-IN RE: PETITION FOR ADMIN. VARIANCE
E/S Lugine Avenue, 725' N
centerline of Windsor Mill Road
2nd Election District
2nd Councilmanic District
(3121 Lugine Avenue)

Leonard & Edna Conigland Petitioners BEFORE THE

ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* CASE NO. 03-028-A

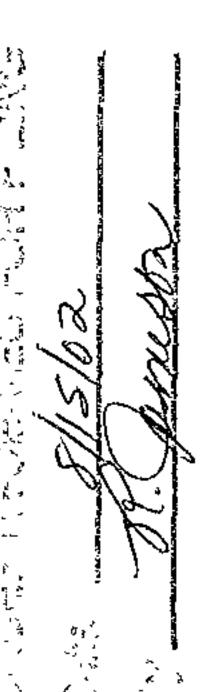
FINDINGS OF FACT AND CONCLUSIONS OF LAW

*

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Leonard and Edna Conigland. The variance request is for property located at 3121 Lugine Avenue in the western area of Baltimore County. The variance request is from Section 1B02.3.B (211.4 old 1956 Regs.) of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a rear yard setback of 19 ft. in lieu of the minimum required 30 ft. for a proposed addition. 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 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.



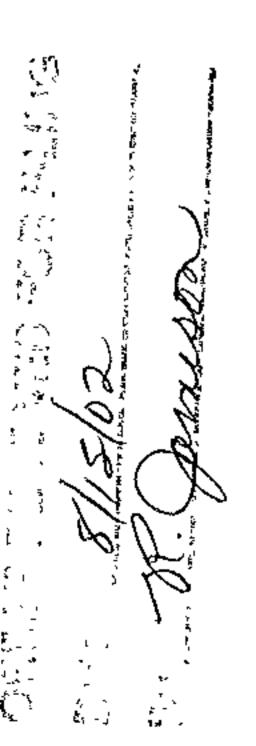
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

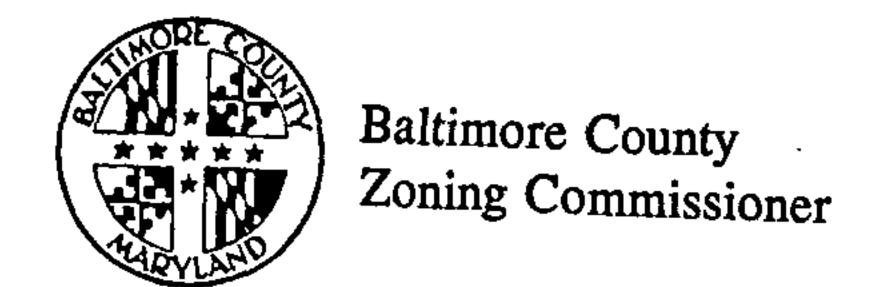
THEREFORE, IT IS ORDERED, by the Zoning Commissioner for Baltimore County, this day of August, 2002, that a variance from Section 1B02.3.B (211.4 old 1956 Regs.) of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a rear yard setback of 19 ft. in lieu of the minimum required 30 ft. for a proposed addition, 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.

LAWRENCE E. SCHMIDT ZONING COMMISSIONER FOR BALTIMORE COUNTY

LES:raj





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

Fax: 410-887-3468

August 15, 2002

Mr. & Mrs. Leonard Conigland 3121 Lugine Avenue Baltimore, Maryland 21207

Re: Petition for Administrative Variance

Case No. 03-028-A

Property: 3121 Lugine Avenue

Dear Mr. & Mrs. Conigland:

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,

Lawrence E. Schmidt Zoning Commissioner

LES:raj Enclosure

c: John Hoffman 7034 Golden Ring Road Baltimore, MD 21237



BackASE NO. 03-028-9

REV 10/25/01

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 312/Lugine Ave which is presently zoned DR5.5

Estimated Posting Date 7-29-02

	its and Development Management. The undersigned, legal ch is described in the description and plat attached hereto and on(s) 1 Bo ス・3、B (211、4 o(4 1954 スペ
addition in lieu of the min	setback of 19 ft. for a proposed mom veroused 30 ft.
of the zoning regulations of Baltimore County, to the zoning I of this petition form.	aw of Baltimore County, for the reasons indicated on the back
Property is to be posted and advertised as prescribed by the I, or we, agree to pay expenses of above Variance, advertising, por regulations and restrictions of Baltimore County adopted pursuant to	sting, etc. and further agree to and are to be bounded by the zoning
	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:	<u>Legal Owner(s):</u>
	Leonard Conigland Name - Type or Print
Name - Type or Print	Signature Signature
Signature Address Telephone No.	Edna Conigland
City, State Zip Code	Name Type or Print Canegast
Attorney For Petitioner:	3121 Lugine Ave 410-2658280 Address Telephone No
Name - Vype or Print	13.17a.
Sygnature	Representative to be Contacted:
Wind the second	John Hoffman Name
Adoress Telephone No.	7034 Golden Ring RD 410-780-006 Address Balto. MD. 21237
City Zip Code	City State Zip Code
A Public Hearing having been formally demanded and/or found to be this day of that the subject matter of regulations of Baltimore County and that the property be reposted.	e required, it is ordered by the Zoning Commissioner of Baltimore County, this petition be set for a public hearing, advertised, as required by the zoning
ront	
፯ •	Zoning Commissioner of Baltimore County

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

REV 10/25/01

Cité	1261 TO	State	Zip Code
That based upon personal knowledge, the following Variance at the above address (indicate hardship or We only have 30 ft to the rear property Patio Room 11 x 16. have a 19 ft rear The back of our how we can put this r	line. With the set bacome is	the backor We would like is room we elt.	e to build a will only
That the Affiant(s) acknowledge(s) that if a formal advertising fee and may be required to provide additional advertising fee and may be required to provide additional advertising fee and may be required to provide additional advertising fee and may be required to provide additional advertising fee and may be required to provide additional advertising fee and may be required to provide additional advertising fee and may be required to provide additional advertising fee and may be required to provide additional advertising fee and may be required to provide additional advertising fee and may be required to provide additional advertising fee and may be required to provide additional advertising fee and may be required to provide additional advertising fee and may be required to provide additional advertising fee and may be required to provide additional advertising fee and may be required to provide additional advertising fee and	tional informatio	n.	igland
STATE OF MARYLAND, COUNTY OF BALTIMOR I HEREBY CERTIFY, this day of day of Maryland, in and for the County aforesaid, person the Affiant(s) herein, personally known or satisfactor	nally appeared		, a Notary Public of the State
AS WITNESS my hand and Notarial Seal DELORES A. SCOTT NOTARY PUBLIC STATE OF MARYLAND My Commission Expires November 26, 2005	Notary Pu My Comm	blic sission Expires	24/05

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

REV 10/25/01

Variance at the above address (indicate hardship or practice) We only have 30 ft. To the rear property Patio Room 11 x 16. W	ers me any
That the Affiant(s) acknowledge(s) that if a formal deadvertising fee and may be required to provide additional	emand is filed, Affiant(s) will be required to pay a reposting and al information.
Signalure Congrand	Signature Caniford
Leonard Conigland Name - Type or Print	Edna Conigland Name - Type or Print
STATE OF MARYLAND, COUNTY OF BALTIMORE, to	
of Maryland, in and for the County aforesaid, personally Leonard & Edna Coning	land
the Affiant(s) herein, personally known or satisfactorily i	dentified to me as such Affiant(s).
AS WITNESS my hand and Notarial Seal	Delner J. Scatt
DELORES A. SCOTT NOTARY PUBLIC STATE OF MARYLAND My Commission Expires November 26, 2005	Notary Public My Commission Expires /// 24/05



BackASE NO. <u>03-028-9</u>

REV 10/25/01

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3/2/Lugine Ave which is presently zoned DR5.5

Reviewed By $\sqrt{2-14-02}$ Date $\sqrt{2-14-02}$ Estimated Posting Date $\sqrt{2-29-02}$

			which is presently zoned <u>DRJ.5</u>
made a part hereof, he	ty situate in Baitim ereby petition for a	ore County and which Variance from Secti	its and Development Management. The undersigned, legather is described in the description and plat attached hereto and ion(s) / Boz, B.B 2 2 //, 4 ०/៤ / 95%
detron)in	sareas	Le minim	Sack of 19 th for a proposed on her vined 30 th.
of the zoning regulation of this petition form.	ns of Baltimore Co	ounty, to the zoning I	aw of Baltimore County, for the reasons indicated on the back
Property is to be poste I, or we, agree to pay expregulations and restriction	penses of above Va	riance advertising no	zoning regulations. sting, etc. and further agree to and are to be bounded by the zoning 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 Purchase	r/Lessee:		<u>Legal Owner(s):</u>
Name - Type or Print		•	Leonard Conigland Name - Type or Print WANDAM (ONWALDMA)
Signature Address		Telephone No.	Signature Edna Conigland Name - Type or Print
City	State	Zip Code	Signature Canigand
Attorney For Petitic	oner:		3121 Lugine Ave 410-26582 Address Telephone No
Narne - Type or Print	· · · · · · · · · · · · · · · · · · ·		13a / to.
Signature	••••••••••••••••••••••••••••••••••••••		Representative to be Contacted:
Company			Name Name
Address	- 122	Telephone No.	7034 Golden Ring RD 410-780-0 Address Telephone No.
		Zip Code	13a/10.

BALTIMORE COUNTY, MARYLAND ANEOUS RECEIPT & FINANCE BUDGET MISCELL/ OFFICE OF

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No. N

ACCOUNT_

DATE

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13.5 13.5 13.6

⋪ **AMOUNT**

RECEIVED

FROM:

FOR

14

WHITE - CASHIER DISTRIBUTION

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

ZONING DESCRIPTION FOR 3121 Lugine Aug. (address)
Beginning at a point on the $\underbrace{EasT}_{\text{side of}}$ side of (north, south, east or west)
hugine Ave which is 4024 R/w (name of street on which property fronts) (number of feet of right-of-way width)
wide at the distance of 725/t North of the (number of feet) (north, south, east or west)
centerline of the nearest improved intersecting street Windsor Mill Rd. (name of street)
which is 40 km wide. *Being Lot # 4 (number of feet of right-of-way width)
Block B . Section # in the subdivision of Ridgel Heights (mame of subdivision)
as recorded in Baltimore County Plat Book #2, Folio #
containing 6,305 s,44. Also known as 3121 Lugine Auc (property address)
and located in the $2^{\frac{ND}{E}}$ Election District, $2^{\frac{ND}{E}}$ Councilmanic District

CERTIFICATE OF POSTING

•	RE: Case No.: 05-028-4
	Petitioner/Developer: L. CONIGLAI
	Date of Hearing/Closing: 8/13/07
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 were posted conspicuously on the property lo	perjury that the necessary sign(s) required by law ocated at 3121 Gagine Ave.
The sign(s) were posted on	7/28/02 (Month, Day, Year)
LUIVI J NOTICE ADMINISTRATIVE	Sincerely,
CASE # CONTRACTORED	(Signature of Sign Poster and Date)
ADDITION > A CHIE OF THE MINIMUM ELLERAGE + F	SSG ROBERT BLACK
	(Printed Name)
PUBLIC HEARING?	1508 Leslie Rd
PURSUANT TO SECTION 26-127(b)(2), BALTIMORE COUNTY CODE AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING	(Address)
THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN THE ZONING OFFICE BEFORE 4:30 p.m. ONAUGUSL/3,2002	Dundalk, Maryland 21222
ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND VELOPMENT MANAGEMENT TO SHESAFEARE ARE TEL. 887-3391	(City, State, Zip Code)
MELLAIC AZ ANTIONCAD MECERSHATE M. Antionical and her land that make met material and a littlest state in faller see little.	(410) 282-7940
	(Telephone Number)

ZONING REVIEW ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Posting Date: 7-/6-02 Posting Date: 7-2-02 Closing Date: 8-/3-02 Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number. 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's Name 1. Congleted Along Poster Only USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT Case Number 03- 2-2 A Addre	Case	Number	03-	028	-A	Add	ress_	312	1	vgin	2/	7 vC,
Filing Date: 7-16-02 Posting Date: 7-29-02 Closing Date: 8-13-02 Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number. 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. Please understand that even if there is no 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 or deputy zoning or deputy going 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 altere	Conta	ct Persor	າ:			,			Ph	none Nur	nber: 4	10-887-3391
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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 03- 828 -A Address 3121 Auguse Are (Detach Along Dotted Line) Petitioner's Name 1- Congleted Address 3121 Auguse Are (Congleted Along Date: 8-13-02 Wording for Sign: To Permit 9- 29- 92 Closing Date: 8-13-02 Wording for Sign: To Permit 9- 29- 92 Closing Date: 8-13-02 Wording for Sign: To Permit 9- 29- 92 Closing Date: 8-13-02	1.	reverse reposting is again property	side g mu resp	of this for st be done onsible for	m) and the only by rall asso	ne petitioner one of the sociated costs	r is res ign po s. The	sponsible sters on e zoning	for al the ap notice	I printing proved I sian mu	/posting ist and ust be v	g costs. Any the petitioner isible on the
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(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 03- 828 -A Address 312/ Lugrae 4ve- Petitioner's Name L. Conigland Telephone 410-265-8284 Posting Date: 7-29-82 Closing Date: 8-13-8284 Wording for Sign: To Permit a rean yard setback of 19 ft for a frequency of the minimum required	3.	commiss order that (typically	sione at th with	r. He ma le matter lin 7 to 10	y: (a) gr be set in days of t	ant the requal for a publishe closing c	uested lic hea late) a	l relief; (laring. Yes to whe	b) deny ou wil ther th	y the rec I receive le petitio	quested writter n has b	relief; or (c) n notification een granted
Petitioner: This Part of the Form is for the Sign Poster Only USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT Case Number 03- 828 -A Address 3/2/ Lugine Are' Petitioner's Name L. Conigland Telephone 410-265-8286 Posting Date: 7-29-82 Closing Date: 8-13-82 Wording for Sign: To Permit a rean yard Schback of 19 th fong Proposed add tron in her gethe minimum required		(whether commiss changed posted, of	due sione givi certif	e to a ne r), notifica ng notice	ighbor's f ition will of the hea	ormal reque be forwarde iring date, ti	est or ed to me an	by orde you. T id locatio	er of the he sign n. As	ne zonin n on the when th	g or de e prope e sian v	eputy zoning erty must be was originally
USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT Case Number 03- 828 -A Address 3/2/ Lugine Are' Petitioner's Name Li Conigland Telephone 410-265-8284 Posting Date: 7-29-02 Closing Date: 8-13-02 Wording for Sign: To Permit a rean yard setback of 19 ft. fong Proposed addition in Lov of the minimum required	*		~ .			(Detach Along	Dotted L	ine)				
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Petitioner's Name L. Coniq land Telephone 410-265-8286 Posting Date: 7-29-02 Closing Date: 8-13-02 Wording for Sign: To Permit a rean yard setback of 19 fts forg Proposed addition in how of the minimum required				USE TH	E ADMIN	ISTRATIVE	VARI	ANCE SI	GN FO	RMAT		
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DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

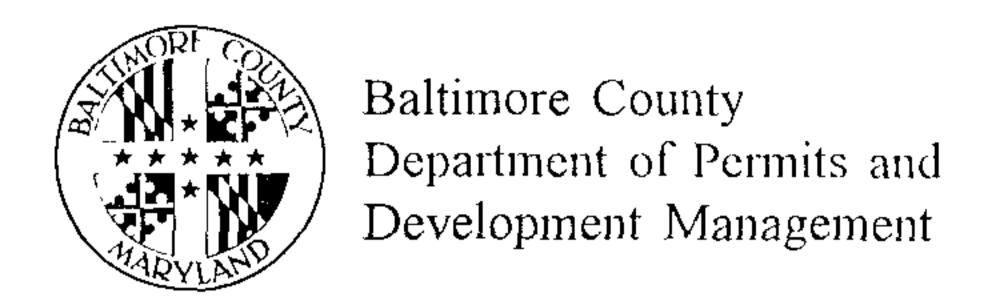
ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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.

<u>For Newspaper Advertising:</u>
Item Number or Case Number: 03-028-7
Petitioner: Leanant + Filma Conigland
Address or Location: 3/2/ Lugine Auc Balto M2120
PLEASE FORWARD ADVERTISING BILL TO:
Name:Champion
Address: 7034 Golden Ring Ring
Balto 11/2 21237
Telephone Number: 410 - 780 - 00 6 2



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

Fax: 410-887-5708

August 13, 2002

Mr. & Mrs. Leonard Conigland 3121 Lugine Avenue Baltimore MD 21207

Dear Mr. & Mrs. Conigland:

RE: Case Number: 03-028-A, 3121 Lugine Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 16, 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,

W. Carl Richards, Jr. 6> L

M Carl Richard, Jr.

Supervisor, Zoning Review

WCR: gdz

Enclosures

c: John Hoffman, 7034 Golden Ring Road, Baltimore 21237 People's Counsel



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 23,2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF July 23, 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:

018-023, 025, 027-030

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director **DATE:** August 21, 2002

Department of Permits & Development Mgmt.

Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting

For July 29, 2002

Item Nos. 017, 018, 019, 020, 022, 023, 024, 025, 027, 028, and 029

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

RWB:CEN:jrb

ce: File

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Arnold Jablon

FROM:

R. Bruce Seeley RBS TGT

DATE:

August 16, 2002

Zoning Petitions

Zoning Advisory Committee Meeting of July 22, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

(28)

17,19,20,22-30

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

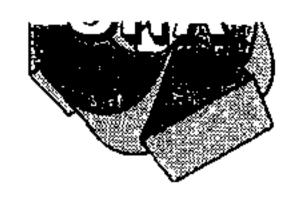
SUBJECT:

Zoning Advisory Petition(s): Case(s)03-027,(03-028) & 03-029

DATE: July 26, 2002

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.

AFK/LL:MAC



State Highway Administration

John D. Porcari Secretary Parker F. Williams Administrator

Date: 7.19.02

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

RE: Baltimore County

Item No. 028

115

Dear. Mr. Zahner:

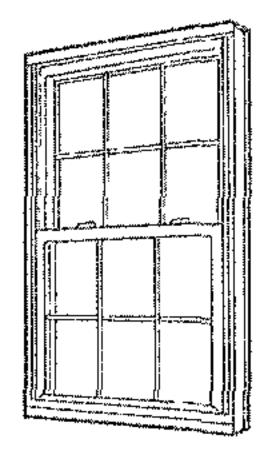
This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

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,

1 w

Kenneth A. McDonald Jr., Chief Engineering Access Permits Division





June 11, 2002

WINDOWS

Zoning Commissioner of Baltimore County Petition for Administrative Variance Baltimore, MD

To Whom It May Concern:

STORM DOORS &
WINDOWS

The purpose for this variance is to construct a new 11'x16'deck and patio room to the rear of my home at 3121 Lugine Avenue, Baltimore, MD 21207.

My intent is to provide additional square footage to my home for the purpose of simply being able to enjoy the rear area of my home. The overall square footage of the proposed patio room and slab will be approximately 176-sq. ft. +/-.

■ PATIO & ENTRY DOORS

The newly constructed patio room and deck will be constructed 18"+ above ground level. The proposed patio room will be one single story in height.

■ VINYL SIDING AND TRIM

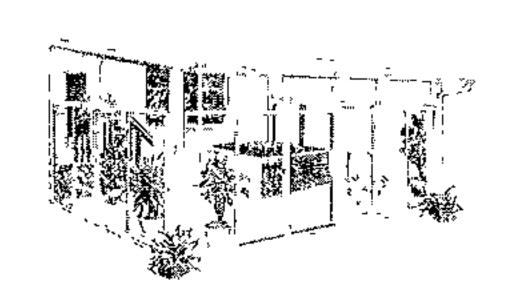
Thank you for your prompt attention to this matter, I appreciate your time and effort invested in this matter in hopes of a speedy approval. If you have any additional concerns or questions you can call me at 410 265-8286.

Sincerely,

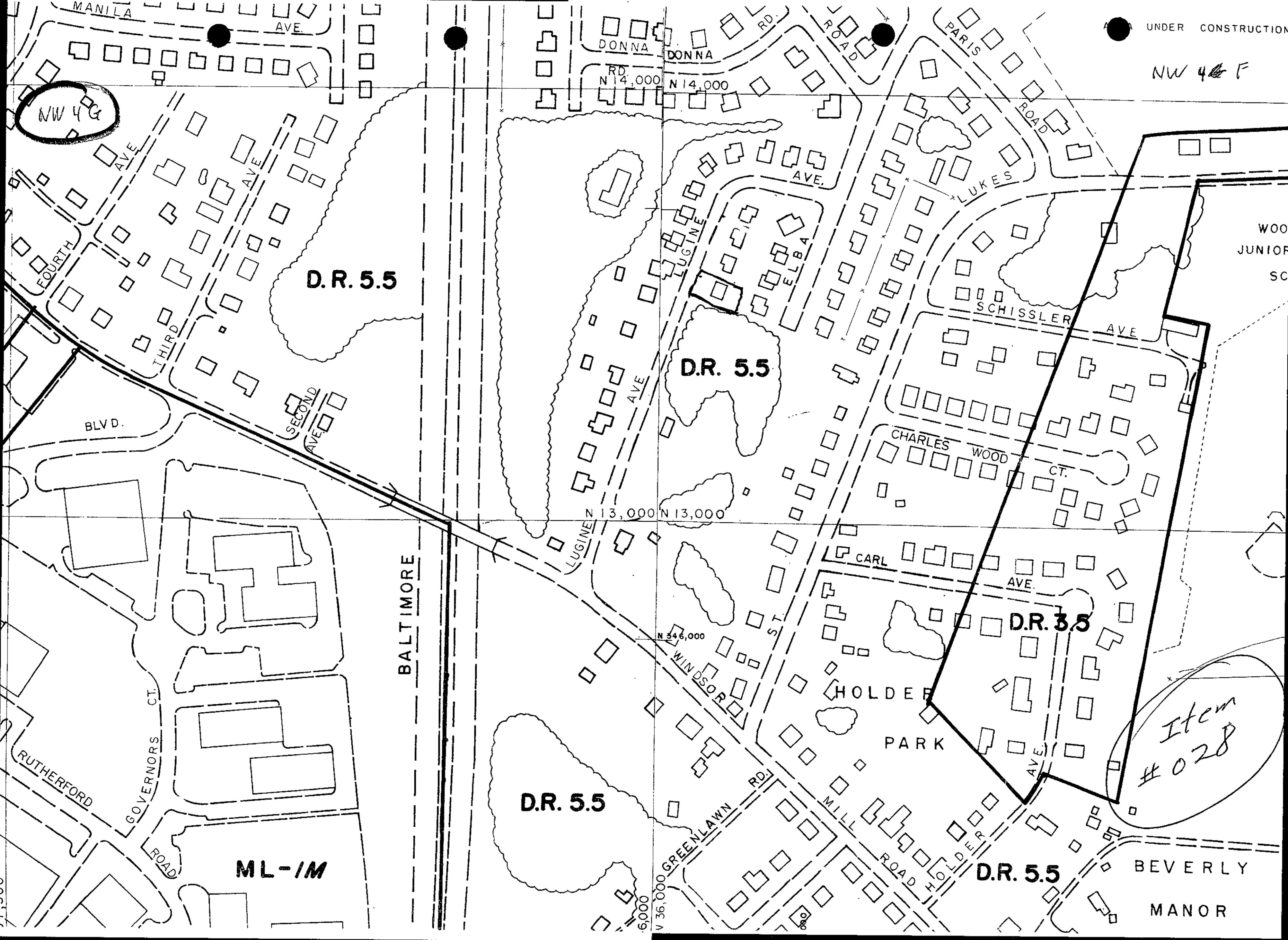
■ PATIO ROOM5 &

PORCH ENCLOSURES

Leonard Conigland

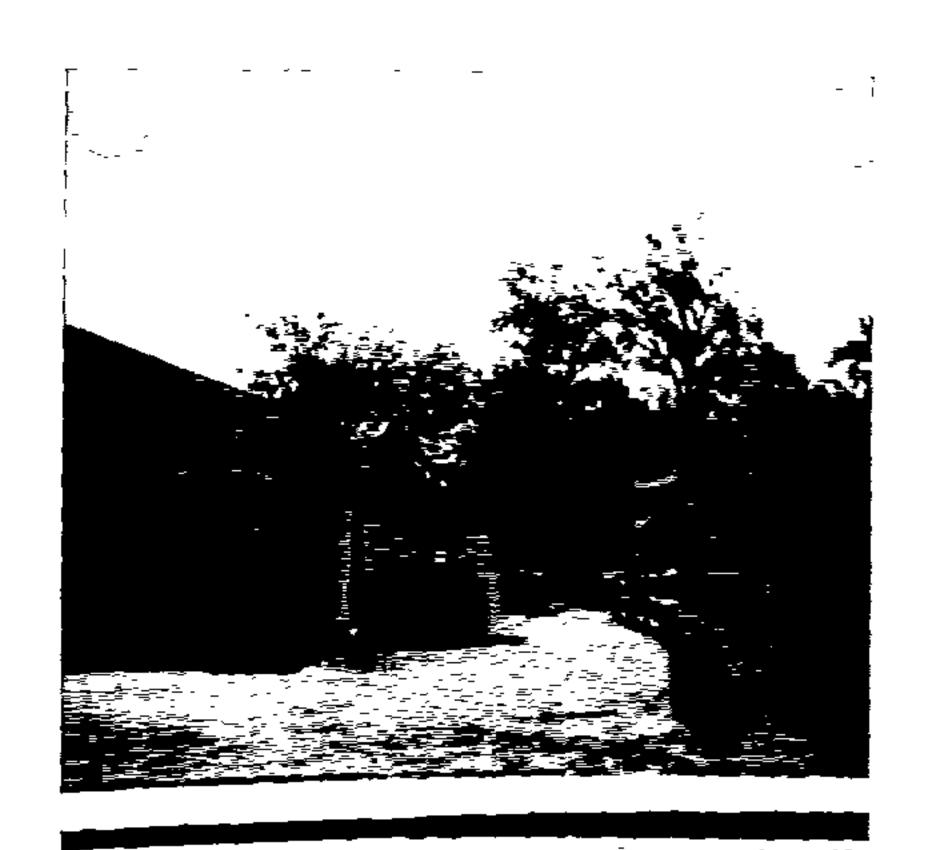


H 028





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