

IN RE: PETITION FOR VARIANCE

S/S Lannerton Road, 0' E
centerline of Bird River Road
15th Election District
5th Councilmanic District
(840 Lannerton Road)

Ae Ja & Jeffrey Lee Jenkins
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-161-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Ae Ja and Jeffrey Lee Jenkins. The variance involves property located at 840 Lannerton Road, located in the Bird River area of Baltimore County. The property is zoned D.R.10.5. The variance request is from Section 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback to the centerline of an alley of 11 ft. in lieu of the required 15 ft., and from Section 400.3 of the B.C.Z.R., to allow the height of the accessory structure to be 16 ft. 8 in. in lieu of the required 15 ft.

Appearing at the hearing on behalf of the variance request was Mrs. Jenkins, owner of the property. There were no protestants or others in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.137 acres, more or less, zoned D.R.10.5. The subject property is improved with an end of group two-story brick row home. In the rear yard of the property there exists an accessory building which is used at this time by the Petitioner's son as a training facility. The testimony offered by Mrs. Jenkins indicated that her son competes in the martial arts known as "Tae kwon do". He is currently ranked third in the world in this sport. He is 16 years old and attends Kenwood High School. He has an excellent chance of making the U.S. Olympic Team in

11/13/02
By: J.P. Jenkins

this sport. The building which the Petitioners recently constructed will contain a training area for the Petitioners' son to perfect his sport. He currently trains in Rockville, Maryland, which is a great distance from their home and requires a great deal of time commuting to and from. Therefore, the Petitioners wish to complete the construction of this building for the purpose of allowing their son to train for this sport.

The Petitioners modified their variance request in that the building itself is actually situated 11 ft. from the centerline of the alley in lieu of the required 15 ft. The petition originally stated a setback of 1 ft. This was corrected on the petition. Furthermore, Mrs. Jenkins testified that her neighbors support them in this request for variance and no one was in opposition at the hearing.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek relief will

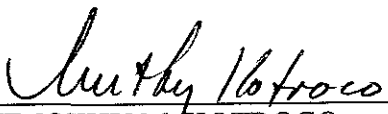
OFFICE OF THE CLERK
DATE 1/2/02
BY J.R. Gannon

unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED this 2nd day of January, 2002, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback to the centerline of an alley of 11 ft. in lieu of the required 15 ft., and from Section 400.3 of the B.C.Z.R., to allow the height of the accessory structure to be 16 ft. 8 in. in lieu of the required 15 ft., be and is hereby GRANTED.

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


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

1/2/02
by R. J. Johnson

IN RE: PETITION FOR VARIANCE
S/S Lannerton Road, 0' E
centerline of Bird River Road
15th Election District
5th Councilmanic District
(840 Lannerton Road)

Ac Ja & Jeffrey Lee Jenkins
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-161-A
*

* * * * *

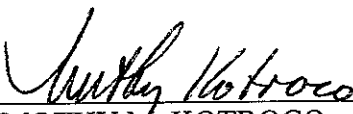
ORDER OF DISMISSAL

WHEREAS, the Petitioners originally came before this Deputy Zoning Commissioner on December 27, 2001, requesting a variance to permit a rear yard setback to the centerline of an alley of 11 ft. in lieu of the required 15 ft. and to allow the height of the structure in question to be 16 ft. 8 in. in lieu of the required 15 ft. An order granting Petitioners' request was issued on January 2, 2002.

WHEREAS, on January 11, 2002, Louise Nelson, nearby property owner, filed a written Motion for Reconsideration of my Order which was granted.

WHEREAS, in a letter to the Department of Permits & Development Management dated February 26, 2002, the Petitioners withdrew their request for variance. (See attached letter).

NOW, THEREFORE, IT IS ORDERED, this 7th day of March, 2002, by this Deputy Zoning Commissioner, that the variances previously granted by my Order dated January 2, 2002, be and they are hereby RESCINDED and the Petitioners' request for variances WITHDRAWN.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj



Baltimore County
Zoning Commissioner

7-4-I. George
Cancel 3/13/02 Hearing
Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

George,
3/13/02 Hearing
Withdraw 9⁰⁰ A.M.
Case #02-161-A

March 6, 2002

Mr. & Mrs. Jeffrey L. Jenkins
840 Lannerton Road
Baltimore, MD 21220

RE: Petition for Special Hearing
Case No. 02-161-SPH
Property: 840 Lannerton Road

Dear Mr. & Mrs. Jenkins:

Enclosed herewith please find a copy of an Order of Dismissal regarding the above captioned case. The matter has been dismissed, without prejudice.

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Encl.

c: Ms. Louise Nelson
9733 Matzon Road
Baltimore, MD 21220



IN RE: PETITION FOR VARIANCE
S/S Lannerton Road, 0' E
centerline of Bird River Road
15th Election District
5th Councilmanic District
(840 Lannerton Road)

Ae Ja & Jeffrey Lee Jenkins
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-161-A
*

* * * * *

AMENDED ORDER

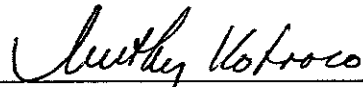
WHEREAS, this matter was originally heard by this Deputy Zoning Commissioner on December 27, 2001, wherein the Petitioners' request for variance to permit a rear yard setback to the centerline of an alley of 11 ft. in lieu of the required 15 ft. and to allow the height of the structure in question to be 16 ft. 8 in. in lieu of the required 15 ft. was granted. Thereafter, on January 2, 2002, an Order was issued granting the Petitioners' requested variance.

WHEREAS, on January 11, 2002, this office received from Louise Nelson, nearby property owner, a written Motion for Reconsideration of my previous Order. Apparently, Ms. Nelson, as well as others in the community, wished to attend the public hearing held on December 27, 2001. However, these residents were not made aware of the hearing date and would, therefore, like an opportunity to attend a hearing and voice their opposition. A copy of Ms. Nelson's letter is attached to this Order as Exhibit "A".

NOW, THEREFORE, IT IS ORDERED, this 29th day of January, 2002, by this Deputy Zoning Commissioner, that my previous Findings of Fact and Conclusion of Law be withdrawn at this time and a new hearing set relative to the Petition for Variance. A new hearing date shall

ORDERED
1/29/02
H. J. Jenson

be scheduled where this matter can be reheard with full participation from Ms. Nelson, as well as any other resident of the community who may have missed the original hearing date.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

Copies to:

Mr. & Mrs. Jeffrey L. Jenkins
840 Lannerton Road
Baltimore, MD 21220

Ms. Louise Nelson
9733 Matzon Road
Baltimore, MD 21220



Baltimore County
Zoning Commissioner

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

January 29, 2002

Mr. & Mrs. Jeffrey Lee Jenkins
840 Lannerton Road
Baltimore, Maryland 21220

Re: Petition for Variance
Hearing: December 27, 2001
Case No. 02-161-A
Property: 840 Lannerton Road

Dear Mr. & Mrs. Jenkins:

On occasion it becomes necessary for this office to rehear a case. In this instance, it is evident that neighbors in your community wished to attend the hearing held on your petition for variance to voice their opposition to your request. Some residents expressed concern that they never saw a notice of hearing posted and they contend that the case was not listed on the Zoning Commissioner's Hearing Schedule.

Ms. Louise Nelson filed a letter (motion for reconsideration) concerning my January 2, 2002 Order and requested a hearing date for this case to be reheard with any interested persons attending. Therefore, I must withdraw my previously issued Order in this matter and have Permits and Development Management set a new hearing date. You will be notified in writing when a new hearing date has been scheduled.

I am enclosing a copy of my Amended Order and Ms. Nelson's letter for your records. Should you have any questions or require any additional information, please feel free to contact my office.

Very truly yours,

A handwritten signature in dark ink, appearing to read "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

January 11, 2002

9733 Matzon Road
Baltimore, MD 21220

Mr. Timothy Kotroco
Deputy Zoning Commissioner
401 Bosley Avenue, Ste 403
Towson, MD 21204

Dear Mr. Kotroco:

I am writing in reference to Case Number 02-161-A (840 Lannerton Road), Petition For A Variance. I have been following this case from the beginning and never saw a Building Permit nor a Zoning Sign notifying the community of the hearing date. Also, the case was never listed in the Zoning Commissioner's Hearing Schedule.

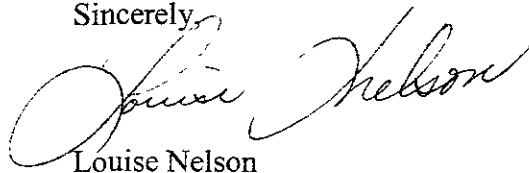
It appears this building was put up without a permit. It is a two-story building, which takes up almost all of the length of the yard. It is 1½ feet above the 15 feet height allowed and it is definitely not 11 feet from the center of the alley. It is very irritating to have people do whatever they feel like doing and not worry about the appearance of the neighborhood.

In your report stating the owners had to go to Rockville for their son's training, is this saying the instructor is now coming to this building on Lannerton Road. This is not expensive? Why would you need two-stories with windows all around on both floors for a training facility? Has a permit been issued now for this building? Will it have residential possibilities (i.e. kitchen, bedroom, and full bathroom)? If so, why would it need any of these if this building were only to be a training place for their son, the main house could be used?

I would like for you to see this building for yourself. This has been a concern of many neighbors, who feel this building is an eyesore to the neighborhood, as it can be seen plain as day on Bird River Road.

I am requesting another hearing so that the neighbors may be heard on this issue. Thank you for your time and effort.

Sincerely,


Louise Nelson

JAN 11

1/29/02
H. J. Janssen



Baltimore County
Zoning Commissioner

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

January 2, 2002

Mr. & Mrs. Jeffrey Lee Jenkins
840 Lannerton Road
Baltimore, Maryland 21220

Re: Petition for Variance
Case No. 02-161-A
Property: 840 Lannerton Road

Dear Mr. & Mrs. Jenkins:

Enclosed please find the decision rendered in the above-captioned case. The Petition for 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 black ink, which appears to read "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 ^{Violations} Variance

to the Zoning Commissioner of Baltimore County
for the property located at 840 Lannerton Rd.
which is presently zoned D.R. -10.5

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) 400.2 to permit a rear yard setback to the center line of an alley of 11 ft in lieu of the required 15 ft. and section 400.3 to permit a height of 16'8" in lieu of the required 15 ft.

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

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):

JEFFREY Lee Jenkins

Name - Type or Print

Signature

Jeff Lee Jenkins

Name - Type or Print

Signature

840 Lannerton Rd. 410
Address U 243 1984

Telephone No

Baltimore MD 71220
City State Zip Code

Representative to be Contacted:

Name

Address

City

Telephone No

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By GR Date 10/19/01

ORDER RE: GIVED FOR FILING

Case No. 02-161-A

REV 9/15/98

Date

By

840 Lannerton Rd.
Baltimore MD. 21220

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

Setting the training room farther into the yard would cause problems 1) it would take up more than 1/2 of the usable yard 2) it would create sight and security issues for us and are neighbors blocking view of both the parking area and the alley. the proposed location would affect neither of the above.

The request of the height variance of 20 inches is for our sons training needs. He is currently third in the world in his sport of Tae kwon do (a martial art) He is now training for the 2004 Olympics in Athens Greece . The height requested is needed because he does alot of jumping , high kicking . working on stationary steps , and jumping on and off boxes. these heights were given to us by the assistant coach of the U.S olympic team , Master Steven Dring , Colorodo springs colorodo. Currently he trains in Rockville MD. at the MD. training center which creates hardship to are family
1) travel time is over 5 hours round trip keeping us from staying involved in our daughters life ,
2) this amount of time takes away from his school work , and school activities,
3) in general it puts alot of strain on are entire family structure.

Training in the back yard would eliminate almost all of the burdens listed above.

Thank you for your time ..

#161

ZONING DESCRIPTION

Zoning description for 840 Lannerton Rd

Beginning at a point on the south side of
Lannerton road which is 60'
wide at the distance of 0' East of the
centerline of the nearest improved intersecting street
Bird River Rd. which is 40' wide.

*being lot # 1, block M, in the subdivision
of MapleCrest as recorded in Baltimore County Plat
Book # 25, Folio# 65 containing 5978 SF

Also known as 840 Lannerton Rd and located in the
15th Election district, 5th Councilmanic distict.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 06616

DATE 10/19/01 ACCOUNT ROU-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: Ac Jenkins

FOR: Zoning Variance

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item #161

PAID RECEIPT

PAYMENT	ACTUAL	TIME
10/22/2001	10/19/2001	14:57:42
REC MS06	CASHIER ABRO ABC	DROWER 6
>> RECEIPT # 063489 OFLN		
Dept 5 528 ZONING VERIFICATION		
CR NO. 006616		

Recpt Tot 50.00
50.00 OK .00 EA
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: #02-161-A
840 Lannerton Road
S/S Lannerton Road, O' E
centerline Bird River Road
15th Election District
Bth Councilmanic District

Legal Owner(s): Jeffrey L. Jenkins
Variance: to permit a rear yard setback to the centerline of an alley of 1 foot in lieu of the required 15 feet and to permit a height of 16.8 feet in lieu of the required 15 feet.

Hearing: Thursday, December 27, 2001 at 11:00 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 Commissioners' Office at (410) 867-4386.

(2) For information concerning the file and/or hearing, contact the Zoning Review Office at (410) 867-3391.
J1712642 Dec. 11 0510538

CERTIFICATE OF PUBLICATION

_____ 12/14, 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 12/14, 2001.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 02-161-A

Petitioner/Developer: JEFFREY L.

JENKINS

Date of Hearing/Closing: 12/27/01

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

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 840 LANNERTON RD

The sign(s) were posted on

12/9/01
(Month, Day, Year)

Sincerely,

[Signature] 12/9/01
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

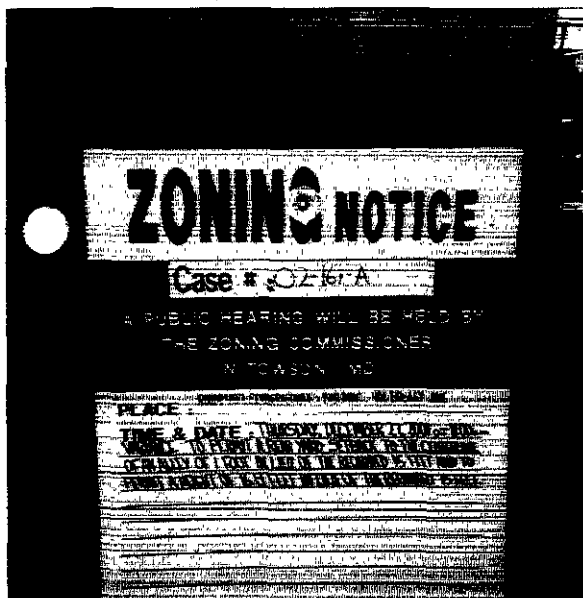
(Address)

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: 52-161-A
Petitioner: JEFFREY LEE JENKINS
Address or Location: 840 LANNERTON Rd. Balto MD 21220

PLEASE FORWARD ADVERTISING BILL TO:

Name: JEFFREY LEE JENKINS
Address: 840 LANNERTON Rd.
Baltimore MD 21220
Telephone Number: 410-574-6497

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Tuesday, December 11, 2001 Issue – Jeffersonian

Please forward billing to:
Jeffrey L Jenkins
840 Lannerton Road
Baltimore MD 21220

410 574-6497

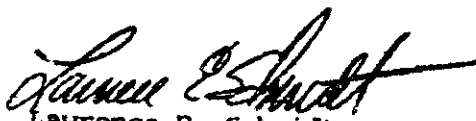
NOTICE OF ZONING HEARING

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: 02-161-a
840 Lannerton Road
S/S Lannerton Road, 0' E centerline Bird River Road
15th Election District – 5th Councilmanic District
Legal Owner: Jeffrey L Jenkins

Variance to permit a rear yard setback to the centerline of an alley of 1 foot in lieu of the required 15 feet and to permit a height of 16.8 feet in lieu of the required 15 feet.

HEARING: Thursday, December 27, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDD
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

November 30, 2001

NOTICE OF ZONING HEARING

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

CASE NUMBER: 02-161-a
840 Lannerton Road
S/S Lannerton Road, 0' E centerline Bird River Road
15th Election District – 5th Councilmanic District
Legal Owner: Jeffrey L Jenkins

Variance to permit a rear yard setback to the centerline of an alley of 1 foot in lieu of the required 15 feet and to permit a height of 16.8 feet in lieu of the required 15 feet.

HEARING: Thursday, December 27, 2001 at 11:00 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: Jeffrey L Jenkins, 840 Lannerton Road, Baltimore 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, DECEMBER 12, 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.

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

TO: PATUXENT PUBLISHING COMPANY
Tuesday, February 26, 2002 Issue – Jeffersonian

Please forward billing to:
Jeffrey L Jenkins
840 Lannerton Road
Baltimore MD 21220

410 574-6497

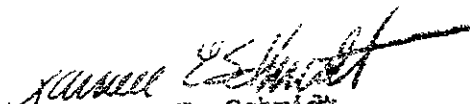
NOTICE OF AMENDED ZONING HEARING

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: 02-261-A
840 Lannerton Road
S/S Lannerton Road, 0' E centerline Bird River Road
15th Election District – 5th Councilmanic District
Legal Owner: Jeffrey L Jenkins

Variance to permit a rear yard setback to the centerline of an alley of 1 foot in lieu of the required 15 feet and to permit a height of 16.8 feet in lieu of the required 15 feet.

HEARING: Wednesday, March 13, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

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

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



Baltimore County
Department of Permits and
Development Management

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

February 5, 2002

NOTICE OF AMENDED 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: 02-261-A
840 Lannerton Road
S/S Lannerton Road, 0' E centerline Bird River Road
15th Election District – 5th Councilmanic District
Legal Owner: Jeffrey L Jenkins

Variance to permit a rear yard setback to the centerline of an alley of 1 foot in lieu of the required 15 feet and to permit a height of 16.8 feet in lieu of the required 15 feet.

HEARING: Wednesday, March 13, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon G D Z
Director

C: Mr. & Mrs. Jeffrey L Jenkins, 840 Lannerton Road, Baltimore 21220
Ms. Louise Nelson, 9733 Matzon Road, Baltimore 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, FEBRUARY 26, 2002.**
(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
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

December 21, 2001

Jeffrey L Jenkins
840 Lannerton Road
Baltimore MD 21220

Dear Mr. Jenkins:

RE: Case Number: 02-161-A, 840 Lannerton Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 19, 2001.

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

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

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. G22
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel

JK
12/27/01

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt. **DATE:** December 20, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For December 3, 2001
Item Nos.* 151, 152, 155, 157, ~~161~~ 164,
165, 167, 168, 170, 171, 172, 173, 174,
and 175

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

*Items number 153 and 154 were not designated.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

December 10, 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 November 26, 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:

151, 152, 155, 156, 157, 159, ~~161~~ 164, 165, 166, 167, 168, 169,
170, 171, 172, 173, 174, and 175

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



Seni
12/27

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 30, 2001

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

02-161-3

SUBJECT: 840 Lannerton Road

INFORMATION:

Item Number: 02-161

Petitioner: Jeffery L. Jenkins

Zoning: DR 10.5

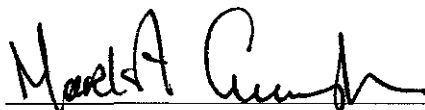
Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

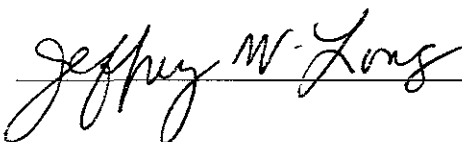
The Office of Planning does not support the request to permit a rear yard setback of 1 foot to the centerline of an alley in lieu of the required 15 feet or to permit a height of 16.8 feet in lieu of the maximum permitted 15 feet.

The subject accessory structure is already built and has the appearance of a secondary dwelling unit. Additionally, it is visible from Bird River Road, is incompatible with the character of the community, and creates a negative impact on the immediate neighbors. Therefore, this office is of the opinion that the subject structure should be removed from the property.

Prepared by:



Section Chief:



AFK:MAC:



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 12-3-01

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. [REDACTED]

BR

Dear Mr. Zahner:

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

RE: PETITION FOR VARIANCE
840 Lannerton Road, S/S Lannerton Rd,
0' E of c/l Bird River Rd
15th Election District, 5th Councilmanic

Legal Owner: Jeffrey L. Jenkins
Petitioner(s)

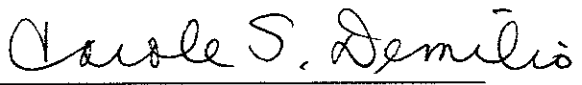
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-161-A

* * * * *

ENTRY OF APPEARANCE

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


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 10th day of December, 2001 a copy of the foregoing Entry of Appearance was mailed to Jeffrey L. Jenkins, 840 Lannerton Road, Baltimore, MD 21220, Petitioner.


PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Code Inspections and
Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmenforce@co.ba.md.us
pdinspect@co.ba.md.us

March 19, 2002

Mrs. Leigh Raley, President
Windlass Run Improvement Association, Inc.
1102 Gladway Road
Baltimore, Maryland 21220-1918

Dear Ms. Raley:

Re: Case No. 02-161-A, 840 Lannerton Road

In response to the association letter of March 12, 2002, I have enclosed a copy of the deputy zoning commissioner's original decision of January 2, 2002 and his most recent ruling of March 7, 2002. Since the petitioner/property owners have gone to the extent to withdraw their petition request, Building Inspector James Kemp will be re-inspecting the property to verify whether this structure has been brought into compliance with the law.

If additional questions exist as to this matter, please consult with either Mr. Kemp or his supervisor, John Altmeyer at 410-887-3953 between the hours of 8-8:30 a.m. or 3-4 p.m..

Sincerely,

A handwritten signature in black ink, appearing to read "James H. Thompson".

James H. Thompson
Code Inspections and
Enforcement Supervisor

JHT/hek
Enclosure

c: Supervisor John Altmeyer
Building Inspector James Kemp

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



Printed with Soybean Ink
on Recycled Paper



WINDLASS RUN IMPROVEMENT ASSOCIATION, INC.

1102 GLADWAY ROAD
BALTIMORE, MD 21220-1918
(410) 391-0435
52-1904745

01-6553

3/16/02
8
JT

March 12, 2002

James H. Thompson
Code Inspections and Enforcement Supervisor
County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204

Reference: Petition for Variance
840 Lannerton Road
Baltimore, MD 21220
Case No. 02-161-A

Dear Mr. Thompson:

This letter is to advise you that the Windlass Run Improvement Association, Inc. agrees with the homeowners in the Maple Crest neighborhood that the above mentioned petition should not have been granted.

The Association also feels that as large as the building is, there is a possibility of it being used as a secondary dwelling (apartment on the 2nd floor). It is also not compatible with the character of the surrounding community.

The Association does not wish to deny Mr. Jenkins son from practicing his martial arts, so why not a building with a ten foot ceiling.

Windlass Run Improvement Association would like to be kept informed on the outcome of this issue.

Sincerely yours,

WINDLASS RUN IMPROVEMENT ASSOC., INC.


Leigh Raley
President

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

ENTERED IN AS400
BY: 

02-829

MAR 14 2002

WCR 2.26.02
To: GZ - To Kathi ASAP

To: Mr. Arnold Jablon,
I am writing in letter to withdrawl my variance
for the property 840 Lannerton Road, Baltimore,
Maryland 21220. on case # 02-161A scheduled
for appeal on March 13, 02.



AeJa Jenkins

2/26/02

840 Lannerton Road

(410) 574-6497

2/28/02
~~AT~~
S

MAR 5 2002

Sept
3/13

02 MAR -1 PM 2:16

FEB 27 2002

ZAC AGENDA

Item Number: 161 **Case Number:** 02-161-A**Type:** Residential**Reviewer:** BR**Legal Owner:** Jeffrey Lee Jenkins**Contract Purchaser:** N/A**Critical Area:** No**Election District:** 15th**Councilmanic District:** 5th**Property Address:** 840 Lannerton Rd.**Location:** S/S Lannerton Rd. 0' east centerline Bird River Rd.**Existing Zoning:** D.R. 10.5**Area:** 5,978 square feet**Proposed Zoning:** VARIANCE to permit a rearyard setback to the center line of an alley of 1' in lieu of the required 15'; and section 400.3 to permit a height of 16'8" in lieu of the required 15'.**Attorney:****Miscellaneous:** Violations J. Kemp #01-0553

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: December 4, 2001

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 02-161 A
Legal Owner/Petitioner: Jeffrey Lee Jenkins
Contract Purchaser: N/A
Property Address: 840 Lannerton Rd.
Location Description: S/S Lannerton Rd. 0' E. centerline Bird River Rd.

VIIOLATION INFORMATION: Case No. 01-6553
Defendants: Jeffrey Lee Jenkins

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME	ADDRESS
Mike Boblitz	23 Oldfield Ct. Balto., Md. 21220

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- X 1. Complaint letter/memo/email/fax (if applicable)
- X 2. Complaint Intake Form/Code Enforcement Officer's report and notes
- X 3. State Tax Assessment printout
- ☐ 4. State Tax Parcel Map (if applicable)
- ☐ 5. MVA Registration printout (if applicable)
- ☐ 6. Deed (if applicable)
- ☐ 7. Lease-Residential or Commercial (if applicable)
- ☐ 8. Photographs including dates taken
- X 9. Correction Notice/Code Violation Notice
- ☐ 10. Citation and Proof of Service (if applicable)
- ☐ 11. Certified Mail Receipt (if applicable)
- ☐ 12. Final Order of the Code Official/Hearing Officer (if applicable)
- ☐ 13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)
- ☐ 14. Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable).

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/jk
C: Code Enforcement Officer

COL ENFORCEMENT REPORT

DATE: 10/1/01 INTAKE BY: Hepkins, K CASE #: 01-6553 INSPEC: Kemp, J

COMPLAINT LOCATION: 840 Lannerton Rd

ZIP CODE: 21220 DIST: 15

COMPLAINANT NAME: Mike Balbino

PHONE #: (H) ⁴⁴³ ~~443~~ - 829-4857 (W)

ADDRESS: 23 Oldfield Ct

ZIP CODE: _____

PROBLEM: Bldg. 2-story garage w/o permit

IS THIS A RENTAL UNIT? YES _____ NO _____
 IF YES, IS THIS SECTION 8? YES _____ NO _____
 OWNER/TENANT INFORMATION: _____

TAX ACCOUNT #: 15 02 203020

ZONING: _____

INSPECTION: 10/2/01 Site Insp - 2 story garage being built, No permit on file, SWD posted and mailed, Mr. Balbino up-dated 1:20 p.m.
 MRC 10/16/01 *[Signature]*

REINSPECTION: 10/16/01 Var. Appl. Date of 10/17 RC
10/24 *[Signature]*

10/19/01 Var. C2. # 02-161-A, Not Yet assigned,

REINSPECTION: RC 11/5/01

11/5/01 Detendant called Case still not assigned
RC 11/19/01 *[Signature]*

REINSPECTION: 11/20/01 RC 01/03/02 *[Signature]*

DATE: 10/01/2001

STANDARD ASSESSMENT INQUIRY (1)

RA1001B

TIME: 12:15:30

PROPERTY NO. DIST GROUP CLASS OCC. HISTORIC DEL LOAD DATE
15 02 203020 15 3-3 04-00 H NO 09/25/01

JENKINS JEFFREY LEE

DESC-1.. IMPS

JENKINS AE JA

DESC-2.. MAPLECREST

840 LANNERTON RD

PREMISE. 00840 LANNERTON

RD

00000-0000

BALTIMORE

MD 21220-1717 FORMER OWNER: OSTMAN RAYMOND

FCV		PHASED IN				
	PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND:	19,500	19,500		FCV	ASSESS	ASSESS
IMPV:	51,510	63,570	TOTAL..	83,070	83,070	79,050
TOTL:	71,010	83,070	PREF...	0	0	0
PREF:	0	0	CURT...	83,070	83,070	79,050
CURT:	71,010	83,070	EXEMPT.		0	0
DATE:	10/96	07/99				

TAXABLE BASIS		FM DATE
02/03 ASSESS:	83,070	08/10/01
01/02 ASSESS:	79,050	06/01/01
00/01 ASSESS:	30,010	06/01/00

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

F A X

To: 410-887-2824
Company:
Fax number: 410-887-2824
Business phone:

From: JEFFREY HILLS
Fax number: +1 (410) 7803317
Business phone:
Home phone: 410-780-9515

Date & Time: 10/11/01 10:37:12 PM
Pages: 2
Re:

SEND
10
Building

Let's Messag
10/16 8:25
JK

10/12/01
JT
V

To Whom It May Concern:

I am sending this because I have concerns about a building at 840 Lannerton Rd. Middle River, Md. 21220. I have 23 years as a carpenter and I have watched as they have put this building together and for one thing they haven't a permit to build it. There isn't a double top plate to carry the top deck and there isn't a double top plate to carry the roof trusses. I am not sure but I don't think there are treated 2x4's on the sill plates. I don't mind that he has built this but I don't think it's safe and somebody will get hurt if this is not fixed. I want to thank you for your help in this.

CODE VIOLATION

OPEN
ai-6553
Bldg. 15



15th

Code Enforcement:

410-887-3351

Building Inspection:

410-887-3953

Plumbing Inspection:

410-887-3620

Electrical Inspection:

410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No.

01-6553

Property No.

15 02 203020

Zoning:

Name(s):

Jenkins Jeffrey Lee
Jenkins AE JA

Address:

Same

Violation

Location:

840 Lannerton Rd

21220

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

Balto. Co. Code ~~7-36~~ "7-36" Fines for
construction w/o permits" BOCO 102.0
"Permits required"

Two-story accessory structure being
built w/o permits. Please obtain permit.
Building is in excess of 15' therefore
a zoning variance will be needed to
obtain permit. Once permit is obtained
a framing inspection must be scheduled
and made before work continues.

- 1) \$1,000 fine
- 2) Subject to \$200/day fine if not
brought into compliance.

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

On or Before:

Date Issued:

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR
EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER
VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name

INSPECTOR:

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK
UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN
RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT.
THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN

Not Later Than:

10/16/01

Date Issued:

10/2/01

INSPECTOR:

James Kuyf - (J. Kuyf)

AGENCY

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

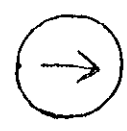
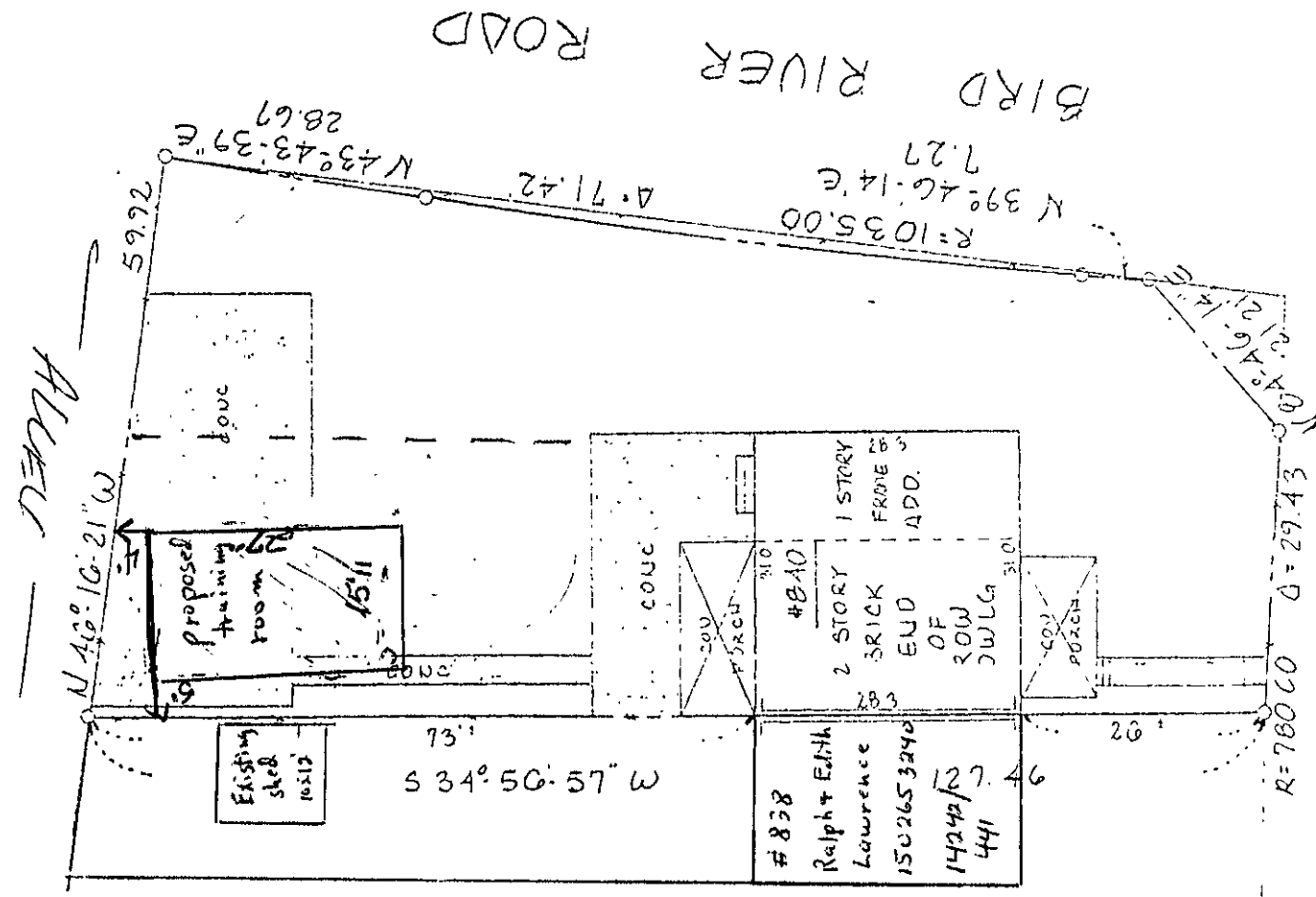
PROPERTY ADDRESS: 840 Lannerton Road

Subdivision name: Maple Crest

plat book # 25, folio # 65, lot # 1, section #

OWNER: Jeffrey & Ae Ja Jenkins

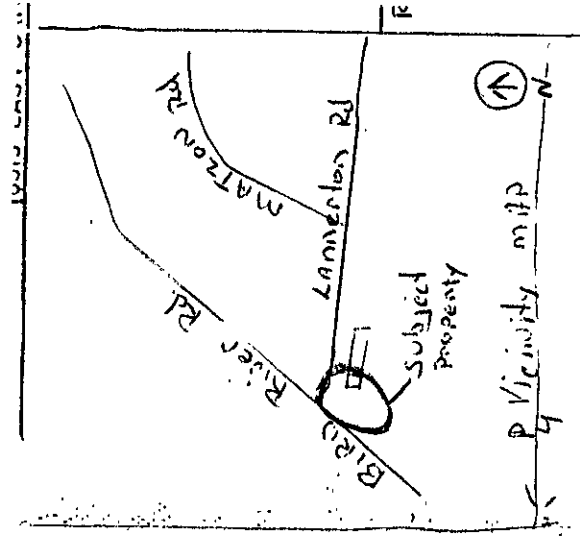
see pages 5 & 6 of the CHECKLIST for additional required information



North

date: 10-17-1

prepared by: JEFFREY Lee Jenkins Scale of Drawing: 1" = 20'



Vicinity Map
North
scale: 1"=1000'

LOCATION INFORMATION

Election District: 15th

Councilmanic District: 5th

1"=200' scale map #: NES-H

Zoning: D.R.-10.5

Lot size: 137 acreage 5,978 square feet

SEWER: ☒ public ☐ private

WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☒ yes ☐ no

Prior Zoning Hearings: ☒

Violation: 01-6553; J. Kemp

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:

161 02-161-A

