

IN RE: PETITION FOR VARIANCE
N/S Glyndon Watch Lane, 408' W
centerline of Bond Avenue
4th Election District
3rd Councilmanic District
(220 Glyndon Watch Lane)

Amy Estes and Jennifer Reed
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-412-A

*
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Amy Estes and Jennifer Reed. The Petitioners are requesting a variance for property they own at 220 Glyndon Watch Lane. The subject property is zoned DR 3.5. The variance request is from Section 1B01.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section 504.2 of the Comprehensive Manual of Development Policies (CMDP), to permit a rear yard setback of 18 ft. in lieu of the required 22.5 ft. for a deck.

Appearing at the hearing on behalf of the variance request were Jennifer Reed and Amy Estes, owners of the property. Appearing in opposition to the Petitioners' request were Michael and Joyce Hull and Walter Welsh, all of whom were represented by J. Carroll Holzer, attorney at law.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.1268 acres, more or less, zoned DR 3.5. The subject property is improved with a newly constructed single-family residential dwelling. The owners of the property are desirous of constructing a deck off of the second story of the house. The rear of the home is graded in such a fashion that there currently exists a total of 3 stories. The deck in question will

ORDER RECEIVED FOR FILING

Date

By

6/26/01
J. R. Gannon

extend off of the kitchen and living room area of the Petitioners' home. It will be constructed 12 ft. above grade. The size of the deck in question extends 12 ft. from the rear wall of the home and is 20 ft. wide. The Petitioners are requesting a variance to allow the deck to be situated 18 ft. from the rear property line in lieu of the required 22.5 ft.

Ms. Estes and Ms. Reed both testified that in the event they have to comply with the zoning setbacks their deck would extend only 7.5 ft. from the rear of their home. They testified that this is hardly wide enough to accommodate a couple of lounge chairs. They hope to utilize their deck in a fashion that would accommodate a table and chairs. They further testified that in their opinion the deck would not impose upon the privacy of any residences located to the rear of their property. Their property backs up to local open space as shown on the site plan. Furthermore, they testified that a 6 ft. high privacy fence has been constructed along the rear of their property which provides a buffer between their home and deck and any nearby residences. They, therefore, believe that their deck will affect no one and should, therefore, be approved.

As stated previously, several residents from the adjacent surrounding community appeared in opposition to the Petitioners' request. These residents were involved with this property at the time that the subdivision was originally approved. They voiced concerns that, given the small size of these lots, future homeowners would be forced to request variances in the future in order to build accessory structures, decks or additions to their homes. Their fears have come to fruition, in that these neighbors have had to reappear at variance hearings filed by the original developer and now by the new homeowner's themselves.

It is obvious from reviewing the record in this case, particularly Protestants' Exhibit No. 2, Protestants' Exhibit No. 3 and Protestants' Exhibit No. 4, that the problems resulting from a poorly planned development, would eventually fall upon the homeowners who purchased the lots

OFFICIAL RECORD
Date 6/26/01
By [Signature]

within this community. Consequently, longtime residents of the area now have to oppose their new neighbors on these variance requests. It is not fair to these longtime residents, as well as to the new buyers of these homes, to have to subject themselves to a contentious public hearing over a matter that results from a poorly thought out development plan.

Previously, the developer has attempted to request variance relief, specifically in Case No. 00-101-A. That particular request involved Lot No. 1 of this subdivision. The variance was denied by Commissioner Schmidt in his order dated the 8th day of November, 1999. In that particular case, the developer attempted to seek a variance to construct a home on Lot No. 1 in the name of a newly created entity known as "Regional Homes of Glyndon Watch, LLC". Commissioner Schmidt saw through the attempt by the developer to disguise their variance request as coming from a homebuilder which had no ties to the developer. Naturally, the variance was denied.

Realizing that their attempts to seek variances for these homes were consistently being rejected by this office, the homebuilder decided to no longer construct amenities such as decks on these homes. They now leave it up to the individual homeowners such as Ms. Estes and Ms. Reed to take their own chances with either seeking a variance for a deck or constructing a very limited deck on their home. This certainly is unfair to the new homeowners who move into these dwellings, as well as the longtime residents who have to continually police this subdivision for new variance requests.

After considering the testimony and evidence offered by the Petitioners, as well as the Protestants, regarding this request for variance, I find that the Petition should be denied. It has been the policy of this office to deny variance requests for this development, all of which have been self created by the original developer.

THEREFORE, IT IS ORDERED this 26th day of June, 2001, by this Deputy Zoning Commissioner, that the Petitioners' request for variance to allow a rear yard setback of 18 ft. in lieu of the required 22.5 ft. for a deck, be and is hereby DENIED.

IT IS FURTHER ORDERED that any appeal of this decision must be made within thirty (30) days of the date of this Order.

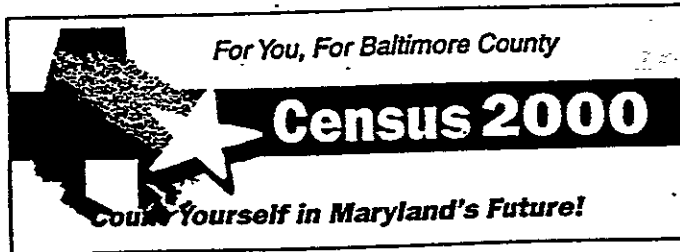

TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 6/26/01
By R. J. [Signature]



FAX COVER SHEET



Date: 7/9/01

Number of Pages including cover sheet: 5

To:

Carroll Holzer

Phone:

Fax #

410-825-4923

C:

From:

Jim Kotroba
Planning Comm.
Office

Phone:

Fax #

REMARKS:

☐ Urgent

☐ For your review

☐ Reply ASAP

☐ Please comment

Re: 01-412-A
order



Baltimore County
Zoning Commissioner

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

June 26, 2001

Ms. Jennifer Reed
Ms. Amy Estes
220 Glyndon Watch Lane
Reisterstown, Maryland 21136

Re: Petition for Variance
Case No. 01-412-A
Property: 220 Glyndon Watch Lane

Dear Ladies:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been denied 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

c: Mr. & Mrs. Michael Hull
231 Sacred Heart Lane
Reisterstown, MD 21136

Mr. Walter D. Welsh
233 Sacred Heart Lane
Reisterstown, MD 21136





Petition for Variance

TO AMEND THE FDP of GLYNDON WATCH,
to the Zoning Commissioner of Baltimore County
for the property located at 220 Glyndon Watch Lane
which is presently zoned D.R.16

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.C.1.b & 504.2 (CMOP)(BC22)
TO PERMIT A REAR YARD SETBACK of 18ft. ³⁰⁶¹ IN LIEU OF THE
REQUIRED 22.5 ft FOR A DECK.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Please refer to notes on the back page

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):

Amy Estes
Name - Type or Print _____
Signature _____
Jennifer Reed
Name - Type or Print _____
Signature _____
220 Glyndon Watch Lane
Address _____ Telephone No. _____
Reisterstown MD 21136
City _____ State _____ Zip Code _____

Representative to be Contacted:

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

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING
Reviewed By JLM Date 4-9-01

ORDER RECEIVED FOR FILING

Case No. 01-412A

Date 9/15/98
By _____

A stop work order was issued to us upon discovering that an error was made in the original permit B442326. The permit was issued to Excellent Decks for a 12 x 20 deck in the rear property of 220 Glyndon Watch Lane.

We would like the variance of 4 1/2 feet approved for several reasons. Please refer to the pictures supplied when reviewing this petition.

- The backyard is basically a hole due to a retaining wall that sits 18 feet back from our house and averages 2-6 feet from Lots 2-8. The deck provides us usable space for living, access of our view of the county open space behind our house, and room for our deck furniture which will not fit on a 7 1/2 foot deck.
- The orange fencing located at the rear of our property will also be a six foot board on board fence, case number 98-316-A due to a complaint made by Mr & Mrs Hull and Mr & Mrs Welch concerning privacy issues related to the building of our community.
- The deck will be our backyard when completed. The retaining wall will not allow us ~~to~~ view behind our property or maintain a useful patio.

A stop work order was issued to us upon discovering that an error was made in the original permit, B 442326. The permit was issued to Excellent Decks for a 12x20 deck in the rear property of 220 Glyndon Water Lane.

We would like the variance of 4 1/2 feet approved for several reasons. Please refer to the pictures supplied when reviewing this petition.

- The backyard is basically a hole due to a retaining wall that sits 18 feet back from our house and averages 2-6 feet from lots 2-B.
- The deck provides us useable space for living, a view of the county open space behind our house, and room for our deck furniture, which will not fit on a 7 1/2 foot deck.
- The orange fencing located at the rear of our property will also be a six foot board on board fence case number 98-316-A due to a complaint made by the Hulls and Welch's concerning privacy issues related to the building of our community.
- The deck will become our back yard when completed. The retaining wall will not allow us to view the area behind our house or maintain a useful patio.



Petition for Variance

TO AMEND THE FDP of GLYNDON WATCH

to the Zoning Commissioner of Baltimore County

for the property located at 220 Glyndon Watch Lane

which is presently zoned D F1c

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) 1801.0, 1.5 & 504.2 (CMDP)(BCZR), TO Permit a rear yard setback of 18 feet in lieu of the required 22.5 feet for a deck.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Please refer to notes on the back page

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

Case No. 01-412A

REV 9/15/98

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By Date 4-9-01

Zoning Description:

Zoning description for 220 Glyndon Watch Lane. Beginning at a point on the North side of Glyndon Watch Lane, which is 65 feet wide at a distance of 408 feet west of the centerline of the nearest improved intersecting street, Bond Avenue. Bond Avenue which is 38.7 feet wide. Being Lot #7, Block 0, Section #0 in the subdivision of Glyndon Watch as recorded in the Baltimore County plat book # 71, Folio #150 containing 0.1268 acres. Also known as 220 Glyndon Watch Lane and located in the 4th Election District, 3rd Councilmanic District.

412

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 92813

DATE 4-9-01 ACCOUNT 001-006-6150

AMOUNT \$ 100.00

RECEIVED FROM: Amy ESTES 220 Glyncoo
WATER

(010) War. 100.00
FOR: AREA - FDR. 50.00

01-412-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
4/9/2001 4/09/2001 14:27:26

REC 1503 CASHIER LWH LHM DRAYER 3
RECEIPT # 177918 OFLN

Der 5 528 ZONING VERIFICATION
CR NO. 002813

Receipt Tot 100.00
100.00 OK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Lowsol, Maryland on the property identified herein as follows:

Case: #01-412-A
220 Glyndon Watch Lane
N/S Glyndon Watch Lane,
408' W. centerline Bond
Avenue

4th Election District
3rd Councilmanic District
Legal Owner(s): Jennifer
Reed & Amy Estes

Variance: to permit a rear
yard setback of 18 feet in
lieu of the required 22.5 feet
for a deck.

Hearing: Monday, June 11,
2001 at 11:00 a.m. in
Room 407, County Courts
Building, 401 Bosley Ave-
nue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible for
special accommodations
Please Contact the Zoning
Commissioner's Office at
(410) 887-4398.

(2) For information con-
cerning the file and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.
5/29/99 May 24 0471020

CERTIFICATE OF PUBLICATION

5/24, 2001

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 5/24, 2001.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Williams
LEGAL ADVERTISING

**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: ~~412~~ 412

Petitioner: Amy Estes

Address or Location: 220 Glyndon Watch Lane
Reisterstown RD 21136

PLEASE FORWARD ADVERTISING BILL TO:

Name: Amy Estes

Address: 220 Glyndon Watch Lane
Reisterstown MD 21136

Telephone Number: 410-526-2288

Revised 2/20/98 - SCJ

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

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

PROPERTY ADDRESS: _____

Subdivision name: _____

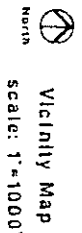
plat book # _____, folio # _____, lot # _____, section # _____

OWNER: _____



North

date: _____ prepared by: _____ Scale of Drawing: 1" = _____



LOCATION INFORMATION

Election District: _____
Councilmanic District: _____

1"=200' scale map#: NW 165

Zoning: _____

Lot size: _____ acreage _____ square feet

SEWER: ☐ Public ☐ Private
WATER: ☐ YES ☐ NO

Chesapeake Bay Critical Area: ☐ YES ☐ NO
Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

April 30, 2001

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-412-A
220 Glyndon Watch Lane
N/S Glyndon Watch Lane, 408' W centerline Bond Avenue
4th Election District – 3rd Councilmanic District
Legal Owners: Jennifer Reed & Amy Estes

Variance to permit a rear yard setback of 18 feet in lieu of the required 22.5 feet for a deck.

HEARING: Monday, June 4, 2001 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon ^{GDZ}
Director

C: Jennifer Reed & Amy Estes, 220 Glyndon Watch Lane, Reisterstown 21136

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MAY 19, 2001.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #01-412-A
220 Glyndon Watch Lane
N/S Glyndon Watch Lane,
408' W centerline, Bond
Avenue

4th Election District
3rd Councilmanic District
Legal Owner(s): Jennifer
Reed & Amy Estes

Variance: to permit a rear
yard setback of 18 feet in
lieu of the required 22.5 feet
for a deck.

Hearing: Monday, June 4,
2001 at 2:00 p.m. in Room
407, County Courts Build-
ing, 401 Basile Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible for
special accommodations
Please Contact the Zoning
Commissioner's Office at
(410) 887-4386.

(2) For information con-
cerning the file and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.
5/168 May 17 C469361

CERTIFICATE OF PUBLICATION

5/17/2001

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 5/17/2001.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson
LEGAL ADVERTISING

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 17, 2001 Issue – Jeffersonian

Please forward billing to:

Amy Estes
220 Glyndon Watch Lane
Reisterstown MD 21136

410 526-2288

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-412-A

220 Glyndon Watch Lane

N/S Glyndon Watch Lane, 408' W centerline Bond Avenue

4th Election District – 3rd Councilmanic District

Legal Owners: Jennifer Reed & Amy Estes

Variance to permit a rear yard setback of 18 feet in lieu of the required 22.5 feet for a deck.

HEARING: Monday, June 4, 2001 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT COZ
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

May 17, 2001

J. Carroll Holzer
Holzer & Lee
The 508 Building
508 Fairmount Avenue
Towson MD 21286

Dear Mr. Holzer:

RE: Case Number 01-412-A, 220 Glyndon Watch Lane

The above matter, previously scheduled for Monday, June 4, 2001 at 2:00 p.m., has been postponed at your request. Once the hearing has been rescheduled you will be notified by mail.

Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with notice of the original hearing date, as quickly as possible a notice of the new hearing date should be affixed to the sign(s).

Very truly yours,

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon GDZ
Director

AJ: gdz

C: Jennifer Reed & Amy Estes, 220 Glyndon Watch Lane, Reisterstown 21136





Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

May 18, 2001

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-412-A
220 Glyndon Watch Lane
N/S Glyndon Watch Lane, 408' W centerline Bond Avenue
4th Election District – 3rd Councilmanic District
Legal Owners: Jennifer Reed & Amy Estes

Variance to permit a rear yard setback of 18 feet in lieu of the required 22.5 feet for a deck.

HEARING: Monday, June 11, 2001 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

Arnold Jablon CDZ
Director

C: Jennifer Reed & Amy Estes, 220 Glyndon Watch Lane, Reisterstown 21136
J. Carroll Holzer, Holzer & Lee, The 508 Building, 508 Fairmount Avenue,
Towson 21286
Michael Hull,

- NOTES: (1) J. CARROLL HOLZER, HOLZER & LEE **MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MAY 26, 2001.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
Thursday, May 24, 2001 Issue – Jeffersonian

Please forward billing to:
J. Carroll Holzer
The 508 Building
508 Fairmount Avenue
Towson MD 21286

410 825-6961

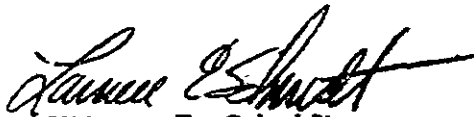
NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-412-A
220 Glyndon Watch Lane
N/S Glyndon Watch Lane, 408' W centerline Bond Avenue
4th Election District – 3rd Councilmanic District
Legal Owners: Jennifer Reed & Amy Estes

Variance to permit a rear yard setback of 18 feet in lieu of the required 22.5 feet for a deck.

HEARING: Monday, June 11, 2001 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G.D.Z.
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

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

June 8, 2001

Amy Estes & Jennifer Reed
220 Glyndon Watch Lane
Reisterstown MD 21136

Dear Ms. Estes & Ms. Reed:

RE: Case Number: 01-412-A, 220 Glyndon Watch Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 9, 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. G02
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: J. Carroll Holzer, Holzer & Lee, The 508 Building, 508 Fairmount Avenue,
Towson 21286
People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 24, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-412, 01-415, 01-417, & 01-418

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

Section Chief:

Jeffrey W. Long

AFK/JL:MAC



**Baltimore County
Fire Department**

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

April 25, 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 23, 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.

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

412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422,
423, 424, 425, AND 426

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: 4-25-01

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

RE: Baltimore County
Item No. 412 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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: June 4, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For April 30, 2001
Item Nos. 412, 413, 414, 415, 416, 417,
418, 419, 420, 421, 422, 424, and 426

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

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

DATE: April 30, 2001

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of April 23, 2001

DEPRM has no comments for the following zoning petitions:

Item #	Address
<u>412</u>	220 Glyndon Watch La.
<u>415</u>	27 Gray Squirrel Ct.
<u>416</u>	1947 Greenspring Dr.
<u>417</u>	217 Sacred Heart La.
<u>418</u>	1905 Broadway Rd.
<u>419</u>	15233 Jarrettsville Pike
<u>420</u>	3804 Southern Cross Dr.
<u>424</u>	8111 Philadelphia Rd.
<u>426</u>	9301 Seven Courts Dr.

RE: PETITION FOR VARIANCE
220 Glyndon Watch Lane, N/S Glyndon Watch
Ln, 408' W of c/l Bond Ave
4th Election District, 3rd Councilmanic

Legal Owner: Amy Estes & Jennifer Reed
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-412-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



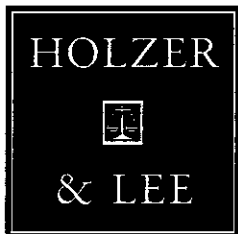
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 26th day of April, 2001 a copy of the foregoing Entry of Appearance was mailed to Amy Estes & Jennifer Reed, 220 Glyndon Watch Lane, Reisterstown, MD 21136, Petitioners.



PETER MAX ZIMMERMAN



LAW OFFICES

J. CARROLL HOLZER, PA

J. HOWARD HOLZER

1907-1989

THOMAS J. LEE

OF COUNSEL

5/9/01
To George OK
THE 508 BUILDING

508 FAIRMOUNT AVE.

TOWSON, MD 21286

(410) 825-6961

FAX: (410) 825-4923

E-MAIL: JCHOLZER@BCPL.NET

May 7, 2001
#7210

Arnold Jablon, Director
Baltimore County Department of Permits and
Development Management
Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

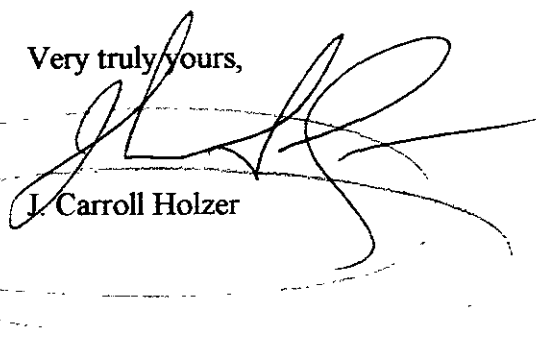
Re: Petition for Variance
Case No. 01-412-A
220 Glyndon Watch Lane

Dear Mr. Jablon:

Please be advised that I represent the Protestants in the above captioned matter who are adjacent and adjoining property owners. This case is currently scheduled for a hearing on Monday, June 4th, 2001 before the Zoning Commissioner of Baltimore County at 2:00 p.m. in Room 407, County Courts Building. For the week of June 4-8, 2001, and June 29, July 6, 2001 I will be away and unable to represent my clients at the hearing.

As a result, I unfortunately must request that the above captioned case be postponed from June 4th, 2001 and rescheduled to a mutually convenient date. I will be glad to coordinate my calendar with your Department's to reschedule this hearing. If you have any questions, please call me 410-825-6961.

Very truly yours,


J. Carroll Holzer

JCH: clh

cc: Michael Hull, et al.

IMPORTANT MESSAGE

FOR Mr. [Signature] DATE 7/5/01 TIME 3:35 A.M.

NAME Mrs. Full

PHONE 41-833-3670 EXTENSION 10

AREA CODE 410 NUMBER 833-3670

MOBILE 410-833-3670

TELEPHONED [Signature] PLEASE CALL [Signature]

WANTS TO SEE YOU [Signature] WOULD CALL AGAIN [Signature]

WANTS TO SEE YOU [Signature] WOULD CALL AGAIN [Signature]

RECEIVED YOUR CALL [Signature] SPECIAL ATTENTION [Signature]

MESSAGE [Signature]

SIGNED [Signature]

TOPS FORM 3002P MADE IN U.S.A.

Baltimore County, Maryland

Date 7/6/01

To: Mrs. Joyce Full

From: County Commissioner's Office

☒ Please Note & File ☐ To be Signed

☒ For Your Information ☐ Please Comment

☐ Please Note & Return ☐ Please See Me

☐ Please Handle ☐ Investigate & Report

☐ Please answer, Sending me Copy of your letter

☐ Please Prepare reply for my Signature

Remarks: Sign-In sheets
from case #01-412-A
heard on Monday.
June 11, 2001.



Baltimore County
Zoning Commissioner

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

April 4, 2001

Mr. & Mrs. Michael Hull
231 Sacred Heart Lane
Reisterstown, Maryland 21136

Mr. & Mrs. Walter Welsh
233 Sacred Heart Lane
Reisterstown, Maryland 21136

RE: Chambers/Dett Property, Lot #5
(224 Glyndon Watch Lane)
Case No. IV-514

Dear Mr. & Mrs. Hull and Mr. & Mrs. Welsh:

I am in receipt of a copy of your letter dated March 22, 2001 addressed to Mr. Arnold Jablon, Director of the Department of Permits and Development Management (DPDM), concerning the above-captioned property. Indeed, Mr. Jablon is the individual ultimately responsible for investigating and resolving the issues you have raised. I am certain that you will receive a reply from him or a member of his staff in the near future.

As Zoning Commissioner, my authority over this project ended upon the issuance of my written decision. Thus, I no longer have jurisdiction over this matter. The implementation and enforcement of that decision is the responsibility of Mr. Jablon's office.

I do note, however, that I anticipated the current problems, based on the nature of the development plan that was originally submitted. It is unfortunate that these anticipated complications have come to fruition.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: J. Carroll Holzer, Esquire
508 Fairmount Avenue, Towson, Md. 21286
Arnold Jablon, Director, DPDM; Case File

Prot Ex 2

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



Baltimore County
Zoning Commissioner

November 8, 1999

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

Lawrence M. Hammond, Esquire
465 Main Street
Reisterstown, Maryland 21136

RE: PETITION FOR VARIANCE
N/S Bond Avenue, 25' E of the c/l Glyndon Watch Lane
(310 Bond Avenue/231 Glyndon Watch Lane)
4th Election District - 3rd Councilmanic District
Christopher S. Howell & Samuel R. Rothblum, and
Regional Homes of Glyndon Watch, LLC - Petitioners
Case No. 00-101-A

Dear Mr. Hammond:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been denied, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Gordon Greenspun, Regional Homes of Glyndon Watch, LLC
115 Sudbrook Lane, Baltimore, Md. 21208
Messrs. Christopher S. Howell and Samuel R. Rothblum
212 Washington Avenue, Towson, Md. 21204
Mr. Richard Matz, Colbert-Matz-Rosenfelt
2835 Smith Avenue, Suite G, Baltimore, Md. 21209
J. Carroll Holzer, Esquire, 508 Fairmount Avenue, Towson, Md. 21286
Mr. Phil Huppmann, 1 Village Vale Court, Reisterstown, Md. 21136
Mr. Walter D. Welsh, 233 Sacred Heart Lane, Reisterstown, Md. 21136
Mr. & Mrs. Michael W. Hull, 231 Sacred Heart Lane, Reisterstown, Md. 21136
People's Counsel; Case File

Prot Ex 3

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



IN RE: PETITION FOR VARIANCE

N/S Bond Avenue, 25' E of the c/l

Glyndon Watch Lane

(310 Bond Avenue/231 Glyndon Watch Lane)

4th Election District

3rd Councilmanic District

Christopher S. Howell, et al, Owners;

Regional Homes of Glyndon Watch, LLC, *

Contract Purchasers

* BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case No. 00-101-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the then owners of the subject property, Christopher S. Howell and Samuel R. Rothblum, and the Contract Purchaser, Regional Homes of Glyndon Watch, LLC, by Gordon Greenspun, Principal. The Petitioners seek relief from Section 1B01.2.C.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side building face to tract boundary setback of 10 feet in lieu of the required 15 feet, and an amendment to the last approved Final Development Plan for Glyndon Watch (aka Dett/Chambers Property, Case IV-514), Lot 1 thereof, for a proposed dwelling. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request was Eric M. Levitt, a representative of Regional Homes of Glyndon Watch, LLC, which recently acquired title to the subject property, Richard E. Matz, Professional Engineer who prepared the site plan for this property, and Lawrence M. Hammond, Esquire, attorney for the Petitioners. Appearing as interested persons were Phil Huppman, Walter D. Welsh, and Michael and Joyce Hull. Mr. Welsh and Mr. & Mrs. Hull were represented by J. Carroll Holzer, Esquire.

Testimony and evidence received revealed that the subject lot consists of a gross area of 1.488 acres, more or less, zoned D.R.3.5, and is part of a new residential subdivision, to be known as Glyndon Watch, formerly known as the Dett/Chambers Property. The subject lot, known as Lot 1 of

Glyndon Watch, is located on the north side of Bond Avenue, adjacent to that road's intersection with a proposed new road, to be known as Glyndon Watch Lane, which will provide access to this subdivision.

This Zoning Commissioner is familiar with the subject property and subdivision by virtue of prior proceedings before me. The Glyndon Watch subdivision was approved following a lengthy review through the County's development review process. Originally, a development plan was submitted showing a proposal to construct 28 single family dwellings. The overall tract for this development contains approximately 8.4409 acres. Following the project's review by appropriate County agencies and a Hearing Officer's Hearing in Case No. IV-514, I issued an Order on December 14, 1998 that denied that plan. I noted in my Hearing Officer's Opinion and Development Plan Order that the proposed scheme of development was inappropriate for the subject property. Specifically, I observed that the proposal represented an over-development of the subject site. I stated, in part, "...the site cannot practically handle a single family dwelling scheme of that density. The dwelling lots are laid out in such a manner so as to not permit any potential expansion to any of the proposed houses, including additions or reasonably-sized decks. Ultimate purchasers will be forced to seek variance relief in order to obtain any such improvements or amenities, which will detrimentally impact existing properties that abut the tract."

Following the issuance of that Order, the Developer filed a Motion for Reconsideration which was denied on January 21, 1999. Ultimately, the Developer reached an agreement with surrounding neighbors and submitted a plan which met the minimum development requirements of Baltimore County. Reluctantly, I approved that plan on March 29, 1999.

The concerns expressed in those prior Orders are indeed realized by the filing of the instant Petition for Variance. In the subject case, the dimensions of proposed Lot 1 are insufficient to accommodate a dwelling of the size proposed. Thus, the applicant now seeks variance relief as set out above.

At the hearing, Mr. Matz testified and presented his best efforts to persuade this Zoning Commissioner that relief should be granted. He indicated that the lot was but 27 feet wide and that a

reasonably-sized single family home cannot be accommodated due to that dimension. He also argued that my prior Order expressed concerns about potential variance relief for decks or additions; however, that this proposal was for neither. That is, the requested relief here was for a dwelling, and not an amenity. He also testified that the Builder was not known at the time of development and that the Builder subsequently elected to construct dwellings in this subdivision should not be penalized for any deficiencies in the original plan.

Mr. Matz' arguments are not persuasive. First, the Petition seeks variances even greater than originally anticipated. As stated in my original Order, I feared that only single family dwellings without decks or additions would fit in the minimal building envelopes shown on the development plan. It appears that my concerns were understated; in fact, the dwellings themselves cannot fit within the approved building envelopes. Secondly, the contention that this Builder is not connected to the plan is disingenuous. Admittedly, Regional Homes of Glyndon Watch, LLC was not a party in the prior development plan case. However, the principal of that limited liability corporation is Gordon Greenspun, who signed the instant Petition on behalf of that LLC. There is no doubt that this is the same Gordon Greenspun who participated in the original proceedings as the Developer. Renaming of a corporate or business entity does not clean unwashed hands.

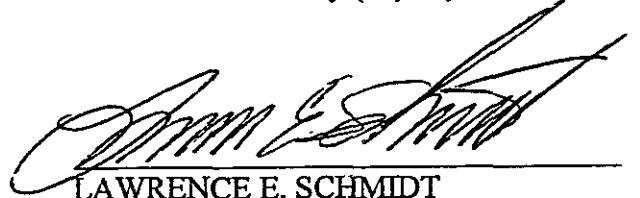
The requirements for variance relief are set out in Section 307 of the B.C.Z.R. In addition to the standards expressly set out therein, it is clear from the case law that the need for a variance cannot be the result of a self-imposed hardship. That is precisely the case here. The builder, unable to fit his desired size house on the subject property now asks this Zoning Commissioner for relief to accommodate a poorly designed plan. Under the circumstances, relief will not be forthcoming, at least not by my Order.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be denied.

 THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of November, 1999 that the Petition for Variance seeking relief from Section 1B01.2.C.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side building face to

tract boundary setback of 10 feet in lieu of the required 15 feet, and an amendment to the last approved Final Development Plan for Glyndon Watch (aka Dett/Chambers Property), Lot 1 thereof, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Petitioners shall have thirty (30) days from the date of this Order to file an appeal of this decision.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs



LAW OFFICES

J. CARROLL HOLZER, PA

J. HOWARD HOLZER

1907-1989

THOMAS J. LEE

OF COUNSEL

THE 508 BUILDING

508 FAIRMOUNT AVE.

TOWSON, MD 21286

(410) 825-6961

FAX: (410) 825-4923

E-MAIL: JCHOLZER@BCPL.NET

April 19, 2001
#7086

Arnold Jablon, Director
Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Re: Glyndon Watch Development
Chambers/Dett Property
PDM File No. IV-514

Lots 2-12
Glyndon Watch Lane
Reisterstown MD 21136

Dear Mr. Jablon:

Please be advised that I represented Michael and Joyce Hull and Walter and Sonya Welsh in opposing the Development Plan for the Glyndon Watch Subdivision.

In the approval of the Development Plan by Hearing Officer Larry Schmidt, Mr. Schmidt indicated in his decision in Case No. IV-514, page 2, "As indicated in my initial Order, I do not believe that this Plan represents the best development potential for this property. As noted in my prior Opinion, the site cannot practically handle the single-family dwellings scheme, which is proposed." Unfortunately, Hearing Officer Schmidt was required by law to approve the Plan based upon the fact that there were no unresolved agency comments or open issues. He expressed the fact that his personal tastes and preferences for the development could not take precedence over his applying Section 26-206 of the Baltimore County Code.

Since that time, there has been a Petition for Variance filed in Case No. 00-101-A, wherein the developer desired a variance to permit a side building set back of 10 feet in lieu of 15 feet. This relief was denied by Mr. Schmidt, the Zoning Commissioner in that case, in which he said,

"The Petition seeks variances even greater than originally anticipated. As stated in my original Order, I feared that only single-family dwellings without decks or additions would fit in the minimal building envelope shown on the Development Plan. It appears that my concerns were understated; in fact, the dwelling themselves cannot fit within in the approved building envelopes."

He then denied the Variance request.

Pro Ex 4

Thereafter, a property owner on Lot No. 7 (220 Glyndon Watch Lane), Amy L. Estes and Jennifer L. Reed, applied for a permit to construct a deck. It appears that in the course of that application, the distance between the building envelope and the property line was misstated by the applicant and, as a result, a permit was issued for the construction of the deck. After complaints by Mr. and Mrs. Hull and Mr. and Mrs. Welsh, a Stop Work Order was issued. It appears that the owners of Lot No. 7 must now come in and seek a variance to permit the deck. That case will be handled on its merits at a public hearing, I am sure, before the Zoning Commissioner or his Deputy. As a result of their request for continued enforcement of the rules and zoning regulations by Mr. and Mrs. Hull and Mr. and Mrs. Welsh, antagonism is being generated between the new neighbors in the Glyndon Watch community and my clients. It appears that it should be totally unnecessary for Mr. and Mrs. Hull and Mr. and Mrs. Welsh to be required to constantly police the activities that are taking place in this subdivision.

I would therefore request, that your office "red flag" any applications for decks or other appurtenances to the following residences within Glyndon Watch Subdivision so that Baltimore County can properly enforce the regulations as opposed to requiring the intervention of my clients and the resulting antagonism to them by their neighbors.

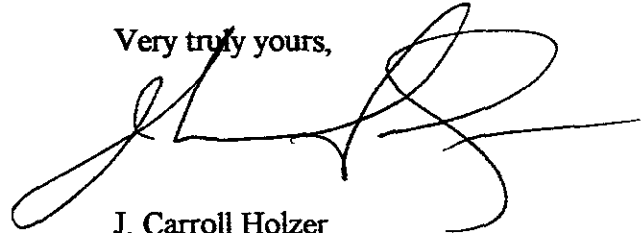
The homes in question are as follows:

- 210 Glyndon Watch Lane (Subdivision Lot No. 12)
- 212 Glyndon Watch Lane (Subdivision Lot No. 11)
- 214 Glyndon Watch Lane (Subdivision Lot No. 10)
- 216 Glyndon Watch Lane (Subdivision Lot No. 9)
- 218 Glyndon Watch Lane (Subdivision Lot No. 8)
- 220 Glyndon Watch Lane (Subdivision Lot No. 7)
- 222 Glyndon Watch Lane (Subdivision Lot No. 6)
- 224 Glyndon Watch Lane (Subdivision Lot No. 5)
- 226 Glyndon Watch Lane (Subdivision Lot No. 4)
- 228 Glyndon Watch Lane (Subdivision Lot No. 3)
- 230 Glyndon Watch Lane (Subdivision Lot No. 2)

It appears to me that if these addresses were "red flagged" so that members of your staff, who are reviewing this matter from a zoning standpoint as well as from permitting standpoint, could be alerted to the fact that all of these properties have the same potential problems for decks as that being suggested for 220 Glyndon Watch Lane.

I would appreciate any efforts that you would be able to provide to rectify this situation brought on by the approval of the less than satisfactory development plan, which is creating many difficulties and hardships for my clients. Please feel free to give me a call if you have any questions or desire any additional information.

Very truly yours,

A handwritten signature in black ink, appearing to read 'J. Carroll Holzer', with a large, stylized flourish extending to the right.

J. Carroll Holzer

Cc: John Alexander
Larry Schmidt
County Executive Dutch Ruppersberger
3rd District Councilman Brian McIntyre
Mr. and Mrs. Hull
Mr. and Mrs. Welsch

6/11/01

01-412-A

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

JENNIFER REED

220 GLYNDOON WATCH LANE

AMY ESTES

REISTERSTOWN, MD 21136



Printed with Soybean Ink
on Recycled Paper

Case Number 01-412-A

PLEASE PRINT LEGIBLY

PROTESTANT'S SIGN-IN SHEET

[illegible]

Revised 4/17/00

D.R. 3.5

ATHLETIC
FIELD

D.R. 3.5

ST. GEORGE

GLYNDON

BOND

TOWNLEIGH

VALE CT.

VILLAGE

RD.

VALLEY

MEADOW

CIR.

BENTLEY

PARK

LANE

D.R. 16

*
CAIT

AVE

GLYNDON WATCH LANE

L.A.

BOND

GWYNNWEST

D.R. 3.5

W 55' 500

SACRED HEART

RD.

RD.

GLYNDON

GLYNDON COURT

DUNTY

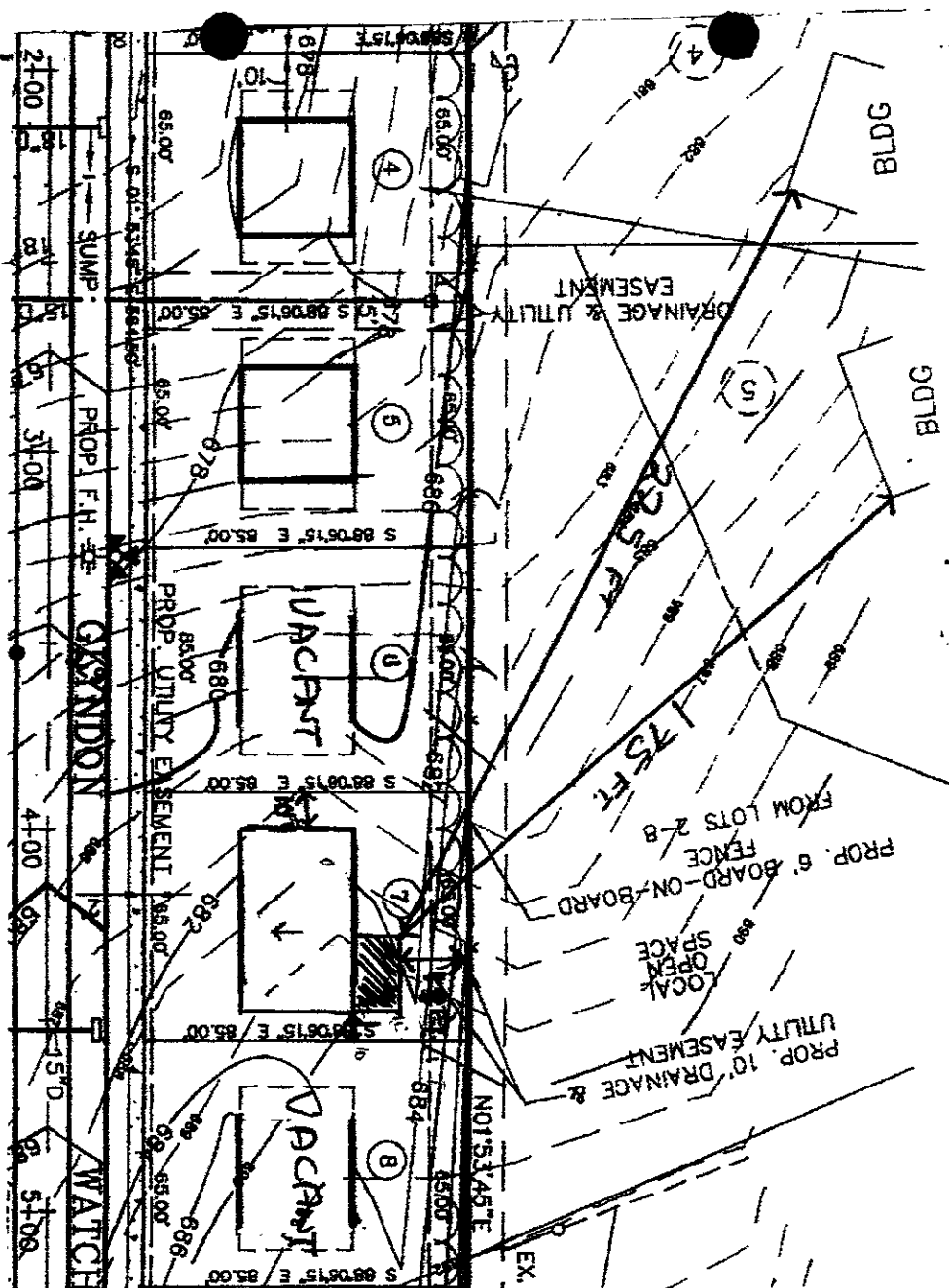
412

NW 16 J

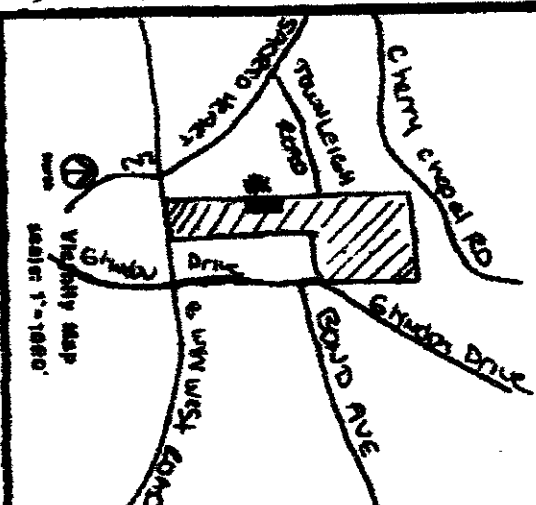
P181 TO ACCOMPANY RETURN IN LUNING

see pages 2 & 3 of the CHECKLIST for additional required information

PROPERTY ADDRESS: 220 Glynndon Watch Lane
OWNER: Amey Esks & Jenny Reed



North
date: 3/13/14q
prepared by: Amey Esks (KJP) **Scale of Drawing:** 1" = 50'



LOCATION INFORMATION

Election District: 4
Councilman District: 3rd

1"=200' scale map: NW 1/4 S 34
Zoning: SR3.5
Lot size: 0.1268 **acreage**
square feet 5,525

SEWER: ☒ **WATER:** ☒
Overseas Bay Critical Area: ☐
Prior Zoning Hearings: None

Zoning Office USE ONLY!

reviewed by: ITM **case:** 04M 412

Pet Ex #1

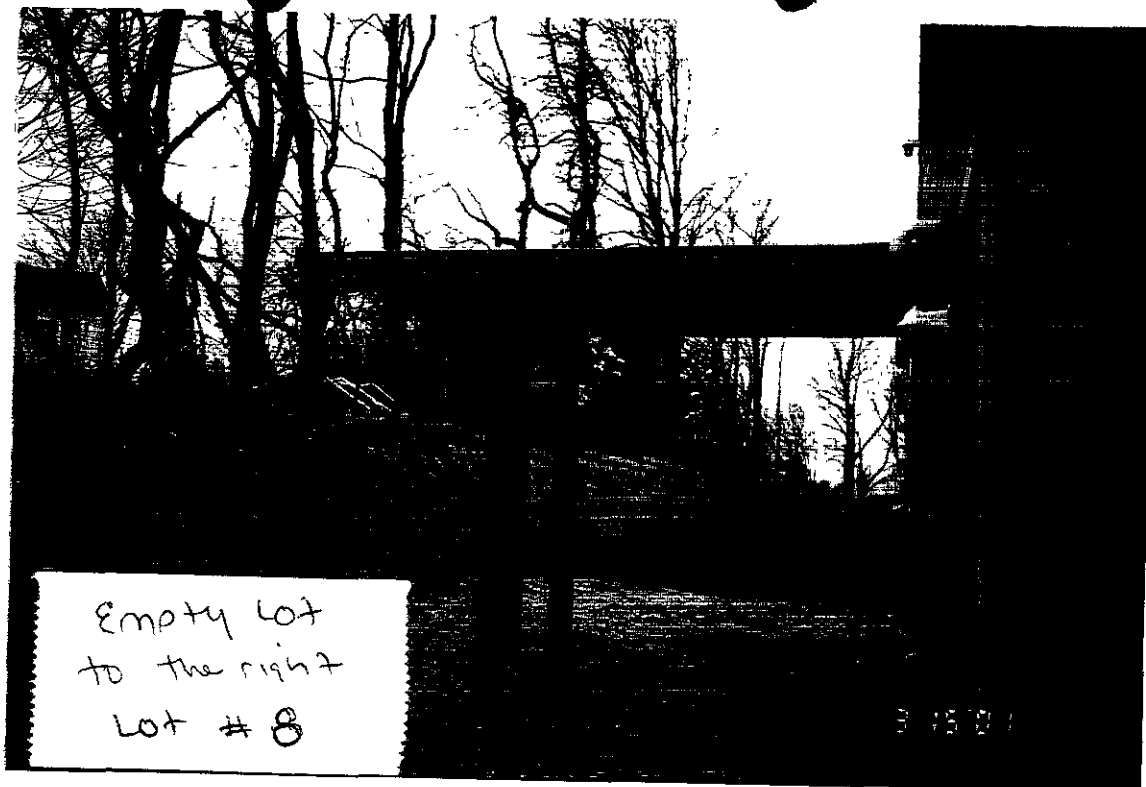
First permit to
build the dock
issued and inspected
442 326 3/2

3 15'01

Investment and
Reinforcement footers
already completed
prior to "stop work
on 3/9 order"

3 15'01

cf12



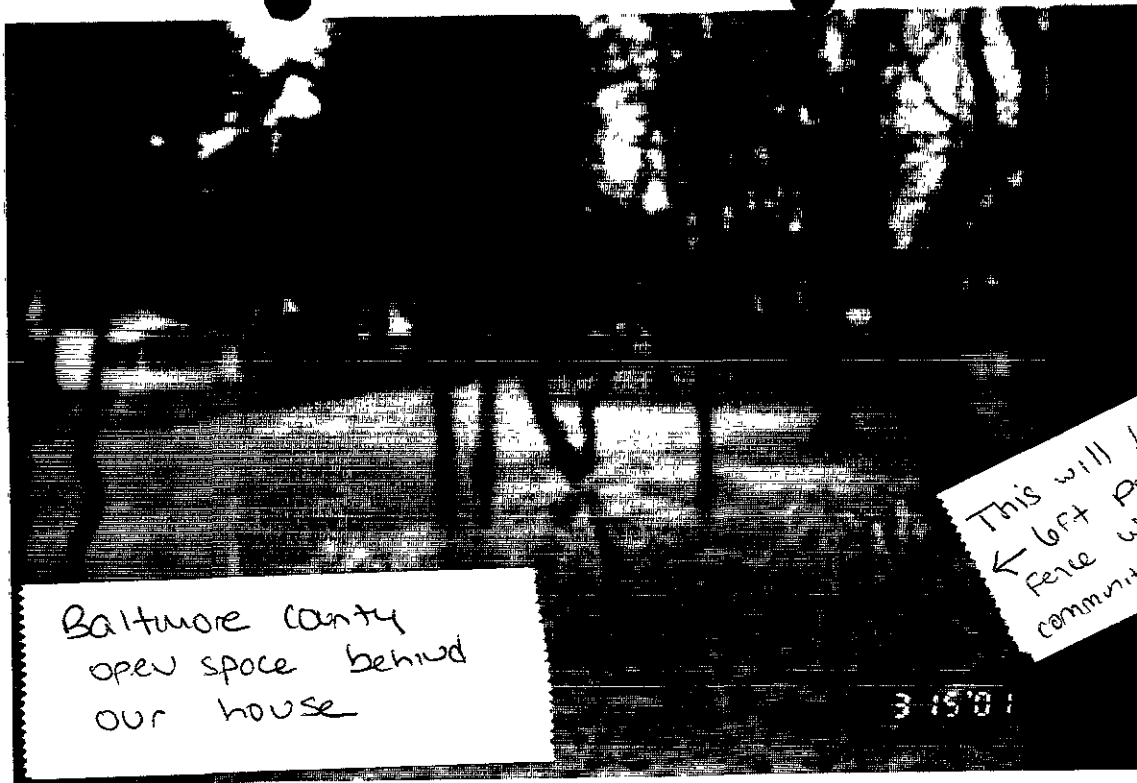
Empty lot
to the right
Lot # 8

3 15 01



Empty lot next
to us # 6

3 15 01



2

Baltimore County
open space behind
our house

This will be a
← left privacy
fence when the
community is finished



4/12

Complaining neighbors to the rear
of our house 175 - 225 feet from
our property. DU - clock will not
be viewed when the developer

completes the privacy
fence and trees
order # 98 - 316 A

3.



View from the edge of the
forest - a bed of our mud
is visible - a - 200 - 2
pines, some showing a view
of our creek



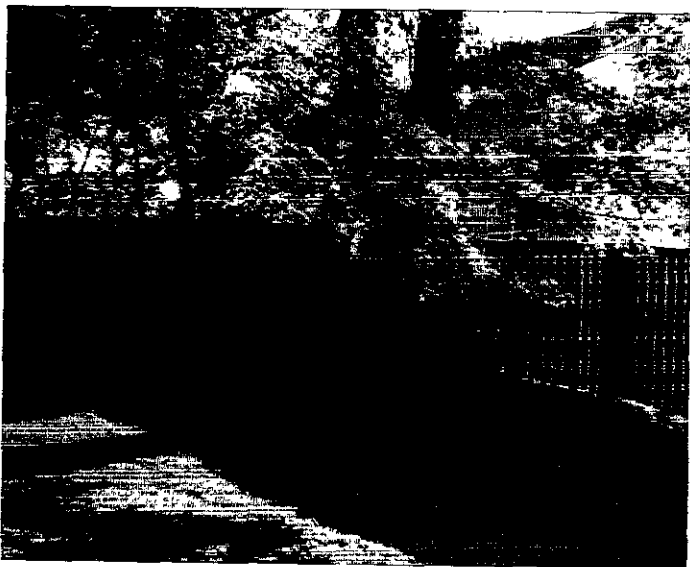
Baltimore County Zoning Commissioner
Office of Planning
Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204

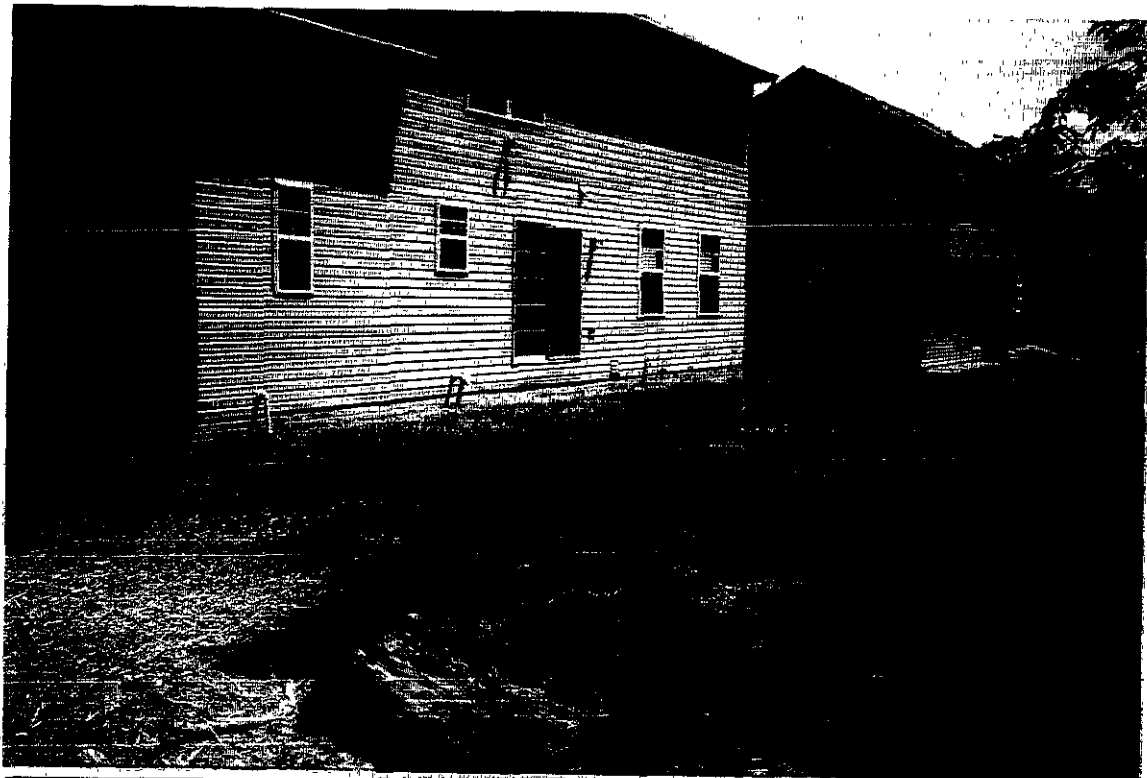


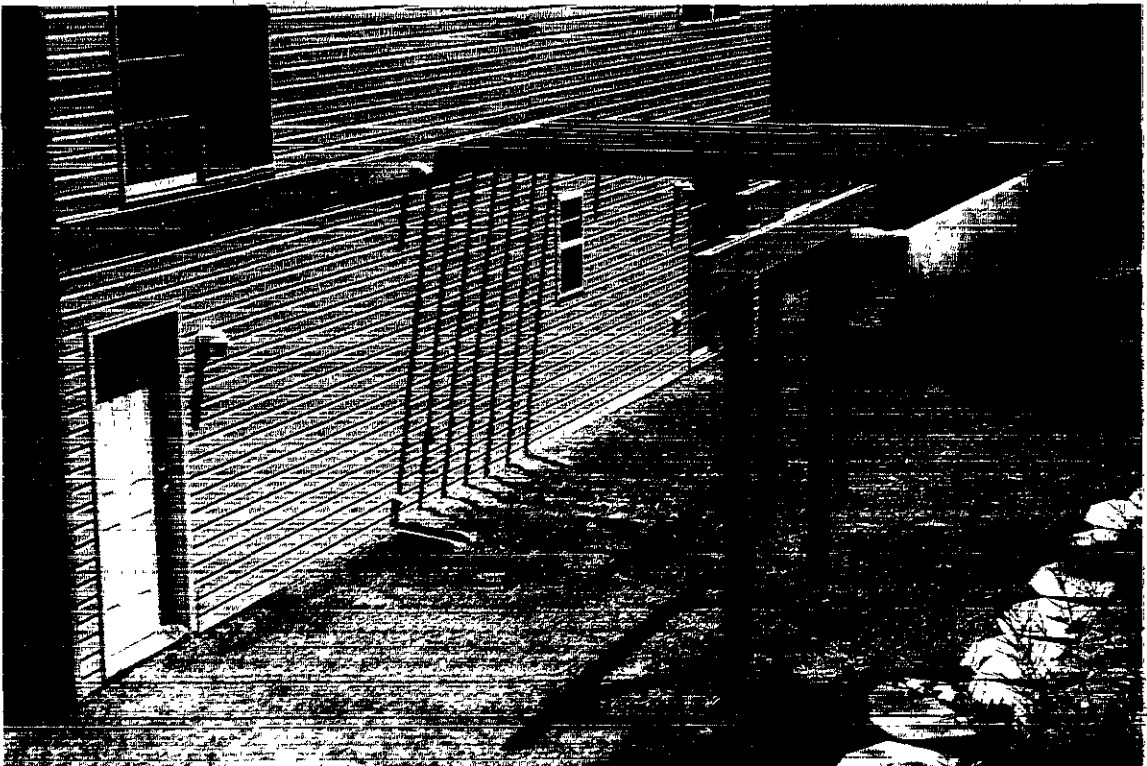
Photographs
01-412-A

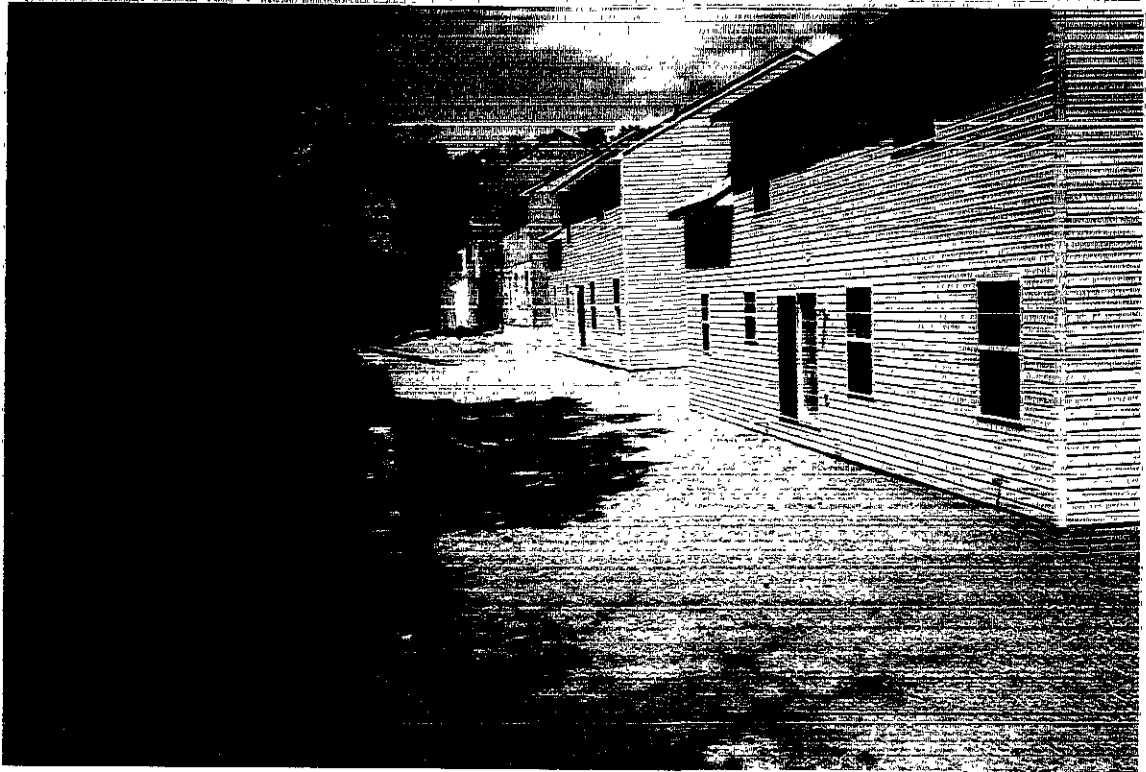
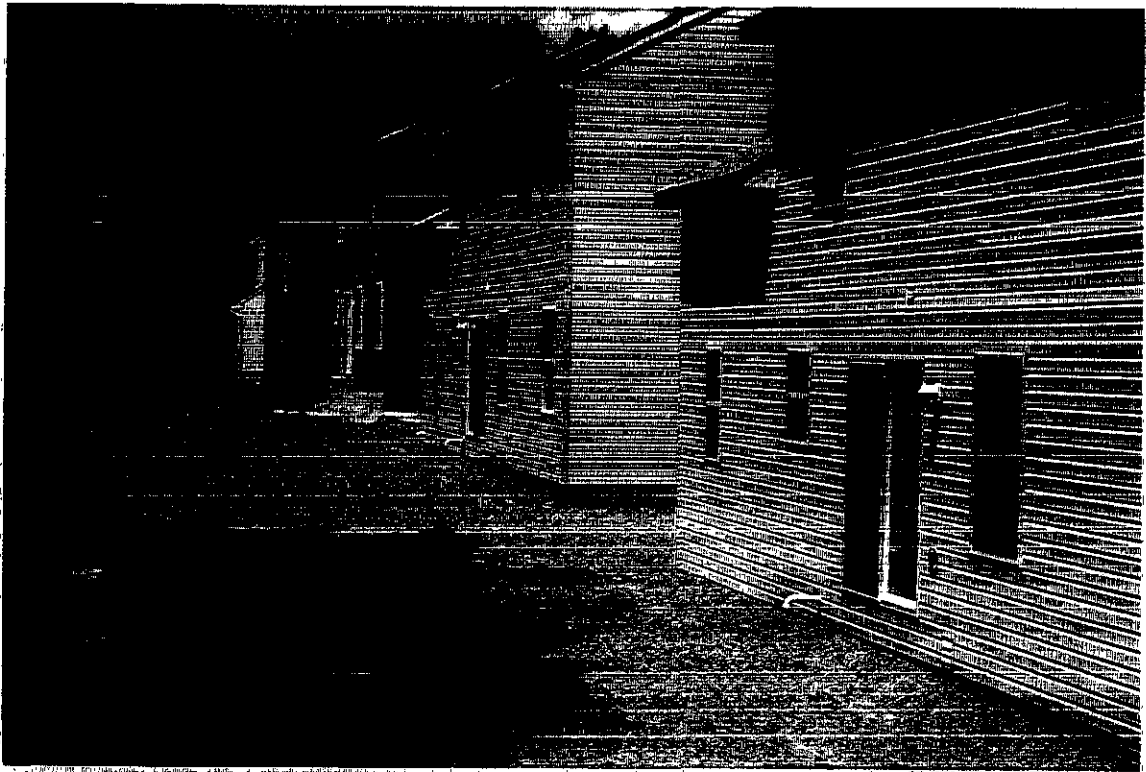


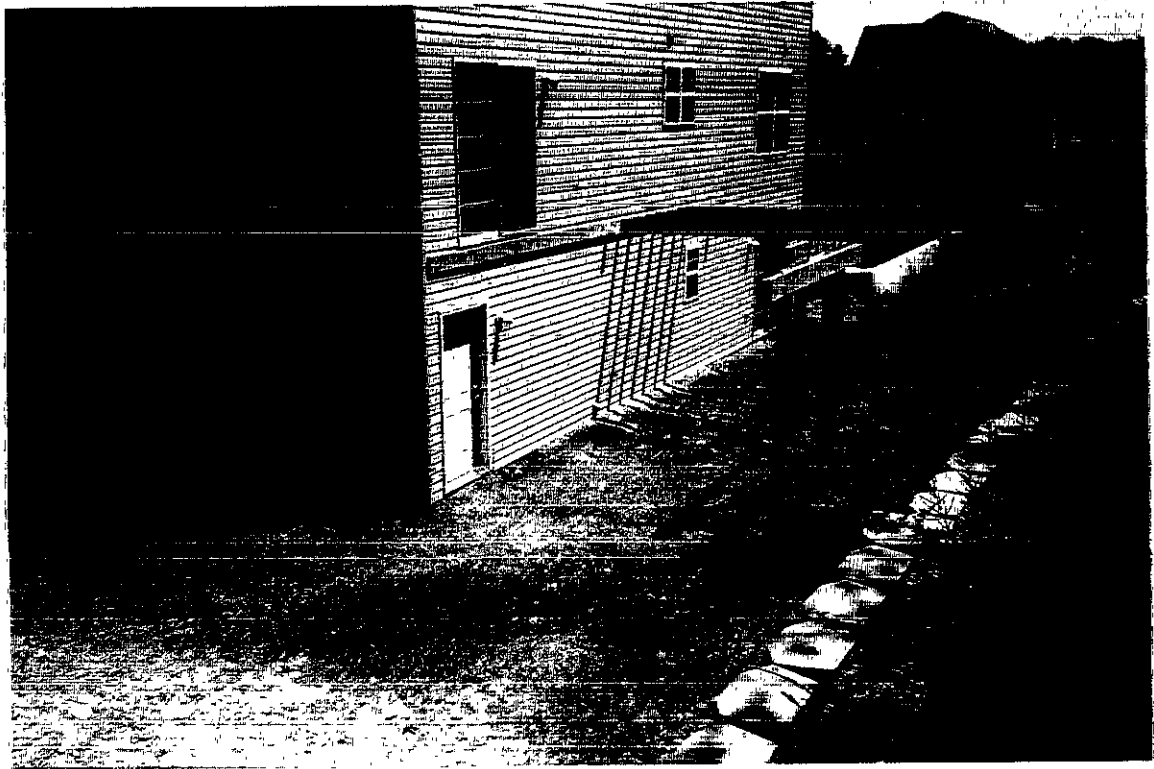
Picture from Door on deck in the
direction of neighbors. NO VIEW
with six foot privacy fence





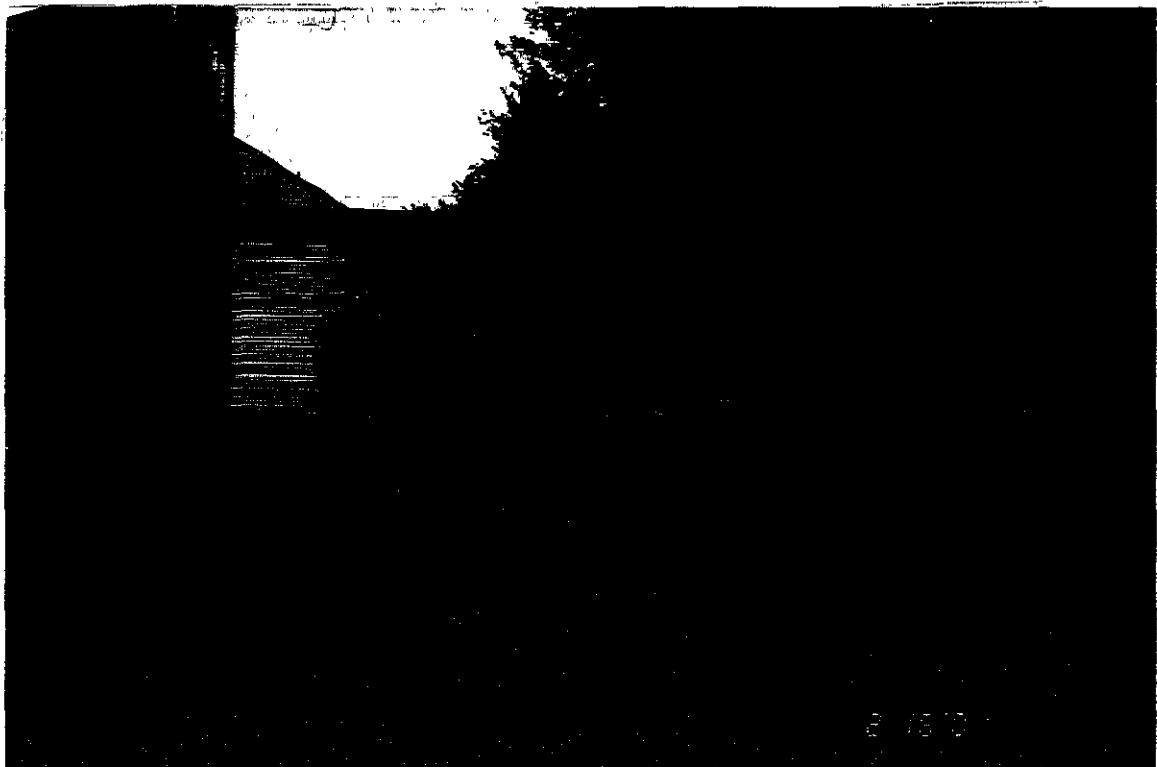








View from the Kitchen door looking at the deck. We open to country "open space" and you cannot see the neighbors through the trees



View from ground level towards Lot 6. We are only house where our main level is the second floor



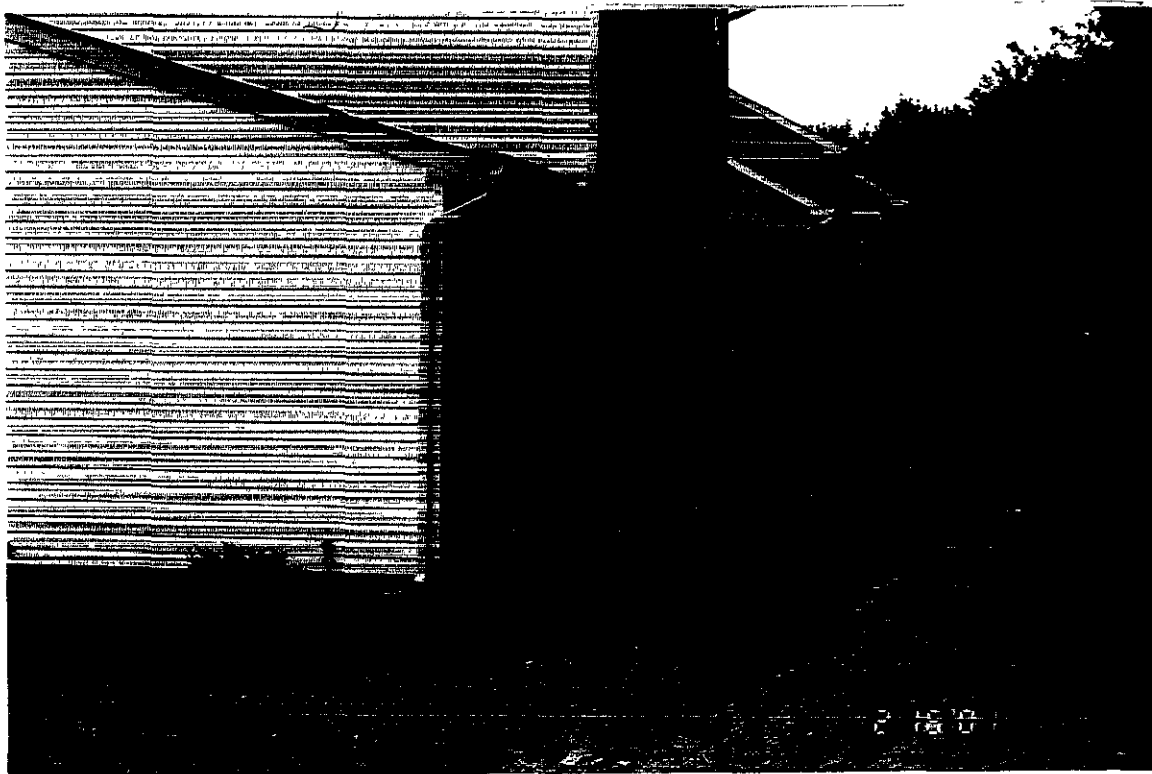
Lot 13. ONLY other 3 story home that
is occupied. Has a 12 x 16 Deck. 35 ft
setback



Garage door will be replaced with a new front
door and a new side door. The house will be viewed



View from ground level Retaining wall is only
18 feet from house
Pet Ex 2



Lot 5 - Picture of a $7\frac{1}{2}$ foot deck.
Too small for a table and chairs



SHEET

LOCATION

SCALE

N.W.
16-J

REISTERSTOWN
GLYNDON

1" = 200' ±
DATE
OF
PHOTOGRAPHY
JANUARY
1966

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP