

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
SW/S Sweet Air Road, 450' NW		
Carroll Manor Road	*	DEPUTY ZONING COMMISSIONER
10th Election District		
6th Councilmanic District	*	OF BALTIMORE COUNTY
(4933 Jenkins Lane)		
	*	CASE NO. 01-387-A
Cynthia A. & William R. Lane		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Cynthia A. & William R. Lane, legal owners of that property known as 4933 Jenkins Lane in the Baldwin area of Baltimore County. The Petitioners herein seek relief from Section 1A00.3.B.3 (RDP Zone), to permit a side yard setback of 25 ft. in lieu of the required 50 ft. for a proposed 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.

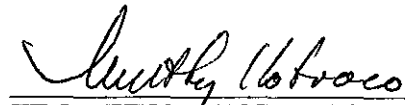
The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public 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 4/26/01
 By R. J. [Signature]

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 6th day of April, 2001, that a variance from Section 1A00.3.B.3 (RDP Zone), to permit a side yard setback of 25 ft. in lieu of the required 50 ft. for a proposed 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

COPIES FOR FILING
Date 4/26/01
By R. J. [Signature]



Baltimore County
Zoning Commissioner

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

April 26, 2001

Mr. & Mrs. William R. Lane
4933 Jenkins Lane
Baldwin, Maryland 21013

Re: Petition for Administrative Variance
Case No. 01-387-A
Property: 4933 Jenkins Lane

Dear Mr. & Mrs. Lane:

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,

A handwritten signature in cursive script, reading "Timothy Kotroco".

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 4933 JENKINS LA
which is presently zoned RC - 2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A00.3. B.3 (RDP ZONE) TO
PERMIT A SIDE LOT LINE SETBACK OF 25 FT. IN LIEU OF 50 FT. (FOR PROPOSED 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:

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):

William R. LANE
Name - Type or Print _____
William R. Lane
Signature _____
CYNTHIA A. LANE
Name - Type or Print _____
Cynthia A. Lane
Signature _____
4933 JENKINS LANE 410-592-1294
Address _____ Telephone No. _____
BALDWIN MD 21013
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Zoning Commissioner of Baltimore County

CASE NO. 01-387-A

Reviewed By JK Date 3/28/01

Estimated Posting Date 4/08/01

REV 9/15/98

ORDER RECEIVED FOR FILING

Date 4/26/01

R. D. [Signature]

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

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

4933 JENKINS LANE
Address
BALDWIN MO. 21013
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):

Refer to attached Declaration of Reasons for 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.

William R. Lane
Signature
William R. LANE
Name - Type or Print

Cynthia A. Lane
Signature
CYNTHIA A. LANE
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26th day of March, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

William R. Lane and Cynthia A. Lane
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

3-26-01
Date

Suzanne B. Di Maggio
Notary Public Commissioned as Suzanne B. Maery
My Commission Expires 10-01-01

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

Address 4933 JENKINS LANE
City BALDWIN State MD Zip Code 21013

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):

Refer to attached Declaration of Reasons for 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.

William R. Lane
Signature
William R. LANE
Name - Type or Print

Cynthia A. Lane
Signature
CYNTHIA A. LANE
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26th day of March, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

William R. Lane and Cynthia A. Lane
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

3-26-01
Date

Suzanne B. DiMaggio
Notary Public Commissioned as Suzanne B. DiMaggio
My Commission Expires 10-01-01



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 4933 JENKINS LANE

which is presently zoned RC - 2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A00.3.B.3 (RDP Zone) to permit a side lot line setback of 25 feet in lieu of 50 feet. *(for proposed 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:

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):

William R. LANE
Name - Type or Print _____

William R. Lane
Signature _____

CYNTHIA A. LANE
Name - Type or Print _____

Cynthia A Lane
Signature _____

4933 JENKINS LANE 410-592-1294
Address _____ Telephone No. _____

BALDWIN MD 21013
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

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

Zoning Commissioner of Baltimore County

CASE NO. 01-387-A

REV 9/15/98

Reviewed By JL Date 3/28/01

Estimated Posting Date 4/08/01

Declaration of Reasons for Variance

A valid and pressing need has developed requiring additional living space for my family which can only be accommodated by a building addition to my home. The only area to locate this addition is on the side of my house since the front yard would not be an appropriate location and is already very restricted while the rear of the house contains my private sewage disposal system. Therefore, the side yard Variance as requested is necessary to construct this much needed building addition and eliminate an existing valid hardship.

CERTIFICATE OF POSTING

AD. MIN. VAR.

RE: Case No 01-387-A

Petitioner/Developer: % JOE LARSON, ETAL

Date of Hearing/Closing 4/23/01

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 #4953 - JENKINS LA.
(onsite)

The sign(s) were posted on 4/5/01
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 4/5/01
(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)



01-387-A ADMIN
JENKINS LA
CL 4/23/01

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: 387

Petitioner: WILLIAM + SYNTHIA LANE

Address or Location: 4933 JENKINS LA.

PLEASE FORWARD ADVERTISING BILL TO:

Name: William Lane

Address: 4933 Jenkins Lane

Baldwin, Md 21013

Telephone Number: _____

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 387 -A Address 4933 JENKINS LANE

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

Filing Date: 3/28/01 Posting Date: 4/08/01 Closing Date: 4/23/01

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

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- 387 -A Address 4933 JENKINS LA

Petitioner's Name WILLIAM & CYNTHIA LANE, Telephone 410-592-1294

Posting Date: 4/08/01 Closing Date: 4/23/01

Wording for Sign: TO PERMIT A SIDE LOT LINE SETBACK OF 25 FT. IN LIEU OF
THE REQUIRED 50 FT. FOR A PROPOSED ADDITION.



Baltimore County
Department of Permits and
Development Management

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

April 23, 2001

Cynthia A & William R Lane
4933 Jenkins Lane
Baldwin MD 21013

Dear Mr. & Mrs. Lane:

RE: Case Number: 01-387-A, 4933 Jenkins Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 28, 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. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 12, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-387, 01-392, & 01-394

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: Mark A. Cunningham

APR 12

Section Chief: Jeffrey W. Long

AFK/JL:MAC



**Baltimore County
Fire Department**

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

April 12, 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 APRIL 9, 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.

THE FIRE MARSHAL'S OFFICE HAS NO COMMENTS IN REGARD TO THE FOLLOWING ITEM #'S.

380, 381, 382, 384, 386, 387, 389, 390, 391, 392, 393, 394,

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

cc: File

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





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4.9.01

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

RE: Baltimore County
Item No. 387

JLL

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

387

Jon and Van Thompson
4913 Jenkins Lane
Baldwin, MD 21013

January 10, 2001

To: Department of Permits and Development Management

Subject: Variance Request for 4933 Jenkins Lane

Dear Sir/Madam,

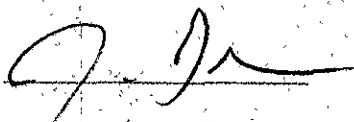
We have been informed by our neighbor, Bill & Cindy Lane of 4933 Jenkins Lane, of their need for a variance of the subject property. This variance is for the purpose of adding a bedroom addition onto the North West Side of their house, which is adjacent to our property. The variance would allow a 25-foot extension from their existing dwelling and create a 25-foot set back from the existing property line verses the 50-foot set back required by county code RC-2.

In addition, Bill and Cindy Lane have also requested a variance to allow the placement of a shed in their front yard. The shed shall be no greater than 24-feet long by 16-feet wide and 14-feet high.

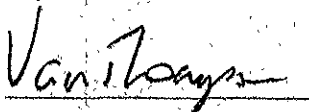
I Jon Thompson and Van Thompson have met with our neighbor, Bill Lane, and have reviewed the above changes/variances and their locations. We are very enthusiastic in supporting these changes. This letter is our authorization to proceed without objection with their addition and shed as stated.

Sincerely,

Jon Thompson



Van Thompson



387

Edward C. Trivette
4925 Jenkins Lane
Baldwin, MD 21013

January 11, 2001

To: Department of Permits and Development Management

Subject: Variance Request for 4933 Jenkins Lane

Dear Sir/Madam,

I have been informed by our neighbor, Bill & Cindy Lane of 4933 Jenkins Lane, of their need for a variance of the subject property. This variance is for the purpose of adding a bedroom addition onto the North West Side of their house. The variance would allow a 25-foot extension from their existing dwelling and create a 25-foot set back from the existing property line verses the 50-foot set back required by county code RC-2.

In addition, Bill and Cindy Lane have also requested a variance to allow the placement of a shed in their front yard adjacent to my property line. The shed shall be no greater than 24-feet long by 16-feet wide and 14-feet high.

I Edward C. Trivette have met with my neighbor, Bill Lane, and have reviewed the above changes/variances and their locations. This letter is my authorization to proceed without objection with their addition and shed as stated.

Sincerely,

Edward C. Trivette

Edward C. Trivette



JENNINGS ST.

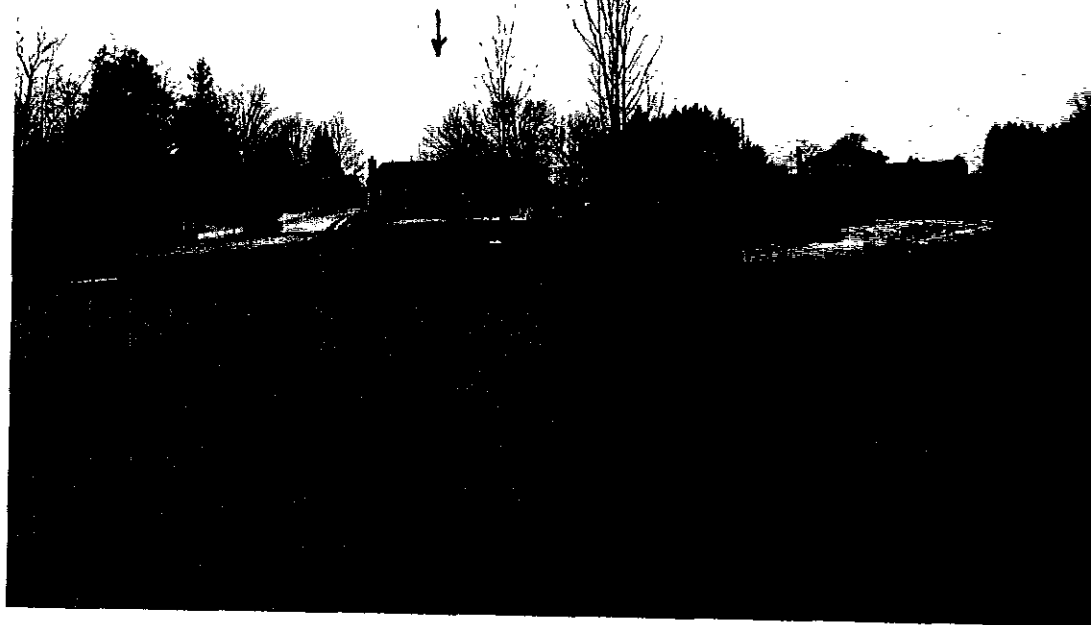
SWEET AIR RD.

CARROLL ROAD RD.

PO 7

VIEW
SOUTH

#4933



381

VIEW
NORTH



381



VIEW
SOUTH
~~~~~

387



VIEW  
SOUTH  
~~~~~

387

VIEW
SOUTH



307

PET EX #1

6/1/04
5 WEST 100th
LOT 9

SPRELLMAN, LARSON
ASSOCIATES INC.
2011 CALIFORNIA AVENUE, SUITE 404
TOWSON, MD 21204
PHONE: 410-223-3438 FAX: 410-223-3435

OWNER
WILLIAM RAYMOND LANE
CRYSTAL AVE LANE
4033 JESSIE LANE
BIRMINGHAM, AL 35213-0130

LOG

EDWARD CARROLL TRAVETTE
14380/125
Tax # 102006690

9942000061 T XZ
SL/OY LVI
SLOI
889/8LOH
NOSHOWE - HX HHHH M
NOSHOWE I. L. HHHHH

174 / 1919
 BANK 40 / 73
 180002464
 1.7546
 MC 2 / 46.200
 7
 40 / 13
 PRIVATE - 011936
 PRIVATE - 011936
 1016

SITE DATA

VICINITY MAP

