IN RE: PETITION FOR ADMIN. VARIANCE

E/S Cedar Lane, 1,200' NE centerline of Shipley Lane 11th Election District 3rd Councilmanic District (11521 Cedar Lane)

\* BEFORE THE

\* DEPUTY ZONING COMMISSIONER

\* OF BALTIMORE COUNTY

\* CASE NO. 04-002-A

Thomas P. Sinnott Petitioner

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by Thomas P. Sinnott, the legal owner of the subject property. The variance request is for property located at in the Kingsville area of Baltimore County. The Petitioner herein seeks a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (garage) to have a height of 24 ft. in lieu of the required 15 ft. height. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioner 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 Petitioner has 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

ORDER RESERVED STATE OF THE STA

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 Petitioner.

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 3 day of July, 2003, that the Petitioner's request for variance from Section 400.3 of the B.C.Z.R., to permit an accessory structure (garage) to have a height of 24 ft. in lieu of the required 15 ft. height, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

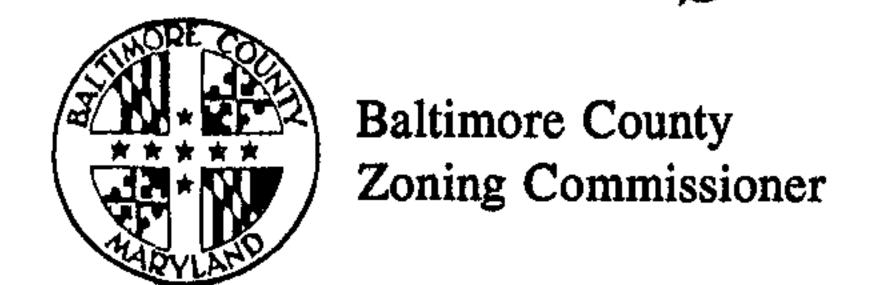
- 1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2. The Petitioner or subsequent owners shall not allow or cause the garage to be converted to a second dwelling unit and/or apartment.
- 3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

JOHN V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:raj



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

Fax: 410-887-3468

July 31, 2003

Mr. Thomas P. Sinnott 11521 Cedar Lane Kingsville, Maryland 21087

> Re: Petition for Administrative Variance Case No. 04-002-A Property: 11521 Cedar Lane

Dear Mr. Sinnott:

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.

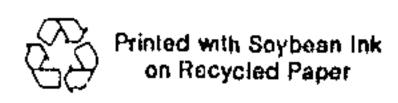
Very truly yours,

John V. Murphy

Deputy Zoning Commissioner

JVM:raj Enclosure

c: Site Rite Surveying, Inc. 200 E. Joppa Road, Room 101 Towson, MD 21286





# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at #11521 Ccaw Law

which is presently zoned 265 This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3 BCZR TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) TO HAVE A MEIGHT OF ZA'IN LIEU OF THE REQUIRED 15 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: <u>Legal Owner(s):</u> Sinnott Name - Type or Print Name - Type or Print Signature Signature Address Telephone No. Name - Type or Print City State Zip Code Signature Cedar Lane Attorney For Petitioner: Address Telephone No KINUSVIIK Name - Type or Print City State Zip Code Representative to be Contacted: Signature numerina Company Address Telephone No. <u>Address</u> Telephone No City State Zip Code State Zip Code A Public Bearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning this(Y) requiation of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County Reviewed By Date Estimated Posting Date \_

# 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. #11521 Cedar Lane That the Affiant(s) does/do presently reside at 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): Due to the location and layout of the existing garage, it would be impossible to manvever, park and store the Hohiday Pambler Endeavor Reventional Vehicle recently purchased (picture attached). The size of the RV and the proposed garage door constitutes a structure with at least 16 to t

side walls. This is a vehicle that warrants indoor storage to protect its value and longenty,

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 P & Constant of the Signature	Signature
Name - Type or Print	Name - Type or Print
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:  I HEREBY CERTIFY, this 23 day of Jane of Maryland, in and for the County aforesaid, personally appear	2003, before me, a Notary Public of the State
the Affiant(s) herein, personally known or satisfactorily identification.  AS WITNESS my hand and Notarial Seal	ed to me as such Affiant(s).



My Commission Expires

11 1 1 1

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

That the Affiant(s) does/do pres	ently reside at	#11521 Ceda	when		
Trial tile Filliant (a) 4000, ao proc	A	ddiess WWW SV 15		27	
	Č	ty Way SVIVIC	State	07	Zip Code
That based upon personal know Variance at the above address ( DW TI HVL LOCATION AWA  TO MANYWWY, PAWE AND	(indicate hardship o	gr practical difficulty ・ イル、イオビくわル	na amma.	it would be in	npossible
righten purchased (bich	un attached)	1. The size	of the FN	1 and the prop	0811
garage door constitut	te a struct	we with a	it least	16 foot side v	ralls.
This is a vehicle that	waments	indoor storm	rge to prote	at its value an	d longer
	• • •				
That the Affiant(s) acknowledg advertising fee and may be requ	je(s) that if a form uired to provide add	ial demand is filed litional information.	l, Affiant(s) will b	e required to pay a re	posting and
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Name - Type or Print	<del>22014</del>	Name	e - Type or Print	. <del> </del>	
	, ,				
STATE OF MARYLAND, COUN	NTY OF BALTIMO	RE. to wit:			
I HEREBY CERTIFY, this 23 of Maryland, in and for the Cour			2003, befo	ore me, a Notary Public	of the State
the Affiant(s) herein, personally	known or satisfact	orily identified to me	e as such Affiant(s	s).	<u> </u>
AC MUTNICCO my bond and Not	tarial Saal	,			
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		Notary Publi My Commiss	sion Expires _5	-11/06	

REV 10/25/01



REV 10/25/01

# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

RYLAND	#11621 (114.114.
for the property	located at #11521 Cedar Law
	which is presently zoned <u>265</u>
made a part hereof, hereby petition for a Variance from Sec	nits and Development Management. The undersigned, legal nich is described in the description and plat attached hereto and stion(s) 400.3 BCZ2
n liew of the required 15'	(garage) to have a height of 24'
, , , , , , , , , , , , , , , , , , , ,	• • • •
of the zoning regulations of Baltimore County, to the zoning of this petition form.	law of Baltimore County, for the reasons indicated on the back
Property is to be posted and advertised as prescribed by the l, or we, agree to pay expenses of above Variance, advertising, pregulations and restrictions of Baltimore County adopted pursuant	osting, 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:	Legal Owner(s): Thomas P. Sinnott
Name - Type or Print	Name - Type or Print
Signature	Signature
Address Telephone No	Name - Type or Print
City State Zip Code  Attorney For Petitioner:	Signature 160 Cedar Law 40 592-3632 Address Telephone No.
Name - Type or Print	City MO 21087  State Zip Code
Signature	Representative to be Contacted: SHE RUK Suwuying, Mc.
Company	rvame
Address Telephone No.	Address Telephone No
City State Zip Code	City MD 21266 State Zip Code
A Public Hearing having been formally demanded and/or found to be his that the subject matter of egulations 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
CASE NO. 04-007-A Re	Zoning Commissioner of Baltimore County  viewed By Date 7 1 0 3

Estimated Posting Date \_\_\_\_

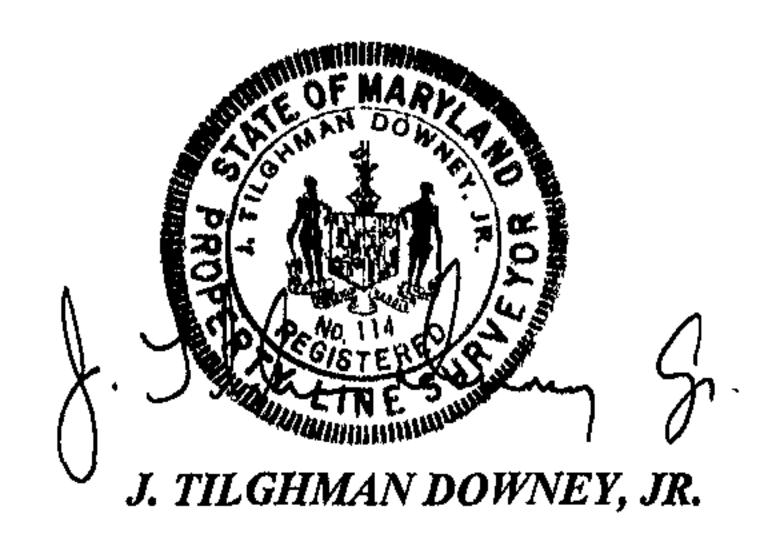
### 2001 Holiday Rambler Endeavor PDBB



H002

#### **ZONING DESCRIPTION FOR #11521 CEDAR LANE**

BEGINNING AT A POINT ON THE EAST SIDE OF CEDAR LANE WHICH
IS 50 FEET WIDE AT THE DISTANCE OF 1200 FEET NORTHEAST OF THE
CENTERLINE OF SHIPLEY LANE WHICH IS 40' WIDE. AS RECORDED IN
DEED LIBER 14225, FOLIO 187 AND RUNNING THENCE N 18 DEGREES 44
MINUTES 44 SECONDS E, 120.85 FEET; THENCE BY A CURVE TO THE LEFT
WITH A DISTANCE OF 240.42 FEET; THENCE S 69 DEGREES 26 MINUTES 42
SECONDS E, 420.47 FEET; THENCE S 65 DEGREES 20 MINUTES 28 SECONDS
E, 25.29 FEET; THENCE S 20 DEGREES 33 MINUTES 18 SECONDS W, 468.44
FEET AND THENCE N 52 DEGREES 10 MINUTES 14 SECONDS W, 399.85 FEET
TO THE PLACE OF BEGINNING. CONTAINING 3.73 ACRES, MORE OR LESS.
ALSO KNOWN AS #11521 CEDAR LANE AND LOCATED IN THE 11TH.
ELECTION DISTRICT, 3RD. COUNCILMANIC DISTRICT.



002

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE 7/1/03 ACCOUNT ROOL OCG GISO

AMOUNT \$ GSSCO

RECEIVED FROM: 51NNOTT

YELLOW - CUSTOMER

WHITE - CASHIER

PINK - AGENCY

	DAID RECEIPT	
•	BUSINESS ACTIAL TIME	14
	7/02/2003 7/01/2003 10:15:30	
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)	ETE IPT # 277% 7/01/2005	
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j	65.00 (K	
	Haltimore County, Harviord	-

CASHIER'S VALIDATION





#### CERTIFICATE OF POSTING

	Petitioner/Developer: THOWAS P. SILLIOZT
	Date of Hearing/Closing: JULY 28, 7003
altimore County Department of crmits and Development Management County Office Building, Room 111 11 West Chesapeake Avenue owson, MD 21204	
itention: BECKY NAIZT	
adies and Gentlemen: This letter is to certify unde	er the penalties of perjury that the necessary sign(s) required by
w were posted conspicuously on the property loc	ated at 11521 CEDAR LANE
·	
	*
he sign(s) were posted on	1, 2003 (Month, Day, Year)
	Sincerely,
	Signature of Sign Poster and Date)
	GARLANDE. Moors (Printed Name)
	3225 RYERSON CIRCLES (Address)
	PAUT/IVIDIZE, MD. 21227 (City, State, Zip Code)
	(Telephone Number)

RE: Case No.: 04-002-A

## ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 007 -A Address 11571 CEDAR LAHE
Contact Person: LIDYD T. MOXLEY Phone Number: 410-887-3391
Filing Date: 7/103 Posting Date: 7/13/03 Closing Date: 7/28/0
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 patitioner 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 costing 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 cubic 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 neighbors 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 phange and a photograph of the altered sign must be forwarded to this office.
Petitioner: This Part of the Form is for the Sign Poster Only
USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT
Case Number 43-007 - Address 11571 CEDAR LANE
Pallioners Name THOMAS P. SIHHOTT Telephone 410 592 363
Posting Date: 7/13/03 Closing Date: 7/28/03
Wording for Sign To Permit An ACCESSORY STRUCTURE (GARAGE)
TO MAVE A HEIGHT OF ZA'IN LIEU OF
THE REQUIRED 15

# DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

#### ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

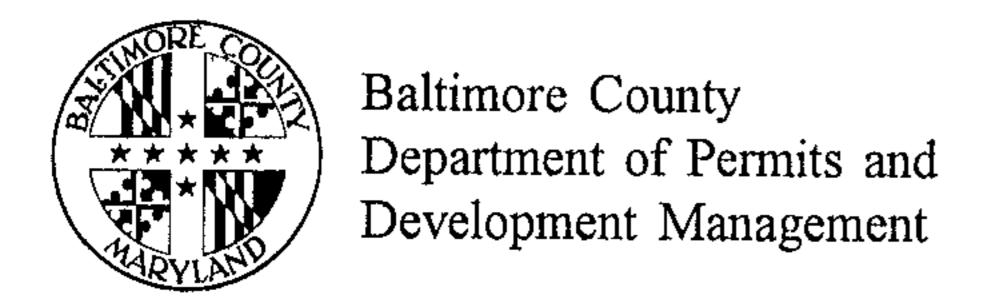
The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign 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.

For Newspaper Advertising:	
Item Number or Case Number: 04-002-A	<del></del>
Petitioner: Momus P. Sinnott	
Address or Location: 11521 Cedar Lane.	
PLEASE FORWARD ADVERTISING BILL TO:	
Name: Thomas P. Sinnoff	
Address: 11521 Cedar Lanc Kingsvilley MD 21087	
Kingsville MD 21087	
Telephone Number: 410 592-3632	,,,,

Revised 2/20/98 - SCJ



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

July 28, 2003

Thomas Sinott 11521 Cedar Lane Kingsville, MD 21087

Dear Mr. Sinott:

RE: Case Number: 04-002-A, 11521 Cedar Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 1, 2003.

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.

U. Callabal.

Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel Site Rite Surveying, Inc., 200 E. Joppa Road, Rm. 101, Towson 21286



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

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204 July 16, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: July 14, 2003

Item No.:

002 014

Dear Ms. Hart:

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.

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

cc: File



Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor Robert L. Flanagan, Secretary Neil J. Pedersen, Administrator

LTM

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 7.16.01

**Baltimore County** 

Item No. COC2

RE:

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

Dear. Ms. Hart:

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,

L. L. Arable

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

## BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case 04-002 – 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:

**Section Chief:** 

AFK/LL:MAC

RECEIVED

**DATE:** July 16, 2003

JUL 1 7 2003

ZONING COMMISSIONE

#### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

**DATE:** September 9, 2003

TO:

Timothy M. Kotroco, Director

Department of Permits &

Development Management

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

**SUBJECT:** 

Zoning Advisory Committee Meeting

For July 21, 2003 Item Nos. 001, 002, 003, 005, 006, 007, 008, 009, 010, 011, 013, and 014

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

RWB:CEN:jrb

cc: File

Robert L. Ehrlich, Jr. Governor

Michael S. Steele

Lt. Governor



Audrey E Scott Secretary

Florence E Burlan
Deputy Secretary

July 15, 2003

Ms. Rebecca Hart
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,07/21/03 re; case numbers 04-1-SPH, 04-2-A,04-3-SPHA, 4-4-SPH, 4-5-SPH, 4-6-SPHA, 4-7-SPHA, 4-8-A, 4-9-A, 4-10-SPHX, 4-11-SPHX, 4-12-SPH, 4-13-A, 4-14-SPHA

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 07/14/03. The information has been submitted to Mr. Mike Nortrup.

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

Sincerely,

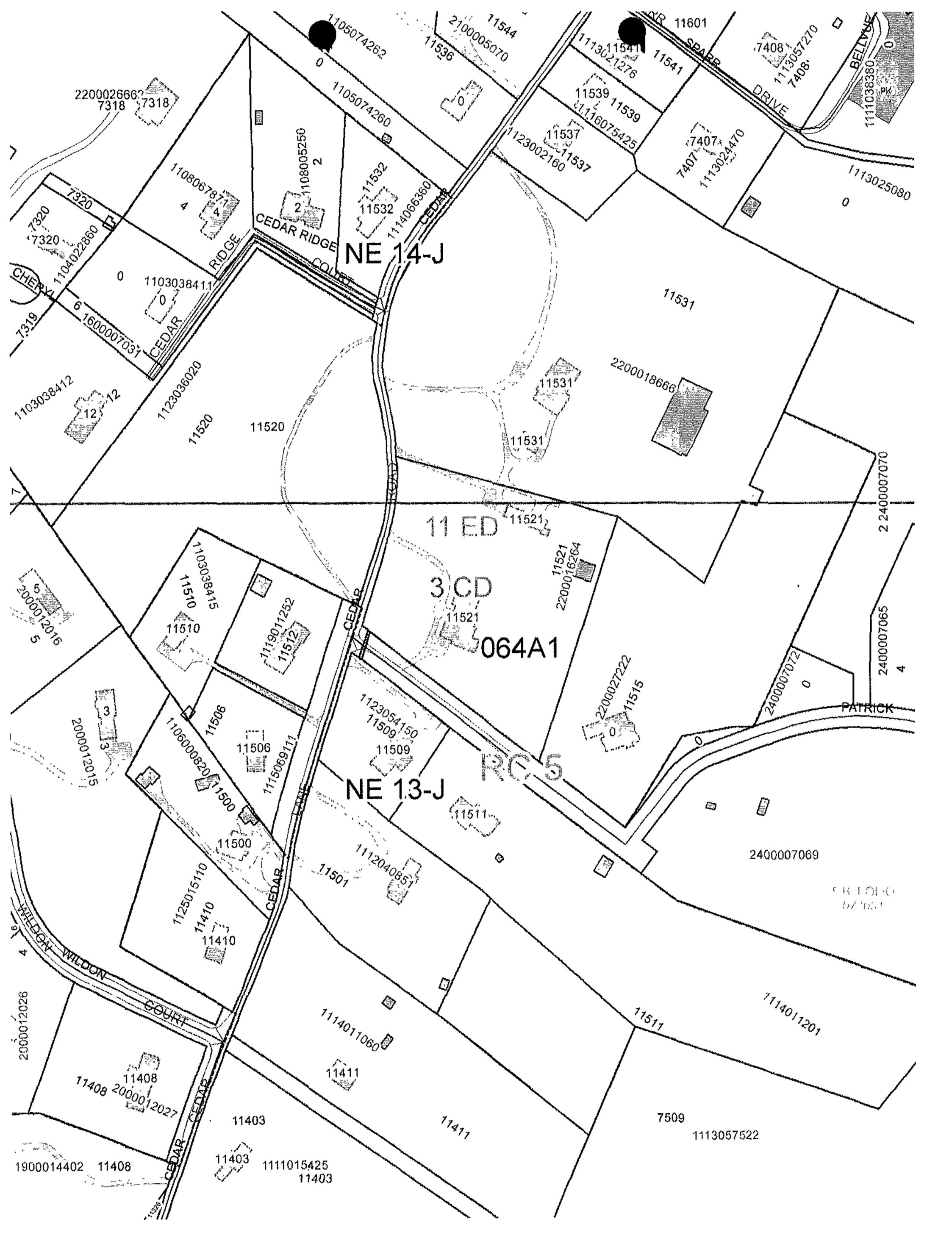
James R. Gatto

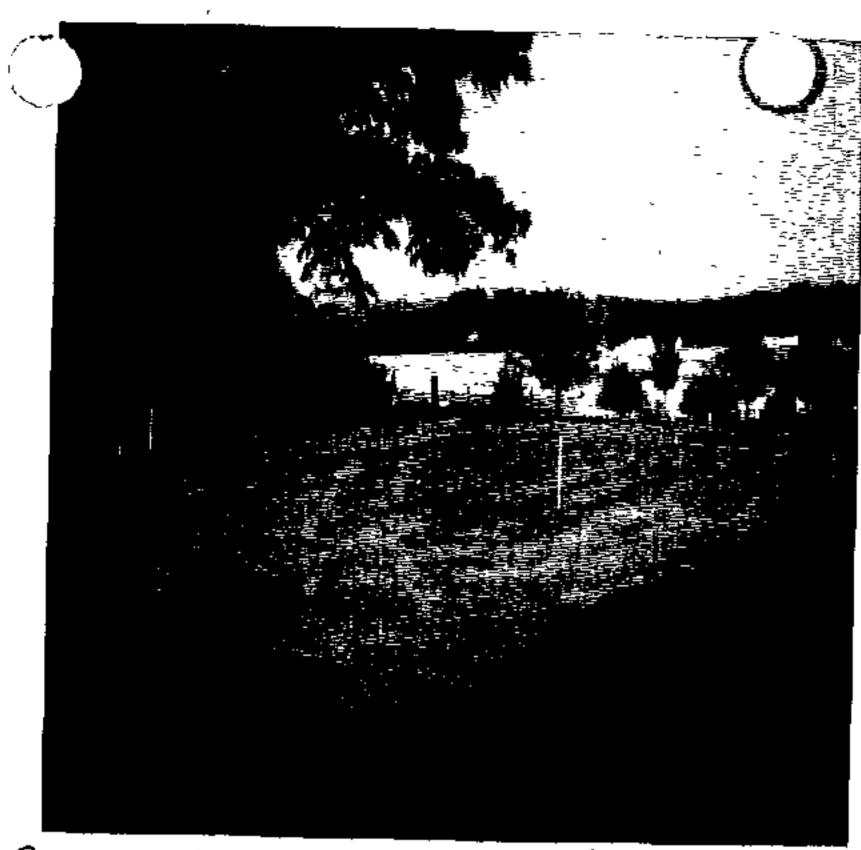
Manager

Metropolitan Planning

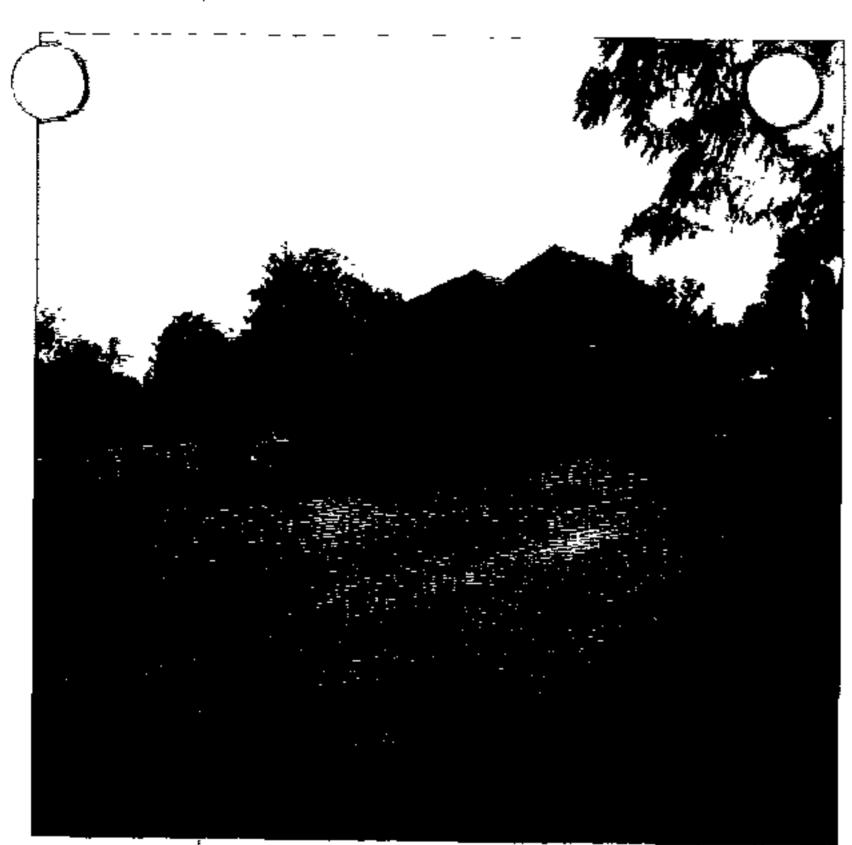
Planning Services

cc: Mike Nortrup





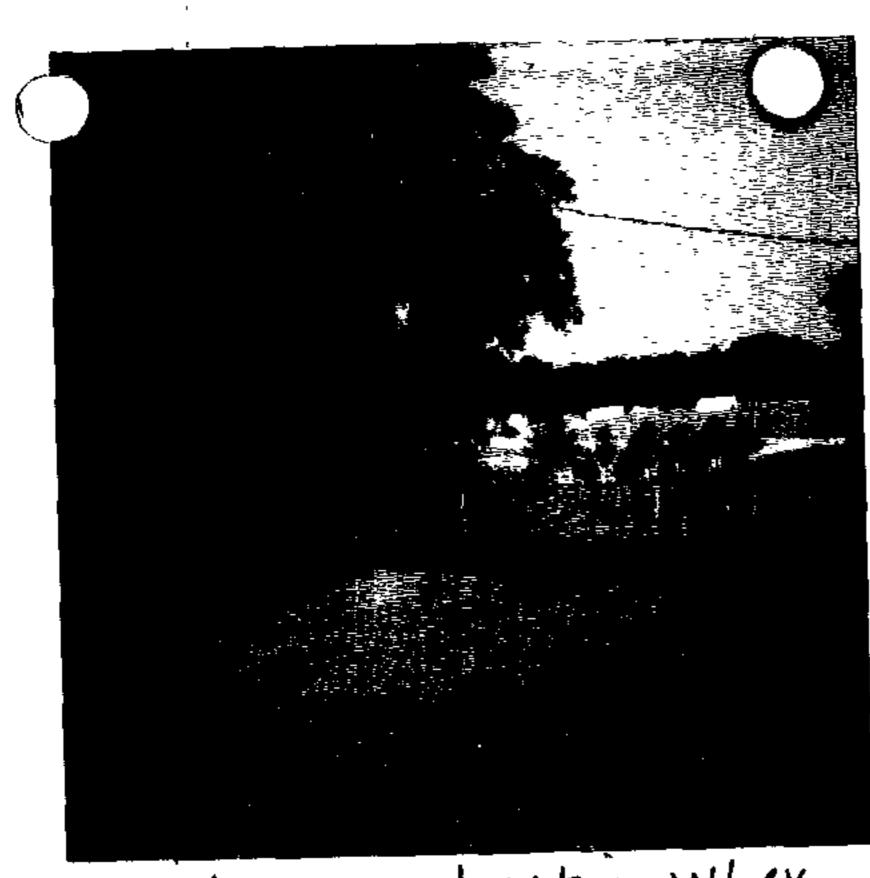
Proposed garage location booking east toward # 11515 Cedar Lane



Ex. garage W/ prop. garage stakes 100 King west toward Cedar Lane



Proposed garage location looking novem toward #11531 Cedar Lane (common proparty live) ooz



Proposed garage location W/cx.
garage and paving looking east
tho # 11515 Cedar Lane 0002

