

IN RE: PETITION FOR ADMIN. VARIANCE  
E/S Glyndon Meadow Road, 192 ft. N  
centerline of Butler Road  
4th Election District  
3rd Councilmanic District  
(205 Glyndon Meadow Road)

Larry & Diane LaSov  
*Petitioners*

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 02-580-A

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Larry and Diane LaSov, legal owners, of that property known as 205 Glyndon Meadow Road in the Glyndon area of Baltimore County. The Petitioners herein seek relief from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single-family dwelling with addition (sunroom) to have a property line setback of 37.5 ft. in lieu of the required 50 ft. and to amend the Final Development Plan. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.


The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

UNDER RECEIVED FOR FILING  
Date 7/25/02  
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 25<sup>th</sup> day of July, 2002, that a variance from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single-family dwelling with addition (sunroom) to have a property line setback of 37.5 ft. in lieu of the required 50 ft. and to amend the Final Development Plan, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

  
TIMOTHY M. KOTROCO  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING  
Date 7/25/02  
By R. Jameson



Baltimore County  
Zoning Commissioner

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

July 25, 2002

Mr. & Mrs. Larry LaSov  
205 Glyndon Meadow Road  
Glyndon, Maryland 21136

Re: Petition for Administrative Variance  
Case No. 02-580-A  
Property: 205 Glyndon Meadow Road

Dear Mr. & Mrs. LaSov:

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 that reads "Timothy M. Kotroco".

Timothy M. Kotroco  
Deputy Zoning Commissioner

TMK:raj  
Enclosure

c: Southside Builders, Inc.  
86 St. John Street, Unit B  
Westminster, MD 21157

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Printed with Soybean Ink  
on Recycled Paper



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 205 Glyndon Meadow Rd.  
which is presently zoned RC-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) 1A04.3.B.2 (BCZR)

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH ADDITION (SUNROOM) TO HAVE A PROPERTY LINE SETBACK OF 37.5' IN LIEU OF THE REQUIRED 50' AND TO AMEND THE F.D.P.

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 \_\_\_\_\_

### Legal Owner(s):

Larry LaSov  
Name - Type or Print \_\_\_\_\_  
[Signature]  
Signature \_\_\_\_\_  
Diane LaSov  
Name - Type or Print \_\_\_\_\_  
[Signature]  
Signature \_\_\_\_\_

### Attorney For Petitioner:

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

205 Glyndon Meadow Rd. 410-526-6420  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Glyndon MD 21136  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Representative to be Contacted:

Southside Builders, Inc.  
Name \_\_\_\_\_  
86 John St., Unit B 410-857-7879  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Westminster MD 21157  
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

Reviewed By LTM Date 6/27/02  
Estimated Posting Date 7/8/02

ORDER RECEIVED FOR FILING

Case No. 02-580-A  
REV 10/25/01

# Affidavit in Support of Administrative Variance

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

That the Affiant(s) does/do presently reside at

205 Glyndon Meadow Rd.  
Address  
Glyndon MD 21136  
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):

*\* See attachment \**

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

*[Signature]*  
Signature

*[Signature]*  
Signature

Larry LaSov  
Name - Type or Print

Diane LaSov  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17<sup>th</sup> day of May, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

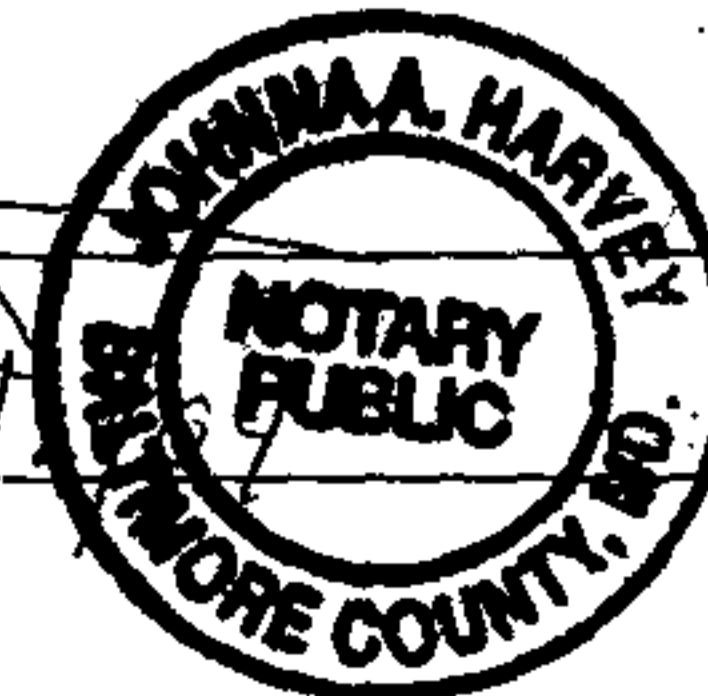
Larry LaSov

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

*[Signature]*  
Notary Public

My Commission Expires 10/1



# 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 205 Glyndon Meadow Rd.  
Address  
Glyndon MD 21134  
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):

\* See attachment \*

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]  
Signature

Larry LaSov  
Name - Type or Print

[Signature]  
Signature

Diane LaSov  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

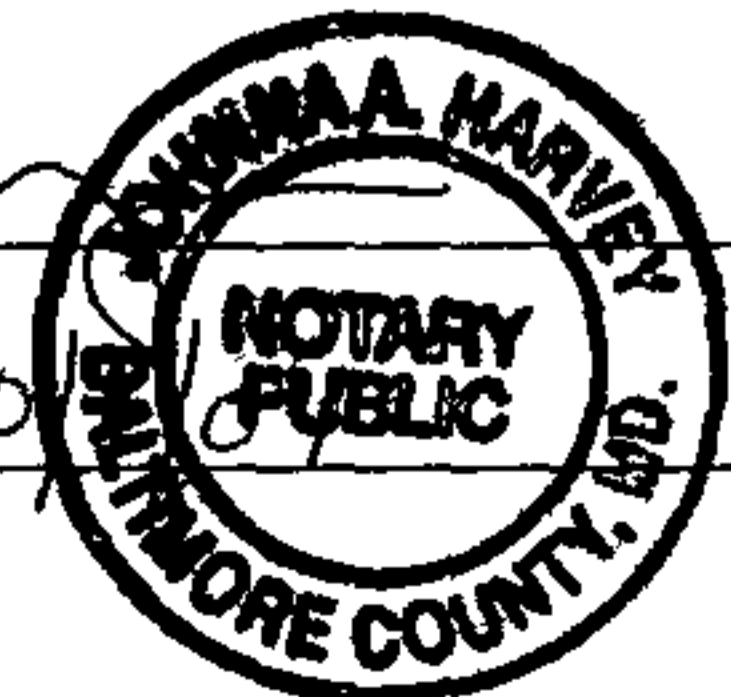
I HEREBY CERTIFY, this 17<sup>th</sup> day of May, 2002, before me, a Notary Public of the State of Maryland, in and for the County-aforesaid, personally appeared

Larry LaSov  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]  
Notary Public

My Commission Expires 10/10/04





# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 205 Glyndon Meadow Rd.  
 which is presently zoned RC-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) 1A04.3.B.2 (BCZR)

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH ADDITION (SUNROOM) TO HAVE A PROPERTY LINE SETBACK OF 37.5' IN LIEU OF THE REQUIRED 50' AND TO ~~APPROVE~~ AMEND THE F.D.P.

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:**

**Legal Owner(s):**

Name - Type or Print \_\_\_\_\_  
 Signature \_\_\_\_\_  
 Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Larry LaSov  
 Name - Type or Print \_\_\_\_\_  
[Signature]  
 Signature \_\_\_\_\_  
Diane LaSov  
 Name - Type or Print \_\_\_\_\_  
[Signature]  
 Signature \_\_\_\_\_

**Attorney For Petitioner:**

205 Glyndon Meadow Rd. 410-526-6420  
 Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Glyndon MD 21136  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Name - Type or Print \_\_\_\_\_  
 Signature \_\_\_\_\_  
 Company \_\_\_\_\_  
 Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Representative to be Contacted:**

Southside Builders, Inc.  
 Name \_\_\_\_\_  
86 John St., Unit B 410-857-7829  
 Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Westminster MD 21157  
 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. 02-500-A

Reviewed By LTM Date 6/27/02

Estimated Posting Date 7/8/02

06/13/02

LaSov Residence:

**"Undue Hardship"**

- (i) As shown on the attached plat & photos, the LaSov home has been situated on the property shifted toward the rear of the property lines. Specifically, the property is located on the 50' rear set-back line, as illustrated on the accompanying plat. This creates the need to seek relief of 12' from the 50' rear set back. The proposed site of the LaSov Family Sunroom will be 38' from their rear property line. The only possible location to add a Sunroom as extension of their Living area is on the rear of the property. This layout does not allow reasonable use to any other location. The Kraus' purchased the property with full expectations on adding a Sunroom Addition/Patio Enclosure, to gain the adequate Leisure space for their growing family. Architecturally, this is the only side of their home in which to add a Sunroom Addition. Aesthetically, it is the only location for the Addition without any adverse effects. Their intent is to increase the value of the property, harmonious with the community. The present home location is also abutting a Forest Conservation Easement to their West side, the Private Easement for Ingress and Egress on the East Side, and the front of their home is not appropriate for the Sunroom Addition.
- (ii) The positioning is unusual from other homes in the community, even those directly adjacent to theirs. Neighboring lots are shifted forward in their lot perimeter, and would not require relief.
- (iii) This hardship was not the result of the applicant's own action. Nothing has been constructed at this time, and the Kraus' are applying for their building permit through normal building permit channels.

**Note:**

When Mr. & Mrs. Kraus purchased this home, they budgeted approx. \$ 20,000.00 to construct a quality Sunroom Addition/Patio Enclosure as additional leisure space. Their intent was introducing an all glass Sunroom, consisting of glass sliding windows and doors, NOT solid construction (i.e. siding/drywall). Conventional construction would interrupt their neighbors views, and distract from the congruency of other existing leisure improvements throughout their community, which have been made. WE feel this is a reasonable use of their rear space, and respectfully request the permission from the Hearing Officer, to add a Four Seasons Sunroom Patio Enclosure (12'x16'), along with a future adjoining Sundeck to their home, which will not adversely effect traffic, block others views, nor endanger public safety or welfare. We feel wholeheartedly, that the spirit of the ordinance will still be observed, as granting this relief would be based on the limited possible areas on which the homeowners could improve. As well as the homes unordinary positioning of the home on their parcel. This relief would also allow the LaSov's to make a reasonable and valuable addition to their home, bringing their property up to the value of other neighboring properties, recently sold new.

**Attached:** We offer the attached the signatures and addresses of the homeowners most affected by the Porch Enclosure. along with photos of similar projects.



580



**Zoning Description**

Zoning Description for 205 Glyndon Meadow Rd.

Beginning at a point on the East side of Glyndon Meadow Road which is 40 wide at the distance of 192 ft. North of the centerline of the nearest improved intersecting street Butler Road which is width varies. \*Being Lot #4, in the subdivision of Glyndon Meadows as recorded in Baltimore County Plat Book #sm67, folio #85, containing 1.292AC. Also known as 205 Glyndon Meadow Road and located in the 04 Election District, 3 Councilmanic District.

# CERTIFICATE OF POSTING

RE: Case No.: 02-580-A

Petitioner/Developer: \_\_\_\_\_

LARRY & DIANE LASOV

Date of Hearing/Closing: 7/23/02

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

MR. GEORGE SAHNER  
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 \_\_\_\_\_

205 GLYNDON MEADOW RD

The sign(s) were posted on 7/8/02  
(Month, Day, Year)

Sincerely,

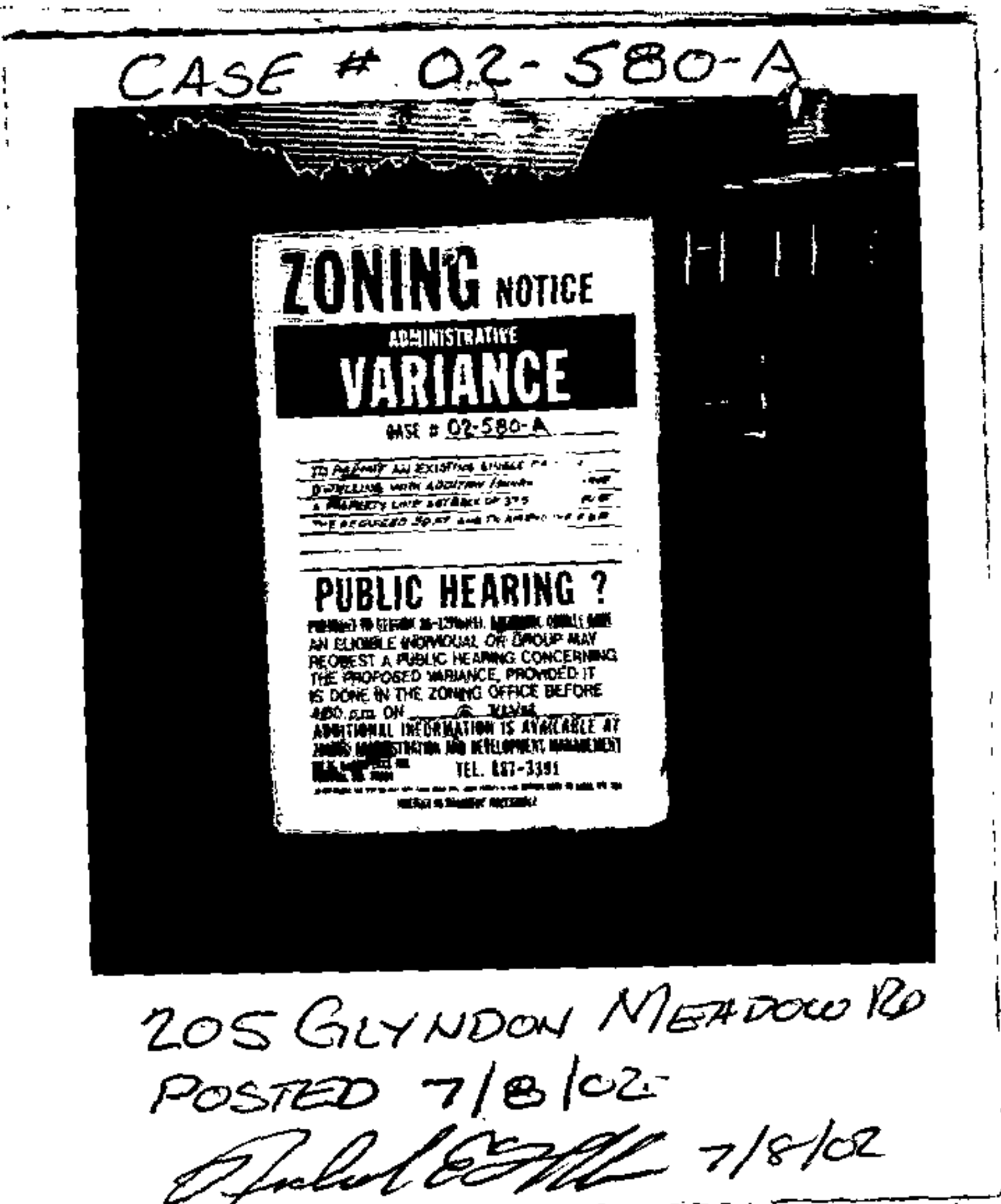
[Signature] 7/8/02  
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN  
(Printed Name)

904 DELLWOOD DR.  
(Address)

FALLSTON, MD 21047  
(City, State, Zip Code)

(410) 879-3122  
(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: 02-580-A  
Petitioner: MR. & Mrs. Aslov  
Address or Location: 205 Glyndon meadow Road.

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: MR. & Mrs. Aslov.  
Address: 205 Glyndon meadow Road  
Reisterstown MD 21136  
Telephone Number: 410-526-~~000~~ 6420

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 02- 580 -A Address 205 GLYNDON MEADOW RD

Contact Person: LLOYD T. MOXLEY Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 6/27/02 Posting Date: 7/8/02 Closing Date: 7/23/02

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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- 580 -A Address 205 GLYNDON MEADOW RD.

Petitioner's Name LARRY & DIANE LASOV Telephone 410 526-6420

Posting Date: 7/8/02 Closing Date: 7/23/02

Wording for Sign: To Permit AN EXISTING SINGLE FAMILY DWELLING WITH ADDITION (SUN ROOM) TO HAVE A PROPERTY LINE SETBACK OF 37.5' IN LIEU OF THE REQUIRED 50' AND TO AMEND THE F.D.P.

I HAVE RECEIVED POSTING INFO SW.



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

July 23, 2002

Mr. and Mrs. Larry LaSov  
205 Glyndon Meadow Road  
Glyndon, MD 21136

Dear Mr. and Mrs. LaSov:

RE: Case Number: 02-580-A, 205 Glyndon Meadow Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 27, 2002.

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,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:rlh

Enclosures

c: Southside Builders, Inc.  
86 John St., Unit B  
Westminster, MD 21157

People's Counsel

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)





Baltimore County  
Fire Department

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

Department of Permits and  
Development Management (PDM)  
County Office Building, Room 111  
Mail Stop #1105  
111 West Chesapeake Avenue  
Towson, Maryland 21204

July 2, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF July 8, 2002

Item No.: See Below

Dear Mr. Zahner:

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.

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

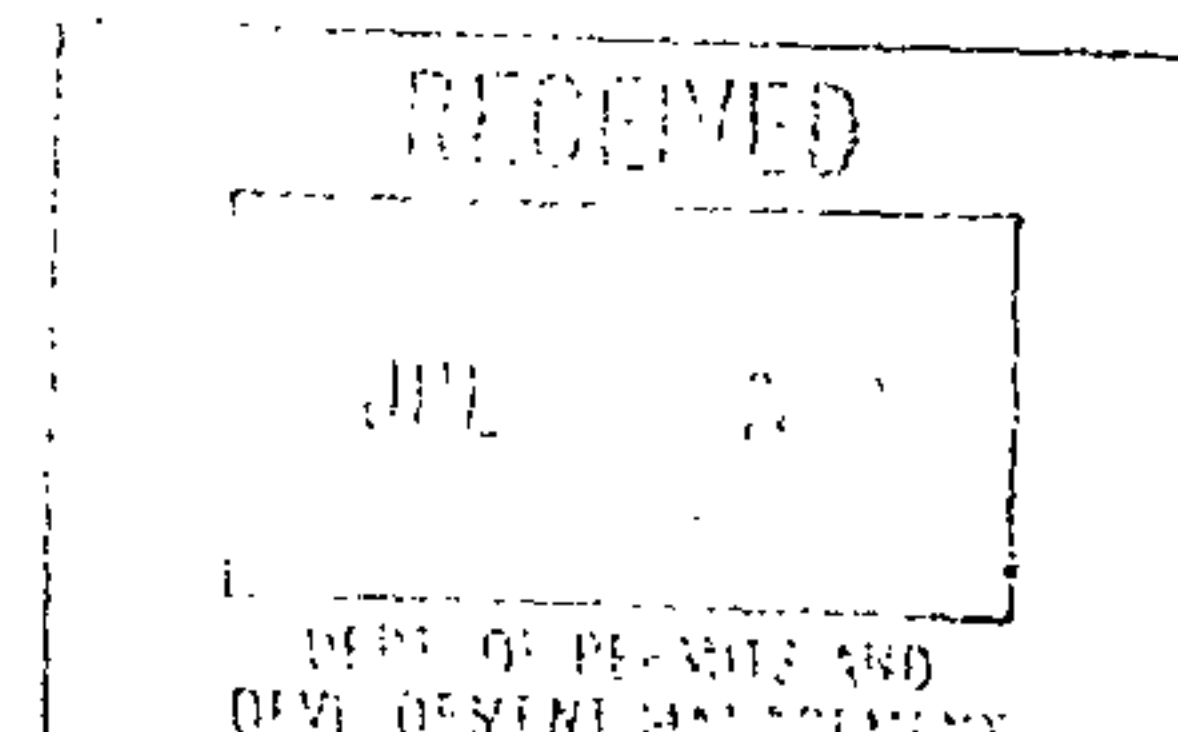
580

575-582

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](http://www.co.ba.md.us)



BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

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

DATE: August 5, 2002

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

SUBJECT: Zoning Advisory Committee Meeting  
For July 15, 2002  
Item Nos. 575, 576, 577, 578, 579, 580,  
581, and 582

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS / TGT*

DATE: August 23, 2002

SUBJECT: Zoning Item 580  
Address 205 Glyndon Meadow Road (La Sov Property)

Zoning Advisory Committee Meeting of July 8, 2002

The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

DEPRM Variance policy approvals to the above laws are required for the proposed addition. The applicant should contact the Environmental Impact Review section of DEPRM at 410-887-3980.

Reviewer: Pat Farr

Date: August 20, 2002



AV  
7/23

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** July 8, 2002

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

**SUBJECT:** Zoning Advisory Petition(s): Case(s) 02-580 & 02-581

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: [Signature]

AFK/LL:MAC

JUL 9 2002



**Maryland Department of Transportation  
State Highway Administration**

Parris N. Glendening  
Governor

John D. Porcari  
Secretary

Parker F. Williams  
Administrator

Date: 7.3.02

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

RE: Baltimore County  
Item No. 580 LTM

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,

A handwritten signature in cursive script, appearing to read 'K. A. McDonald Jr.'.

*K* 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

May 14, 2002

To Whom it May Concern,

I (we) Heather + Ren Lapidario, residing at 405 Butler Road,  
have no objections to our neighbors Larry & Diane LaSov at 205 Glyndon  
Meadow Road, Glyndon, MD, having a 16' x 12' sunroom addition added to  
the rear of their home.

Sincerely,

  
(neighbor's signature)

580

May 14, 2002

To Whom it May Concern,

I/we RICHARD LOCKWET, residing at 207 GLYNDON MEADOW ROAD have no objections to our neighbors Larry & Diane LaSov at 205 Glyndon Meadow Road, Glyndon, MD, having a 16' x 12' sunroom addition added to the rear of their home.

Sincerely,

Richard Lockwet  
(neighbor's signature)

580

May 14, 2002

To Whom it May Concern,

I/we Debbie & Jim Van Hoven, residing at 403 Butler Road,  
have no objections to our neighbors Larry & Diane LaSov at 205 Glyndon  
Meadow Road, Glyndon, MD, having a 16' x 12' sunroom addition added to  
the rear of their home.

Sincerely,



(neighbor's signature)

500

PERMIT #: B  
RECEIPT #: A  
CONTROL #: MR.  
XREF #:         

PROPERTY ADDRESS: 205 Glyndon Meadow Rd., Glyndon 21136  
SUITE/SPACE/FLOOR:           
SUBDIV: Glyndon Meadows  
TAX ACCOUNT #: 2200022973  
OWNER'S INFORMATION (LAST, FIRST): 04 4  
NAME: LaSor, Larry & Diane  
ADDR: 205 Glyndon Meadow Rd., Glyndon, MD 21136

FEE: 60 + 5  
PAID: 65  
PAID BY: App.  
INSPECTOR:         

DOES THIS BLDG. HAVE SPRINKLERS  
YES  NO

I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE, AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT AND WILL REQUEST ALL REQUIRED INSPECTIONS.

BUILDING 1 or 2 FAM.  
CODE CODE  
BOCA CODE

- TYPE OF IMPROVEMENT
- 1.  NEW BLDG CONST
  - 2.  ADDITION
  - 3.  ALTERATION
  - 4.  REPAIR
  - 5.  WRECKING
  - 6.  MOVING
  - 7.  OTHER

TYPE OF USE

RESIDENTIAL

- 01.  ONE FAMILY
- 02.  TWO FAMILY
- 03.  THREE AND FOUR FAMILY
- 04.  FIVE OR MORE FAMILY (ENTER NO UNITS)
- 05.  SWIMMING POOL
- 06.  GARAGE
- 07.  OTHER

- TYPE FOUNDATION
- 1.  SLAB
  - 2.  BLOCK
  - 3.  CONCRETE
- BASEMENT
- 1.  FULL
  - 2.  PARTIAL
  - 3.  NONE

NON-RESIDENTIAL

- 08.  AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
- 09.  CHURCH, OTHER RELIGIOUS BUILDING
- 10.  FENCE (LENGTH          HEIGHT         )
- 11.  INDUSTRIAL, STORAGE BUILDING
- 12.  PARKING GARAGE
- 13.  SERVICE STATION, REPAIR GARAGE
- 14.  HOSPITAL, INSTITUTIONAL, NURSING HOME
- 15.  OFFICE, BANK, PROFESSIONAL
- 16.  PUBLIC UTILITY
- 17.  SCHOOL, COLLEGE, OTHER EDUCATIONAL
- 18.  SIGN
- 19.  STORE  MERCANTILE  RESTAURANT
- 20.  SWIMMING POOL          SPECIFY TYPE
- 21.  TANK, TOWER
- 22.  TRANSIENT HOTEL, MOTEL (NO. UNITS         )
- 23.  OTHER

TYPE OF CONSTRUCTION

- 1.  MASONRY
- 2.  WOOD FRAME
- 3.  STRUCTURE STEEL
- 4.  REINF. CONCRETE

TYPE OF HEATING FUEL

- 1.  GAS
- 2.  OIL
- 3.  ELECTRICITY
- 4.  COAL

TYPE OF SEWAGE DISPOSAL

- 1.  PUBLIC SEWER  EXISTS  PROPOSED
- 2.  PRIVATE SYSTEM  EXISTS  PROPOSED
- 3.  SEPTIC  EXISTS  PROPOSED
- 4.  PRIVY  EXISTS  PROPOSED

CENTRAL AIR: 1.  2.  1.  PUBLIC SYSTEM  EXISTS  PROPOSED  
ESTIMATED COST: \$72,000 2.  PRIVATE SYSTEM  EXISTS  PROPOSED

OF MATERIALS AND LABOR  
PROPOSED USE: SFD + Addition  
EXISTING USE: SFD

OWNERSHIP

- 1.  PRIVATELY OWNED
- 2.  PUBLICLY OWNED
- 3.  SALE
- 4.  RENTAL

RESIDENTIAL CATEGORY: 1.  DETACHED 2.  SEMI-DET. 3.  GROUP 4.  TOWNHSE 5.  MIDRISE  
#EFF: #1BED:          #2BED:          #3BED:          TOT BED:          TOT APTS/CONDOS:          6.  HIRISE

1 FAMILY BEDROOMS           
GARBAGE DISPOSAL Y 2. NO BATHROOMS          CLASS 04  
POWDER ROOMS          KITCHENS          LIBER 67 FOLIO 85 Plat-1

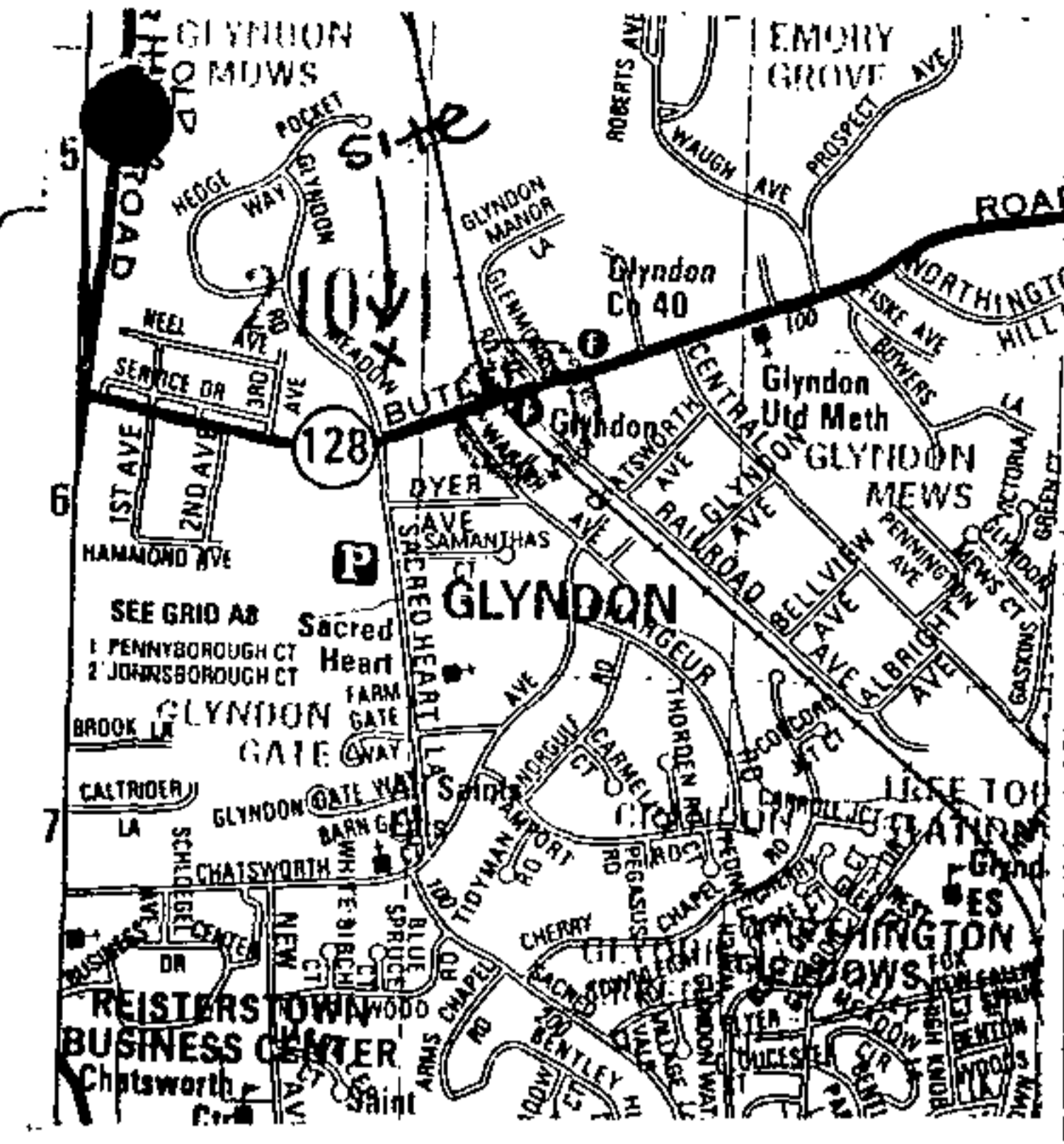
BUILDING SIZE LOT SIZE AND SETBACKS  
FLOOR 192 SIZE 1.23 Acres  
WIDTH 16' FRONT STREET           
DEPTH 12' SIDE STREET           
HEIGHT 19'6" FRONT SETBK NC  
STORIES 1 SIDE SETBK NC/NC  
LOT #'S 4 SIDE STR SETBK           
CORNER LOT REAR SETBK 37'  
1.  Y 2.  N ZONING         

APPROVAL SIGNATURES DATE  
BLD INSP : : :  
BLD PLAN : : :  
FIRE : : :  
SEDI CTL Robert - Kinal 6/20/02 : : :  
ZONING : 111 : : :  
PUB SERV : : :  
ENVRMT 410/11/11 for Paul Fader 6/27/02 : : :  
PERMITS : : :

LAT TO ACCURACY  
 PETITION FOR VARIANCE  
 205 Glyndon Meadow Rd  
 Glyndon Meadows

Plat Book # → SMU7  
 Folio # → 85  
 Lot # → 4  
 Section # →

Rarry + Diane Rasov



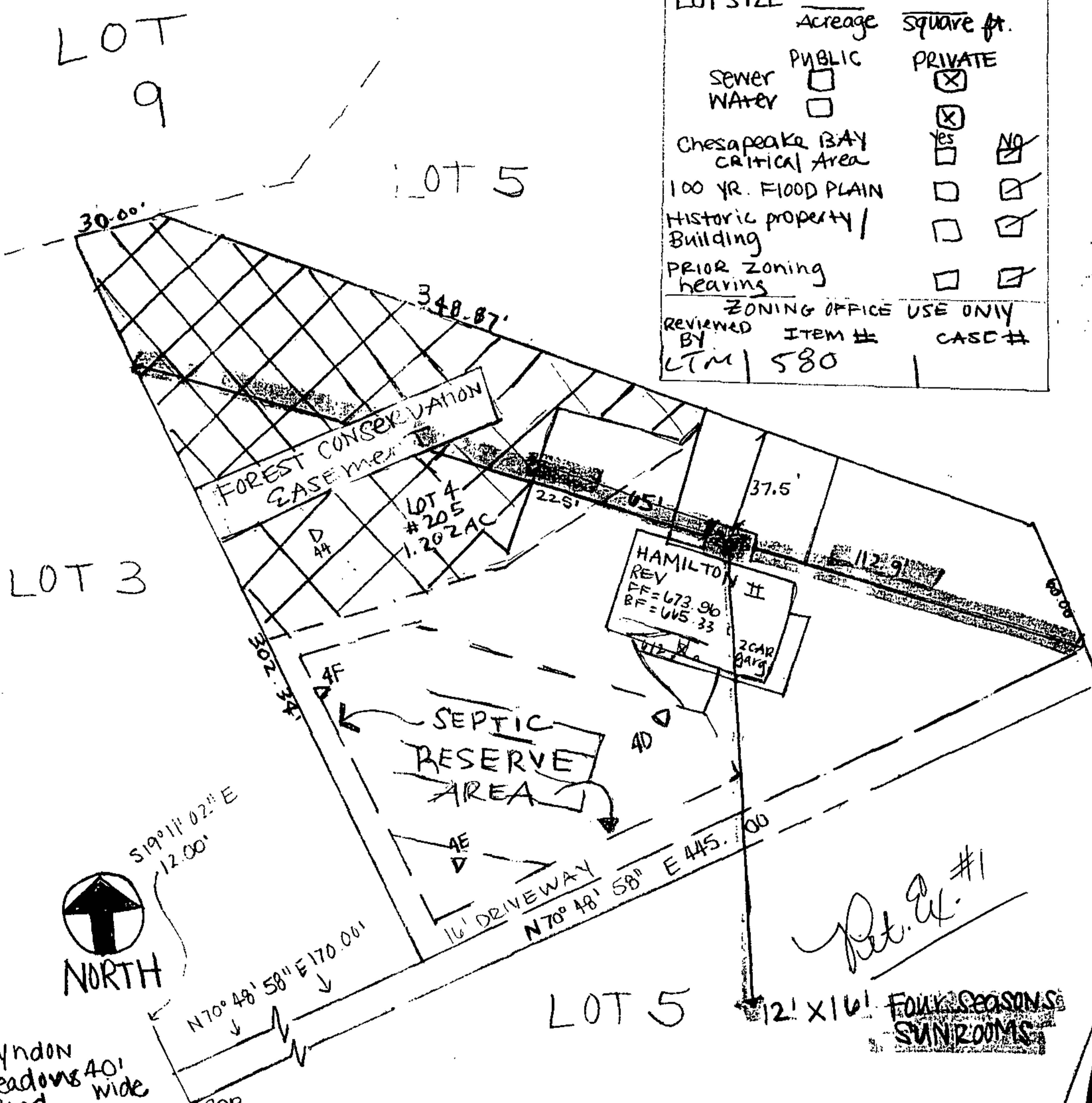
VICINITY MAP scale: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT . . . . . 04  
 COUNCILMANIC DISTRICT . . . 3  
 1" = 200' SCALE MAP # HW 170  
 ZONING RC 5  
 LOT SIZE 1.292

	Acres	Square ft.
SEWER	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WATER	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Chesapeake Bay CRITICAL Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>
100 YR. FLOOD PLAIN	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Historic property / Building	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PRIOR Zoning hearings	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ZONING OFFICE USE ONLY  
 REVIEWED BY LTM / ITEM # 580 / CASE #



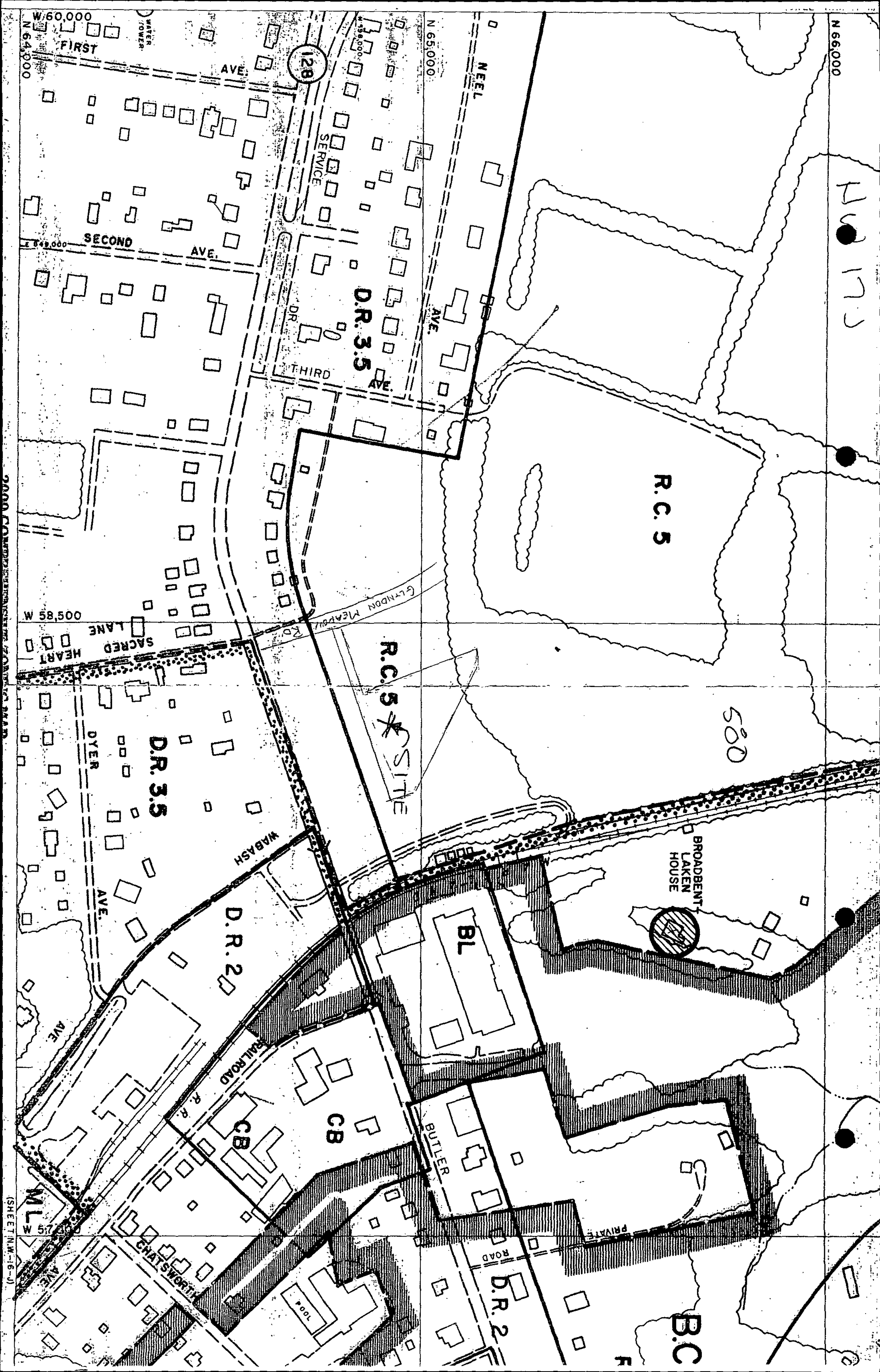
Pat. #1

FOUR SEASONS SUNROOMS

Glyndon Meadows 40' wide Road.

PREPARED BY: B. SCESNEY

SCALE OF DRAWING: 1" = 50'



N 66,000

1450 177

W 60,000

N 64,000

N 65,000

FIRST AVE.

128

SERVICE DR.

D.R. 3.5

NEEL AVE.

W 59,000

SECOND AVE.

THIRD AVE.

R.C. 5

W 58,500

SACRED HEART LANE

R.C. 3 \* SITE

500

D.R. 3.5

BROADBENT LAKEN HOUSE

DYER AVE.

D.R. 2

BL

WABASH AVE.

CB

BUTLER ROAD

W 57,500

CHATSWORTH AVE.

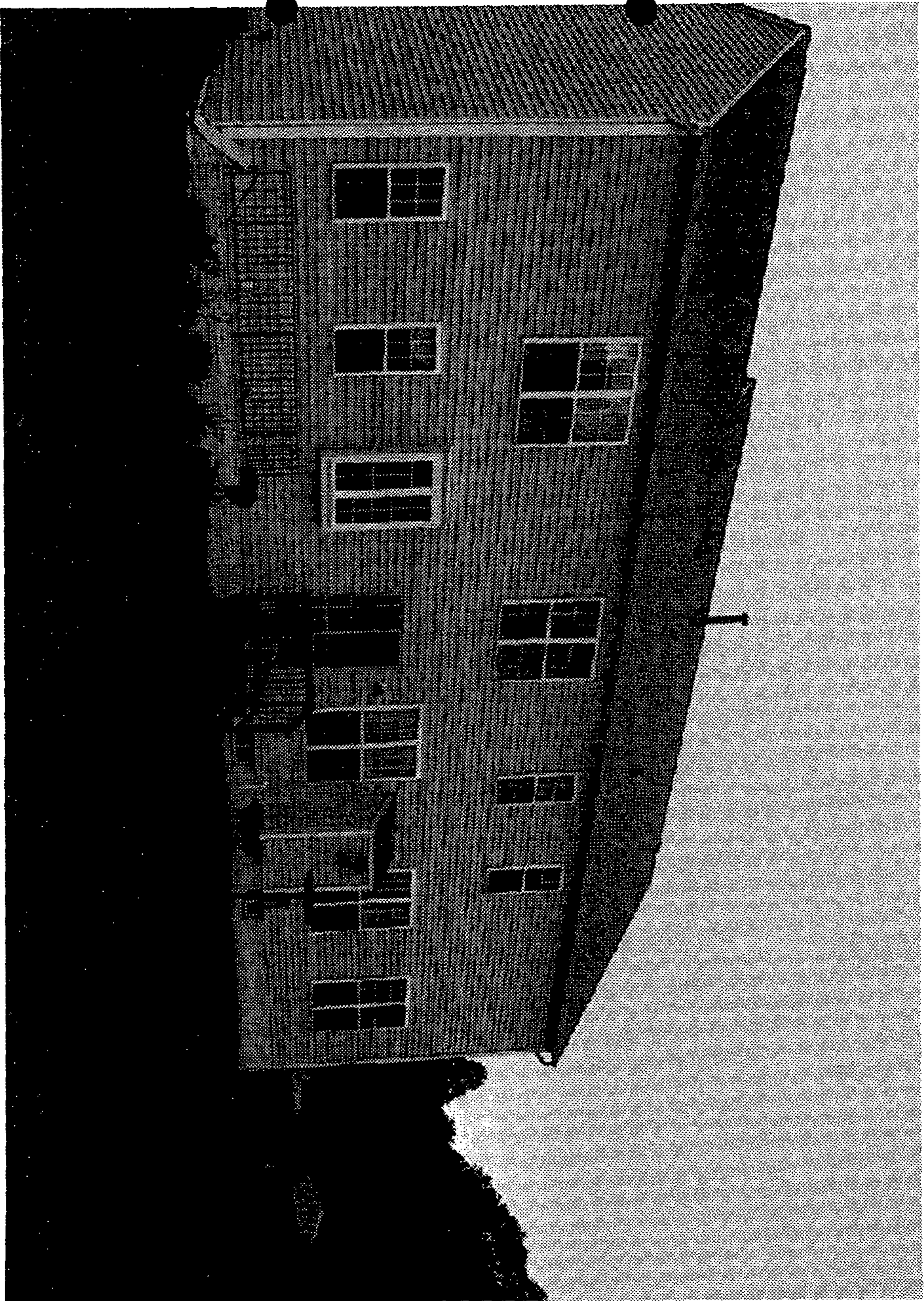
D.R. 2

B.C.

(SHEET N.W.-16-J)



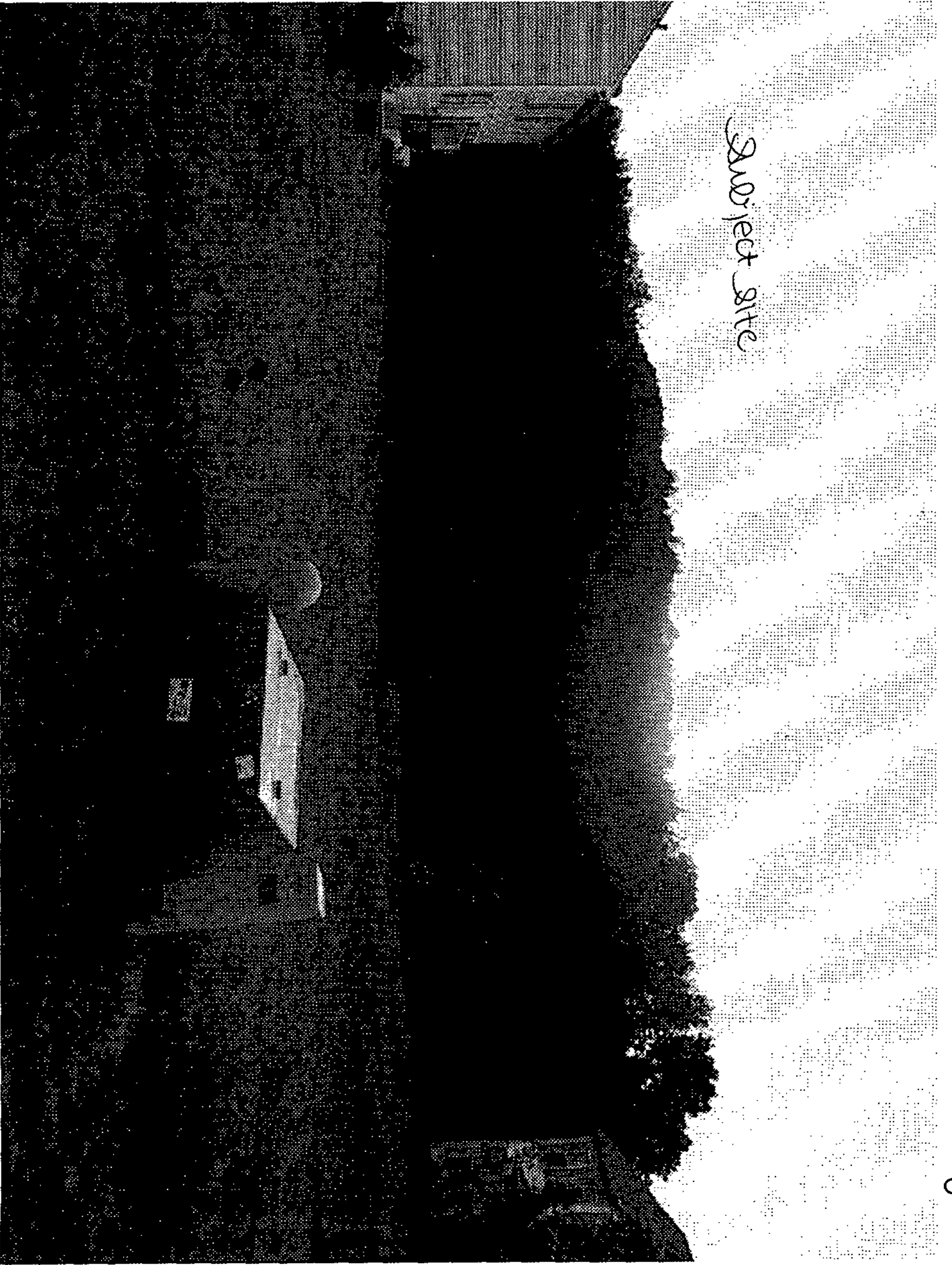
REAR of 1A50V (subject site) 580



L430V

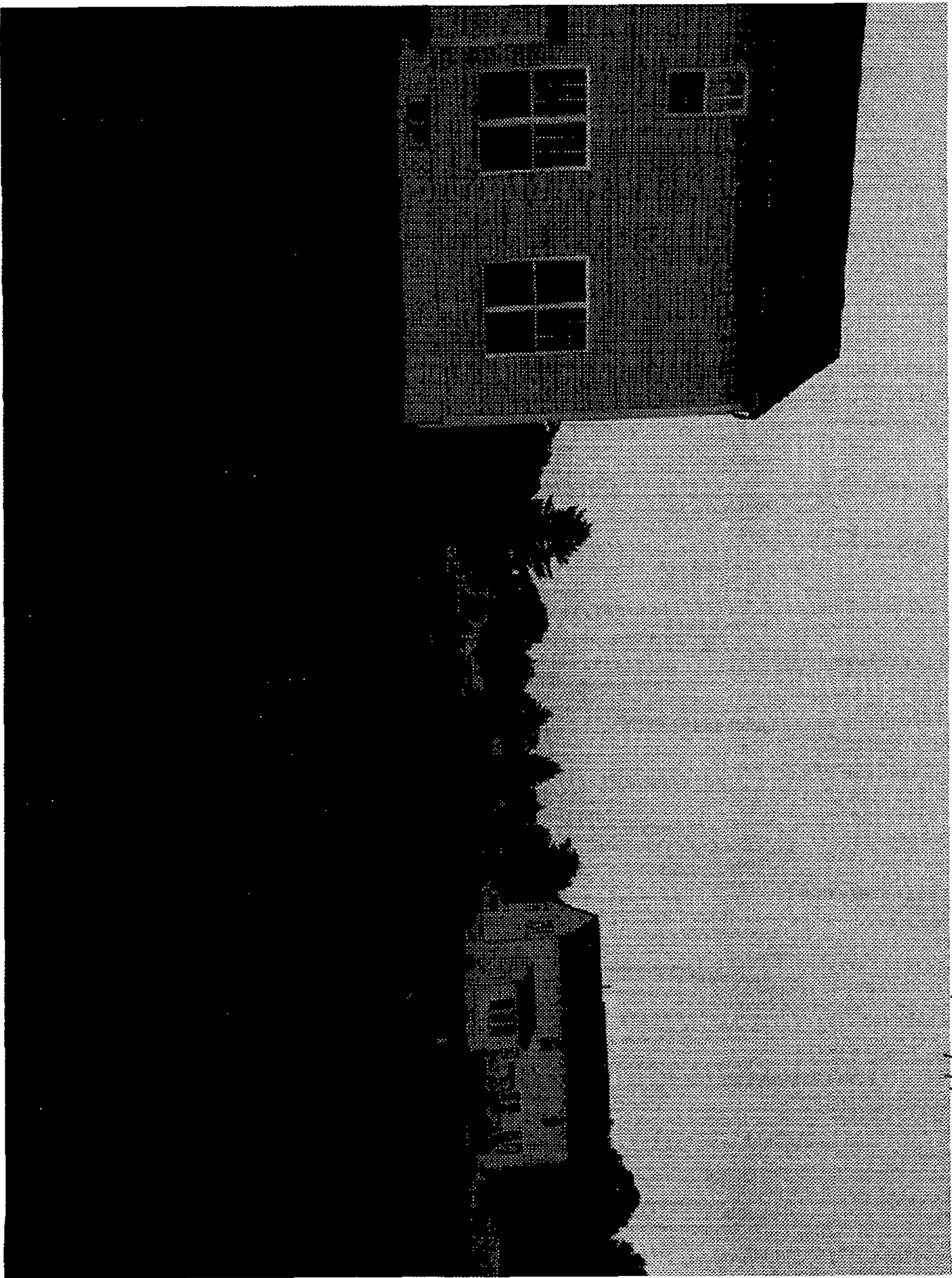
Peter Neighlyson

Subject site



580

580



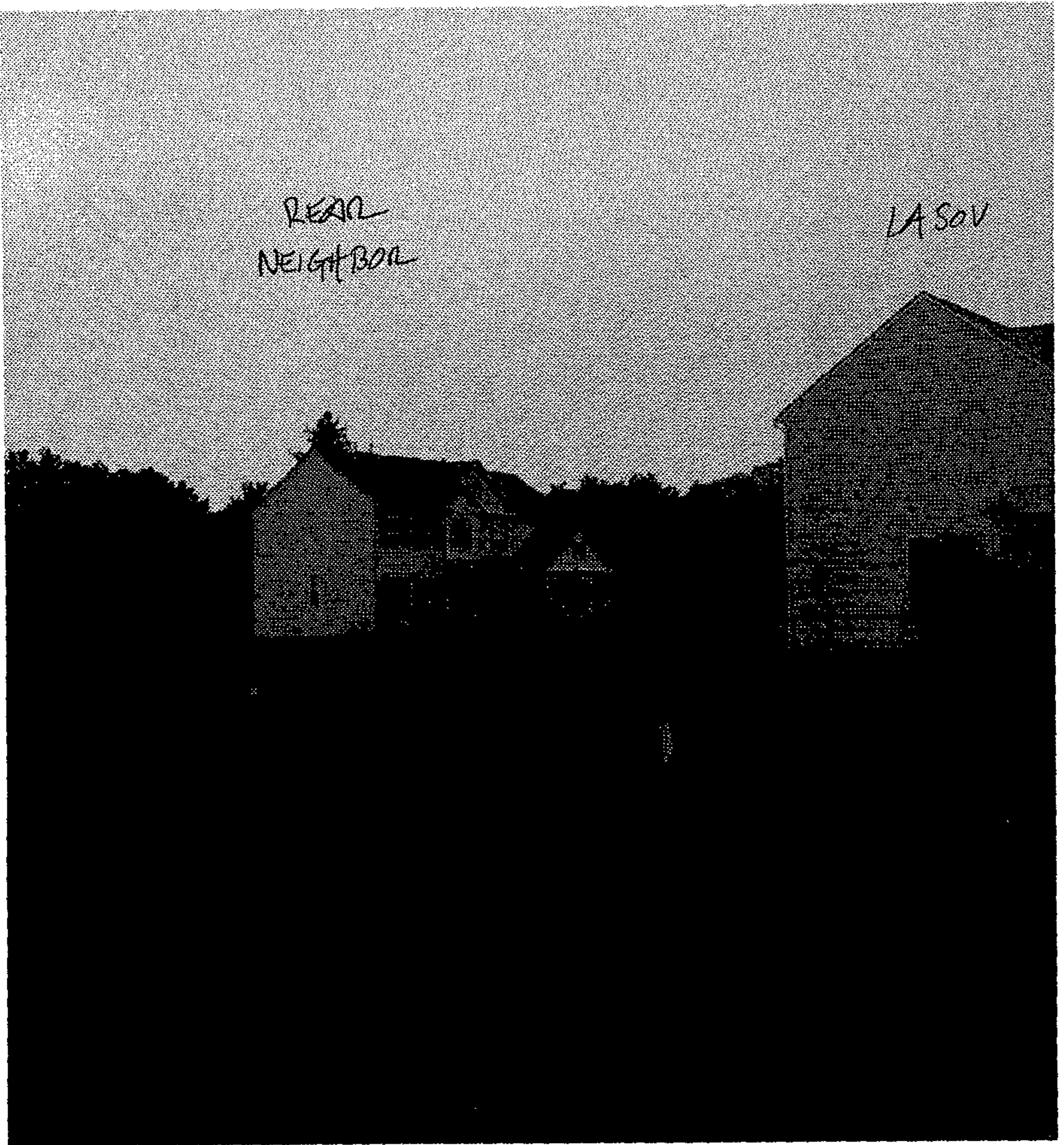
LA SBV

Frost  
NEIGHBORS

REAL  
NEIGHBOR

LA SOV

585



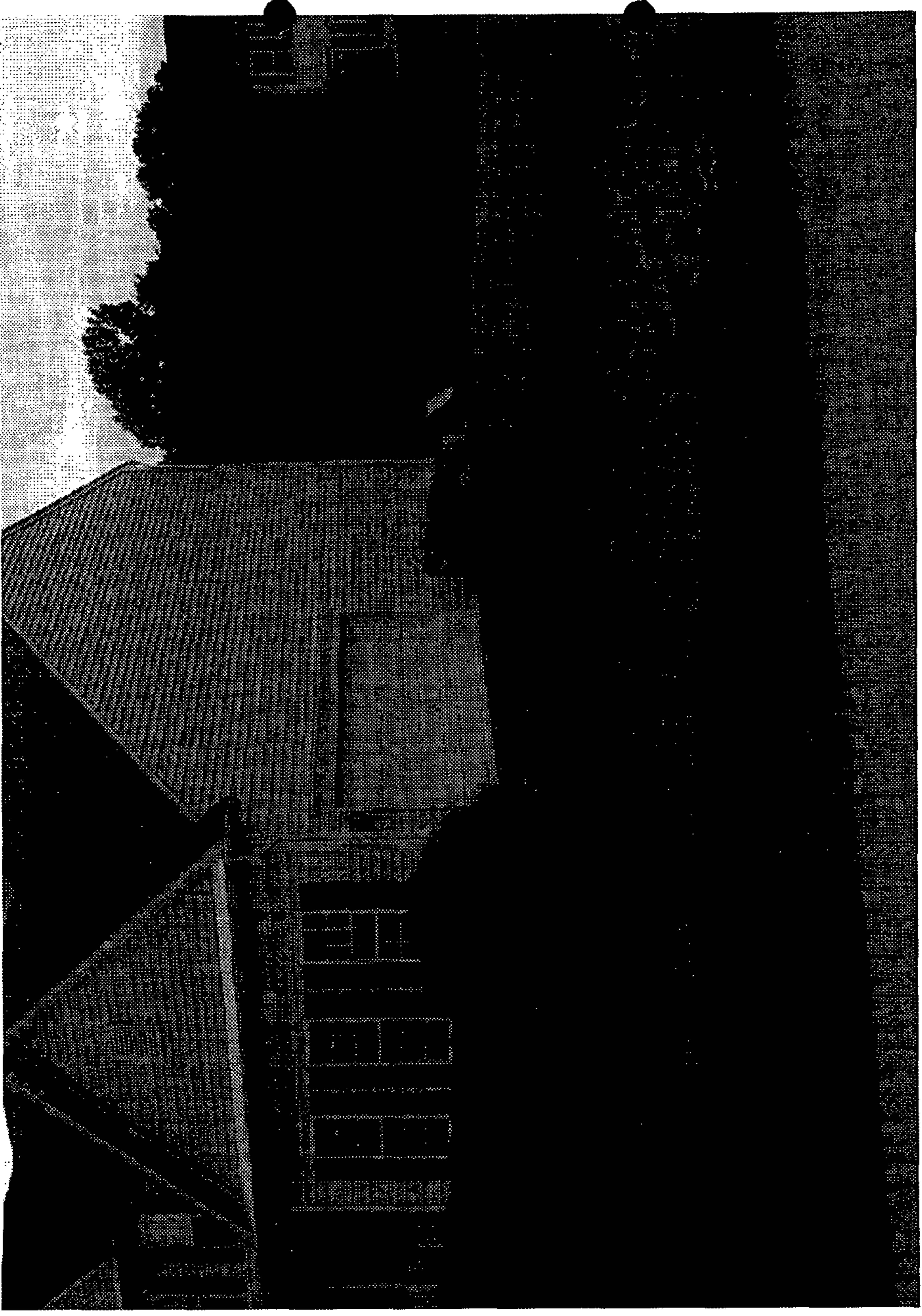
LASOV FRONT

085



REAR  
NEIGHBOR

LASON



580