

IN RE: PETITION FOR ADMIN. VARIANCE

E/S Luiss Deane Drive, 875' S
Centerline of Old Harford Road
9th Election District
6th Councilmanic District
(2626 Luiss Deane Drive)

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 01-122-A

Augustus and Franciscan White
Petitioners

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Augustus and Franciscan White. The variance request is for property located at 2626 Luiss Deane Drive, in the Carney area of Baltimore County. The variance request is from Section 1B01.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback of 20 ft. in lieu of the required 30 ft. for a sunroom, and to amend the Final Development Plan of Pine Grove. 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 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

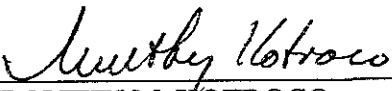
DATE 10/1/80

BY J.R. GENESE

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 18th day of October, 2000, that a variance from Section 1B01.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback of 20 ft. in lieu of the required 30 ft. for a sunroom, and to amend the Final Development Plan of Pine Grove, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions 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.
- 2) Compliance with the Zoning Plans Advisory Committee (ZAC) comment submitted by the Office of Planning dated October 2, 2000, a copy of which is attached hereto and made a part hereof.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING

Date 10/18/00

By [Signature]

10/9

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 2, 2000

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

SUBJECT: 2626 Luiss Dean Drive

3

INFORMATION:

Item Number: 01-122

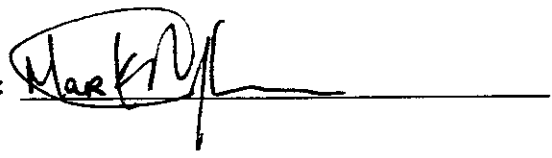
Petitioner: Augustus White

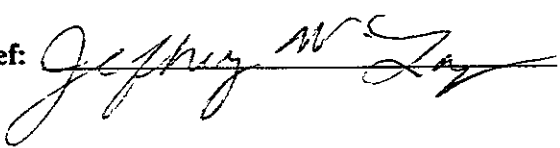
Zoning: DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request providing an evergreen screen is provided along the frontage of Robin Ridge Court.

Prepared by: 

Section Chief: 

AFK:MAC:

ORIGINAL RECEIVED FOR FILING

Date 10/10/00

By R. [unclear]



Baltimore County
Zoning Commissioner

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

October 18, 2000

Mr. & Mrs. Augustus White
2626 Luiss Deane Drive
Baltimore, Maryland 21234

Re: Petition for Administrative Variance
Case No. 01-122-A
Property: 2626 Luiss Deane Drive

Dear Mr. & Mrs. White:

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





Petition for Administrative Variance

TO AMEND THE FDP of PINE GROVE,
to the Zoning Commissioner of Baltimore County

for the property located at 2626 LUISS DEANE DRIVE
which is presently zoned DR.5.5

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) 1801.6; BC22, TO PERMIT
A REAR YARD SETBACK of 20ft. IN LIEU of THE
REQUIRED 30ft for a SUNROOM, AND TO AMEND THE
FDP of PINE GROVE.

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:

R. L. TICE, AGENT
Name - Type or Print _____
Signature R. L. Tice Agent _____
Company PATIO ENCLOSURES, INC. _____
Address 224 8th AVENUE, N.W., 410-760-1919 _____
Telephone No. _____
City GLEN BURNIE, MD 21061 _____
State _____ Zip Code _____

Legal Owner(s):

AUGUSTUS WHITE
Name - Type or Print _____
Signature X Augustus White _____
FRANCISCA WHITE
Name - Type or Print _____
Signature X Francisca White _____
2626 LUISS DEANE DRIVE 410-663-2325
Address _____ Telephone No. _____
PARKVILLE, MD 21234
City _____ State _____ Zip Code _____

Representative to be Contacted:

PATIO ENCLOSURES, INC.
Name _____
224 8th AVE., N.W. 410-760-1919
Address _____ Telephone No. _____
GLEN BURNIE, MD 21061
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, 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

Reviewed By JCW Date 9-13-00

Estimated Posting Date 9-24-00

CASE NO. 01-122A

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 2626 LUISS DEANE DRIVE
Address
PARKVILLE, MD 21234
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. THIS AREA LENDS ITSELF TO THE UTILIZATION OF EXISTING FACILITIES AND LAND WITHOUT INTERRUPTION OR MAJOR ALTERATIONS TO THE PRESENT FLOOR PLAN PATTERNS.
2. INSULATE AND REDUCE HEATING BILLS.
3. REDUCE OUTSIDE NOISE.
4. A PLACE TO SIT AND NOT BE CONCERNED WITH THE WEATHER, BUGS; MOSQUITOES, FLIES, ETC.
5. IMPROVE APPEARANCE OF HOUSE.
6. THE RESTRICTIVE AREA OF THE LOT DOES NOT LEND ITSELF TO ANY ADDITION OF PRACTICAL SIZE WITHOUT REQUIRING A VARIANCE.

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.

X Augustus White
Signature

AUGUSTUS WHITE
Name - Type or Print

X Francisca White
Signature

FRANCISCA WHITE
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18 day of August, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Augustus White and Francisca White
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

8/18/00
Date

Nadine Gray
Notary Public

My Commission Expires 8/27/03

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 2626 LUISS DEANE DRIVE
Address
PARKVILLE, MD 21234
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. THIS AREA LENDS ITSELF TO THE UTILIZATION OF EXISTING FACILITIES AND LAND WITHOUT INTERRUPTION OR MAJOR ALTERATIONS TO THE PRESENT FLOOR PLAN PATTERNS.
2. INSULATE AND REDUCE HEATING BILLS.
3. REDUCE OUTSIDE NOISE.
4. A PLACE TO SIT AND NOT BE CONCERNED WITH THE WEATHER, BUGS; MOSQUITOES, FLIES, ETC.
5. IMPROVE APPEARANCE OF HOUSE.
6. THE RESTRICTIVE AREA OF THE LOT DOES NOT LEND ITSELF TO ANY ADDITION OF PRACTICAL SIZE WITHOUT REQUIRING A VARIANCE.

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.

X Augustus White
Signature

AUGUSTUS WHITE
Name - Type or Print

X Francisca White
Signature

FRANCISCA WHITE
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18th day of August, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Augustus White and Francisca White
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

August 18th, 2000
Date

Neddie Gray
Notary Public

My Commission Expires 8/27/03



Petition for Administrative Variance

TO AMEND THE FDP OF PINE GROVE

to the Zoning Commissioner of Baltimore County

for the property located at 2626 LUISS DEANE DRIVE
which is presently zoned DR.5-5

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 B01.6; B22R, To permit

A REAR YARD SET BACK of 20 FT in lieu of the
Required 30 FT for a SUN ROOM, AND, TO AMEND the
FDP of PINE GROVE

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:

R. L. TICE, AGENT

Name - Type or Print

Signature

PATIO ENCLOSURES, INC.
Company

224 8th AVENUE, N.W., 410-760-1919

Address

Telephone No.

GLEN BURNIE, MD 21061

City

State

Zip Code

Legal Owner(s):

AUGUSTUS WHITE

Name - Type or Print

Signature

FRANCISCA WHITE

Name - Type or Print

Signature

2626 LUISS DEANE DRIVE

Address

410-663-2325

Telephone No.

PARKVILLE, MD 21234

City

State

Zip Code

Representative to be Contacted:

PATIO ENCLOSURES, INC.

Name

224 8th AVE., N.W.

Address

410-760-1919

Telephone No.

GLEN BURNIE, MD 21061

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. 01-122A

Reviewed By [Signature]

Date 9-13-00

Estimated Posting Date 9-24

REV 9/15/98

ZONING DESCRIPTION

Zoning Description for 2626 Luiss Deane Drive.

Beginning at a point on the East side of Luiss Deane Drive,
which is 40' wide at the distance of 875' South of the centerline of the
nearest improved intersecting street, Old Hartford Rd. which is 50'
50' wide. *Being Lot #11, Block , Section , in the subdivision of
Pine Grove, as recorded in Baltimore County Plat Book #68,
Folio #124, containing .5880 square feet. Also known as
2626 Luiss Deane Drive and located in the 9th Election District,
6th Councilmanic District.

122

01-122-A

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. **122** **86847**

DATE **11-13-00** ACCOUNT **Pol-6150**

AMOUNT \$ **100.00**

RECEIVED FROM: **A. WHITE** **2626** **CUISSE D'OR DR.**

FOR: **John M. Van**

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Handwritten signature

PAID RECEIPT

PAYMENT METHOD TIME
9/13/2000 9/13/2000 10:32:54
IN # 0003 CASHIER LATE 1 PM DRUMMER
DEPT 5 528 ZONING DEPARTMENT
Receipt # 140303
CK # 008847
Receipt Tot. 100.00
100.00 CK .00 CR
Baltimore County, Maryland

01-122-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 01-122-A

Petitioner/Developer: _____

AUGUSTUS WHITE

Date of Hearing/Closing: 10-9-00

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 _____

2626 LUISS DEANE DRIVE

The sign(s) were posted on SEPT. 23, 2000

(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

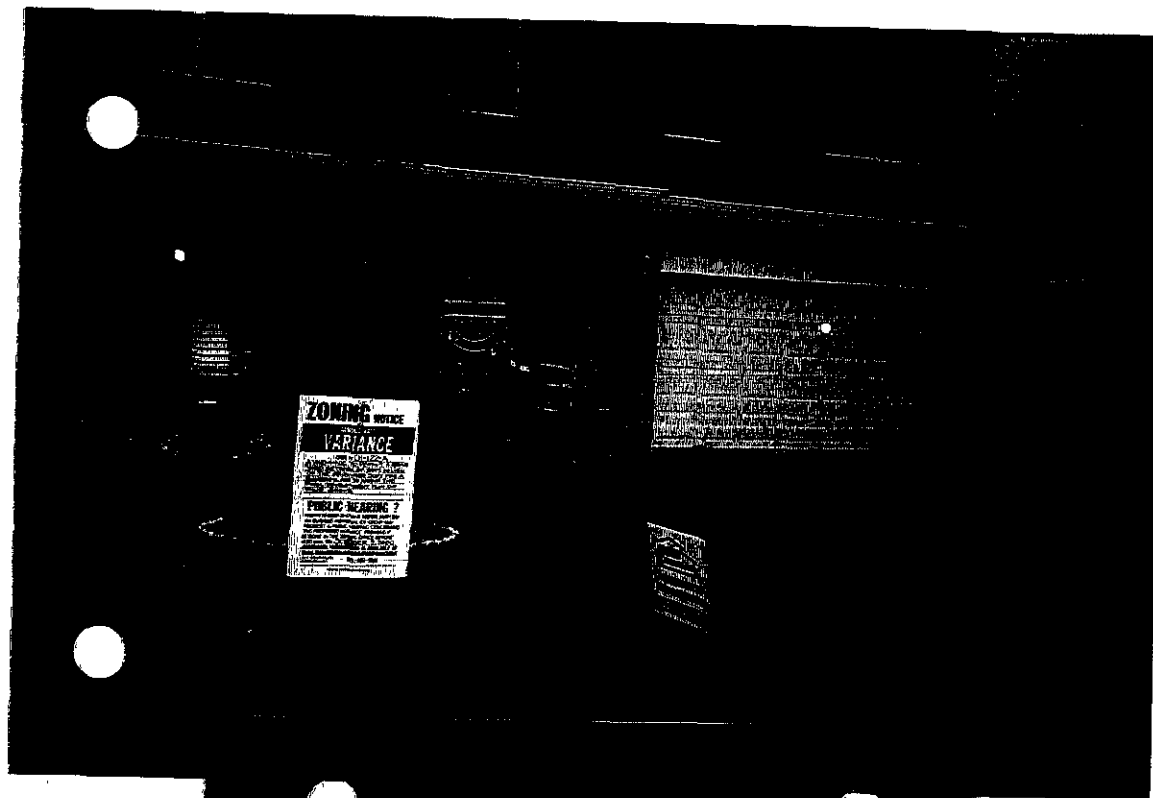
(Address)

BALTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)



ZONING NOTICE
VARIANCE
PUBLIC HEARING ?

ZONING NOTICE
ADMINISTRATIVE
VARIANCE
USE 401-122-A
A VARIANCE TO PERMIT A REAR
YARD SETBACK OF 20 FEET INSTEAD
OF THE REQUIRED 30 FEET FOR A
SINGLE-FAMILY RESIDENTIAL DEVELOPMENT
ON THE DEVELOPMENT PLAN OF
THE GROVE
PUBLIC HEARING ?
THE BOARD OF ZONING APPEALS
WILL MEET ON WEDNESDAY, MAY
11, 1988, AT 10:00 A.M. IN THE
BOARD ROOM, 100 N. 1ST ST.,
CHICAGO, ILL. 60602.
THE PUBLIC HEARING WILL BE
HELD AT 10:00 A.M. ON
WEDNESDAY, MAY 11, 1988.
THE PUBLIC HEARING WILL BE
HELD AT 10:00 A.M. ON
WEDNESDAY, MAY 11, 1988.

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: _____

Petitioner: AUGUSTUS WHITE

Address or Location: 2626 LUTSS DEANE DRIVE BALTIMORE, MD 21234

PLEASE FORWARD ADVERTISING BILL TO:

Name: PATIO ENCLOSURES, INC.

Address: 224 8th AVENUE, N.W.

GLEN BURNIE, MD 21061

Telephone Number: 410-760-1919

Revised 2/20/98 - SCJ

01-122-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 122 -A Address 2626 Luiss Dean Dr.
 Contact Person: J. Mennery Phone Number: 410-887-3391
Planner, Please Print Your Name
 Filing Date: 9-13 Posting Date: 9-24 Closing Date: 10-9

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 01- 122 -A Address 2626 Luiss Dean Dr.
 Petitioner's Name Augustus White Telephone (410) 663-232
 Posting Date: 9-24 Closing Date: 10-9
 Wording for Sign: A VARIANCE
To Permit A REAR YARD SETBACK of
20ft IN LIEU of THE REQUIRED
30ft. for A SUN ROOM; AND TO Amend The
FINAL DEVELOPMENT PLAN of PINE GROVE.

WCR - Revised 6/28/00

01-122-A



Baltimore County
Department of Permits and
Development Management

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

October 6, 2000

Francisca & Augustus White
2626 Luiss Deane Drive
Parkville, MD 21234

Dear Mr. & Mrs. White:

RE: Case Number: 01-122-A, Location

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

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: R. L. Tice, Agent, Patio Enclosures, Inc., 224 8th Avenue NW,
Glen Burnie 21061
People's Counsel



B A L T I M O R E C O U N T Y, M A R Y L A N D

INTEROFFICE CORRESPONDENCE

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

DATE: October 10, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
 for October 2, 2000
 Item Nos. 105, 116, 117, 119, 120,
 122, 124, and 125

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

RWB:HJO:jrb

cc: File



**Baltimore County
Fire Department**

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

October 3, 2000

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

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF September 25, 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.

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

105, 116, 120, 122, 123, 124, 125

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

cc: File

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *Ac/RBS*

DATE: October 3, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of September 25, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
105	1618 Gray Haven Court
116	7660 Old Battle Grove Road
117	10 North Point Terrace
119	9633 Belair Road
120	7851 St. Bridget Lane
121	White Marsh Business Park
122	2626 Luiss Deane Drive
123	139 Newberg Avenue
124	10602 Topsfield Drive
125	11 Helicopter Drive

10/9 AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 2, 2000

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

3

SUBJECT: 2626 Luiss Dean Drive

INFORMATION:

Item Number: 01-122

Petitioner: Augustus White

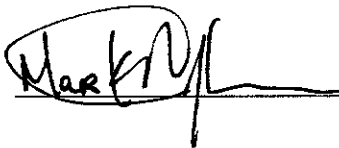
Zoning: DR 5.5

Requested Action: Variance

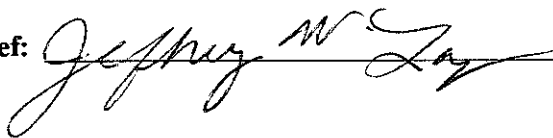
SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request providing an evergreen screen is provided along the frontage of Robin Ridge Court.

Prepared by:



Section Chief:



AFK:MAC:

ORDER RECEIVED FOR FILING

Date 10/18/00

By J.R. Gorman



Maryland Department of Transportation
State Highway Administration

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

Date: 9.25.00

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

RE: Baltimore County
Item No. 122

JCM

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

THIS DEED, made this 27th day of December, in the year one thousand nine hundred and ninety-~~nine~~^{eight} by and between., **GLEN ARM LLC**, a Maryland limited liability company, grantor and party of the first part, and **AUGUSTUS WHITE and FRANCISCA N. WHITE, his wife**, Grantees and parties of the second part.

WITNESSETH, that in consideration of the sum of **ONE HUNDRED NINETY-FIVE THOUSAND THREE HUNDRED FORTY-TWO (\$195,342.00) DOLLARS AND NO/100**, the actual consideration paid or to be paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said party of the first part does grant and convey to the said parties of the second part, as tenants by the entireties, their assigns and unto the survivor of them, and the survivor's personal representatives and assigns, in fee simple, all that lot of ground situate in Baltimore County, State of Maryland, and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot No. 11, as shown on Plat entitled, "Subdivision Plat of PINE GROVE", which Plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book S.M. No. 68, folio 124. The improvements thereon being known as No. 2626 Luiss Deane Drive.

BEING a portion of that lot of ground described in a Deed dated October 30, 1996 and recorded among the Land Records of Baltimore County in Liber 11880, folio 10, was granted and conveyed by Arcadia Development Corporation unto Glen Arm LLC, a Maryland limited liability company, the within named party of the first part.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said parties of the second part, as tenants by the entireties, their assigns and unto the survivor of them, and the survivor's personal representatives and assigns, in fee simple.

AND the said party of the first part hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

122

TITLE
COMPANY
town Road
nter
21208
00

WITNESS the name and seal of the grantor.

ATTEST:

GLEN ARM LLC
a Maryland limited liability company

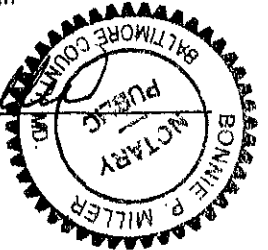
By: David T. Schulte (SEAL)
Member

STATE OF MARYLAND, COUNTY OF Baltimore, to wit:

I HEREBY CERTIFY, that on this 29th day of December, 1998, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared David T. Schulte, who acknowledged himself to be a member of Glen Arm LLC, a Maryland limited liability company and that he as such member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing in my presence, the name of the company by himself as such member.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Bonnie P. Miller
Notary Public



My commission expires:

11/1/02

THE UNDERSIGNED hereby certifies that the above instrument was prepared under the supervision of an attorney admitted to practice before the Court of Appeals of Maryland, or by one of the parties named in the instrument.

This is to certify that the within instrument was prepared by or (.) under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

William E. Murphy
Attorney

File No. 23612/hlt

Return to:

Residential Title & Escrow Company
1829 Reisterstown Road
Suite 380
Baltimore, Maryland 21208

Pine Grove Deed



RESIDENTIAL TITLE
& ESCROW COMPANY

1829 Reisterstown Road
Suite 380
Woodholme Center
Baltimore, MD 21208
(410) 653-3400

01-155-V

Plat to accompany Petition for Zoning ☐ Variance ☒ Special Hearing

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

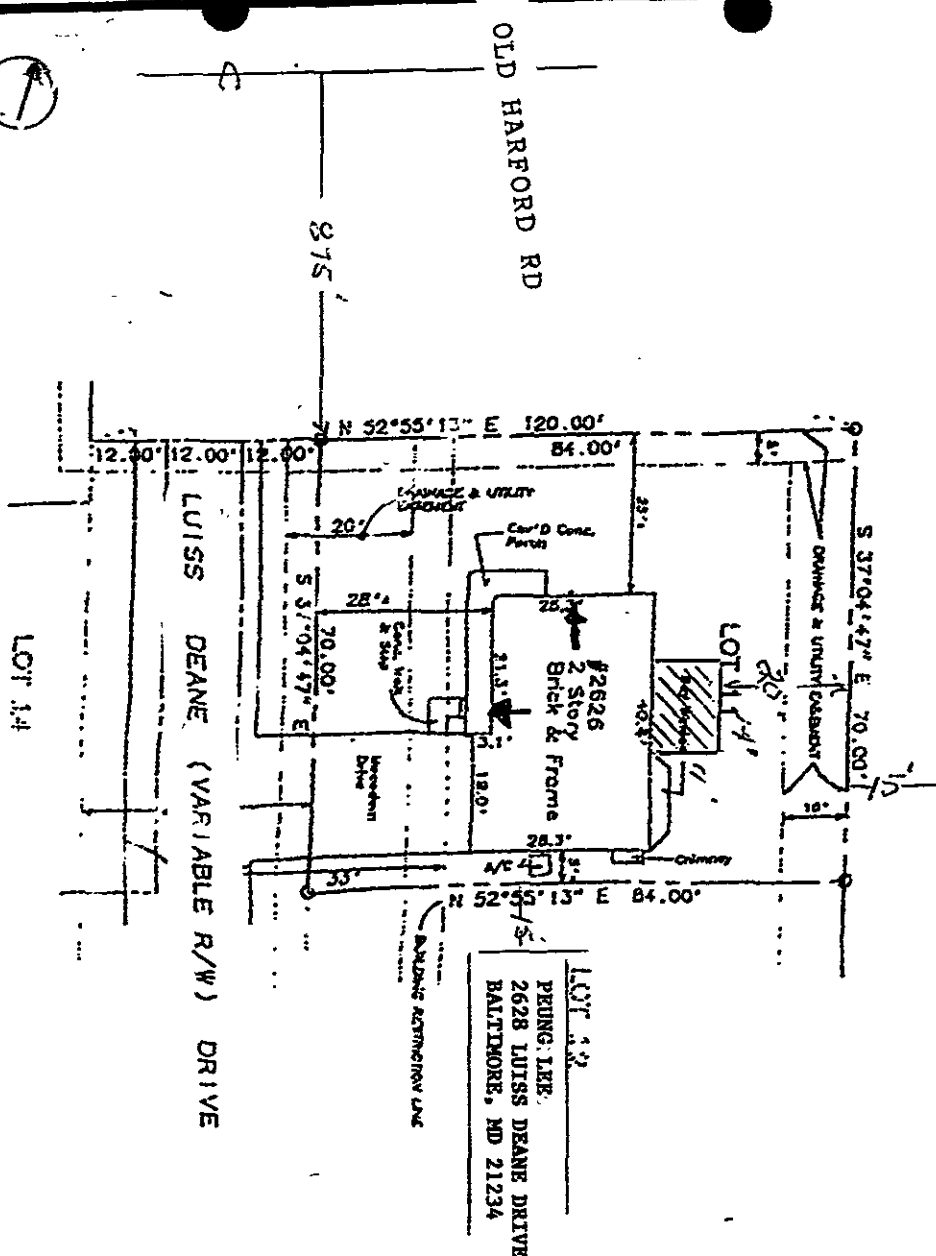
PROPERTY ADDRESS: 2626 LUISS DEANE DRIVE

Subdivision name: PINE GROVE

plat book # 68, folio # 124, lot # 11, section # 1

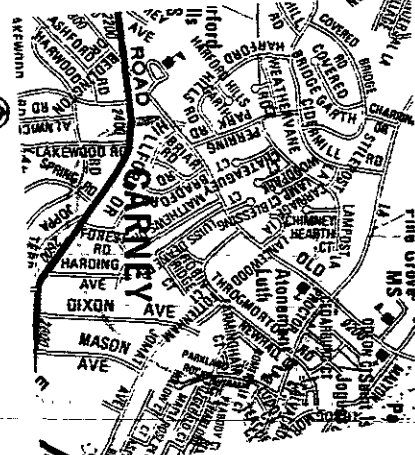
OWNER: AUGUSTUS WHITE

MARY ANN ELYNN &
ERNEST HOOKER
19 ROBIN RIDGE COURT
BALTIMORE, MD 21234



date: 9/11/2000
prepared by: R.L.T.

Scale of Drawing: 1" = 30'



LOCATION INFORMATION

Election District: 9

Councilmanic District: 6

1"=200' scale map: NE 10 E

Zoning: DR 5.5

Lot size: .135 acreage 5,880 square feet

SEWER: ☒ public ☐ private

WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings:

NONE

Zoning Office USE ONLY

reviewed by: ITEM #: CASE #:

9/11/2000 122

01-122-A

Det. G. #1

38,000

NE
10 E
1" = 200'

122

THROGMORTON

TOTTENHAM

CT.

CT.

RIDGE

ROBIN

LUISSE DEANE DR.

HILLSIDE PARK

DR.

RD.

DR.55

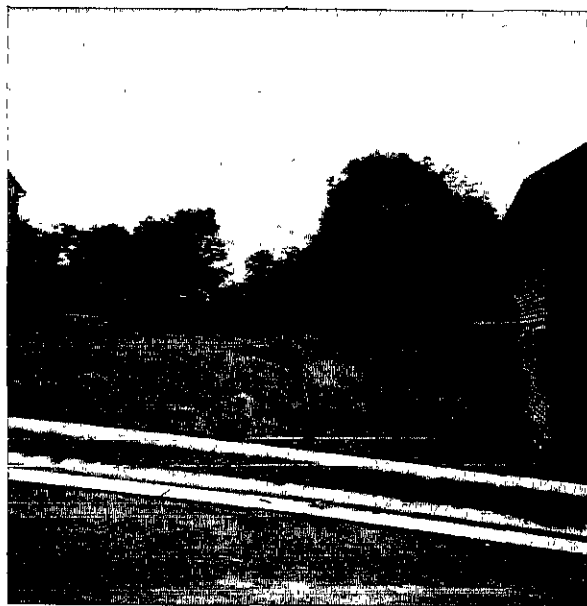
AVE.

AVE.

AVE.

CARNEY
VIEW

01-122-A

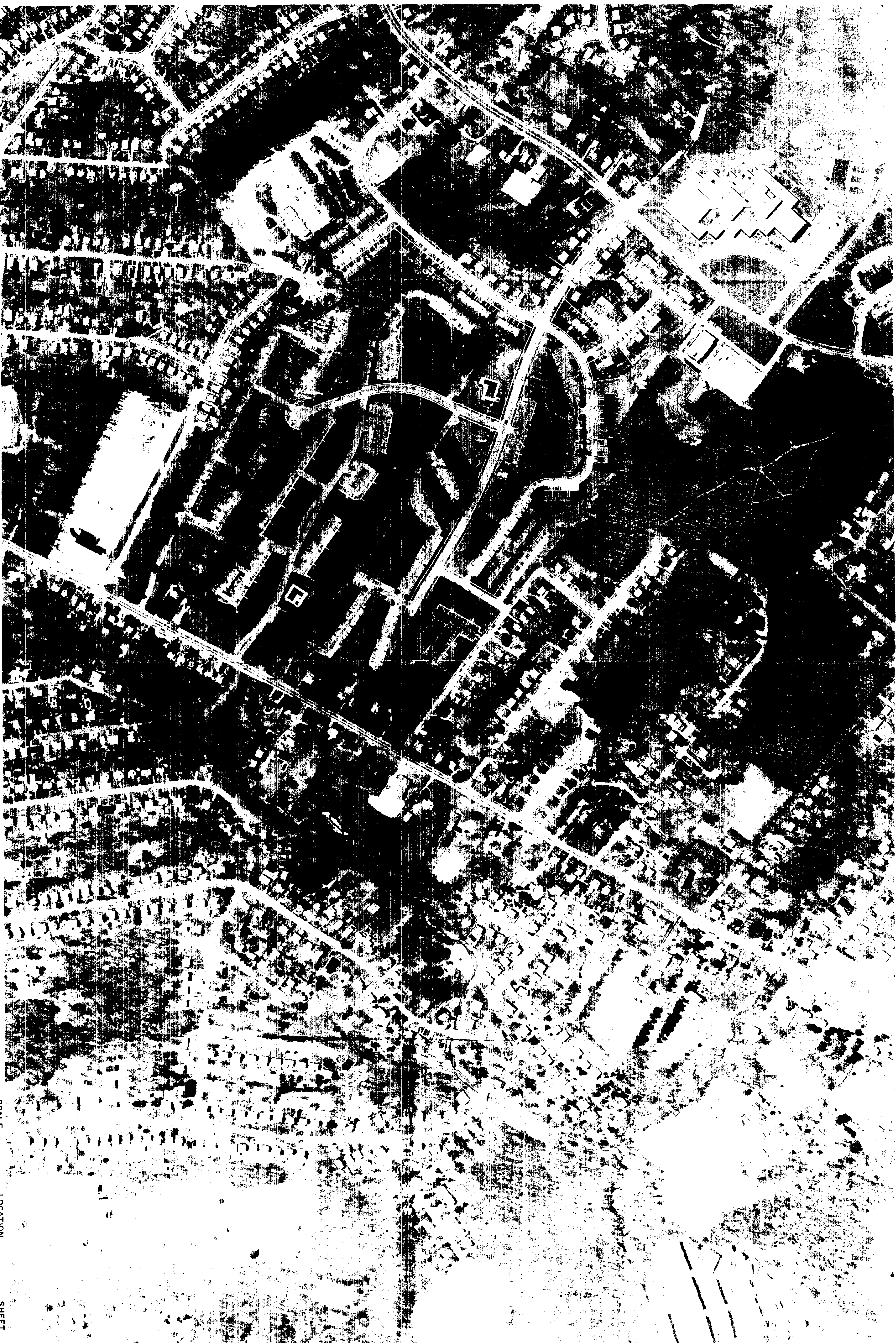


WHITE

122

01-122-A

221



01-122-A

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

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200' ±

LOCATION

SHEET

DATE
OF
PHOTOGRAPHY
JANUARY
1986

CARNEY

N.E.
10-E