

IN RE: PETITION FOR ADMIN. VARIANCE
NE/S Middletown Road, 1,185' SE
centerline of Walker Road
6th Election District
3rd Councilmanic District
(19601 Middletown Road)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-131-A

Esther and Sterling Leese, Jr.
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, Esther and Sterling Leese, Jr. The variance request is for property located at 19601 Middletown Road, in the Freeland area of Baltimore County. The variance request is from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a side yard setback of 28 ft. 6 in. in lieu of the required 50 ft., for an addition. 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 10/18/00

By R. Jameson

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 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a side yard setback of 28 ft. 6 in. in lieu of the required 50 ft., for an addition, 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 RECOVERED FOR FILING

Date 10/18/00

By R. J. Jenson



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. Sterling Leese, Jr.
19601 Middletown Road
Freeland, Maryland 21053

Re: Petition for Administrative Variance
Case No. 01-131-A
Property: 19601 Middletown Road

Dear Mr. & Mrs. Leese:

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 19601 MIDDLETOWN 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)

VARIANCE OF SECTION 1A04.3.B.2 OF BCZR TO ALLOW A
SIDE YARD SETBACK OF 28 FEET, 6 INCHES IN LIEU OF THE
REQUIRED 50 FEET, FOR AN ADDITION.

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

STERLING L. LEESE, JR.
Name - Type or Print

Signature

[Signature]
Signature

Address

Telephone No.

ESTHER B. LEESE
Name - Type or Print

Esther B. Leese
Signature

City

State

Zip Code

19601 MIDDLETOWN RD. 410-343-1213
Address Telephone No.

FREELAND MD 21053
City State Zip Code

Attorney For Petitioner:

Representative to be Contacted:

Name - Type or Print

STERLING LEESE, JR.
Name

19601 MIDDLETOWN RD. 410-825-6961
Address Telephone No.

FREELAND MD. 21053
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.

01-131A

Reviewed By [Signature]

Date

9-20-00

Estimated Posting Date

10-1-00

RECEIVED 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

19601 MIDDLETOWN RD.
Address
FREELAND, MD. 21053
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):

WE WANT TO BUILD A GROUND LEVEL MASTER BEDROOM (ALL BEDROOMS ARE CURRENTLY ON THE SECOND FLOOR) TO ACCOMMODATE AN ELDERLY SINGLE PARENT. UPON HER DEMISE, THE OWNER/OCCUPANTS WILL UTILIZE THE SUITE FOR THEIR PERSONAL USE. THE ONLY PRACTICAL LOCATION FOR THE BEDROOM IS ON THE SIDE INDICATED BY THE ATTACHED PLAT (EXHIBIT I.). WITHOUT THE VARIANCE, PETITIONERS WOULD BE REQUIRED TO PUT THE ADDITION AT A LOCATION THAT WOULD NEGATIVELY IMPACT BOTH THE SEPTIC TANK AND THE DISPERSAL AREA TO THE REAR OF THE ~~BUILDING~~ DWELLING.

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.

Stevling Leese
Signature

Esther B. Leese
Signature

Stevling Leese, Jr
Name - Type or Print

ESTHER B. LEESE
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19th day of September, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Stevling & Esther Leese
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

9/19/02
Date

Wm. Charles Thomas
Notary Public

My Commission Expires

REV 09/15/98

Wm. Charles Thomas
Notary Public
My Commission Expires 01 / 21 / 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 19601 MIDDLETOWN RD.
Address
FREELAND, MD 21053
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):

WE WANT TO BUILD A MASTER BEDROOM AT GROUND LEVEL (ALL BEDROOMS ^{ARE} CURRENTLY ON THE SECOND FLOOR) TO ACCOMMODATE AN ELDERLY SINGLE PARENT. UPON HER DEMISE, THE OWNER/OCCUPANTS WILL UTILIZE THE SUITE FOR THEIR PERSONAL USE. THE ONLY PRACTICAL LOCATION FOR THE BEDROOM IS ON SIDE INDICATED BY THE ATTACHED PLAT (EXHIBIT I). WITHOUT THE VARIANCE, PETITIONERS WOULD BE REQUIRED TO PUT THE ADDITION AT A LOCATION THAT WOULD NEGATIVELY IMPACT BOTH THE SEPTIC TANK AND THE DISPERSAL AREA TO THE REAR OF THE DWELLING.

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.

Sterling Leese
Signature

Sterling Leese, Jr
Name - Type or Print

Esther B. Leese
Signature

ESTHER B. LEESE
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19th day of September, 2007 before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Sterling & Esther Leese
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

9/19/07
Date

Wm. Charles Thomas
Notary Public

My Commission Expires Wm. Charles Thomas
Notary Public
My Commission Expires 01/21/03



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 19601 MIDDLETOWN 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)

VARIANCE OF SECTION 1A04.3.B.2 OF BCZR TO ALLOW A
SIDE YARD SETBACK OF 28 FEET, 6 INCHES, IN LIEU OF THE
REQUIRED 50 FT, FOR AN ADDITION.

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

STERLING L. LEESE, JR.
Name - Type or Print

Signature

Signature

Address

Telephone No.

City

State

Zip Code

ESTHER B. LEESE
Name - Type or Print

Signature

Signature

Attorney For Petitioner:

19601 MIDDLETOWN RD. 410-343-1213
Address Telephone No.

Name - Type or Print

FREELAND, MD 21053
City State Zip Code

Signature

Representative to be Contacted:

Company

STERLING LEESE, JR.
Name

Address

Telephone No.

19601 MIDDLETOWN RD. (W) 410-825-6961
Address Telephone No.

City

State

Zip Code

FREELAND, MD 21053
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.

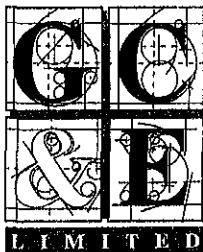
Zoning Commissioner of Baltimore County

CASE NO. 01-131A

Reviewed By J. W. M. Date 9.20.00

REV 9/15/98

Estimated Posting Date 10.1.00



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

September 13, 2000

Zoning description for 19601 Middletown Road

All that piece or parcel of ground situate, lying and being in the 6th Election District and the 3rd Councilmanic District of Baltimore County, state of Maryland and described as follows to wit:

Beginning for the same at a point on the Northeast side of Middletown Road (60' R/W), at a distance of 1,185 feet more or less Southeast of the centerline of Walker Road, and being lot # 11, as shown on subdivision Plat No. 4 of Walker Manor, which is recorded among the land records of Baltimore County in Plat Book 35, folio 3. Containing $1.46 \pm$ Ac. , and known as #19601 Middletown Road.



131

01-131-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 9685

DATE 9-22-00 ACCOUNT 131-6150

AMOUNT \$ 50.00

RECEIVED FROM: S. LEESE 19601 PINK-THIN B.

FOR: () Ad VGR.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

JCM

PAID RECEIPT

PAYMENT ACTUAL TIME
9/22/00 9:00 AM 10:00 AM
AMOUNT 50.00 CASHIER S. LEESE
DATE 9-22-00 SEE 2ND PAGE
Receipt # 1000000000000000
CASHIER S. LEESE

Receipt for 50.00
Baltimore County, Maryland

01-131-A

CASHIER'S VALIDATION

01-131-A

CERTIFICATE OF POSTING

ADMIN

RE: Case No.: 01-131-A

Petitioner/Developer: LEESE, ETAL

Date of Hearing/Closing: 10/16/00

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 # 19601 - MIDDLETOWN RD

The sign(s) were posted on 10/1/00
(Month, Day, Year)

Fixed.

Sincerely,

Patrick M. O'Keefe 10/4/00
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)

ZONING NOTICE

ADMINISTRATIVE
VARIANCE

CASE # 01-131-A

IN PURSUANCE OF THE ZONING ORDINANCE OF BALTIMORE COUNTY, A PUBLIC HEARING WILL BE HELD ON THE PROPOSED VARIANCE CONCERNING THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN THE ZONING OFFICE BEFORE 5:00 P.M. ON OCTOBER 16, 2000.

PUBLIC HEARING ?

PERSONS TO WHOM A VARIANCE IS GRANTED WILL BE REQUIRED TO APPEAR AT THE PUBLIC HEARING ON OCTOBER 16, 2000, AT 5:00 P.M. IN THE ZONING OFFICE, 111 WEST CHESAPEAKE AVENUE, TOWSON, MD 21204. ADDITIONAL INFORMATION IS AVAILABLE AT THE ZONING OFFICE, 111 WEST CHESAPEAKE AVENUE, TOWSON, MD 21204. 711-547-5341

Post-It® Fax Note 7671

To	BETTY/ROBIN	Date	10/4/00
Co./Dept.	ZON. COM.	From	O'KEEFE
Phone #		Co.	
Fax #	887-3468	Phone #	512-4621
		Fax #	524-4100

01-131-A
19601 - MIDDLETOWN RD
LEESE
10/16/00

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 01- 131 -AAddress 19601 MIDDLETOWN RD.Contact Person: J. Meney
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 9.20.00Posting Date: 10.1.00Closing Date: 10.16.00

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

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 01- 131 -AAddress 19601 MIDDLETOWN RD.Petitioner's Name STERLING LEESETelephone (410) 343-1213Posting Date: 10.1.00Closing Date: 10.16.00Wording for Sign: A VARIANCE
To Permit A SIDEYARD SETBACK OF 28.5ft.IN LIEU OF THE REQUIRED 50ft. FOR AN ADDITION.

SL.

01-131-A

WCR - Revised 6/28/00

**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: 131
Petitioner: Sterling Lease, Tr.
Address or Location: 19601 Middletown Rd. Freeland, 21053

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____
Address: Same

Telephone Number: W 410-625-6961 H 410-343-1213

Revised 2/20/98 - SCJ

01-131-A



Baltimore County
Department of Permits and
Development Management

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

October 16, 2000

Esther B. & Sterling L. Leese, Jr.
19601 Middletown Road
Freeland, MD 21053

Dear Mr. & Mrs. Leese Jr:

RE: Case Number: 01-131-A, 19601 Middletown Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 20, 2000.

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: People's Counsel



INTEROFFICE CORRESPONDENCE

DATE: October 10, 2000

SUBJECT: Zoning Advisory Committee Meeting
for October 10, 2000
Item Nos. 114, 127, 128, 130, 131,
132, 134, and 135

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 OCTOBER 2, 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:

114, 127, 128, 129, 130, 131, 133, AND 135

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 *RB*

DATE: October 16, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of October 2, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
127	3308 Kyle Court
128	3627 Burmont Avenue
131	19601 Middletown Road
134	Bare Hills

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

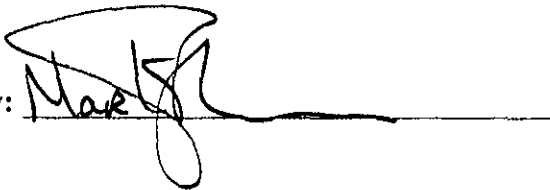
DATE: October 17, 2000

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

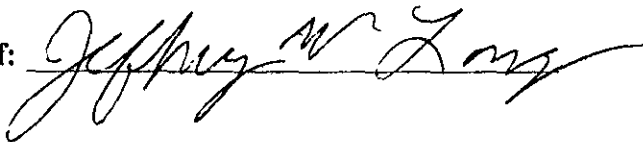
SUBJECT: Zoning Advisory Petition(s): Case(s) 01-114, 01-124, 01-126, 01-129, 01-131,
01-150, 01-151 and 01-152.

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For any further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:



Section Chief:



AFK/JL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 10.2.00

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

RE: Baltimore County
Item No. 131

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

19539 Middletown Road
Freeland, Maryland 21053
September 21, 2000

Lawrence Schmidt
Zoning Commissioner for
Baltimore County
County Courts Building
Towson, MD 21204

Re: *Petition for Administrative Variance*
Sterling Leese, Jr. & Esther B. Leese
Case No. 01-131-A

Dear Mr. Zoning Commissioner:

Sterling Leese, Jr. has informed me that he and his wife need a variance from a side yard set back in order to add a master bedroom suite to his house at 19601 Middletown Road. He is my next door neighbor separated by a 30' private drive way used by our neighbor, Mr. and Mrs. Charles Grieb who lives behind me.

I told Mr. Leese that my wife and I do not object to his addition and variance and am so stating in a letter to you to be placed in the file.

Very truly yours,


Larry Augsburger

19543 Middletown Road
Freeland, Maryland 21053
September 21, 2000

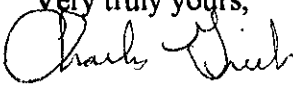
Lawrence Schmidt
Zoning Commissioner for
Baltimore County
County Courts Building
Towson, MD 21204

Re: Petition for Administrative Variance
Sterling Leese, Jr. & Esther B. Leese
Case No. 01-131-A

Dear Mr. Zoning Commissioner:

Sterling Leese, Jr. explained to me that he and his wife have requested a variance from a side yard set back in order to add a master bedroom suite to his house at 19601 Middletown Road which is the property in front of ours. My family and I utilize the private 30' wide driveway that runs parallel to Mr. Leese's property line and his addition will not affect that in any way.

I told Mr. Leese that we do not object to his addition and variance and am writing you to say so.

Very truly yours,

Charles Grieb

Administrative Variance of Sterling Leese, Jr. and Esther B. Leese

Property Address: 19601 Middletown Road, Freeland, MD 21053

Case No. 01-131-A

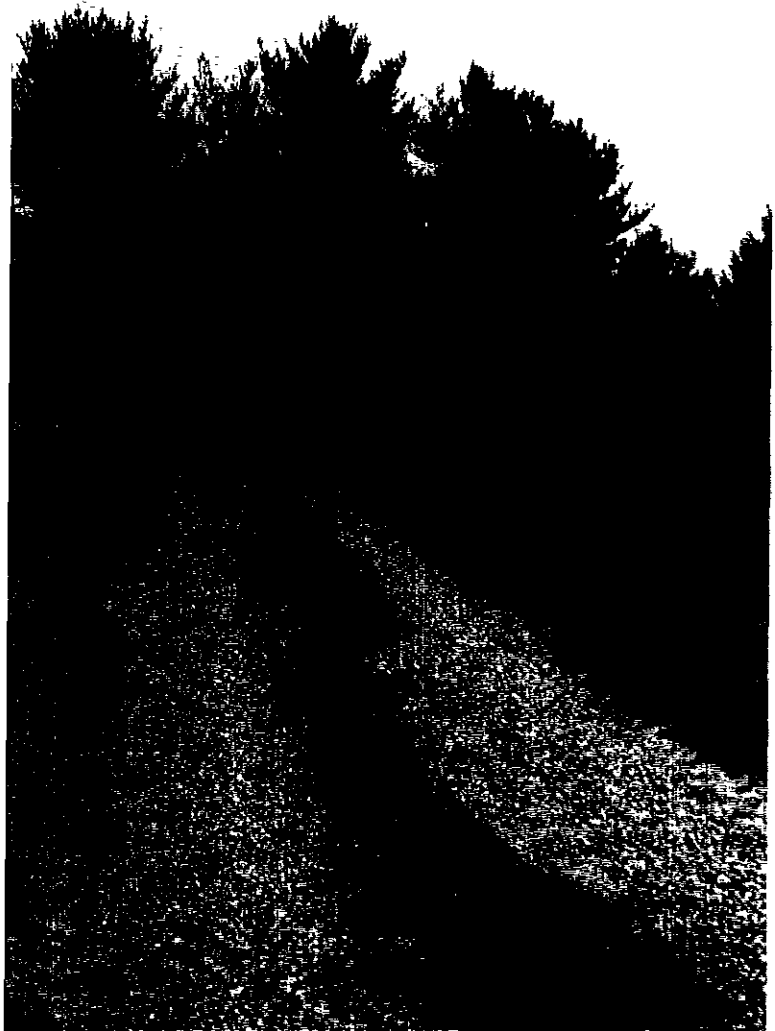


VIEW FROM EXISTING DECK TOWARD AUGSBURGER'S
PROPERTY.

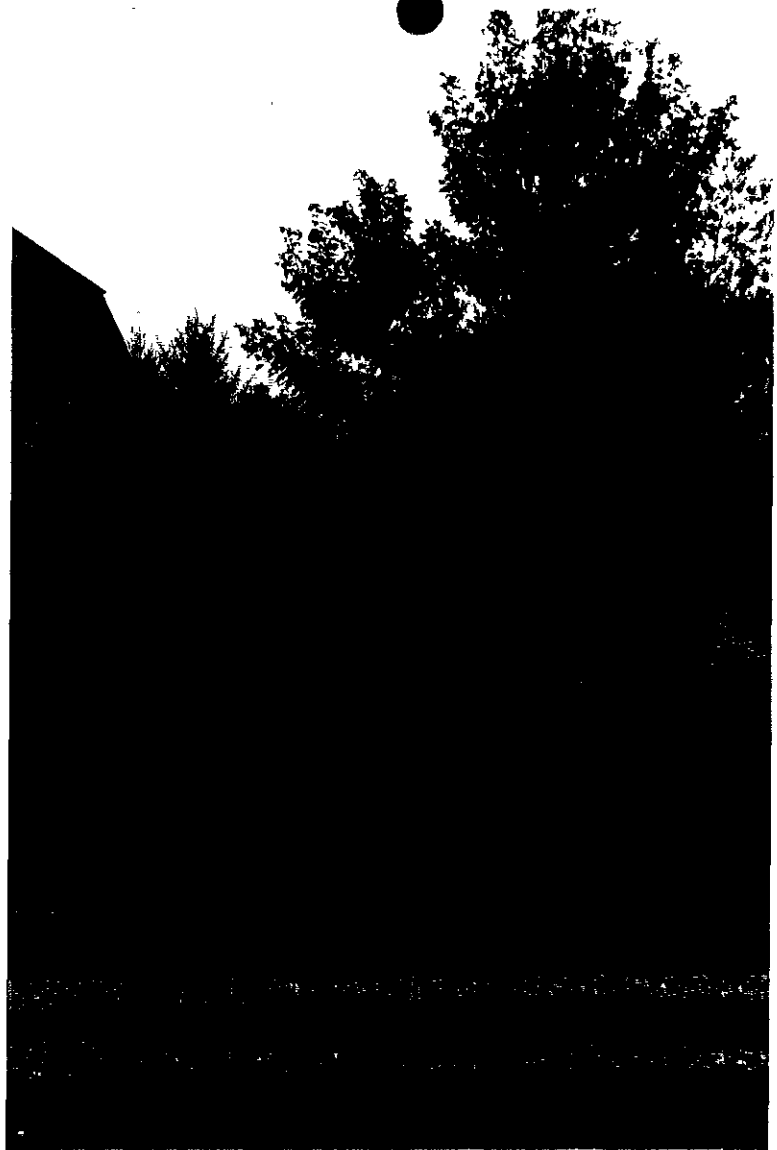


VIEW FROM GRIEB
DRIVEWAY TO
PETITIONER'S DECK.

VIEW FROM GRIEB →
DRIVEWAY TO
MIDDLETOWN ROAD.



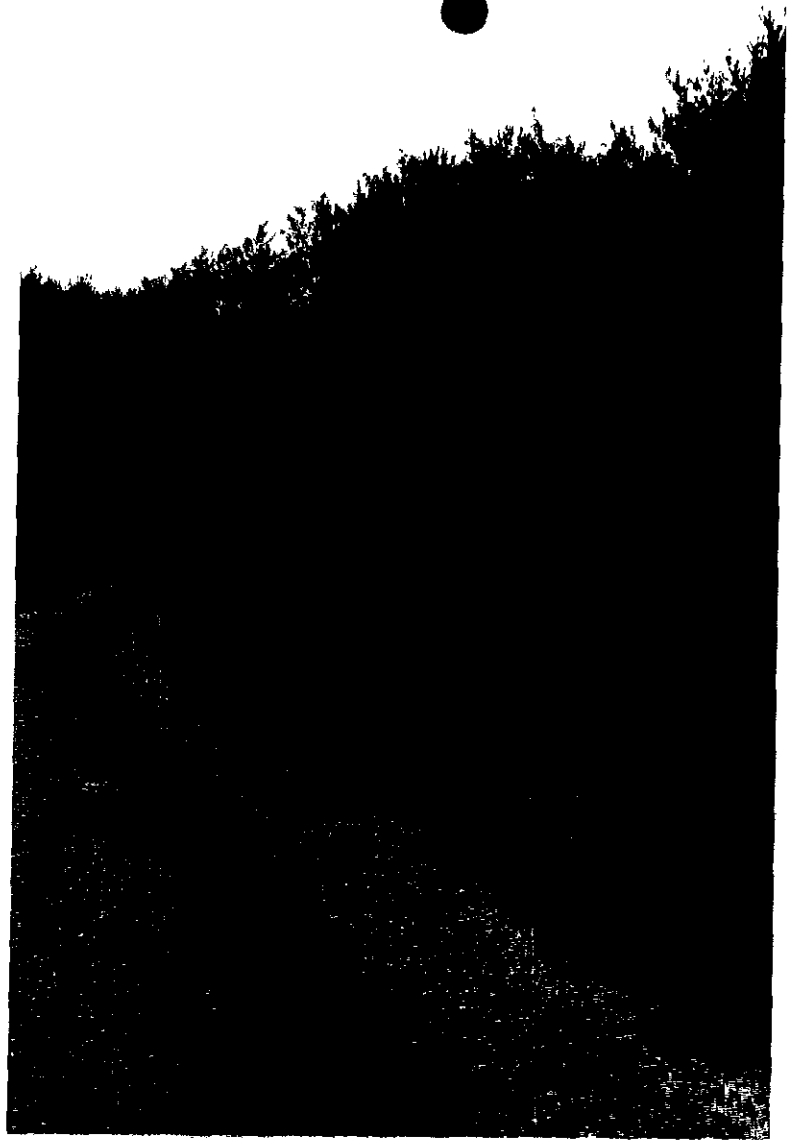
VIEW FROM
AUGSBURGER
PROPERTY TO
SITE OF
PROPOSED
ADDITION. →



VIEW FROM
MIDDLETOWN
ROAD DOWN
GRIEB DRIVEWAY. ↓



ANOTHER VIEW →
OF GRIEB
DRIVEWAY FROM
MIDDLETOWN
ROAD.



VIEW FROM
PETITIONER'S
PROPERTY,
OVER GRIEB
DRIVEWAY
TO AUGSBURGER
PROPERTY. →





LEE'S DRIVEWAY (LEFT) AND GRIEB DRIVEWAY
(RIGHT) FROM MIDDLETOWN ROAD.



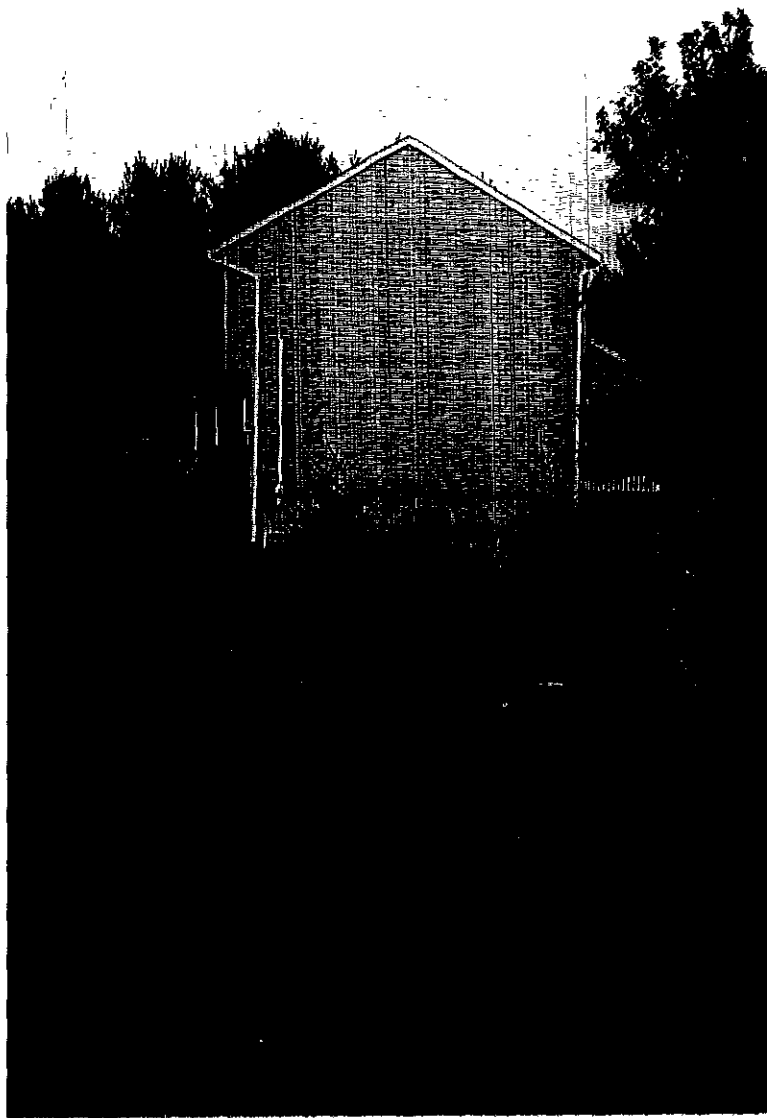
SITE OF PROPOSED ADDITION. (HOUSE OF
PETITIONER-LEFT, EXISTING SHED-RIGHT).



↑
 LEESE DRIVEWAY (LEFT)
 AND GRIEB
 DRIVEWAY (RIGHT)
 FROM MIDDLETOWN
 ROAD.

VIEW OF GRIEB
 DRIVEWAY TOWARD
 GRIEB HOUSE. →



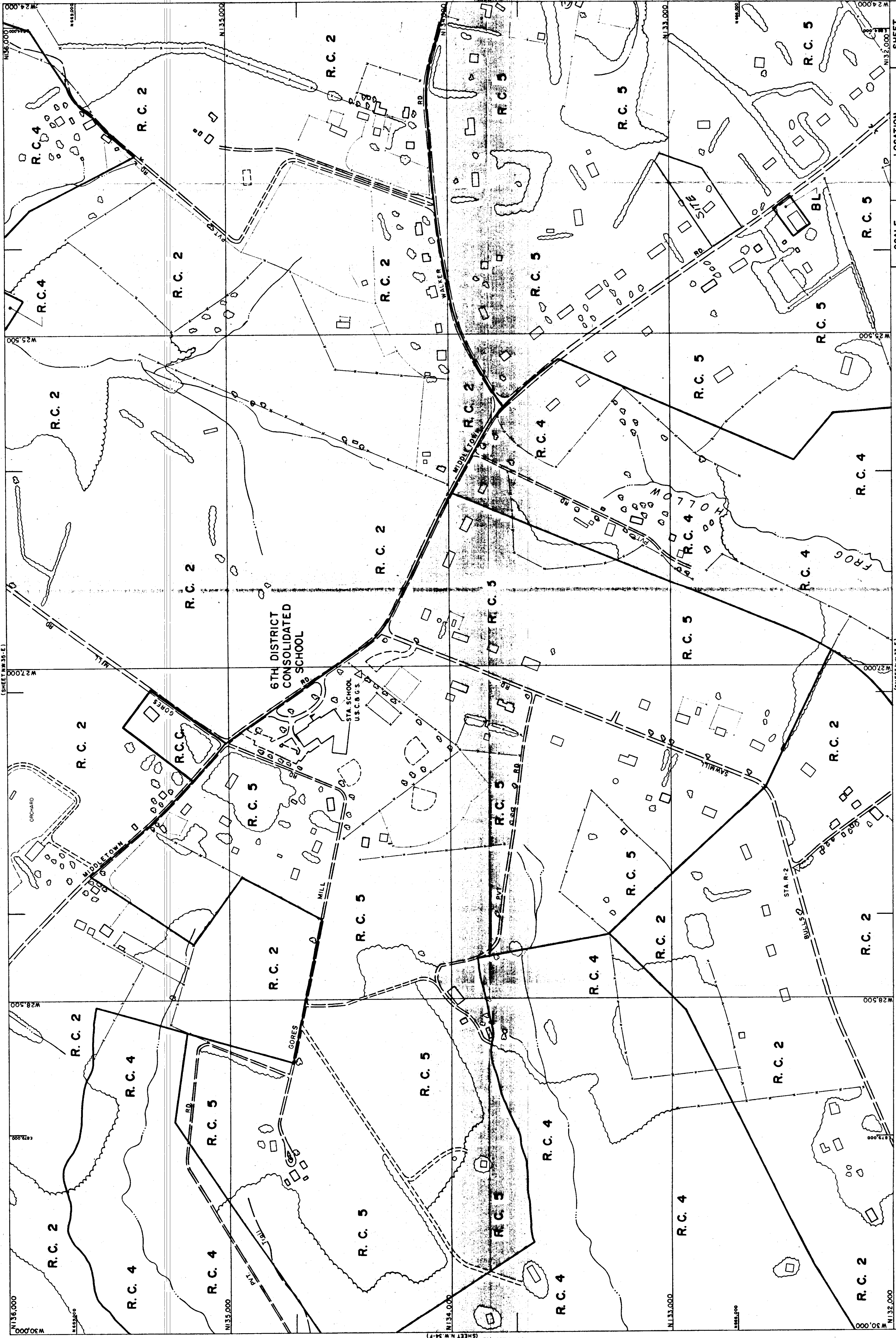


VIEW OF AUGSBURGER
HOUSE FROM SITE OF
PROPOSED ADDITION.



LEESE HOUSE AND SITE OF
PROPOSED ADDITION (DECK TO
BE RAZED).

NW34-E



1996 COMPREHENSIVE ZONING MAP ADOPTED BY THE BALTIMORE COUNTY COUNCIL OCTOBER 8, 1996 Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96	KK - NW	131	6TH DISTRICT CONSOLIDATED SCHOOL	SCALE 1" = 200' ±	DATE OF PHOTOGRAPHY JANUARY 1986	SHEET NW 34-E
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01-131-A

