

TO: PATUXENT PUBLISHING COMPANY
Thursday, September 27, 2001 Issue – Jeffersonian

Please forward billing to:

Vicki A Lucas
15 Lochwynd Court
Phoenix MD 21131

410 785-7661
410 350-7111

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: 02-076-A

15 Lochwynd Court

S/S Lochwynd Court, 1550' W of Highland Ridge Drive

10th Election District – 6th Councilmanic District

Legal Owner: Vicki A Lucas

Administrative Variance to permit an accessory structure (pool) to be located in the side yard in lieu of the required rear yard.

HEARING: Monday, October 15, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDZ
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.



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 15 Lochwynd Court

which is presently zoned RC 4 (Approved as RDP)

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) 400.1 (RCZR) to permit an accessory structure (pool) to be located in the side yard in lieu of the required rear yard.

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):

Vicki A. Lucas

Name - Type or Print

Signature

Name - Type or Print

Signature

15 Lochwynd Court (410) 785-7661

Address

Telephone No.

Phoenix, MD 21131

City

State

Zip Code

Representative to be Contacted:

Vicki A. Lucas (410-350-7111)

Name

15 Lochwynd Court (410-785-7661)

Address

Telephone No.

Phoenix, MD 21131

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. 02-076-A

Reviewed By JNP

Date 8/20/01

Estimated Posting Date 9/2/01

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

15 Lochwynd Court

Address

Phoenix, MD 21131

City

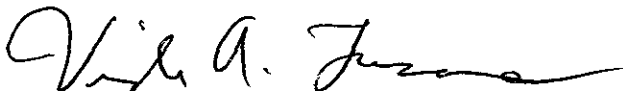
State

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):

1. The hardship is peculiar to the subject property in contrast with other properties in the zoning district. Three sides of the property are limited for swimming pool installation due to the following: septic system in back, well in front, propane tank on left side and all areas except the right side have a severe /steep grade that would make pool installation impossible.
2. Strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome. If the regulation that the pool must be in the back yard only, then it will be impossible to install the pool for the reasons stated in #1 above. The back yard has the septic system and the run off drainage system associated with it, and when evaluated by the septic system experts, it was not recommended that the back yard be a site for the pool. Additionally, the back yard has the steepest grade of all of the yard which would also make it an impossible site for the pool.
3. Relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured. The side yard where the pool would be located is remotely located from the street or the closest residence. It is barely visible from the street due to the cul de sac, extreme distance from the road, angle of the house, heavy woods on the side and rear, and severe downward grade of the front yard. The side yard is not visible to the closest residence due to the thick woods between the houses, the large lots, the angle of

both residences and the large distance between the two homes. 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

Vicki A. Lucas

Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of August, 01, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Vicki A. Lucas

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

August 6, 01

Date

Sue Marie Mangum

Notary Public

My Commission Expires 4-2-2005

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

15 Lochwynd Court

Address

Phoenix, MD 21131

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):

1. The hardship is peculiar to the subject property in contrast with other properties in the zoning district. Three sides of the property are limited for swimming pool installation due to the following: septic system in back, well in front, propane tank on left side and all areas except the right side have a severe /steep grade that would make pool installation impossible.
2. Strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome. If the regulation that the pool must be in the back yard only, then it will be impossible to install the pool for the reasons stated in #1 above. The back yard has the septic system and the run off drainage system associated with it, and when evaluated by the septic system experts, it was not recommended that the back yard be a site for the pool. Additionally, the back yard has the steepest grade of all of the yard which would also make it an impossible site for the pool.
3. Relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured. The side yard where the pool would be located is remotely located from the street or the closest residence. It is barely visible from the street due to the cul de sac, extreme distance from the road, angle of the house, heavy woods on the side and rear, and severe downward grade of the front yard. The side yard is not visible to the closest residence due to the thick woods between the houses, the large lots, the angle of both residences and the large distance between the two homes.

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

Vicki A. Lucas

Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of August, 01, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Vicki A. Lucas

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

August 6, 01
Date

Shirley Marie Mangum
Notary Public

My Commission Expires 4-2-2005



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 15 Lochwynd Court
which is presently zoned RC4 (Approved as RDP)

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) 400.1 (BC2R) to permit an accessory

structure (pool) to be located in the side yard in lieu of the required rear yard.

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):

Vicki A. Lucas
Name - Type or Print

[Signature]
Signature

Name - Type or Print

Signature

15 Lochwynd Court (410)785-7661
Address Telephone No.

Phoenix, MD 21131
City State Zip Code

Representative to be Contacted:

Vicki A. Lucas (410-350-7111)
Name

15 Lochwynd Court (410-785-7661)
Address Telephone No.

Phoenix, MD 21131
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 reposited.

Zoning Commissioner of Baltimore County

CASE NO. 02-076-A

Reviewed By JNP Date 8/20/01

Estimated Posting Date

Zoning Description

Zoning description for: 15 Lochwynd Court

Beginning at a point on the south side of Lochwynd Court which is 50 feet wide at the distance of 1550 feet west of the center line of the nearest improved intersecting street Highland Ridge Drive which is 50 feet wide. Being Lot #8, in the subdivision of the Highlands of Hunt Valley, Amended Plat 1 as recorded in the Baltimore County Plat Book #39 Folio #077, containing 2.2 AC, 95,832 sq. ft. Also known at 15 Lochwynd Court and located in the 10th Election District, 6th Councilman District.

02-076-A

BALTIMORE COUNTY, MARYLAND

OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

5707

DATE

8/20/01

ACCOUNT

R-001-006-6150

AMOUNT

\$ 50.00

RECEIVED
FROM:

Vicki Lucas

FOR:

15 Lochwood Court 02-176-A

Adm. Var.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT

ACTUAL

TIME

8/21/2001

8/20/2001

15:34:20

W503

CASHIER

R003

DRAWER 3

RECEIPT # 202625

OFLH

W503

5 528 ZONING VERIFICATION

RD. 005707

Recpt. Tot

50.00

50.00 CK

.00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

DUNCAN KREAMER, ESQUIRE

9/11/01
WCL
14 LOCHWYND COURT
PHOENIX, MD 21131
(410) 785-2430

10 September 2001

Arnold Jablon
Zoning Administration & Development Management
Room 111
111 West Chesapeake Avenue
Towson, MD. 21204

RE: Case 02 076 A 15 Lochwynd Ct. Phoenix -Lucas-Variance

Dear Mr. Jablon:

We the undersigned hereby request a PUBLIC HEARING
in the above captioned case. Check for \$40 is enclosed.

Respectfully submitted,

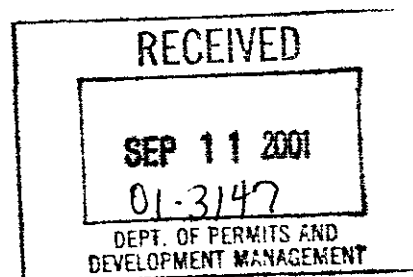
Duncan Kreamer
Duncan Kreamer 14 Lochwynd Ct.
Irma Kreamer
Irma Kreamer 14 Lochwynd Ct.

Highlands of Hunt Valley

Robert A. Kreamer
BY: Robert A. Kreamer President

XMEK986553754US

7 Lochwynd Ct
Phoenix, MD 21131



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

5638

DATE 9-11-01 ACCOUNT R001 006 6150

AMOUNT \$ 40.00

RECEIVED FROM: DUNCAN KREAMER

FOR: DEMAND FOR FORMAL HEARING

02-076-A 15 LOCHWYND CT

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT CASH TIME 15:21:12
9/12/2001 9/11/2001
REV MS01 CASHIER JRC JMR DRAWER 1
>> RECEIPT # 06187 OFLN
Debt 5 528 ZONING VERIFICATION
CR NO. 005638

Prpt Tot 40.00
40.00 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 Towson, Maryland on the property identified herein as follows:

Case: #02-076-A
15 Lochwynd Court
S/S Lochwynd Court 1550' W
of Hightland Ridge Drive
10th Election District
6th Councilmanic District
Legal Owner(s): Vicki A.
Lucas

Administrative Variance: to permit an accessory structure (pool) to be located in the side yard in lieu of the required rear yard.

Hearing: Monday, October 15, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley 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 concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

9/28/27 Sept. 27 C496322

CERTIFICATE OF PUBLICATION

9/27/2001

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 9/27/2001.

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

J. Wilkins

LEGAL ADVERTISING

CERTIFICATE OF POSTING

ADMIN

JMK
10/5/01
W/O

RE: Case No.:

02-076-A

Petitioner/Developer:

LUCAS, ETAL

Date of Hearing/Closing

9/17/01

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

SEP 14

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 #15-LOCHWYND CT.

The sign(s) were posted on

9/2/01

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 9/5/01
(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

(Telephone Number)

905-857
Pager (410) 666-8888



LUCAS
02-076-A
LOCHWYND CT

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: 02-076-A

Petitioner: Vicki A. Lucas

Address or Location: 15 Lochwynd Court Phoenix, MD 21131

PLEASE FORWARD ADVERTISING BILL TO:

Name: Vicki A. Lucas

Address: 15 Lochwynd Court

Phoenix, MD 21131

Telephone Number: (410)785-7661 or (410)350-7111

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 076 -A Address 15 Lochwynd Court
Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 8/20/01 Posting Date: 9/2/01 Closing Date: 9/17/01

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- 076 -A Address 15 Lochwynd Court
Petitioner's Name Vicki Lucas Telephone 410-785-7661
Posting Date: 9/2/01 Closing Date: 9/17/01
Wording for Sign: To Permit an accessory structure (pool) to be located in the side yard in lieu of the required rear yard

WCR - Revised 6/28/00



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

September 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: 02-076-A
15 Lochwynd Court
S/S Lochwynd Court, 1550' W of Highland Ridge Drive
10th Election District – 6th Councilmanic District
Legal Owner: Vicki A Lucas

Administrative Variance to permit an accessory structure (pool) to be located in the side yard in lieu of the required rear yard.

HEARING: Monday, October 15, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon G72
Director

C: Vicki A Lucas, 15 Lochwynd Court, Phoenix 21131
Duncan Kreamer, 14 Lochwynd Court, Phoenix 21131

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, SEPTEMBER 29, 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.



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:jrb

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



Jim
10/15
w/o

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 24, 2001

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

SEP 24 2001

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-076 & 02-083

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. Lee

AFK/JL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 7.19.01

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

RE: Baltimore County
Item No. 776

JNP

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

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 02-076-A

Date Completed/Initials

9-17-01

PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)

9-18-01

DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)

9-18-01

TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)

UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)

COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)

POSTPONEMENTS (type postponement letter; make appropriate copies, mail original and copies; send copy to zoning commissioner, file copy in hearing file; update hearing calendar and ZAC in computer)

RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies, file copy in hearing file, update hearing calendar and ZAC in computer; refile hearing folder)

INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)

ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)

COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner, file copy in hearing file)

FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)

19101
wcl
8

To: George
dk

September 18, 2001

Mr. Arnold Jablon
Director, Department PDM
Baltimore County Office Building
111 W. Chesapeake Avenue
Room 111
Towson, MD 21204

Dear Mr. Jablon:

I am writing to withdraw my application for an administrative variance due to my recent covenant knowledge of the restrictive covenants of my home owners association. The opposition from the home owner's association to my providing a small pool for the enjoyment of my children appears insurmountable, therefore, I will not pursue the matter further. I find this very unfortunate and distressing that regulations and small-minded individuals have the ability to deprive my children of one of the joys of summer. How sad for us all.

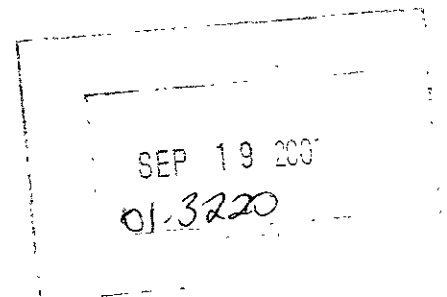
I would like to compliment your staff. Jeffry Perlow, Harry Fall and Dennis Rious have all been very professional and extremely helpful to me. I am grateful for their assistance in this matter.

In summary, I am writing to formally withdraw my application for an administrative variance, case number 02-076-A. Thank you for your consideration of this matter.

Sincerely,



Vicki A. Lucas
15 Lochwynd Court
Phoenix, MD 21131



ZAC AGENDA

Number: 075 Case Number: 02-075-A

Type: Administrative

Reviewer: JL

Owner: Michael Altmeyer

Contract Purchaser: N/A

Critical Area: No

Election District: 15th

Councilmanic District: 5th

Property Address: 918 Orems Road

Location: N/S of Orems Road, 300' W of Glider Drive

Existing Zoning: D.R.5.5

Area: 0.221 acres

Proposed Zoning: ADMINISTRATIVE VARIANCE to permit a rear yard setback of 8 feet and a side yard setback of 6 feet in lieu of the required 30 feet and 10 feet Respectively (for a proposed sunroom addition).

OK

Attorney:

Miscellaneous: Sun Room

Item Number: 076 Case Number: 02-076-A

Type: Administrative

Reviewer: JNP

Legal Owner: Vicki A Lucas

Contract Purchaser: N/A

Critical Area: No

Election District: 10th

Councilmanic District: 6th

Property Address: 15 Lochwynd Court

Location: S/S Lochwynd Court, 1550' W of Highland Ridge Drive

Existing Zoning: R.C.4

Area: 2.2 acres

Proposed Zoning: ADMINISTRATIVE VARIANCE to permit an accessory structure (pool) to be located in the side yard in lieu of the required rear yard.

01-4327

H. Fahl.
Hearing

Attorney:

Miscellaneous: Pool

Call to acknowledge
 receipt of fax
 to (410) 785-7441

Vicki A. Lucas, PhD
 15 Lochwood Court
 Phoenix, MD
 21131

September 21, 2001

Case # 02-076-A

Arnold Tablan

Director
 Baltimore County Department of Permit
 County Office Building
 111 West Chesapeake Ave.
 Towson, MD 21204

Dear Mr. Tablan,

I sent a letter to your
 attention dated 9/10/01 withdrawing
 my request for an Administrative
 Variance. It was on MedStar Health
 letterhead. Yesterday I received a
 notice of a hearing for the variance.
I do not wish to pursue the
matter and will not!
Remove the hearing from the
 schedule immediately. Thank you,
 Vicki A. Lucas

Mr. Arnold Jablon
Director
Department: PDM
Baltimore County Office Building
111 W. Chesapeake Ave.
Room 111
Towson, MD 21204

September 19, 2001

Dear ~~Mr. Arnold~~ Mr. Jablon,

I am writing to withdraw
my application for an Administrative
Variance due to my recent increased
knowledge of the Restrictive Covenants
of my Home Owners Association.
~~My Home Owners Association~~
The opposition from the Home Owners Association
pool for the enjoyment of my
children appears insurmountable,
therefore I will not pursue the
matter further. I find it
very unfortunate and distressing
that regulations and small
minded individuals have the ability

to deprive ^{out} children of one of
the joys of summer. How sad for
us all!

~~My case number is 02-076-A.~~

I would like to compliment
your staff. Jeffrey Penlaw,
Harry Fall and Dennis Rioux
have all been very professional and
extremely helpful to me. I
am grateful for their assistance in
this matter.

~~Again,~~

I humbly, I am writing
to formally withdraw my
application for an Administrative
Varience, case number: 02-076-A.
Thank you for your ~~con~~
consideration of this matter.

Sincerely yours,

Nick A. Lucas PhD
Vice President

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 15 Lockwind Court

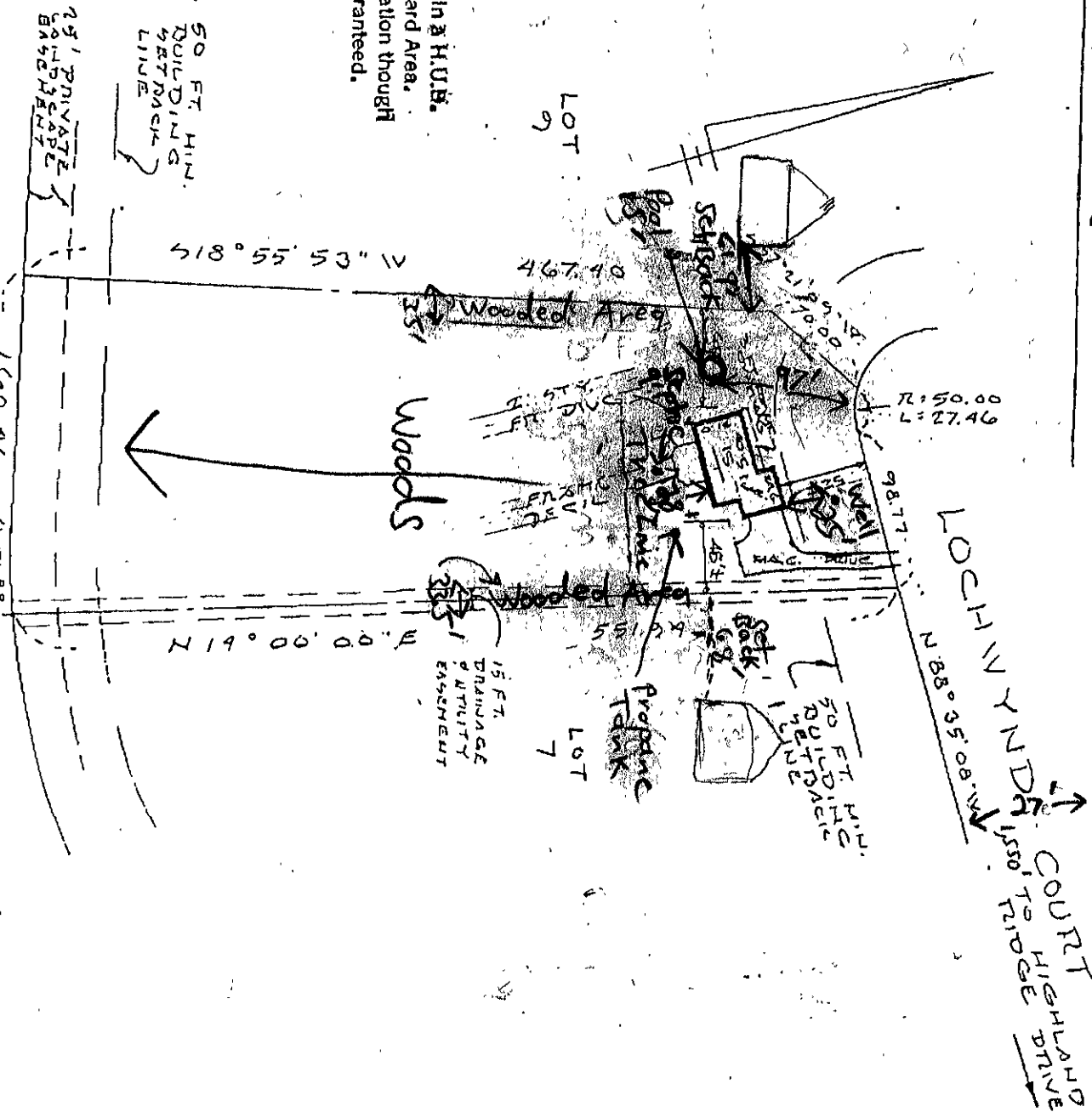
Subdivision name: Highlands of Hunt Valley

plat book# 39, lot# 077, lot# 8, section# 2 Amended plat 1

OWNER: Nicki A. Lucas

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

This property is not located in a H.U.B. Identified Special Flood Hazard Area. Flood Hazard Map Interpretation though believed accurate is not guaranteed.



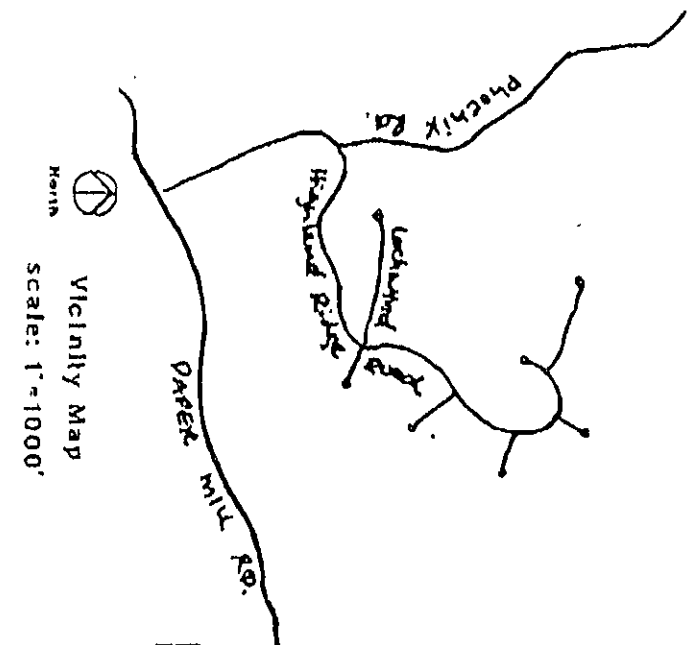
North

date: 8/11/01

prepared by: Jerry Lane

Scale of Drawing: 1" = 100'

HIGHLAND RIDGE DRIVE
(50 FT. WIDE)



LOCATION INFORMATION

Election District: 10

Councilmanic District: 06

1"=200' scale map#: NE-200-A

Zoning: RC4 (Approved as RDP)

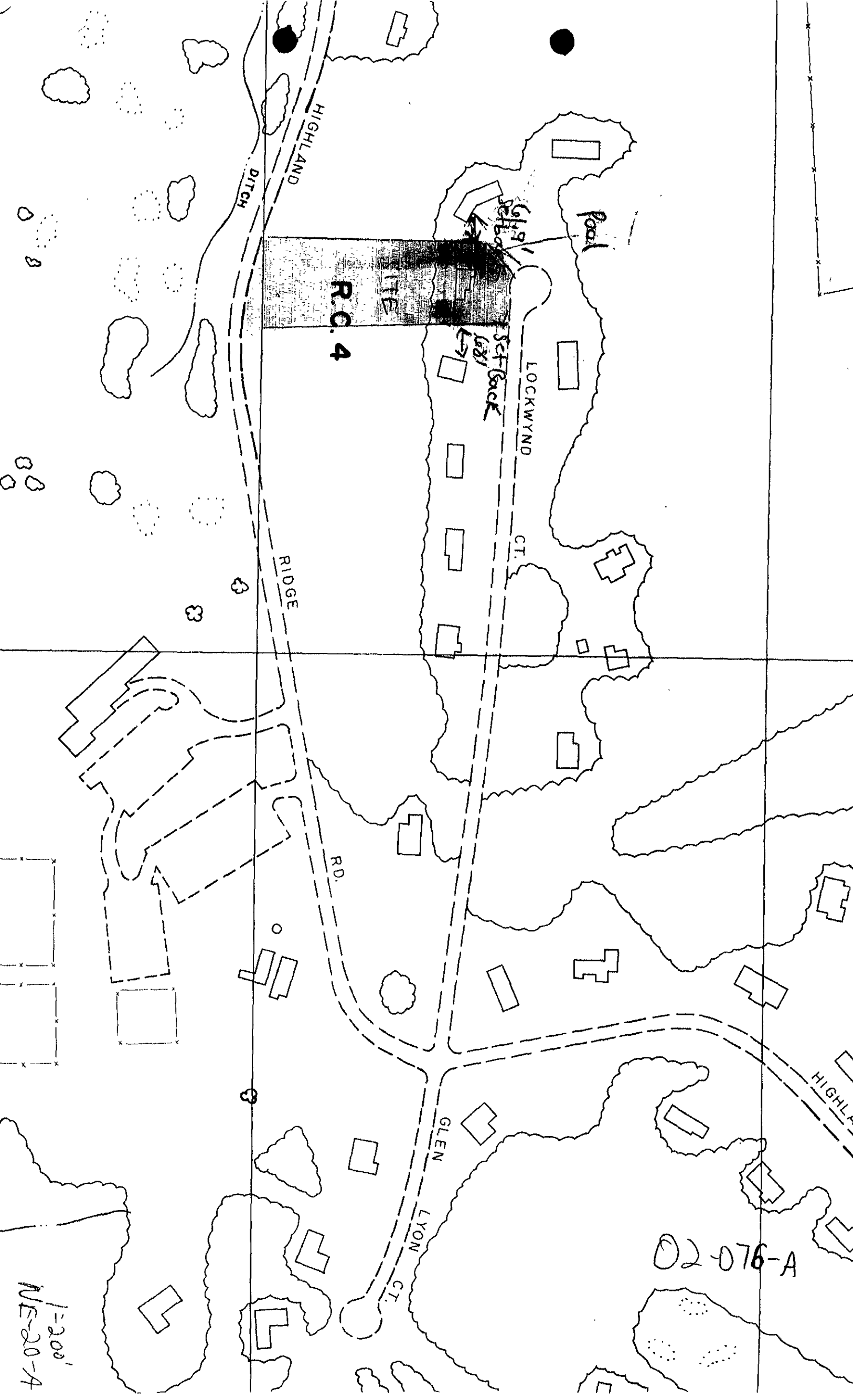
Lot size: 2.24c 95,832 acreage square feet

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

Chesapeake Bay Critical Area: ☐ ☒
Prior Zoning Hearings: NONE
Historic: NO

Zoning Office USE ONLY!

reviewed by: JMF ITEM #: 076 CASE#: 02-076-A



HIGHLAND
DITCH

R.C. 4

SITE

Pool

Set Back
68'

LOCKWYND
CT.

RIDGE
RD.

R.D.

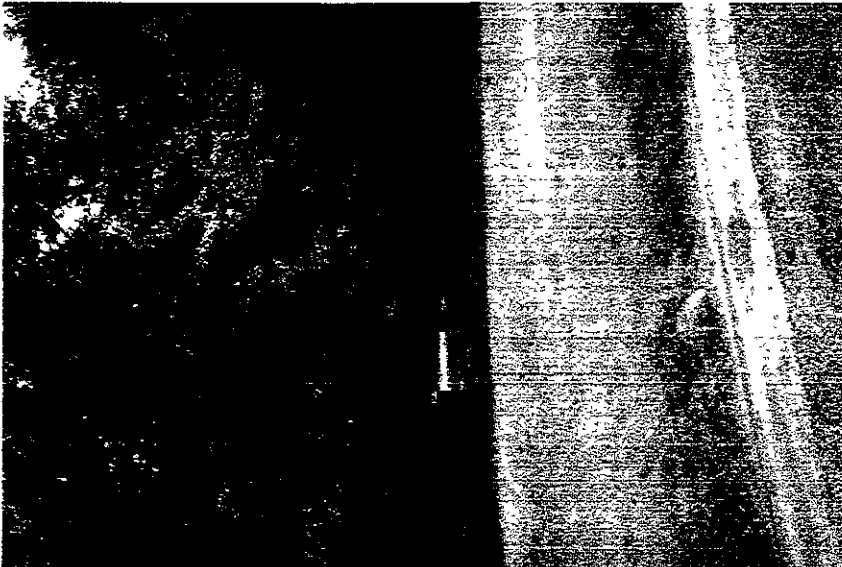
GLEN
LYON
CT.

HIGHLAND

02-076-A

1"=200'
NE-20-4

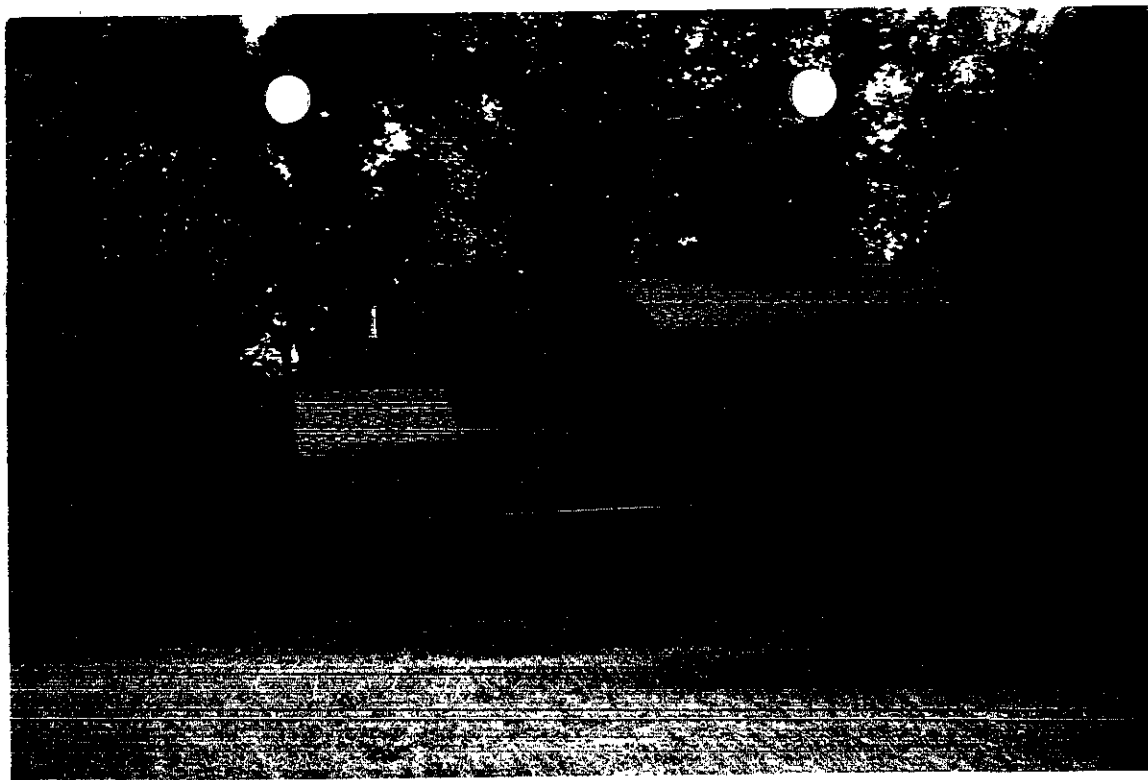
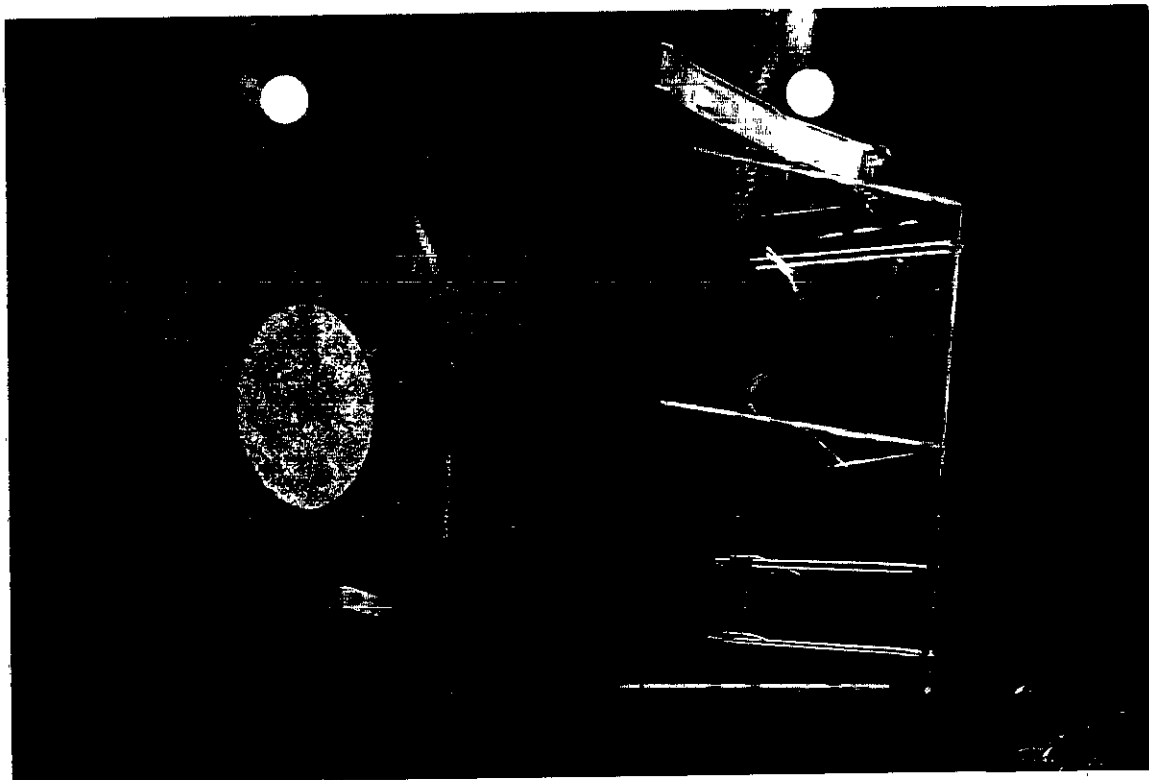
Corner of house and side yard
from Lochwynd Court

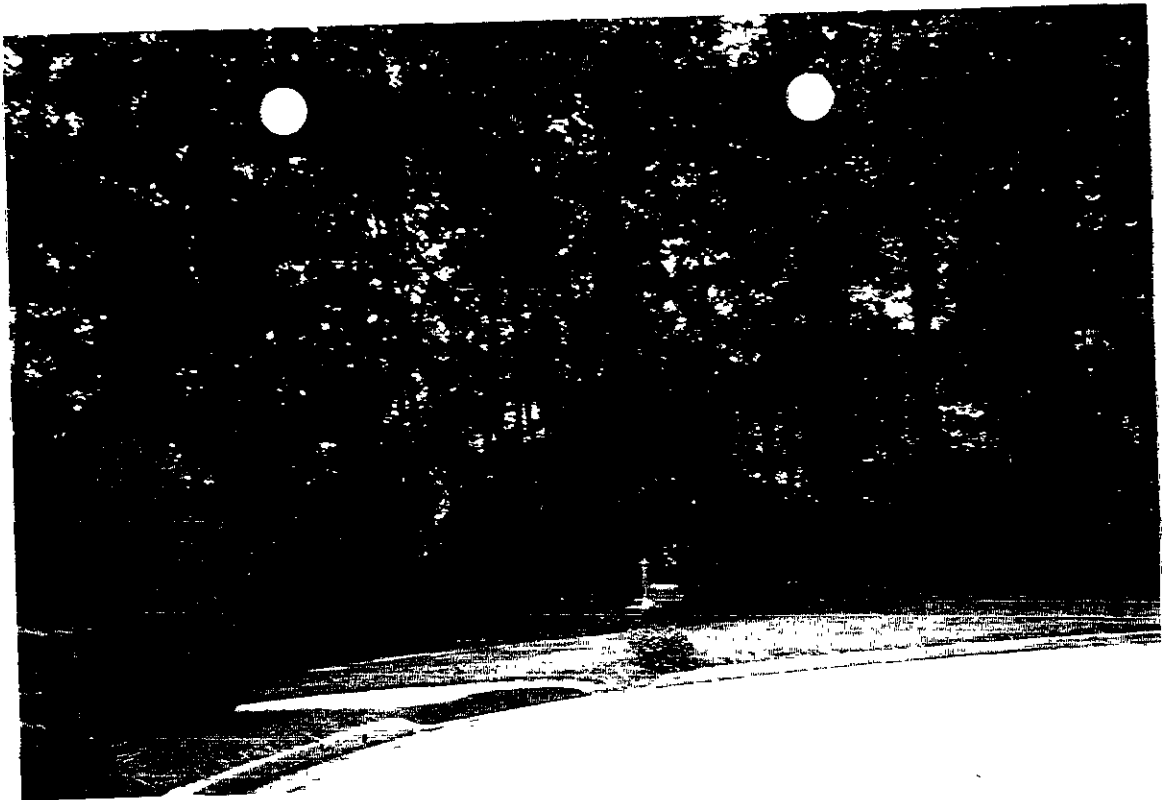


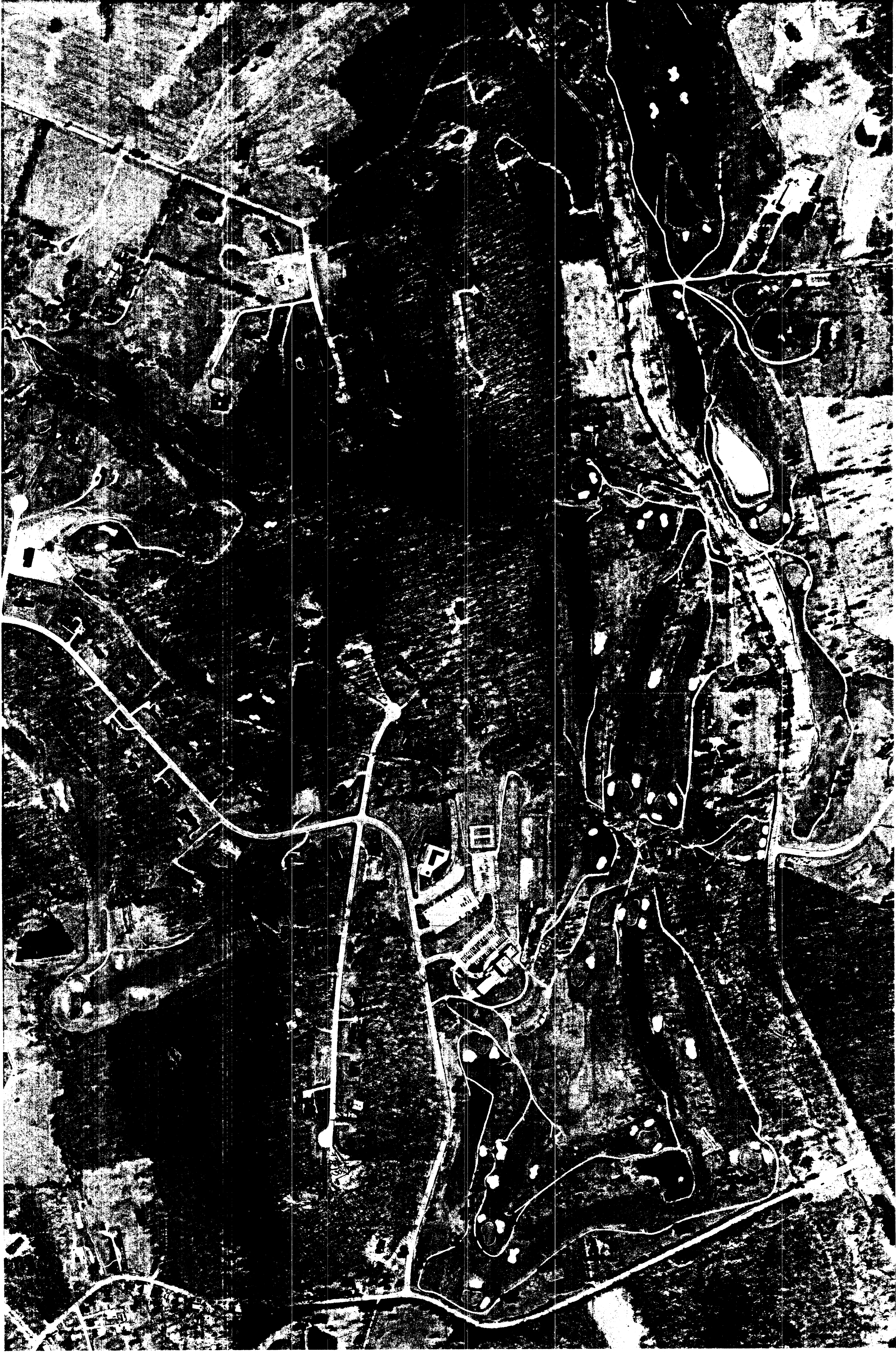
West Side yard
of Subject
Property

02-076-A









BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	SOUTHEAST OF PHOENIX	N.E. 20-A
DATE OF PHOTOGRAPHY JANUARY 1986		