

IN RE: PETITION FOR ADMIN. VARIANCE

N/S Reston Lane, 90' W
centerline Springhouse Circle
14th Election District
6th Councilmanic District
(7803 Reston Lane)

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 02-072-A

Annabelle Thormann
Petitioner

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Annabelle Thormann, legal owner of that property known as 7803 Reston Lane in the Fullerton area of Baltimore County. The Petitioner herein seeks relief from Section 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve an open projection (deck) with a rear yard setback of 16 ft. in lieu of the required 22.5 ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner 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 Petitioner has 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 Petitioner.

ORDER RECEIVED FOR FILING

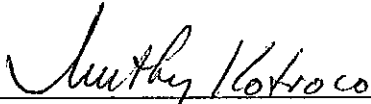
Date 9/27/01

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 27th day of September, 2001, that a variance from Section 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve an open projection (deck) with a rear yard setback of 16 ft. in lieu of the required 22.5 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER PREPARED FOR FILING

Date 9/27/01
By R. J. Johnson



Baltimore County
Zoning Commissioner

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

September 27, 2001

Ms. Annabelle Thormann
7803 Reston Lane
Baltimore, Maryland 21237

Re: Petition for Administrative Variance
Case No. 02-072-A
Property: 7803 Reston Lane

Dear Ms. Thormann:

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

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 7803 Reston Lane
which is presently zoned D.R.-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)

301.1A to approve an open
projection (deck) with a rear yard setback of 16 ft. in lieu
of the required 22.5 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

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

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

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, 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 posted.

Zoning Commissioner of Baltimore County

Reviewed By BR Date 8/17/01

Estimated Posting Date 8/26/01

ORDER RECEIVED FOR FILING

CASE NO. 02-072-A

REV 9/15/98

Affidavit in Support of Administrative Variance

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

That the Affiant(s) does/do presently reside at 17803 RESTON LANE
Address
BALTO., MD 21237
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):

Neighbor at back property line is approximately 30" higher in Elevation. Both Rear Neighbors property and common area behind several houses are graded where surface water drains through my back yard. Ground is wet majority of the time. Back yard cannot be fully utilized due to moisture problem with the ground. Neighbors on both sides of property have existing decks similar in size and proximity to rear property line. (Photos in file).

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.

Joanne M. Thorman
Signature
JOANNE M. THORMAN
Name - Type or Print

Anastelle Thorman
Signature
ANASTELLE THORMAN
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10 day of August, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

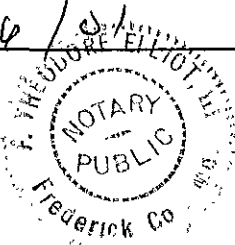
Joanne M. Thorman and Anastelle Thorman
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date 8/10/01

[Signature]
Notary Public

My Commission Expires 7-1-02



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 7803 RESTON LANE
Address
BALTO., MD 21237
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):

NEIGHBOR AT BACK PROPERTY LINE IS APPROXIMATELY 30" HIGHER IN ELEVATION. BOTH REAR NEIGHBORS PROPERTY AND COMMON AREA BEHIND SEVERAL HOUSES ARE GRADED WHERE SURFACE WATER DRAINS THROUGH MY BACK YARD. GROUND IS WET MAJORITY OF THE TIME. BACKYARD CANNOT BE FULLY UTILIZED DUE TO MOISTURE PROBLEM WITH THE GROUND. NEIGHBORS ON BOTH SIDES OF PROPERTY HAVE EXISTING DECKS SIMILAR IN SIZE AND PROXIMITY TO REAR PROPERTY LINE. (PHOTOS IN FILE)

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.

Joanne M. Thorman Annebelle Thorman
Signature Signature
JOANNE M. THORMAN ANNEBELLE THORMAN
Name - Type or Print Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

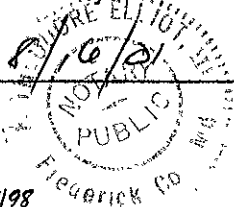
I HEREBY CERTIFY, this 16th day of August, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Joanne M. Thorman and Annebelle Thorman

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



REV 09/15/98

Notary Public

My Commission Expires

7-1-02



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7803 Reston Lane
which is presently zoned D.R.-S.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)

301.1A to approve an open
projection (deck) with a rear yard setback of 16 ft. in lieu
of the required 22.5 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 JOANNE M. THORMANN
Signature Joanne M. Thormann
Address 7803 RESTON LANE Telephone No. 574-5320
City BALTO., MD. State MD. Zip Code 21237

Legal Owner(s):

Name - Type or Print ANNABELLE THORMANN
Signature Annabelle Thormann
Name - Type or Print only 1 owner
Signature 7803 RESTON LANE Telephone No. 574-5320
Address BALTO., MD. Telephone No. 574-5320
City BALTO., MD. State MD. Zip Code 21237

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
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. 02-072-A

Reviewed By BK Date 8/17/01

Estimated Posting Date 8/26/01

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 17803 RESTON LANE

BEGINNING AT A POINT ON THE NORTH SIDE OF
RESTON LANE WHICH IS 50 FEET WIDE AT
THE DISTANCE OF 90 FEET WEST OF THE
CENTERLINE OF THE NEAREST IMPROVED
INTERSECTING STREET SPRINGHOUSE CIRCLE,
WHICH IS 50 FEET WIDE, BEING LOT #52
IN THE SUBDIVISION OF SPRINGHOUSE STATION
(PLAT 1)
AS RECORDED IN BALTIMORE COUNTY PLAT
BOOK #68, FOLIO 62, CONTAINING 5,503 SQ. FT.
ALSO KNOWN AS 17803 RESTON LANE AND LOCATED
IN THE 14TH ELECTION DISTRICT, 6TH
COUNCILMANIC DISTRICT.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

5703

DATE 8/17/01 ACCOUNT REC'D 1-006-6.3

AMOUNT \$ 50.00

RECEIVED FROM: Joanne Thoma

FOR: Zoning Variance

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

JT m Hic 12

PAID RECEIPT

PAYMENT ACTUAL TIME
8/20/2001 8/17/2001 14:41:38
PLT WIS05 CASHIER NBTI NES DRAWER 5
RECEIPT # 229806 OFLN
Net 5 528 ZONING VARIATION
CP NO. 005703

Rec'd To 50.00
00 OK 50.00 CA
Baltimore County Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 02-072-A

Petitioner/Developer: JOANNE

THORMAN

Date of Hearing/Closing: SEPT 10, 2001

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 7803 RESTON LANE

The sign(s) were posted on AUGUST 26, 2001
(Month, Day, Year)

Sincerely,

[Signature] 8/26/01
(Signature of Sign Poster and Date)

SSC ROBERT BLACK

(Printed Name)

1508 Leslie Rd

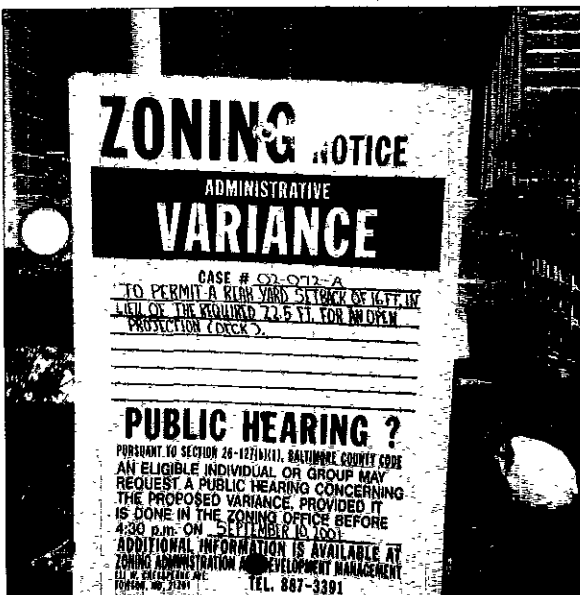
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(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: 02-072-A
Petitioner: Joanne Thorman
Address or Location: 7803 Reston Lane Balto Md 21237

PLEASE FORWARD ADVERTISING BILL TO:

Name: ANNABELLE THORMAN
Address: 7803 RESTON LANE Balto Md 21237
Telephone Number: 410-574-5320

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 02- 072 -AAddress 7803 Reston LaneContact Person: Bruno Rudaitis
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 8/17/01Posting Date: 8/26/01Closing 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 FORMAT**Case Number 02- 072 -AAddress 7803 Reston LanePetitioner's Name Joanne ThormannTelephone 410-574-5320Posting Date: 8/26/01Closing Date: 9/10/01

Wording for Sign: To Permit a rear yard setback of 16 ft. in lieu of
the required 22.5 ft. for an open projection (deck).



Baltimore County
Department of Permits and
Development Management

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

September 13, 2001

Annabelle Thormann
7803 Reston Lane
Baltimore MD 21237

Dear Ms Thormann:

RE: Case Number: 02-072-A, 7803 Reston Lane

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. As of this date, we have not received any comments from any of these agencies. You may verify any possible comments by contacting the agency directly at the numbers listed below:

Development Plans Review (Traffic)	410-887-3751
Fire Department	410-887-4880
State Highway Administration	410-545-5600
Office of Planning & Community Conservation	410-887-3480
Department of Environmental Protection and Resource Management (DEPRM)	410-887-5859
Recreation and Parks	410-887-3824
Maryland Office of Planning - Chesapeake Bay Critical Area (CBCA)	410-767-4489
Department of Natural Resources - Floodplain	410-631-3914

If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.

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

WCR: gdz

Enclosures

C: Joanne M Thormann, 7803 Reston Avenue, Baltimore 21237
People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 16, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For September 24, 2001
Item Nos. 071, 072, 073, 074, 075, 076,
077, 078, 079, 081, 082, 083, 084, and
085

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

RWB:HJO:jrl

cc: File



**Baltimore County
Fire Department**

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

September 19, 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 September 17, 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:

071, 072, 075, 076, 077, 079, 080, 081, 082, 083, and 084

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



AY
9/10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 25, 2001

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

SEP 26

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-072

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



**Maryland Department of Transportation
State Highway Administration**

SEP 26

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

PN
9/10

Date: 9.19.01

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

RE: Baltimore County
Item No. 072 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,

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

SPRINGHOUSE STATION HOMEOWNERS ASSOCIATION, INC.

HIR# 0302

HOMEOWNER IMPROVEMENT REQUEST

ANNA BELLE THORMANN

Owner Name

Joanne Elliot (Thormann)

Date Submitted

7-20-2001

Property Address

7803 Reston Lane

Work Phone

Home Phone

410-574-5320

Email: _____

Estimated Construction Start Date

8-3-2001

Estimated Construction Completion Date

8-19-2001

On page 2 of this form please describe the proposed changes or additions to your property. Include a copy of your property plat and indicate the exact location of the proposed change or addition, distance to property lines and relevant surrounding features.

Also this request must include a description or sketch showing the style, dimensions, materials, and colors of the proposed improvement. Requests for repainting must include a color sample. Should the committee require additional information, your request will be deferred until the additional information is received.

Notes:

1. Requests from an owner with delinquent assessment accounts will be denied until the account is paid in full.
2. The owner understands and agrees that no work in this request shall commence until written approval is received from the Architectural Committee.
3. Once approved, construction must be completed within the approved construction time and shall be done in a way that does not unreasonably interfere with neighboring properties.
4. Applicant has responsibility for the timely removal of construction debris created as a result of the improvement.
5. Construction must conform to all applicable codes. The Architectural Committee's approval of the improvement shall in no way be construed as a waiver of applicable codes and laws.
6. Prior to any digging, Underground utilities must be marked. Call Miss Utility at 1-800-257-7777 at least 48 hours before you dig!
7. Misrepresentation of any items in this request, either oral or written, may void approval by the Architectural Committee.

Date received by Architectural Committee

7-20-01

Scheduled date for committee review

(normally the second Tuesday of each month)

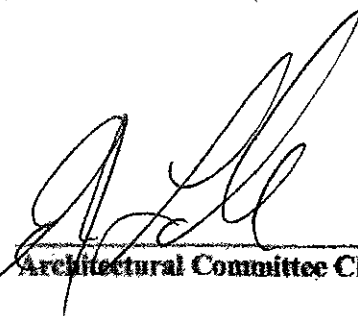
Date reviewed

7-27-01

Decision:

- ☐ Not Approved
☐ Approved as submitted
☒ Approved with conditions

*1
COPY of County Permit
MUST be sent to
Arch. Committee*



Architectural Committee Chairman

#072

Description of proposed improvement.

Deck off SLIDING REAR DOOR INTO Back YARD.

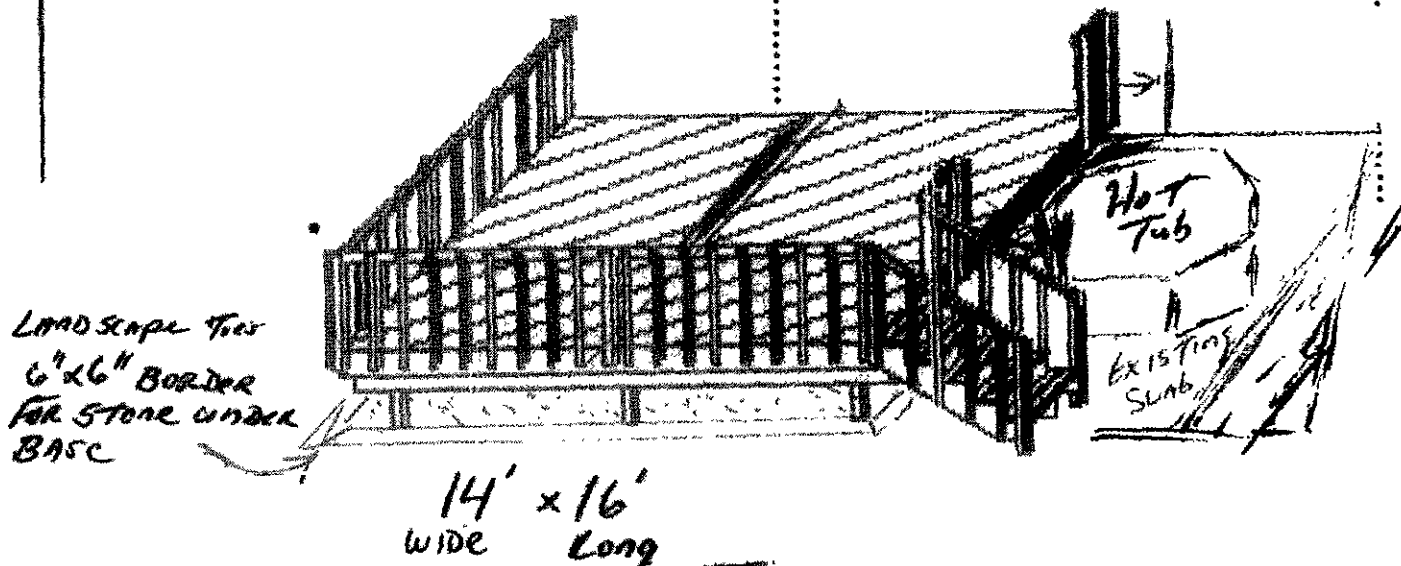
Work to be performed by ☒ Homeowner

☐ Contractor- Name of Contractor _____

Have you discussed this project with any of your neighbors? What, if any, comments or concerns do they have? YES NONE

Deck will have A HEIKING bone
PATERN RATHER THAN DIAGONAL

Sketch



Baltimore County Permit is:

- ☐ attached
- ☒ pending (send before construction begins)
- ☐ not required

Permit# _____

Homeowners Signature _____

Date Submitted

7/20/01

0 indicate number of additional attachments to this form.

#072

Architectural Committee Review Sheet

HIR# 0302

Address 7803 Reston Lane

Date Submitted July 20, 2001

Date Reviewed 7/21/01

Description of Improvement:

Deck in rear yard - application is attached

Is this improvement covered in existing Architectural guidelines?

☒ Yes (go to section 1) ☐ No (go to section 2)

Section 1

Does the improvement meet established guidelines?

☐ Yes - Approved by _____ Date _____

☒ No - (go to section 2) *need County Permit*

Section 2

Evaluate each of the following areas on the back of this form

1. Compatibility with the Community (Is the proposal consistent with the architectural style existing in the neighborhood?)
2. Feasibility (Is the improvement allowed per Balto County Code? Are the proper setback distances being maintained?)
3. Aesthetic Quality (Is the quality of construction equal to or better than existing construction in the community?)
4. Effect on surrounding properties (Consider adverse impact on neighboring properties including sight lines, access, and drainage.

#072

1. Compatibility with the Community

The proposed deck is compatible with the community. It's construction is consistent with existing structures and is appropriate in scale to the home.

2. Feasibility

The rear yard is limited in depth from the rear foundation of the house to the rear property line. The County requires a rear building setback of 30' and will allow a deck at 22-1/2'. Final approval will be dependent on the homeowner receiving a permit to proceed with the work. If Baltimore County grants a variance to amend the setback distance SSHOA has no objections provided a minimum of 10' setback is maintained from the rear property line.

3. Aesthetic Quality

The proposed deck is of good quality and should enhance the aesthetic quality of the property. Sight lines are not adversely impacted and the setback is sufficient from an aesthetic viewpoint.

4. Effect on surrounding properties

None

☐ **Approved**

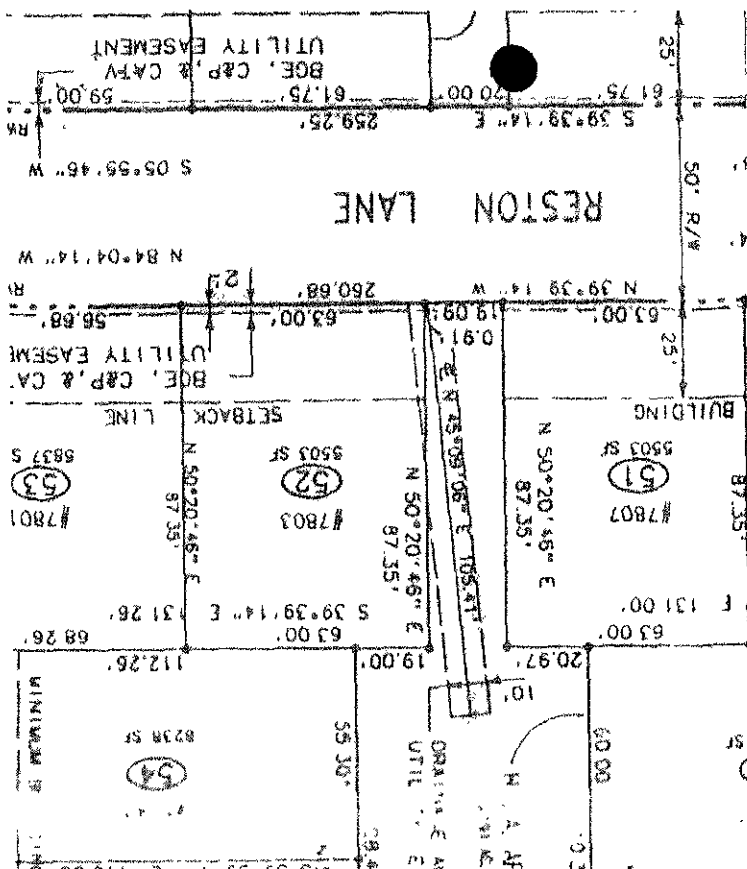
☐ **Not Approved**

☒ **Approved with conditions** - Homeowner must provide copy of Baltimore County Building Permit.

Date

7-27-01

#072



OK - SSHA Over - Paid

Real Property
InformationMaryland Department of Assessments and Taxation
Real Property System[\[Go Back\]](#)

BALTIMORE COUNTY

[\[Start Over\]](#)

DISTRICT: 14 ACCT NO: 2200025940

Owner Information

Owner Name: THORMANN ANNABELLE T

Use: RESIDENTIAL

Mailing Address: 7803 RESTON LANE
BALTIMORE MD 21237-3424

Principal Residence: YES

Transferred

From: SPRINGHOUSE LANDMARK INC Date: 03/20/2001 Price: \$236,900

Deed Reference: 1) /15052/ 214
2)Special Tax Recapture:

* NONE *

Tax Exempt: NO

Location Information [\[View Map\]](#)Premises Address:
7803 RESTON LAZoning: Legal Description:.126 AC
7803 RESTON LANES
SPRINGHOUSE STATION

Map	Grid	Parcel	Subdiv	Sect	Block	Lot	Group	Plat No:	
82	14	440				52	82	Plat Ref: 68/ 62	1

Special Tax Areas

Town:Ad Valorem:Tax Class:Primary Structure Data

Year Built:	Enclosed Area:	Property Land Area:	County Use:
0000		5,503.00 SF	04

Value Information

Base Value Current Value Phase-In Value Phase-in Assessments

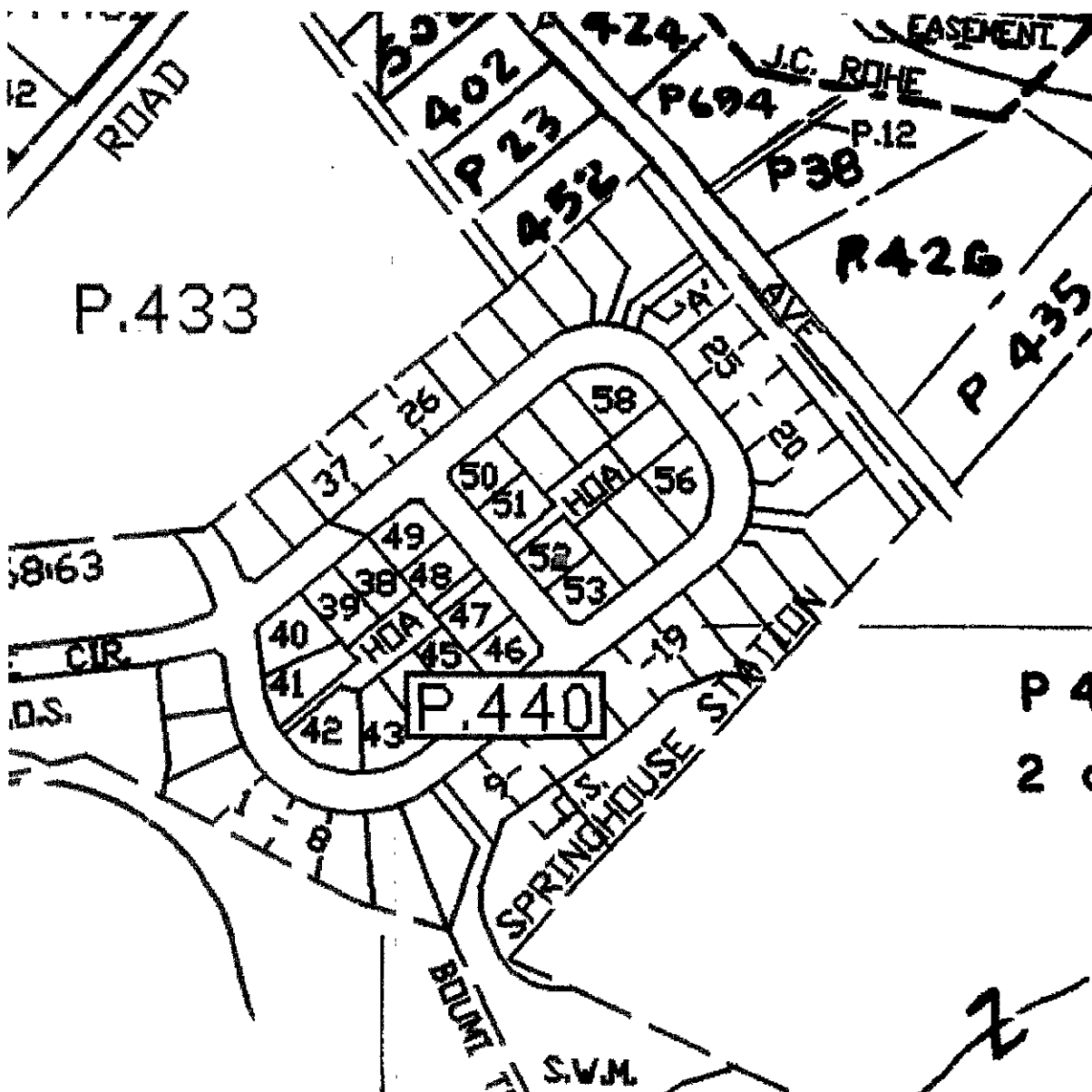
	As Of 01/01/2000	As Of 07/01/2001	As Of 07/01/2000	As Of 07/01/2001
Land:	40,500	56,500		
Impts:	147,600	151,700		
Total:	188,100	208,200	201,500	201,500
Pref Land:	0	0	0	0

Partial Exempt Assessments

	Code	07/01/2000	07/01/2001
County	000	0	0
State	000	0	0
Municipal	000	0	0

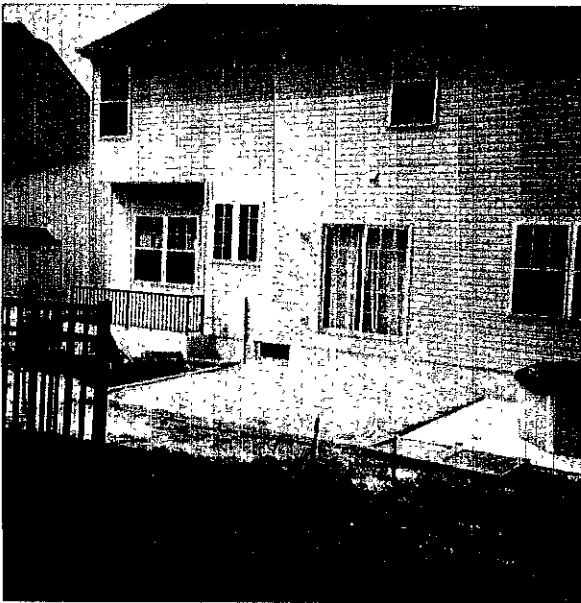


[Zoom In]

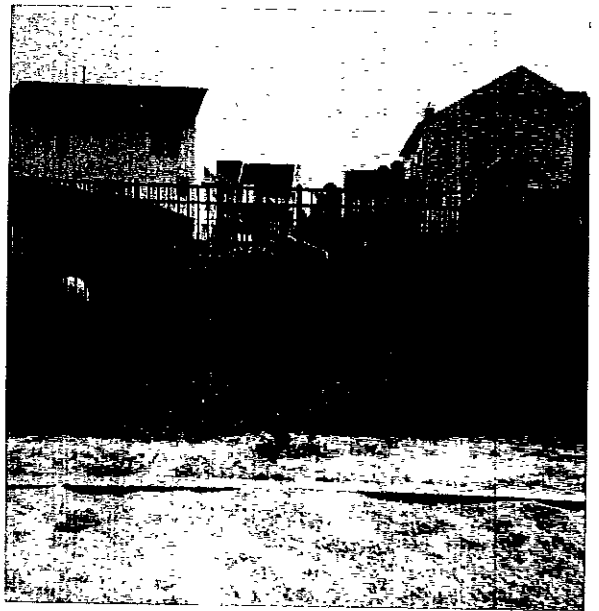


#072

7803
7803 Reston Lane



Proposed Deck Site
14'x18' 252 SQ FT
39" Height OFF ground



REAR PROPERTY LINE
APPROXIMATELY 17' FROM END
OF PROPOSED DECK



LINEAR VIEW OF 3 PROPERTIES
AND 2 ADJACENT DECKS
(EXISTING)



SIDE VIEW OF 7807 RESTON LANE
AND EXISTING DECK



LUMBER + COMPOSITE
MATERIALS AWAITING PERMIT
+ VARIANCE OF APPROX 45'



SIDE VIEW OF 7801 RESTON LA.
AND EXISTING DECK

NOTE * NEIGHBORS DECKS ARE A CLOSE PROXIMITY IN DIMENSIONS AND SQUARE FOOTAGE TO PROPOSED DECK.
* THEY ARE ALSO VERY CLOSE TO SAME DISTANCE FROM BACK PROPERTY LINE.
* DECK PLANS HAVE BEEN APPROVED BY NEIGHBORHOOD ASSOCIATION SUBJECT TO OBTAINING BUILDING PERMIT.

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 7803 Reston Lane

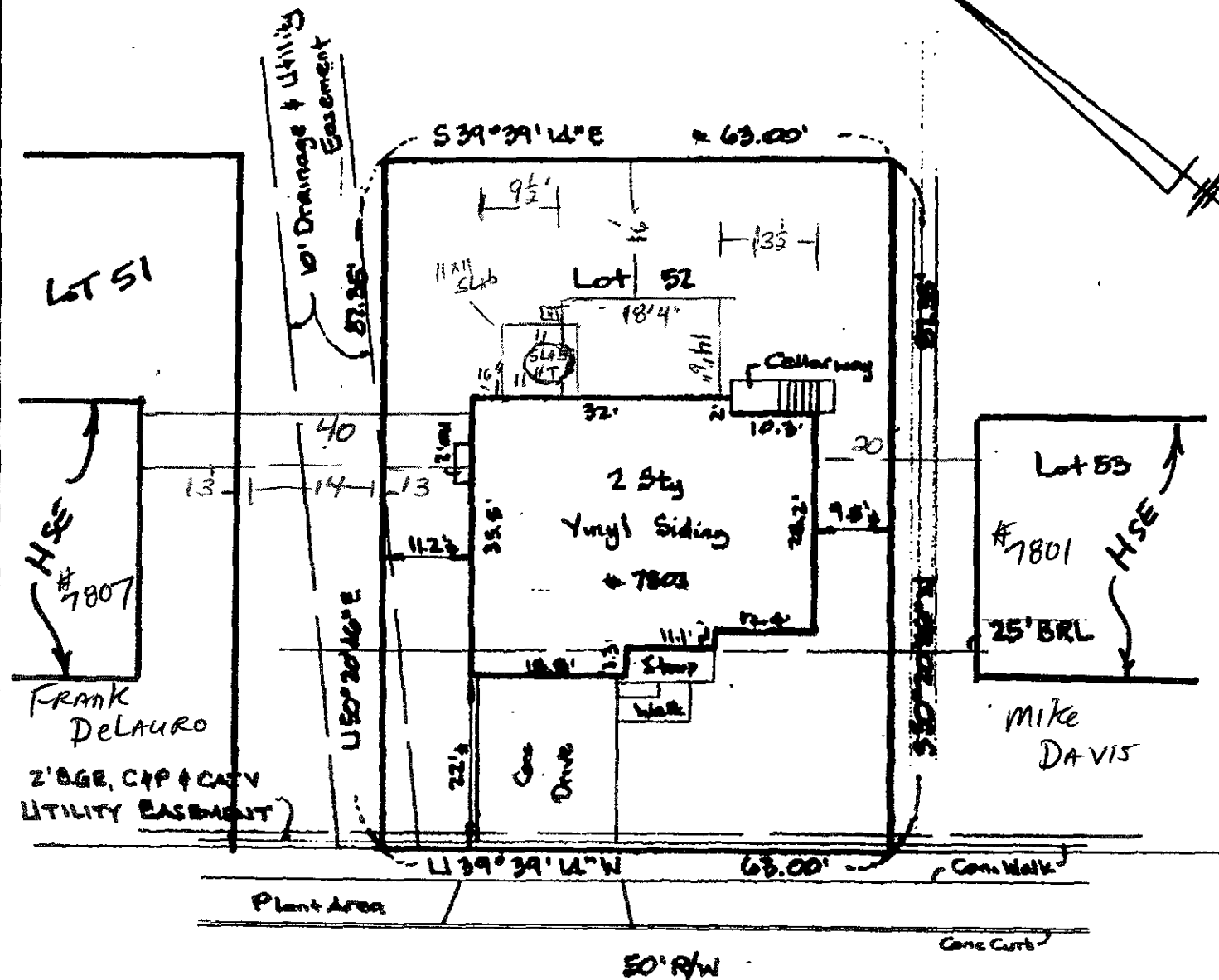
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Springhouse Station

plat book # 68, folio # 62, lot # 52, section #

OWNER: Annabelle Thormann

LOCATION DRAWING



RESTON

LANE

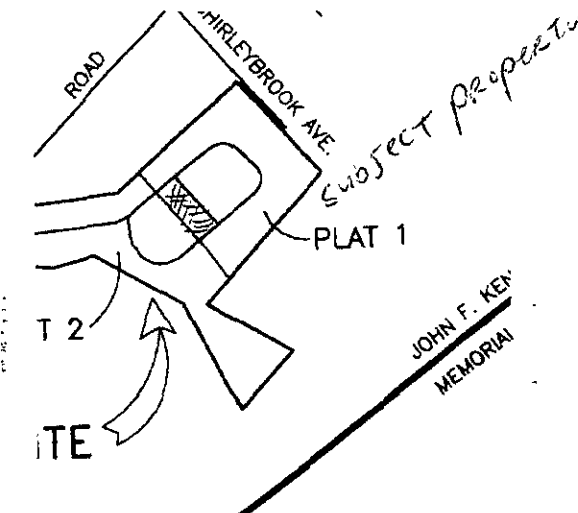
20' Max Parking

date: 1/18/21

prepared by: Colbert Matz

Scale of Drawing: 1" = 20'

ROSEN FELD INC



Vicinity Map
scale: 1" = 1000'

LOCATION INFORMATION

Election District: N + h

Councilmanic District: 6 + h

1" = 200 scale map #: N.E. 7-6

Zoning: P.R. - 3.5

Lot size: acreage 5,503 square feet

SEWER: ☒ public ☐ private

WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☐ yes ☐ no

Prior Zoning Hearings:

Zoning Office USE ONLY!

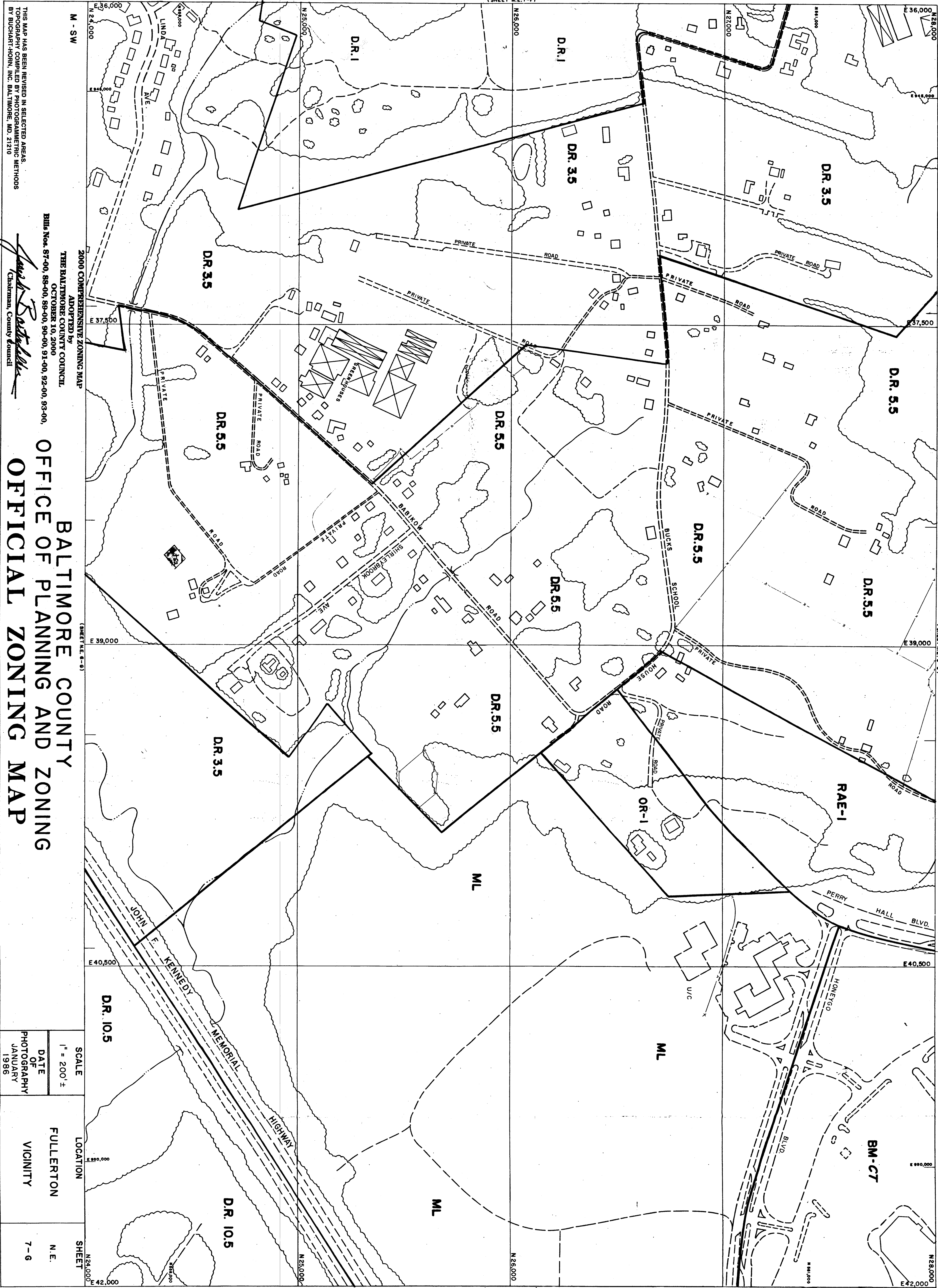
reviewed by: ITEM #: CASE #:

BR

072

02-072-A

N, O #,



#672



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
#072 PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200'	FULLERTON VICINITY	NE 7-6
DATE OF PHOTOGRAPHY		
JANUARY 1986		

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