

IN RE: PETITION FOR ADMIN. VARIANCE
W/S of Farwell Court, 440 ft. NE
centerline of Dearborn Avenue
11th Election District
5th Councilmanic District
(12 Farwell Court)

Diane M. & Kenneth P. Lacy
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 04-501-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 Diane M. and Kenneth P. Lacy. The administrative variance is requested for property located at 12 Farwell Court in Baltimore County. The administrative variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single-family dwelling with addition (sunroom) and existing open projection (deck) to have a rear yard setback of 22 ft. and 14 ft. in lieu of the required 30 ft. and 22.5 ft. respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 9, 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: None.

Applicable Law

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

ORDER RECEIVED FOR FILING
Date 6/4/04
By R. Jameson

"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 Petitioners, 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 variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single-family dwelling with addition (sunroom) and existing open projection (deck) to have a rear yard setback of 22 ft. and 14 ft. in lieu

6/14/04
R. J. [Signature]

of the required 30 ft. and 22.5 ft. respectively, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition;

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 9/4/04
By R. Jameson

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. Kenneth P. Lacy
12 Farwell Court
Baltimore, Maryland 21236

Re: Petition for Administrative Variance
Case No. 04-501-A
Property: 12 Farwell Court

Dear Mr. & Mrs. Lacy:

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





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 12 FARWELL COURT
which is presently zoned DIST:11, PREC:01
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) 1 B02.3.C.1 (BCZR)

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH
ADDITION (SUNROOM) AND EXISTING OPEN PROJECTION (DECK)
TO HAVE A REAR YARD SETBACK OF 22' AND 14'
IN LIEU OF THE REQUIRED 30' AND 22.5' RESPECTIVELY

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

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):

KENNETH P. LACY
Name - Type or Print

[Signature]
Signature

DIANE M. LACY
Name - Type or Print

[Signature]
Signature

12 FARWELL COURT (410) 256-1186
Address Telephone No.

BALTIMORE MD. 21236
City State Zip Code

Representative to be Contacted:

SAME AS ABOVE
Name

Address Telephone No.

City State Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 04-501-A

Reviewed By LTM Date 4/30/04

Estimated Posting Date 5/9/04

REV 12/25/01

RECEIVED FOR ALAC 6/4/04

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 12 FARWELL COURT
City BALTIMORE State MD. Zip Code 21236

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. Unique Need

- (1.) The hardship to the subject property is peculiar to the extent that most, if not all, neighboring properties have deeper back boundary areas.
- (2.) The hardship is such that the proposed location for the sunroom is the only area the house architecture will allow.
- (3.) The proposed location of the sun -room onto the existing open deck area is the only location accessible with out the use of steps.

(4) DECK NECESSARY BECAUSE 12 FARWELL CT. SUMP PUMP RUNS MORE THAN
2. To prove undue hardship. NEIGHBORS. COULD NOT USE BACK YARD DAYS AFTER A RAIN.

- (1.) Our ninety-seven year old mother, who lives with us, and, who cannot easily navigate steps needs this area as a walking place in all type of weather. The combination living /dining room is not conducive for such activity.
- (2.) The sunroom represents escape from loud TV playing and general separate social activity
- (3.) The owners seek the same benefits for their future that Marie needs now.

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.

Kenneth P. Lacy
Signature

KENNETH P. LACY
Name - Type or Print

Diane M. Lacy
Signature

DIANE M. LACY
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21st day of April, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Kenneth P. Lacy and Diane M. Lacy
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Justine M. Chomelli
Notary Public

My Commission Expires 3-1-2006

Affidavit in Support of Administrative Variance

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

That the Affiant(s) does/do presently reside at

12 FARWELL COURT
Address
BALTIMORE MD. 21236
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. Unique Need

- (1.) The hardship to the subject property is peculiar to the extent that most, if not all, neighboring properties have deeper back boundary areas.
- (2.) The hardship is such that the proposed location for the sunroom is the only area the house architecture will allow.
- (3.) The proposed location of the sun-room onto the existing open deck area is the only location accessible with out the use of steps.

- (4) DECK NECESSARY BECAUSE 12 FARWELL CT SUMP PUMP RUNS MORE THAN
2. To prove undue hardship... NEIGHBORS COULD NOT USE BACK YARD DAYS AFTER A RAIN.
- (1.) Our ninety-seven year old mother, who lives with us, and, who cannot easily navigate steps needs this area as a walking place in all type of weather. The combination living /dining room is not conducive for such activity.
 - (2.) The sunroom represents escape from loud TV playing and general separate social activity.
 - (3.) The owners seek the same benefits for their future that Marie needs now.

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.

Kenneth P. Lacy
Signature

KENNETH P. LACY
Name - Type or Print

Diane M. Lacy
Signature

DIANE M. LACY
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21st day of April 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Kenneth P. Lacy and Diane M. Lacy
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Justin M. Chenelli
Notary Public

My Commission Expires 3-1-2006



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 12 FARWELL COURT
which is presently zoned DIST: 11, PREC: 01
DR 2.5.5

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) 1302.3.C.1 (BCZR)

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING
WITH ADDITION (SUNROOM) AND EXISTING OPEN PROJECTION
(DECK) TO HAVE A REAR YARD SETBACK OF 22' AND 14'
IN LIEU OF THE REQUIRED 30' AND 22.5' RESPECTIVELY

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Telephone No.

Zip Code

Representative to be Contacted:

Name

Address

City

State

Telephone No.

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. 04-501-A

Reviewed By LTM

Date 4/30/04

REV 10/25/01

Estimated Posting Date

5/9/04

Zoning Description

Zoning Description for 12 Farwell Court

Beginning at a point on the West side of
Farwell Court which is 40.6' wide

At the distance of 440' N.E. of the
Centerline of the nearest improved intersecting
Street Dearborn Ave. which is 20' wide.

*Being Lot# 12, Block A, Section # 82

in the subdivision of Silvergate as recorded

in Baltimore Plat Book # 031, Folio # 139,

Containing 7,742.00 SF. Also known as 12 Farwell Court

And located in the 11 Election District, 5 Councilmatic Distric.

#501

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 36078

DATE 4/30/04 ACCOUNT 0001 006 6150

AMOUNT \$ 65.00

RECEIVED
FROM: K. LACY

FOR: 04-501-A

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME
4/30/2004 4/30/2004 15433.11 2

REG. NO. 03602 MAIL JENVA JEE

RECEIPT # 335701 4/30/2004 0111

Dept. 5 520 ZONING VERIFICATION

R. NO. 036078

Receipt Tot \$65.00

\$65.00 OK \$0.00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 04-501-A

Petitioner/Developer: _____

KENNETH P. LACY

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: KRISTEN MATTHEWS

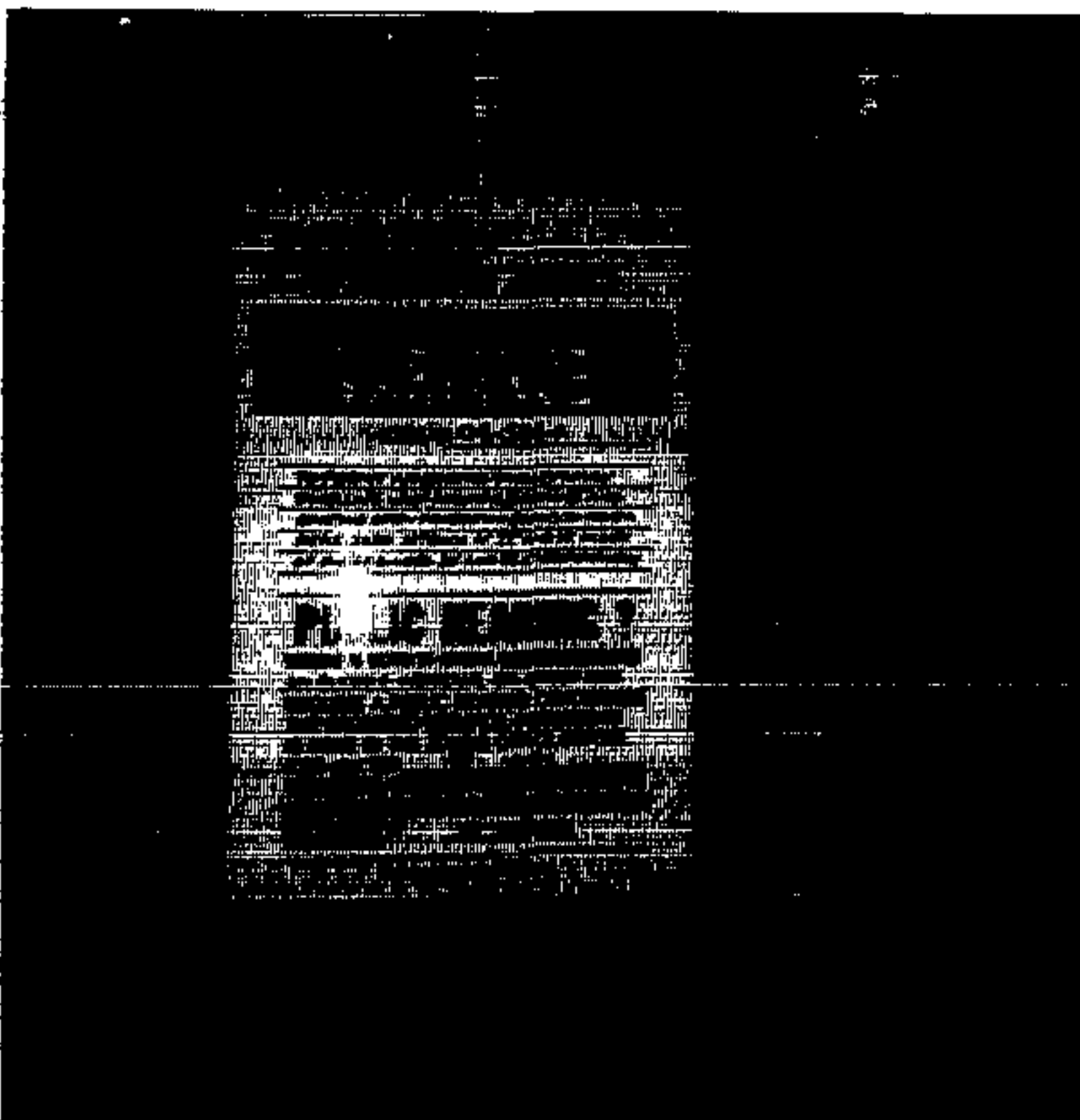
Ladies and Gentlemen:

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 _____

12 FARWELL CT.

The sign(s) were posted on 5/9/04
(Month, Day, Year)

CASE # 04-501-A



Sincerely,

Richard E. Hoffman 5/9/04
(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)

12 FARWELL CT
POSTED 5/9/04
Richard E. Hoffman 5/9/04

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04- 501 -A

Address 12 FARWELL COURT

Contact Person: LYND Moxley

Phone Number: 410-887-3391

Planner, Please Print Your Name

Filing Date: 4/30/04

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- 501 -A

Address 12 FARWELL COURT

Petitioner's Name KENNETH P. LACY ET UX

Telephone _____

Posting Date: _____

Closing Date: 5/24/04

Wording for Sign: To Permit AN EXISTING SINGLE FAMILY DWELLING
WITH ADDITION (~~ROOM~~) (SUNROOM) AND EXISTING OPEN PROJECTION
(DECK) TO HAVE A REAR YARD SETBACK OF 22' AND 14' IN LIEU OF
THE REQUIRED 30' AND 22.5' RESPECTIVELY

WCR - Revised 6/28/00

HAVE RECEIVED POSTING INFO

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 04-501-A

Petitioner KENNETH P. LACY

Address or Location 12 FARWELL CT. BALTIMORE MD 21236

PLEASE FORWARD ADVERTISING BILL TO

Name KENNETH P. LACY

Address 12 FARWELL CT

BALTIMORE MD. 21236

Telephone Number (410) 256-1186

**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

Kenneth P. Lacy
Diane M. Lacy
12 Farwell Court
Baltimore, Maryland 21236

Dear Mr. and Mrs. Lacy

RE: Case Number:04-501-A, 12 Farwell Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 30, 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.", with a stylized flourish at the end.

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



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. 501 LTM

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
FROM: R. Bruce Seeley *JDO/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 18, 2004

RECEIVED

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

MAY 20 2004

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case 4-501 – Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared By:

Mark A. Cunningham

Division Chief:

Pat Keller

MAC/LL

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

We are aware, and agreeable to the building of a sun-room by our neighbors Ken and Diane Lacy. The proposed sun-room does not infringe on us or our property

SIGNED:

Name

Address

Richard Smadach 14 Farwell Ct 21236

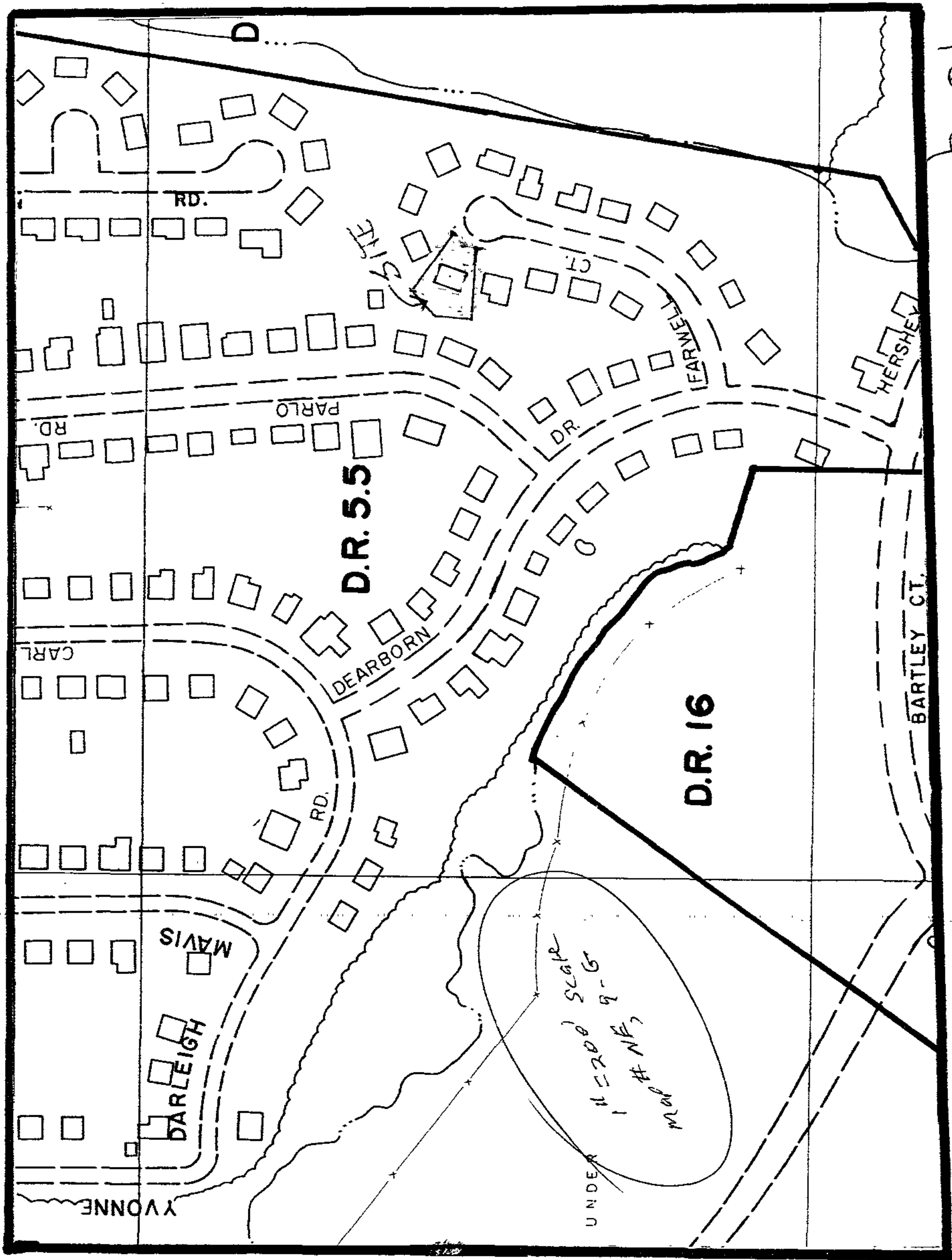
Justine M. Chemelli 8 Farwell Ct. 21236

Joan Reitz 8805 Parlo Rd 21236

Thomas M. Siskin 8901 Parlo Rd 21236

John T. Walters 10 Farwell Ct. 21236

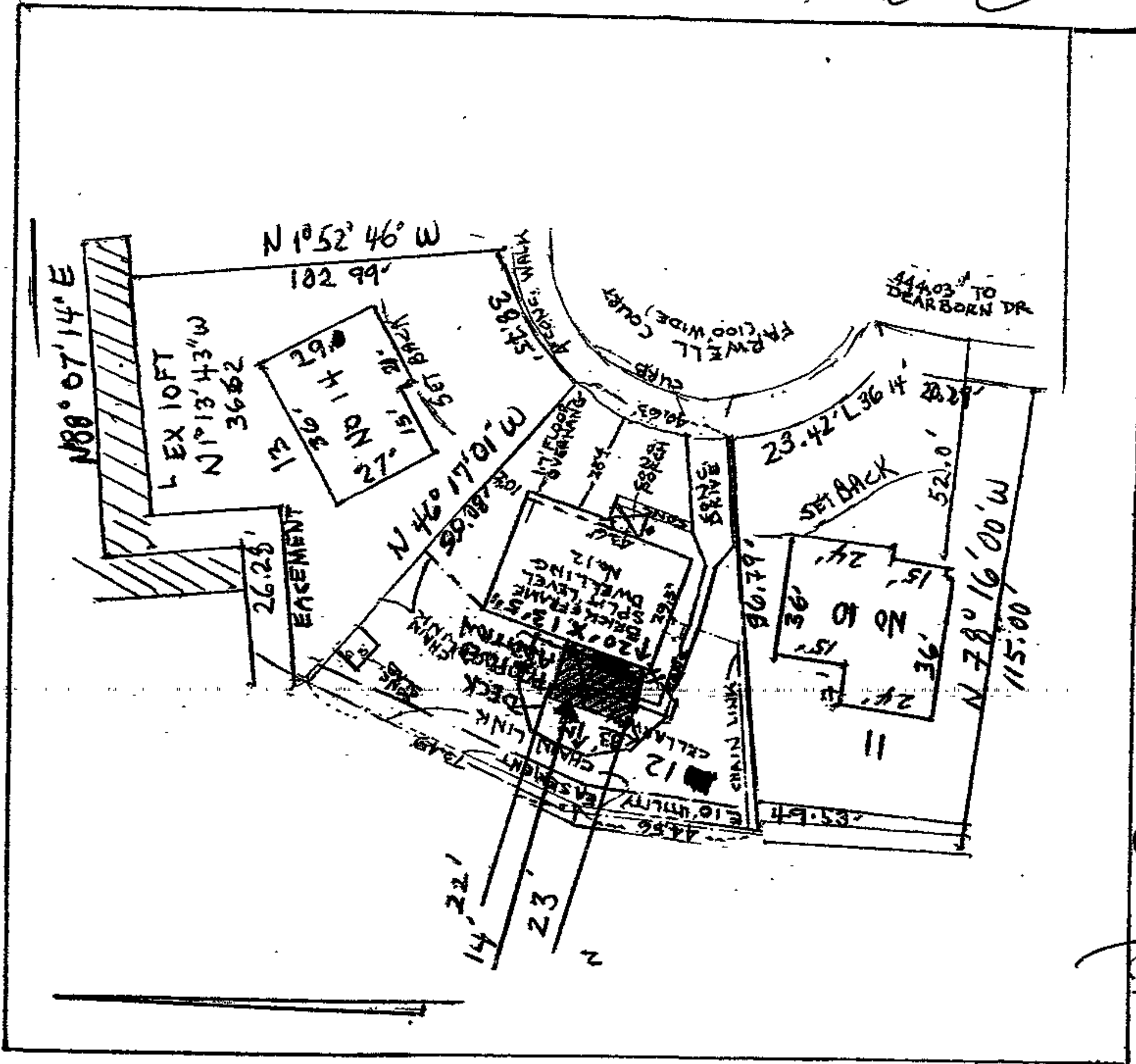
#501



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

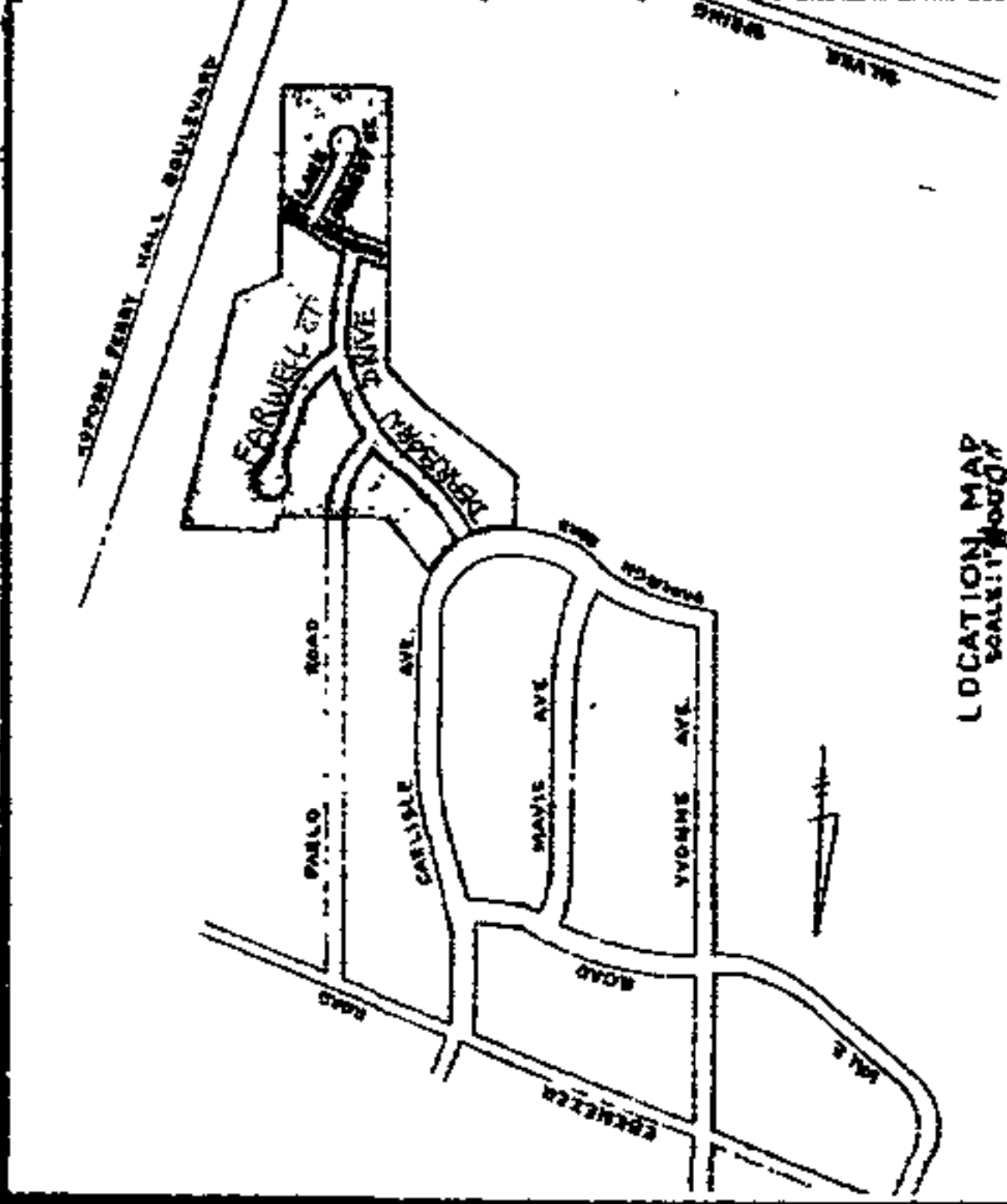
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

PROPERTY ADDRESS 12 FARWELL COURT
 SUBDIVISION NAME SILVERGATE
 PLAT BOOK # 031 FOLIO # 139 LOT # 12 SECTION # 82
 OWNER KENNETH P. & DIANE M. LACY



NORTH

PREPARED BY [Signature] 04/22/04 SCALE OF DRAWING: 1" = 50'



LOCATION MAP
 SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 5

1" = 200' SCALE MAP # NE 96

ZONING DR 5.5

LOT SIZE 0.8 ACRES 7742 SQUARE FEET

SEWER ☒ PUBLIC ☒ PRIVATE ☐

WATER ☒ PUBLIC ☒ PRIVATE ☐

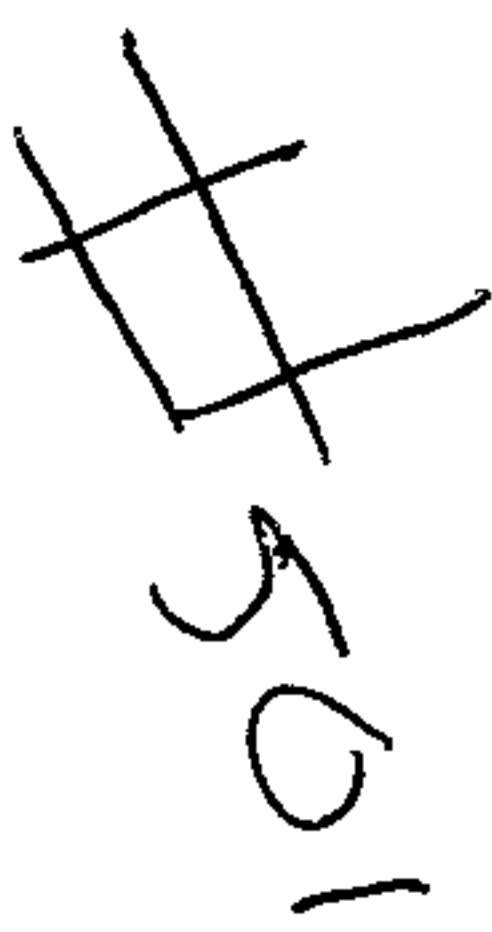
CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒

100 YEAR FLOOD PLAIN YES ☐ NO ☒

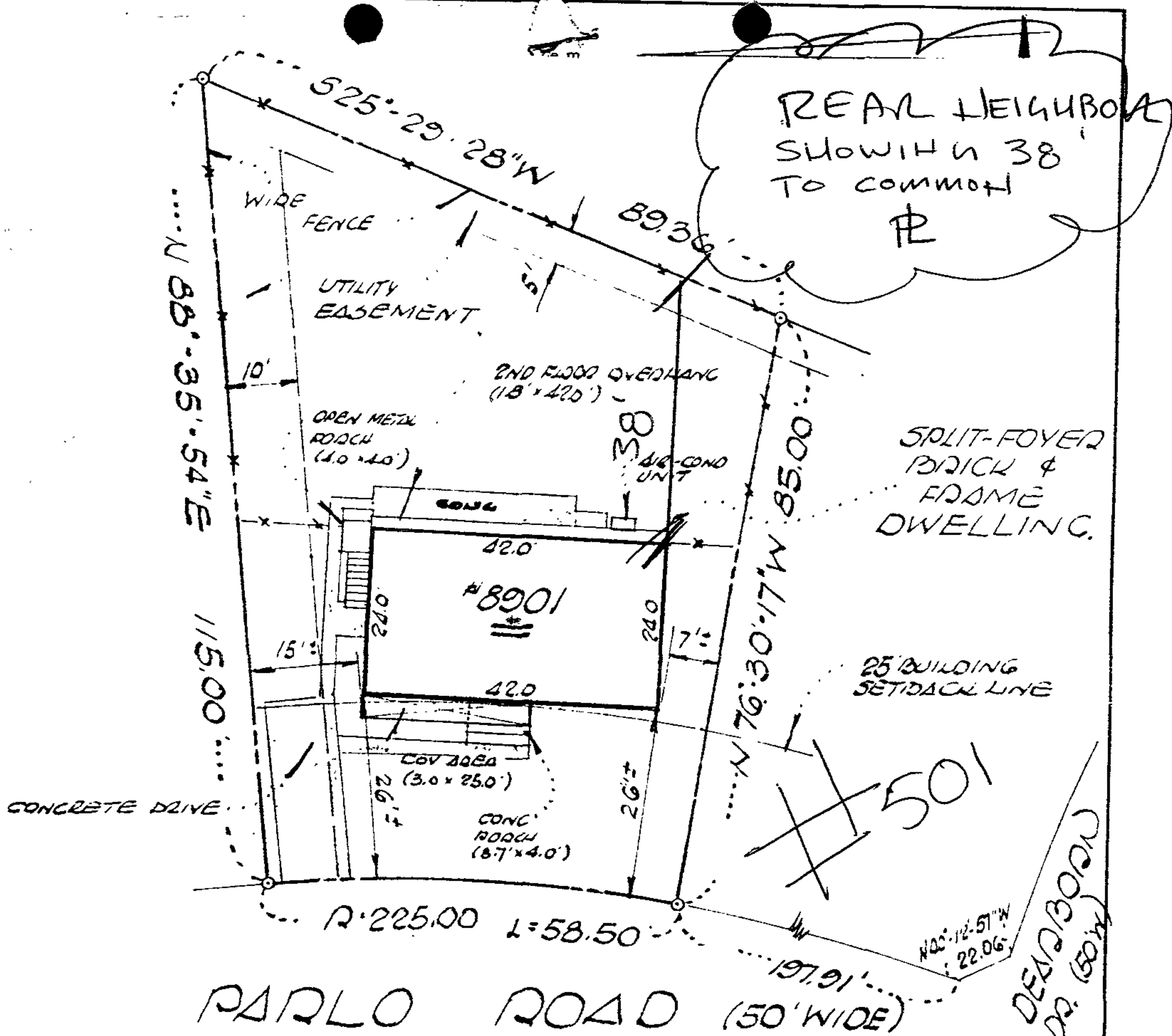
HISTORIC PROPERTY / BUILDING YES ☐ NO ☒

PRIOR ZONING HEARING YES ☐ NO ☒

ZONING OFFICE USE ONLY
 REVIEWED BY CTM ITEM # 501 CASE #



- 4 SUPPRT BEAMS WILL BE
2EA 2X4 "BETWEEN WINDWS &



NOTE:

1. ALSO DESIGNATED AS LOT 1 BLOCK A, AS SHOWN ON PLAT OF "SILVER GATE", RECORDED IN BALTIMORE COUNTY IN PLAT BOOK O.T.B. 31-139.

T.C.M. NO. 2504

	LOCATION SURVEY 8901 PARLO ROAD BALTIMORE COUNTY, MD.	Van Reuth and Weldner, Inc. A Subsidiary of Spotts, Stevens and McCoy, Inc.
	I hereby certify that I have made a survey of this lot for the purpose of locating the improvements thereon and that they are located as shown. This plat is not intended for use in establishing property lines.	
	8692	1" = 20' 11-2488 82350
Reg. No.	SCALE	DATE
JOB NO.	T.C.M.	

development of said lots or the construction of improvements on said lots or the manage-

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: KENNETH AND DIANE LACY
 Property Address: 12 FARWELL COURT
 City: PERRY HALL

File No.: LA12FARW

Case No.:

State: MD.

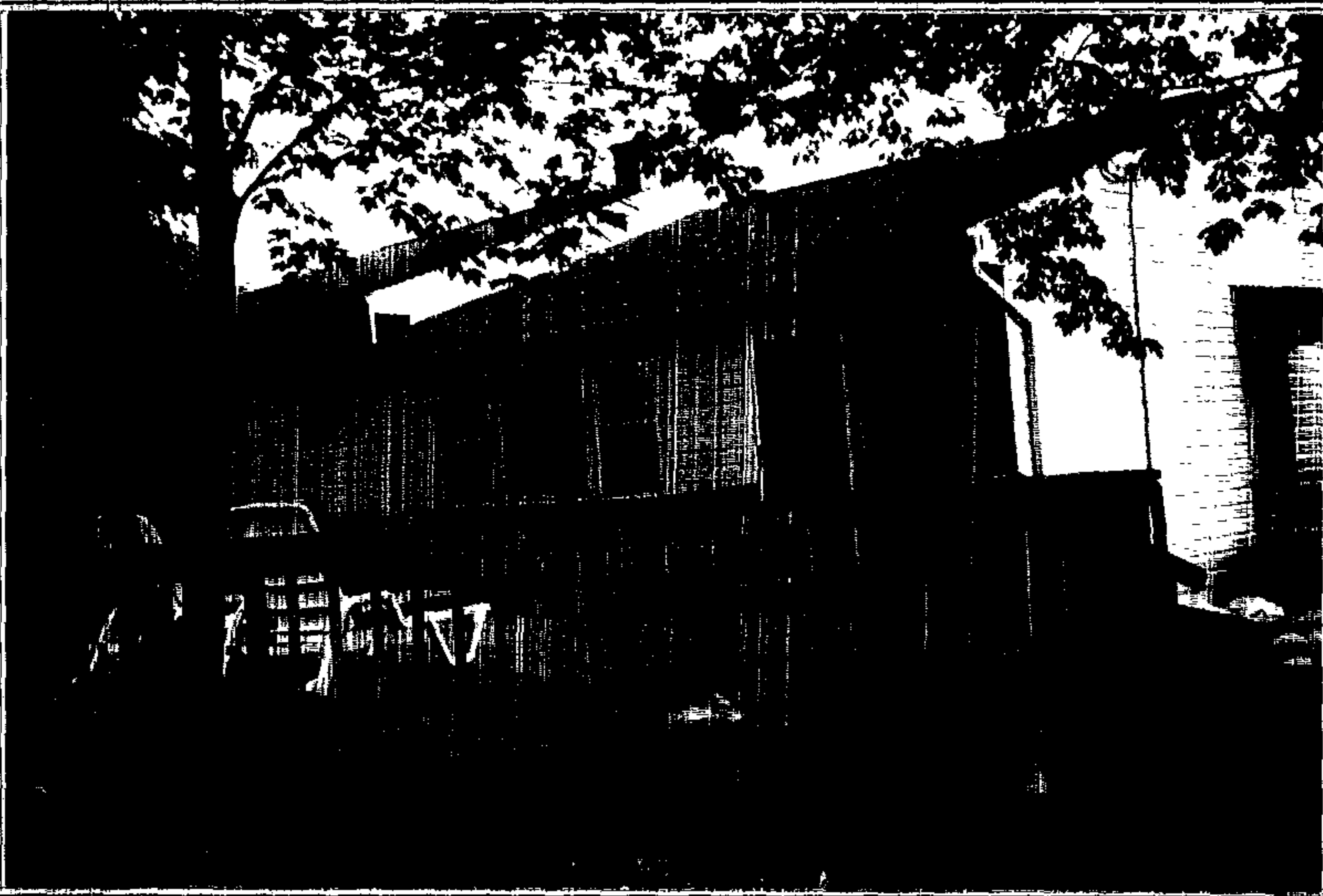
Zip: 21236



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: MAY 19, 1999

#501



REAR VIEW OF
SUBJECT PROPERTY

LOCATION OF PROPOSED
SUN ROOM
(LEFT SIDE OF BAY
WINDOW TO RIGHT
SIDE OF SLIDING DOOR!
20'
REAR OF HOUSE

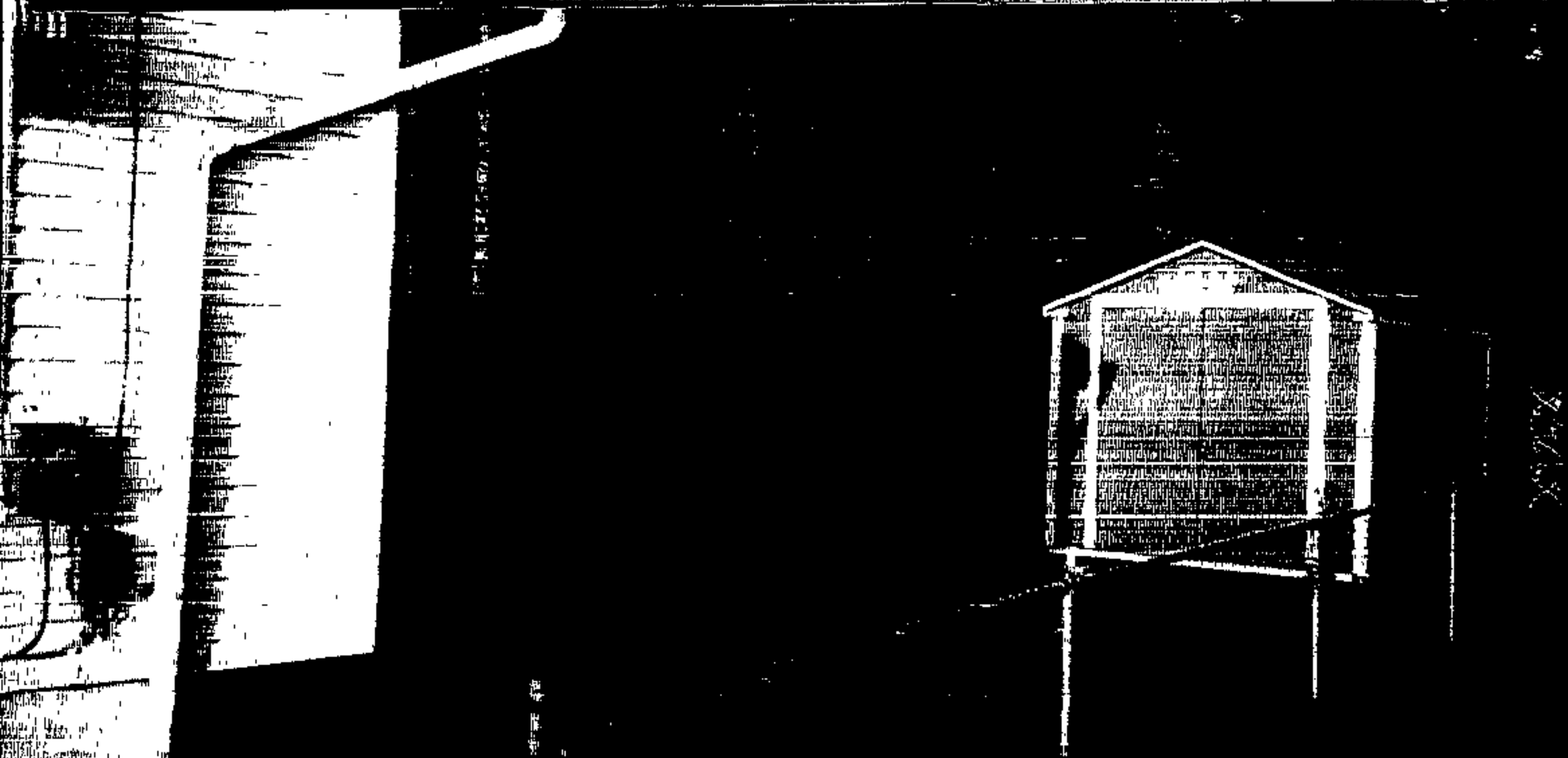


STREET SCENE



NEIGHBORS
FARWELL CT
#10 LEFT
#12 CENTER
#14 RIGHT

#501



FROM #12
REAR VIEW OF
#10 FARWELL CT



FROM #12
REAR VIEW OF
#14 FARWELL CT