

IN RE: PETITION FOR ADMIN. VARIANCE

N/S of Lance Avenue, 28 ft. E
centerline of Martin Road
15th Election District
6th Councilmanic District
(958 Lance Avenue)

Michele & Herbert Biermann
Petitioners

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*
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BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 04-488-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, Michele and Herbert Biermann. The variance request is for property located at 958 Lance Avenue in the eastern area of Baltimore County. The variance request is from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition with a 3 ft. side street setback in lieu of the required 25 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 8, 2004, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comments submitted by the Office of Planning dated May 20, 2004, a copy of which is attached hereto and made a part hereto.

Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

ORDER RECEIVED FOR FILING

Date

By

6/14/04

R. J. J. J. J.

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

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.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioners' variance request should be GRANTED.

THEREFORE, IT IS ORDERED, this 4 day of June, 2004, by this Deputy Zoning Commissioner, that the Petitioners' request for administrative variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition with a 3 ft. side street setback in lieu of the required 25 ft., be and it is hereby GRANTED, subject, however, to the following restrictions which are conditions 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;
2. Compliance with the ZAC comments submitted by the Office of Planning dated May 20, 2004, a copy of which is attached hereto and made a part hereof; and
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.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING

Date

6/4/04

By



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

June 4, 2004

Mr. & Mrs. Herbert Biermann
958 Lance Avenue
Baltimore, Maryland 21221

Re: Petition for Administrative Variance
Case No. 04-488-A
Property: 958 Lance Avenue

Dear Mr. & Mrs. Biermann:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been granted in accordance with the enclosed Order.

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

Very truly yours,

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

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

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 958 LANCE AVE.

which is presently zoned DR-5.5

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) 1B02.3B. (BCZR) 1945 REGS.

TO PERMIT AN ADDITION WITH A 3-FOOT SIDE STREET SETBACK
IN LIEU OF THE REQUIRED 25-FEET.

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

Legal Owner(s):

HERBERT BIERMANN

Name - Type or Print

Signature

Michelle Biermann

Name - Type or Print

Michelle Biermann

Signature

958 LANCE AVE. HOME 410-574-6424

Address

Telephone No

BALTIMORE

MD.

21221

City

State

Zip Code

Representative to be Contacted:

HERBERT BIERMANN

Name

958 LANCE AVE.

WORK 410 661 8800

HOME 410 574 6424

Address

Telephone No

BALTIMORE

MD.

21221

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, 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.

04-488-A

Reviewed By D. THOMPSON Date 4/28/04

Estimated Posting Date 5/9/04

RECEIVED 0/25/01

ORDER RECEIVED FOR FILING

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 958 LANCE AVE.
Address
BALTIMORE MD. 21221
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):

1. IF WE CAN'T GET THIS ADDITION BUILT, WE WILL BE FORCED TO SELL AND BUY SOMETHING WE CANNOT AFFORD.
2. MY DAUGHTER JENNIFER IS SELLING HER HOUSE WHICH HAD A LARGE ADDITION USED FOR HOLIDAY DINNERS WITH FAMILY + FRIENDS.
3. NEED MORE ROOM FOR LARGE FAMILY GATHERINGS.
4. UP GRADE LOOKS OF OUR HOUSE.
5. IMPROVE CONDITION AND SAFETY OF THE HOUSE.

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.

Herbert Biermann
Signature

HERBERT BIERMANN
Name - Type or Print

Michele Biermann
Signature

Michele Biermann
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26 day of April, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Jennifer Ross
Notary Public

My Commission Expires 11.14.07

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.

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Address
BALTIMORE MD. 21221
City State Zip Code

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3. NEED MORE ROOM FOR LARGE FAMILY GATHERINGS.
4. UP GRADE LOOKS OF OUR HOUSE.
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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.

Herbert Biermann
Signature

HERBERT BIERMANN
Name - Type or Print

Michele Biermann
Signature

Michele Biermann
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26 day of April, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Jennifer Ross
Notary Public

My Commission Expires 11.14.07



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 958 LANCE AVE.
which is presently zoned DR-5.5

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) 1802.3B. (BCZ) 1945 REG.

TO PERMIT AN ADDITION WITH A 3-FOOT SIDE STREET SETBACK
IN LIEU OF THE REQUIRED 25-FEET.

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

Legal Owner(s):

HERBERT BIERMANN
Name - Type or Print

Herbert Biermann
Signature

Michele Biermann
Name - Type or Print

Michele Biermann
Signature WORK 410-661-8800

958 LANCE AVE. HOME 410 574 6424
Address Telephone No.

BALTIMORE MD. 21221
City State Zip Code

Representative to be Contacted:

HERBERT BIERMANN
Name WORK 410 661 8800

958 LANCE AVE HOME 410 574 6424
Address Telephone No.

BALTIMORE MD. 21221
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. 04-488-A

Reviewed By D. THOMPSON Date 4/28/04

REV 10/25/01

Estimated Posting Date 5/9/04

ZONING DESCRIPTION FOR 958 LANCE AVE.
BALTIMORE MD. 21221. BEGINNING AT A POINT
ON THE NORTH SIDE OF LANCE AVE. WHICH IS
50 FEET WIDE AT THE DISTANCE OF 28 FEET EAST
OF THE CENTERLINE OF THE NEAREST IMPROVED
INTERSECTING STREET MARTIN RD. WHICH IS 50 FEET
WIDE. BEING LOT #10 IN MARLYN MANOR
AS RECORDED IN BALTIMORE COUNTY PLAT BOOK #19,
FOLIO # 103 CONTAINING 5160 SQUARE FEET
ALSO KNOWN AS 958 LANCE AVE. AND LOCATED
IN THE 15TH ELECTION DISTRICT, 6TH COUNCILMANIC
DISTRICT.

4/23/04

04-488-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 35722

DATE 4/28/04

ACCOUNT 0010066150

AMOUNT \$ 65.00

RECEIVED FROM: HERBERT PIERMANN

FOR: TEEN # 488 958 HANCE AVE.

ADM. VAP. BY DOLAN THOMPSON

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

ISSUES ACTUAL TIME DAY
4/28/2004 4/28/2004 10:23:00 4

REC. #506 MARKIN KREN KXH

RECEIPT # 283543 4/28/2004 OFFN

Dept 5 520 ZONING VERIFICATION

CR NO. 03722

Receipt Tot \$65.00

\$100.00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

Certificate Of Posting

RE: Case NO.: 04-488-A

Petitioner/Developer: _____
BIERMANN

Date of Hearing/Closing: 5/24/04

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

Attention:

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
at 958 LANCE AVE

This sign(s) were posted on 5 / 8 / 04
(Month, Day, Year)

Sincerely,

Martin Ogle

(Signature of Sign Poster and Date)

Martin Ogle

(Printed Name)

5016 Castlestone Drive

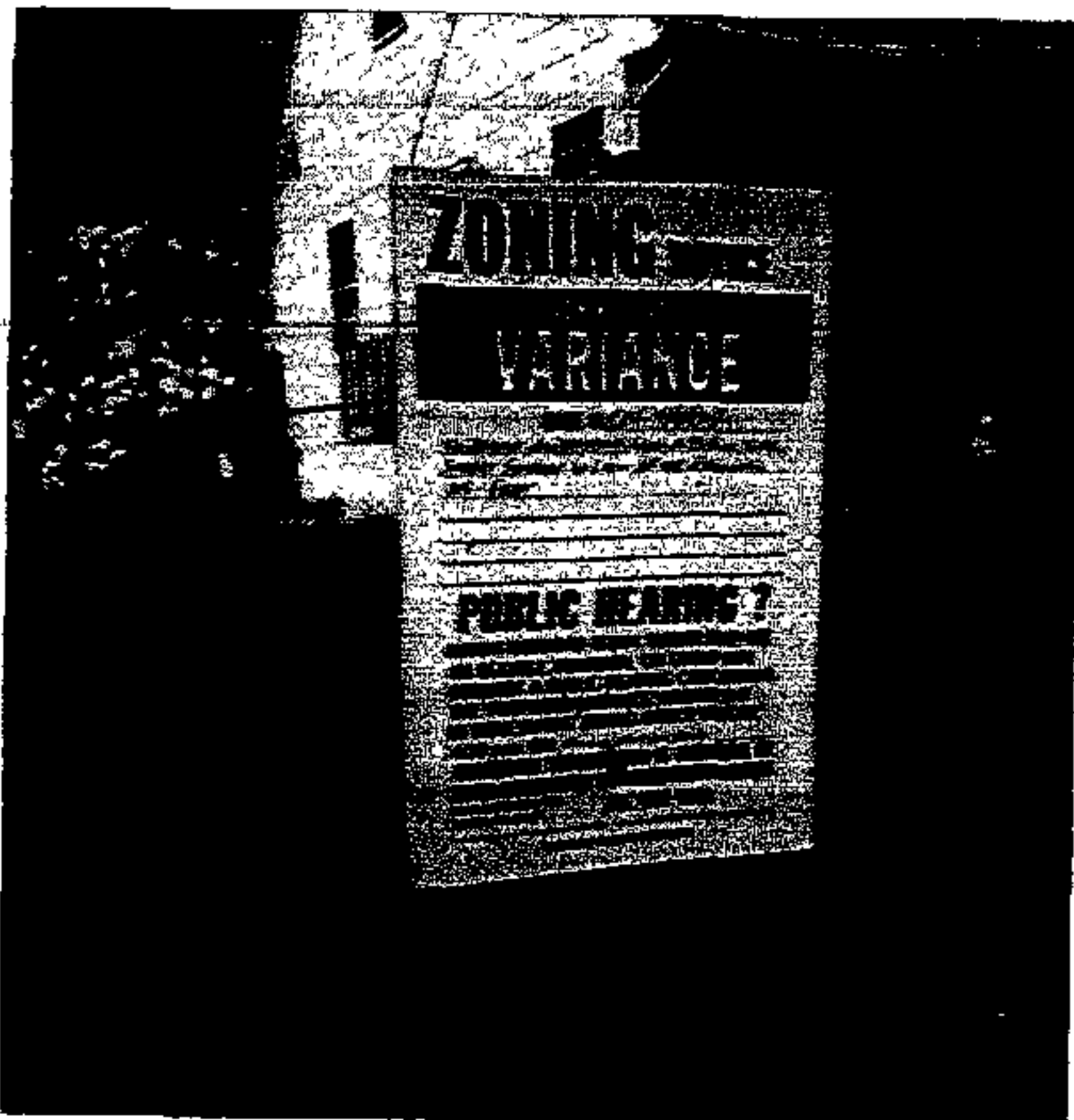
(Address)

Balto, MD 21237

(City, State, Zip Code)

(410)-933-9470

(Phone Number)



Martin Ogle
5/8/04

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04- 488 -A Address 958 LANCE AVE. 21221
Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 4/28/04 Posting Date: 5/9/04 Closing Date: 5/24/04

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 04- 488 -A Address 958 LANCE AVE. 21221
Petitioner's Name BIERMANN Telephone 410-574-6424
Posting Date: 5/9/04 Closing Date: 5/24/04
Wording for Sign: To Permit AN ADDITION WITH A 3-FOOT SIDE STREET
SETBACK IN LIEU OF THE REQUIRED 25-FEET.

**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: 04-488-A
Petitioner: BIERMANN
Address or Location: 958 LANCE AVE., 21221

PLEASE FORWARD ADVERTISING BILL TO:

Name: HERBERT BIERMANN
Address: 958 LANCE AVE
BALTIMORE MD. 21221
Telephone Number: 410-574-6424

Revised 2/20/98 - SCJ

**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*

May 24, 2004

Herbert Biemann
Michelle Biemann
958 Lance Avenue
Baltimore, Maryland 21221

Dear Mr. and Mrs. Biemann:

RE: Case Number:04-488-A, 958 Lance Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 28, 2004.

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: clb

Enclosures

c: People's Counsel

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



**Baltimore County
Fire Department**

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

May 10, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: May 10, 2004

Item No.: 472, 488, 490-501

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.

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

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



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 18, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For May 17, 2004
Item Nos. 472, 488, 489, 490, 492, 494,
496, 497, 498, 499, 500, and 501

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

DATE: May 20, 2004

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

RECEIVED

MAY 21 2004

SUBJECT: 958 Lance Avenue

INFORMATION:

Item Number: 4-488

Petitioner: Herbert Biermann

Zoning: DR 5.5

Requested Action: Administrative Variance

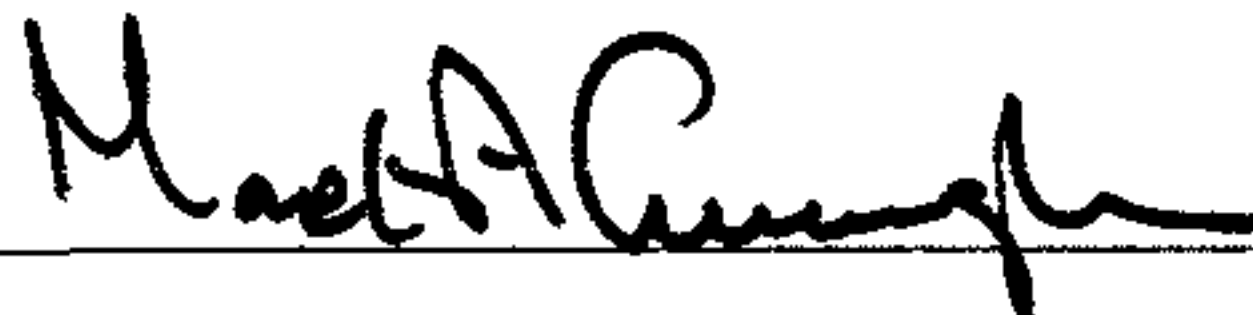
ZONING COMMISSIONER

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided building elevations (all sides) of the proposed addition are submitted to this office for review and approval prior to the issuance of any building permits. The building elevation shall comply with the following:

1. The exterior building materials, architectural features, and color scheme of the proposed addition shall match the existing dwelling.
2. Redesign the site plan to show the limits of the existing right-of-way and paving.
3. Show the dimensioned setback of the proposed addition from the right-of-way line on the revised plan.

Prepared by:



Section Chief:

AFK/LL:MAC:



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley *JB/RS*

DATE: May 18, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of May 3, 2004

 X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

04-472

04-488

04-489

04-490

04-491

04-493

04-494

04-496

04-496

04-497

04-498

04-499

04-500

04-501

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 20, 2004

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

SUBJECT: 958 Lance Avenue

INFORMATION:

Item Number: 4-488

Petitioner: Herbert Biermann

Zoning: DR 5.5

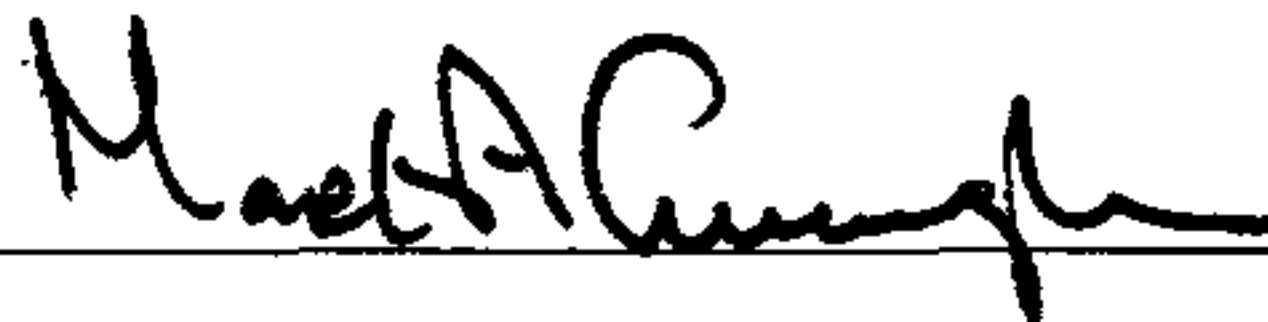
Requested Action: Administrative Variance

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3. Show the dimensioned setback of the proposed addition from the right-of-way line on the revised plan.

Prepared by:



Section Chief:
AFK/LL:MAC:



Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*



Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 5.11.04

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

RE: Baltimore County
Item No. 488 DT

Dear Ms. Matthews:

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: 1.800.735.2258 Statewide Toll Free

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



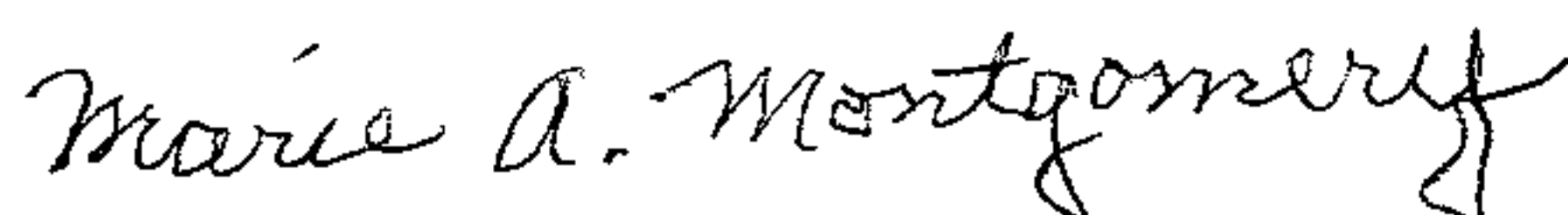
April 24, 2004

Marie A. Montgomery
957 Lance Avenue
Essex, Maryland 21221
410-686-7445

To Whom It May Concern:

Herb Bierman has talked to me of his plans to build an **extension** to his house at 958 Lance Avenue. He asked me if I had any problems with his concept and I told him I would have **no** objection to his desire to enlarge his house. Herb and his wife have been good neighbors for many years. This is the least I could do.

Sincerely,

A handwritten signature in cursive script that reads "Marie A. Montgomery". The signature is written in dark ink and is positioned above the printed name.

Marie A. Montgomery

04-488-A

Richard D. Feit
982 Martin Rd.
Baltimore MD. 21221

To Whom It May Concern:

I am writing this letter in regard to the property located at 958 Lance Ave. It is my understanding that the owners, Mr. & Mrs. Herbert J. Biermann wish to build an addition to their home and may need to apply for a zoning variance. This property is adjacent to mine.

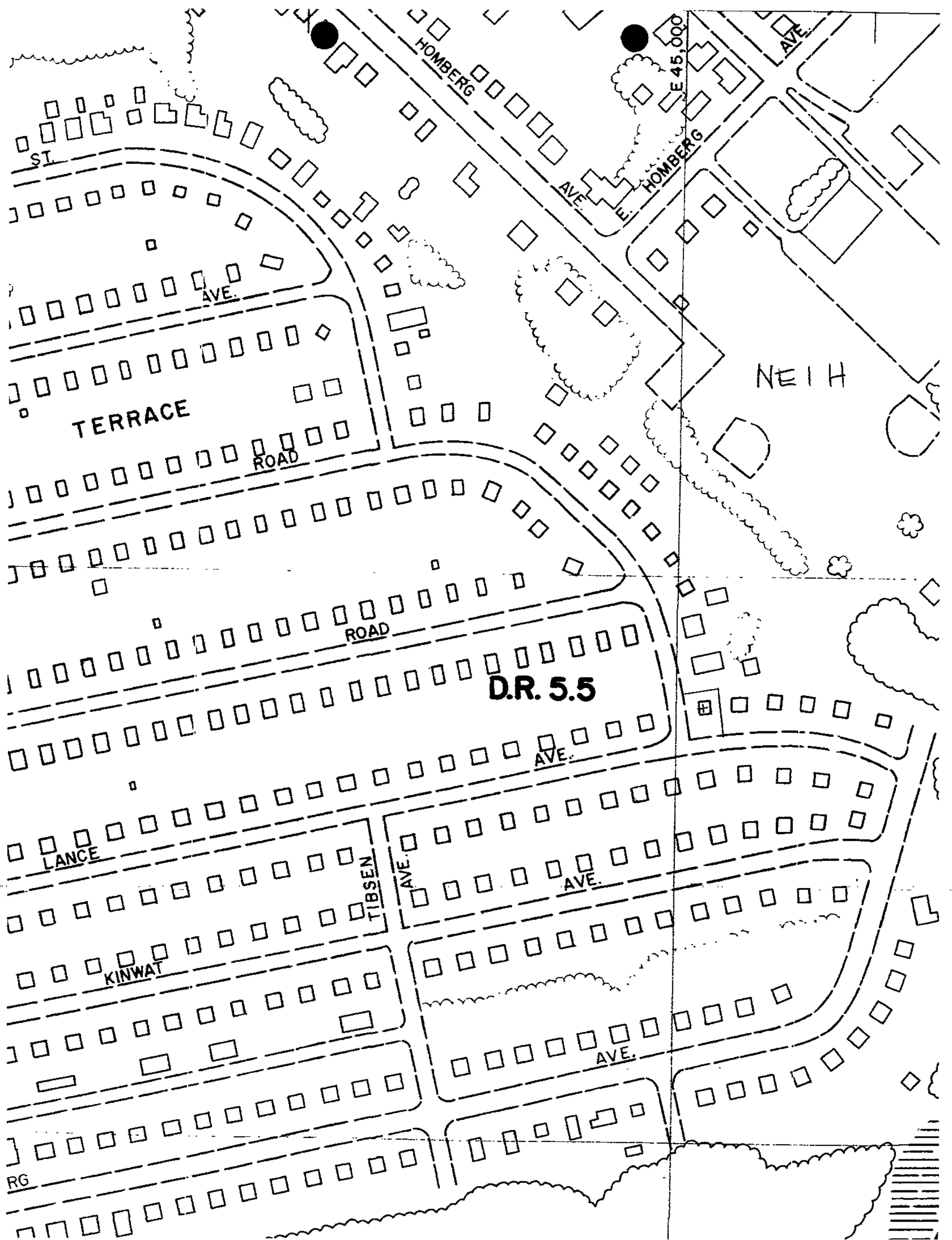
I have no objections to the addition they are planning. I wholeheartedly endorse this improvement to their property.

Sincerely,

Richard D. Feit

A handwritten signature in cursive script that reads "Richard D. Feit".

04-488-A



ST.

AVE.

TERRACE

ROAD

ROAD

D.R. 5.5

LANCE

KINWAT

TIBSEN

AVE.

AVE.

AVE.

HOMBERG

AVE.

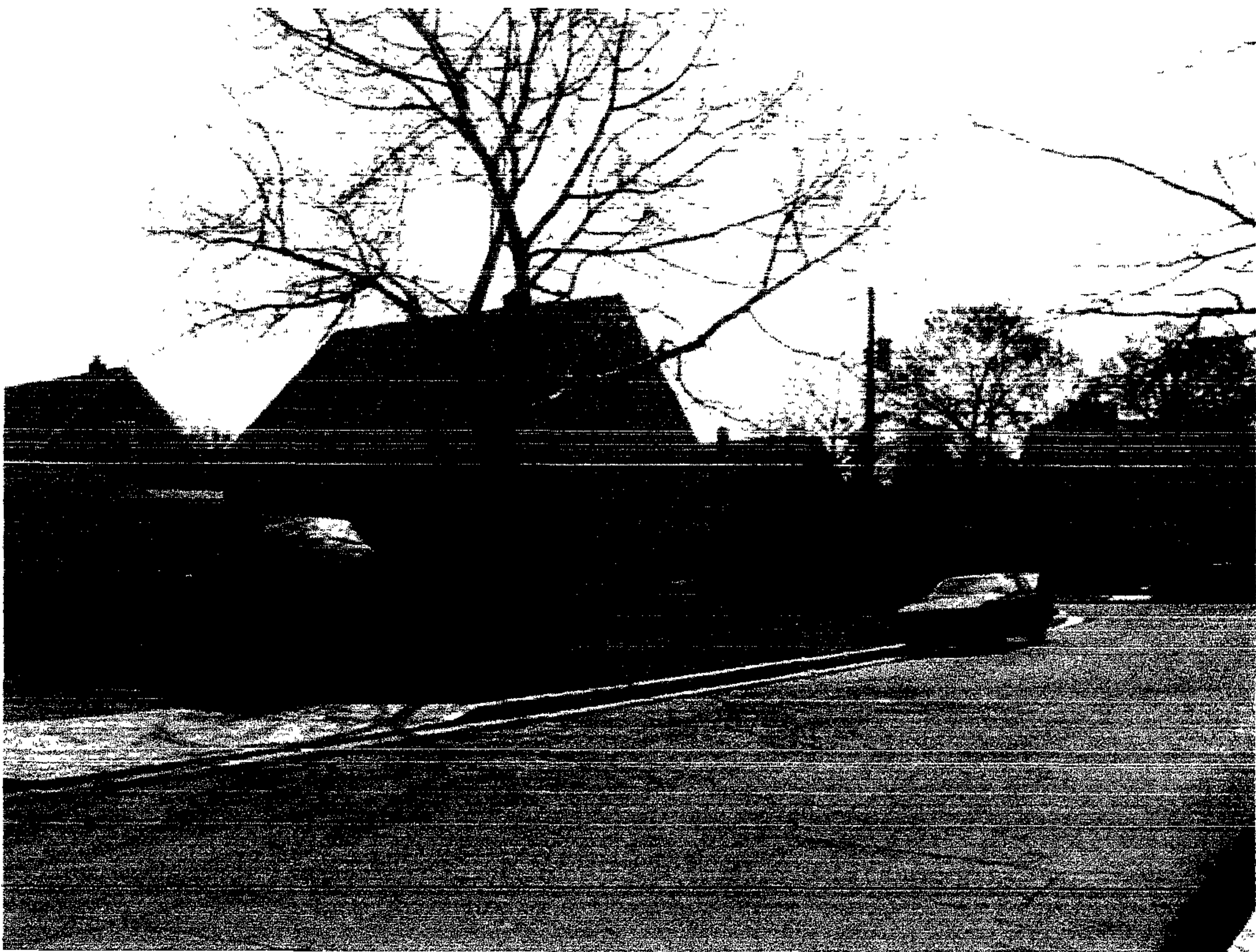
HOMBERG

AVE.

NEIH

E 45,000

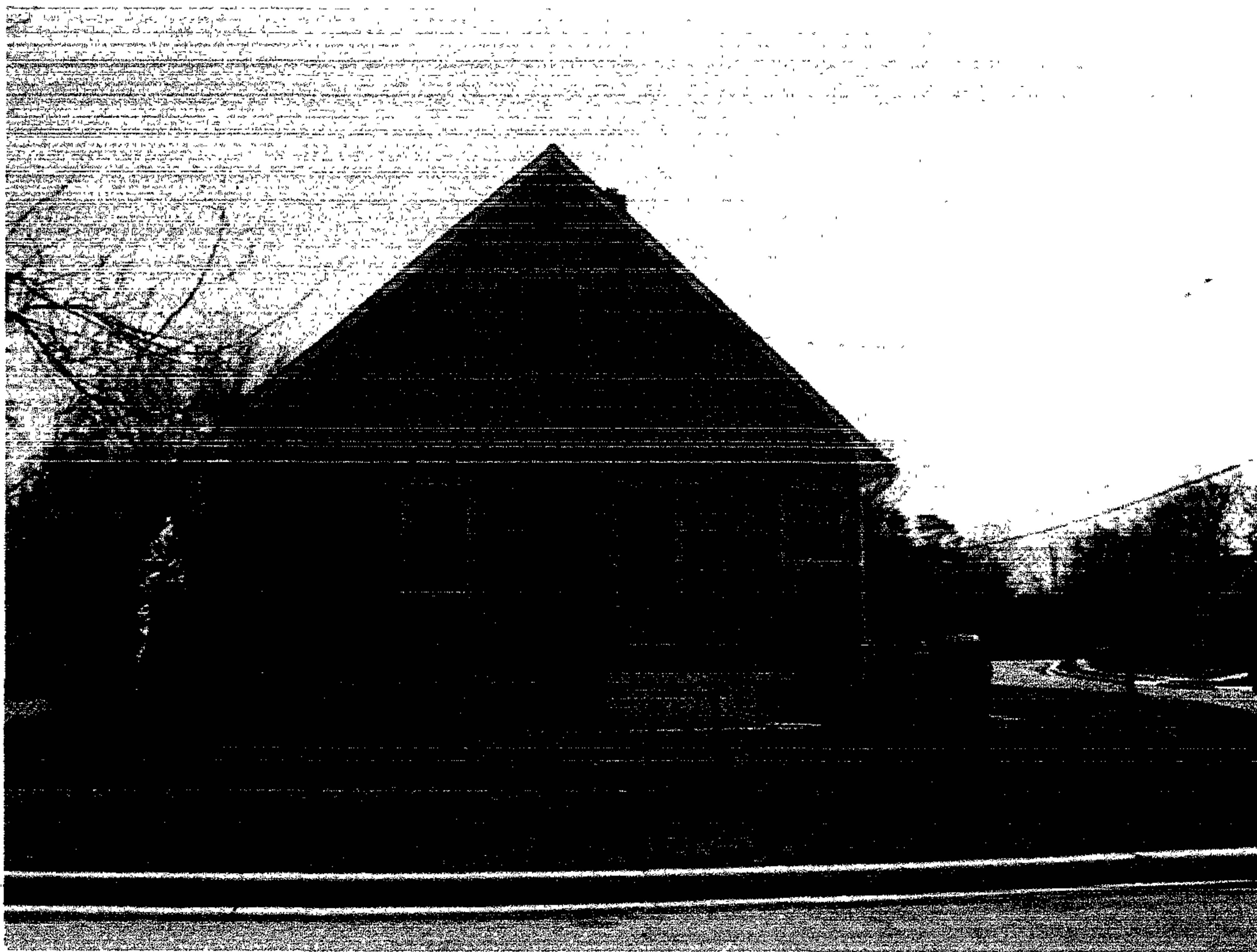
RG



958 LANCE AVE.

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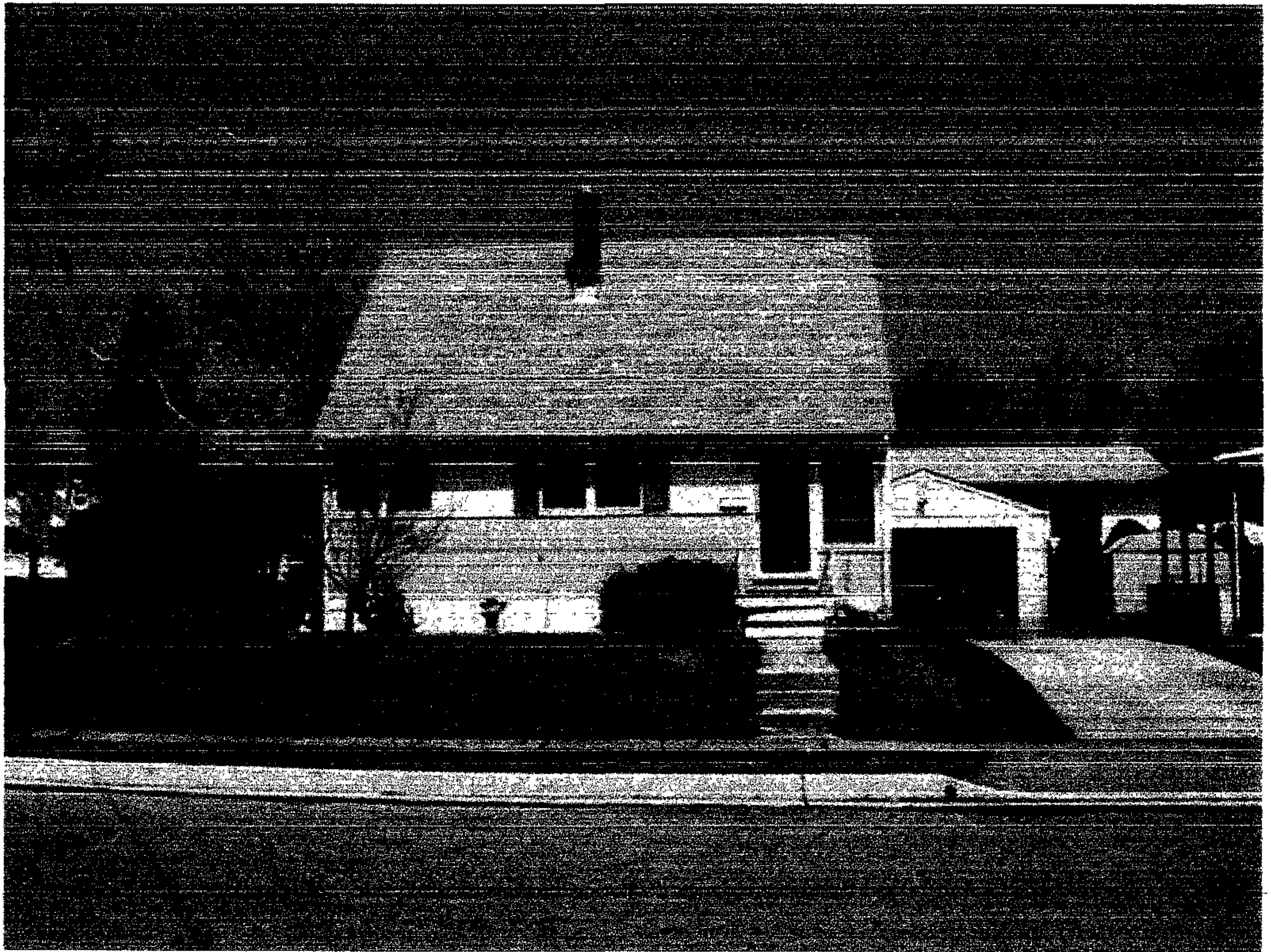
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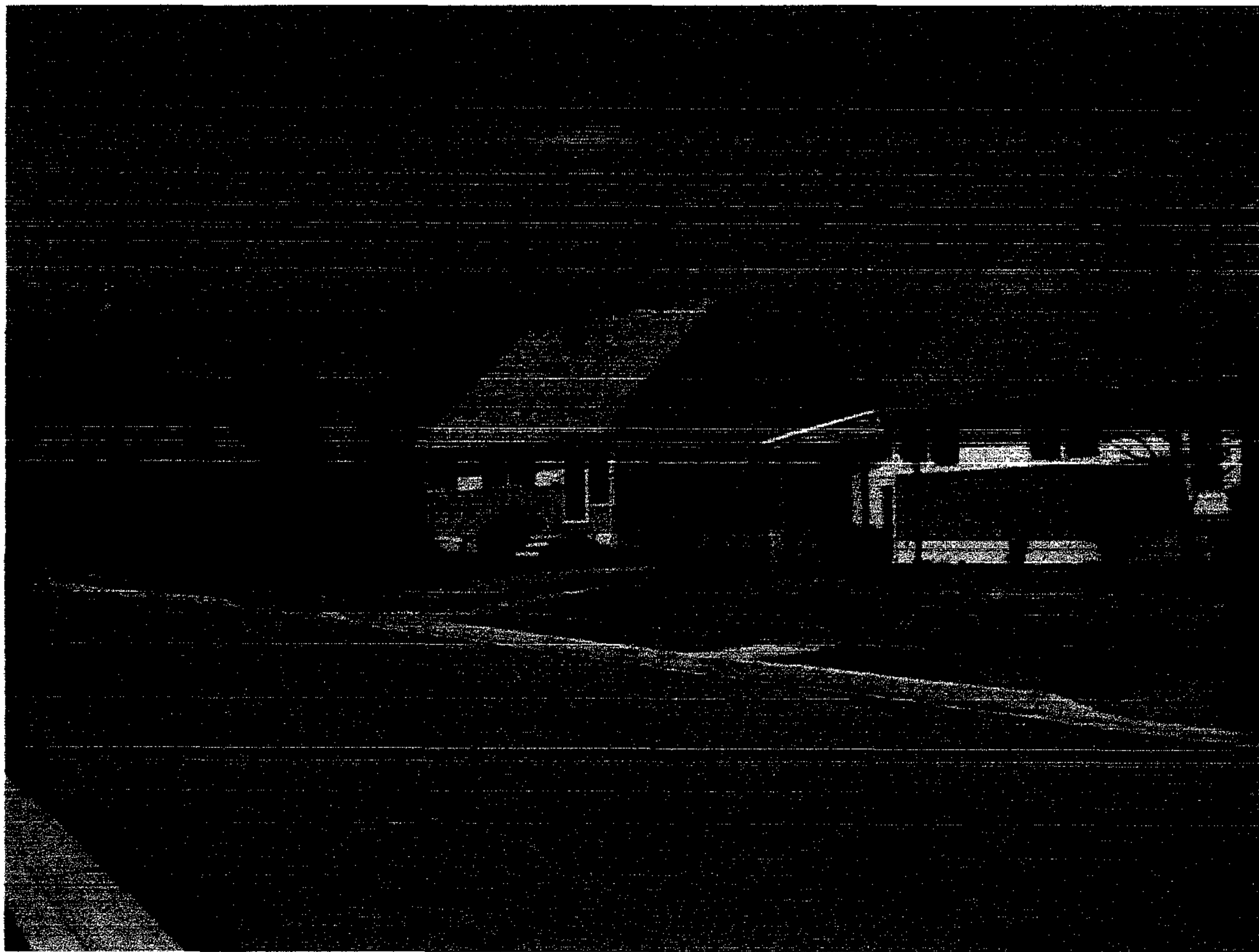


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4



04-488-A

5



982 MARTIN RD.

Adjoining property

04-488-A



CLOSE TO SCALE

1" = 4'

04-488-A1