

IN RE: PETITION FOR ADMIN. VARIANCE
W/S Jeffers Circle, 133' N
centerline Jeffers Road
8th Election District
4th Councilmanic District
(8202 Jeffers Circle)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-068-A

Anne W. & Thomas A. Angel
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Anne and Thomas Angel, legal owners of that property known as 8202 Jeffers Circle in the Riderwood area of Baltimore County. The Petitioners herein seek relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 5 ft. in lieu of the required 8 ft. and a side yard combination of 18 ft. in lieu of the required 20 ft. and from Section 301 of the B.C.Z.R., to allow an open projection (deck) with a side yard setback of 5 ft. in lieu of the required 6 ft. 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.

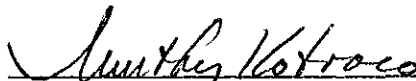
ORDER RECEIVED FOR FILING
Date 9/20/01
By R. J. [Signature]

would result in practical difficulty and/or unreasonable hardship upon the Petitioners. In addition, this office has checked with the most affected neighbor and they are not opposed to this addition.

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 20th day of September, 2001, that a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 5 ft. in lieu of the required 8 ft. and a side yard combination of 18 ft. in lieu of the required 20 ft. and from Section 301 of the B.C.Z.R., to allow an open projection (deck) with a side yard setback of 5 ft. in lieu of the required 6 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

ORDER RECEIVED FOR FILING

Date 9/20/01

By R. Johnson

TMK:raj



Baltimore County
Zoning Commissioner

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

September 20, 2001

Mr. & Mrs. Thomas A. Angel
8202 Jeffers Circle
Towson, Maryland 21204

Re: Petition for Administrative Variance
Case No. 02-068-A
Property: 8202 Jeffers Circle

Dear Mr. & Mrs. Angel:

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 M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 8202 JEFFERS Circle
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.B to permit a side yard

setback of 5 ft. in lieu of the required 8 ft. and a side yard combination of 18 ft. in lieu of the required 20 ft., and Section 301 to allow an open projection (deck) with a side yard setback of 5 ft. in lieu of the required 6 ft.

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):

THOMAS ANTHONY ANGEL

Name - Type or Print _____

Signature _____

ANNE WARD ANGEL

Name - Type or Print _____

Anne W. Angel

TW 410-439-5082

AW 410-536-8100

Signature _____

8202 JEFFERS CIRCLE 410-337-2656

Address _____

Baltimore

MD

Telephone No. _____

21204

City _____

State _____

Zip Code _____

Representative to be Contacted:

Name _____

Address _____

Telephone No. _____

City _____

State _____

Zip Code _____

Zoning Commissioner of Baltimore County

CASE NO. 02-068-A

REV 9/15/98

Reviewed By AK

Date 8/14/01

Estimated Posting Date 8/26/01

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 8202 JEFFERS Circle
City Towson State MD Zip Code 21204

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

WE ARE SEEKING A VARIANCE TO CONSTRUCT A mudroom
AS PART OF OUR DRAINAGE PLANS TO UPGRADE THE
PROPERTY. THIS ROOM WOULD EXTEND 7 FEET SOUTH OF
OUR EXISTING STRUCTURE AND WOULD BE 5 FEET
FROM OUR PROPERTY LINE.

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 [Signature]

Name - Type or Print Thomas A Angel

Signature [Signature]

Name - Type or Print Anne Angel

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13th day of August, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Thomas Angel & Anne Angel
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 August 13, 2001

[Signature]
Notary Public

My Commission Expires July 1, 2003

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 8202 JEFFERS Circle
City Towson State MD Zip Code 21204

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

WE ARE SEEKING A VARIANCE TO CONSTRUCT A MUDROOM
AS PART OF OUR DRAINAGE PLANS TO UPGRADE THE
PROPERTY. THE ROOM WOULD EXTEND 7 FEET SOUTH OFF
OUR EXISTING STRUCTURE AND WOULD BE 5 FEET
FROM OUR PROPERTY LINE.

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 [Signature]

Name - Type or Print Thomas A Angel

Signature Anne Angel

Name - Type or Print ANNE ANGEL

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13th day of August, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Thomas Angel + Anne Angel
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 August 13, 2001

Lawrence J. Mann
Notary Public

My Commission Expires July 1, 2003



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8202 JEFFERS Circle
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.B to permit a side yard setback of 5 ft. in lieu of the required 8 ft. and a side yard combination of 18 ft. in lieu of the required 20 ft., and Section 301 to allow an open projection (deck) with a side yard setback of 5 ft. in lieu of the required 6 ft.

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):

THOMAS ANTHONY ANGEL
Name - Type or Print _____
Signature _____
ANNE WARD ANGEL
Name - Type or Print _____ Telephone No. Two 410-439-5082
Signature _____ AW 410-636-8100
8202 JEFFERS CIRCLE 410-337-2656
Address _____ Telephone No. _____
Baltimore MD 21204
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. 02-068-A

Reviewed By AK Date 8/14/01

Estimated Posting Date 8/26/01

VARANCE REQUEST
TOM & ANNE ANGEL
8202 JEFFERS CIRCLE
TOWSON, MD 21204
410-337-2656

August 13, 2001

ZONING DESCRIPTION FOR 8202 JEFFERS CIRCLE

Beginning at a point on the west side of Jeffers Circle which is 60 feet wide at the distance of 133 feet north of the centerline of the nearest improved intersecting street Jeffers Road which is 34 feet wide. Being lot 3, Block R, Section 2 in the Thornleigh Subdivision as recorded in Baltimore County Plat Book 25, Folio 66, containing 6000 square feet. Also know as 8202 Jeffers Circle and located in the 8th Election district, 4th Councilmanic District.

068

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 4031

DATE 8/14/01 ACCOUNT R001-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: Thomas Angel

FOR: Zoning administrative variance

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item # 065

PAID RECEIPT

PAYMENT	ACTUAL	TIME
8/14/2001	8/14/2001	08:40:21
MS01 CASHIER JRIC JHR DRAWER		1
RECEIPT # 057012		OFLH
Item 5 528 ZONING VERIFICATION		
NO. 004031		

Receipt Tot 50.00
50.00 OK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No: 02-68-A

Petitioner/Developer: ANGEL

Date of Hearing/Closing: 9/10/01

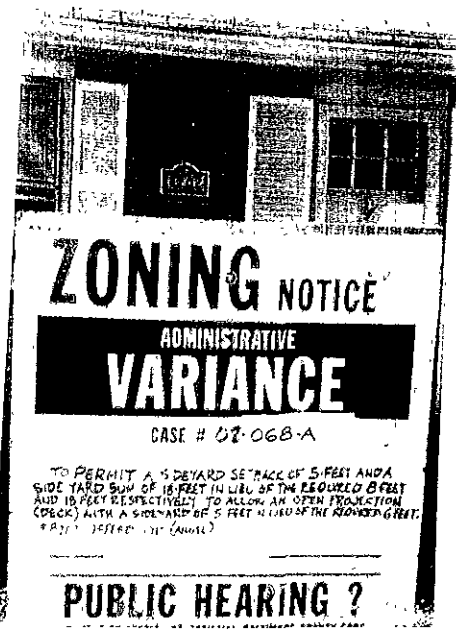
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens / MR. GEORGE ZAHNER

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 #8202 JEFFERS RD.

The sign(s) were posted on 8/23/01
(Month, Day, Year) 8/23



Sincerely,

Patrick M. O'Keefe 8/28/01
(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)

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: 02-068-A

Petitioner: Tom ANGEL

Address or Location: 8202 JEFFERS Circle Towson MD
21204

PLEASE FORWARD ADVERTISING BILL TO:

Name: Tom ANGEL

Address: 8202 JEFFERS Circle
Towson MD 21204

Telephone Number: 410-337-2656

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 02- 068 -A Address 8202 Jeffries CircleContact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 8/14/01 Posting Date: 8/26/01 Closing Date: 9/10/01

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 FORMATCase Number 02- 068 -A Address 8202 Jeffries CirclePetitioner's Name Thomas & Anne Angel Telephone 410-536-8105
410-439-5082Posting Date: 8/26/01 Closing Date: 9/10/01Wording for Sign: To Permit a side yard setback for a structure (mudroom) of 5 ft. in lieu of the required 8 ft. and to approve a setback for an open projection (deck) of 5 ft. in lieu of the required 6 ft.

WCR - Revised 6/28/00



Baltimore County
Department of Permits and
Development Management

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

September 13, 2001

Anne & Thomas A Angel
8202 Jeffers Circle
Baltimore MD 21204

Dear Mr. & Mrs. Angel:

RE: Case Number: 02-068-A, 8202 Jeffers Circle

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

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

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

WCR: gdz

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: October 15, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For September 4, 2001
Item Nos. 027, 056, 058, 060, 061,
062, 063, 064, 065, 068

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

RWB:HJO:jr

cc: File



Baltimore County
Fire Department

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

September 4, 2001

RECEIVED SEP 5 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 August 27, 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:

027, 056, 058, 060, 061, 062, 065, 068, 069

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



AV
9/10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 19, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-027, 02-061, 02-065, & 02-068

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

SEP 19

Section Chief:

Jeffrey W. Y

AFK/JL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 9.5.01

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

RE: Baltimore County
Item No. ~~2208~~ BR

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,

lc 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

September 1, 2001

SEP - 6

AY
9/10

Mr. Lawrence Schmidt
Zoning Commissioner
401 Bosley Avenue
4th Floor
Towson, Md. 21204

Dear Mr. Schmidt:

RE: Proposed Zoning Hearings-Sept. 10, 2001
02-014-A and 02-068-A

We are a group of concerned neighbors writing to express our objections to your agency's granting variances for the above mentioned hearings. In the case of 02-014-A the notice reads "proposed addition" when in fact the addition has already been completed. As long standing residents in the Thornleigh community, we feel that if you start making exceptions in these particular cases, this will only lead to more and more infringements of property lines.

Myself as well as other neighbors have put on additions to our homes in the past and went through the proper channels and built within the allowed setbacks. Most of us would have liked to have constructed larger additions, but respected the proper setbacks as previously imposed by Baltimore County as well as the Thornleigh Improvement Association.

We urge you to disapprove the requested variances.
Thank you for your attention to this important neighborhood matter.

Concerned Thornleigh Residents and Taxpayers

September 19, 2001

Zoning Commissioner
Baltimore County Permits and Development Management
111 West Chesapeake Avenue
Towson, MD 21204
CASE #: 02068-A

To Whom It May Concern:

We are writing to you concerning our request to the County to approve an administrative variance for an addition that we want to build onto our existing house. To our knowledge, there is a letter in our file in opposition to our request.

During the past few months in our neighborhood, there has unfortunately been friction between neighbors concerning an addition built by our neighbors and friends, Danielle & Randy Evensen at 8203 Jeffers Circle. We feel that this supposed letter directed towards our request is in retaliation to the fact that we wrote a letter on behalf of the Evensen's addition stating that their addition has increased the property values in our neighborhood and is a beautiful structure. We were simply stating fact and we are seeking to construct a similar addition using the same contractor. This had no bearing on our writing the abovementioned letter contrary to the belief of a few of our neighbors.

We have gone about the approval process of our addition in an extremely proactive manner. We believe strongly in harboring good relationships with our neighbors and have been nothing short of gracious in helping our neighbors and keeping the lines of communication open with them. We approached the neighbors on either side of us, showed them the plans that we had drawn up and asked them if they had any opposition to us going forward with this project. They both said that they had no problem with us going forward. In addition, our Covenants Committee, headed by Tom Mitchell, Esq., approached these same neighbors and confirmed with us the same notion that neither party was opposed to such a structure. Again, we feel that we have followed the rules "by the book" with regard to this process.

Our neighbors, The Evensen's, to our knowledge, were granted their variance by the county after their structure was completed. In addition, the neighbors who were opposing their structure, The Athaide's, were granted an okay to put up a 6 foot stockade fence in their yard despite the fact that it clearly states in our neighborhood covenants that this is forbidden.

We feel that a denial of our request would make us a victim of another neighbor's problem. Both of these neighbors have also been granted what they wanted despite that

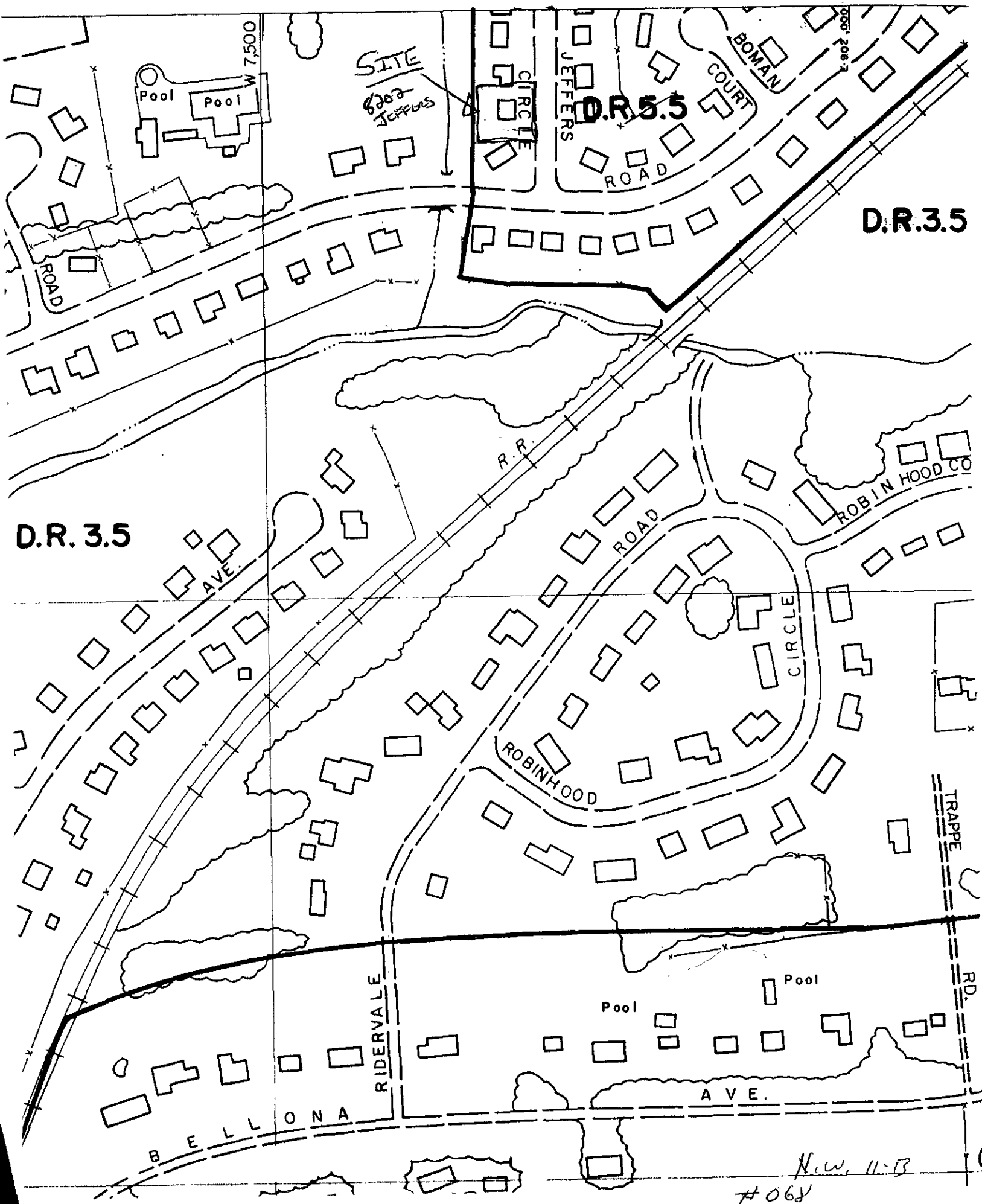
fact that both are in violation of certain written "rules." We have gone about our process taking into consideration those who could be directly affected by our addition and they have told us and the Covenant Committee that they are fine with our enhancement.

We sincerely hope that our request is granted and that our appropriate behavior with regard to this matter is considered.

Sincerely,

Anne & Tom Angel

Anne & Tom Angel
8202 Jeffers Circle
Baltimore, MD 21204
(410)337-2656
(410)536-8100 Anne @ work
(410)439-5082 Tom @ work



D.R. 3.5

D.R. 5.5

D.R. 3.5

SITE
6202
JEFFERS

Pool
Pool

W 7500

JEFFERS

CIRCLE

BOMAN
COURT

ROAD

R.R.

ROAD

ROBIN HOOD CO

CIRCLE

ROBINHOOD

RIDERVALE

BELLONA

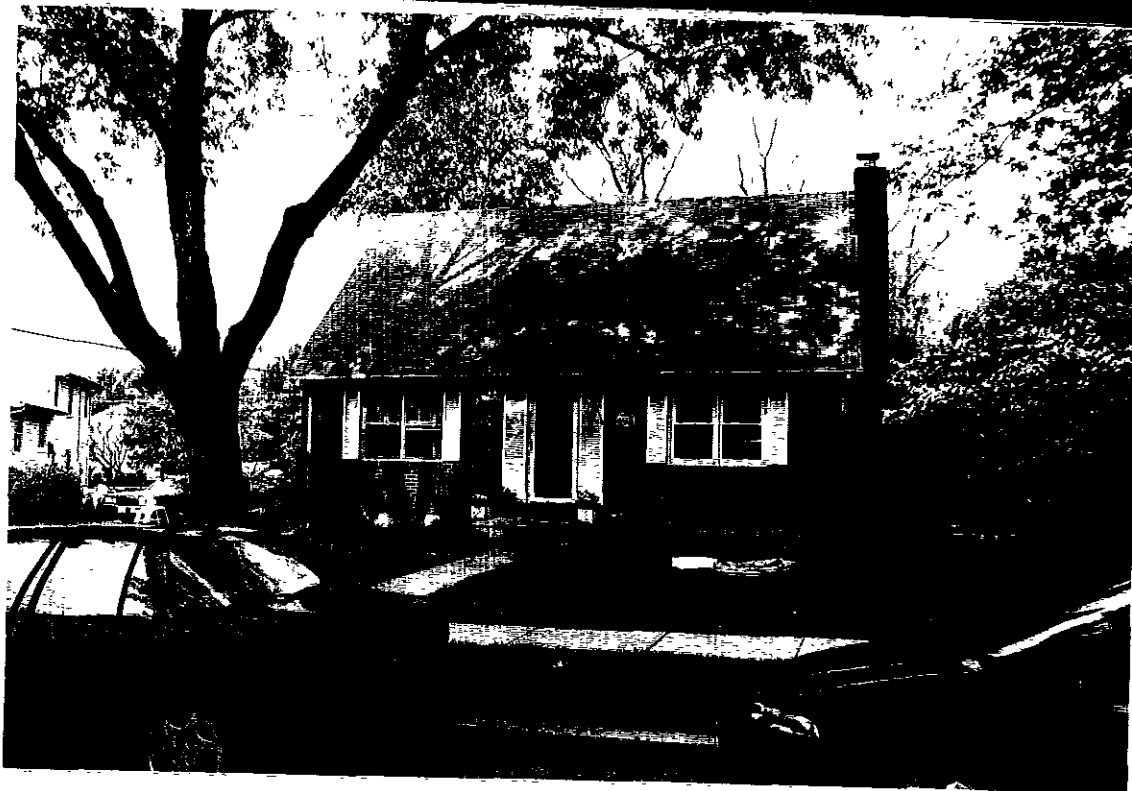
Pool

Pool

AVE.

TRAPPE
RD.

N.W. 11-B
#068





Called Mrs. Grazzi (40-823-0215)
regarding admin. variance
request of Mr. & Mrs. Angel.
She is neighbor most affected
by proposed deck. Mrs. Grazzi
said she had no problem w/ it. ^{NY}
9/19/01

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

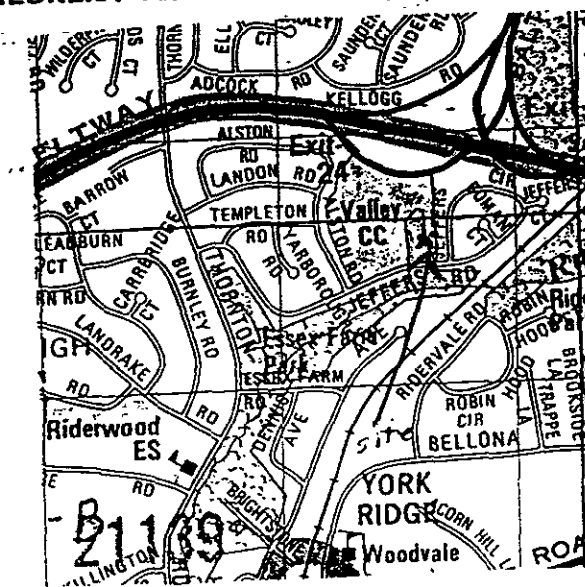
see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: 8202 Jeffers Circle

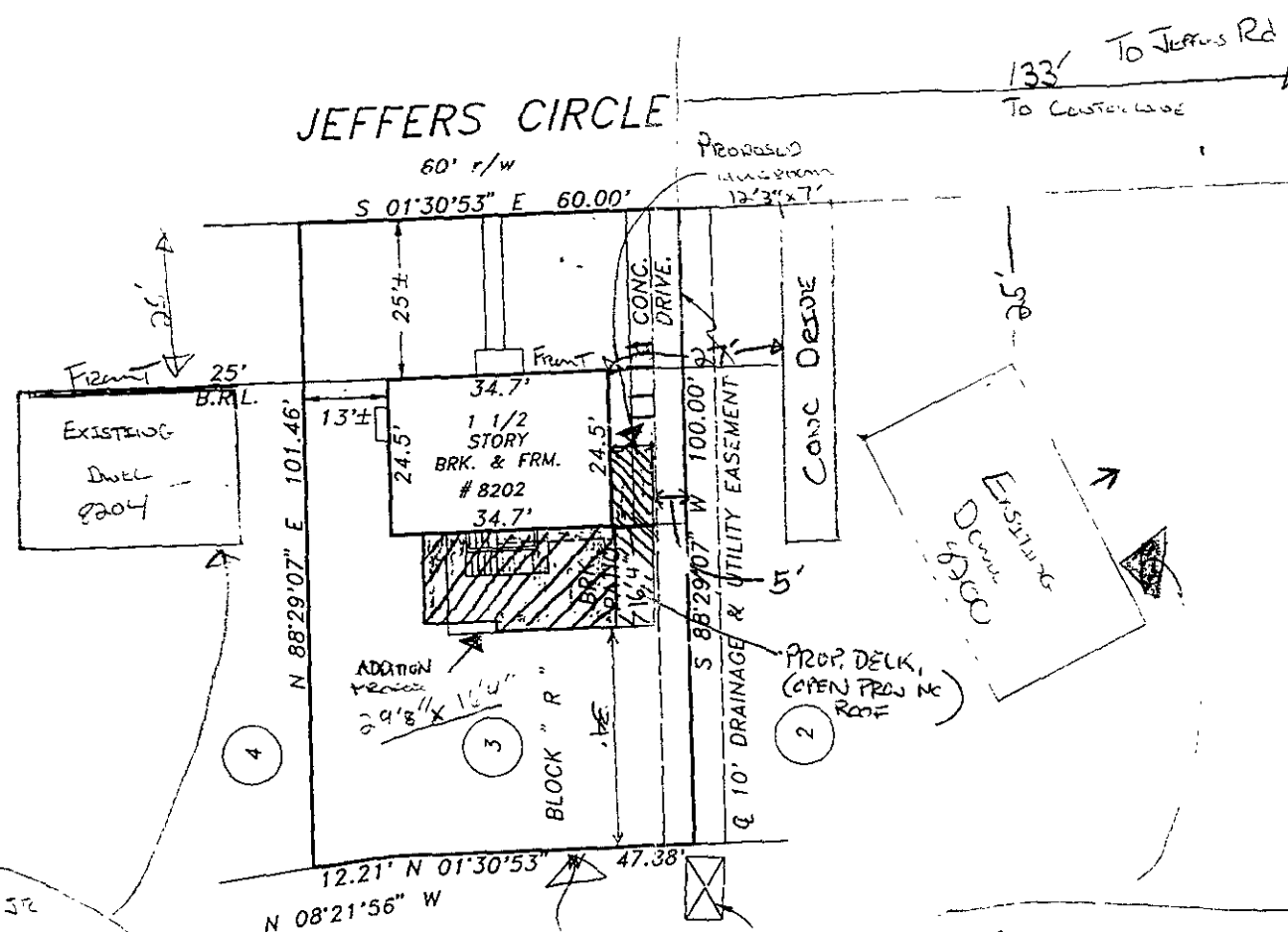
Subdivision name: Thornleigh

plat book # 25, folio # 66, lot # 3, section # 2

OWNER: Tom & Anne Angel



Vicinity Map
scale: 1"=1000'



HALEY, GEORGE F JR
VIRGINIA

8204 JEFFERS CIRCLE

LOT 4, THORNLEIGH

TAX MAP # 0807-1-1



North

date: 8/15/01

prepared by: TAA

ANGEL

THOMAS A & ANNE E

8202 JEFFERS CIRCLE

LOT 3 THORNLEIGH

TAX MAP # 0807-1-1

Scale of Drawing: 1"=30'

TRAZZI, ANKEL

DAMARIS

8200 JEFFERS CIRCLE

LOT 2, 7

TAX MAP # 0807-1-1

LOCATION INFORMATION

Election District: 8+6

Councilmanic District: 4+4

1"=200' scale map #: N.W. 11-B

Zoning: D.R.-S.5

Lot size: .138 acreage 6,000 square feet

SEWER: ☒ public ☐ private
WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings:

Zoning Office USE ONLY!

reviewed by: GR ITEM #: 068 CASE #: 08-068-A



#004

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE 1" = 200' ±		LOCATION RIDERWOOD	SHEET N.W. 11-B	MICROFILMED
DATE OF PHOTOGRAPHY JANUARY 1986				