

IN RE: PETITION FOR ADMIN. VARIANCE
SW/S Sunnyking Drive Corner,
SE/S Sunbrook Road
4th Election District
3rd Councilmanic District
(125 Sunnyking Drive)

Laura & Alan Dolid
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-289-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Laura and Alan Dolid. The variance request is for property located at 125 Sunnyking Drive in the Reisterstown area of Baltimore County. The variance request is from Section 205.3 of the Baltimore County Zoning Regulations (B.C.Z.R. – 1955), to permit an addition with a 30 ft. setback from the side lot line and 55 ft. from the centerline of the street in lieu of the required 40 ft. and 65 ft. respectively. 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.

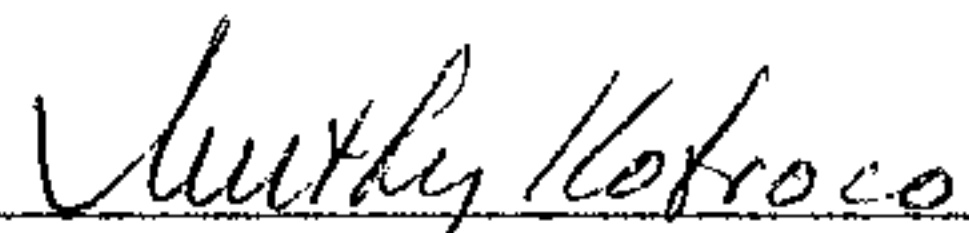
The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public 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.

1/15/03
J.R. Gannon

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 15th day of January, 2003, that a variance from Section 205.3 of the B.C.Z.R. (1955), to permit an addition with a 30 ft. setback from the side lot line and 55 ft. from the centerline of the street in lieu of the required 40 ft. and 65 ft. respectively, 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

1/15/03




Baltimore County
Zoning Commissioner

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

January 15, 2003

Mr. & Mrs. Alan Dolid
125 Sunnyking Drive
Reisterstown, Maryland 21136

Re: Petition for Administrative Variance
Case No. 03-289-A
Property: 125 Sunnyking Drive

Dear Mr. & Mrs. Dolid:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy 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 Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 125 Sunnyking DR.
which is presently zoned R.C.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) 205.3 (B.C.Z.R. - 1955)

To permit an addition with a 30-foot setback from the side lot line and 55-feet from the centerline of the street in lieu of the required 40-feet and 65-feet respectively.

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 _____

Attorney For Petitioner:

Name - Type or Print _____

Signature _____

Company _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Name - Type or Print LAURA Dolid

Signature [Signature]

Name - Type or Print ALAN Dolid

Signature [Signature]

Address 125 Sunnyking Drive Telephone No. 410 833 3738

City Reisterstown State Md Zip Code 21136

Representative to be Contacted:

Name _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 03-289-A

Reviewed By D. THOMPSON Date 12/18/02

REV 10/25/01

Estimated Posting Date 12/30/02

Affidavit in Support of Administrative Variance

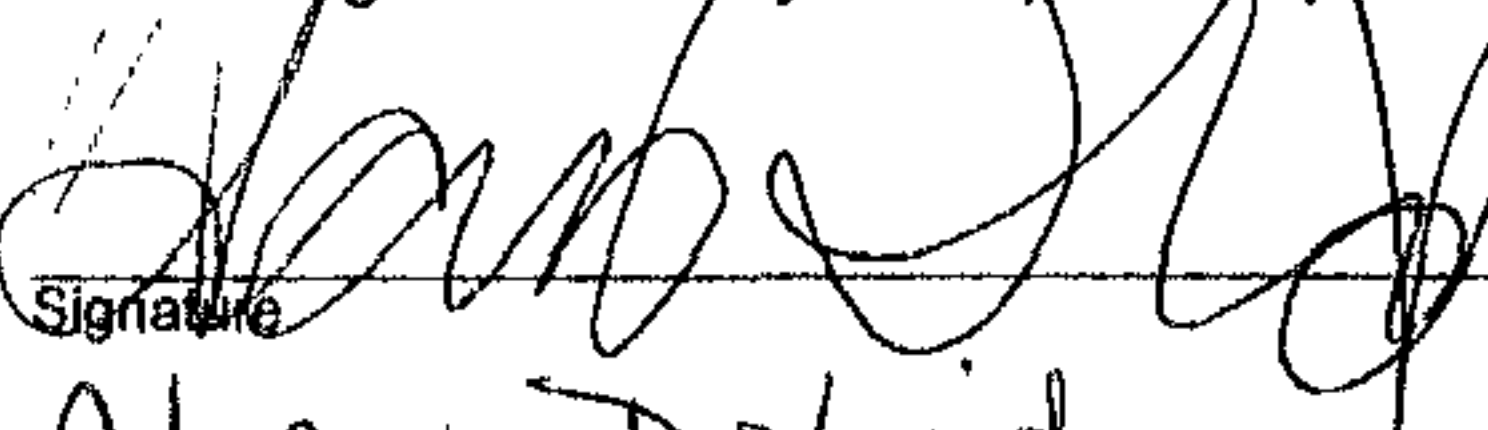
The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is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

That the Affiant(s) does/do presently reside at 125 Sunnyking Drive
Address
Reisterstown, Maryland 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):

My mother, Helen Schechter Gurdus, born 12/23/1914, is no longer capable of living alone nor is she able to climb stairs. Therefore we are requesting a 15 foot Setback on the building line restriction, in order to build an addition to the house big enough to suit the needs of an elderly handicapped/wheelchair bound person. We need this addition to include a bedroom, a handicapped bathroom and a small sitting room. This addition needs to be big enough and designed to be practical and satisfy the needs for handicapped use.

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
ALAN DOLID
Name - Type or Print


Signature
LAURA DOLID
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

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

AS WITNESS my hand and Notarial Seal


Notary Public

My Commission Expires 05/31/2006

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 125 Sunnyking Drive
Address
Reisterstown, Maryland 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):

My mother, Helen Schechter Gurdus, born 12/23/1914, is no longer capable of living alone nor is she able to climb stairs. Therefore we are requesting a 15 foot Setback on the building line restriction, in order to build an addition to the house big enough to suit the needs of an elderly handicapped/wheelchair bound person. We need this addition to include a bedroom, a handicapped bathroom and a small sitting room. This addition needs to be big enough and designed to be practical and satisfy the needs for handicapped use.

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

ALAN Dolid

Name - Type or Print

Signature

LAURA Dolid

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

Alan + Laura Dolid

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

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires

05/31/2006



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 125 Sunnyking DR.
which is presently zoned R.C. 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) 205.3 (B.C.Z.R. - 1955)

To permit an addition with a 30-foot setback from the side lot line and 55-feet from the centerline of the street in lieu of the required 40-feet and 65-feet respectively.

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

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Name - Type or Print

Signature

Name - Type or Print

Signature

Address Telephone No.

125 Sunnyking DRIVE 410-833 3738

REISTERSTOWN MD 21136

City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, It is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted

Zoning Commissioner of Baltimore County

CASE NO. 03-289-A

Reviewed By D. THOMPSON Date 12/18/02

REV 10/25/01

Estimated Posting Date 12/30/02

ZONING DESCRIPTION

Zoning description for 125 Sunnyking Drive, Reisterstown, MD 21136. Beginning at a point on the east side of Sunnyking Drive at Sunbrook road which is 50 feet wide at the distance of 25 feet northeast of the center line of the nearest improved intersecting street, Sunbrook, which is 50 feet wide. *Being Lot #8, Block 'H', Section #3 in the Subdivision of Sunnybrook Farms as recorded in Baltimore County Plat Book # G.L.B. No. 22, Folio # 79, containing 30,927 square feet. Also known as 125 Sunnyking Drive and located in the 4th Election District, 4th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 20107

DATE 12/18/04 ACCOUNT OC100-46150

AMOUNT \$ 50.00

RECEIVED FROM: LAURA DOWD

FOR: ITEM # 289 OC-289-A

15 SUNNYKING DR. Dr. D. THOMPSON

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

RECEIVED BY
DATE
AMOUNT
FOR
BY
OFFICE OF BUDGET & FINANCE
BALTIMORE COUNTY, MARYLAND

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 03-289-A

Petitioner/Developer: _____

Laura Dolid

Date of Hearing/Closing: 1-14-03

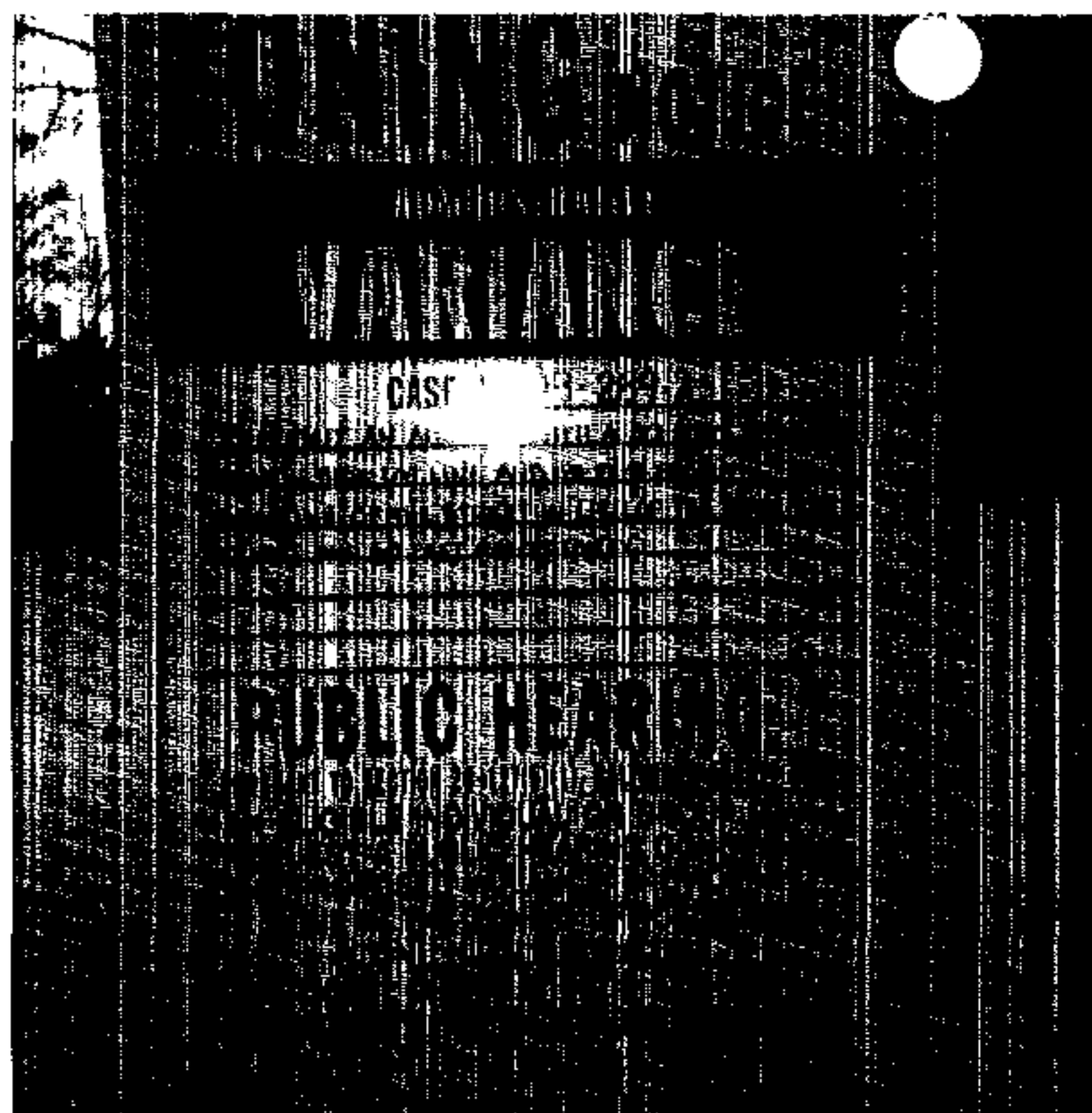
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

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 125 Sunnyking Drive
Reisterstown, MD 21136

The sign(s) were posted on December 30, 2002
(Month, Day, Year)



Sincerely,

Stacy Gardner 12/30/02
(Signature of Sign Poster and Date)

Stacy Gardner
(Printed Name)

MANNON-BAUM SIGNS, INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784

(City, State, Zip Code)

410-781-4000

(Telephone Number)

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 289 -A Address 125 SUNNYKING DR.

Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 12/18/02 Posting Date: 12/30/02 Closing Date: 1/14/03

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 03- 289 -A Address 125 SUNNYKING DR.

Petitioner's Name DOLIP Telephone 410-833-3738

Posting Date: 12/30/02 Closing Date: 1/14/03

Wording for Sign: To Permit AN ADDITION WITH A 30 FOOT SETBACK FROM THE
SIDE LOT LINE AND 55 FEET FROM THE CENTERLINE OF THE STREET
IN LIEU OF THE REQUIRED 40 FEET AND 65 FEET RESPECTIVELY.

WCR - Revised 6/28/00

**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: 03-289-A

Petitioner: DOLID

Address or Location: 125 SUNNYKING DR.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. + MRS. ALAN DOLID

Address: 125 SUNNYKING DR.

REISTERSTOWN, MD 21136

Telephone Number: 410-833-3738

Revised 2/20/98 - SCJ



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

January 13, 2003

Mr. Alan Dolid
Ms. Laura Dolid
125 Sunnyking Drive
Reisterstown, MD 21136

Dear Mr. and Mrs. Dolid:

RE: Case Number: 03-289-A, 125 Sunnyking Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 18, 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 black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rlh

Enclosures

c: People's Counsel

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



Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 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

December 31, 2002

ATTENTION: George Zahner

Distribution Meeting of December 23, 2002

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.

7. The Fire Marshal's Office has no comments at this time, in reference to the following items:

257-290

284

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

cc: File



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 27, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For December 30, 2002
Item Nos. 257, 258, 259, 260, 261, 262,
263, 264, 265, 266, 267, 268, 270, 271,
272, 273, 274, 275, 276, 277, 278, 279,
280, 281, 282, 283, 284, 285, 286, 287,
288, 289 and 290

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

INTER-OFFICE CORRESPONDENCE

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

DATE: January 7, 2003

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

13

SUBJECT: Zoning Advisory Petition(s): **Case(s) 03-274, 03-285, & 03-289**
Administrative Variance

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: Lynne L. Latham

AFK/LL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 12.30.02

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

RE: Baltimore County
Item No. 289 DT

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



Maryland Department of Planning

Parris N. Glendening
Governor

Kathleen Kennedy Townsend
I.A. Governor

Roy W. Kienitz
Secretary

Mary Abrams
Deputy Secretary

December 27, 2002

Mr. George Zahner
Baltimore County Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Room 111, Mail Stop # 1105
Towson MD 21204

Re: Zoning Advisory Committee Agenda, 12/30/02 re: case numbers 03-257-A, 03-258-SPHA, 03-259-SPHA, 03-260-A, 03-261-A, 03-262-A, 03-263-A, 03-264-SPH, 03-265-A, 03-266-XA, 03-267-A, 03-268-A, 03-270-A, 03-271-A, 03-272-A, 03-273-A, 03-274-A, 03-275-A, 03-276-A, 03-277-XA, 03-278-SPH, 03-279-A, 03-280-A, 03-281-SPHA, 03-282-A, 03-283-SPHA, 03-284-A, 03-285-A, 03-286-A, 03-287-A, 03-288-A, 03-289-A, 03-290-A

Dear Mr. Zahner:

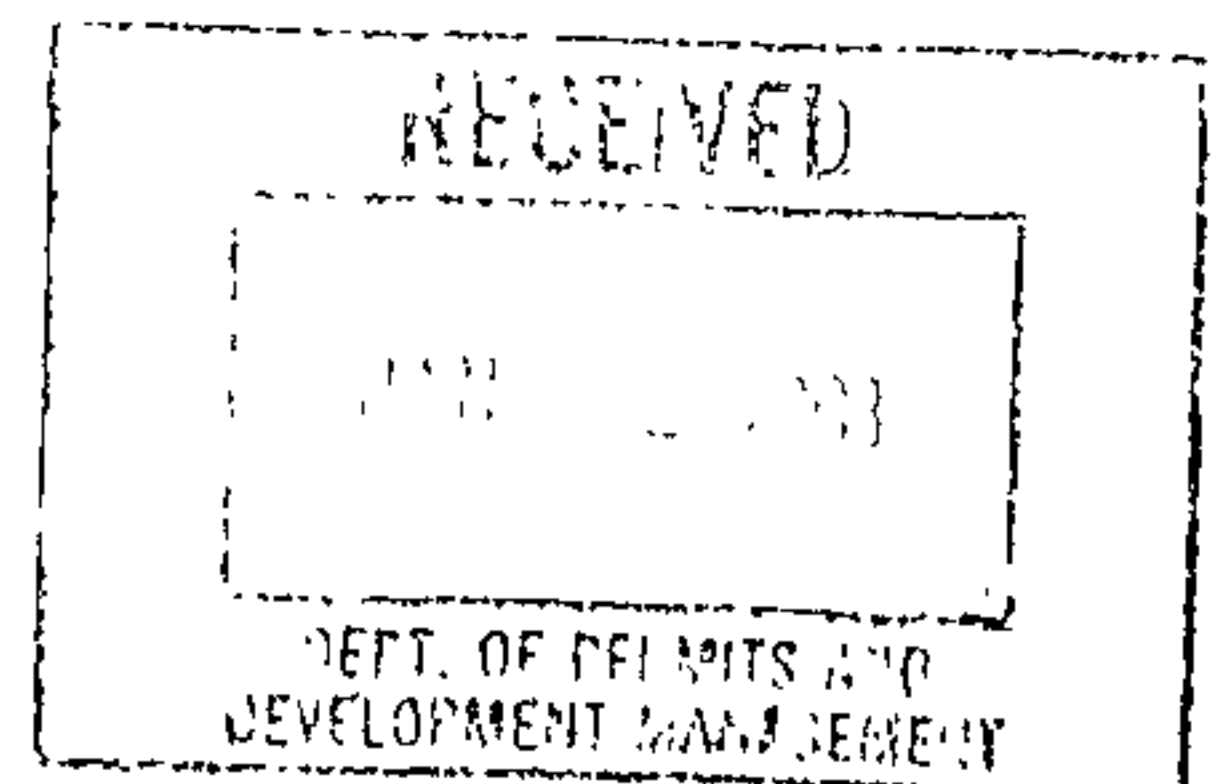
The Maryland Department of Planning has received the above-referenced information on 12/26/02. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup





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

February 19, 2003

Mr. & Mrs. Alan Dolid
125 Sunnyking Drive
Reisterstown, Maryland 21136

RE: Spirit & Intent of Zoning Case No. 03-289-A, 125 Sunnyking Drive,
4th Election District

Dear Mr. and Mrs. Dolid:

Your letter to Arnold Jablon, Director for Permits and Development Management has been referred to me for reply. Based upon the information provided therein and our research of the zoning records the following has been determined.

After reviewing the order written by Timothy M. Kotroco, Deputy Zoning Commissioner for Baltimore County for Case No. 03-289-A, it is the interpretation of this office that the newly proposed addition is within the spirit and intent of the written order dated January 15, 2003. Specifically, the proposed addition may be constructed with a 26-foot setback from the side property line and 51-foot setback from the centerline of the street in lieu of the required 40-feet and 65-feet respectively. Attached please find a copy of the new site plan approved by Mr. Kotroco. This plan and the letters from the adjoining property owners are now part of the order for this case.

I trust that the information set forth in this letter is responsive to the request. If you need any further information or have any questions, please do not hesitate contacting me at 410-887-3391.

Sincerely,

A handwritten signature in cursive script that reads "Donna Thompson".

Donna Thompson
Planner II
Zoning Review

DT/Attachment

Cc: Mr. Richard P. Maier, 508 Sunbrook Rd., Reisterstown, MD 21136
Mrs. Mavis S. Sheedy, 122 Sunnyking Dr., Reisterstown, MD 21136

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



To: DT
S+I?
1/29/03
WCR
Ms. Laura Dolid
Mr. Alan Dolid
125 Sunnyking Drive
Reisterstown, Maryland 21136

January 27, 2003

Mr. Arnold Jablon
Baltimore County Department of Permits and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Jablon,

Recently we received approval from your office regarding our petition for an administrative variance: Case No. 03-289-A: Property: 125 Sunnyking Drive.

When I originally began the application process to apply for the variance request to permit an addition, I had asked for a 25 ft. setback in lieu of the required 40 ft. However the advisors in the zoning office noticed that my drawing indicated that I only needed a 30 ft setback, which is what they said I should ask for. So, I did.

Unfortunately, I neglected to take into consideration and indicate on the site map that the handicapped addition to the house would require a 3 ft. extension at the front of the house (as opposed to building the addition flush to the house) making the proposed addition extend 4 ft. beyond the new 30 ft. setback. I should have originally requested a 26 ft. setback from the side lot line in lieu of the required 40 ft..

Over the past two weeks we have tried to rework the design of this proposed addition, but found all of the options less practical for handicapped use and more intrusive on existing property.

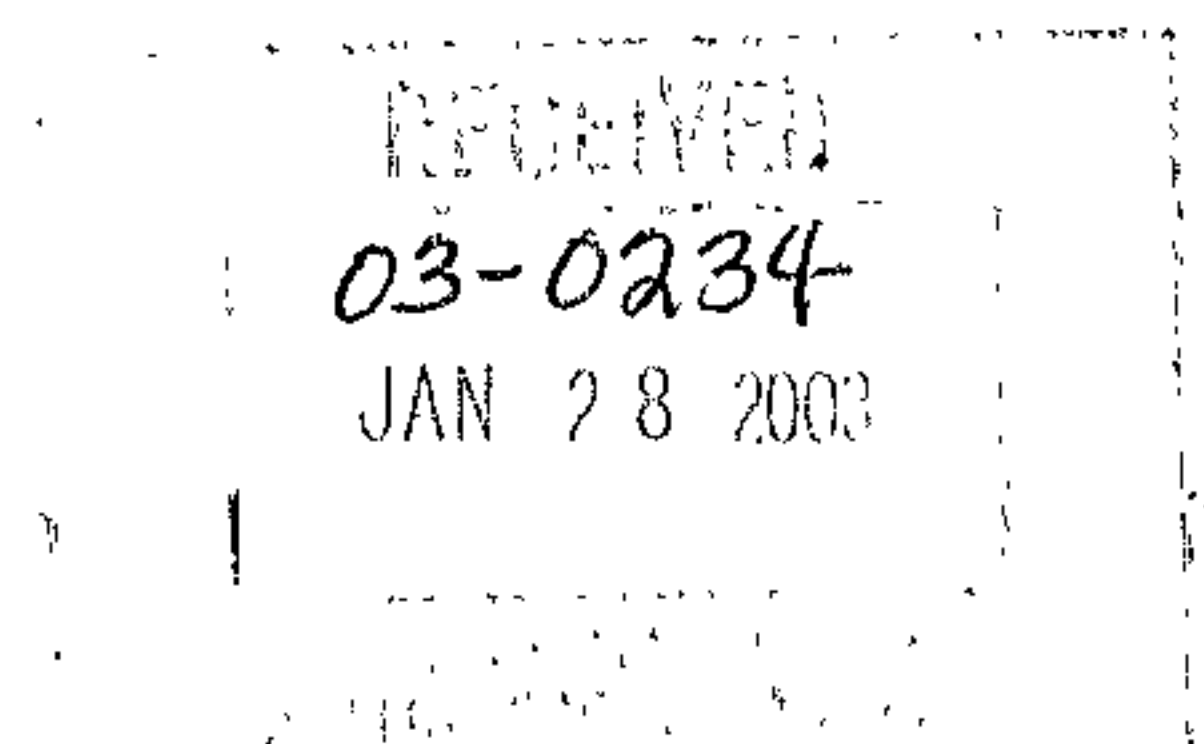
Enclosed are the original site plan submitted and new site plan with the request of a 26 ft. setback from the side lot line in lieu of the required 40 ft..

We are hoping you can grant us this modification of the variance request to permit this addition to proceed with the original intent to provide a practical residence for an elderly handicapped person.

Thank you for your consideration.

Sincerely,

Laura Dolid
Alan Dolid
Laura and Alan Dolid



January 29, 2003

Mr. Arnold Jablon
Baltimore County Department of Permits and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Jablon,

I am aware of the petition for an administrative variance (Case No. 03-289-A: Property: 125 Sunnyking Drive) to permit an addition to the Dolid's house. I am also aware that they are asking for a modification to that request, making the proposed addition extend 4 ft. beyond the new 30 ft. setback. I am aware that they are now requesting a 26 ft. setback from the side lot line in lieu of the required 40 ft.. I am not opposed to this request.

Sincerely,

Richard P. Maier

508 SUNBROOK RD

21136

(RICHARD P. MAIER)

January 29, 2003

Mr. Arnold Jablon
Baltimore County Department of Permits and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Jablon,

I am aware of the petition for an administrative variance (Case No. 03-289-A: Property: 125 Sunnyking Drive) to permit an addition to the Dolid's house. I am also aware that they are asking for a modification to that request, making the proposed addition extend 4 ft. beyond the new 30 ft. setback. I am aware that they are now requesting a 26 ft. setback from the side lot line in lieu of the required 40 ft.. I am not opposed to this request.

Sincerely,

Maris L. Sheedy
122 Sunnyking Dr.
Reisterstown, MD 21136

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 125 Sunnyside DR.

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME SUNNYBROOK FARMS

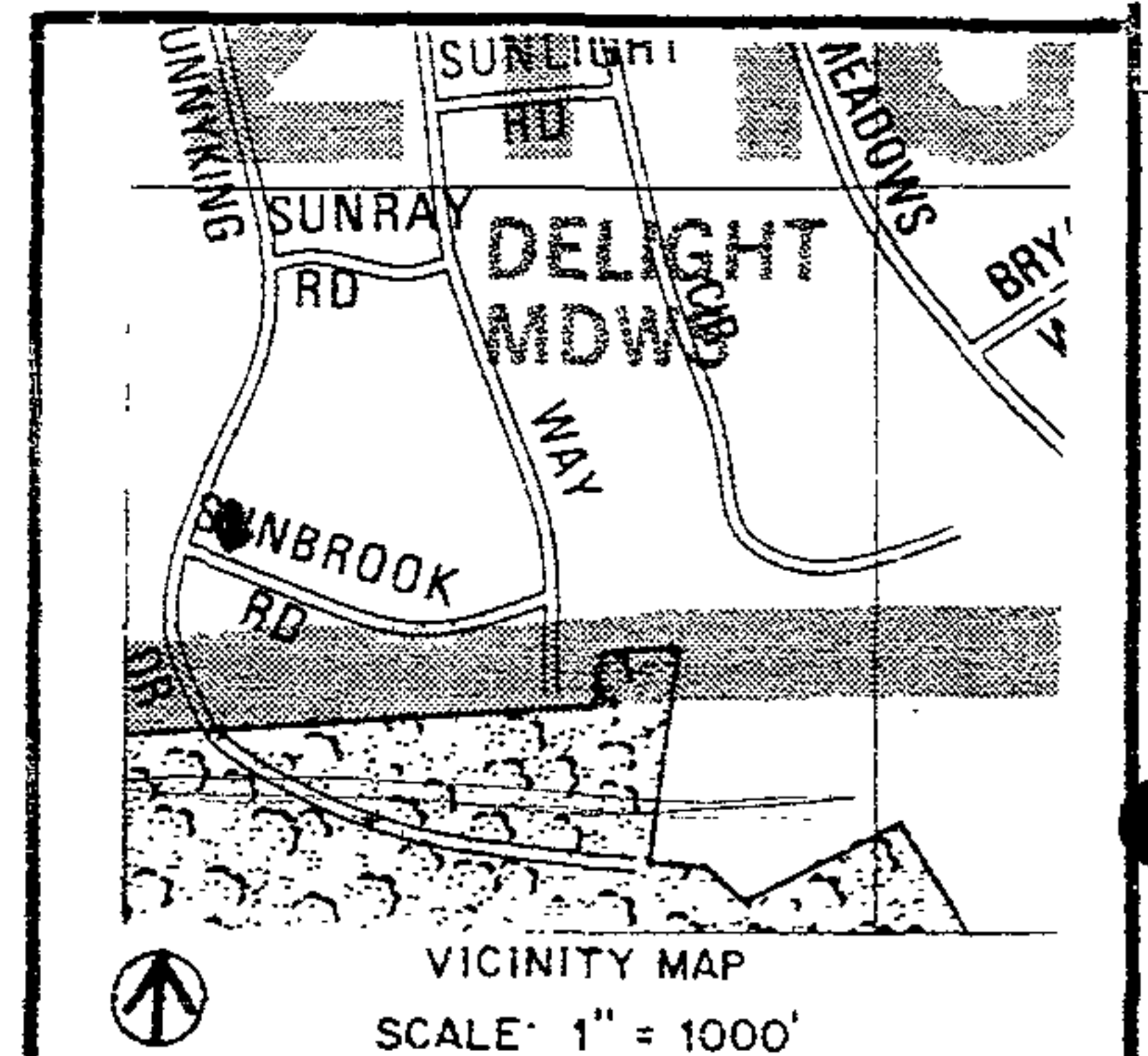
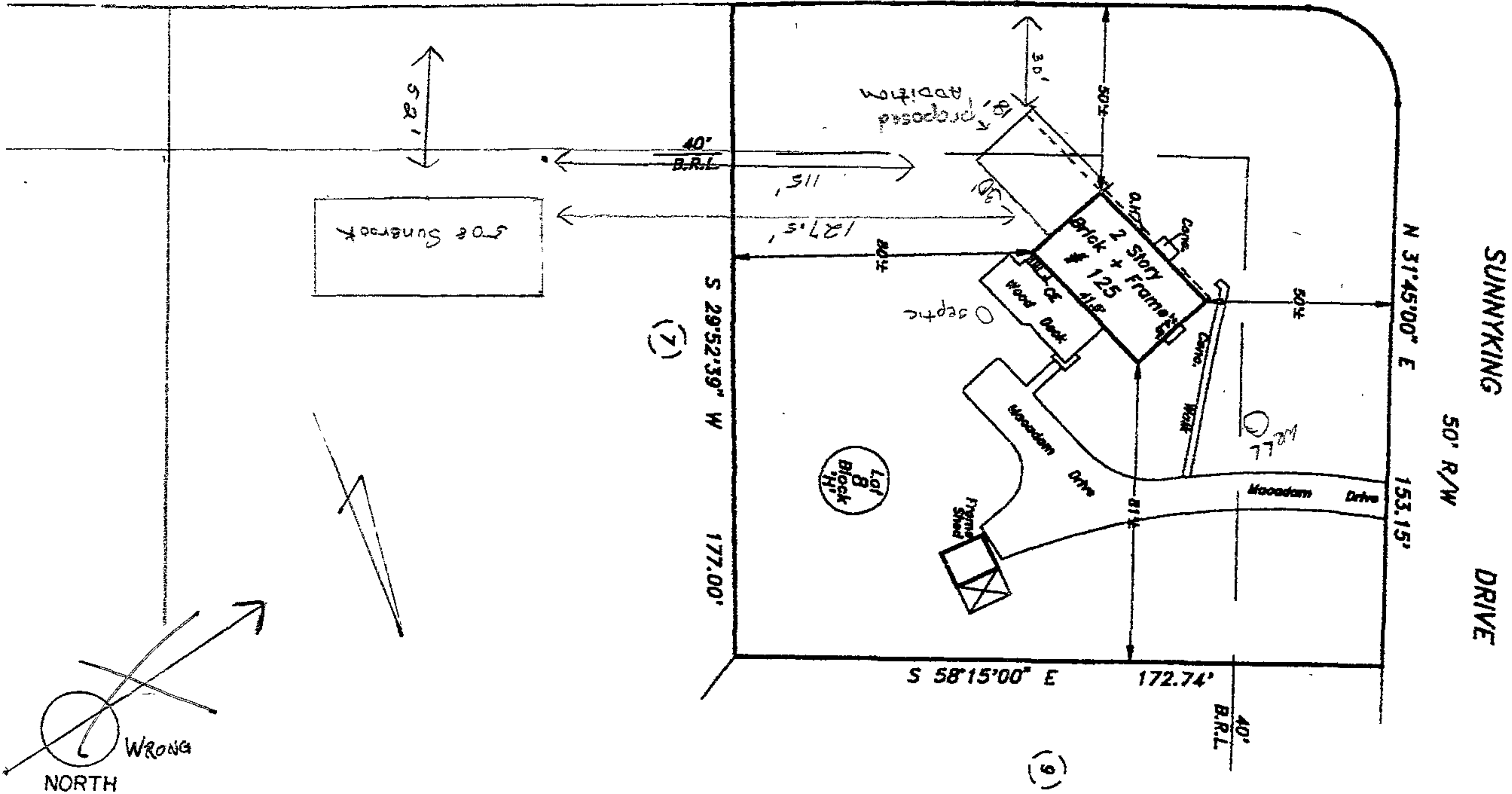
PLAT BOOK # 22 FOLIO # 79 LOT # 8 SECTION # 3

OWNER LAURA & ALAN DOLIO

with modification

SUNBROOK RD (50' R/W)

$L=75.65'$ $R=2314.95'$ $N\ 58^{\circ}15'00''\ W\ 77.89'$



LOCATION INFORMATION

ELECTION DISTRICT 4

COUNCILMANIC DISTRICT 4

1"=200' SCALE MAP # NW 12 K+12 J

ZONING R.C.5

LOT SIZE 30,927
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☐	☒

CHESAPEAKE BAY
CRITICAL AREA

YES ☐ NO ☒

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/
BUILDING ☐ ☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

REVIEWED BY

ITEM #

CASE #

PREPARED BY _____

SCALE OF DRAWING: 1" = 40'

NEW SITE PLAN/NEW REQUEST

NOTES:

1) R.R.L. information, if shown, was obtained from existing record plat or local agencies and is not guaranteed by NTT, Inc.
 2) Building line and/or Flood Zone information is subject to the interpretation of the originator.
 3) NTT, Inc. does not warrant or guarantee any measurements or overlaps.
 4) Property not shown NTT found, or generated by this location.
 5) Station distance accuracy: 1:2

OK as w/in spirit & intent of my decision
 TMK 2/19/03



SUNBROOK ROAD

SUNNYKING DRIVE

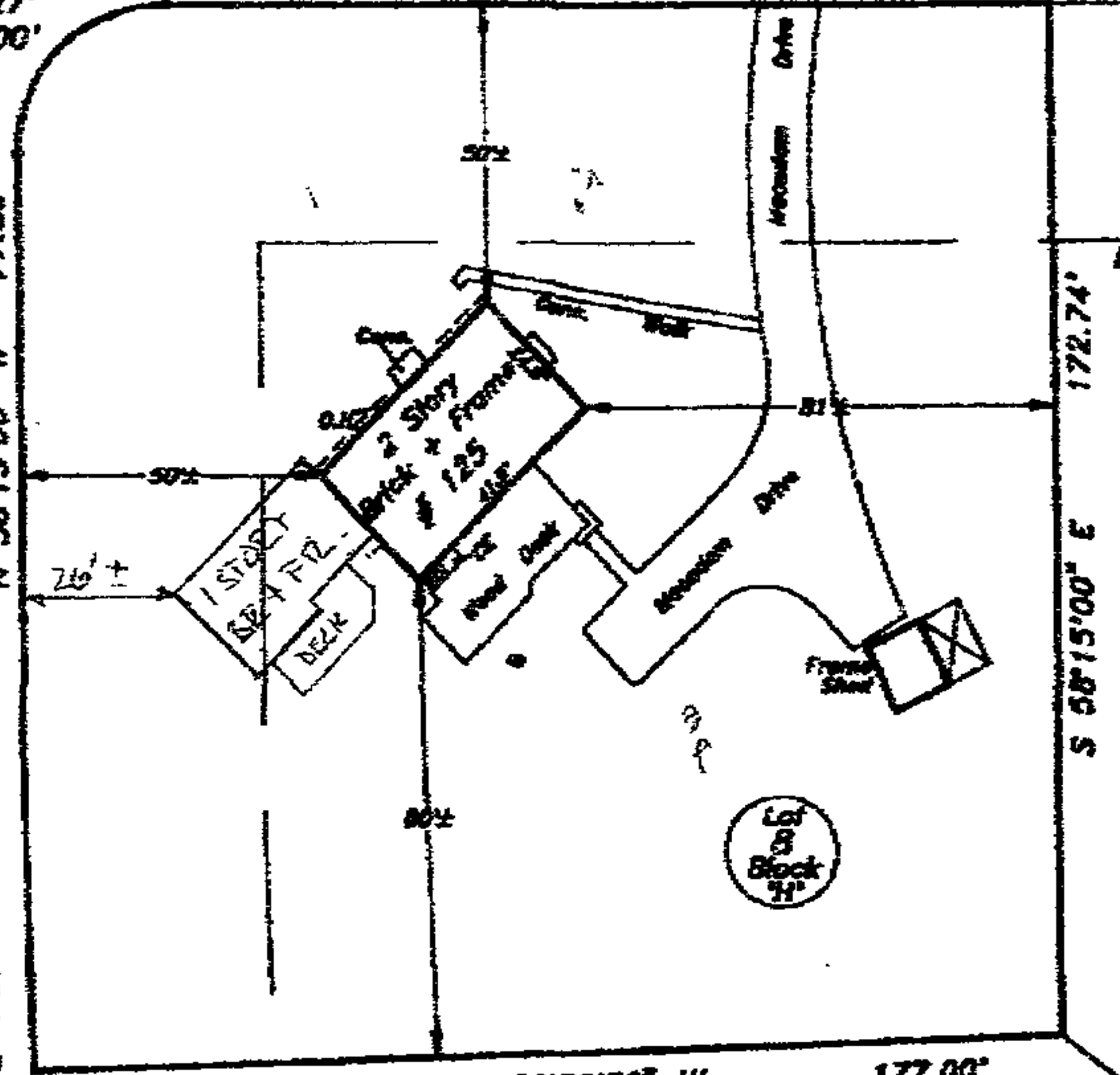
50' R/W

L=39.27'
R=25.00'

N 31°45'00" E

153.15'

L=75.65' R=2314.95' N 58°15'00" W 77.89'



40' R.R.L.

172.74'

S 58°15'00" E

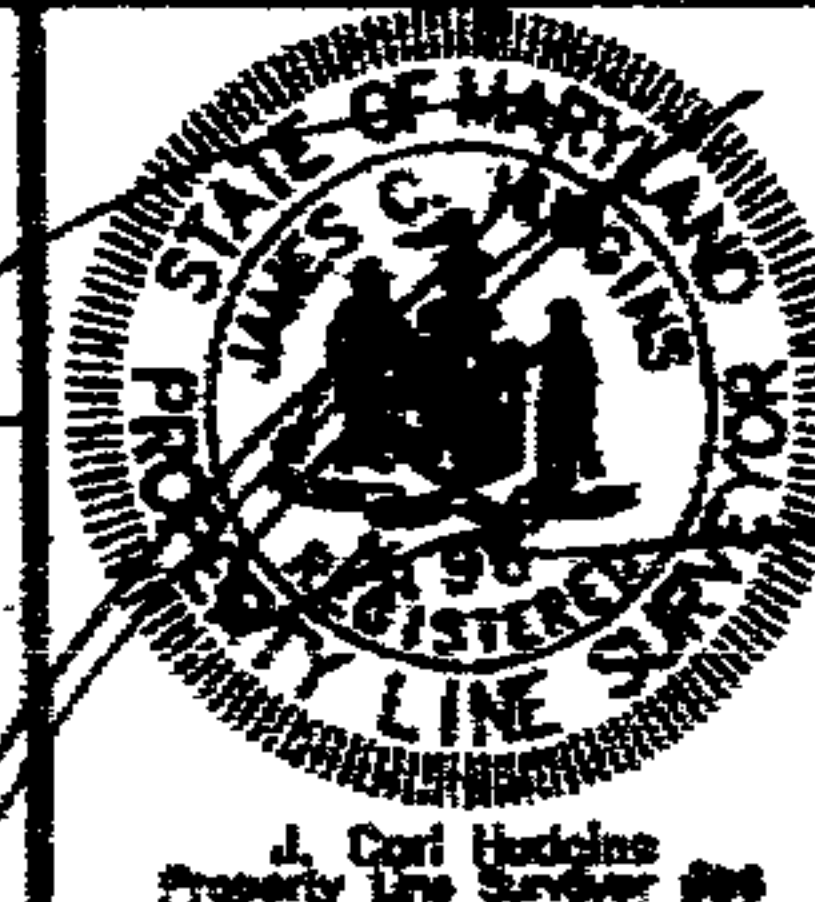
S 29°52'39" W

177.00'

Subject property is shown in Zone C on the FIRM Map of Baltimore County, Maryland on Community Panel # 240010 0215 B. Effective March 2, 1981

This is to certify that I have surveyed the property shown hereon, being known as Lot 8, Block "H", Section Three, "SUNNYBROOK FARMS" and recorded among the land records of Baltimore County, Maryland in Plat 22, folio 79 for the purpose of locating the improvements thereon.

- * This plat is of benefit to the consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing purposes.
- * This plat is not to be relied upon for the establishment of location of fences, garages, buildings, or other existing or future structures.
- * This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or for securing financing or refinancing.



LOCATION DRAWING
 125 Sunnyking Drive
 Baltimore County, Maryland

Election District No. 4

NTT Associates, Inc.
 16205 Old Frederick Road
 Mt. Airy, Maryland 21771
 Ph. (410)442-2031
 Fax No. (410)442-1315

Scale:	1" = 40'
Date:	3.28.02
Field By:	bp
Drawn By:	bp
Drawing #	C-02-11081C

125 SUNNYKING DR
NW 12 J-K
4TH DIST

R.C. 5

R.C. 5

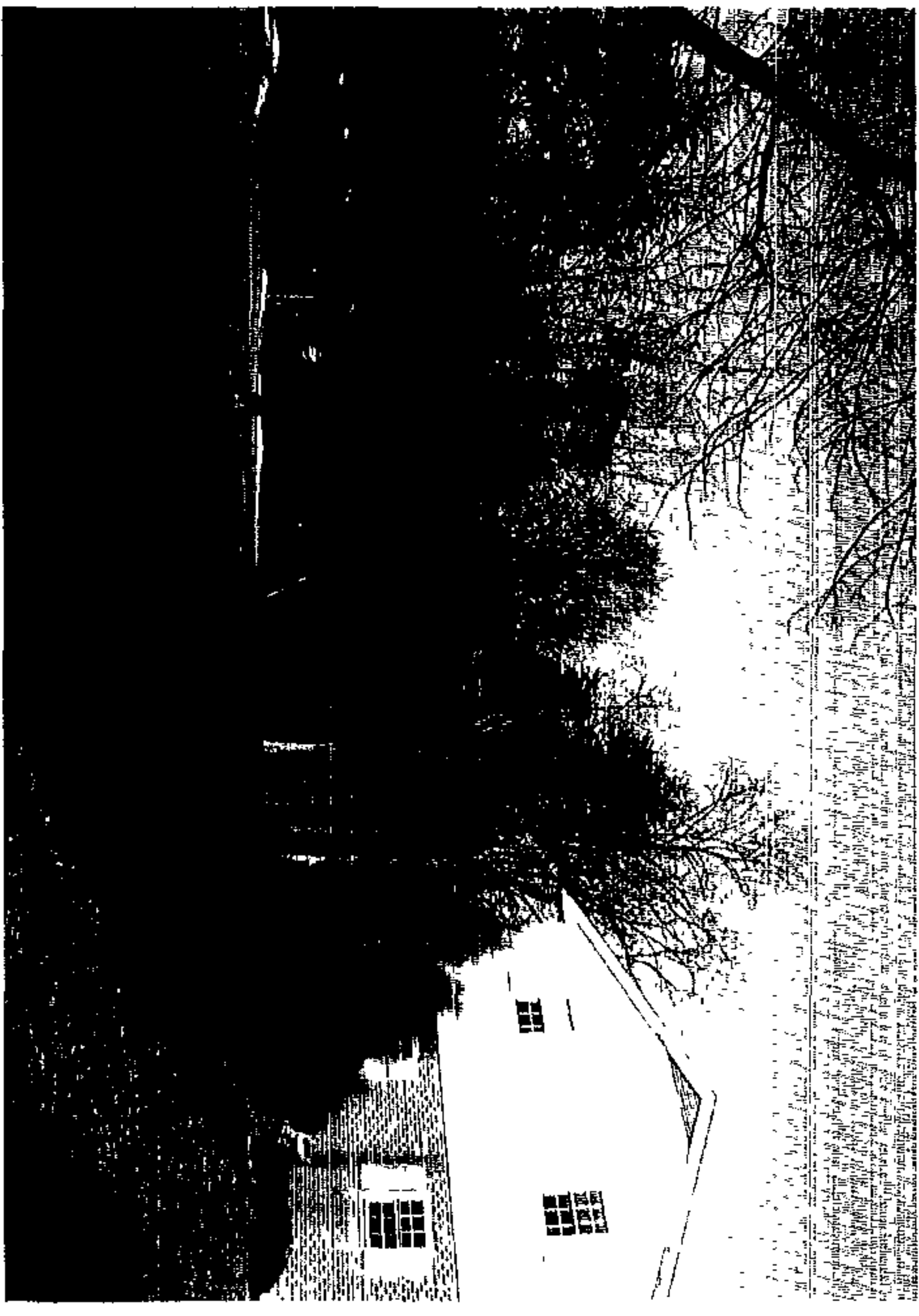
N-46,000 N 46,000

SUNBROOK RD.

R.C. 2

N-45,000 N 45,000

PRIVATE



03-289-A