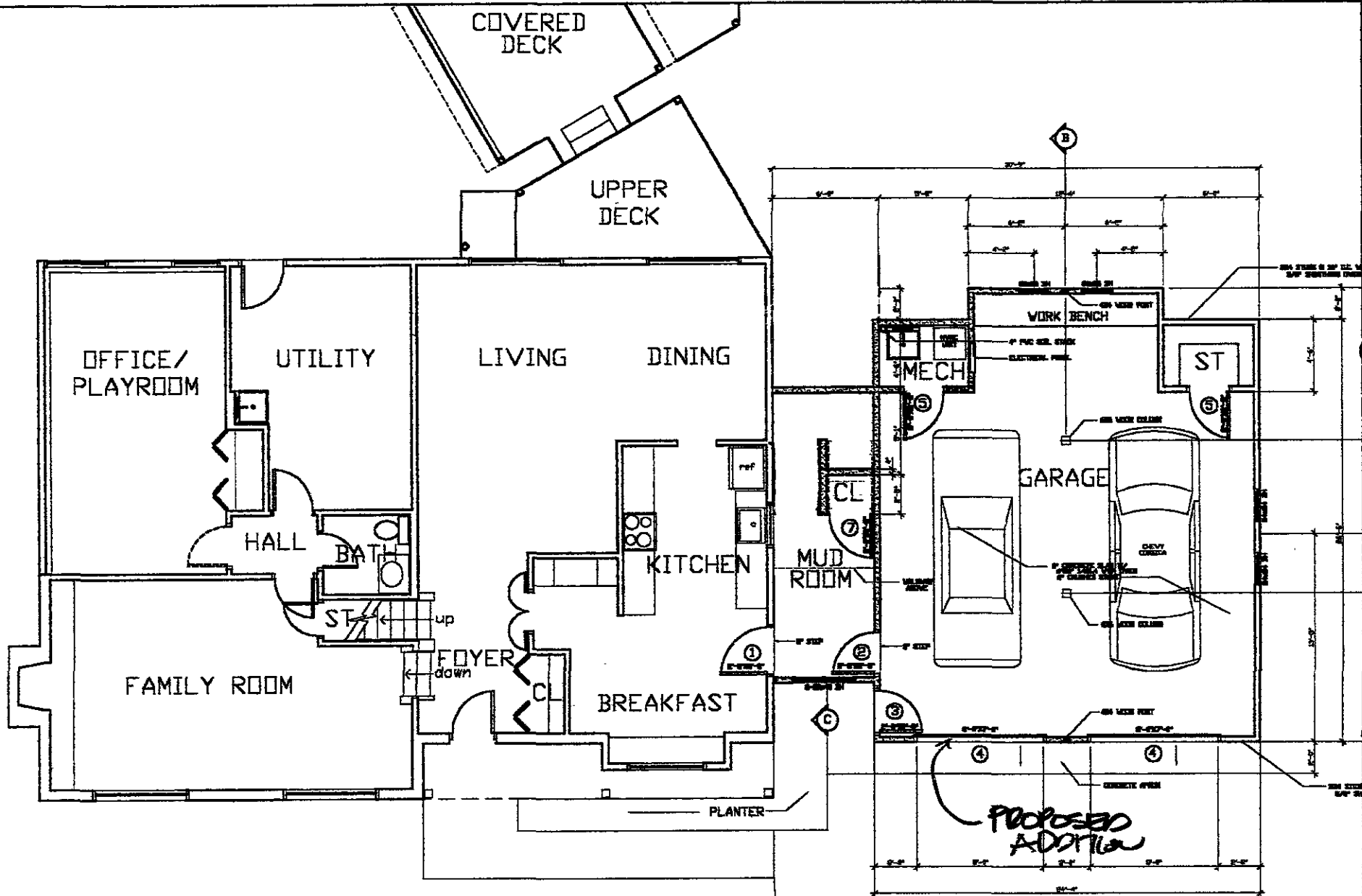
The mudroom is necessary because the primary entrance to the house is from the side door directly into the kitchen. This room is generally used to store wet clothing, shoes, etc. in inclement weather. This is because it is the first place inside the house, out of the weather. A mudroom would move this function out of this room and with it the disruption from the kitchen. The garage/ workroom is necessary to extend the safe and secure area of the house and provide additional needed space.

The addition would be difficult to locate elsewhere on the site. The front of the house was originally constructed with a front yard setback variance. The only place that the addition could be constructed without violating a setback is in the rear yard. The site slopes steeply from north to south. Siting an addition in the rear yard would make access by road difficult. In addition, the garage would not work well as a part of the floorplan of the house if located elsewhere. This can be seen in the attached drawing.

The attached floor plan shows the existing plan of the house, as well as the proposed addition. It projects 31 feet for the existing structure. According to the plat, the existing house is 69 feet from the property line. Therefore, the addition will violate the 50 foot setback by only 12 feet.

I have discussed this project with my neighbors, the Marcus family. Their house is the only one close to the proposed addition. Their house is approximately 150 feet from our house. We share a common driveway as a part of two panhandle lots. They are supportive of the idea, and have no problems with the proposed addition. A letter from the Marcus family certifying this is also attached.

**JAMES R SCHNEIDER, AIA
609 SUNSPOT ROAD, REISTERSTOWN, MD 21136**



FIRST FLOOR PLAN
 1/4" = 1'-0"

January 30, 2000

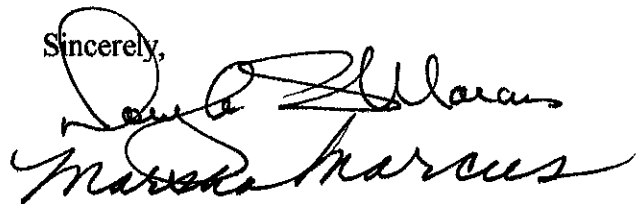
To whom it may concern:

I have reviewed the proposed plans for a garage addition at 609 Sunspot Road which is directly adjacent to my property, 611 Sunspot Road. I understand that the addition will be constructed on the end of their house, facing mine. The addition will extend approximately thirty-one feet from the existing house.

I have no objection to my neighbors constructing an addition which will I understand will house a two car garage and mudroom. I believe that the addition will be an asset to the neighborhood.

If you have any further questions or wish to discuss this matter further, please call me at 410-526-6426.

Sincerely,

Handwritten signature of Douglas and Marsha Marcus in cursive script.

Douglas and Marsha Marcus
611 Sunspot Road
Reisterstown, MD 21136

325

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 609 Sunspot Road, Reisterstown, MD.

Beginning at a point on the South side of Sunspot Road which is 50 feet wide at the distance of 295 feet West of the centerline of the nearest improved intersecting street, Sunnymeadow Lane, which is 50 feet wide.

Being Lot # 11, Block (NA), Section One in the subdivision of Owings Manor as recorded in Baltimore County Plat Book # 40, Folio # 15, containing 47,916 square feet. Also known as 609 Sunspot Road, Reisterstown, MD. and located in the 4th Election District, 3rd Councilmanic District.

JAMES R SCHNEIDER, AIA
609 SUNSPOT ROAD, REISTERSTOWN, MD 21136

00-325-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

JL 325 No. 078675

DATE 2/8/00 ACCOUNT 20011150

AMOUNT \$ 50.00

RECEIVED FROM: SCANNED R.

FOR: EV FILING

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
AMOUNT PAID TO THE CASHIER
BY THE CUSTOMER
DATE
BY THE CASHIER

00-325-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 00-325-A

Petitioner/Developer: _____

James R. Schneider

Date of Hearing/Closing: 3-6-00

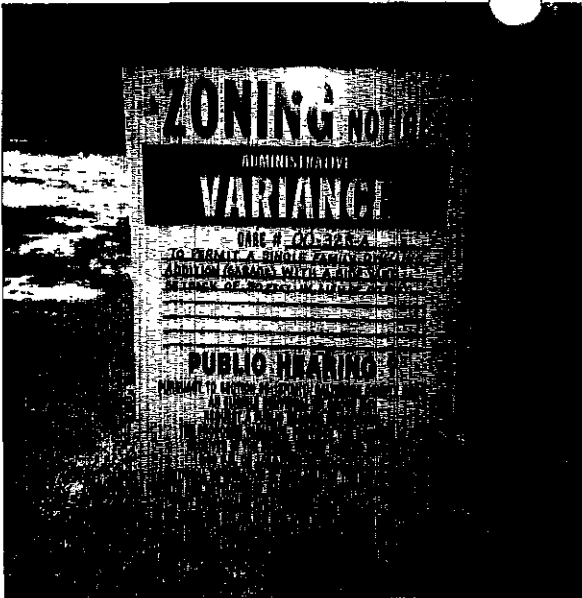
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

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 609 Sunspot Rd.
Reisterstown, MD 21136

The sign(s) were posted on February 17, 2000
(Month, Day, Year)



Sincerely,

Stacy Gardner
(Signature of Sign Poster and Date)

SHANNON BAIN SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784

(City, State, Zip Code)

410-781-4000

(Telephone Number)

request for a public hearing, the process is not complete on the closing date.

- 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.
- 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 00- 325 -A Address 609 SUNSPOT RD.

Petitioner's Name JAMES + SUSAN SCHNEIDER Telephone _____

Posting Date: 2/18/00 Closing Date: 3/6/00

Wording for Sign: To Permit A SINGLE FAMILY DWELLING ADDITION (GARAGE) WITH A SIDE YARD SETBACK OF 30 FT. IN LIEU OF 50 FT.

**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: 325

Petitioner: JAMES R. SCHNEIDER

Address or Location: 609 SUNSPOT RD, REISTERSTOWN, MD. 21136

PLEASE FORWARD ADVERTISING BILL TO:

Name: JAMES R. SCHNEIDER

Address: 609 SUNSPOT RD.

REISTERSTOWN, MD. 21136

Telephone Number: 410-833-6942

Revised 2/20/98 - SCJ

00-325-A



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 6, 2000

Mr. & Mrs. James R. Schneider
609 Sunset Road
Reisterstown MD 21136

Dear Mr. & Mrs. Schneider:

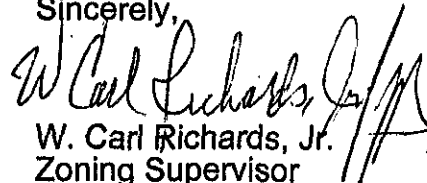
RE: Case Number 00-325-A , 609 Sunset Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 8, 2000.

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, please do not hesitate to contact the commenting agency.

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: March 23, 2000

FROM: *RWB* Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for *February 28, 2000*
Item Nos. 321, 323, 324, 325, 327, 328,
329, 330, 331, 332,

and

Case #99-488-SPHA
1823 York Road

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

RWB:HJO:jrb

cc: File

ZAC-2-28-28-2000-NOC



Baltimore County
Fire Department

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

February 22, 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

RECEIVED MAR 03 2000

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF February 22, 2000

Item No.: SEE BELOW

Dear Ms. Stephens:

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.

7. The Fire Marshal's Office has no comments at this time.

325 327, 328, 330, 331, 332,

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *MS*
DATE: March 8, 2000
SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of February 22, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
323	9013 Liberty Road
324	9704 William Parks Road
325	609 Sunspot Road
327	314 Garrison Forest Road
328	122 Grist Shore Way
330	9901 York Road
331	4017 Black Rock Road
303	500-512 Eastern Boulevard
488	1823 York Road
321	408 Delaware Avenue
322	Melrose Avenue/Egges Lane

AV
3/6

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

FEB 22

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

Date: February 22, 2000

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): 325

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:



AFK/JL



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 2.24.00

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

RE: Baltimore County
Item No. 325 JLL

RECEIVED MAR 03 2000

Dear Ms. Jackson:

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 Kenneth A. McDonald Jr., 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

Plat to accompany Petition for Zoning Variance Special Hearing

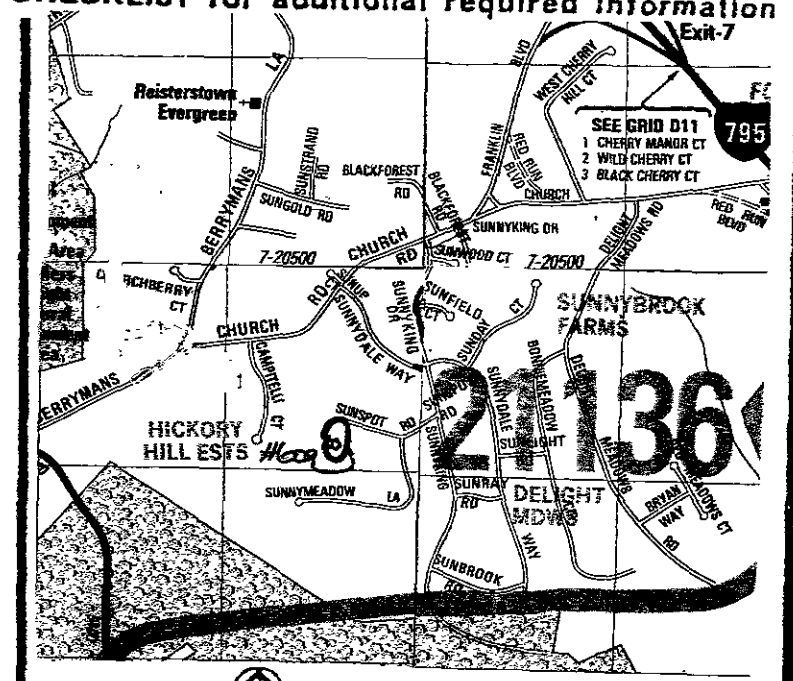
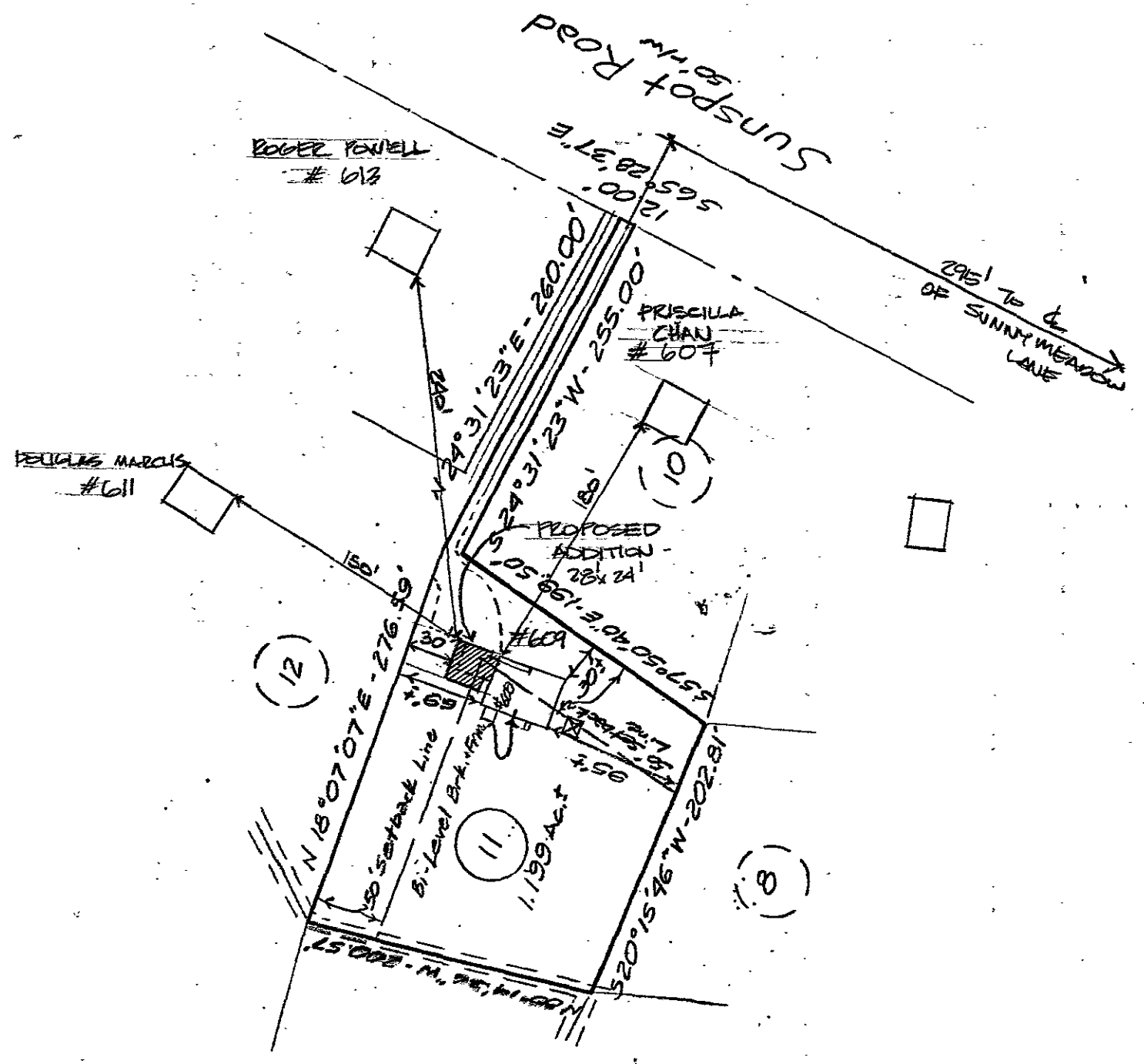
PROPERTY ADDRESS: 609 SUNSPOT RD.

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

Subdivision name: OWINGS MANOR

plat book # 40, folio # 15, lot # 11, section # ONE

OWNER: JAMES & SUSAN SCHNEIDER



LOCATION INFORMATION

Election District: 4

Councilmanic District: 3

1"=200' scale map#: NW 12K

Zoning: RC 5

Lot size: 1.10 AC 47,916 SF
acres square feet

public private
SEWER:

WATER:

Chesapeake Bay Critical Area:

Prior Zoning Hearings: 79123A

00-325-A

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

JL | 325 |



North

date: 1-25-00

prepared by: J. SCHNEIDER

Scale of Drawing: 1" = 100'

LIB# 7482
FOLIO 670

PET. EX. #1

ZONING MAP

SCALE = 1" = 200'

R.C. 5

SUNSPOT RD.

RD.

SUNNYKING DR.

SUNNYMEADOW LA.

SUNNYMEADOW LA.

R.C. 5

00-325-A

#613

#607

#611

#609

STE

N-47,000

N-46,000

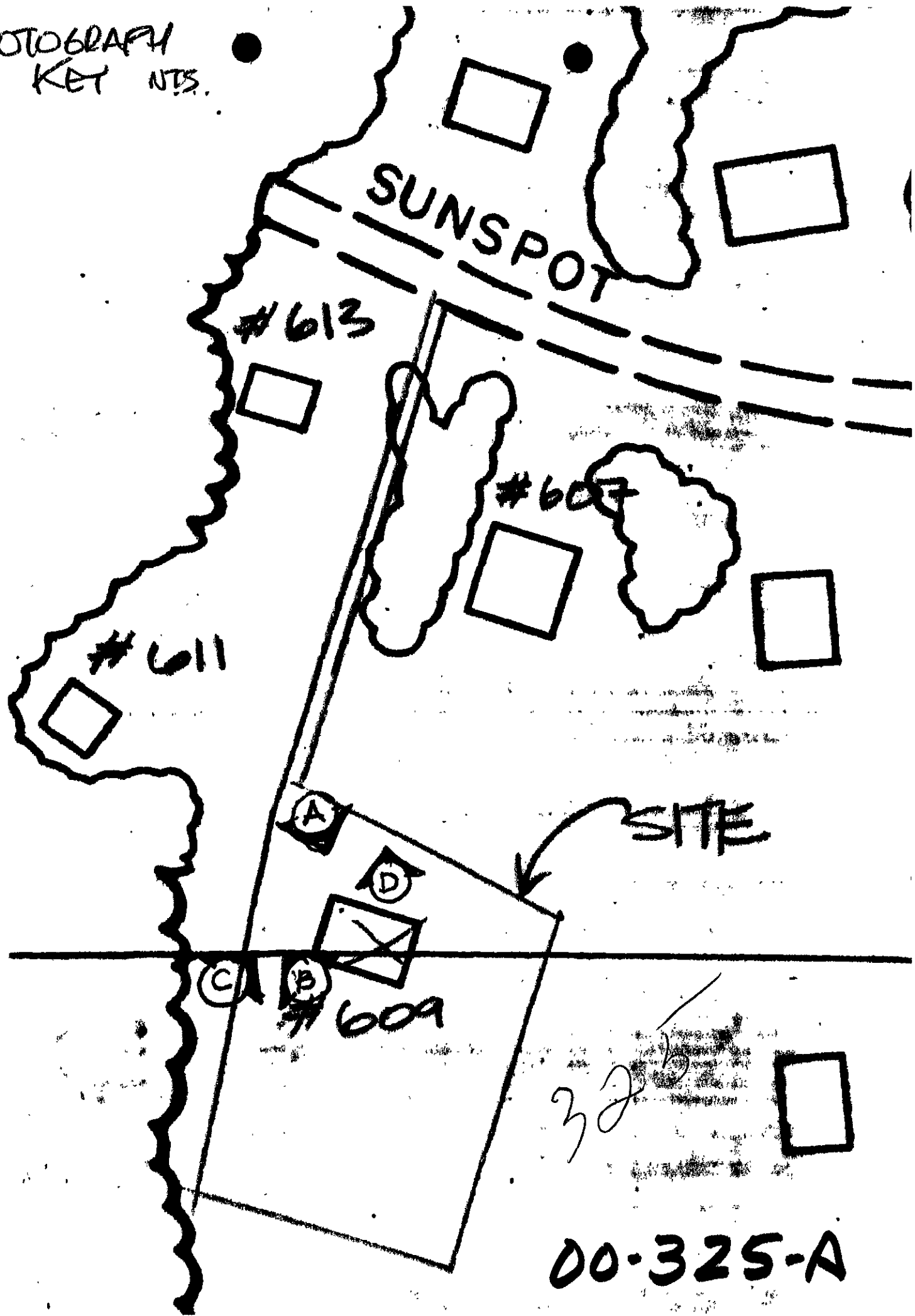
N.W. 12-12

(SHEET N.W. 12-J)

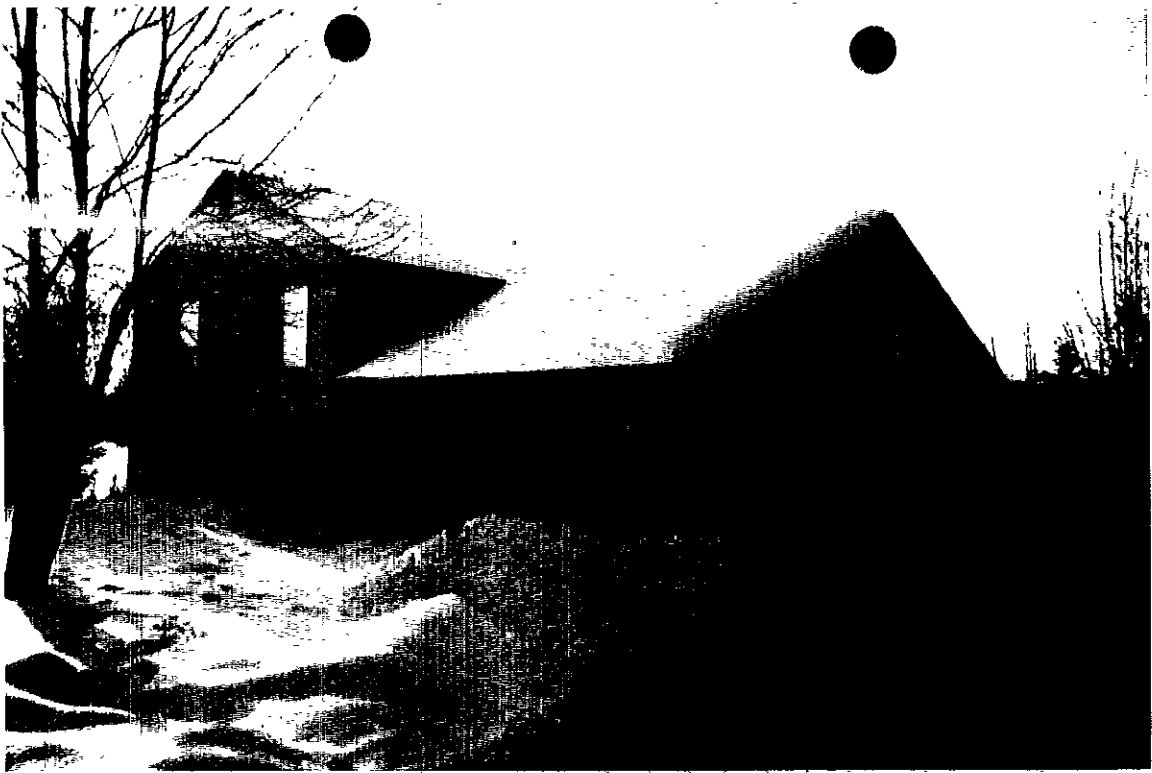
W-61

W-60

PHOTOGRAPH
KEY NTS.



00-325-A



(A)

EXISTING RESIDENCE - 609 SUNSPOT



(B)

VIEW OF MARCUS RESIDENCE -
611 SUNSPOT RD

325

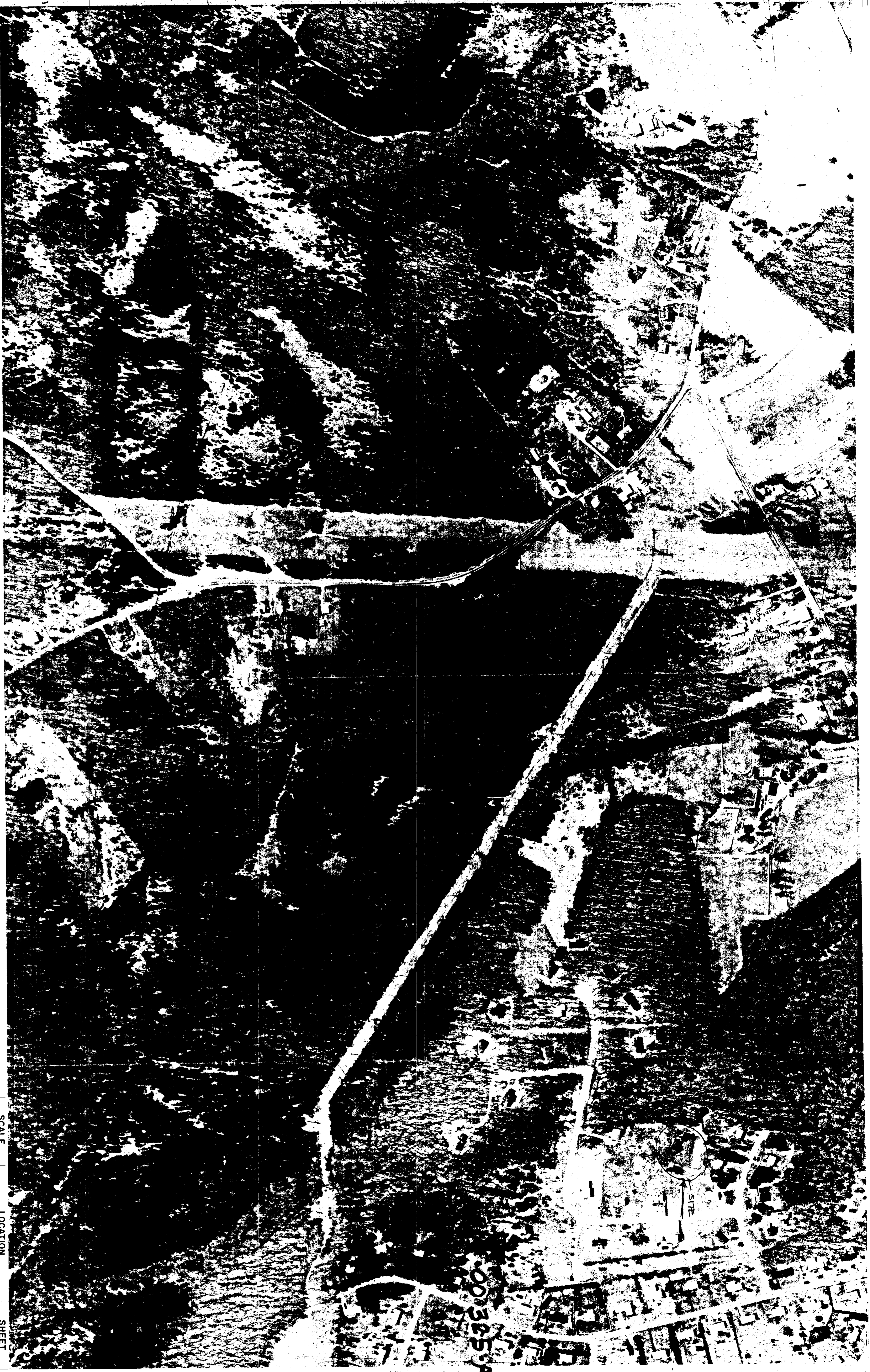


(C) VIEW OF CHAN RESIDENCE
607 SUNSPOT RD



(D) VIEW OF POWELL RESIDENCE
613 SUNSPOT RD.

325



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

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200'	NORTH OF	N.W.
DATE OF PHOTOGRAPHY JANUARY 1966	SOLDIERS DELIGHT	12-K

00325A

936

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 00- 325 -A Address 609 SUNSPOT RD

Contact Person: JOHN LEWIS Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2/8/00 Posting Date: 2/18/00 Closing Date: 3/6/00

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

- 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.
- 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.
- 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.
- 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 00- 325 -A Address 609 SUNSPOT RD

Petitioner's Name JAMES + SUSAN SCHNEIDER Telephone _____

Posting Date: 2/18/00 Closing Date: 3/6/00

Wording for Sign: To Permit A SINGLE FAMILY DWELLING ADDITION (GARAGE) WITH A SIDE YARD SETBACK OF 30 FT. IN LIEU OF 50 FT.