

IN RE: PETITION FOR ADMIN. VARIANCE
SE/S Snyder Lane, 349' NE of the c/l
Robin Lynne Court
(9313-A Snyder Lane)
11th Election District
5th Council District

Francis T. Sigwart, Jr., et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 04-051-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Francis T. Sigwart, Jr., and his wife, Claire E. Sigwart. The Petitioners seek relief from Sections 301.1, 1B01.2.C.2.b, and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.), and Sections V.B.6.b and V.B.6.c of the Comprehensive Manual of Development Policies (C.M.D.P.) (1970 Regulations) to permit an open projection (proposed carport) with a lot line setback of 6" in lieu of the required 11'3" and to permit a setback between open projections of 18'6" in lieu of the required 30', and to amend the Final Development Plan of Honeygo, Lot 8, only, accordingly. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 26-127 of the Baltimore County Code, which allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, any property owner residing within 1,000 feet of the property in question who objects to the relief requested has 15 days from the date of the sign posting to demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate. In this case, the Office of Planning reviewed the request and submitted negative written comments

ORDER RECEIVED FOR FILING

Date 11/21/13

By [Signature]

regarding the proposal. Thus, the matter was scheduled for a public hearing before the undersigned Zoning Commissioner on October 27, 2003 to determine the merits of the request.

Appearing at the hearing in support of the request were Mark Iwanowski, property owner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a flag-shaped parcel located on the southeast side of Snyder Lane, just south of Chapel Road in Perry Hall. The property contains a gross area of .187 acres (8,183 sq.ft.), more or less, zoned D.R.5.5, and is improved with a single-family dwelling. Vehicular access to the site is by way of a common driveway shared by the subject and adjacent properties to Snyder Lane. The Petitioners are desirous of constructing a carport, 23' x 20' in dimension, adjacent to the north side of the existing dwelling over an existing concrete parking pad. Due to the location of the existing dwelling on the lot, the proposed structure will be located 6" from the side property line and approximately 18' from that adjacent neighbor's rear deck. Moreover, the edge of the existing parking pad is located 1'3" from a fence that separates the subject property from that adjacent lot owned by Mr. & Mrs. Cirri. Thus, the requested variance relief is necessary. In addition, an amendment to the final development plan for Honeygo for this particular lot (Lot 8) is also requested.

Testimony and evidence presented revealed that the carport is needed to provide protection for the family's vehicles during inclement weather. Moreover, the carport will extend slightly beyond the plain created by the front wall of the existing dwelling. Additionally, an existing porch that extends over the front porch and steps will be enlarged so that a covered walkway will be provided from the front door to the carport.

As noted above, a negative Zoning Plans Advisory Committee (ZAC) comment was received from the Office of Planning. Their comment indicates that the lot is presently overcrowded and the site plan does not show all existing structures. In response, the Petitioner indicated that there is presently a shed located on the parking pad. That shed was not shown on the original site plan (Petitioner's Exhibit 1); however, that shed is being relocated to the rear corner of the lot. It was indicated that the Petitioners' relocation of the shed to that area would be consistent

ORDER RECEIVED FOR FILING
Date 11/27/03
By [Signature]

with the two sheds on the adjacent properties, both of which are located in the same rear corner. A revised site plan marked as Petitioner's Exhibit 2 was submitted which shows the relocation of the shed to that area of the property. Insofar as the alleged overcrowding of the site, the Petitioner emphasized that the area of the existing parking pad is not being increased and because the carport will be located over the pad, there will be no additional area of impervious surface. Moreover, the proposed carport will be open on three sides. The Petitioners also submitted letters of support from their neighbors who would be most affected by the request indicating they have no objections to the proposal.

After due consideration of the testimony and evidence offered, I am persuaded to grant the requested relief. I am satisfied that there will be no detriment to adjacent properties and that the proposed carport will not overburden the subject lot. I find that the Petitioner has met the requirements of Section 307 of the B.C.Z.R. and that relief should be granted. As noted above, the proposed carport will be located over an existing parking pad and will be open on three sides. The fact that the adjacent neighbors who would be most affected by the requested relief have no objections is also a relevant factor. Thus, the requested variance shall be granted.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of November 2003 that the Petition for Variance seeking relief from Sections 301.1, 1B01.2.C.2.b, and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.), and Sections V.B.6.b and V.B.6.c of the Comprehensive Manual of Development Policies (C.M.D.P.) (1970 Regulations) to permit an open projection (proposed carport) with a lot line setback of 6" in lieu of the required 11'3" and to permit a setback between open projections of 18'6" in lieu of the required 30', and to amend the Final Development Plan of Honeygo, Lot 8, only, in accordance with Petitioner's Exhibit 2, be and is hereby GRANTED, subject, however, to the following restrictions:

ORDER RECEIVED FOR FILING
Date 11/27/03
By [Signature]

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
Lawrence E. Schmidt, Zoning Commissioner

November 12, 2003

Mr. & Mrs. Francis T. Sigwart, Jr.
9313-A Snyder Lane
Perry Hall, Maryland 21128

RE: PETITION FOR ADMINISTRATIVE VARIANCE
SE/S Snyder Lane, 349' NE of the c/l Robin Lynne Court
(9313-A Snyder Lane)
11th Election District – 5th Council District
Francis T. Sigwart, Jr., et ux - Petitioners
Case No. 04-051-A

Dear Mr. & Mrs. Sigwart:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Office of Planning
People's Counsel; Case File

Visit the County's Website at www.baltimorecountyonline.info





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9313-A SNYDER LANE

which is presently zoned DRS.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) 301.1, 1B01.2.C.2.b, 504 (1970 Zoning Regulations)

and Sections V.B.6.b and V.B.6.c (1970 C.M.D.P.) to permit an open projection (proposed carport) with a setback to lot line of $\frac{1}{2}$ foot in lieu of the required $11\frac{1}{4}$ feet, and to permit a setback between open projections of $18\frac{1}{2}$ feet in lieu of the required 30 feet, and to amend the Final Development Plan ~~of~~ of Honeygo for Lot 8.

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

Attorney For Petitioner:

Name - Type or Print

Signature

Company

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 11 day of August, 2003, 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.

Legal Owner(s):

FRANCIS T. SIGWART JR
Name - Type or Print

Signature

CLAIRE E. SIGWART
Name - Type or Print

Signature

9313-A SNYDER LANE
Address

PERRY HALL
City

MD
State

21128
Zip Code

HM: 410-529-0732

WK: 410-965-7020

Telephone No.

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 04-051-A

Reviewed By JNP

Date 7/31/03

Estimated Posting Date 8/10/03

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

9313-A SNYDER LANE
Address
PERRY HALL MD 21128
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):

PRACTICAL DIFFICULTY: MY PROPERTY IS UNIQUE IN THAT MY PARKING PAD IS SITUATED CLOSER TO THE PROPERTY LINE THAN MY NEIGHBORS' SIMILAR PARKING PADS (ILLUSTRATED ON PLAT) MAKING IT NECESSARY THAT ANY PLANNED CARPORT BE BUILT CLOSER TO THE PROPERTY LINE. STRICT COMPLIANCE WITH BCZR WOULD MEAN ~~BEING~~ BEING ABLE TO BUILD A CARPORT THAT WOULD ONLY COVER HALF OF MY PARKING PAD. THIS WOULD BE FUNCTIONALLY INADEQUATE, WOULD LOOK UNAPPEALING AND, AS SUCH, MIGHT ACTUALLY LESSEN RATHER THAN ENHANCE THE VALUE OF MY HOUSE. ALSO, ROOF SUPPORT COLUMNS WOULD THEN BE SITUATED DOWN THE MIDDLE OF THE PARKING PAD, NARROWING THE AVAILABLE PARKING SPACE AND MAKING MANEUVERABILITY MUCH MORE DIFFICULT AND UNNECESSARILY BURDENSOME. MANEUVERING SPACE IS ALREADY TIGHT AT THE END OF MY DRIVEWAY. (ALSO, SEE ATTACHMENT)
IT WOULD BE SUBSTANTIALLY UNJUST FOR ME, AS A TAXPAYER AND SINGLE FAMILY HOME OWNER, TO BE DENIED THE ABILITY TO COVER MY PARKING PAD AND ENHANCE THE CONVENIENCE, VALUE & MARKETABILITY OF MY HOME, ESPECIALLY GIVEN THE RESALE DESIRABILITY ATTACHED TO CARPORTS AND GARAGES IN TODAY'S HOUSING MARKET.

SINCE A CARPORT IS AN OPEN-SIDED STRUCTURE AND WILL ONLY BE ONE STORY HIGH IT WILL POSE ONLY MINOR OBSTRUCTION TO MY NEIGHBOR'S (9313) SIGHT LINES (THEY ALREADY HAVE A TALL PRIVACY FENCE IN PLACE). THERE SHOULD BE NO PRIVACY CONCERNS SINCE IT IS NOT AN ADDITIONAL LIVING SPACE AND IT DOES NOT CAUSE ANY INJURY TO PUBLIC SAFETY AND WELFARE. IN THESE WAYS I BELIEVE THIS PETITION IS IN STRICT HARMONY WITH THE SPIRIT AND INTENT OF THE REGULATIONS IN PLACE.

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.

Francis T. Sigwart Jr.
Signature
FRANCIS T. SIGWART JR
Name - Type or Print

Claire E. Sigwart
Signature
CLAIRE E. SIGWART
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8th day of July, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Harriet S. Sealey
Notary Public
My Commission Expires 10-10-2004

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

Address 9313-A SNYDER LANE
City PERRY HALL State MD Zip Code 21128

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):

PRACTICAL DIFFICULTY: MY PROPERTY IS UNIQUE IN THAT MY PARKING PAD IS SITUATED CLOSER TO THE PROPERTY LINE THAN MY NEIGHBORS' SIMILAR PARKING PADS (ILLUSTRATED ON PLAT) MAKING IT NECESSARY THAT ANY PLANNED CARPORT BE BUILT CLOSER TO THE PROPERTY LINE. STRICT COMPLIANCE WITH BCER WOULD MEAN ~~BEING~~ BEING ABLE TO BUILD A CARPORT THAT WOULD ONLY COVER HALF OF MY PARKING PAD. THIS WOULD BE FUNCTIONALLY INADEQUATE, WOULD LOOK UNAPPEALING AND, AS SUCH, MIGHT ACTUALLY LESSEN RATHER THAN ENHANCE THE VALUE OF MY HOUSE. ALSO, ROOF SUPPORT COLUMNS WOULD THEN BE SITUATED DOWN THE MIDDLE OF THE PARKING PAD, NARROWING THE AVAILABLE PARKING SPACE AND MAKING MANEUVERABILITY MUCH MORE DIFFICULT AND UNNECESSARILY BURDENSOME. MANEUVERING SPACE IS ALREADY TIGHT AT THE END OF MY DRIVEWAY. (ALSO, SEE ATTACHMENT)
IT WOULD BE SUBSTANTIALLY UNJUST FOR ME, AS A TAXPAYER AND SINGLE FAMILY HOME OWNER, TO BE DENIED THE ABILITY TO COVER MY PARKING PAD AND ENHANCE THE CONVENIENCE, VALUE & MARKETABILITY OF MY HOME, ESPECIALLY GIVEN THE RESALE DESIRABILITY ATTACHED TO CARPORTS AND GARAGES IN TODAY'S HOUSING MARKET.

SINCE A CARPORT IS AN OPEN-SIDED STRUCTURE AND WILL ONLY BE ONE STORY HIGH IT WILL POSE ONLY MINOR OBSTRUCTION TO MY NEIGHBOR'S (9313) SIGHT LINES (THEY ALREADY HAVE A TALL PRIVACY FENCE IN PLACE). THERE SHOULD BE NO PRIVACY CONCERNS SINCE IT IS NOT AN ADDITIONAL LIVING SPACE AND IT DOES NOT CAUSE ANY INJURY TO PUBLIC SAFETY AND WELFARE. IN THESE WAYS I BELIEVE THIS PETITION IS IN STRICT HARMONY WITH THE SPIRIT AND INTENT OF THE REGULATIONS IN PLACE.

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.

Francis T. Sigwart Jr.
Signature
FRANCIS T. SIGWART JR
Name - Type or Print

Claire E. Sigwart
Signature
CLAIRE E. SIGWART
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8th day of July, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Harriet S. Sealey
Notary Public
My Commission Expires 10-10-2004

ATTACHMENT

ADDITIONALLY, THERE IS NO OTHER PRACTICAL OR WORKABLE SPOT ON MY PROPERTY ON WHICH TO LOCATE A CARPORT. PLACING IT ON THE SOUTHEAST SIDE OF MY HOUSE, ADJOINING HONEYGO PARK, WOULD CAUSE ME TO PAVE OVER MY FRONT YARD, COMPLETELY DESTROYING THE AESTHETICS; REMOVE ESTABLISHED TREES WHICH FORM A PRIVACY BARRIER; AND PARK IN A SMALL AREA NEXT TO MY DECK, FARTHER FROM MY FRONT DOOR THAN I AM NOW. THE CHANGE IN APPEARANCE TO MY PROPERTY WOULD BE LAUGHABLE AND WOULD CERTAINLY DETRACT FROM, RATHER THAN ENHANCE, MY PROPERTY'S VALUE AND APPEAL.

FRANCIS T. SIGWART JR
9313-A SNYDER LANE
PERRY HALL, MD 21128

04-051-A

**Zoning Description For
9313-A Snyder Lane
Perry Hall, MD 21128**

Beginning at a point on the southeast side of Snyder Lane which is 42 feet wide at the distance of 349 feet northeast of the centerline of the nearest improved intersecting street Robin Lynne Court which is 50 feet wide. Being Lot #8 in the subdivision of Honeygo as recorded in the Baltimore County Plat Book #53, Folio #92, containing 8183 square feet. Also known as 9313-A Snyder Lane and located in the 11th Election District, 5th Councilmanic District.

04-051-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 25524

DATE 7/31/03 ACCOUNT R-001-006-6150
AMOUNT \$ 130.00

RECEIVED
FROM:

Sigwart (9313-A Snyder Lane)

FOR:

Administrative Variance

04-051-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
7/31/2003	7/31/2003	09:26:40	2
REG 4502	MAIL	JENI JEE	
RECEIPT #	285506	7/31/2003	UFLN
Dept	5	523 ZONING VERIFICATION	
CK NO.	025524		

Recpt Tot \$130.00
.00 CK 140.00 CA
10.00 CS
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

Date: 10/9/03

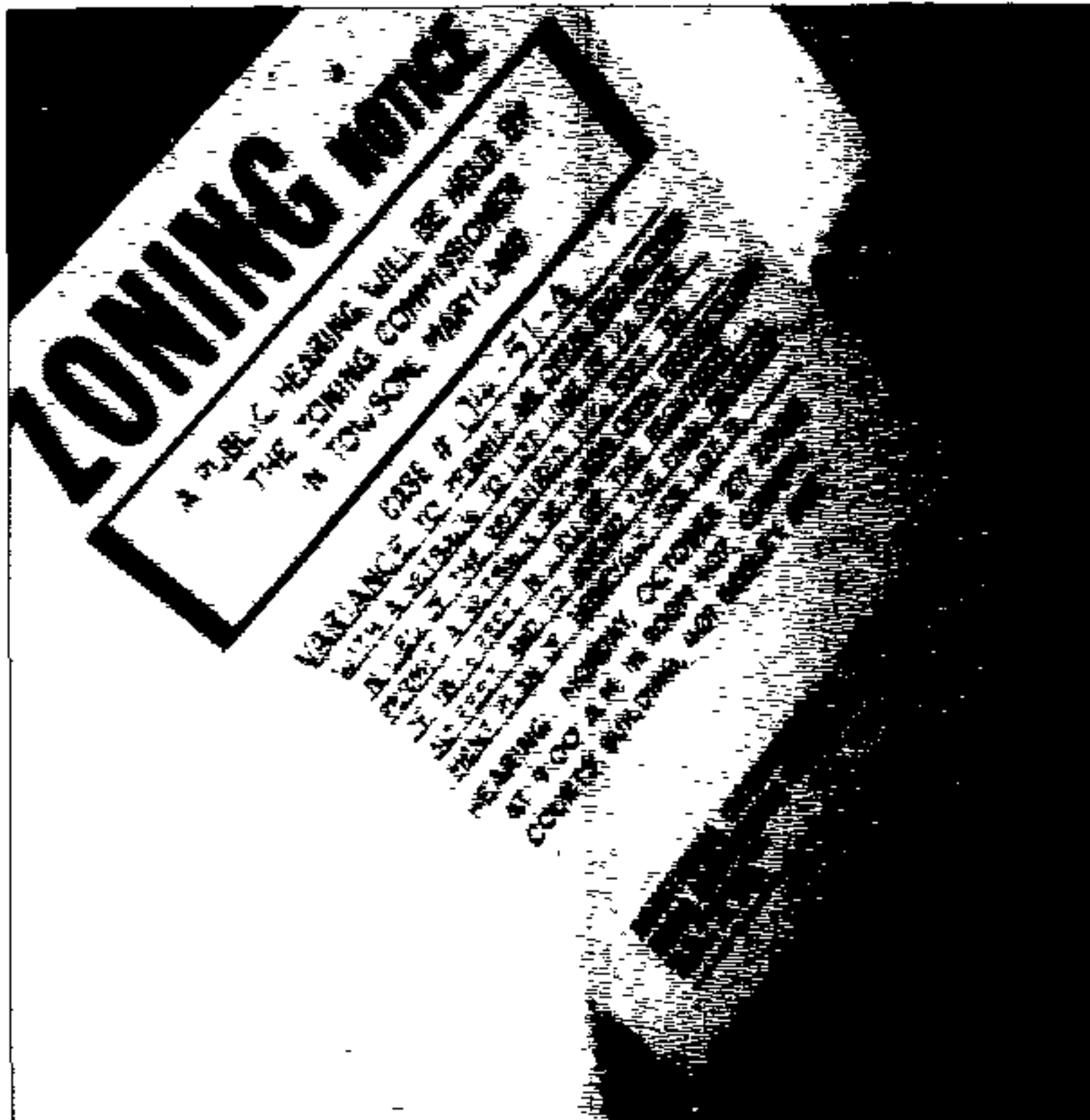
RE: Case Number 04-51-A

Petitioner: _____

Date of Hearing: _____

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 9313 A Snyder Lane

The sign(s) were posted on 10/9/03
(Month, Day, Year)



Gary Freund
(Signature of Sign Poster)

Gary Freund
(Printed Name of Sign Poster)

Balto. Co. Code Enforcement
(Street Address of Sign Poster)

Towson, MD 21204
(City, State, Zip Code of Sign Poster)

CERTIFICATE OF POSTING

RE: Case No.: 04-051-A

Petitioner/Developer: _____

SIGWART

Date of Hearing/Closing: 8/25/03

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

Attention: Ms. BECKY HART

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 _____

9313-A SNYDER LA

The sign(s) were posted on 8/10/03
(Month, Day, Year)

Sincerely,

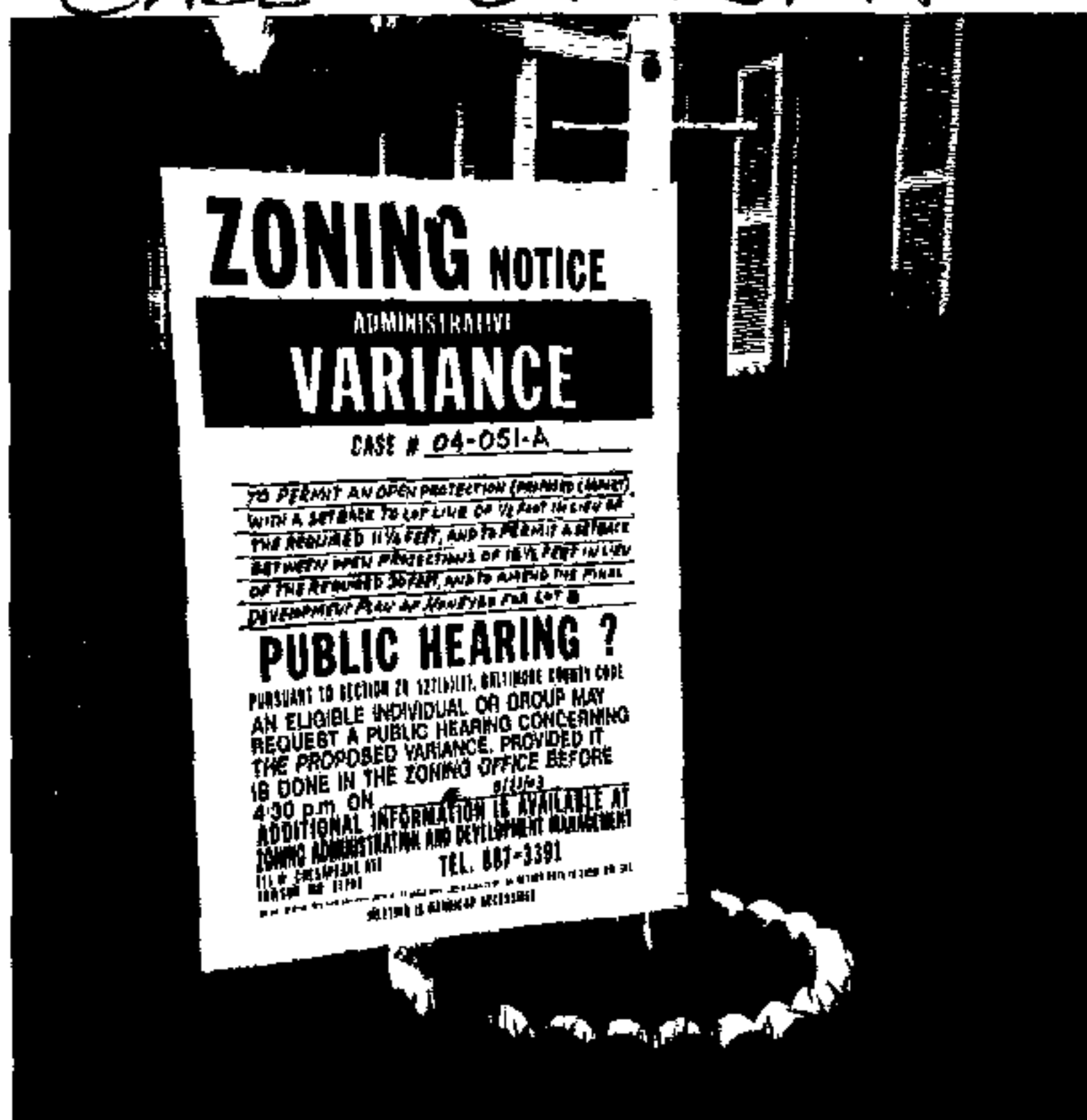
Richard E. Hoffman 8/10/03
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

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

(410) 879-3122
(Telephone Number)



9313-A SNYDER LA.
POSTED 8/10/03
Richard E. Hoffman 8/10/03



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

September 15, 2003

CORRECTED NOTICE OF ZONING HEARING

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

CASE NUMBER: 04-51-A

9313-A Snyder Lane

S/east side Snyder Lane, 349 feet northeast of Robin Lynne Court

11th Election District – 5th Councilmanic District

Legal Owner: Francis T. and Claire E. Sigwart

1/2 foot

Administrative Variance to permit an open projection with a setback-to-lot line of .5-feet- in lieu of the required 11.25 feet, To permit a setback between open projections of 18.5 feet in lieu of the required 30 feet, and to amend the Final Development Plan of Honeygo for Lot 8.

Hearings: Monday, October 27, 2003 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy Kotroco
Director

TK:rlh

C: Francis T. and Claire E. Sigwart, 9313-A Snyder Lane, Perry Hall 21128

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, OCTOBER 10, 2003.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



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

September 15, 2003

NOTICE OF ZONING HEARING

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

CASE NUMBER: 04-51-A

9313-A Snyder Lane

S/east side Snyder Lane, 349 feet northeast of Robin Lynne Court

11th Election District – 5th Councilmanic District

Legal Owner: Francis T. and Claire E. Sigwart

Hearings: Monday, October 27, 2003 at 9:00 a.m. in Room 407, County Courts
Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Timothy Kotroco", is written over the printed name.

Timothy Kotroco
Director

TK:rlh

C: Francis T. and Claire E. Sigwart, 9313-A Snyder Lane, Perry Hall 21128

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, OCTOBER 10, 2003.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04- 051 -A Address 9313-A Snyder Lane
Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner Please Print Your Name
Filing Date: 7/31/03 Posting Date: 8/10/03 Closing Date: 8/25/03

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.

DO NOT WRITE IN THESE SPACES

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 04- 051 -A Address 9313-A Snyder Lane
Petitioner's Name Sigwart Telephone 410-528-0732(H)
410-965-7020(W)
Posting Date: 8/10/03 Closing Date: 8/25/03

Wording for Sign: To Permit an open projection (proposed carport) with a setback to lot line of $\frac{1}{2}$ foot in lieu of the required $11\frac{1}{4}$ feet, and to permit a setback between open projections of $18\frac{1}{2}$ feet in lieu of the required 30 feet, and to amend the Final Development Plan of Honeygo for Lot 8.

WCR - Revised 6/28/00

**Department of Permits and
Development Management**

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

October 24, 2003

Francis Sigwart, Jr.
Claire Sigwart
9313-A Snyder Lane
Perry Hall, MD 21128

Dear Mr. and Mrs. Sigwart:

RE: Case Number: 04-051-A, 9313-A Snyder Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 31, 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel

Visit the County's Website at www.baltimorecountyonline.info





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 25, 2003

Francis Sigwart, Jr.
Claire Sigwart
9313-A Snyder Lane
Perry Hall, MD 21128

Dear Mr. and Mrs. Sigwart:

RE: Case Number: 04-051-A, 9313-A Snyder Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 31, 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel

Visit the County's Website at www.baltimorecountyonline.info



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on Recycled Paper

County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

August 13, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: August 11, 2003

Item No.: 4-48-SPHA 4-49-SPH 4-50-A 4-51-A 4-52-SPHA 4-53-SPHA
4-54-A 4-55-A 4-56-A 4-57-A 4-58-A 4-59-A 4-60-A 4-61-A 4-62-a
04-43-SPH 03-0545-X

Dear Ms. Hart:

Pursuant to your request, the referenced properties 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.

6. 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*

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 8.13.03

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

RE: Baltimore County
Item No. 051 JHP

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,

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

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.201.7165 Statewide Toll Free

Street Address: 707 North Calvert Street Baltimore, Maryland 21202 Phone 410.545.0300 www.marylandroads.com

10/27

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: October 23, 2003
RECEIVED

OCT 24 2003

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

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case 04-051 REVISED COMMENTS**

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: August 14, 2003

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

SUBJECT: 9313 Snyder Lane

INFORMATION:

Item Number: 04-051

Petitioner: Francis T. Sigwart, Jr.

Zoning: DR 5.5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning recommends that the petitioner's request to permit an open projection (carport) with a setback of .5 feet in lieu of the minimum required 11.25 feet, to permit a setback between open projections of 18.5 feet in lieu of the minimum required 30 feet, and to amend the Final Development Plan of Honeygo Go for lot 8 be **DENIED**.

The proposed lot is currently over-crowded, and the site plan does not show all the existing structures. The construction of the proposed carport could have a negative impact on the adjacent dwellings.

Prepared by: Mae A. Cunniff

Section Chief: John L. Larkin

AFK/LL:MAC:

RECEIVED
AUG 15 2003
ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: September 25, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For August 18, 2003
Item Nos. 048, 049, 050, 051, 053,
054, 055, 056, 057, 058, 059, 060,
061, and 062

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

RWB:CEN:jrb

cc: File



Baltimore County
Zoning Commissioner

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

August 29, 2003

Mr. & Mrs. Francis T. Sigwart, Jr.
9313-A Snyder Lane
Perry Hall, Maryland 21128

Re: Petition for Administrative Variance
Case No. 04-051-A
Property: 9313-A Snyder Lane

Dear Mr. & Mrs. Sigwart:

I have reviewed your Petition for Administrative Variance and find that the Planning Office is opposing your request for the reasons stated in the attached memorandum. Rather than make a decision based on the file, I would like to offer you, and anyone opposed to the Petition, the opportunity to be heard in person in a public hearing to be scheduled by the County in Towson.

If you would like to have the County schedule a public hearing, please let my office know within 30 days of your receipt of this letter. You will have to post a sign for the public hearing should you decide to request a hearing.

If I do not hear from you within 30 days, I will make a decision on the file as it stands.

Very truly yours,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure
c: Office of Planning

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



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on Recycled Paper

File
No objection

Aug. 18, 2003

Ms. Hart:

My neighbor has applied for zoning variance in order to build a carport. His name is Frank Sigwart and lives at 9313A Snyder Lane, Perry Hall, Md. 21128. His case number is #04-051-A.

When he told me of his intentions, I responded that I had thought of doing the same thing. I just wanted to express my thoughts on the subject and do not have any objections to the proposed zoning variance. If you would like any further input, please feel free to contact me.

Sincerely,

D.L. Sadowski, Jr.
David L. Sadowski, Sr.
9309 Snyder Lane
Perry Hall, MD 21128
H. (410) 529-1471
W. (410) 345-5779

Sept. 12, 2003

re: #04-051-A
St. Sigwart
Becky, 8/25/03 Closing

Please set in
for hearing and have
Gary Freund post
property with notice.
I believe Dave Duval
prepares signs for the
postings.

Thanks for your help.

Robin
9/12/03

IMPORTANT MESSAGE

FOR Robin

DATE 9/12 TIME 8:40 A.M. P.M.

FROM Frank Sigwart

OF _____

PHONE (H) 410-965-7020

AREA CODE NUMBER EXTENSION

☐ FAX

☐ MOBILE

AREA CODE NUMBER TIME TO CALL

TELEPHONED		PLEASE CALL	
CAME TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		RUSH	
RETURNED YOUR CALL		SPECIAL ATTENTION	

MESSAGE re: pet admin.

variance in for hearing

#04-051-A (8/25/03)

have Code enforce (B. Freund)

post, need to

advertise? NO!

SIGNED _____

Tops FORM 3002P
MADE IN U.S.A.

Py

interviewer called, didn't understand the process & letter. He thought OPZ comment was a denial.

Since car port is open, since it is over driveway (no increase in impervious surface or runoff).

If he can get wintering & civil to sign off maybe we should quit??

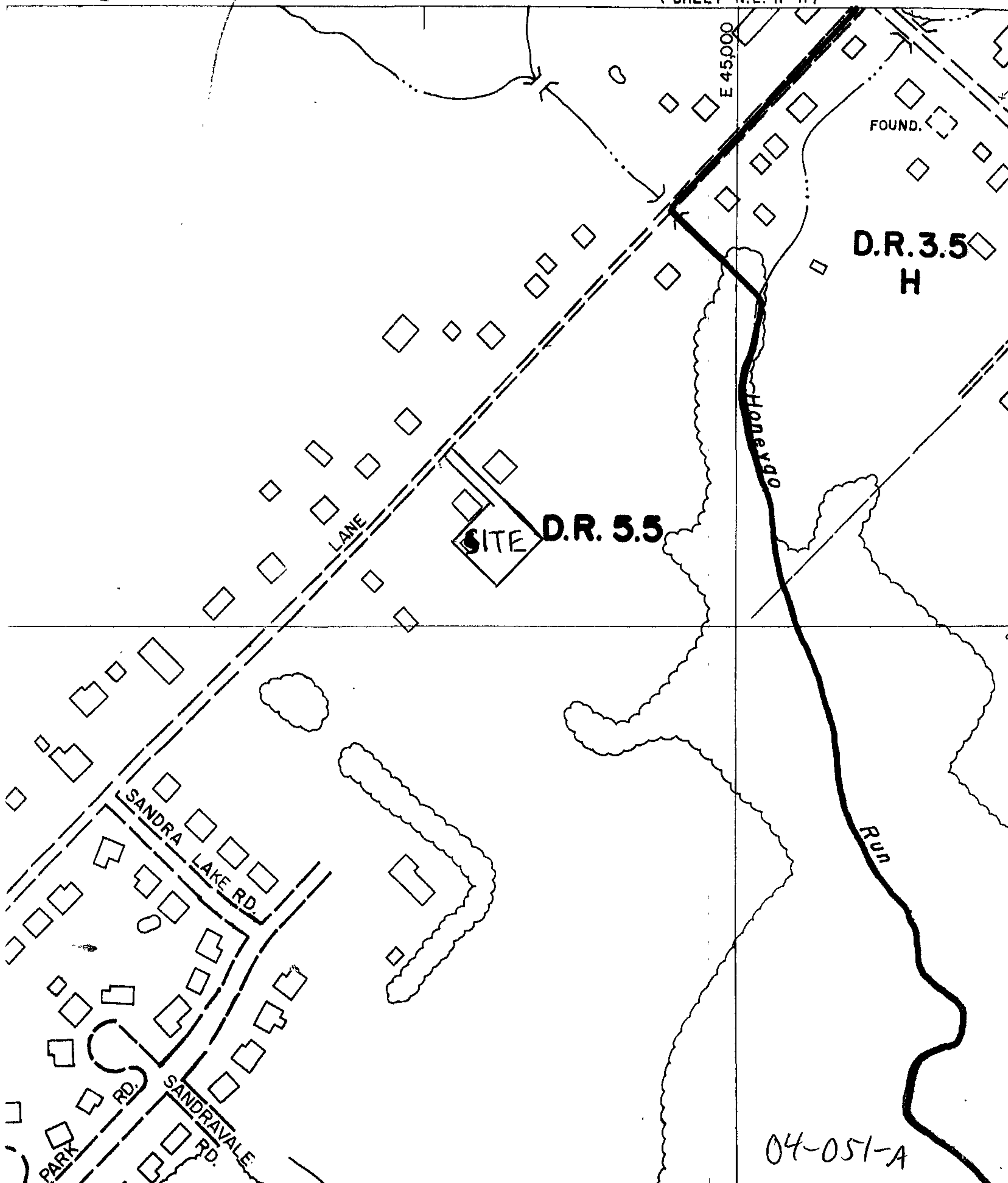
He'll call Josh

tomorrow.

LES
9/10/03

NE-10-H

(SHEET N.E. II-H)



D.R. 3.5
H

SITE D.R. 5.5

04-051-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

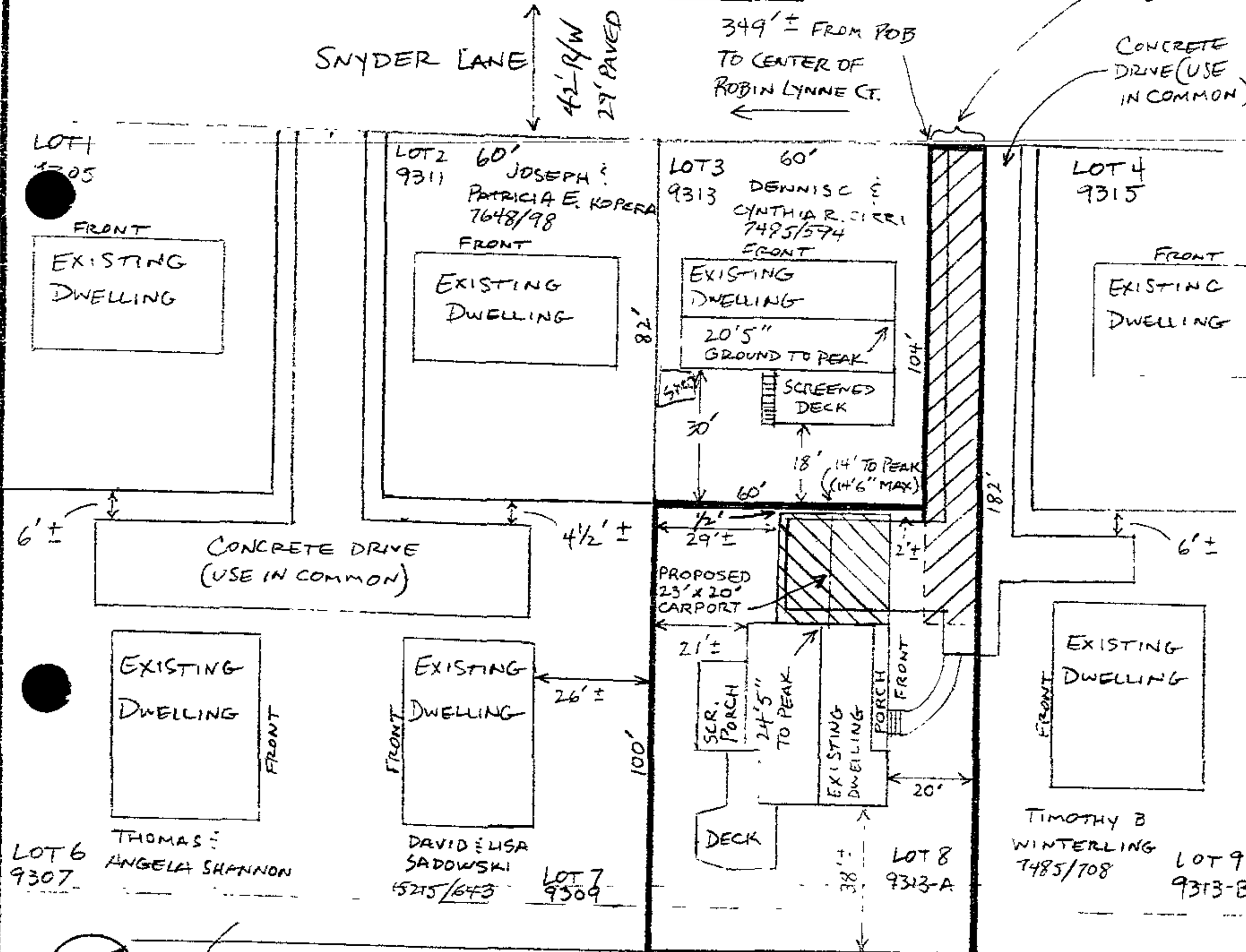
PROPERTY ADDRESS 9313-A SNYDER LANE

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

SUBDIVISION NAME HONEYGO

PLAT BOOK # 53 FOLIO # 92 LOT # 8 SECTION #

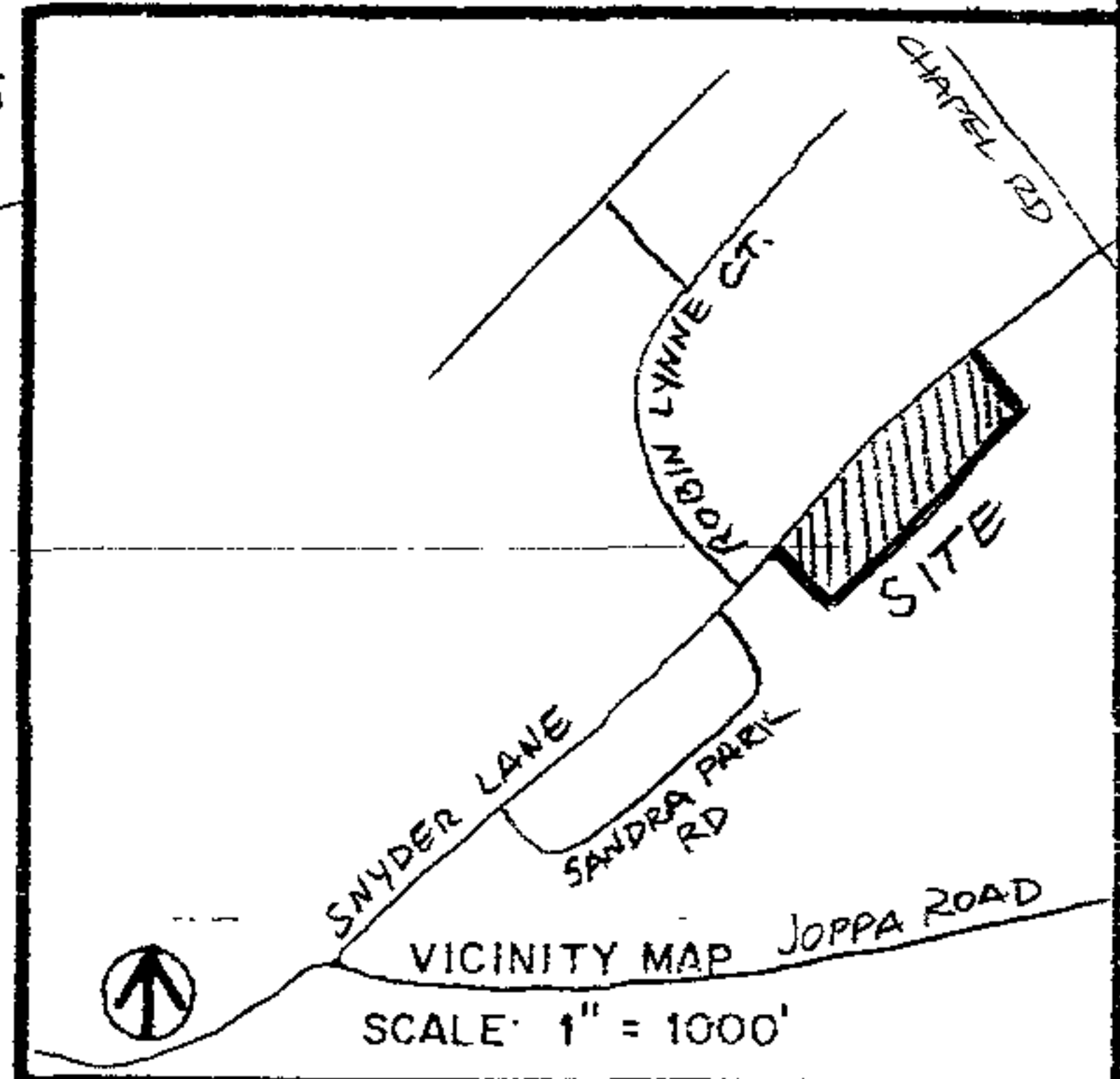
OWNER FRANCIS T. & CLAIRE E. SIGWART



12' INGRESS & EGRESS EASEMENT

CONCRETE DRIVE (USE IN COMMON)

349' ± FROM ROB TO CENTER OF ROBIN LYNN CT.



LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 5

1" = 200' SCALE MAP # NE-10-H

ZONING DR5.5

LOT SIZE .187 ACRES 8183 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

CHESAPEAKE BAY CRITICAL AREA	YES ☐	NO ☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY / BUILDING	☐	☒

PRIOR ZONING HEARING N/A

ZONING OFFICE USE ONLY

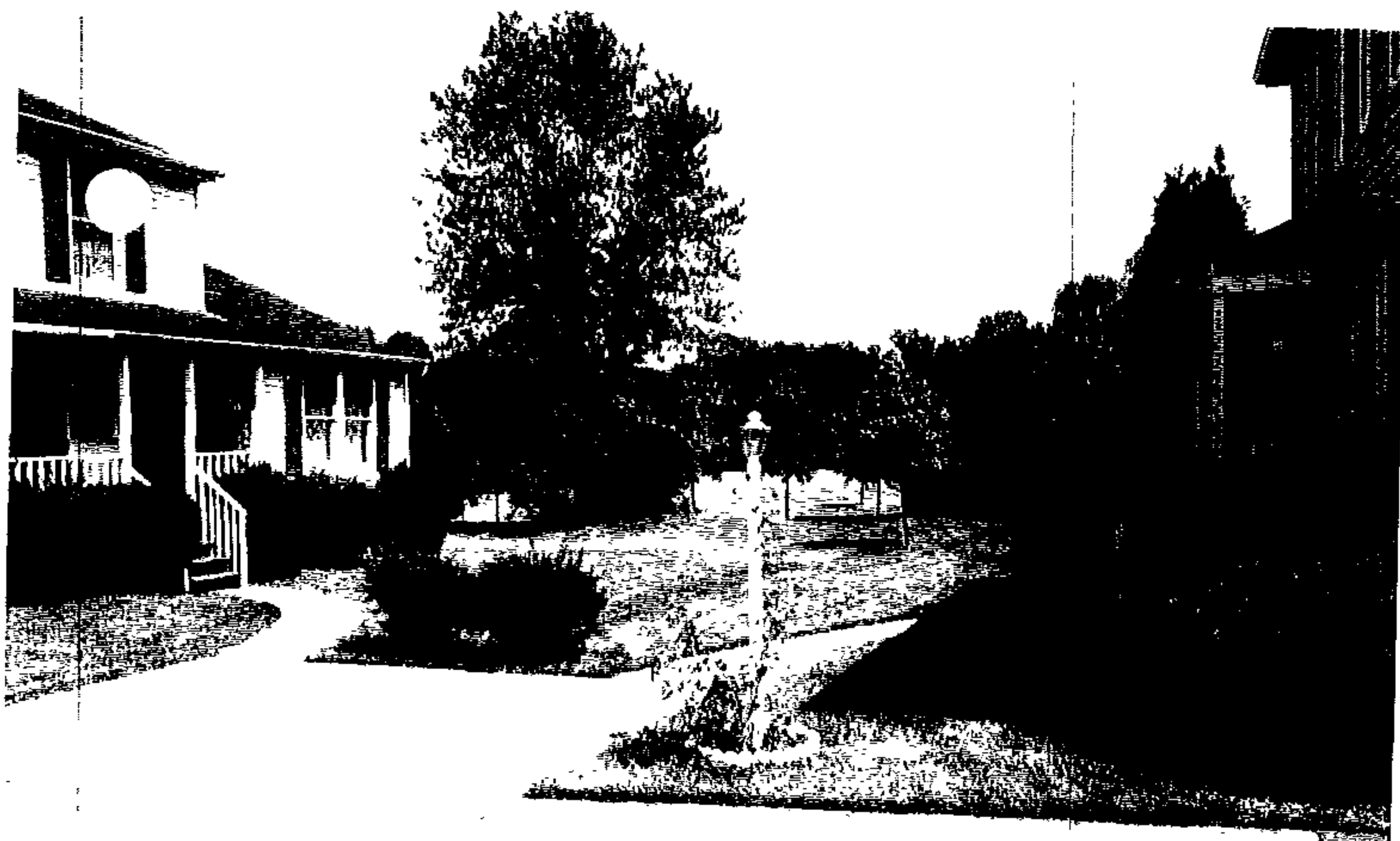
REVIEWED BY JNP ITEM # 051 CASE # 04-051-A

PREPARED BY FRANCIS T. SIGWART

SCALE OF DRAWING: 1" = 40'

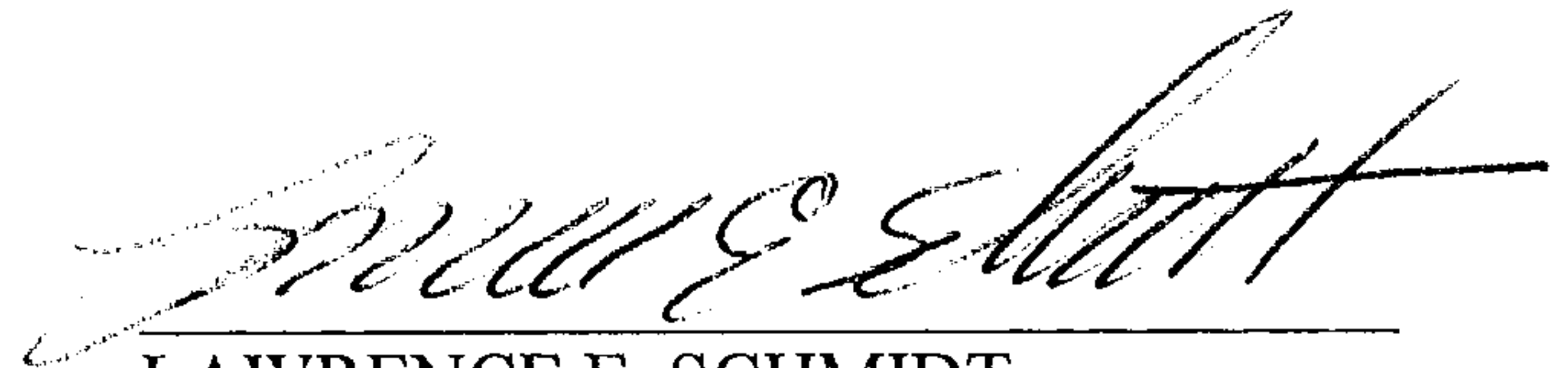
Det. A. #1







- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at his own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The proposed carport shall be located over the area of the existing parking pad and shall remain open on three sides. Moreover, the shed to be relocated shall be moved to the rear corner of the lot as shown on the revised site plan.
- 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.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date 11/12/03

By [Signature]