

IN RE: PETITION FOR ADMIN. VARIANCE

S/S Sheepfold Lane, 67' E
centerline of Greencroft Lane
8th Election District
3rd Councilmanic District
(1 Sheepfold Lane)

Jeffrey and Nancy Foreman
Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 01-287-A

*

* * * * *

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, Jeffrey and Nancy Foreman. The variance request is for property located at 1 Sheepfold Lane in the Hunt Valley area of Baltimore County. The Petitioners herein seek a variance from Section 103.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section 1A00.3.B.B (1975 B.C.Z.R.), to permit an existing single-family dwelling with addition to have a distance between the building and the centerline of street of 63 ft. in lieu of the required 75 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative 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.

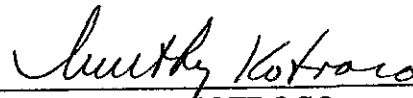
The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public 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.

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 14th day of February, 2001, that a variance from Section 103.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section 1A00.3.B.B (1975 B.C.Z.R.), to permit an existing single-family dwelling with addition to have a distance between the building and the centerline of street of 63 ft. in lieu of the required 75 ft., 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

2/14/01
[Handwritten signature]



Baltimore County
Zoning Commissioner

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

February 14, 2001

Mr. & Mrs. Jeffrey Foreman
1 Sheepfold Lane
Hunt Valley, Maryland 21030

Re: Petition for Administrative Variance
Case No. 01-287-A
Property: 1 Sheepfold Lane

Dear Mr. & Mrs. Foreman:

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 the Zoning Commissioner of Baltimore County

for the property located at 1 Sheepfold Lane, Hunt Valley, MD 21030
which is presently zoned RC4

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) 103.1 (B.C.Z.R) 1A00.3.B.B

(1975 B.C.Z.R.)
TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH
ADDITION TO HAVE A DISTANCE BETWEEN THE BUILDING
AND THE CENTERLINE OF STREET OF 63' IN LIEU OF
THE REQUIRED 75'

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):

Jeffrey Foreman

Name - Type or Print

Signature

Nancy Foreman

Name - Type or Print

Signature

1 Sheepfold Lane

410-584-8088

Address

Telephone No.

Hunt Valley

MD

21030

City

State

Zip Code

Representative to be Contacted:

Jeffrey Foreman

Name

1 Sheepfold Lane

410-584-8088

Address

Telephone No.

Hunt Valley

MD

21030

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. 01-287-A

Reviewed By LTM Date 1/19/01

Estimated Posting Date 1/28/01

REB 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

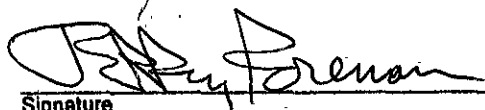
1 Sheepfold Lane
Address
Hunt Valley MD 21030
City State Zip Code

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

The property is very hilly, sloping sharply down from Sheepfold Lane. The slope is particularly pronounced at the rear of the house, because the area on which the existing house is constructed was built up so as to provide a level area. As a result, builders have strongly recommended against trying to put an addition on the rear of the house. The only level area where an addition is practical is on the front of the house, where we are proposing to build. It has taken us a number of years to figure out a design that is acceptable going out the front rather than the rear of the house. We assumed that, the addition being fifty-two feet from the road, we were in compliance with zoning regulations. Only recently did we learn that this might not be the case. We therefore respectfully request that we be permitted to build within forty-three (43) feet of the forty-foot street right of way (63 feet from center line of road).

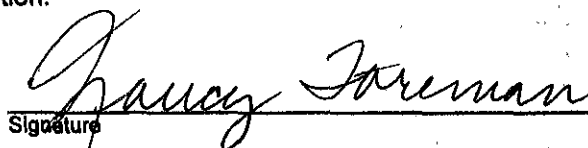
As you can see from the enclosed photos and plat, the property is heavily screened from our neighbors to the left, right and rear by trees. Additionally, they are all several hundred feet from our house. The only nearby home is directly across Sheepfold Lane; however, it sits on a steep hill approximately twenty-five feet above Sheepfold Lane. Further it is sited such that the side of that house is facing our house. Given the orientation of that house and the fact that it is so much higher, we feel the proposed addition will not be objectionable. Our house is further screened from this neighbor and from traffic on Sheepfold Lane by a line of nearly-twenty-year-old Bradford Pear trees that run the length of our property. Finally, given the fact that our house is substantially below Sheepfold Lane, and will be, even after the addition, fifty-two feet from the road we believe that the addition will not be in any way objectionable to pedestrian or vehicular traffic on Sheepfold Lane.

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

Jeffrey Foreman

Name - Type or Print


Signature

Nancy Foreman

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19th day of January, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Jeffrey Foreman and Nancy Foreman
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

Date

01/19/01

Notary Public

My Commission Expires

10/26/04

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.

1 Sheepfold Lane

That the Affiant(s) does/do presently reside at:

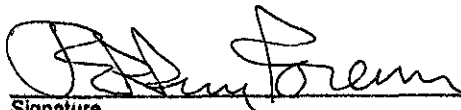
Address Hunt Valley MD 21030
City State Zip Code

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

The property is very hilly, sloping sharply down from Sheepfold Lane. The slope is particularly pronounced at the rear of the house, because the area on which the existing house is constructed was built up so as to provide a level area. As a result, builders have strongly recommended against trying to put an addition on the rear of the house. The only level area where an addition is practical is on the front of the house, where we are proposing to build. It has taken us a number of years to figure out a design that is acceptable going out the front rather than the rear of the house. We assumed that, the addition being fifty-two feet from the road, we were in compliance with zoning regulations. Only recently did we learn that this might not be the case. We therefore respectfully request that we be permitted to build within forty-three (43) feet of the forty-foot street right of way (63 Feet from center line of road).

As you can see from the enclosed photos and plat, the property is heavily screened from our neighbors to the left, right, and rear by trees. Additionally, they are all several hundred feet from our house. The only nearby home is directly across Sheepfold Lane; however, it sits on a steep hill approximately twenty-five feet above Sheepfold Lane. Further it is sited such that the side of that house is facing our house. Given the orientation of that house and the fact that it is so much higher, we feel the proposed addition will not be objectionable. Our house is further screened from this neighbor and from traffic on Sheepfold Lane by a line of nearly-twenty-year-old Bradford Pear trees that run the length of our property. Finally, given the fact that our house is substantially below Sheepfold Lane, and will be, even after the addition, fifty-two feet from the road, we believe that the addition will not be in any way objectionable to pedestrian or vehicular traffic on Sheepfold Lane.

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
Jeffrey Foreman

Name - Type or Print


Signature
Nancy Foreman

Name - Type or Print

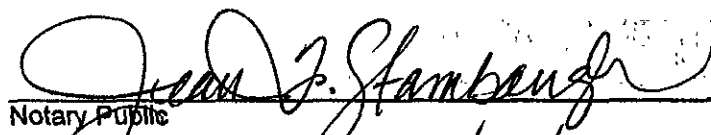
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19th day of January, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Jeffrey Foreman and Nancy Foreman
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

01/19/01
Date


Notary Public
My Commission Expires 10/26/04



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1 Sheepfold Lane, Hunt Valley, MD 21030

which is presently zoned RC4

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) 103.1 (BCZR) 1A00.3.B.3

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH
ADDITION TO HAVE A DISTANCE BETWEEN THE BUILDING
AND THE CENTERLINE OF STREET OF 63' IN LIEU OF
THE REQUIRED 75'

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

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.

Legal Owner(s):

Jeffrey Foreman

Name - Type or Print

Signature

Nancy Foreman

Name - Type or Print

Signature

1 Sheepfold Lane

410-584-8088

Address
Hunt Valley

MD

Telephone No.
21030

City

State

Zip Code

Representative to be Contacted:

Jeffrey Foreman

Name

1 Sheepfold Lane

410-584-8088

Address

Hunt Valley

MD

Telephone No.
21030

City

State

Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 01-287-A

REV 9/15/98

Reviewed By LTm

Date

1/19/01

Estimated Posting Date

1/28/01

Zoning Description

ZONING DESCRIPTION for 1 Sheepfold Lane

Beginning at a point on the South side of Sheepfold Lane which is 40 feet wide at the distance of 67 feet East of the centerline of the nearest improved intersecting street Greencroft Lane which is 40 feet wide. Being Lot #75, Block --, Section #2 in the subdivision Greencroft as recorded in Baltimore County Plat Book #37, Folio #130, containing 2.10 acres. Also known as 1 Sheepfold Lane and located in the 8th Election District, 3rd Councilmanic District

#287

01-287-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

90629

DATE 1/15/01 ACCOUNT 1001 (100)

AMOUNT \$ 50.00

RECEIVED FROM: FORNIN

FOR: FOR VARIANCE

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

DATE RECEIVED
TIME
1/22/2001 1/19/2001 11:40:30
RECEIVED BY: [Signature]
REPT 5 FOR JOURNAL VERIFICATION
Receipt # 10029
CR REL. 00000

RECEIVED BY: [Signature]
50.00
50.00
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ADMIN

RE: Case No. 01-287-A

Petitioner/Developer FOREMAN, ETAL

Date of Hearing/Closing 2/12/01

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 #1 - SHEEPFOLD LA.

The sign(s) were posted on

1/27/01

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 1/30/01

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

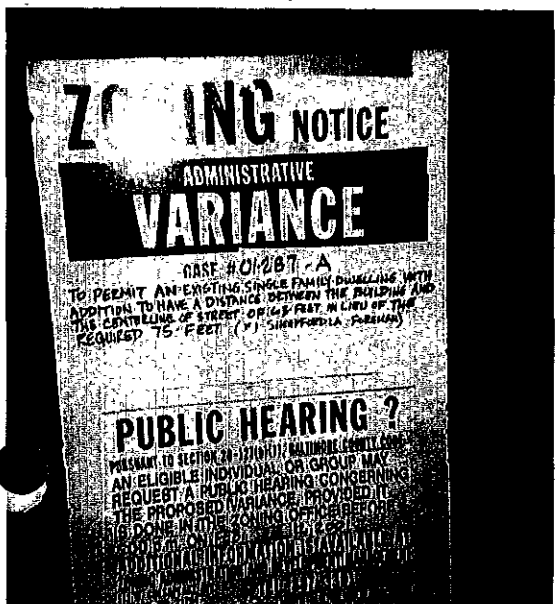
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

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

(Telephone Number)



01-287-A
#1 - SHEEPFOLD LA.

CERTIFICATE OF POSTING

ADMIN

RE: Case No. 01-287-A

Petitioner/Developer FOREMAN, ETAL

Date of Hearing/Closing 2/12/01

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

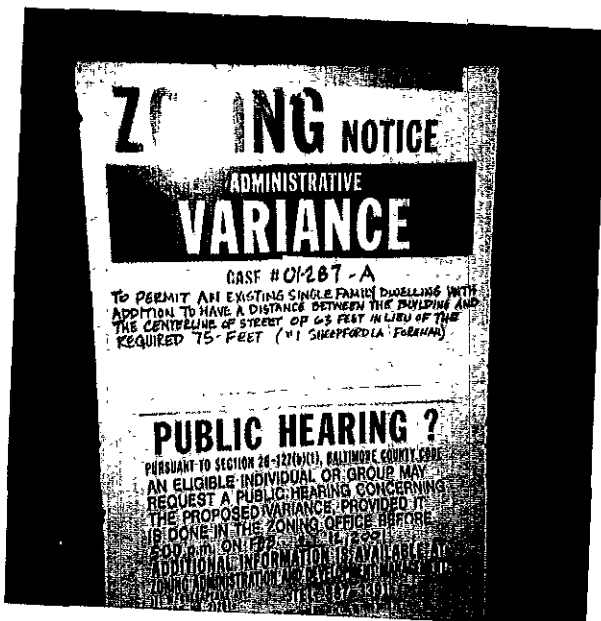
Attention: Ms. Gwendolyn Stephens

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 #1-SHEEPFOLD LANE

The sign(s) were posted on

1/28/01
(Month, Day, Year)



Sincerely,

Patrick M. O'Keefe 2/2/01
(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)

01-287-A
#1-SHEEPFOLD LA.

**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: 01-287-A

Petitioner: Jeffrey Foreman and Nancy Foreman

Address or Location: 1 Sheepfold Lane, Cockeysville, MD 21030

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jeffrey Foreman

Address: 1 Sheepfold Lane

Cockeysville, MD 21030

Telephone Number: 410-584-8088

Revised 2/20/98 -SCJ

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 287 -A

Address 1 SHEEPFORD LANE

Contact Person: LYOYD T. MOXLEY

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 1/19/01

Posting Date: 1/28/01

Closing Date: 2/12/01

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- 287 -A

Address 1 SHEEPFORD LANE

Petitioner's Name ~~JEFFREY FOREMAN~~ JEFFREY FOREMAN Telephone 410 584 8088

Posting Date: 1/28/01

Closing Date: 2/12/01

Wording for Sign: To Permit AN EXISTING SINGLE FAMILY DWELLING WITH
ADDITION TO HAVE A DISTANCE BETWEEN THE BUILDING
AND THE CENTERLINE OF STREET OF 63' IN LIEU OF THE
REQUIRED 75'.

01-287-A

I HAVE RECEIVED POSTING INFO



Baltimore County
Department of Permits and
Development Management

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

February 12, 2001

Nancy & Jeffrey Foreman
1 Sheepfold Lane
Hunt Valley MD 21030

Dear Mr. & Mrs. Foreman:

RE: Case Number: 01-287-A, 1 Sheepfold Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 19, 2001.

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. 672
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: March 6, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For February 5, 2001
Item Nos. 279, 280, 281, 283, 285,
286, and 287

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

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

January 31, 2001

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 January 29, 2001

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.

FIRE MARSHAL'S OFFICE HAS NO COMMENTS AT THIS TIME.

281, 282, 285, 286, AND 287

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



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *MRBS*

DATE: February 13, 2001

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of January 29, 2001

DEPRM has no comments for the following zoning petitions:

Item #	Address
280	5620 Southwestern Boulevard
286	10335 Reisterstown Road
287	1 Sheepfold Lane

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

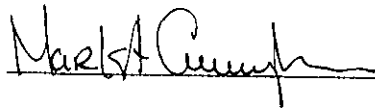
DATE: January 31, 2001

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

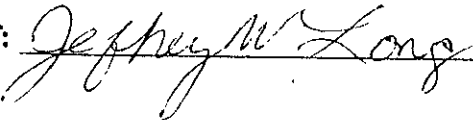
SUBJECT: Zoning Advisory Petition(s): **Case(s) 01-279, 01-286, & 01-287.**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For 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: *1.31.01*

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

RE: Baltimore County
Item No. *287* *LTM*

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,

ka 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

*Jeffrey Foreman
1 Sheepfold Lane
Hunt Valley, MD 21030*

February 5, 2001

SENT VIA FAX

Zoning Review
Department of Permits and
Development Management
111 West Chsapeake Avenue
Room 111
Towson, MD 21204

Re: Case #01-287-A, Administrative Variance for 1 Sheepfold Lane

To Whom It May Concern:

In further support of our requested variance, I have enclosed a copy of the letter from our association's architectural committee approving the design.

I have also spoken to the owner of every house on Sheepfold Lane, explaining what we are planning. In every case they indicated that they had no problem with the project, and expressed confidence that it would be handled carefully and tastefully.

I trust that this information is relevant, and look forward to the Commissioner's consideration of our request.

Respectfully,



Jeffrey Foreman

Greencroft Community Association

Mr. Jeff Foreman,
1 Sheepfold Lane.

20th January 2001

Dear Jeff:

This note confirms that the submitted plans for an extension to your house have been approved. As I recollect the final color scheme was undecided at the time we looked at the plans, and therefore this approval is subject to the external color scheme on the extension being similar to the current one, or another reasonable scheme acceptable to the Architectural Committee. Call me if you have any queries on this.

Yours sincerely,



Barry Daly
Chair, Architectural Committee
Greencroft Community Association

PS I think I returned your plans already -
let me know if I did not.



2/7/01
WCR
f
FAX

Date: 02/07/01 9:16 AM

Number of pages including coversheet: 3

To:	
Zoning Review	
Dept of Permits & Development Mgmt	
111 West Chesapeake Avenue	
Room 111	
Towson, MD 21204	
Phone	(202)265-6700
Fax Phone	410.887.2824
Re:	Case #01-287-A

From:	
JeffreyForeman	
One Sheepfold Lane	
Hunt Valley, MD 21030	
Phone	410.584.8088
Fax Phone	410.584.1122

REMARKS			
☐ Urgent	☒ For your review	☐ Reply ASAP	☐ Please comment

If transmission is faulty, please call 410.527.1115 to arrange retransmission

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Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

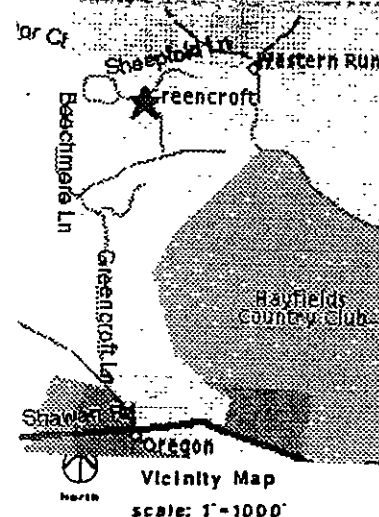
PROPERTY ADDRESS: 1 Sheepfold Lane

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

Subdivision name: Greencroft

plat book # 37, folio # 130, lot # 75, section # 2

OWNER: Jeffrey L. Foreman & Nancy J. Foreman



LOCATION INFORMATION

Election District: 08

Councilmanic District: 3

1"=200' scale map#:

Zoning: NW 20 D RC4

Lot size: 2.10 acreage square feet

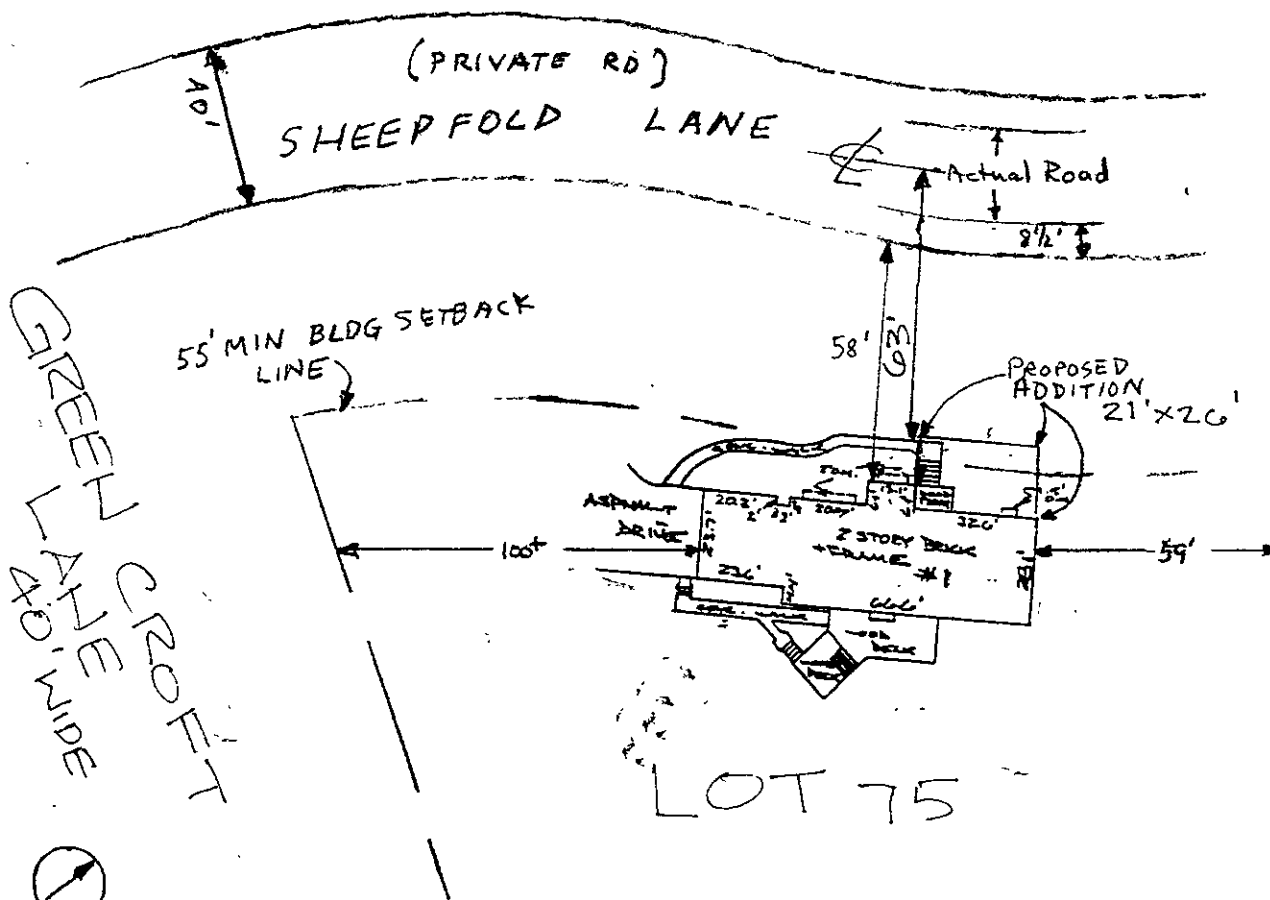
	public	private
SEWER:	☐	☒
WATER:	☐	☒
Chesapeake Bay Critical Area:	☐	☒

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: CTM ITEM #: 287 CASE#: 01-287

CTM 287 01-287 A



North

date: 1-12-01

prepared by: J. Foreman

Scale of Drawing: 1"= 50'

01-287-A

NW 200
1/4 = 200
#287

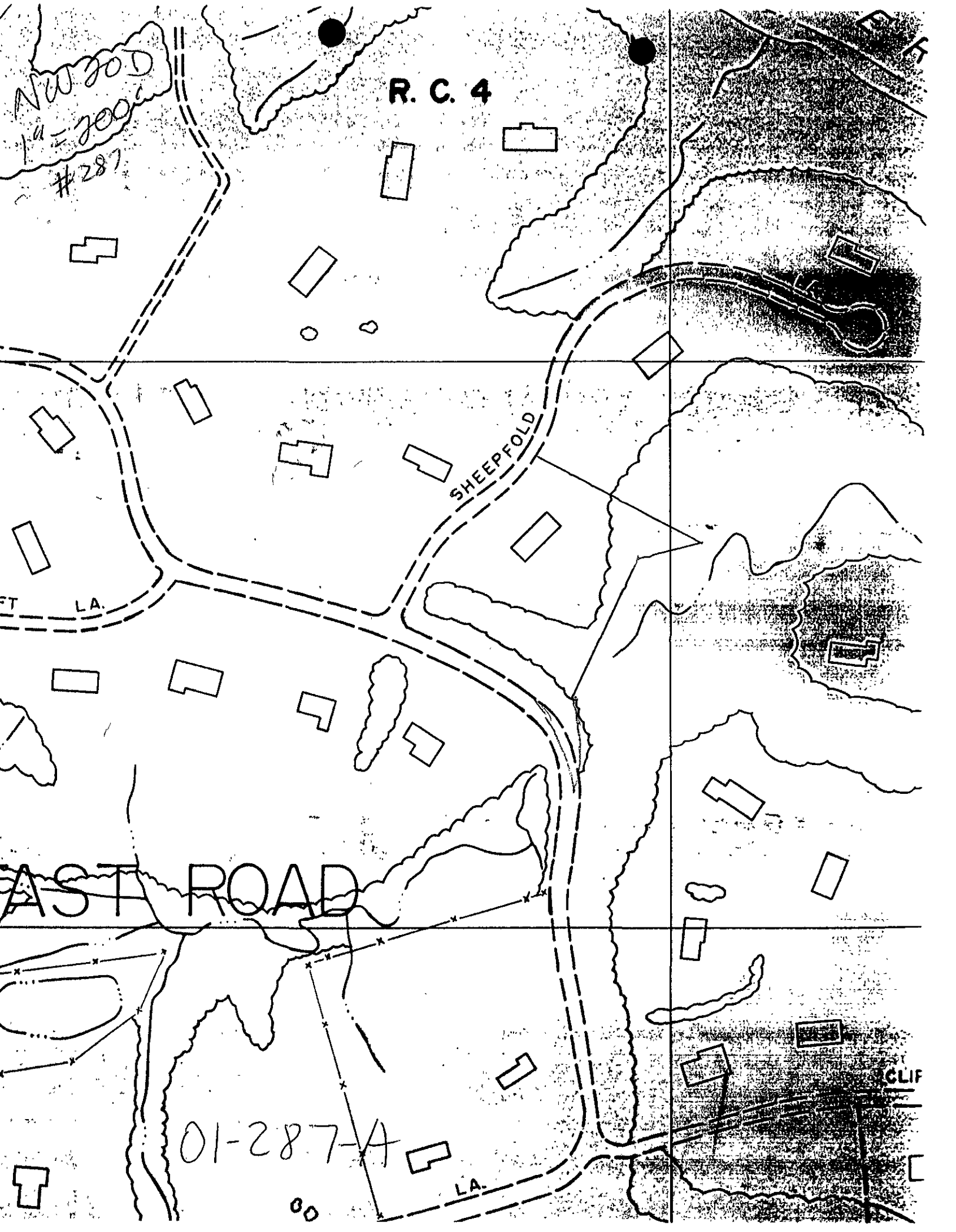
R. C. 4

SHEEPFOLD

EAST ROAD

01-287-A

CLIF





#287A View of property from across Sheepfold Lane,
looking down the hill

01-287-A



#287 View of property from Sheepfold Lane,
looking down the hill

01-287-A



#287

View of subject property from across
Sheepfold Lane

area of
proposed
addition

01-287-A



#287 View of subject property from driveway

01-287-A



#287 View of property from Sheepfold Lane, showing steepness of property in rear

01-287-A



#287 View to southwest in direction of neighbors across
Greencroft Lane

01-287-A



287 View of 2 Sheepfold Lane from front deck
OF subject property

01-287-A



#287 View to northeast in direction of neighbors
(not visible from property)

01-287-A

20+ Ft pines
totally screen
3 SheepFold Lane
from view



#287 View of 2 Sheepfold Lane from north corner
of property showing its height above road

01-287-A



#287 View of 2 Sheepfold Lane, showing showing
site orientation at 90° to subject property

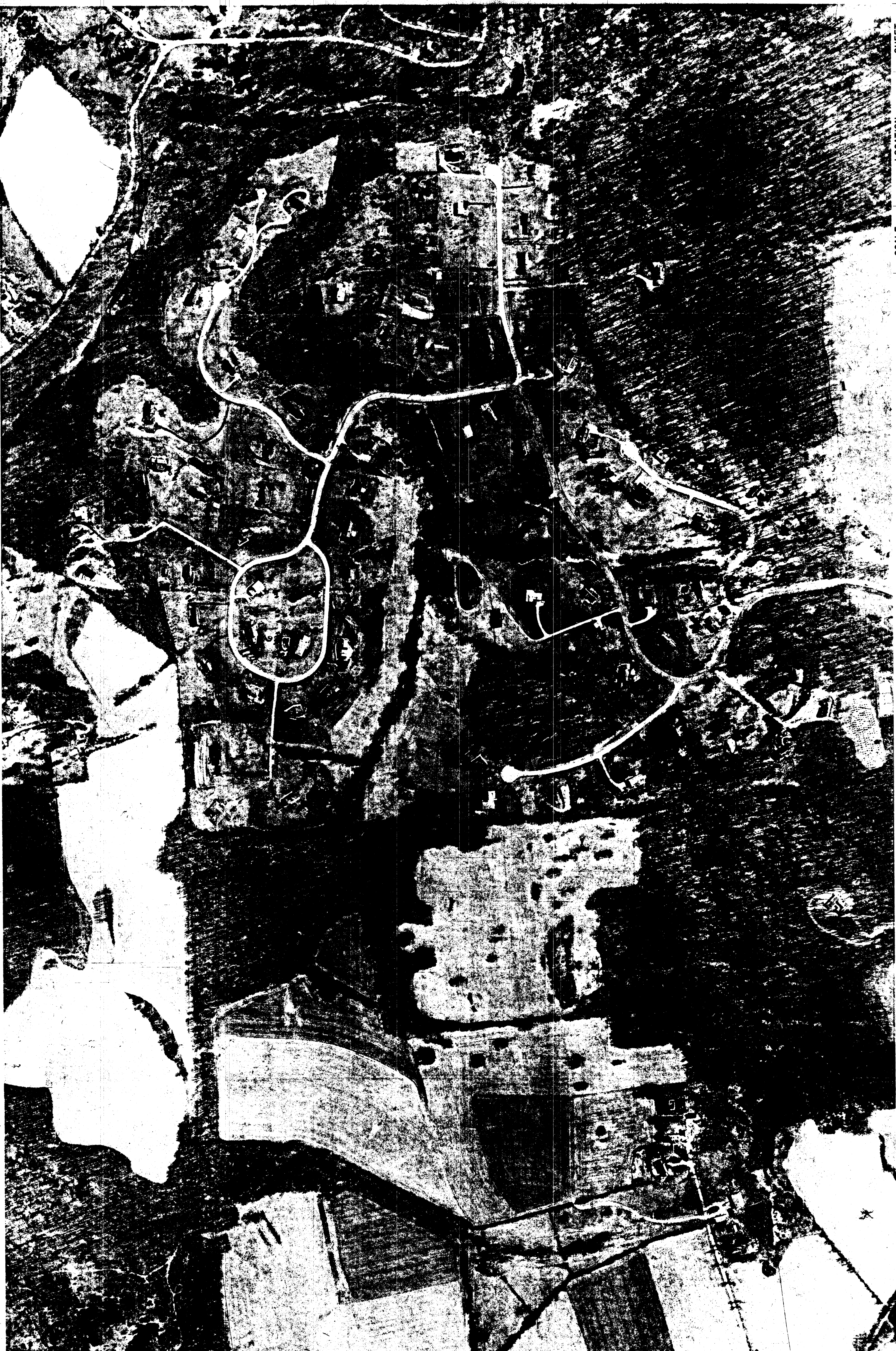
01-287-A



#287 View of 2 Sheepfold Lane, showing its height
above Sheepfold Lane (and further
above subject property)

4-182-10

MICROFILM



SCALE		LOCATION	SHEET
1" = 200' ±			
DATE OF PHOTOGRAPHY JANUARY 1986		WEST OF WESTERN RUN	N. W. 20-D

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

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